

Date: June 15, 2025

Assemblymember Tasha Boerner
California State Assembly, District 77
State Capitol
P.O. Box 942849
Sacramento, CA 94249-0077

Dear Assemblymember Boerner,

Subject: Strong Opposition to SB 79 (Wiener) – Abundant & Affordable Homes Near Transit Act

On behalf of the Point Loma Community, we respectfully write to express our strong opposition to SB 79 (Wiener), the *Abundant & Affordable Homes Near Transit Act*. While we share the need for additional housing, this bill proposes an overreaching and harmful approach that threatens the ability of local governments to regulate land use and housing development within their jurisdiction, and the very foundations of thoughtful community planning and community input.

SB 79 would effectively strip local jurisdictions of their authority to regulate land use within a half-mile of bus rapid transit or trolley lines—even if those lines are only planned and may never materialize. By permitting housing developments up to six stories in single-family zoned neighborhoods, this bill disregards the years of planning that cities and communities have invested in carefully developed zoning standards, affordable housing initiatives, and infrastructure planning.

We oppose SB 79 for the following reasons:

- **It bypasses local zoning authority**, undermining the ability of cities and communities to guide development in ways that reflect their unique needs, capacities, and character.
- **It overrides locally adopted planning frameworks**, threatening established neighborhood aesthetics and quality of life, particularly in areas ill-suited to high-density development.
- **It fails to ensure the production of affordable housing**, this initiative will undermine the many affordable housing initiatives that have been established by the City. SB 79 lacks the necessary mandates or incentives to guarantee housing that truly meets the needs of lower- and middle-income Californians.
- **It circumvents environmental review processes such as CEQA**, eliminating a critical safeguard that helps ensure development is sustainable, equitable, and in alignment with existing infrastructure capacity.

By ignoring community voices and placing one-size-fits-all mandates above local jurisdiction, SB 79 risks exacerbating—not solving—the challenges we face. We urge you to stand with the many local cities and communities who oppose this legislation.

Thank you for your support and for your continued service to our community. We are available to discuss this further and welcome you and/or your staff an opportunity to attend our Community Planning Board Meeting.

Sincerely,

Eric, Law
Chair, PCPB

District 78: Christopher Ward
District 79: LaShae Sharp-Collins
District 80: David Alvarez