



August 25, 2025

The Honorable Scott Wiener
California State Assembly
1021 O Street, Room 8620
Sacramento, CA 95814

**RE: SB 79 (Wiener): Housing Development: Transit-Oriented Development
City of Irvine – Notice of Opposition (As Amended 7/17/25)**

Dear Senator Wiener,

On behalf of the City of Irvine, I write to respectfully express our opposition to SB 79 (Wiener), which proposes significant changes to local land use authority by establishing statewide development standards for transit-adjacent housing projects.

SB 79 overrides local general plans by granting transit agencies broad land use authority over properties they own or control through a permanent easement, as of January 1, 2026, if located within a half mile of a transit stop. These agencies would be permitted to establish objective development standards, including height, density, and design, without being subject to local zoning, general plans, or traditional public planning processes. This represents a significant shift in land use authority away from cities and counties, raising concerns about transparency, public accountability, and long-term alignment with community-led planning efforts.

While the recent amendments reintroduce a pathway for local jurisdictions to adopt a transit-oriented development (TOD) alternative plan, the process remains highly prescriptive and subject to state oversight. To qualify, a local plan must match the full zoning capacity of SB 79 across all TOD zones and is subject to review by the Department of Housing and Community Development (HCD), with the possibility of referral to the Attorney General for noncompliance. This framework offers little practical flexibility and may deter jurisdictions from pursuing locally tailored solutions.

SB 79 also allows residential developments located within one-quarter to one-half mile of major transit stops to access streamlined entitlements, overriding existing local zoning standards. The City of Irvine has two Metrolink stations that would trigger the Tier 3 standards, overriding local control of zoning in the City.

The City of Irvine remains committed to meeting its housing obligations and supporting a diverse range of housing options across income levels. However, SB 79's one-size-fits-all approach to addressing the housing affordability and housing supply crisis disregards Irvine's master plan and the thoughtful planning associated with the 2045 General Plan, which serves as a

continuation of strategic urban planning, ensuring high-density housing is located in the most appropriate locations near employment centers, existing transit, and residential-serving uses.

For these reasons, the City of Irvine respectfully opposes SB 79 (Wiener).

Sincerely,

A handwritten signature in black ink, reading "Larry Agran". The signature is fluid and cursive, with the first name "Larry" and last name "Agran" clearly distinguishable.

Larry Agran
Mayor, City of Irvine

cc: Assembly Member Cottie Petrie-Norris
Senator Steven Choi
Irvine City Council
Sean Crumby, Interim City Manager