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September 22, 2025

The Honorable Gavin Newsom
Governor
California State Capitol
Sacramento, CA 95814

**RE: SB 79 (Wiener): Housing development: transit-oriented development -
NEUTRAL**

Dear Governor Newsom,

Larry Klein
Mayor

Linda Sell
Vice Mayor

Alysa Cisneros
Councilmember

Richard Mehlinger
Councilmember

Murali Srinivasan
Councilmember

Charlsie Chang
Councilmember

Eileen Le
Councilmember

The City of Sunnyvale moves to neutral on Senate Bill 79. The Senator and his staff have been generous with their time and worked with Sunnyvale to add key protections to the bill. Due to SB 79's override of cities' general plans and state-mandated housing elements, found here within our codes: General Plan LUTE Policies LT-1.2a, LT-1.6b, LT-1.7, LT-3.1, LT-8.4, LT-4.3, LT-14.8C, LT-7.2; General Plan Community Vision Goal CV-1, and Policy CV-1.1, CV-1.2, the City of Sunnyvale has been firm in its opposition to SB 79.

The City of Sunnyvale has a historic part of our downtown that dates to 1860. Named after the farmer that planted the first orchard in Santa Clara Valley, Martin Murphy Jr., historic Murphy Avenue, the Downtown Core, Plaza Del Sol, and Redwood Square, are the crown jewels of Sunnyvale. Due to the area's appeal, our historic downtown has long drawn the eye of developers. Due to local protection, our historic areas have remained intact. SB 79 was set to change that. After some back and forth with the author's office and proponents of the bill, the Senator exempted historic areas, so long as they do not exceed ten percent of the eligible area, from development.

As SB 79 proceeded through the legislative process, Senator Wiener by and large exempted existing affordable housing from the bill, which for deed-restricted affordable housing units, was a real win. However, the City of Sunnyvale is home to just shy of 4,000 mobile homes, nearly all of which are within ½ mile of a transit stop. Mobile homes, though, are not deed-restricted affordable housing. Rather, they are a form of naturally occurring affordable housing, which means they are *not* protected by Senate Bill 79 as it is currently enrolled. Our State Senator, Senator Wahab, raised this issue with Senator Wiener. Senator Wahab immediately dove in and worked with housing staff and Senator Wiener to negotiate language that *will* add mobile homes to the list of protected housing in a fix-it bill. By the time the issue had been raised and language agreed to, it was too late to add the protection to SB 79 before its final vote. Committed

to bettering the issue, Senator Wiener wrote a letter to the journal committing to run a fix-it bill and amending the agreed-to protections into the code.

Due to these two very specific protections, which address two of Sunnyvale's greatest concerns, the City of Sunnyvale moves to a neutral position on SB 79, though concerns around preserving cities' ability to ensure diverse land uses and complete neighborhoods remain. As a Prohousing-Designated city, we thank Senator Wahab and Senator Wiener for their efforts to improve housing in California while also protecting what makes our cities so special. We thank the Governor too for his push to stimulate housing construction. For these reasons, the City of Sunnyvale moves to neutral on Senate Bill 79.

Please do not hesitate to contact me, Trudi Ryan, Director of Community Development at 408-730-7435 or tryan@sunnyvale.ca.gov or George Schroeder, Principal Planner, at gschroeder@sunnyvale.ca.gov or 408-730-7443, if you have any questions.

Sincerely,



Larry Klein
Mayor

cc: Senator Dr. Aisha Wahab
Assembly Member Patrick Ahrens
Senator Scott Wiener
Sunnyvale City Council
Tim Kirby, City Manager
Sarah Johnson-Rios, Assistant City Manager
Trudi Ryan, Director of Community Development
George Schroeder, Principal Planner