



CITY OF NEWPORT BEACH

100 Civic Center Drive
Newport Beach, California 92660
949 644-3004 | 949 644-3039 FAX
newportbeachca.gov

September 19, 2025

Mayor

Joe Stapleton

Mayor Pro Tem

Lauren Kleiman

Council Members

Michelle Barto

Noah Blom

Robyn Grant

Sara J. Weber

Erik Kenneth Weigand

The Honorable Gavin Newsom
Governor of California
1021 O Street, Room 9000
Sacramento, CA 95814

**RE: SB 79 (Wiener): Housing Development: Transit-Oriented Development
Request for Veto – City of Newport Beach**

Dear Governor Newsom,

On behalf of the City of Newport Beach, I write to request your veto on SB 79 (Wiener), which proposes significant changes to local land use authority by establishing statewide development standards for transit-adjacent housing projects.

Newport Beach is a supporter of sustainable mobility and transit-oriented development. However, SB 79's rigid, one-size-fits-all land use mandates remove local discretion and risk undermining thoughtful planning that takes into account both state priorities and community needs. Cities that have invested time and resources into pursuing transit expansions should be rewarded with tools that promote smart growth, not constrained by state preemptions that would undermine community-driven planning.

Our concern is not about the principle of increasing housing near transit; we share that goal. Rather, it is about ensuring that local governments remain partners in shaping land use and transportation decisions. By reducing local authority once new stations are built, SB 79 creates unintended consequences that could complicate efforts to integrate housing, climate, and transportation goals in a balanced way.

For these reasons, we respectfully request your veto of SB 79. We urge your administration to continue working collaboratively with local governments to advance housing and transportation solutions that balance state objectives with community needs.

Thank you for your consideration of our request.

Sincerely,

Joe Stapleton
Mayor
City of Newport Beach