



## Joe A. Gonsalves & Son

Anthony D. Gonsalves

Jason A. Gonsalves

Paul A. Gonsalves

PROFESSIONAL LEGISLATIVE REPRESENTATION

925 L ST. · SUITE 250 · SACRAMENTO, CA 95814-3766

916 441-0597 · FAX 916 441-5061

Email: gonsalves@gonsalvi.com

**TO:** CITY OF CUPERTINO  
LEGISLATIVE REVIEW COMMITTEE

**FROM:** ANTHONY, JASON, AND PAUL GONSALVES

**SUBJECT:** CONSIDER ADOPTING AN OPPOSE POSITION ON AB 956 (QUIRK-SILVA) Accessory dwelling units and junior accessory dwelling units

**DATE:** JUNE 22, 2026

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### **Bill Information:**

The official text of AB 956 (Quirk-Silva) can be found [here](#).

### **Summary:**

AB 956 requires a local agency to ministerially approve an application to develop up to two detached ADUs and up to one JADU on a lot containing an existing or proposed single-family dwelling and clarifies that CC&Rs in CID governing documents apply on a lot zoned to allow single-family developments.

### **Support:**

California YIMBY supports the measure.

Others in support include, California Apartment Association, East Bay for Everyone, South Pasadena Residents for Responsible Growth and Zillow Group.

### **Opposition:**

Opposition has been expressed by League of California Cities, Rural County Representatives of California and Equitable Land Use Alliance.

**Status:**

AB 956 passed out of the Senate Housing Committee 7-1 on June 11, 2026. This bill was also referred to the Senate Committee on Local Government with a hearing date currently pending.

**Legislative Platform:**

This bill falls under various areas in the 2026 Legislative Platform, but primarily in the Housing & Community Development section Page 7, Item #16, "Oppose legislation that provides the State with additional powers to overturn local planning decisions and expands "by-right" or ministerial approval."

**Recommended Action:**

Adopt an opposition position on AB 956 and authorize the Mayor to send letters to the state legislature.