

**RESOLUTION NO. 8519**

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF  
HAWTHORNE, CALIFORNIA, OPPOSING SENATE BILL 79  
(WIENER)**

**WHEREAS**, State Senator Scott Wiener introduced SB 79, Planning and zoning: housing development: transit-oriented development; and

**WHEREAS**, SB 79 would require cities to allow residential development within certain distance from a transit-oriented development (“TOD”) stop, regardless of the existing zoning for the location; and

**WHEREAS**, SB 79 would establish the height limits, density and floor area ratio in accordance with the distance from the TOD stops with the added factor of the types of TOD stops; and

**WHEREAS**, SB 79 would require the cities to allows the said developments within certain distance to the various types of TOD stops to be streamlined and be subject to ministerial approval; and

**WHEREAS**, the state Department of Housing and Community Development (“HCD”) would have the oversight authority to enforce and penalize cities that do not comply with the aforesaid provision; and

**WHEREAS**, SB 79 would exempt from CEQA a public or private residential, commercial or mixed-used project is located on land owned by a public transit agency or on a land encumbered by an easement for a public transit agency; and

**WHEREAS**, SB 79 is the latest legislation from Sacramento that seeks to resolve the state’s housing shortage by forcing such laws on the local agencies and dismantle local agencies’ authority over local land use.

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of the City of Hawthorne does hereby find, determine and order as follows:

**Section 1.** The City Council of the City of Hawthorne, California, hereby incorporates by reference all the recitals herein and finds that they are true and correct.

**Section 2.** The Council of the City of Hawthorne, California formally expresses an opposition to Senate Bill 79 entitled, “Planning and zoning: housing development: transit-oriented development” and join Cal Cities by issuing a letter, attached hereto as Exhibit “A” to be sent to Sacramento along with this resolution.

**Section 3.** The City Clerk shall certify to the adoption of this Resolution and thereafter the same shall be in full force and effect.

**PASSED, APPROVED, and ADOPTED** this 8<sup>th</sup> day of April 2025.

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**ALEX VARGAS, Mayor**  
**City of Hawthorne, California**

**ATTEST:**

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**DAYNA WILLIAMS-HUNTER, City Clerk**  
**City of Hawthorne, California**

**APPROVED AS TO FORM:**

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**ROBERT M. KIM, City Attorney**  
**City of Hawthorne, California**