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CITY OF LOMITA

08/25/2026

The Honorable Sharon Quirk-Silva
Member, California State Assembly
1021 O St., Room 4210
Sacramento, CA 95814

RE: AB 1751 (Quirk-Silva) Missing Middle Townhome Ownership Act.
Notice of OPPOSITION (As of 8/4/26)

Dear Honorable Sharon Quirk-Silva,

The City of Lomita respectfully opposes AB 1751 (Quirk-Silva), which would require local agencies to ministerially approve both the application for a townhome development project and the parcel map or tentative and final map in multifamily residential zones or underutilized single-family zones.

The City of Lomita supports efforts to increase housing production and expand homeownership opportunities. However, AB 1751 would bypass important local review processes that help ensure new subdivisions are supported by adequate infrastructure, public services, and orderly development. Under the Subdivision Map Act, local agencies review and approve proposed subdivisions, including parcel maps for four or fewer parcels and tentative and final maps for subdivisions of five or more parcels. This process is essential to ensure that new housing can be served by roads, utilities, water, sewer, emergency response, and other local services.

AB 1751 bypasses the state-mandated local planning effort and forces cities to approve all maps for a townhome development project, even if it would exceed the residential capacity and infrastructure assumptions evaluated and certified by the state, creating potential unintended consequences for infrastructure and public services. AB 1751 disregards state-approved housing plans and zoning requirements, despite the multi-year effort to identify sites suitable for new housing development in coordination with smart residential growth.

Additionally, the measure may require a city to approve a townhome development at a lower density than the amount of planned density in that multifamily zone. Specifically, AB 1751 allows projects that are three stories or fewer and meet at least 75 percent of the state's minimum density standards to qualify for by-right approval. In jurisdictions that planned for higher densities on specific sites, this could result in fewer units being built than planned for, requiring cities to identify additional sites to remain compliant with state Housing Element Law and "no net loss" requirements.

The City of Lomita acknowledges the importance of affordable housing and does not want to risk any loss of current affordable housing within our City. This bill prevents the City of Lomita, along with other cities, from enforcing minimum densities should these projects have no local discretion, which creates a

risk of losing crucial affordable housing within our City and potentially resulting in not meeting the State's prescribed Regional Housing Needs Allocation (RHNA) unit count.

For these reasons, the City of Lomita respectfully opposes AB 1751 (Quirk-Silva).

Sincerely,



Cindy Segawa
Mayor
City of Lomita

cc. The Honorable Ben Allen
The Honorable Al Muratsuchi
Lomita City Council
Jeff Kiernan, Cal Cities Regional Public Affairs Manager via email jkiernan@calcitites.org
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