



CITY OF BEVERLY HILLS

455 NORTH REXFORD DRIVE ▪ BEVERLY HILLS, CALIFORNIA 90210

Lili Bosse, Mayor

April 8, 2022

The Honorable Rudy Salas
California State Assembly, 32nd District
State Capitol, Room
Sacramento, CA 95814

Re: AB 916 (Salas) – ADUs: Local Hearing Requirements and Height Restrictions
City of Beverly Hills – OPPOSE

Dear Assemblymember Salas,

On behalf of the City of Beverly Hills, I write to inform you of our respectful OPPOSITION to AB 916, which would prohibit cities from requiring public hearings for projects that seek to add bedrooms and increase the maximum allowable height of accessory dwelling units (ADUs). AB 916 seeks to solve the issue of affordable housing by undermining the integrity of our local land use planning process.

This measure will encourage the development of small studio/single bedroom dwellings, which are often rented to tenants for more than market rates. As such, AB 916, as proposed, may not offer a solution for families seeking affordable housing as the bill does not guarantee these additions will be rented to moderate or low income individuals. Additionally, adding dense development without increasing infrastructure requirements (sewer, water, electric, etc.) could potentially foster development that overwhelms current infrastructure unless a local jurisdiction constructs costly upgrades to support the density. This could possibly cause utility prices to increase for all residents, leaving cities to develop solutions for the impacts these projects will have on their residents long after the state turns its attention to other matters.

AB 916 would make two significant changes to current law governing the permitting of ADUs and local hearing requirements:

- Height Limits - This bill will increase the potential building height of an ADU that a local government must permit from 16 feet to 18 feet if being built on lot with existing multistory multifamily development. ADUs that will be located on a lot with a single-family dwelling will remain capped at 16 feet.
- Local Hearings for Additional Bedrooms - This bill expands the prohibition on local hearings that apply to ADUs and Junior Accessory Dwelling Units (JADUs) to projects that add space for additional bedrooms or reconfigure space in existing structures to increase the bedroom count within the house, condominium, apartment, or dwelling.

The City of Beverly Hills recognizes the importance of careful and balanced land use planning and development to meet population growth and community needs. However, AB 916 goes too far to inhibit the City's ability to review projects that add bedrooms to existing residential dwellings.

It is for these reasons that we OPPOSE your AB 916.

Sincerely,

A handwritten signature in cursive script that reads "Lili Bosse".

Lili Bosse
Mayor
City of Beverly Hills