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June 25, 2024

The Honorable Juan Carillo
Chair, Assembly Local Government Committee
1020 N St, Room 157
Sacramento, CA 95814

**RE: SB 1211 (Skinner) Land use: accessory dwelling units: ministerial approval
Notice of Opposition**

Dear Chair Carillo,

The City of Brentwood regrettably must oppose measure **SB 1211 (Skinner)**, which would require local jurisdictions to ministerially approve up to 8 detached ADU's on an existing multifamily dwelling lot. Additionally, the measure requires local governments to ministerially approve up to 2 detached ADU's on a lot with a proposed multifamily dwelling.

Housing affordability and homelessness are among the most critical issues facing California cities. Affordably priced homes are out of reach for many people and housing is not being built fast enough to meet the current or projected needs of people living in the state. Cities lay the groundwork for housing production by planning and zoning new projects in their communities based on extensive public input and engagement, state housing laws, and the needs of the building industry.

For the last few years, Cal Cities has persistently pursued solutions to the housing supply and affordability crisis that is gripping many regions of the state. These solutions include streamlining the housing approval process, creating a new state and local financial partnership to fund affordable housing and infrastructure projects, and consolidating important housing program grant applications. Some of these efforts have fallen short and require additional action from the Legislature and Governor.

While the City of Brentwood appreciates your desire to pursue a housing production proposal, unfortunately, SB 1211 as currently drafted will not spur much-needed housing construction in a manner that supports local flexibility, decision-making, and community input. State-driven ministerial or by-right housing approval processes fail to recognize the extensive public engagement associated with developing and adopting zoning ordinances and housing elements that are certified by the California Department of Housing and Community Development (HCD).

The City of Brentwood believes opposes requiring the by-right approval of standalone accessory dwelling units on parcels with existing multifamily buildings. Such a requirement would create a loophole around local requirements that multifamily projects include open space for the benefit of tenants, community benefits such as a laundry facilities, and further limit available parking to existing tenants, among other requirements. The current proposal would allow a developer to construct ADU's in areas never meant for development through a by-right ministerial process. As a result, existing residents will lose out on important community benefits such as parks, open space, and parking availability decreasing the quality of life.

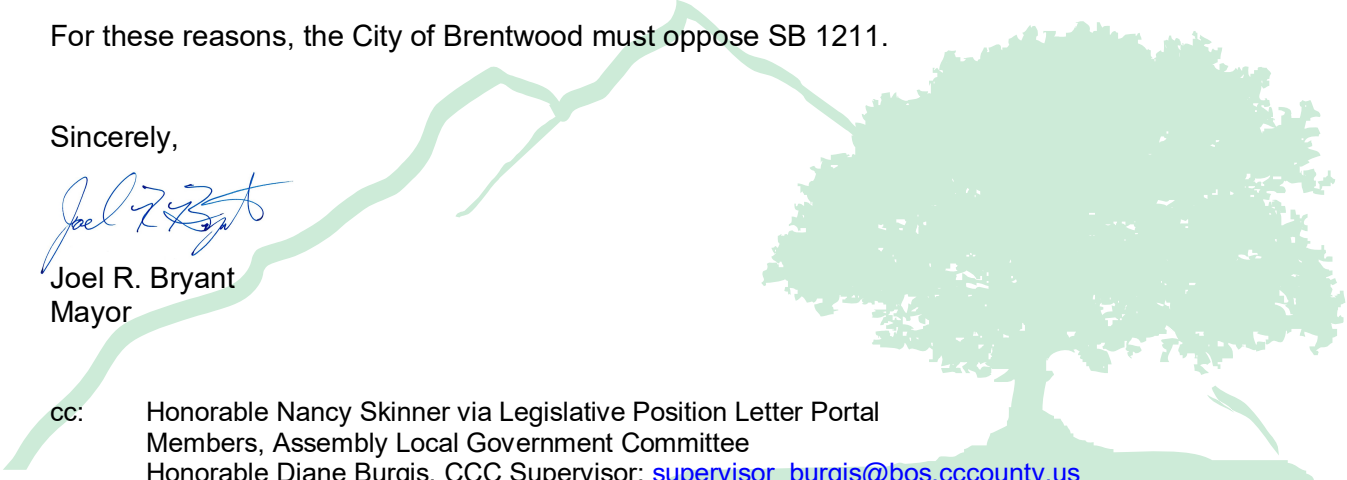
SB 1211 would allow a property owner to construct two ADU's on a vacant parcel years before the proposed multifamily structure begins construction. Additionally, there is no guarantee that the multifamily structure will ever be constructed. It is unclear why local jurisdictions should be forced to allow ADU's to be constructed before the originally proposed multifamily structure. Constructing an ADU without a primary structure makes them accessory to nothing, but rather a standalone unit.

For these reasons, the City of Brentwood must oppose SB 1211.

Sincerely,



Joel R. Bryant
Mayor



cc: Honorable Nancy Skinner via Legislative Position Letter Portal
Members, Assembly Local Government Committee
Honorable Diane Burgis, CCC Supervisor: supervisor_burgis@bos.cccounty.us
Honorable City Council Members, City of Brentwood: citycouncil@brentwoodca.gov
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