



Peninsula Community Planning Board
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Date: July 25, 2023

TO: Senate Appropriation Committee
Assemblyman David Alvarez, District 80
Assemblywoman Buffy Wicks, District 14

Subject: Assembly Bill 1449 – California Environmental Quality Act Exemption - Oppose

The Peninsula Community Planning Board opposes Assembly Bill 1449 (Alvarez/Wicks) that exempts certain affordable housing projects from the compliance requirements of the California Environmental Quality Act (CEQA)

CEQA is important environmental legislation that has helped preserve the quality of life for single family neighborhoods and their citizens in California. It generally requires state and local government agencies to inform decision makers and the public about the potential environmental impacts of proposed development projects and to reduce those impacts where feasible. However, CEQA is under increasing attacks due to various legislation such as the stream-lined ministerial approval process for certain housing projects instituted by SB35 (Weiner, Chapter 366, Statutes of 2017. Assembly Bill 1449 further expands these CEQA exemptions for affordable housing projects that satisfies certain specified requirements,

Single family neighborhoods are under increasing attack by recent legislation such as SB 10 that allows 10-unit buildings up to three stories tall on single-family parcels exceeding the density of most of San Diego's apartment zoning. Tiny lots of just 1,000 sf would be eligible for development under SB 10. It also violates San Diego's Climate Action Plan and allows development in single family neighborhoods lacking the infrastructure to accommodate multi-dwelling units as proposed under SB 10.

Due to these attacks on the protections embodied in CEQA, it is more important than ever that we protect CEQA's protections for single family neighborhoods and the quality of life for California residents by opposing further exemptions from its protections as proposed by AB 1449. We therefore strongly urge the Committee and Legislature to oppose AB 1449 and its attacks on CEQA to preserve single family neighborhoods and a high quality of life for California residents. The letter was approved with a vote of [].

Sincerely,

A handwritten signature in blue ink, appearing to read "Fred Kosmo", is positioned below the "Sincerely," text.

Frederick W. Kosmo, Jr.
PCPB-Chair