



ANNETTE C. DELGADILLO
Mayor

PEGGY LEMONS
Vice Mayor

ISABEL AGUAYO
Councilmember

BRENDA OLMOS
Councilmember

VILMA CUELLAR STALLINGS
Councilmember

April 4, 2025

The Honorable Scott Wiener
Senator, California State Senate
1021 O St, Suite 8620
Sacramento, CA 95814

RE: SB 79 (Wiener) Transit-oriented Development - Notice of Opposition

Dear Senator Wiener,

The City of Paramount writes to express our strong opposition to your SB 79 (Wiener), which would disregard state-certified housing elements and bestow land use authority to transit agencies without any requirement that developers build housing, let alone affordable housing.

SB 79 doubles down on the recent trend of the state overriding its own mandated local housing elements. This latest overreaching effort forces cities to approve transit-oriented development projects near specified transit stops – up to seven stories high and a density of 120 homes per acre – without regard to the community's needs, environmental review, or public input.

Like many cities, Paramount has a sizable single-family residential neighborhood within the one-quarter-mile radius of two planned (apparently “Tier 1”) transit-oriented development stops. While Paramount is already struggling with land use changes already mandated by the State that impact these single-family residential areas, the leap from single-family home character to hyper-dense multifamily character would be stunning and severely impactful – a massive step back from the progress this city has been making over the most recent decades.

Most alarmingly, SB 79 defies cities’ general plans and provides transit agencies unlimited land use authority on property they own or have a permanent easement, regardless of the distance from a transit stop. Transit agencies would have the power to determine all aspects of the development including height, density, and design, without any regard to local zoning or planning.

This broad new authority applies to both residential and commercial development. Transit agencies could develop 100% commercial projects – even at transit stops – and not provide a single new home, while simultaneously making the argument that more housing must be constructed around transit stops.

City of Paramount appreciates and respects your desire to pursue a housing production proposal. However, as currently drafted, SB 79 will not spur much-needed housing construction in a manner that supports local flexibility, decision-making, and community input. Paramount wants to make a positive impact, such as the changes under development with the Clearwater Specific Plan for an area next to the planned Southeast Gateway Line. Bottom line – State-driven ministerial or by-right housing approval processes fail to recognize the extensive public engagement associated with developing and adopting zoning ordinances and housing elements, and these efforts will make Paramount rethink local planning like the Clearwater Specific Plan.

California will never produce the number of homes needed with an increasingly state-driven, by-right housing approval process. What we really need is a sustainable state investment that matches the scale of this decades-in-the-making crisis. For these reasons, the City of Paramount strongly opposes SB 79. Please feel free to contact City Manager John Moreno at (562) 220-2225, if you have any questions. We appreciate your time and consideration.

Sincerely,

CITY OF PARAMOUNT



Annette C. Delgadillo
Mayor

Cc: Honorable Congresswoman Nanette Barragan, 44th District
Honorable State Senator Lena Gonzalez, 33rd District
Honorable Assemblymember Jose Luis Solache, 62nd District
Nicholas Cabeza, Public Affairs Manager, League of California Cities
Jorge Morales, Legislative and Governmental Affairs Consultant, California Contract Cities Association