



Peninsula Community Planning Board
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September 5, 2026

Re: Senate Bill 958 (Weber Pierson) As Enrolled – Request Bill Veto

Dear Governor Newsom:

We urge your **VETO** of Senate Bill 958 when it comes up for your signature. This bill is authored by Senator Akila Weber and sponsored by Mayor Todd Gloria and was previously sold to the legislature and public as a district only bill California Environmental Act (CEQA) carve out that applied only to the Midway Rising megadevelopment. It specified that building height would not be an adverse impact that had to be reviewed and mitigated under CEQA. However, this bill was amended on August 19th in the dead of night to expand the CEQA carve out to projects throughout California, not just Midway Rising, where developers can take further advantage of the building height exemption.

This bill, along with its sister bill – SB344 by the same author and sponsor - carves out CEQA building height exemptions for Midway Rising and other projects, and establishes a very bad precedent whereby wealthy developers can get their tall coastal multistory building projects exempted from CEQA review by eviscerating the California Environmental Quality Act through special interest legislation such as SB958. This will turn San Diego and other cities throughout California into Miami Beaches by allowing high rise developments to obstruct public access and coastal views that CEQA preserves.

The Midway Rising mega-project is in San Diego City and promoted by four developers. It covers 49 acres of City-owned land at the San Diego Sports Arena site and is envisioned to include a 16,000-seat sports arena, 14 acres of parks and public space; a mixed-use entertainment, arts, and cultural district; and 4,250 housing units, 2,000 of which are promoted as “affordable housing”. The developers sold this project to the public as providing “affordable housing”, but they are not affordable by seniors and low-income households which the density bonus legislation under which they were built was intended to provide. The Point Loma area of San Diego has plenty of market rate housing, to which this development would add to the developer’s profit. The developers and Mayor Gloria turned to SB958 to overturn two adverse court rulings which invalidated two environmental impact reports and their related ballot initiatives so the developers and Mayor could ram through the CEQA review without being forced to mitigate the adverse building height environment impacts. If built, the project would be the largest “not affordable” affordable housing project in the western United States, but several buildings within it are much taller than allowed under a local height limit which this bill overrides.

But the author and developers went further. It was amended on August 19th to exempt building height from CEQA height review not only for Midway Rising, but for all qualifying projects throughout California, thereby skirting legislative and community review prior to the amendment. This subterfuge resulted in it having 24 Assemblymembers either voting No or Not Voting (effectively a No Vote) on the August 19th amended bill. .

Midway Rising has many unmitigated environment impacts in addition to building height such as major traffic congestion, density, flooding, critical water table issues, project sinking, and lack of adequate roads and utilities. Its 2,000 units of so called “affordable housing” are not needed because they are not affordable. It is being built in conjunction with 10,000 or more additional proposed housing units to be provided by the nearby Navwar project, which will overwhelm the infrastructure of the area including roads, water and sewer services..

SB958 has substantial opposition from the local community. SB958 is opposed by the Peninsula Community Planning Board which represents the community on local development issues. It therefore represents an egregious and corrupt attempt to override CEQA, strong local opposition, legislative review, and an adverse court decision to give this project and other high-rise projects throughout California a pass from CEQA review and turn California coastal cities into new Miami Beaches to the detriment of residents and the environment. .

We therefore strongly urge your veto of SB958 to save CEQA, the San Diego Community, and cities throughout California from this bad bill..

Respectfully submitted,

Eric Law
Chair, Peninsula Community Planning Board