



July 10, 2025

Speaker Robert Rivas  
California State Assemblymembers

Subject: Opposition to SB 79 (Wiener)

Dear Assemblymembers,

As currently amended, SB 79's use of a one-half mile radial distance to transit is too diffuse to create the synergies of transit-oriented development. San Diego's experience with similar transit incentives, including the ADU density bonus program and Complete Communities Housing Solutions, has shown that economic returns drive development towards the furthest allowed distance from transit rather than adjacent to transit where it would provide the greatest community benefits.

San Diego's ADU bonus program has also profoundly affected home prices, particularly starter homes, putting homeownership out of reach for many San Diegans. SB 79 would extend this burden on working families statewide.

The use of radial ("as the crow flies") distance in SB 79 further discourages transit-oriented development because canyons, freeways, and other obstacles result in walking distances much further than one-half mile. (One of our attached examples shows properties less than one-quarter mile across the freeway from a trolley stop yet require a two-mile walk to actually reach the trolley.)

### **Recommendations**

To promote true transit-oriented development, Neighbors For A Better San Diego recommends that the bill be amended as follows:

- Exclude communities with a certified Housing Element.
- Establish walking distance as the measurement of proximity to transit.
- Limit Tiers 2 and 3 to one-quarter mile, with just Tier 1 extending to one-half mile.
- Reduce densities, heights, and floor area ratios in transition zones.
- Ensure that all projects comply with standards for multi-family housing, including fire lanes, common areas, onsite management, and restrictions on development on steep hillsides and fire hazard zones.
- Exempt single-family zoned areas.

## **Missing Middle Housing and Single-Family Zoning**

Unless the bill is amended, single-family neighborhoods will be particularly targeted by SB 79, which promotes developments that are grossly out of scale with single-family homes. This doesn't just violate the principles of form-based code and missing middle housing, it also discourages housing types, such as quadplexes and bungalow courts, that are most often touted as desired outcomes in missing middle initiatives.

It is also important to emphasize that California has single-family zoning in name only, with every property being allowed four units (house + 2 accessory dwelling units + junior accessory dwelling unit). This includes the allowance of a second ADU, which was authorized in a previous legislative session without fanfare, even though it has created the capacity to add over 7 million additional new units to California's single-family neighborhoods, more than double California's entire projected housing need. California may not be building homes that are affordable to the average resident, but it is not because of a lack of developable land. Rather, developers only build as much as is profitable to them, and giveaways from the Legislature are increasing speculation on land, not producing more housing.

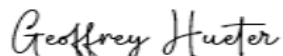
As currently proposed, SB 79 will push development away from transit, with significant negative impacts to homeownership. It will be extremely difficult politically to stop the excesses of SB 79 once it takes off with developers, so I urge the Assembly to carefully consider whether this is the right program to address California's housing needs.

## **Visualizing the Impact of SB 79**

Because SB 79 has no restrictions on underlying zoning, it will be especially targeted to single-family neighborhoods, where developers can take advantage of unsophisticated homeowners who don't know how to price SB 79's upzoning premium on their homes.

So that each member of the Local Government Committee can visualize the impact that SB 79 will have on their constituents, Neighbors For A Better San Diego (NFABSD) has reviewed the State's Major Transit Stops map to identify example locations within one-half mile of qualifying transit stops. These are presented in Attachment 2.

Respectfully,



Geoffrey Hueter, Chair  
Neighbors For A Better San Diego

Attachment 1. SB 79 Allowances by Tier and Distance to Qualifying Transit  
Attachment 2. SB 79 Examples

## Attachment 1. SB 79 Allowances by Tier and Distance to Qualifying Transit

Tier	Transit Stop Definition	1/4 Mile			1/2 Mile		
		Height	Density**	FAR	Height	Density**	FAR
Tier 1	<b>1) Heavy Rail Transit (Coaster?)</b> 2) Very High Frequency Commuter Rail	75 ft	120 du/ac	3.5	65 ft	100 du/ac	3.0
		RM-4-10			RM-3-9		
Tier 2	<b>1) Light Rail Transit (Trolley)</b> 2) High Frequency Commuter Rail <b>3) Bus Rapid Transit***</b>	65 ft	100 du/ac	3.0	55 ft	80 du/ac	2.5
		RM-3-9/4-10			RM-3-8/3-9		
Tier 3	<b>1) Frequent Commuter Rail Service (Coaster?)</b> 2) Ferry Service 3) Any major transit <u>stop</u> designated by the applicable authority 4) Transit-oriented development not in an urban transit county (N/A to SD)	55 ft	80 du/ac	2.5	45 ft	60 du/ac	2.0
		RM-3-8/3-9			RM-3-7/3-8		

## Attachment 2. SB 79 Examples

So that each member of the Local Government Committee can visualize the impact that SB 79 will have on their constituents, Neighbors For A Better San Diego (NFABSD) has reviewed the State's Major Transit Stops map to find example qualifying transit stops. These are summarized in the table below. The maps and street views of each example are shown on subsequent pages.

These examples are by no means exhaustive. In San Diego, for example, SB 79 would extend into more than half of San Diego's single-family parcels. This isn't transit-oriented development, it's infill sprawl.

Note that many of these examples are middle-class neighborhoods with modest homes that would normally provide opportunities for first-time homebuyers. SB 79 would drive up the price of these properties and put them out of reach of would-be homeowners.

Note also that SB 79's one-half mile radial distance includes properties that are more than one-half mile walking distance from transit, and may even extend to 2 miles or more.

Major Transit Stops were determined using the California State Geoportal High Quality Transit Stops map, which can be found here:

[https://gis.data.ca.gov/datasets/f6c30480f0e84be699383192c099a6a4\\_0/explore?location=32.720665%2C-117.233275%2C16.09](https://gis.data.ca.gov/datasets/f6c30480f0e84be699383192c099a6a4_0/explore?location=32.720665%2C-117.233275%2C16.09)

### Notes on Table 2-1

Note 1: In the table below, any Tier 3 major transit stop that is upgraded to Bus Rapid Transit in terms of dedicated bus lanes or operating in a separate right of way with service intervals of 15 or less minutes during a.m. and p.m. commutes will automatically become Tier 2, allowing for heights of 55 to 65 feet, densities of 80 to 100 du/acre and FARs of 2.5 to 3.0. These are indicated with an asterisk (\*) in Table 2-1.

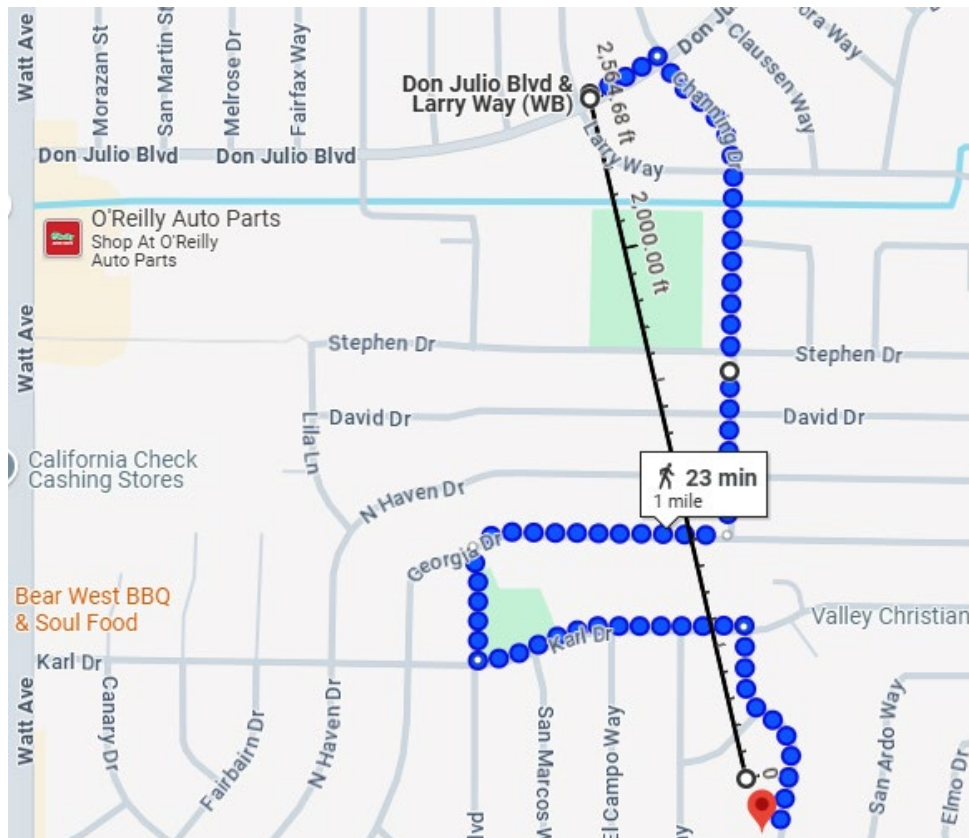
Note 2: the draft language is vague on whether some portion of dedicated bus lane makes the entire route BRT.

