



# CALIFORNIA POLICY CENTER

May 20, 2025

Senator Scott Wiener  
1021 O Street, Suite 8620  
Sacramento, CA 95814-4900

**SUBJECT – SENATE BILL 79 (Wiener) – OPPOSE**

Dear Senator Wiener,

On behalf of the California Policy Center, I write in strong opposition to SB 79. This bill represents yet another top-down mandate from Sacramento that strips away local control, imposes sweeping land use changes on communities without voter consent, and opens the door to speculative high-rise development under the guise of pro-housing policy.

By allowing projects up to 15 stories tall within a half-mile of a qualifying transit stop, which in practice can include little more than a bench and a bus sign, SB 79 hands unelected state bureaucrats and public transit agencies the authority to override the desires of localities.

This one-size-fits-all approach usurps local zoning authority, silencing the community's voice in shaping development based on their unique needs and requirements. SB 79 risks destabilizing the very neighborhoods it claims to assist by forcing cities to approve high-rise projects without proper consideration of infrastructure, public safety, or neighborhood integrity.

This top-down mandate disregards the rights of property owners to have a say in the housing development that directly affect their quality of life and the value of their property. The bill also threatens single-family and multifamily communities, in which over eighty percent of Californians live, by potentially allowing such communities to be upzoned without approval of local communities or public participation.

California's housing challenges are real, but they will not be solved by bulldozing local authority and ignoring fiscal realities and local governance. SB 79 is coercive, and it will do far more harm than good. For these reasons, we respectfully but firmly oppose SB 79.

Sincerely,

Lance Christensen

Vice President of Education Policy & Government Affairs