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April 15, 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,

The City of Solana Beach writes to express our strong opposition to your SB 79 (Wiener), which would not only disregard the City's compliance with and completion of state-certified housing elements, but also bestow land use authority to transit agencies and other private property owners without any coordination with the City.

SB 79 significantly extends housing streamlining in a manner that is harmful to the public – both current residents and future residents – by forcing 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.

While the station meets the requirements for Tier 3, the City of Solana Beach transit station is a limited use station that does not reflect a high commuter population and use. This station more typically supports visitor-serving Amtrak access, specifically for those visiting the coastal areas on the weekends and for holidays, and the Del Mar fairgrounds for seasonal events and programs. Further, this station is located within close proximity to the City's beaches and is not in a centralized location as is typically found in large cities and urbanized, commuter communities.

Additionally, upon close review of the proposed legislation, this legislation would create a significant disconnect between the housing and the necessary public services, public facilities and infrastructure necessary to support current and future residents. Specifically, limited water and sewer facilities within our City could be significantly impacted by development at greater intensity and density as would be permitted under this legislation. Further, requirements such as a water supply assessment or educational facility planning would be foregone if this legislation moves forward as proposed.

Most alarmingly, SB 79 defies cities' general plans and provides transit agencies and properties adjacent to transit properties land use authority. Further, it would permit transit agencies on property they own or have a permanent easement over, regardless of the

distance from a transit stop, land use authority and an exemption under CEQA for projects not transit related. This independent land use authority for housing would not be coordinated with essential public services and infrastructure that is provided for concurrent with development when processed via discretionary permits by cities.

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, while simultaneously making the argument that more housing must be constructed around transit stops.

The City of Solana Beach is a partner in the development of new housing for our current and future residents as shown in our over 300 units presently under construction. 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, as well as consideration of the necessary public facilities, public services, and infrastructure. For these reasons, the City of Solana Beach strongly opposes SB 79.

Sincerely,



Lesla Heebner  
Mayor  
City of Solana Beach

cc. Senator Catherine Blakespear  
Assembly Member Tasha Boerner  
Catherine Hill, League Regional Public Affairs Manager  
League of California Cities, [cityletters@cacities.org](mailto:cityletters@cacities.org)