



CITY OF CORONADO

September 22, 2025

The Honorable Gavin Newsom
Governor, State of California
1021 O Street, Suite 9000
Sacramento, CA 95814

**RE: SB 79 (Wiener) Housing development: transit-oriented development.
Request for Veto**

Dear Governor Newsom,

The City of Coronado requests your Veto on SB 79 (Wiener). This bill undermines the diligent and years-long efforts of local communities and the State to develop and certify local Housing Elements. Further, SB 79 imposes development by right that can significantly impact large areas of a community without input or regard to local general plan and zoning requirements.

Senate Bill 79 undercuts the Housing Element process, which involves robust community engagement to tailor land use policies that enable the production of housing in the most balanced manner possible. This is a deliberative process that is shaped to the unique attributes and characteristics of each municipality. With SB 79, this careful effort is overridden with a one-size-fits-all approach that can impose substantial development and density on the sole basis of transit and without regard to the many other factors considered in the Housing Element drafting. This bill represents a degradation of local land use authority and negates the collective work to plan for future housing needs in a way best suited for each community.

Senate Bill 79 also conveys broad development rights to transit authorities without reasonable guardrails. Under SB 79, transit agencies could develop buildings with total discretion as to height, density and design—and no regard to local zoning or planning. This authority falls outside the traditional scope and expertise of transit agencies.

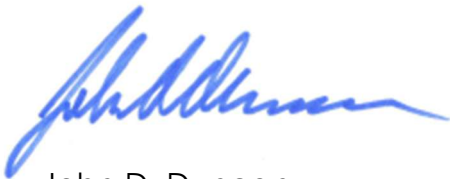
The City of Coronado appreciates the author's desire to include an alternative transit-oriented development plan; however, as currently drafted, the local government has the option to do this through an additional analysis in the local government's housing element or through the adoption of an ordinance with

approval from the Department of Housing and Community Development (HCD). SB 79 would add additional requirements for state review, increasing workloads, and making it more likely that local governments will not get their housing elements or ordinances approved promptly.

The City of Coronado respects the housing crises gripping the State, but the solutions to this challenge cannot come at the cost of abrogation of local authority and public engagement. Local communities need a collaborative approach with the State and dedicated, ongoing funding for affordable housing development.

For these reasons, the City of Coronado respectfully request your Veto on SB 79 (Wiener).

Sincerely,



John D. Duncan
Mayor

cc: Senator Weber Pierson
Assemblymember Tasha Boerner
Catherine Hill, League of California Cities (via email)
Meg Desmond, League of California Cities, cityletters@cacities.org