



CITY OF NEWPORT BEACH

100 Civic Center Drive
Newport Beach, California 92660
949 644-3004 | 949 644-3039 FAX
newportbeachca.gov

April 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 677 (Wiener) Housing development: streamlined approvals
City of Newport Beach – Notice of Opposition**

Dear Senator Wiener,

I write today on behalf of the City of Newport Beach to respectfully express my opposition to Senate Bill 677, which seeks to expand and intensify the State's streamlined housing process by limiting local oversight and public input in a broad array of housing developments.

While we appreciate the urgency of addressing California's housing crisis, SB 677 would significantly erode local control, bypass long-standing community planning efforts and create a state-imposed framework that removes critical tools cities use to shape responsible, balanced growth.

The bill's approach to streamlining housing approvals sidesteps local zoning, environmental review and public engagement, replacing a collaborative planning process with ministerial, state-mandated entitlements. In communities like Newport Beach—where we are actively pursuing housing production through thoughtful, locally-driven policies—SB 677 threatens to derail progress by forcing projects that may not align with infrastructure capacity, safety considerations, or community needs.

To illustrate, SB 677 places strain on essential City services and infrastructure without providing funding or resources to support the additional demands that higher-density projects will generate. Some areas of the City have infrastructure that is over 50 years old and would not be able to withstand the additional pressures of housing. Moreover, the newly released 2025 CalFire Fire Hazard Severity Zone (FHSZ) maps highlight an expansion of wildfire risk areas in Newport Beach. Regions adjacent to existing "Very High Fire Hazard Severity Zones" have now been designated as "High" or "Moderate" risk. Local zoning regulations play a crucial role in the housing approval process, as they consider these wildfire risks—factors that are often overlooked in ministerial approvals.

RE: SB 677 (Wiener) Housing development: streamlined approvals
City of Newport Beach – Notice of Opposition
Page 2
April 24, 2025

The bill also limits meaningful public discourse on development decisions that directly impact residents' neighborhoods, schools, transportation systems, and quality of life. Ministerially approving housing development bypasses the City's public hearing process, which is an integral part of the project approval process.

The City of Newport Beach strongly believes that effective housing policy must be based on partnership—not preemption. We urge you to pursue solutions that incentivize and support local governments in meeting housing goals while preserving the ability of cities to guide sustainable development with public involvement and tailored planning.

It is for these reasons, the City of Newport Beach respectfully opposes SB 677.

Sincerely,



Joe Stapleton
Mayor
City of Newport Beach

cc: Newport Beach City Council