**Table 2-1. List of examples of locations that would be eligible for upzoning under SB 79**

AD	Parcel Address	Type of Transit	Distance to Transit		Tier*	Height (Feet)	Density (du/acre)	FAR
			Radial	Walk				
07	5719 Rio Verde Way North Highlands 95660	HQ Bus Corridor	0.5 mi	1.0 mi	3*	45	60	2.0
07	2401 Zagors Ct Rancho Cordova 95670	Train	0.5 mi	0.9 mi	3	45	60	2.0
11	1200 Delaware St Fairfield 94533	Train	0.5 mi	0.8 mi	3	45	60	2.0
13	405 Leslie Ave Stockton 95207	Major Bus Stop	0.5 mi	0.8 mi	3*	45	60	2.0
13	905 N Sierra Nevada St Stockton 95205	Train	0.5 mi	0.9 mi	3	45	60	2.0
19	3 Skyline Dr Daly City 94015	HQ Bus Corridor	0.3 mi	0.9 mi	3*	45	60	2.0
19	134 Alta Mesa Dr South SF 94080	Train	0.5 mi	0.7 mi	2	65	100	3.0
39	44744 2nd St E Lancaster 93535	Train	0.5 mi	0.8 mi	1	65	100	3.0
39	38745 3rd St E Palmdale 93550	Train	0.4 mi	0.6 mi	1	65	100	3.0
39	15512 2nd St Victorville 92395	Train	0.3 mi	0.5 mi	1	65	100	3.0
45	619 N Lamarr St Rialto 92376	HQ Bus Corridor	0.5 mi	0.7 mi	3*	45	60	2.0
45	719 K Street San Bernardino 92411	Major Bus Stop	0.5 mi	0.7 mi	3*	45	60	2.0
48	1426 E Larkwood St West Covina 91791	Major Bus Stop	0.5 mi	0.8 mi	3*	45	60	2.0
48	720 W Carroll Ave Glendora 91741	Major Bus Stop	0.5 mi	1.0 mi	3*	45	60	2.0
64	8599 Puritan St Downey 90242	Major Bus Stop	0.5 mi	0.9 mi	3*	45	60	2.0
64	13508 Studebaker Rd Norwalk, CA 90650	Train	0.5 mi	1.1 mi	2	55	80	2.5
70	13361 Greentree Ave Garden Grove 92840	Major Bus Stop	0.5 mi	0.7 mi	3*	45	60	2.0
70	6261 Glacier Dr Westminster 92683	HQ Bus Corridor	0.3 mi	0.9 mi	3*	45	60	2.0
78	5609 Linfield Ave San Diego 92120	Train	0.2 mi	2.0 mi	2	65	100	3.0
78	2420 Presidio Dr San Diego 92103	HQ Bus Corridor	0.4 mi	0.7 mi	3*	45	60	2.0
78	1639 Felton St San Diego 92102	HQ Bus Corridor	0.4 mi	0.5 mi	3*	45	60	2.0
78	6444 Corsica Way San Diego 92111	HQ Bus Corridor	0.2 mi	0.2 mi	3*	55	80	2.5

AD 07 (Hoover)

Address: 5719 Rio Verde Way, North Highlands, CA 95660 ([Google Map](#))

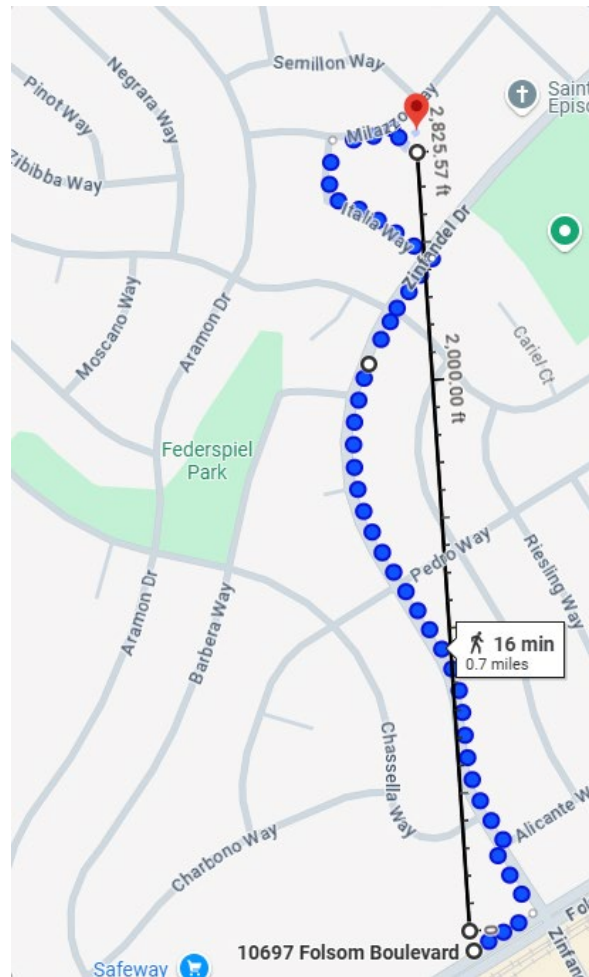


Distance to transit: Radial=0.5 mi, Walking = 1.0 mi



AB 07 (Hoover)

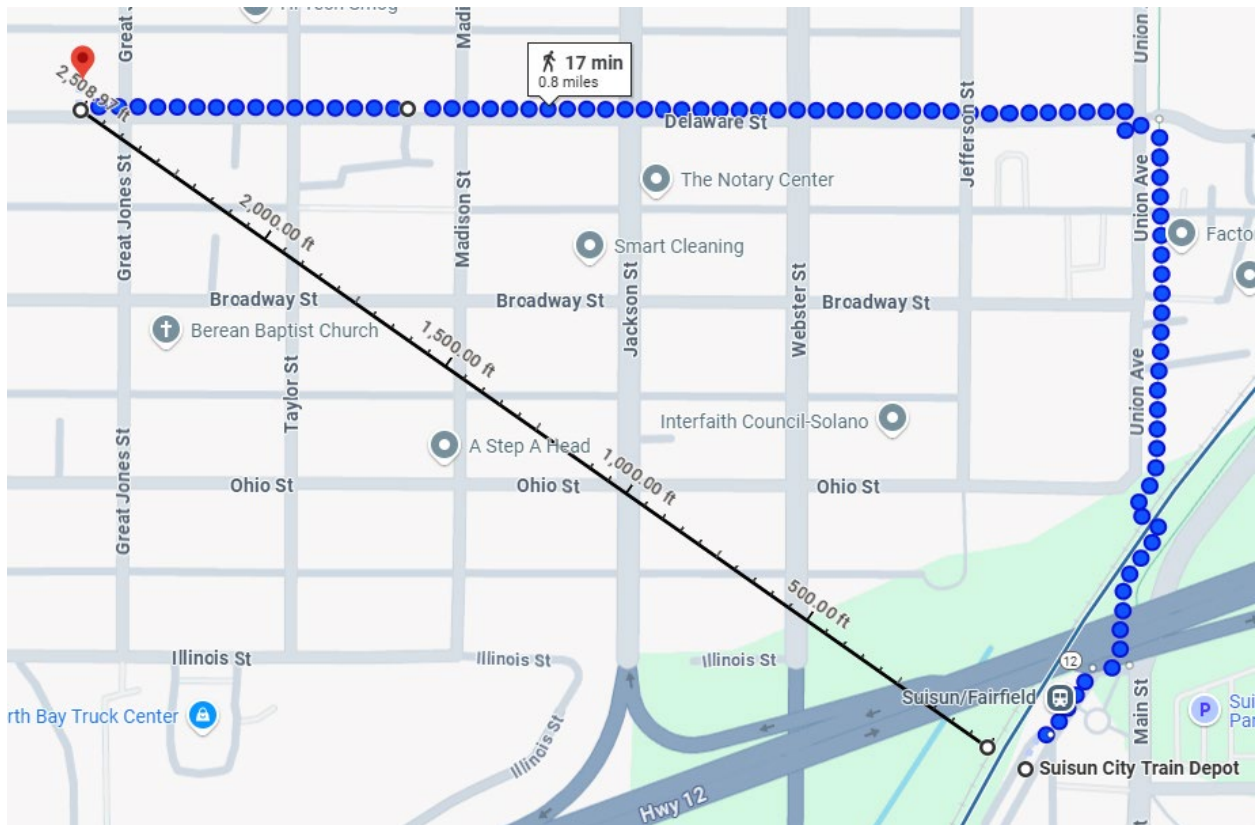
Address: 2401 Zagos Ct, Rancho Cordova, CA 95670 ([Google Map](#))



