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Certified Neighborhood Council
Certification Date 02-12-02
NW San Pedro Neighborhood Council
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August 14, 2018

Senator Steven Bradford
302 W. 5th Street, Suite 203
San Pedro, CA 90731

Dear Senator Bradford:

The Northwest San Pedro Neighborhood Council opposes SB 831, legislation that seeks to remove local government zoning and land use regulations regarding accessory dwelling units (ADUs) and urges you to vote against it

State legislation already removes much of the local autonomy by requiring the city to allow second units on any existing R1 (single family) property. The proposed SB 831 would further restrict local communities' abilities to regulate such units and plan for livable neighborhoods.

Among other things, the legislation would remove the ability to include lot coverage standards and prohibit the consideration of square footage of a proposed accessory dwelling unit when calculating an allowable floor-to-area ratio or lot coverage ratio. The result could be wildly out of scale and character developments.

The proposed reduction of time for an application to be acted on from 120 days to 60 days is unrealistic for a City the size of Los Angeles and appears designed to require automatic approval of every application and the time should not start until the application is deemed complete.

Of particular concern to us is the proposed prohibition on requiring that off-street parking spaces be replaced when a garage, carport, or covered parking structure is demolished or converted into an ADU. Existing legislation already does not allow for a requirement of parking for that new unit. This would be a double whammy. In San Pedro, we have many old neighborhoods where the parking is already insufficient.

Finally, we are concerned about the provision that would not allow the City to require owner occupancy by the permit applicant.

SB 831 is an overreach of the State's authority. We urge you to vote against it.

Thank you for your consideration of this request.

Sincerely,

A handwritten signature in black ink that reads "R. Regalado".

Ray Regalado, President
On behalf of the Northwest San Pedro Neighborhood Council