



CITY OF SOLANA BEACH

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August 27, 2026

The Honorable Lori D. Wilson
Assemblymember, 11th District
1021 O Street, Suite 6330
Sacramento, CA 95814

RE: AB 1621 – Postentitlement Phase Permits & Housing Accountability Act – OPPOSE

Assemblymember Wilson,

On behalf of the City of Solana Beach, I am writing to express our opposition to Assembly Bill 1621. Joining with concerns highlighted by the League of California Cities and municipal leaders statewide, our City is concerned that AB 1621 severely compromises local building review processes, restricts local plan checks, and unfairly exposes cities to strict Housing Accountability Act (HAA) penalties during technical safety reviews.

AB 1621 places rigid restrictions on the post-entitlement permit phase by limiting the number of plan-check resubmittals a local building department can conduct unless complex, onerous findings are established. The plan check process is not a discretionary barrier; it is a vital technical safety step that ensures structures comply with structural safety, fire, electrical, and energy standards. Forcing municipal building officials to approve building plans under arbitrary time schedules or face legal exposure and liability under the Housing Accountability Act forces local agencies to choose between thorough public safety reviews and costly state enforcement actions.

While the City supports efforts to eliminate unreasonable delays in residential permitting, local building departments must retain the authority and time needed to ensure that newly constructed buildings are safe for occupants and surrounding neighborhoods. AB 1621 creates unreasonable operational risks for municipal agencies without addressing the root causes of construction delays. For these reasons, the City opposes AB 1621.

Sincerely,

LESA HEEBNER
Mayor
City of Solana Beach