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April 14, 2026

The Honorable Jesse Arreguín
Chair, Senate Committee on Housing
1021 O Street, Suite 7530
Sacramento, CA 95814

RE: SB 1361 – Transit-oriented housing developments: exceptions: housing development policy – SUPPORT

Dear Senator Arreguín,

On behalf of the City of Paramount, I am writing to express our SUPPORT for SB 1361, Senator Durazo’s bill to ensure that the increased density requirements outlined in SB 79 apply only to existing light and heavy rail stations unless a jurisdiction adopts a policy by January 1, 2026, to complete at least 10,000 housing units—50 percent of which are income-restricted—by January 1, 2032.

LA Metro has demonstrated statewide leadership in delivering transit-oriented housing. In 2021, its Board adopted a goal of producing 10,000 housing units on Metro-owned property by 2031, with at least 5,000 income-restricted. Metro has already completed 18 joint-development projects totaling nearly 2,600 units—approximately 45 percent affordable—and has invested more than \$25 million in planning grants to support transit-oriented development across Los Angeles County. Metro’s record shows that transit agencies can deliver meaningful, community-serving housing at scale.

However, SB 79 has created unintended consequences in Los Angeles County by linking increased density and development standards to both existing and planned transit stops. In practice, this linkage has generated community concerns that are not about transit itself, but about the automatic land-use mandates triggered by SB 79.

In Paramount, these concerns are especially acute. As a 4.8-square-mile built-out city, with only 3.84 square miles of actual buildable land, Paramount has extremely limited capacity to absorb additional density without first evaluating infrastructure, environmental, and public-service impacts. Our community includes large areas occupied by freeways, rail corridors, the Los Angeles River, and LADWP and SCE easements and transmission lines—conditions that severely constrain where new housing can realistically be accommodated.

Dedicated to providing fiscally responsible services that maintain a vibrant community.

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The future light-rail station at Paramount Boulevard and Rosecrans Avenue—one of the busiest and most constrained intersections in our city—already experiences significant circulation and public-safety challenges. The second station, located along the I-105 corridor, sits in a neighborhood where 4,000 Paramount residents were displaced during freeway construction. These areas carry long-standing physical and psychological impacts from past infrastructure decisions. Automatically imposing SB 79 density requirements at these locations, before local planning can occur, risks deepening inequities rather than addressing them.

SB 1361 would allow future transit projects to move forward without being overshadowed by concerns tied to SB 79's automatic density triggers. This bill restores the ability of cities and transit agencies to engage in thoughtful, community-driven planning that reflects real infrastructure capacity, environmental constraints, and neighborhood needs.

Paramount is unequivocally pro-housing. Our Clearwater Specific Plan identifies targeted areas for higher-density development aligned with infrastructure capacity and community expectations, and we are actively working with HCD toward prohousing designation. SB 1361 supports this approach by ensuring that local planning—not automatic statutory triggers—guides how density is integrated around future transit investments.

For these reasons, the City of Paramount is pleased to SUPPORT SB 1361. Thank you for your consideration. Please feel free to contact City Manager John Moreno at (562) 220-2225, if you have any questions. We thank you for your time and consideration.

CITY OF PARAMOUNT



Peggy Lemons
Mayor

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