



Administrative Report

H.17., File # 25-0475

Meeting Date: 4/15/2025

To: MAYOR AND CITY COUNCIL
From: JANE CHUNG, ASSISTANT TO THE CITY MANAGER

TITLE

AUTHORIZE THE MAYOR TO SIGN A LETTER OF OPPOSITION TO SENATE BILL 79, WHICH, IF APPROVED BY THE STATE, WOULD OVERRIDE LOCAL ZONING AND STRAIN CITY RESOURCES BY ALLOWING TRANSIT AGENCIES TO DEVELOP HIGH-DENSITY RESIDENTIAL AND COMMERCIAL PROJECTS THAT DO NOT CONFORM TO LOCAL ZONING AND PLANNING REGULATIONS

EXECUTIVE SUMMARY

Senate Bill (SB) 79 (Wiener) proposes to give transit agencies expanded authority to develop residential and commercial projects under State zoning standards. The Bill, if approved, would likely lead to developments that conflict with the City's general plan and zoning ordinances and impose significant demands on City resources.

BACKGROUND

SB 79 aims to address California's housing affordability crisis by enabling the construction of multi-family homes near major public transit stops. Key provisions of the bill include establishing State zoning standards for transit-oriented development, streamlining permitting processes, and allowing transit agencies to develop land they own at higher densities.

However, SB 79, like many of the State's recent housing bills, would significantly impact Redondo Beach by overriding local zoning and planning authority, particularly near transit stops, and would lead to development that is inconsistent with the City's general plan and zoning ordinances. SB 79 also undermines critical local decision-making processes and diminishes opportunities for public input. Moreover, SB 79 places considerable demands on City resources, requiring extensive upgrades to roads, utilities, and other essential infrastructure required to support increased housing density.

If approved, the attached opposition letter would be disseminated to locally elected Legislators and uploaded to the State's new electronic portal, which automatically distributes letters to offices of the appropriate elected officials and committee(s) of jurisdiction.

COORDINATION

The City Manager's Office coordinated the preparation of this item.

FISCAL IMPACT

There is no fiscal impact associated with this item.

APPROVED BY:

Mike Witzansky, City Manager

ATTACHMENTS

- Letter of Opposition to Senate Bill 79
- Senate Bill 79, amended as of March 5, 2025