

June 28, 2026

Senator Maria Elena Durazo, Chair
Senate Local Government Committee
State Capitol, Room 407
Sacramento, CA 95814



Re: AB 1751 (Quirk-Silva) – OPPOSE

Dear Chair Durazo and Committee Members:

WAKE UP CALIFORNIA urges a NO vote on AB 1751.

- This bill drops the minimum townhome parcel size to 600 sq ft — half the 1,200 sq ft floor that applies to single-family lot splits under SB 1123 — allowing far denser clustering on a single parcel. This places a burden on not only infrastructure but fire access.
- This bill extends the same small-lot subdivision approach as SB 1123 (Caballero), which only took effect in July 2025 — its impacts on local governments and neighborhoods are not yet known. New bills that shrink lot sizes should wait until we can see how current legislation plays out.
- AB 1751 will reduce availability of family homes by creating more smaller units where family homes now stand.
- AB 1751 allows ministerial approvals that eliminate consideration of localized issues like infrastructure load, high wildfire risk, flood zones, evacuation limitations and environmental sensitivities. Ministerial approvals also eliminate expert planning and public input, putting decisions that could be consequential at the “over the counter” level.
- Bills like these encourage predatory practices, enriching investors and developers while saddling localities with unfunded mandates — and no way to ameliorate the effect of increased density in areas unable to incorporate it.

Sincerely,

A handwritten signature in black ink, appearing to read "Amy Kalish", with a long horizontal flourish extending to the right.

Amy Kalish
President & Co-Founder
WAKE UP CALIFORNIA
wakeca.org