



June 24, 2025

The Honorable Aisha Wahab
Chair, Senate Committee on Housing
1021 O Street, Suite 8530
Sacramento, CA 95814-4900

The Honorable Maria Elena Durazo
Chair, Senate Committee on Local Government
1021 O Street, Suite 7530
Sacramento, CA 95814-4900

RE: **AB 956 (Quirk-Silva) Accessory Dwelling Units: Ministerial Approval: Single-Family Dwellings**
Notice of OPPOSITION (As of 3/17/25)

Dear Senators Waha,

The City of San Marcos writes to express its opposition **AB 956 (Quirk-Silva)**, which would require local agencies to ministerially approve by-right the development of two detached Accessory Dwelling Units (ADU) in any residential or mixed-use zone.

Housing affordability and homelessness are among the most critical issues facing California cities. Affordably priced homes are out of reach for many people and housing is not being built fast enough to meet the current or projected needs of people living in the state. Cities lay the groundwork for housing production by planning and zoning new projects in their communities based on extensive public input and engagement, state housing laws, and the needs of the building industry. For the last few years, the City of San Marcos has persistently pursued solutions to the housing supply and affordability crisis that is gripping many regions of the state. These solutions include streamlining the housing approval process, creating a new state and local financial partnership to fund affordable housing and infrastructure projects, and consolidating important housing program grant applications. Some of these efforts have fallen short and require additional action from the Legislature and Governor.

While the City of San Marcos appreciates the desire to pursue a housing production proposal, unfortunately, AB 956, as currently drafted, will not spur much-needed housing construction in a manner that supports local flexibility, decision-making, and community input. State-driven ministerial or by-right housing approval processes fail to recognize the extensive public engagement and costs associated with developing and adopting zoning ordinances and state-mandated housing elements that are certified by the California Department of Housing and Community Development. It is concerning that cities are being forced to spend tens of thousands of dollars on housing plans only to have them pushed aside and replaced with a one-size-fits-all zoning dictated by the Legislature.

For these reasons, the City of San Marcos must **oppose** AB 956.

Sincerely,

Rebecca D. Jones
Mayor



cc: League of California Cities