The Honorable Gavin Newsom  
Governor, State of California  
State Capitol, Governor’s Office  
Sacramento, CA 95814  

Re: AB 881 (Bloom) Accessory dwelling units.  
City of Beverly Hills – Request for Veto

Dear Governor Newsom,

On behalf of the City of Beverly Hills, I write to you to respectfully request you VETO AB 881 (Bloom) when this bill comes before your desk. This bill would limit the ability of local governments to regulate the construction of accessory dwelling units (ADUs) in their jurisdictions by removing their authority to impose owner-occupancy requirements; requirements on lot coverage and minimum lot size; and require replacement of off-street parking for an ADU that demolishes or replaces a garage, carport, or covered parking structure.

California is in the midst of a housing crisis, and while the state must find ways to address housing affordability and increase its housing stock, it must do so in a way that does not erode local control. ADUs will undoubtedly play a role in meeting California’s housing needs, but this bill would remove the longstanding authority of local governments to require an applicant seeking to build an ADU to either reside in the ADU or the primary dwelling on the property. This requirement enhances the ability of local governments to conduct oversight over property owners.

Owner occupancy requirements provide local governments a means to ensure that those building ADUs are members of their community and not outside commercial enterprises. Owners who reside in either the primary dwelling or ADU on a property are more likely to charge less for rent as they are typically looking to supplement their income rather than maximize their profits. Taking away the authority of local governments to enact owner occupancy requirements for the development of ADUs denies them a valuable tool to ensure that more affordable housing is built in their community.
Additionally, **AB 881 (Bloom)** would prohibit a city from requiring replacement parking when a garage, carport, or covered parking structure is demolished or converted into an ADU. In order to preserve parking for our residents, the City has created over 70 Preferential Parking Permit zones over the course of many years. Even with these zones in place, if the City were unable to require replacement parking for the garages and carports that are converted to an ADU there would be almost no additional street parking available to our residents.

For these reasons, the City of Beverly Hills must respectfully **OPPOSE AB 881**. Thank you for your consideration.

Sincerely,

John A. Mirisch
Mayor, City of Beverly Hills

cc: The Honorable Ben Allen, 26th Senate District
The Honorable Richard Bloom, 50th Assembly District
Andrew K. Antwih, Shaw / Yoder / Antwih, Inc.