



CITY OF OCEANSIDE

April 7, 2025

The Honorable Scott Wiener
 Senator, California State Senate
 1021 O St, Suite 8620
 Sacramento, CA 95814

RE: SB 79 (Wiener) Transit-oriented Development - Notice of Opposition

Dear Senator Wiener,

I write on behalf of the City of Oceanside to express strong opposition to your SB 79 (Wiener), which would disregard state-certified housing elements and bestow land use authority to transit agencies without any requirement that developers build housing, let alone affordable housing.

SB 79 doubles down on the recent trend of the state overriding its own mandated local housing elements. This latest overreaching effort forces cities to approve transit-oriented development projects near specified transit stops — up to seven stories high and a density of 120 homes per acre — without regard to the community's needs, environmental review, or public input.

Most alarmingly, SB 79 defies cities' general plans and provides transit agencies unlimited land use authority on property they own or have a permanent easement, regardless of the distance from a transit stop. Transit agencies would have the power to determine all aspects of the development including height, density, and design, without any regard to local zoning or planning. This broad new authority applies to both residential and commercial development. Transit agencies could develop 100% commercial projects — even at transit stops — and not provide a single new home.

The City of Oceanside respects your desire to pursue a housing production proposal. However, as currently drafted, SB 79 will not spur much-needed housing construction in a manner that supports local flexibility, decision-making, and community input. State-driven ministerial or by-right housing approval processes fail to recognize the extensive public engagement associated with developing and adopting zoning ordinances and housing elements. What we really need is a sustainable state investment that matches the scale of this decades-in-the-making crisis. For these reasons, the City of Oceanside strongly opposes SB 79.

Sincerely,

MAYOR

Cc: Oceanside City Council
 Senator Catherine Blakespear & Assembly Member Laurie Davies
 League of California Cities, cityletters@cacities.org