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COUNTY OF SANTA BARBARA

June 22, 2018

The Honorable Cecilia Aguiar-Curry
Chair, Assembly Committee on Local Government
State Assembly, State Capitol, Room 5144
Sacramento, CA 95814

RE: SB 831 (Wieckowski) – Oppose as amended on June 21st

Dear Assemblymember Aguiar-Curry:

I am writing on behalf of the Santa Barbara County Board of Supervisors to respectfully request your opposition of SB 831 (Wieckowski) as amended on June 21st. SB 831 would amend the statewide standards that apply to locally-adopted ordinances concerning accessory dwelling units (ADUs), which in result would significantly reduce the County's local control over land use decisions.

In line with CSAC's letters dated June 22nd, the County continues to be concerned that SB 831 includes several significant divergences from the policy direction indicated by the Committee's passage of AB 2890 by Assemblymember Ting in April. AB 2890 makes substantial amendments to the same sections of ADU law as SB 831. Among those key differences are a reversal of the existing law's framework for local ordinances, a prohibition on owner-occupancy requirements for the creation of ADUs, an overly-broad "deemed approved" remedy based on an accelerated timeframe for application approval, and no requirement that new ministerial ADUs shall only be rented for periods of thirty days or longer.

The current ADU statute requires local jurisdictions to designate areas within their jurisdictions where ADUs shall be permitted, while requiring ministerial approval of ADUs within existing space of a single family dwelling or an associated accessory structure. SB 831 flips this framework only two years after the last major reworking of ADU law; instead requiring that ADUs be allowed in areas zoned for single-family or multifamily residential use unless they are precluded based on health and safety reasons.

The Board of Supervisor's adopted a 2018 Legislative Platform that specifically opposes the preemption of local control of land use policies, therefore the County is opposed to SB 831 (Wieckowski) If you have questions about the Board's position, please contact the County's Legislative Coordinator, Dennis Bozanich at 805-568-3403 or dbozanich@countyofsb.org.

Sincerely,



Cliff Berg

Legislative Advocate

Governmental Advocates, Inc.

cc: The Honorable Senator Bob Wieckowski, Author
 Members, Assembly Committee on Local Government
 Debbie Michel, Consultant, Assembly Committee on Local Government
 William Weber, Consultant, Assembly Republican Caucus
 Senator Hannah-Beth Jackson, 13th Senate District
 Assemblymember Jordan Cunningham, 35th Assembly District
 Assemblymember Monique Limon, 37th Assembly District
 Dennis Bozanich, Legislative Coordinator, County of Santa Barbara Board of
 Supervisor