



City of Encinitas City Council's Office

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April 16, 2025

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

Bruce Ehlers
Mayor

RE: SB 677 (Wiener) Housing development: streamlined approvals – Notice of Opposition

Dear Senator Wiener,

Joy Lyndes
Deputy Mayor

The City of Encinitas writes to express our strong opposition to your SB 677, which would significantly expand ministerial approval for housing and lot split projects, further strip local authority over land use decisions, and prohibit cities from applying reasonable, objective development standards or collecting impact fees on smaller residential projects.

Jim O'Hara
Council Member

We recognize and support the goal of increasing housing supply across California. However, SB 677 undermines the collaborative planning and public engagement processes that are essential for ensuring sustainable, context-sensitive development. This measure would eliminate a local government's ability to apply critical standards such as setbacks, height limits, lot coverage limits, and floor area ratios for housing developments under 1,750 net habitable square feet. It also prohibits the collection of impact fees on these smaller projects, regardless of the burden they may place on public infrastructure and safety services.

Maro San Antonio
Council Member

Luke Shaffer
Council Member

Encinitas would be directly impacted by SB 677 because it limits our ability to shape development in a way that aligns with community character, coastal regulations, and community goals. Our city depends on objective standards to manage growth in environmentally sensitive areas, including along coastal bluffs, wildfire zones, and locations with limited emergency access. By prohibiting local agencies from imposing design standards for smaller units, SB 677 removes our ability to ensure safe setbacks for emergency response and buffer zones for wildfire protection. In addition, Encinitas has a unique topography and built environment where one-size-fits-all mandates can result in incompatible development and safety risks. The bill also prohibits cities from requiring homeowners to occupy a property following an urban lot split, opening the door to speculative activity in single-family neighborhoods without community accountability. Lastly, by eliminating the ability to collect impact fees on homes under 1,750 square feet, the City would be left with unfunded infrastructure demands related to water, sewer, traffic, and public safety – particularly problematic in areas of Encinitas with constrained service capacity.

Jennifer Campbell
City Manager

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Moreover, SB 677 includes sweeping preemptions that remove nearly all local discretion for both housing and lot split approvals, even when projects are located outside traditional single-family zones or in areas not adequately served by infrastructure. These provisions will strain already limited public resources, reduce transparency in the development process, and diminish community trust.

The City of Encinitas strongly believes that local agencies must retain the ability to guide development in a manner that ensures compatibility, public safety, and environmental stewardship. SB 677 removes these critical tools without offering meaningful solutions to housing production challenges. For these reasons, the City of Encinitas strongly opposes SB 677.

Sincerely,



Bruce Ehlers
Mayor
City of Encinitas

cc: Senator Catherine Blakespear
Assemblymember Tasha Boerner