



CITY OF SOLANA BEACH

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August 27, 2026

The Honorable Sharon Quirk-Silva
Assemblymember, 67th District
1021 O Street, Suite 4210
Sacramento, CA 95814

RE: AB 956 – Streamlined Approval for Multiple Accessory Dwelling Units – OPPOSE

Assemblymember Quirk-Silva,

On behalf of the City of Solana Beach, I am writing to express our opposition to Assembly Bill 956. This measure mandates the ministerial approval of up to two detached Accessory Dwelling Units (ADUs) on lots containing single-family homes, further stripping local governments of land use discretion and compounding infrastructure impacts in residential neighborhoods.

Municipalities across California are already accommodating substantial infill growth through existing state ADU laws. AB 956 bypasses local zoning frameworks by effectively transforming single-family residential parcels into triplex-density lots without adequate local review. Uncontrolled density increases of this magnitude severely strain localized infrastructure, including on-street parking capacity, sewer capacity, utility conduits, and emergency response access in neighborhoods that were never planned or engineered for multi-unit density.

Furthermore, in coastal Cities such as Solana Beach, the increase in allowable units on each lot is not necessarily providing more available housing, but is instead substantially raising the price of older single family homes previously affordable to young families as starter homes, due to this potential increase in market value when redeveloped. The resulting “compounds” built on these, as well as existing lots, are selling for exorbitant amounts to people in the income group not likely to rent these additional units as housing.

Preserving local control is essential to ensuring that housing growth occurs alongside adequate infrastructure investments and environmental protections, as well as with a mind to the local real estate realities. AB 956 pre-empts local authority and eliminates a city's ability to evaluate whether a residential lot can safely accommodate multiple standalone secondary structures. For these reasons, the City opposes AB 956.

Sincerely,

LESA HEEBNER
Mayor
City of Solana Beach