



CITY OF LA VERNE CITY HALL

3660 "D" Street, La Verne, California 91750-3599
www.cityoflaverne.org

April 28, 2025

Honorable Assemblymember Carrillo
P.O. Box 942849
Sacramento, CA

Submitted via the Legislative Position Letter Portal

RE: Opposition to AB 1154 (Carrillo) – Accessory dwelling units: junior accessory dwelling units

Dear Honorable Assemblymember Carrillo:

On behalf of the City of La Verne, we firmly oppose AB 1154, which further erodes local control over land use by restricting the ability of municipalities to implement parking requirements for accessory dwelling units (ADUs) under 500 square feet and by weakening existing owner-occupancy provisions for junior accessory dwelling units (JADUs).

La Verne, like many small full-service cities, works diligently to preserve neighborhood integrity, public safety, and adequate infrastructure. The elimination of local authority to require parking for smaller ADUs—regardless of neighborhood context or transit accessibility—undermines the City's ability to ensure adequate parking, reduce traffic impacts, and maintain quality of life for existing residents. Furthermore, limiting the owner-occupancy requirement for JADUs creates potential enforcement challenges and risks destabilizing the long-term character of single-family neighborhoods.

While we support efforts to expand housing availability, this bill imposes additional unfunded mandates without providing local flexibility or financial support. These top-down directives compromise thoughtful local planning, conflict with our General Plan, and ignore the distinct land use realities faced by cities like La Verne.

For these reasons, the City of La Verne must oppose AB 1154.

Sincerely,

Tim Hepburn
Mayor