



CITY OF SOLANA BEACH

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January 8, 2026

The Honorable Maria Elena Durazo
Chair, Senate Local Government Committee
1021 O Street, Suite 7530
Sacramento, CA 95814

RE: SB 677 – Opposition

Dear Chair Durazo,

The City of Solana Beach writes to express our concerns related to the recently amended SB 677. Since early last year, Solana Beach and many California cities have expressed disappointment that SB 79 disregards a City's compliance with, and completion of, their state-certified Housing Elements, a regular – annual and periodic – comprehensive (and costly) technical analysis and reporting of housing planning, allocation, and implementation. The bill also bestows land use authority to transit agencies and other private property owners without any coordination with the City as it relates to the provision of public safety, essential services necessary, infrastructure or compliance with conflicting state laws.

We learned just hours before the Housing Committee hearing on Tuesday of the specific language to further expand SB 79 to include Solana Beach and other cities without concern for the size (population and land area), environmental impacts, historical land use patterns, and the public facilities, services and infrastructure needed to support such blanket density. The City of Solana Beach is 3.4 square miles with a population of less than 13,000 residents. Limited stormwater, water and sewer facilities within our City, constructed while the area was still unincorporated, will be significantly impacted by development of the greater intensity and density permitted under this legislation.

The problems and burdens that would be placed on a very small coastal city like Solana Beach, when captured in SB 677, are significantly more impactful than with other cities that have populations in the hundreds of thousands, and better able to absorb such increased densities. This level of density further dilutes our city's ability to realize affordable housing in our coastal community, housing that can specifically support our populations with the greatest need, which includes our aging senior population.

We would like to point out that the logic of adding this level of density and housing because of the addition of Amtrak/Pacific Surfliner's inner-city rail which transports tourists to our beach town and the Del Mar Fairgrounds, is completely lacking. Tourists do not need permanent housing.

SB 79 has already created a significant disconnect between the provision of housing and the necessary public services, public facilities and infrastructure to support current and future residents. Further, important requirements such as a water supply assessment and educational facility planning would be foregone if this legislation moves forward as proposed. Instead of seeking to improve the bill

in a manner that would foster more tangible solutions for development in appropriately-sized cities, SB 677 will simply increase the burden and incompatibility that cities may experience.

SB 677 would amend one of the most potentially significant housing policy laws in years before cities have had even a single instance to observe its impacts or learn what is feasible or experience the limitations with its implementation on affordability, infrastructure and governance of existing and future residents. This rushing to amend speaks to the frustrating, disappointing, and problematic lack of collaboration or willingness to analyze recently passed laws before they are expanded. This is a practice that we continue to see from the legislature. We remain open and willing to share our experiences in order to improve the legislature's efforts to solve our housing affordability problem.

We respectfully request that the committee refrain from considering SB 677 or any additional provisions that will further expand SB 79 applicability which remove cities from their own land use authority.

Sincerely,

Lesa Heebner

Mayor Lesa Heebner

Jill W. MacDonald

Deputy Mayor Jill MacDonald

David A. Zito

Councilmember David A. Zito

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