Distance to transit: Radial=0.5 mi, Walking = 0.9 mi

AD 11 (Wilson)

Address: 1200 Delaware St, Fairfield, CA 94533 ([Google Map](#))

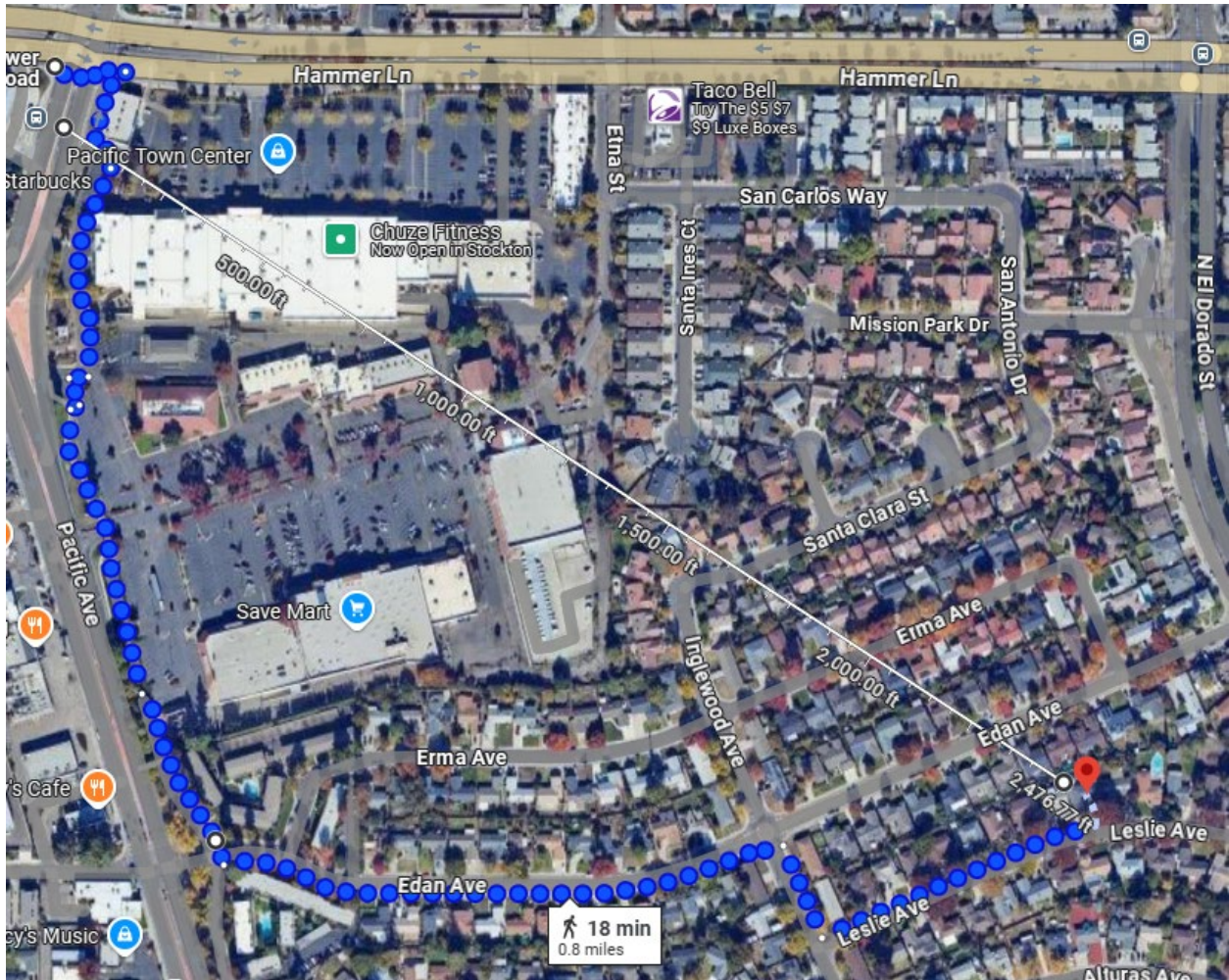


Distance to transit: Radial=0.48 mi, Walking = 0.8 mi



AD 13 (Ransom)

Address: 405 Leslie Ave, Stockton, CA 95207 ([Google Map](#))

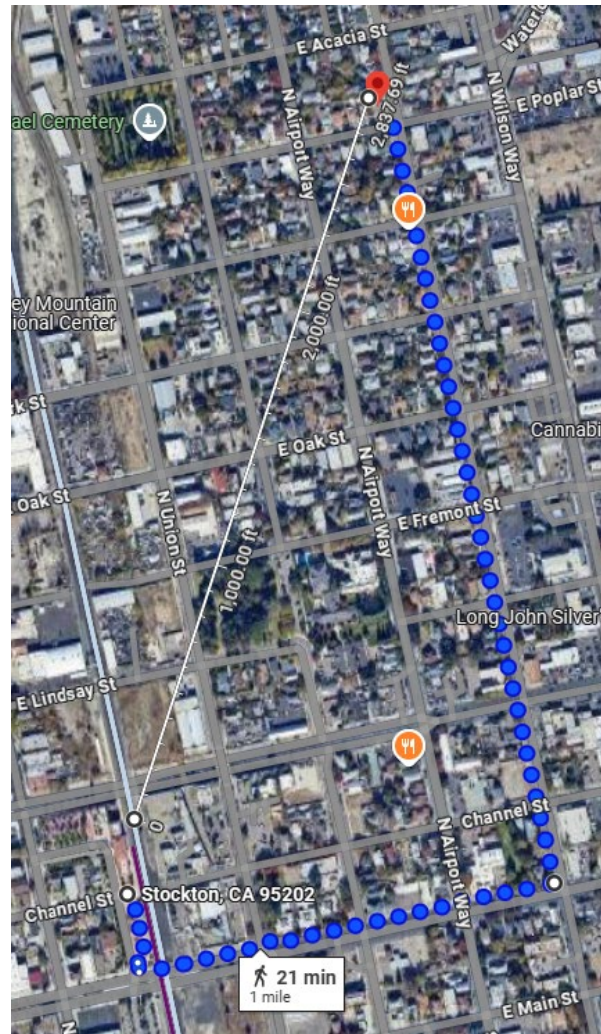


Distance to transit: Radial=0.5 mi, Walking = 0.8 mi



AB 13 (Ransom)

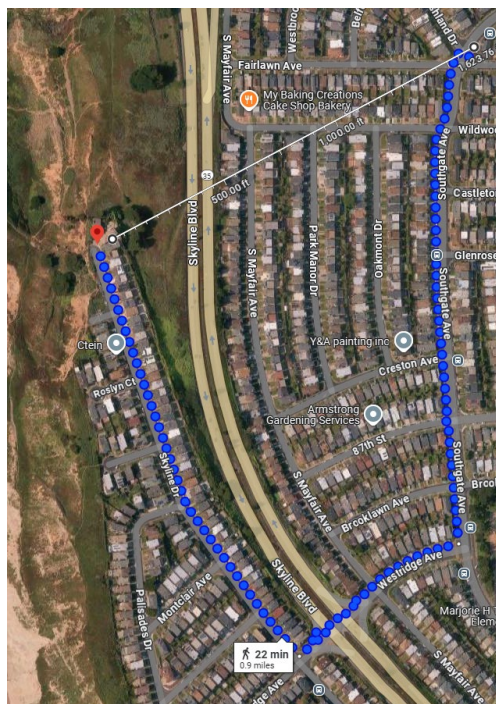
Address: 905 N Sierra Nevada St, Stockton, CA 95205 ([Google Map](#))



Distance to transit: Radial=0.5 mi, Walking = 0.9 mi

AD 19 (Stefani)

Address: 3 Skyline Dr Daly City, 94015 ([Google Map](#))

