



August 9, 2026

To: President pro Tempore Limón and California State Senators
Re: AB-2676 Housing Crisis Act of 2019. **OPPOSE**

Senators:

Neighbors For A Better San Diego (NFABSD) opposes AB-2676, as currently amended. Curtailing fundamental rights of the public should not be done lightly, especially since AB-2676 discourages cities from zoning for more housing if those decisions can never be reversed.

AB-2676 would expand the prohibition against enacting a development policy that has the effect of imposing or enforcing a moratorium on housing development, to include, but not be limited to, the referendum power of the electorate (residents). It prohibits local agencies from “reducing the intensity of land use” through changes to zoning ordinances that would reduce height, density, or floor area ratio; or introduce new or increased open space or lot size requirements, new or increased setback requirements, minimum frontage requirements, or maximum lot coverage limitations.

The prohibition against reducing zoned capacity (SB 330) should be restricted rather than expanded by this bill. SB 330 hamstring local planning. Cities such as San Diego that have zoned for new housing capacity many times what is required to meet RHNA goals should be exempted altogether from SB 330 constraints, which discourages jurisdictions from implementing higher density zoning that cannot be reversed even if future considerations warrant it.

The adoption of SB 79 introduces an entirely new layer of SB 330 problems, because SB 79’s density requirements are based on transit conditions that may not apply in the future. Taken to its extreme, SB 330 prohibits municipal planning organizations from ever deprecating transit service if there are housing density incentives base on that transit. That is clearly financially infeasible and contrary to good transit planning.

Respectfully,

A handwritten signature in black ink that reads "Geoffrey Hueter".

Geoffrey Hueter, Chair
Neighbors For A Better San Diego