



Honorable Mayor and Members of the Hermosa Beach City Council

**CONSIDERATION OF A RESOLUTION EXPRESSING OPPOSITION FOR SENATE
BILL 79 (WIENER)**

(Deputy City Manager Angela Crespi)

Recommended Action:

Staff recommends City Council:

1. Consider adopting by title a resolution expressing opposition to Senate Bill 79 (**Attachment 1**); and
2. Authorize the Mayor to send a letter (**Attachment 2**) expressing the City’s position.

Executive Summary:

The City of Hermosa Beach regularly expresses its support or opposition regarding legislative matters that would have an impact on the City. As requested by Mayor Francois, staff presents this item to consider adoption of a resolution expressing opposition to Senate Bill 79 (Wiener).

Background:

The legislature of the State of California each year proposes, passes, and has signed into law various bills addressing a range of housing and other land use issues. Many of these bills usurp the authority of local jurisdictions to determine for themselves the land use policies and practices that best suit each city and its residents and instead impose mandates that do not consider the needs and differences of jurisdictions throughout the State of California.

Past Council Actions

Meeting Date	Description
May 25, 2021	City Council approved the adoption of a Resolution expressing support for actions to further strengthen local authority and control as related to local zoning and housing issues.
November 23, 2021	City Council adopted a resolution expressing support for the “Brand-Huang-Mendoza Tri-partisan Land Use Initiative” to Amend Article XI of the Constitution of the State of California to make zoning and land use community affairs, and not of State interest, submitted to the Attorney General of California.

Meeting Date	Description
July 11, 2023	City Council directed Staff to prepare a Resolution expressing support to further strengthen local democracy, authority, and control as related to local zoning and housing issues.
March 26, 2024	Councilmember Deto requested, and Mayor Pro Tem Francois and Councilmember Jackson supported, a future agenda item to consider adoption of a resolution expressing opposition to Assembly Bill 2560 and other similar bills.
April 9, 2024	City Council adopted a resolution expressing opposition to Assembly Bill 2560, Senate Bill 1077, Senate Bill 1092, and Senate Bill 951.

Discussion:

Senate Bill 79 (Wiener)

On January 15, 2025, Senator Wiener introduced Senate Bill 79, which requires cities to approve higher-density residential projects up to seven stories near public transit-oriented development (TOD) stops ministerially regardless of local zoning codes, limits the use of local development standards on the proposed project, and allows transit agencies full land authority over residential and commercial development on property they own or lease.

In the California Public Resources Code, Section 21064.3 defines a "major transit stop" as a site with an existing rail or bus rapid transit station, a ferry terminal served by bus or rail, or the intersection of two or more major bus routes with a frequency of service interval of 20 minutes or less during peak commute periods. Section 21155 defines a "high-quality transit corridor" as a bus corridor with fixed-route service and service intervals no longer than 15 minutes during peak commute hours. The City does not have any "high-quality transit corridors" stops, therefore this proposed bill would not have a direct impact as it stands today.

The League of California Cities has taken a position of opposition to the proposed bill. Staff recommends City Council consider adopting by title a resolution (**Attachment 1**) of the City Council of the City of Hermosa Beach, California expressing opposition to Senate Bill 79 and authorize the Mayor to send a letter (**Attachment 2**) expressing the City's position.

General Plan Consistency:

This report and associated recommendation have been evaluated for their consistency with the City's General Plan. Relevant Policies are listed below:

Governance Element

Goal 1. A high degree of transparency and integrity in the decision-making process.

Policies:

- **1.1 Open meetings.** Maintain the community’s trust by holding meetings in which decisions are being made, that are open and available for all community members to attend, participate, or view remotely.
- **1.2: Strategic planning.** Regularly discuss and set priorities at the City Council and management level to prioritize work programs and staffing needs.
- **1.3 Priority-based budgeting.** Utilize priority-based budgeting to ensure funding allocations are consistent with the priorities set by the community and City Council.

Land Use Element

Goal 1. Create a sustainable urban form and land use patterns that support a robust economy and high quality of life for residents.

Goal 2. Neighborhoods provide for diverse needs of residents of all ages and abilities, and are organized to support healthy and active lifestyles.

Goal 3. A series of unique, destination-oriented districts throughout Hermosa Beach.

Goal 4. A variety of corridors throughout the city provide opportunities for shopping, recreation, commerce, employment, and circulation.

Goal 5. Quality and authenticity in architecture and site design in all construction and renovation of buildings.

Goal 6. A pedestrian-focused urban form that creates visual interest and a comfortable outdoor environment.

Goal 7. Adequate space and appropriate integration of community and school facilities that support physical activity, civic life and social connections for residents of all ages and interests.

Goal 8. A range of coastal-dependent and visitor-serving uses available to serve a variety of income ranges and amenity desires.

Goal 9. Local energy independence through renewable energy generation.

Goal 10. A strong sense of cultural and architectural heritage.

Goal 11. A proud and visible identity as an arts and cultural community.

Goal 12. A mix of cultural facilities that support and encourage the community’s vibrant range of art creation and presentation.

Goal 13. Land use patterns that improve the health of residents.

Fiscal Impact:

There is no immediate fiscal impact associated with the recommended action.

Attachments:

1. Draft Resolution
2. Draft Letter
3. Senate Bill 79 Text

Respectfully Submitted by: Leo Zalyan, Management Analyst

Concur: Angela Crespi, Deputy City Manager

Noted for Fiscal Impact: Brandon Walker, Administrative Services Director

Legal Review: Patrick Donegan, City Attorney

Reviewed by: Angela Crespi, Deputy City Manager

Approved: Suja Lowenthal, City Manager