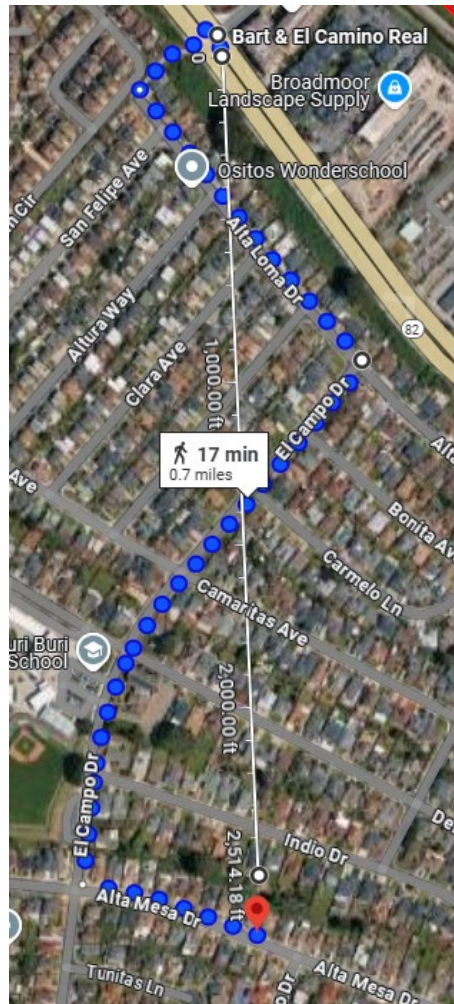


Distance to transit: Radial=0.33 mi, Walking = 0.9 mi



AD 19 (Stefani)

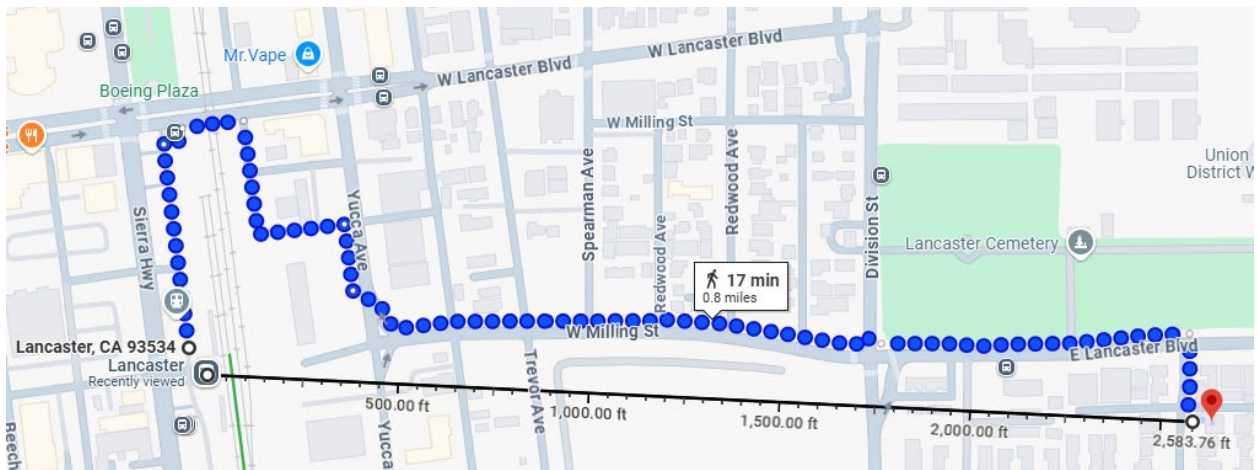
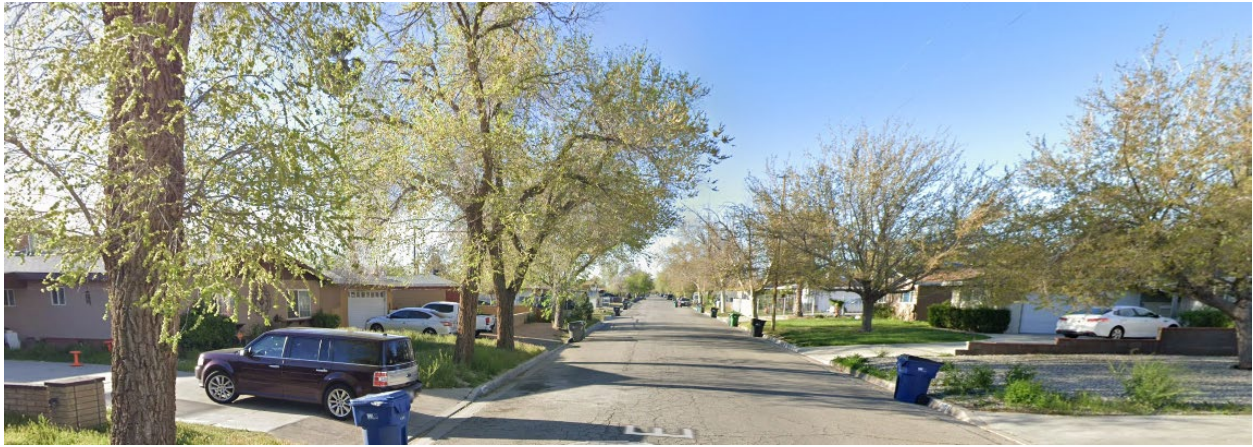
Address: 134 Alta Mesa Dr, South San Francisco, CA 94080 ([Google Map](#))



Distance to transit: Radial=0.5 mi, Walking = 0.7 mi

AD 39 (Carillo)

Address: 44744 2nd St E, Lancaster, CA 93535 ([Google Map](#))

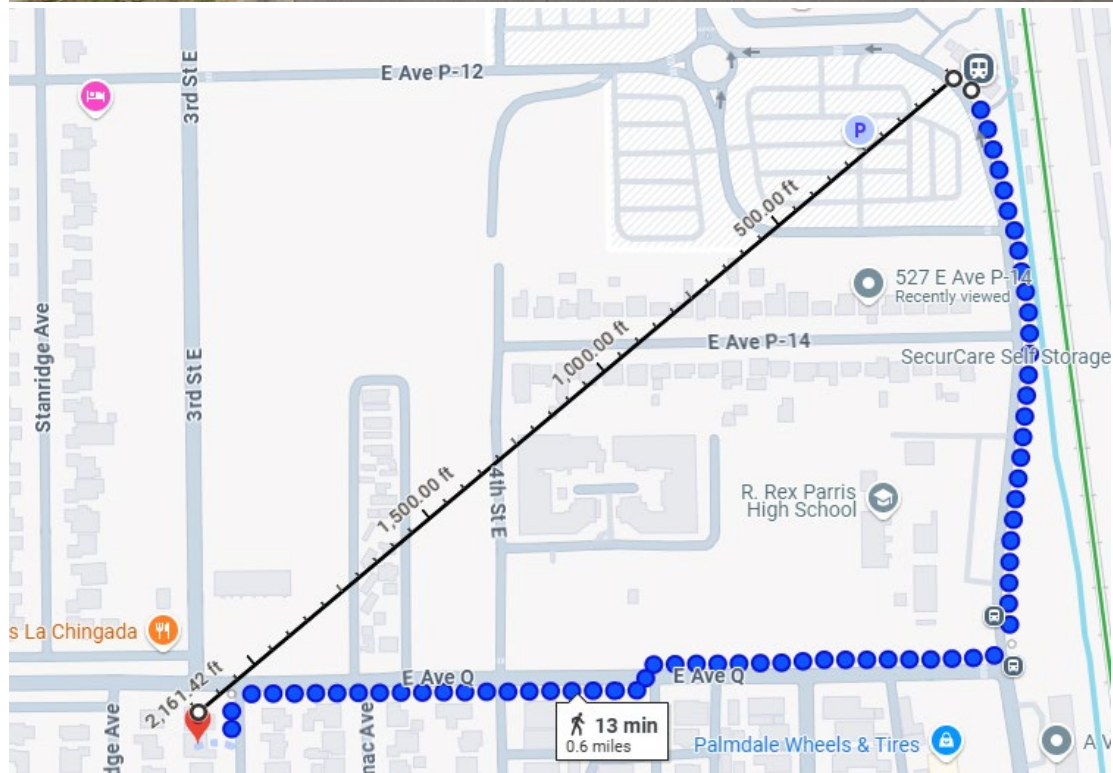


Distance to transit: Radial=0.5 mi, Walking = 0.8 mi



AD 39 (Carillo)

