## Email / Contact Form Version

Please use this template as a starting point. If possible, please personalize it with your own words and thoughts.

You can either email your message to this address:

**To:** AssemblymemberTasha Boerner<[assemblymember.boerner@assembly.ca.gov](mailto:assemblymember.boerner@assembly.ca.gov)>  
**Subject:** Please Oppose SB 79 – Protect Carlsbad Village

Or submit your letter via her [online contact form](https://lcmspubcontact.lc.ca.gov/PublicLCMS/ContactPopup.php?district=AD77&inframe=N)

Dear Assemblymember Boerner,

As a resident of Carlsbad in District 77, I am writing to urge you to oppose Senate Bill 79 (Wiener). While I support efforts to address California’s housing crisis, SB 79 would create serious unintended consequences for communities like Carlsbad Village by overriding local planning and removing critical safeguards.

SB 79 mandates dense residential development — including buildings up to 75 feet tall — within a half-mile of transit stops, regardless of existing zoning, infrastructure limitations, or community input. This top-down approach strips away local control and public engagement in land use decisions that directly affect our quality of life.

One of the most pressing concerns is that SB 79 does not require new developments near transit to include any on-site parking. Carlsbad Village already experiences severe parking shortages that impact local businesses, workers, residents, and transit users. Eliminating hundreds of public parking spaces without requiring replacements would worsen congestion and undermine access to our downtown.

Additionally, SB 79 weakens city oversight by streamlining approvals and limiting the ability of local governments to enforce design standards, manage impacts, or tailor projects to meet community needs. The bill also fails to ensure long-term affordability or prevent conversions to short-term rentals.

Please stand up for responsible, locally-informed development and oppose SB 79.

Sincerely,

[Your Full Name]

[Your Address]

Carlsbad, CA

## Extended Letter Version

[Your Name][Your Address]  
Carlsbad, CA [ZIP Code]  
[Email Address]

[Date]

The Honorable Assemblymember Tasha Boerner  
California State Assembly, 77th District  
505 Lomas Santa Fe Drive, Suite 110  
Solana Beach, CA

RE: Opposition to Senate Bill 79 – Impacts to Carlsbad Village

Dear Assemblymember Boerner,

I am writing as a resident of Carlsbad and a concerned citizen regarding Senate Bill 79 (Wiener), which has recently passed the Senate and now awaits Assembly consideration. While I support addressing California’s housing challenges, I urge you to oppose SB 79 due to its potentially harmful impacts on our local community, particularly in Carlsbad Village.

SB 79 would override local planning decisions by allowing buildings up to 75 feet tall — the equivalent of seven stories — within one-quarter mile of Tier 1 transit stops, including the Carlsbad Village Train Station, regardless of existing zoning standards. This one-size-fits-all mandate would permit dense development in areas like ours without adequate infrastructure planning, community input, or environmental review.

One major issue is parking. The Carlsbad Village Train Station currently provides over 400 parking spaces used by commuters, visitors, and employees. Under SB 79 and existing laws such as AB 2097, new housing developments near transit are not required to include any off-street parking. This could result in the loss of public parking that supports Village commerce and tourism — a vital part of our local economy — without requiring replacements or alternatives.

Additionally, SB 79 weakens local oversight by mandating streamlined approvals and preempting city standards on density and height. It also includes minimal requirements to prevent short-term rental conversions or ensure permanent affordability. In a popular coastal destination like Carlsbad, where vacation rentals are prevalent, this lack of safeguards could further displace long-term renters and exacerbate housing instability.

The Carlsbad Village is a vibrant, pedestrian-friendly neighborhood with unique character, community-driven planning, and ongoing investments in infrastructure. The state's housing goals should not come at the cost of dismantling communities through blanket rezoning and loss of local control.

I respectfully urge you to vote NO on SB 79 and advocate for housing solutions that respect local plans, protect small business districts, and prioritize both affordability and livability.

Sincerely,

[Your Name]