



CITY OF LA VERNE CITY HALL

3660 "D" Street, La Verne, California 91750-3599
www.cityoflaverne.org

April 28, 2025

Senate Local Government Committee
State Capitol, Room 407
Sacramento, CA 95814

Submitted via the Legislative Position Letter Portal

RE: Opposition to SB 79 (Wiener) – Local Government Land: Public Transit Use: Housing Development: Transit-Oriented Development.

Dear Honorable Local Government Committee Members:

On behalf of the City of La Verne, we must strongly oppose SB 79, which would impose broad, state-mandated zoning, density, and development standards within transit-oriented development (TOD) areas, overriding locally adopted General Plans and zoning codes.

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, limited environmental review, or public input.

La Verne is preparing for the opening of a new Los Angeles County Metro A Line light rail station—an investment we welcome as a critical opportunity for economic development and enhanced mobility. However, while we are open to the promise of this station as a catalyst for revitalization and smart growth, we are concerned that SB 79 would impose rigid development standards and sweeping land use preemptions that fail to account for local context, infrastructure capacity, and neighborhood character.

SB 79 has raised significant concerns among dozens of cities statewide, as voiced during the recent committee hearing where many described the bill as being in direct conflict with local planning efforts. We strongly identify with that sentiment. Productive housing solutions must involve robust collaboration—not conflict—between the state and local governments. Open communication is needed to determine how we can accommodate additional housing in a way that meets both the state's housing goals and cities' capacity to grow responsibly.

La Verne remains committed to doing its part to address the statewide housing crisis, but we cannot support a bill that imposes rigid, top-down mandates without regard for local planning, community voice, or long-term infrastructure planning.

Sincerely,

Tim Hepburn
Mayor