



CITY OF LAVERNE CITY HALL

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

August 19, 2025

Assembly Appropriations Committee
1021 O Street, Suite 8220
Sacramento, CA 95814

Submitted via the Legislative Position Letter Portal

RE: Renewed Opposition to SB 79 (Wiener) – Housing Development: Transit-Oriented Development

Dear Honorable Assembly Appropriations Committee Members:

On behalf of the City of La Verne, we must reaffirm our strong opposition to SB 79, which proposes sweeping land use mandates that override state-certified housing elements and bestow development authority upon unelected transit agencies, without requiring alignment with locally adopted general plans or zoning regulations.

The City previously submitted a letter of opposition to this bill. With the latest amendments, we are compelled to double down on that position. SB 79 continues a disturbing trend in California housing policy where the state mandates extensive, data-driven housing elements from every jurisdiction, then disregards those very plans by imposing new blanket standards that operate outside the local land use framework.

SB 79 imposes rigid, one-size-fits-all development mandates based solely on transit proximity, disregarding local conditions, infrastructure, and community plans. It grants transit agencies unprecedented authority to rezone their land without local consent, stripping cities of meaningful land use control. While it offers an "alternative plan" option, the criteria are impractical and subject to a vague HCD review.

La Verne remains committed to producing and planning for housing under its state-certified Housing Element, which reflects careful analysis of community needs, available infrastructure, environmental conditions, and equity considerations. SB 79 undermines this effort and imposes a top-down scheme that is neither practical nor respectful of local governance.

For these reasons, we urge the Legislature to reject SB 79. Housing production should be advanced through collaboration and consistency, not preemption and confusion.

Sincerely,

Tim Hepburn
Mayor