



Lori Droste
Councilmember District 8

ACTION CALENDAR

February 27, 2018

(Continued from February 13, 2018)

To: Honorable Mayor and Members of the City Council

From: Councilmembers Lori Droste, Ben Bartlett, and Kate Harrison

Subject: Letter of Support for SB 831 (Wieckowski) Land Use: Accessory Dwelling Units

RECOMMENDATION:

Send a letter of support to State Senator Nancy Skinner and State Assemblymember Tony Thurmond urging them to support SB 831 (Wieckowski) Land Use: Accessory Dwelling Units.

FINANCIAL IMPLICATIONS:

Staff time

BACKGROUND

The City of Berkeley has taken several actions to support the creation of Accessory Dwelling Units (ADUs) which can increase Berkeley's housing stock. In 2015, the City passed preliminary guidelines around ADUs, and in 2017 Council took additional steps to encourage the building of ADUs. SB 831 would streamline ADU requirements further by:

- Eliminating the replacement parking requirement associated with the loss of an off street parking space.
- Removing the requirement that ADUs be in zones designated for single and multi-family use only.
- Removing setback requirements when an ADU or a portion of an ADU replaces an existing structure, and requires that setbacks be no more than five feet from rear/side lots for new ADUs.
- Requiring local agencies to act upon an application for ADU within 120 days, after which the application should be deemed approved.
- Removing minimum lot size requirements.
- Eliminating impact fees, connection fees, etc. by a local jurisdiction or utility.
- Removing floor to area ratio requirements for the construction of ADUs.

ENVIRONMENTAL SUSTAINABILITY

Increases infill housing which can shorten commute distances and minimize greenhouse gas emissions from daily commuting.

CONTACT PERSON

Councilmember Lori Droste, 510-981-7180

ATTACHMENT

1. Draft Letter of Support



Dear

The Berkeley City Council requests your support for California Senate Bill 831, introduced by Senator Bob Wieckowski, which sets maximum regulatory standards for the construction of accessory dwelling units across California. SB 831 will help streamline the construction of accessory dwelling units (ADUs) which can help cities increase housing supply.

This bill prioritizes the approval and construction of accessory dwelling units where residential dwellings –proposed and existing– are located without impediment, unless the accessory dwelling unit will impact traffic and public safety. Passing SB 831 would be a major step in setting standards across the state which would simplify the process of building accessory dwelling units.

The City of Berkeley has already taken several steps to support the construction of ADUs locally, but this bill goes further to streamline rules statewide. With the current housing crisis, this bill gives the City of Berkeley and the State of California a useful tool to increase housing stock.

Respectfully,
Berkeley City Council

CC: Senator Wieckowski, State Capitol, Room 4085, Sacramento, CA 95814

