



CITY OF NEWPORT BEACH

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March 24, 2025

Mayor

Joe Stapleton

Mayor Pro Tem

Lauren Kleiman

Council Members

Michelle Barto

Noah Blom

Robyn Grant

Sara J. Weber

Erik Kenneth Weigand

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

RE: SB 79 (Wiener) Planning and zoning: housing development: transit-oriented development

Notice of Opposition- City of Newport Beach

Dear Senator Wiener,

The City of Newport Beach must oppose Senate Bill 79, which seeks to exempt transit agencies from local zoning on land they own and streamline the permitting process.

SB 79 undermines local land use control, removes important community input from the planning process, and may result in unintended impacts on public services, infrastructure and economic development. Local governments are already working to meet aggressive housing goals set by the Regional Housing Needs Allocation (RHNA) and have updated Housing Elements accordingly. This bill would sidestep the local planning process by allowing housing developments by-right in areas that may lack sufficient infrastructure capacity or public amenities.

Additionally, SB 79 would significantly disrupt commercial corridors that generate local tax revenue vital for maintaining public safety, libraries and parks. Converting office and retail spaces to residential uses without proper local oversight could harm local economies and limit job opportunities in key areas.

For these reasons, the City of Newport Beach must respectfully oppose SB 79 in its current form.

Sincerely,

Joe Stapleton
Mayor

Cc: Newport Beach City Council
Assemblymember Diane Dixon
Senator Tony Strickland