



CITY OF NEWPORT BEACH

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Mayor

Diane Brooks Dixon

Mayor Pro Tem

Will O'Neill

Council Members

Brad Avery

Joy Brenner

Marshall "Duffy" Duffield

Jeff Herdman

Kevin Muldoon

September 24, 2019

The Honorable Gavin Newsom
Governor, State of California
State Capitol, First Floor
Sacramento, CA 95814

**RE: SB 13 (Wieckowski) Accessory Dwelling Units
Request for Veto**

Dear Governor Newsom,

The City Newport Beach urges your veto on SB 13 (Wieckowski), which would significantly overhaul Accessory Dwelling Unit (ADU) law, even though the law was thoroughly revised in the 2016 Legislative Session. These revisions were a product of two carefully negotiated bills that only became effective in January 2017. Our city has worked in good faith to implement those laws, including amending the City's Local Coastal Program. If this bill becomes law, our city would have to reopen our ordinances to comply with the provisions of SB 13.

Prohibits replacement parking.

When a garage, carport, or covered parking structure is demolished or converted into an ADU, SB 13 would prohibit a city from requiring replacement parking. This would only exacerbate existing parking conflicts because we are already currently prohibited from imposing parking requirements on new ADUs if they are within one-half mile of transit.

The City of Newport Beach is a tourist destination serving over 11 million visitors per year and consistent with the California Coastal Act, preserving on-street parking is imperative to ensuring the public's right to access to the coast. Available street parking is always at a shortage and this bill would only amplify the parking shortage the City experiences.

Prohibits owner occupancy requirements.

SB 13 would prohibit a local jurisdiction from requiring a property owner to live in the main house or one of the accessory structures. This would incentivize operating the property as a commercial enterprise and could have the unintended

effect of large-scale investors purchasing many single-family homes and adding ADUs, thus operating more like a property management company, not a homeowner seeking some additional income. Additionally, owner occupancy requirements could provide greater oversight and an opportunity to provide more affordable rents as a homeowner is less likely to be profit driven.

Additionally, this bill changes the character of residential communities by allowing larger size units that result in the appearance of duplexes in single-family neighborhoods, instead of a single-family home with a subordinate accessory dwelling unit.

For these reasons, the City of Newport Beach urges your **Veto** on SB 13 (Wieckowski).

Sincerely,

A handwritten signature in black ink, appearing to read "Diane Dixon". The signature is stylized and cursive.

Diane B. Dixon
Mayor

cc. The Honorable Bob Wieckowski
The Governor's Office (via email: leg.unit@gov.ca.gov)
Senator John M. W. Moolach
Assemblywoman Cottie Petrie-Norris
Newport Beach City Council
Grace Leung, City Manager
California Strategies, LLC
League of California Cities (Via email: cityletters@cacities.org)