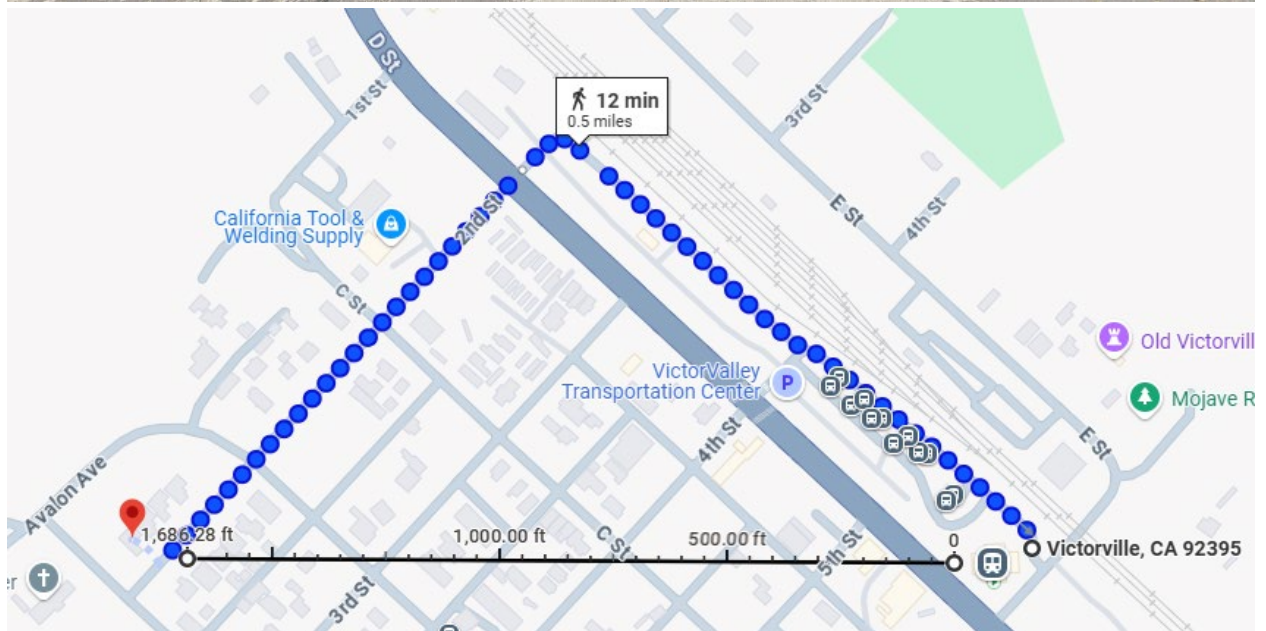
38745 3rd St E, Palmdale, CA, 93550 ([Google Map](#))



Distance to transit: Radial=0.4 mi, Walking = 0.6 mi

AD 39 (Carillo)

Address: 15512 2nd St, Victorville, CA 92395 ([Google Map](#))



Distance to transit: Radial=0.3 mi, Walking = 0.5 mi



AD 45 (Ramos)

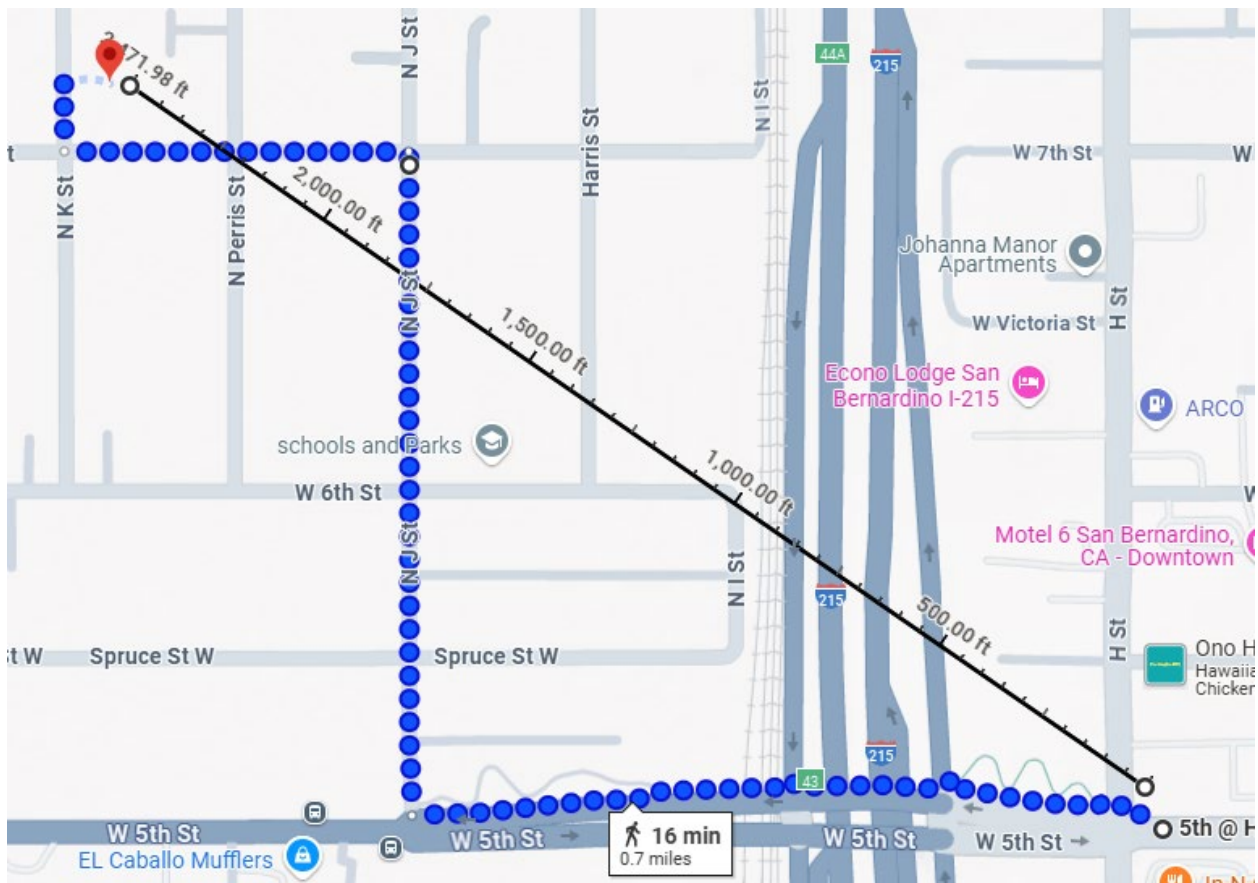
Address: 619 N Lamarr St. Rialto CA 92376 ([Google Map](#))



Distance to transit: Radial=0.5 mi, Walking = 0.7 mi

AB 45 (Ramos)

Address: 719 N K St, San Bernardino, CA 92411 ([Google Map](#))



Distance to transit: Radial=0.5 mi, Walking = 0.7 mi



AD 48 (Rubio)

Address: 1426 E Larkwood St. West Covina 91791 ([Google Map](#))

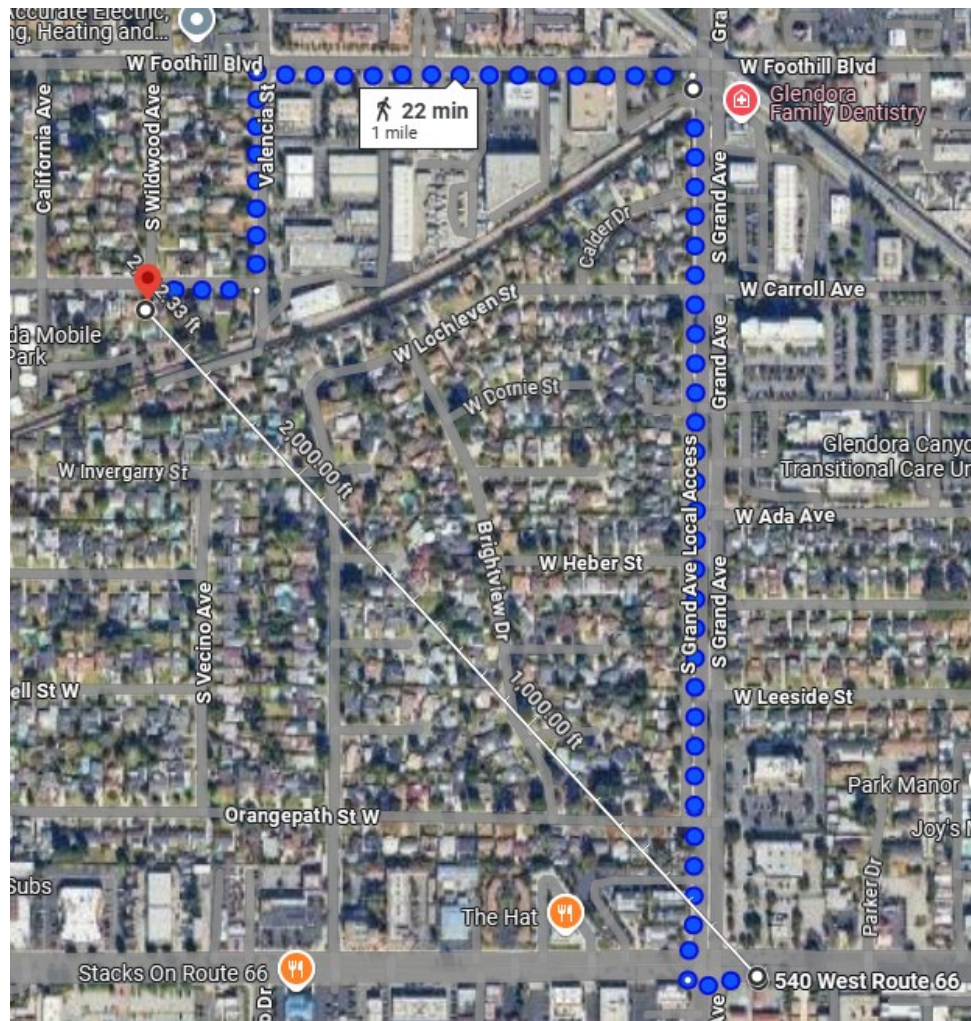


Distance to transit: Radial=0.5 mi, Walking = 0.8 mi



AB 48 (Rubio)

