



PEGGY LEMONS  
Mayor

BRENDA OLMOS  
Vice Mayor

ISABEL AGUAYO  
Councilmember

ANNETTE C. DELGADILLO  
Councilmember

VILMA CUELLAR STALLINGS  
Councilmember

August 15, 2025

Assemblymember Jose Luis Solache  
1021 O Street, Room 5110  
P.O. Box 942849  
Sacramento, CA 94249-0062

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

Dear Assemblymember Solache,

The City of Paramount writes to express our strong opposition to SB 79 (Wiener), which would disregard State-certified housing elements and essentially 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.

In Paramount, this bill would have direct and disruptive consequences. Our community is built around carefully planned residential neighborhoods, small-scale commercial corridors, and industrial zones that support local employment. SB 79 would allow transit agencies to bypass our General Plan and zoning ordinances, potentially introducing high-density development in areas not suited for such scale – without any coordination with the City or its residents. For example, the Metro right-of-way along our eastern boundary could become a target for unvetted development, despite lacking the infrastructure, parking, or public services to support it. This undermines years of community engagement and planning efforts, including our recently certified Housing Element and two specific plans – the adopted North Paramount Gateway Specific Plan and the almost completed Clearwater Specific Plan revision to the Clearwater East Specific Plan.

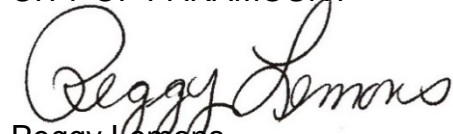
Most alarmingly, SB 79 defies cities' general plans and provides transit agencies unlimited land use authority on property they own or have a permanent easement, regardless of the distance from a transit stop. Transit agencies would have the power to determine all aspects of the development including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

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. 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.

Please note that Paramount is proud of our adopted Housing Element, and we are proud of our pro-housing work involved with the above-noted specific plans. In fact, we are working with the Department of Housing and Community Development to be formally designated prohousing community through the Prohousing Designation Program. Furthermore, we reject the notion that SB 79 contains local sustainability. This idea is farcical, especially considering a future Southeast Gateway Line is on the border of Paramount and South Gate – how is the same housing unit density outcome expected under SB 79 possible across two jurisdictions with much of the land developed with the I-105 freeway? If 100 units in one area are shifted to another, should any jurisdiction be excited about even higher housing density? Are we prepared for 200 units per acre outside of Downtown Los Angeles?

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.

CITY OF PARAMOUNT

A handwritten signature in black ink that reads "Peggy Lemons". The signature is fluid and cursive, with the first name "Peggy" being more prominent than the last name "Lemons".

Peggy Lemons  
Mayor

CC. Honorable State Senator Lena Gonzalez, 33rd District  
Nick Cabeza, Public Affairs Director, League of California Cities  
Jorge Morales, Legislative and Governmental Affairs Consultant, California Contract Cities Association