



PEGGY LEMONS
Mayor

BRENDA OLMOS
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ISABEL AGUAYO
Councilmember

ANNETTE C. DELGADILLO
Councilmember

VILMA CUELLAR STALLINGS
Councilmember

April 10, 2026

The Honorable Matt Haney
Chair, California State Assembly Committee on Housing and Community Development
1020 N Street, Room 156
Sacramento, CA 95814

**RE: AB 1751 (Quirk-Silva) — Missing Middle Townhome Ownership Act
Notice of OPPOSE UNLESS AMEND (As of 2/9/26)**

Dear Chair Haney,

The City of Paramount must respectfully take a position of oppose unless amended on AB 1751 (Quirk-Silva), which would require local agencies to ministerially approve a parcel map or tentative/final map for a townhome development project in both multifamily residential zones and underutilized single-family zones.

Under the Subdivision Map Act, cities are responsible for reviewing proposed subdivisions to ensure adequate public services, infrastructure capacity, and orderly development. Current law requires a parcel map for subdivisions of four or fewer parcels and both a tentative and final map for subdivisions of five or more parcels. AB 1751 would treat all townhome subdivisions the same—regardless of size or complexity—by requiring ministerial approval in multifamily and single-family zones.

This measure bypasses the state-mandated local planning process and would force cities to approve maps for townhome projects even when they exceed the residential capacity and infrastructure assumptions evaluated and certified by the State. This creates significant risks for communities that have spent years developing compliant housing elements, zoning updates, and infrastructure plans aligned with smart-growth principles. AB 1751 disregards these state-approved plans and undermines the careful site-specific analysis required to ensure that new development is feasible, safe, and adequately served.

As a small, fully built-out city with aging infrastructure and limited land availability, Paramount relies heavily on the Subdivision Map Act's review process to ensure that new development aligns with our infrastructure capacity and long-term planning assumptions. Many of our residential neighborhoods—particularly those with older water, sewer, and roadway systems—cannot absorb additional density without targeted upgrades. Ministerial approval of townhome subdivisions in single-family zones would remove the City's ability to evaluate impacts on parking, traffic circulation, utility capacity, and public

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safety response times. This is especially concerning in Paramount, where even modest increases in density can strain already-constrained systems and disproportionately affect working-class households. AB 1751 would limit our ability to plan responsibly and maintain safe, livable neighborhoods.

Additionally, eliminating an opportunity for Paramount residents and other community members to learn about and provide feedback about housing development projects through public notification requirements of State law and local ordinance and the public hearing process is a step backward. Along with Vision and Mission statements, the City of Paramount has formally adopted a set of Values. Importantly, the City as an institution values “Effective, Inclusive and Transparent Public Information & Engagement,” and the City would be unable to meet that adopted Value under AB 1751’s proposed change to ministerial review of parcel maps.

To improve the legislation, the City of Paramount encourages the author and sponsors to limit the measure to multifamily residential zones and ensure that projects remain subject to locally adopted objective development standards.

For these reasons, the City of Paramount must respectfully take a position of oppose unless amended on AB 1751 (Quirk-Silva). Please feel free to contact City Manager John Moreno at (562) 220-2225, if you have any questions. We thank you for your time and consideration.

CITY OF PARAMOUNT



Peggy Lemons
Mayor

Cc: Honorable Congresswoman Nanette Barragan, 44th District
Honorable Assemblymember Jose Luis Solache, 62nd District
Honorable State Senator Lena Gonzalez, 33rd District
Nicholas Cabeza, Public Affairs Manager, League of California Cities
Jorge Morales, Legislative and Governmental Affairs Consultant, California Contract Cities Association