Address: 720 W Carroll Ave, Glendora, CA 91741 ([Google Map](#))

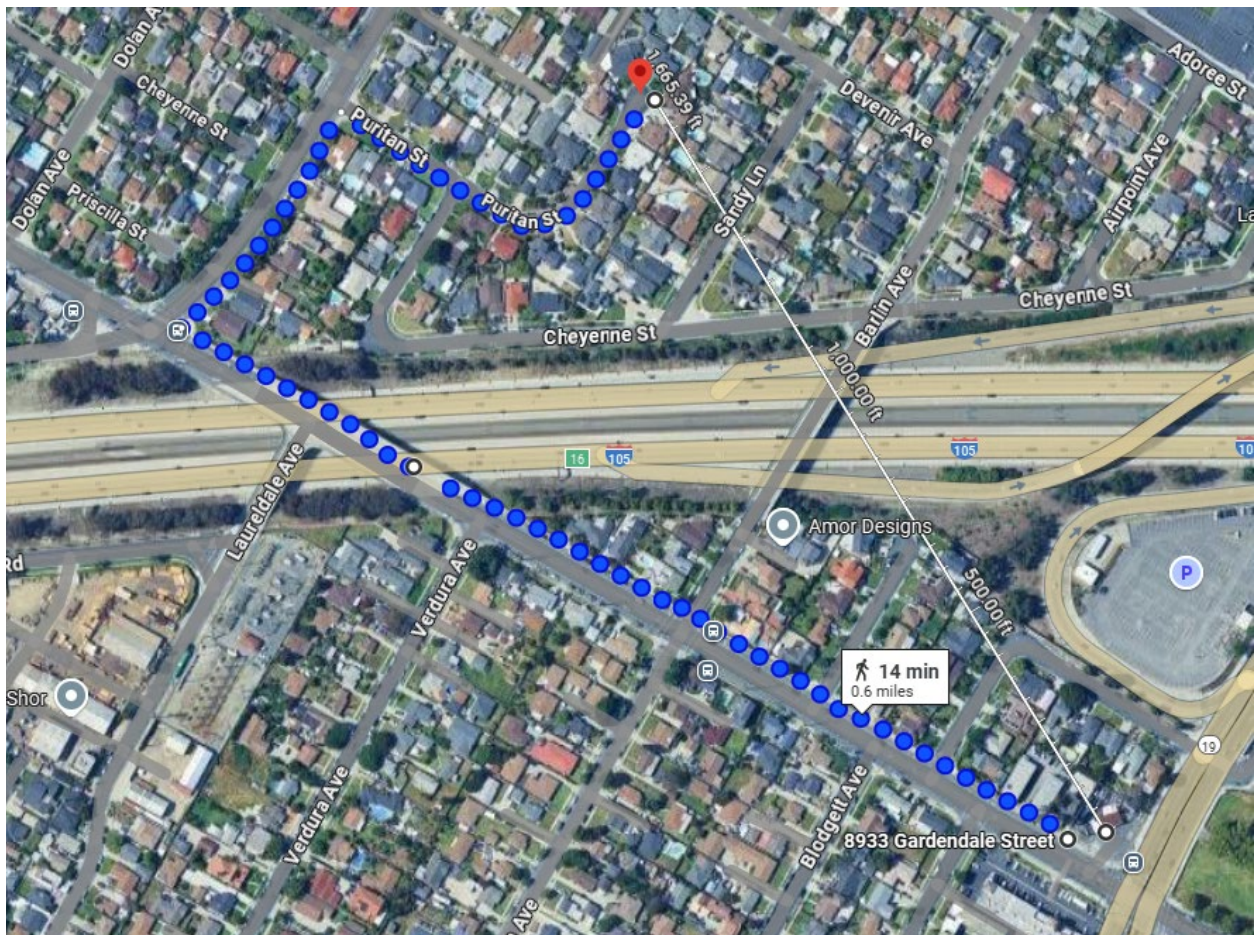


Distance to transit: Radial=0.5 mi, Walking = 1.0 mi



AD 64 (Pacheco)

Address: 8599 Puritan St. Downey CA 90242 ([Google Map](#))

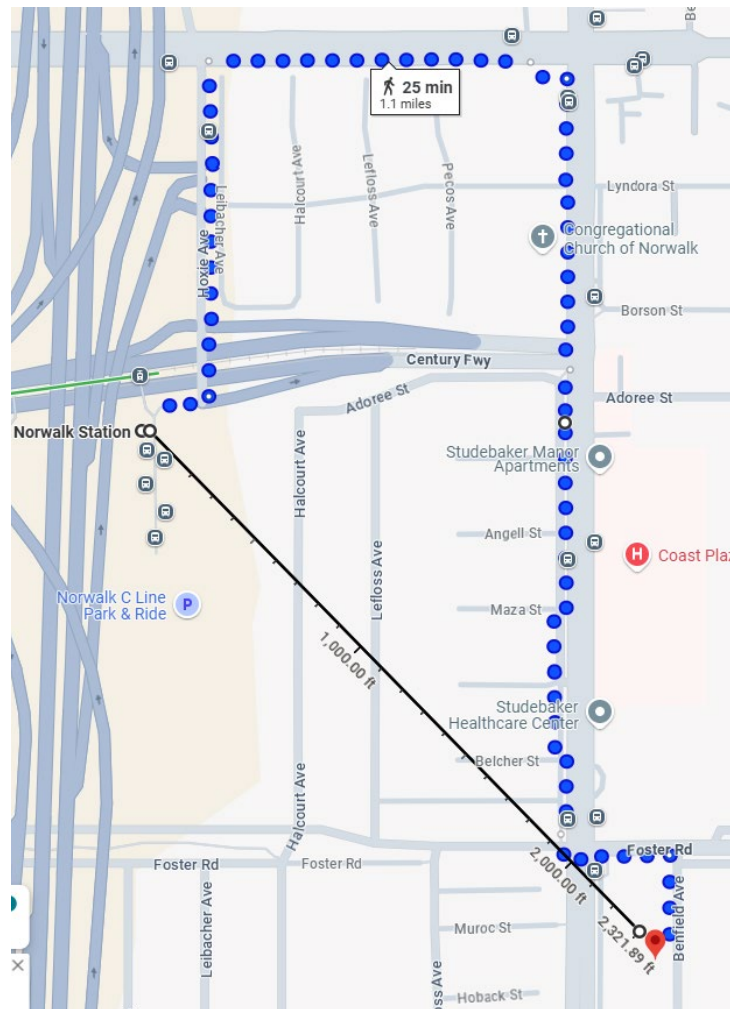


Distance to transit: Radial=0.5 mi, Walking = 0.9 mi



AB 64 (Pacheco)

