

City of Hermosa Beach

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



April 8, 2025

Background

- Proposed bill requires cities to approve higher-density residential and commercial development near transit-oriented development (TOD) stops.
- Per 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.
- Per California Public Resources Code, Section 21155 defines "high-quality transit corridor" as a bus corridor with fixed-route service and service intervals no longer than 15 minutes during peak commute hours.
- Hermosa Beach does not have any "high-quality transit corridors" stops, therefore this proposed bill would not have a direct impact as it stands today.



Overview

Senate Bill 79 (Wiener)

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.



Recommendation

- The League of California Cities has taken a position of opposition to Senate Bill 79 (Wiener).
- Staff recommends City Council consider adopting by title a resolution of the City Council of the City of Hermosa Beach expressing opposition for Senate Bill 79 (Wiener).



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