



CITY OF CARPINTERIA

Members of the City Council
Mayor Natalia Alarcon
Vice Mayor Mónica Solórzano
Councilmember Al Clark
Councilmember Julia Mayer
Councilmember Wade T. Nomura

August 24, 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 Carpinteria 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 Carpinteria 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.

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

Sincerely,

A handwritten signature in blue ink, appearing to read 'Natalia Alarcon', is written over a light blue horizontal line.

Natalia Alarcon, Mayor
City of Carpinteria

cc. Senator Monique Limón & Assemblymember Gregg Hart
Dave Mullinax, League of California Cities Channel Counties Public Affairs Manager
(via email: dmullinax@cacities.org)
League of California Cities, cityletters@cacities.org

