



CRESCENTA VALLEY TOWN COUNCIL

May 30, 2025

Assemblymember Nick Schultz
300 E. Magnolia Blvd. Suite 504
Burbank, CA 91502
Cc: Sent via Email

Re: Opposition of SB 79 (Wiener) – Abundant and Affordable Homes Near Transit Stops

Frida Baghdassarian
President

Jeffrey Rodriguez
Vice President

Daniel Kim
Recording Secretary

Donna Libra
Treasurer

Kerri Lewin Bräutigam
Corresponding Secretary

COUNCIL MEMBERS

Chris Kilpatrick

Harry Leon

Dede Mueller

Aram Ordubegian

Dear Assemblymember Schultz,

On behalf of the Crescenta Valley Town Council, we respectfully submit this letter in opposition to SB 79. While we acknowledge California's housing shortage, we are concerned that this bill, as written, would create significant challenges for our community and others like it.

Crescenta Valley is a foothill community located almost entirely within a Very High Fire Hazard Severity Zone. Our infrastructure, evacuation routes, and emergency access are all shaped by that geography. Although our current transit service levels would not immediately trigger SB 79's provisions, even modest changes to bus schedules—entirely outside of local control—could shift that status. Land use law should not hinge on such arbitrary thresholds.

We are also concerned that the bill exempts or reduces CEQA requirements from qualifying projects, removing essential safeguards in areas like ours where environmental review is not just procedural, but vital to public safety. With aging infrastructure, high fire risk, and recent increases in water rates to fund critical upgrades, Crescenta Valley is already doing the hard work of planning responsibly. SB 79 risks pushing additional burdens onto communities without supporting the resources or flexibility needed to manage them.

These concerns are not merely theoretical. During the Station Fire, Crescenta Valley experienced significant evacuation challenges in hillside neighborhoods due to traffic congestion, which also hindered first responders' ability to access the fire. Adding more housing density in these already constrained areas would only exacerbate these risks. We have seen this life-or-death issue repeated more recently during the Palisades Fire and the Eaton Fire, underscoring the need for thoughtful, safety-centered planning in high-risk zones like ours.

Finally, while we recognize the goal of increasing housing supply, we believe that long-term solutions must be developed in partnership with the communities they

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effect—not in place of them. SB 79 would override carefully adopted zoning plans that were developed with community input and designed to reflect local realities.

For all of these reasons, we respectfully ask that the Legislature **reconsider this bill**. We remain committed to housing policy that is thoughtful, inclusive, and grounded in safety, infrastructure capacity, and local context.

Sincerely,



Frida Baghdassarian
President



Jeffrey Rodriguez
Vice President



Kerri Bräutigam
Corresponding Secretary



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