

Jomsky, Mark

From. Mary Dee Romney <marydee@gmail.com>
Sent Monday, February 06, 2017 12:05 PM
To Tornek, Terry, Madison, Steve, smermel@cityofpasadena.net, Reyes, David, Jomsky, Mark
Cc: Mary Dee Romney, Thyret, Pam, Suzuki, Takako
Subject Commercializing Neighborhoods/City Council Tonight

RE: Written Comment - Second Reading of Second-Unit Ordinance By City Council Tonight. (Agenda Item No. 14)

http://ww2.cityofpasadena.net/councilagendas/2017%20Agendas/Feb_06_17/agenda.asp

(Copies to SRNA Board members)

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Governor Brown has gone *way over the top* on issues affecting Pasadena neighborhoods, several of which have been flagged by the League of California Cities as **threats to local control**

Implications for Pasadena neighborhoods are serious.

Zoning/Second Units:

State planning law authorizes the legislative body of a city to regulate the "intensity of land use" through local zoning codes

On September 27, 2016 Gov Brown signed legislation canceling-out local zoning control of second units in residential neighborhoods (SB 1069 and AB 2299) The legislation was fast-tracked and went into effect January 1, 2017

The state now deems its own *state housing needs* a matter of over-riding necessity requiring that cities give accelerated ministerial approval to second unit garage conversions and interior room rentals (boarding house) in single-family/multi-family neighborhoods - while restricting a city's ability to regulate parking and setbacks The state will not provide funding for costs associated with accelerated approval

https://leginfo.ca.gov/faces/billNavClient.xhtml?bill_id=201520160SB1069

The **League of California Cities** opposes this State power grab

"Though the League was able to secure amendments and take a neutral position (on other legislation) . . . it remained opposed to SB 1069 (Wieckowski, Chapter 720, Statutes of 2016), which undercut local parking requirements associated with second units . . . With another robust discussion of affordable housing anticipated in 2017, cities should be prepared to continue defending against efforts to dictate land use from the state level and erode the role of community-based planning."

02/06/2017
Item 14

[http //www westerncity com/Western-City/January-2017/2016-Legislative-Year-in-Review/](http://www.westerncity.com/Western-City/January-2017/2016-Legislative-Year-in-Review/)

Mayor Terry Tornek, quoted in the Star-News this past week, warned

"There will be no more single family zoning effectively anywhere in the state because any single family house can be converted into a two family house. The vast majority of the units that are constructed will not be affordable units. The notion that this going to alleviate our affordable housing circumstance is illusory."

[http //www pasadenastarnews com/government-and-politics/20170131/pasadena-made-it-easier-to-convert-your-garages-into-a-rental-but-more-housing-changes-coming](http://www.pasadenastarnews.com/government-and-politics/20170131/pasadena-made-it-easier-to-convert-your-garages-into-a-rental-but-more-housing-changes-coming)

City staff reportedly will be examining this situation over the next five months and will want community input

SRNA alerted membership in December 2016 and will continue to monitor.

Mary Dee Romney, President

San Rafael Neighborhoods Association (SRNA)