



## City of Encinitas City Council's Office

505 S. Vulcan Ave, Encinitas, CA 92024

760-633-2600

council@encinitasca.gov

www.encinitasca.gov

January 9, 2026

Senator María Elena Durazo, Chair  
Senate Local Government Committee  
State Capitol, Room 7530

*Bruce Ehlers*  
Mayor

**RE: SB 677 (WIENER – AMENDED 1/8/26 VERSION) – OPPOSE  
SET FOR HEARING ON JANUARY 14<sup>TH</sup>**

Dear Senator Durazo,

The City of Encinitas opposes SB 677 by Senator Wiener, a measure related to transit-oriented development and local land use decisions.

*Jim O'Hara*  
Deputy Mayor

SB 677 purports to be a simple cleanup measure to SB 79, a measure that the City of Encinitas opposed in the 2025 legislative session. Changes proposed in SB 677 further the erosion of local land use decision-making by broadening the scope of SB 79. The City opposed SB 79 because it shifted land use authority away from a local municipality and entitled certain types of housing projects regardless of zoning and land use designations made by the local municipality.

*Joy Lyndes*  
Council Member

The revised definitions of SB 677 will broaden the number of jurisdictions that will need to comply with SB 79. For this reason alone, the City opposes SB 677 and asks that the provisions of SB 79 be left untouched while local governments around California grapple with and try to understand the implementation of SB 79.

*Maro San Antonio*  
Council Member

As mentioned in our opposition to SB 79, the City of Encinitas appreciates and respects the desire to pursue a housing production proposal. However, there is no guarantee that the changes proposed in SB 677 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. 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.

*Luke Shaffer*  
Council Member

For these reasons, the City of Encinitas strongly opposes SB 677.

Sincerely,

Bruce Ehlers, Mayor  
City of Encinitas

*Jennifer Campbell*  
City Manager

cc: Senator Scott Wiener  
Members and Staff, Senate Local Government Committee  
San Diego Legislative Delegation