



CITY OF BEVERLY HILLS

455 NORTH REXFORD DRIVE • BEVERLY HILLS, CALIFORNIA 90210

John A. Mirisch, Mayor

July 9, 2019

The Honorable Bob Wieckowski
California State Senate, 10th District
State Capitol, Room 4085
Sacramento, CA 95814

Re: SB 13 (Wieckowski) Accessory dwelling units.
City of Beverly Hills – OPPOSE

Dear Senator Wieckowski,

On behalf of the City of Beverly Hills, I write to you in respectful **OPPOSITION** to your **SB 13**. This bill would strip local governments of long-held land use authorities, which form the bedrock of local government and limit their ability to regulate the construction of accessory dwelling units (ADUs) in their jurisdictions.

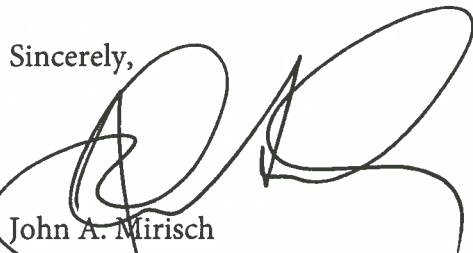
California is in the midst of a housing crisis and, while the state must find ways to address housing affordability and increase its housing stock, it must do so in a way that does not erode local control. ADUs will undoubtedly play in a role in meeting California's housing needs but this bill would impose onerous restrictions on the ability of local governments to address infrastructure and parking needs necessitated by increasing housing density. This bill is also unnecessary as the Legislature recently passed several bills revising the state's laws regarding ADUs that just went into effect in 2017 and which local governments have worked diligently to implement.

SB 13 would prohibit a city from imposing any impact fees on ADUs that are less than 750 square feet, and limit the impact fees on ADUs over 750 square feet to 25 percent of the fees would have been charged for a new single-family dwelling on the same lot. Under current state law, local jurisdictions must limit an impact fee to the cost necessary to provide that service. Capping these fees would result in jurisdictions being unable to provide public improvements and necessary public services to residents living in a newly constructed ADU.

Additionally, **SB 13** would prohibit a city from requiring replacement parking when a garage, carport, or covered parking structure is demolished or converted into an ADU. In order to preserve parking for our residents, the City has created over 70 Preferential Parking Permit zones over the course of many years. Even with these zones in place, if the City were unable to require replacement parking for the garages and carports that are converted to an ADU there would be almost no additional street parking available to our residents.

SB 13 takes the wrong approach to increasing the construction of ADUs and removes the ability of local governments to ensure that they are developed in a manner where local infrastructure and parking needs are met. For these reasons, the City of Beverly Hills must respectfully **OPPOSE** your **SB 13**. Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read 'John A. Mirisch', written over the printed name.

John A. Mirisch
Mayor, City of Beverly Hills

cc: Members and Consultants, Assembly Housing & Community Development Committee
Members and Consultants, Assembly Local Government Committee
The Honorable Ben Allen, 26th Senate District
The Honorable Richard Bloom, 50th Assembly District
Andrew K. Antwih, Shaw / Yoder / Antwih, Inc.