

June 15, 2025

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

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

Dear Assemblymember Boerner,

On behalf of the Point Loma Community, I write to express our unequivocal opposition to SB 79 (Wiener), the *Abundant & Affordable Homes Near Transit Act*. While we recognize the continuing need for 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 strip local jurisdictions of their constitutional 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.** SB 79 undermines 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.** SB 79 threatens established neighborhood aesthetics and quality of life, particularly in areas ill-suited to high-density development.
- **It does not produce affordable housing.** SB 79 will curtail the affordable housing initiatives established by the City. SB 79 lacks the necessary mandates or incentives to guarantee housing that truly meets the needs of lower-income Californians.
- **It circumvents environmental review processes such as CEQA.** SB 79 eliminates a critical safeguard that ensures development is sustainable, equitable, and in alignment with existing infrastructure capacity.

SB 79 ignores community voices and imposes unreasonable mandates on local jurisdictions, exacerbating community challenges. Please stand with the communities who oppose this legislation.

Sincerely,



Eric Law  
Chairman

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