



CITY OF BEVERLY HILLS

455 NORTH REXFORD DRIVE • BEVERLY HILLS, CALIFORNIA 90210

John A. Mirisch, Mayor

July 9, 2019

The Honorable Phillip Ting
California State Assembly, 19th District
State Capitol, Room 6026
Sacramento, CA 95814

Re: AB 68 (Ting) Accessory Dwelling Units.
City of Beverly Hills – OPPOSE

Dear Assembly Member Ting,

On behalf of the City of Beverly Hills, I write to you in respectful **OPPOSITION** to your **AB 68**, which would amend the statewide standards that apply to locally-adopted ordinances concerning accessory dwelling units (ADUs), 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, with further amendments during the 2017 Legislative Session. All local agencies that worked in good faith to implement those laws would have to reopen their ordinances yet again to comply with the provisions of **AB 68**.

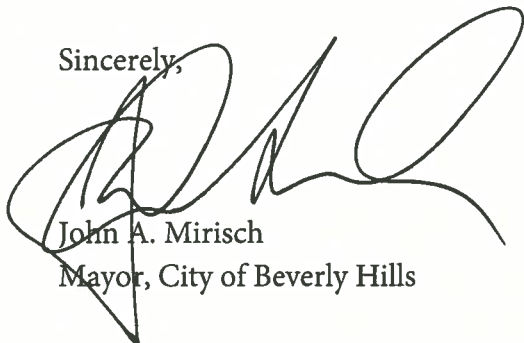
Section 1 of **AB 68** amends Government Code Section 65852.2 (e), which would circumvent local ordinances that may exclude ADUs for criteria based on health and safety. Specifically, the following would be allowed on any residential or mixed use parcel, irrespective of a local ordinance adopted pursuant to Government Code Section 65852.2 (a)(1)(A):

- Up to two new-construction ADUs on a parcel with a multifamily dwelling unlimited ADUs converted from existing space with a multifamily building,
- New construction of an ADU on a parcel with a single-family home, and
- Conversions of existing space to create an ADU and JADU within a single-family home or associated accessory structure would have to be allowed

Additionally, **AB 68** prohibits a city from requiring replacement parking when a garage, carport, or covered parking structure is demolished or converted into an ADU. This would severely exacerbate existing parking conflicts because cities are currently prohibited from imposing parking requirements on new ADUs if they are within one-half mile of transit, which has resulted in overcrowding on city streets. 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 this in place, there is almost no additional street parking available should the City not be able to require replacement parking for the garages and carports that are converted to an ADU.

The City of Beverly Hills has long supported the preservation of local control, as localities are best suited to aptly address the needs of local constituents. For these reasons, the City of Beverly Hills must respectfully **OPPOSE** your **AB 68**. Thank you for your consideration.

Sincerely,

A large, stylized handwritten signature in black ink, appearing to read 'John A. Mirisch', is written over the typed name and title.

John A. Mirisch
Mayor, City of Beverly Hills

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