

September 22, 2025

RE: Veto Request for SB 543 (McNerney)—Accessory dwelling units and junior accessory dwelling units.

Dear Governor Newsom,

On behalf of the City of Long Beach (City), the City requests your Veto of SB 543 (McNerney), which would create an unrealistic 15-day timeline for Accessory Dwelling Unit (ADU) application completeness review and a burdensome and unprecedented two-pronged appeal process for ministerial permits.

Under SB 543, local governments would only have 15 days to conduct a completeness review of an ADU application, including adequacy of the application for zoning code, building code, and fire code compliance. If the local agency does not meet the 15-day timeline, the application would be deemed complete, truncating the City's ability to properly review all aspects of the project. This also is a departure from the 30-day completeness review for all projects under the Permit Streamlining Act, which is generally regarded as the minimum feasible timeline that can be imposed on a government agency. SB 543 also creates an appeal process for any denial or incomplete application determination for an ADU, which is without precedent for a ministerial permitting process and will only add delay and legal confusion.

The City is a leader in ADU permitting and development and has taken considerable steps to ease the administrative process for residents interested in adding to the local housing stock through developing an ADU. The City has even created a pre-approved ADU program to fast-track specific projects and help residents significantly save on time and costs.

While the City shares the author's goals of expedited ADU approval, many local governments including the City of Long Beach, do not have the staff capacity to safely review each application within 15 days. Extending the timeline to 30 days would allow the City to conduct adequate review and corrections with the applicant. Under SB 543, City staff would be pulled from reviewing other larger and more challenging projects to focus solely on ADU approval.



Residents and tenants deserve to have their homes reviewed as thoroughly as possible, not as fast as possible, to ensure their safety and well-being. For these reasons, the City strongly requests your veto of SB 543.

Sincerely,



THOMAS B. MODICA
City Manager