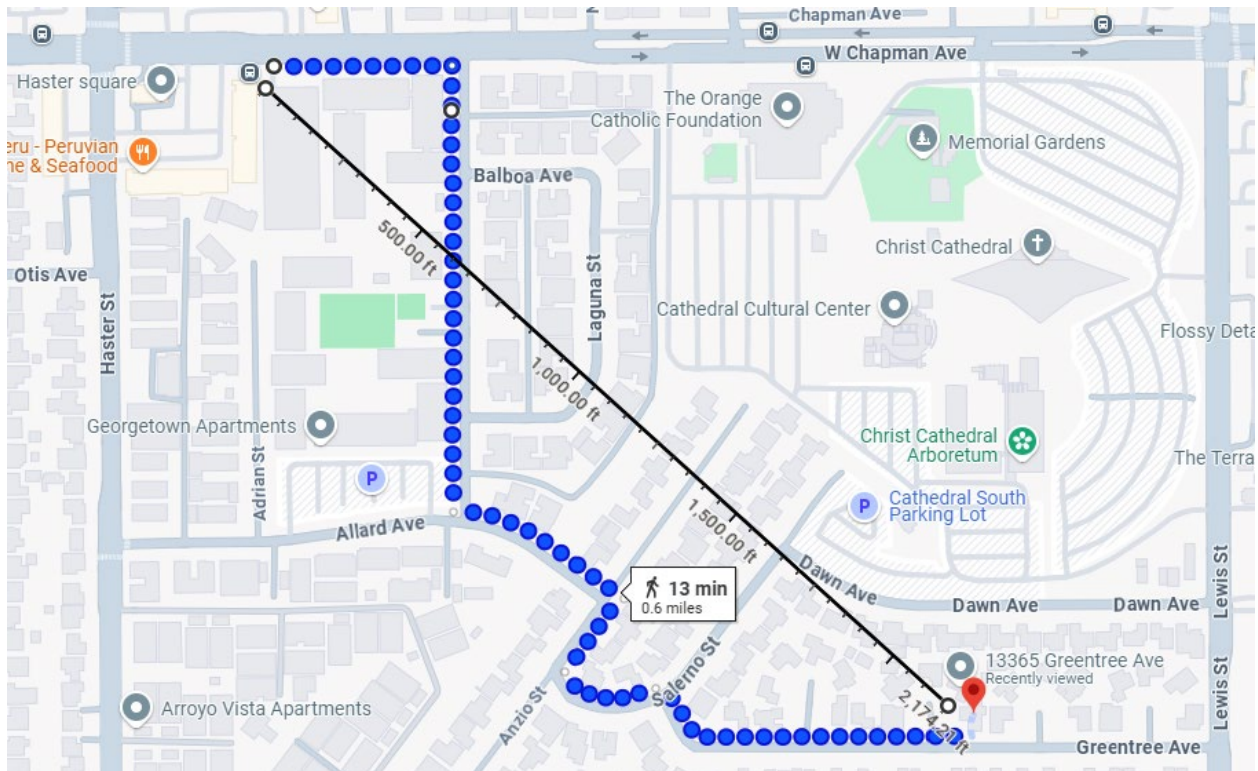
Address: 13433 Benfield Ave, Norwalk, CA 90650 ([Google Map](#))



Distance to transit: Radial=0.5 mi, Walking = 1.1 mi

AD 70 (Ta)

Address: 13371 Greentree Ave, Garden Grove, CA 92840 ([Google Map](#))

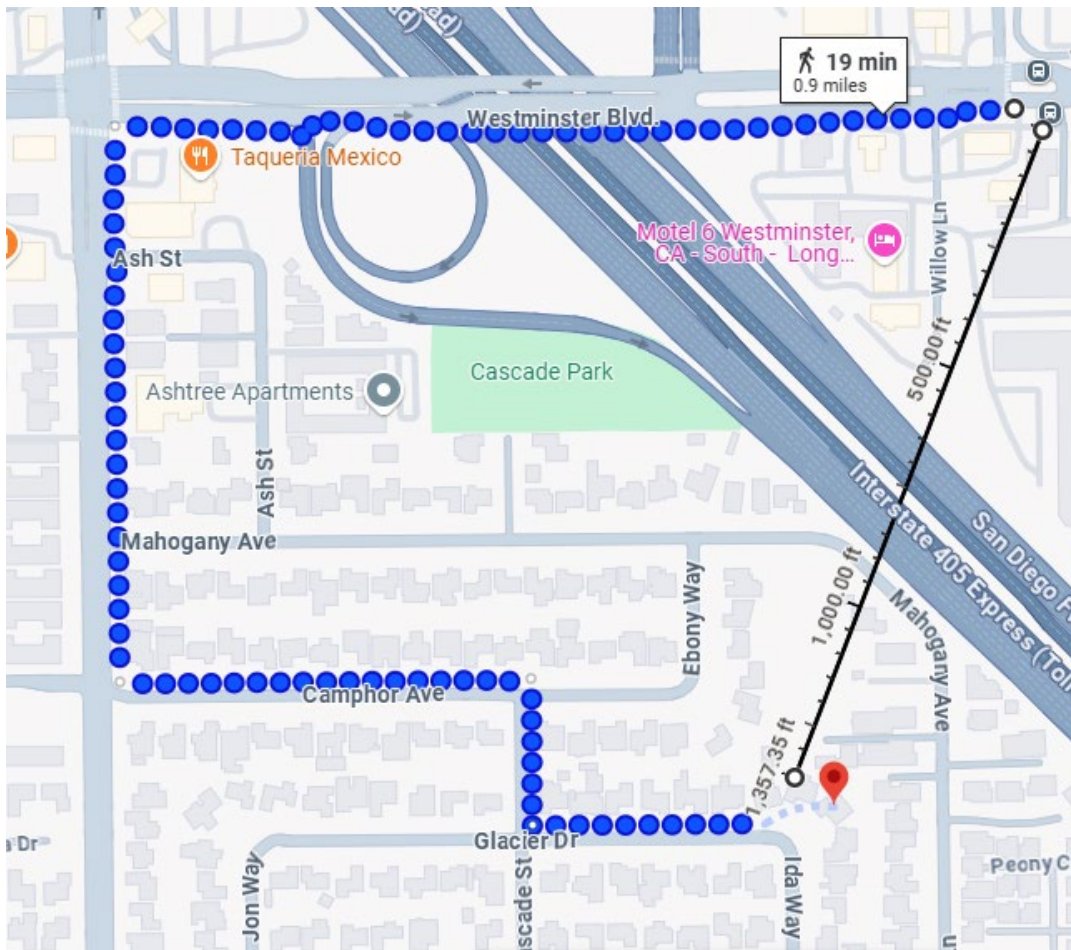


Distance to transit: Radial=0.5 mi, Walking = 0.7 mi



AD 70 (Ta)

Address: 6261 Glacier Dr, Westminster, CA 92683 ([Google Map](#))

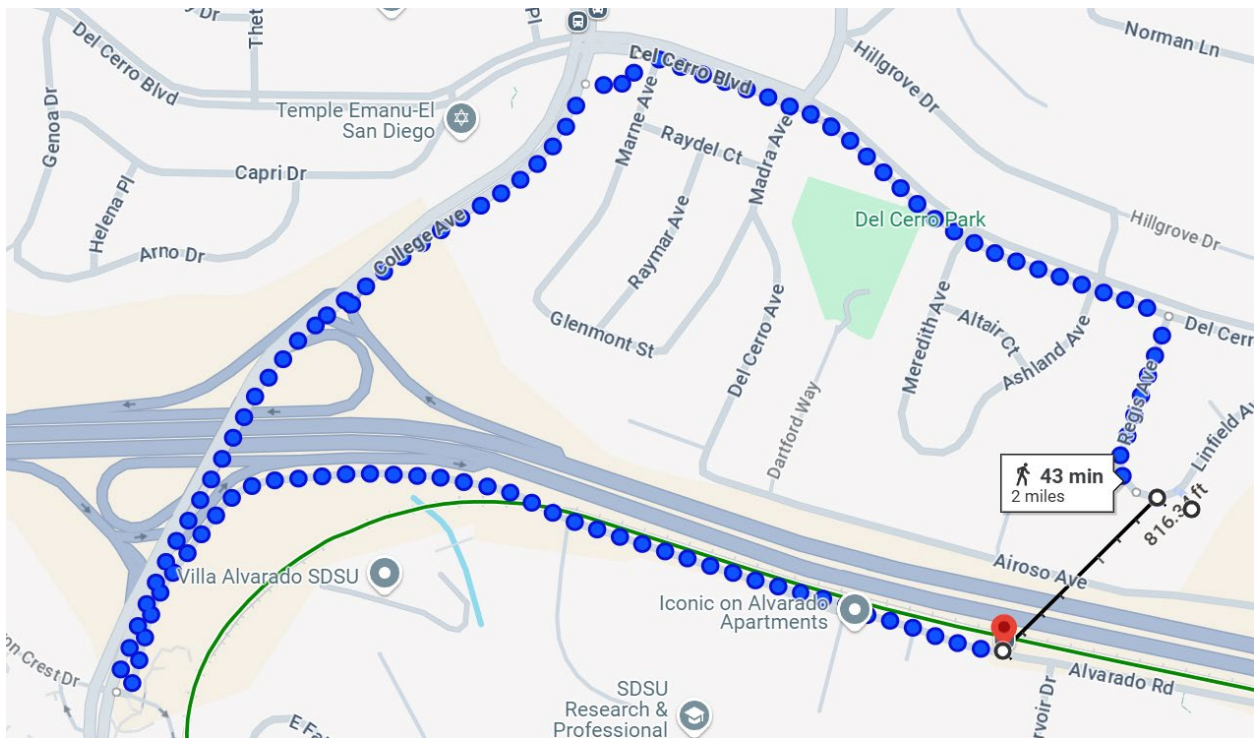


Distance to transit: Radial=0.3 mi, Walking = 0.9 mi



AD 78 (Ward)

