



## City of Encinitas City Council's Office

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September 18, 2025

Governor Gavin Newsom  
1021 O St, Suite 9000  
Sacramento, CA 95814

*Bruce Ehlers*  
Mayor

**RE: SB 79 (Wiener) Transit-oriented Development – Request for Veto**

Dear Governor Newsom,

*Joy Lyndes*  
Deputy Mayor

The City of Encinitas writes to express our strong opposition to SB 79 (Wiener) and requests you veto the measure. SB 79 would disregard state-certified housing elements and bestow land use authority to transit agencies.

*Jim O'Hara*  
Council Member

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 without regard to the community's needs, environmental review, or public input.

*Maro San Antonio*  
Council Member

Encinitas would be directly affected by this bill because it undermines our state-certified Housing Element and local discretionary approval process, which includes extensive public engagement and objective design standards to reflect community character and needs including infrastructure capacity. Multiple neighborhoods near North County Transit District (NCTD) COASTER and SPRINTER lines could be impacted without any opportunity for public input or City review. This loss of local control also poses public safety and infrastructure concerns, particularly as Encinitas has only one ladder truck to serve the entire city and nearby jurisdictions. Without requirements for affordable housing or CEQA review, this bill would allow for commercial development without housing production, while leaving local agencies to manage increased demand on roads, utilities, and emergency services.

*Luke Shaffer*  
Council Member

The City of Encinitas appreciates and respects the desire to pursue a housing production proposal. However, as currently drafted, there is no guarantee that SB 79 will produce the much-needed affordable housing 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.

*Jennifer Campbell*  
City Manager

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-

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April 16, 2025

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making crisis. For these reasons, the City of Encinitas strongly opposes SB 79 and respectfully requests you veto the measure.

Sincerely,

A handwritten signature in black ink that reads "Bruce Ehlers". The signature is written in a cursive, flowing style.

Bruce Ehlers  
Mayor  
City of Encinitas