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May 11, 2016

Honorable Bob Wieckowski
Member, California State Senate
State Capitol Building, Room 3086
Sacramento, CA 95814
Via FAX: (916) 651-4910

RE: **SB 1069 (Wieckowski) Accessory Dwelling Units** (Version 4/26/16)
Notice of Opposition

Dear Senator:

The City of Morgan Hill is opposed to your SB 1069, which would further restrict a local agency's ability to impose requirements on second units, which would be renamed "accessory dwelling units."

SB 1069 is so prescriptive that it removes any local land use flexibility and limits the public engagement process. The measure departs significantly from existing law which prescribes the minimum standards of a local ordinance of an ADU and instead prescribes the maximum standards of an ADU thereby removing all local land use flexibility.

In addition, this measure could result in rate hikes to existing private and public utility customers. Under SB 1069, an ADU cannot be considered a new residential unit for purposes of calculating utility connection fees. The cumulative impact of thousands of new units on a water or sewer system could create financial strains for utility agencies resulting in rate hikes on existing customers who have already paid their fair share to be part of that system.

Local governments must balance competing priorities when determining the conditions attached to the development of accessory dwelling units. Working with residents of our communities, cities must look at the potential impacts on the community that result from these units, such as, impaired neighborhood character, spillover effects on nearby homes and businesses due to inadequate parking, and loss of privacy for existing homeowners.

For these reasons, the City of Morgan Hill opposes SB 1069.

Sincerely,

Steve Tate
Mayor

Steve Rymer
City Manager

cc: Assemblyman Luis Alejo [fax: 916-319-2130]
Senator Bill Monning [fax: 916-651-4917]
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