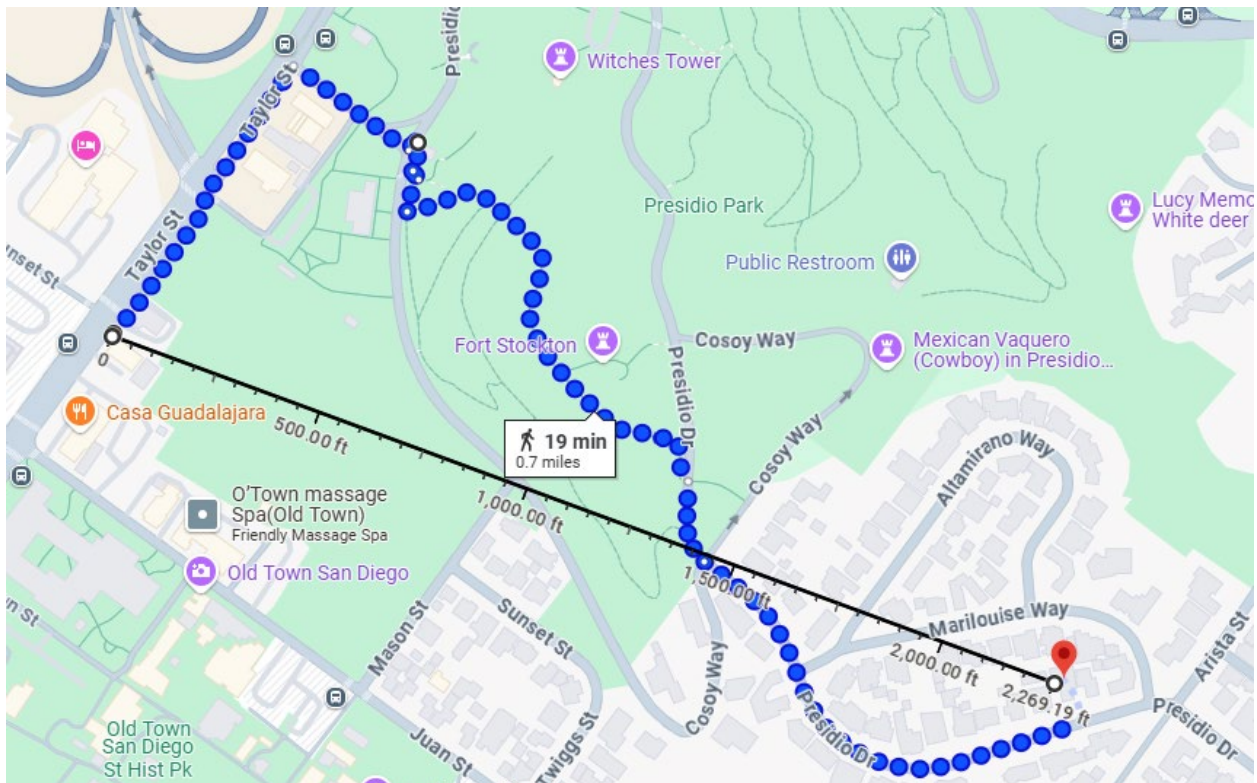
Address: 5609 Linfield Ave, San Diego, CA 92120 ([Google Map](#))



Distance to transit: Radial=0.2 mi, Walking = **2.0 mi !**

AB 78 (Ward)

Address: 2420 Presidio Dr, San Diego, CA 92103 ([Google Map](#))

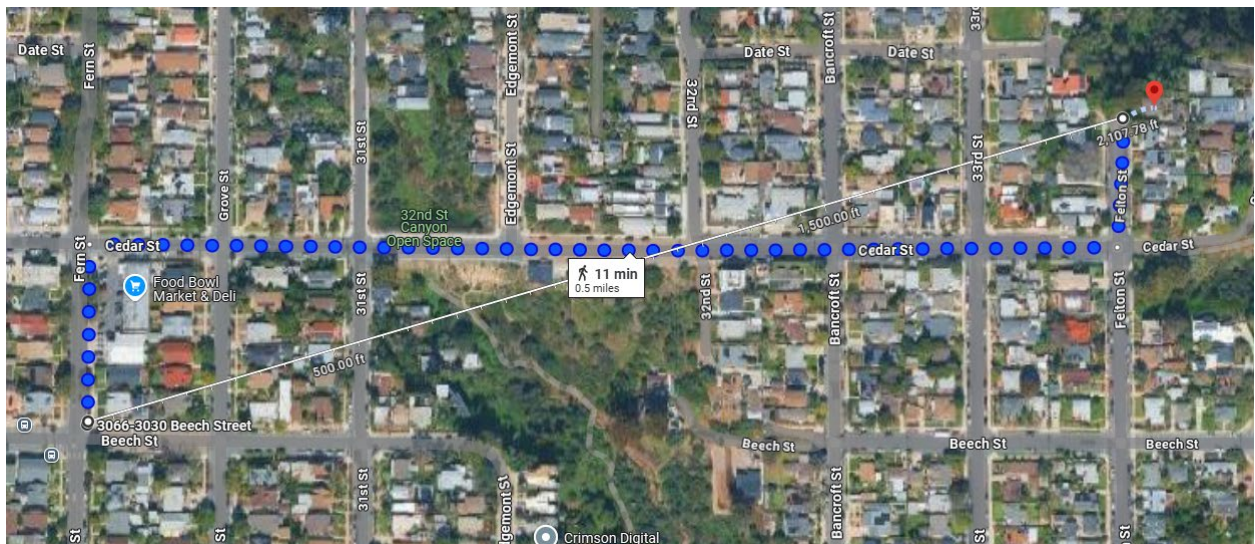


Distance to transit: Radial=0.4 mi, Walking = 0.7 mi



AB 78 (Ward)

Address: 1639 Felton St, San Diego, CA 92102 ([Google Map](#))

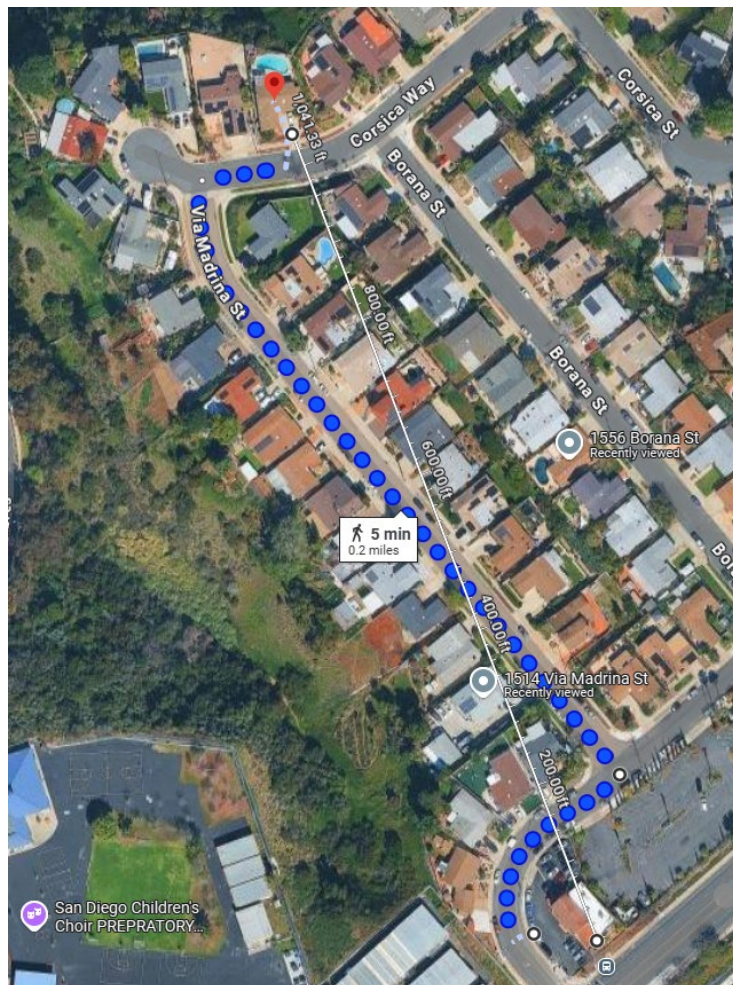


Distance to transit: Radial=0.4 mi, Walking = 0.5 mi



AB 78 (Ward)

Address: 6444 Corsica Way, San Diego, CA 92111 ([Google Map](#))



Distance to transit: Radial=0.2 mi, Walking = 0.2 mi