



City of Whittier

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Joe Vinatieri
Mayor

Cathy Warner
Mayor Pro Tem

Octavio Martinez
Council Member

Fernando Dutra
Council Member

Mary Ann Pacheco
Council Member

Brian Saeki
City Manager

May 21, 2024

The Honorable Anna Caballero
Chair, Senate Committee on Appropriations
1020 O St, Suite 6250
Sacramento, CA 95814

**RE: SB 1211 (Skinner) Land Use: Accessory Dwelling Units:
Ministerial Approval
Notice of Opposition (As amended April 23, 2024)**

Dear Chair Caballero:

On behalf of the City Council of Whittier and the community we serve, I am writing to express our opposition to SB B 1211 (Skinner) concerning the stipulations on the development of accessory dwelling units (ADUs) within local jurisdictions. While we understand and appreciate the Legislature's intent to increase affordable housing availability, the provisions set forth in this bill considerably encroach upon the local governance and community character of Whittier.

Senate Bill 1211 mandates substantial restrictions on local agencies, severely limiting our ability to regulate ADU developments effectively within our community. The City Council of Whittier has adopted pre-approved ADU building plans to facilitate construction throughout the community. The bill's one-size-fits-all approach overlooks the unique needs and characteristics of individual cities and neighborhoods. The requirement to permit ADUs across all residential zones without considering the local infrastructure's adequacy could lead to unsustainable population densities and put a strain on services. In some parts of the city, the infrastructure dates to at least 100 years, and it is not equipped to sustain an increase in density, particularly in historic districts and high fire hazard severity zones, not to mention a significant lack of parking despite being woefully underserved by public transit. The City of Whittier already has two preferential parking districts, which were resident-initiated, due to local trip-generating locations impacting on-street parking. At recent City Council meetings, residents of other areas have expressed an interest in initiating the process to create preferential parking districts. Of significance, the bill does not mention covenants of affordability on the ADUs that are constructed, so there is no

Page Two
Honorable Anna Caballero
May 21, 2024

guarantee that these units will be affordable. As such, this bill, if passed, will not alleviate the housing crisis in the State of California. While we share the goal of expanding affordable housing, it is crucial that such development not come at the expense of local control and community character. We urge you to reconsider the provisions of Senate Bill 1211 and work collaboratively with local governments to find a balanced approach that respects both the need for more housing and the autonomy of local jurisdictions to govern land use effectively.

Sincerely,

A handwritten signature in blue ink, appearing to read "Joe Vinatieri". The signature is fluid and cursive, with a large loop at the end.

Joe Vinatieri
Mayor

c: Senator Nancy Skinner
Senator Bob Archuleta
Assembly Member Lisa Calderon
Whittier City Council
Kristine Guerrero, Cal Cities
League of California Cities