



CITY OF LAVERNE CITY HALL

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April 28, 2025

Senate Local Government Committee
State Capitol, Room 407
Sacramento, CA 95814

Submitted via the Legislative Position Letter Portal

RE: Opposition to SB 9 (Arreguín) – Accessory Dwelling Units: Owner-Occupant Requirements.

Dear Honorable Local Government Committee Members:

On behalf of the City of La Verne, we must strongly oppose SB 9, which would further erode local control over land use decisions by prohibiting owner-occupancy requirements for accessory dwelling units (ADUs), regardless of whether a local ordinance has been adopted. The bill also grants the Department of Housing and Community Development (HCD) unilateral authority to void local ADU ordinances it deems inconsistent with state law.

This measure represents another significant preemption of local authority and strikes at the core of a city's ability to shape neighborhood character, protect quality of life, and maintain balance between housing growth and infrastructure capacity.

SB 9 applies a rigid, one-size-fits-all approach that ignores the diverse planning needs and land use priorities of communities across California. It also centralizes enforcement power in Sacramento by allowing HCD to invalidate local ADU ordinances without due consideration for local context or collaboration with city planners. This strips cities of meaningful input and undermines trust in the local planning process.

While La Verne supports ADU development as a component of housing growth, that progress must be balanced with thoughtful planning, community engagement, and local accountability. SB 9 disregards that balance and instead substitutes local decision-making with a blanket mandate.

Sincerely,

Tim Hepburn
Mayor