



CITY OF HIGHLAND

LEGISLATIVE SUBCOMMITTEE AGENDA

Special Meeting
April 15, 2025 at 2:30 PM
City Hall Upright Conference Room
27215 Base Line, Highland CA 92346

SUBCOMMITTEE MEMBERS

Penny Lilburn, Member
District 3

Larry McCallon, Member
District 5

STAFF

Carlos Zamano, City Manager
Leticia Nava-Cruz, Director of Administrative Services/City Treasurer
Lawrence Mainez, Community Development Director
Lissette Nock, Deputy City Clerk

MISSION STATEMENT

Highland is dedicated to the betterment of the individual, the family, the neighborhood and the community. The City Council and the staff of Highland are dedicated to providing the quality of public facilities and services that its citizens are willing to fund and will do so as efficiently as possible.

In compliance with the Americans with Disabilities Act (ADA), if you need special assistance, please contact the City Clerk's office at (909) 864-6861, ext. 226, at least 72 hours prior to the meeting for any requests for reasonable accommodations, including interpreters.

Any disclosable public records related to an open session item provided to the majority of the Subcommittee after posting of this agenda are available for public inspection at Highland City Hall, 27215 Base Line, Highland, during normal business hours and available online at www.cityofhighland.org.

LEGISLATIVE SUBCOMMITTEE
April 15, 2025 - 2:30 p.m.

CALL TO ORDER

PUBLIC COMMENT

Submission of Public Comments for ITEMS ON THIS AGENDA ONLY: For those wishing to make public comments by email, please submit your comments by 1:30 p.m. on April 15, 2025, to publiccomment@cityofhighland.org. If you are submitting a public comment pertaining to an item on the April 15, 2025 agenda, please identify the agenda item number in the subject line. Members of the public will be permitted to make public comments in person.

BUSINESS ITEMS

1. Minutes - June 20, 2024
RECOMMENDATION: Approve the Minutes as submitted.
2. Discussion of Senate Bill 79 (Wiener) Transit-oriented Development
RECOMMENDATION: That the Subcommittee review and provide direction whether to send an opposition letter to the legislature.
3. Discussion of Senate Bill 634 (Pérez) Homelessness: Civil and Criminal Penalties (As Amended 03/26/2025)
RECOMMENDATION: That the Subcommittee review and provide direction whether to send an opposition letter to the legislature.

ADJOURN

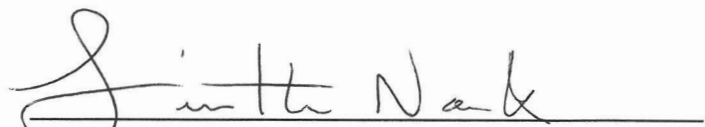
I, Lissette Nock, Deputy City Clerk, of the City of Highland, California, certify that I caused to be posted this Agenda on or before the 10th day of April, 2025, by 5:30 p.m. on our website at www.cityofhighland.org and in the following designated areas:

Highland Branch Library
7863 Central Avenue

Fire Station No. 1
26974 Base Line

City Hall
27215 Base Line

Date: April, 10, 2025



Lissette Nock
Deputy City Clerk



Business Item No. 1

STAFF REPORT

TO THE LEGISLATIVE SUBCOMMITTEE

DATE: April 15, 2025

FROM: Lissette Nock, Deputy City Clerk

SUBJECT: Minutes - June 20, 2024 Meeting

RECOMMENDATION: Approve the minutes as submitted.

CALL TO ORDER

The Legislative Subcommittee special meeting was called to order at 1:00 p.m. in the Upright Conference Room, 27215 Base Line, Highland, California.

ROLL CALL

Present: Chavez-Cordova, Solano
Absent: None

PUBLIC COMMENT

None

BUSINESS ITEMS

1. Discussion of Assembly Bill 3093 (Ward) New Homelessness Planning Requirements
The Subcommittee declined to submit the "Oppose Unless Amended" letter regarding AB 3093 (Ward) New Homelessness Planning requirements presented by the League of California Cities.

ADJOURN

There being no further business, the meeting was adjourned at 1:24 p.m.

Submitted by:

Approved by:

Lissette Nock
Deputy City Clerk

Subcommittee Member



STAFF REPORT

TO THE LEGISLATIVE SUBCOMMITTEE

DATE: April 15, 2025

FROM: Carlos Zamano, City Manager *CZ*

PREPARED BY: Alondra Muñoz, City Clerk

SUBJECT: Discussion of Senate Bill 79 (Wiener) Transit-oriented Development

RECOMMENDATION: That the Subcommittee review and provide direction whether to send an opposition letter to the legislature.

FISCAL IMPACT: None

PUBLIC NOTICE: The agenda for this item was posted at the three locations per Resolution No. 2011-047 and on the City's website.

BACKGROUND: Senate Bill 79 (SB 79), introduced by Senator Scott Wiener on January 15, 2025, aims to address California's housing shortage by promoting transit-oriented development (TOD). The bill proposes to require cities to ministerially approve higher-density residential projects — up to 7 stories — near public transit stops, regardless of zoning codes. SB 79 limits the use of local development standards and allows transit agencies full land-use authority over residential and commercial development on property they own or lease, without any requirement that developers build housing, let alone affordable housing.

The League of California Cities (Cal Cities) has expressed concerns about SB 79, particularly regarding the potential impact on local zoning authority and the adequacy of affordable housing provisions. SB 79 overrides the state's own mandated local housing elements by forcing cities to approve transit-oriented development projects near specified transit stops - up to seven stories high and a density of 120 homes per acre - without regard to the community's needs, environmental review, or public input. SB 79 provides transit agencies:

- Unlimited land use authority on property they own or have a permanent easement, regardless of the distance from a transit stop.
- Power to determine all aspects of residential and commercial development including height, density, and design, without any regard to local zoning or planning.
- Ability to develop 100% commercial projects, even at transit stops, and not provide a single new home.

In response, Cal Cities is requesting that cities send opposition letters to their legislators to voice these concerns.

- Attachments:**
- 1) Cal Cities Opposition Letter
 - 2) Action Alert SB 79
 - 3) SB 79 City Opposition Sample Letter



March 26, 2025

The Honorable Scott Wiener
Senator, California State Senate
1021 O St, Suite 8620
Sacramento, CA 95814

**RE: SB 79 (Wiener) Transit-oriented Development
Notice of Opposition**

Dear Senator Scott Wiener,

The League of California Cities writes to express our strong opposition to your SB 79 (Wiener), which would disregard state-certified housing elements and bestow land use authority to transit agencies without any requirement that developers build housing, let alone affordable housing.

SB 79 doubles down on the recent trend of the state overriding its own mandated local housing elements. This latest overreaching effort forces cities to approve transit-oriented development projects near specified transit stops — up to seven stories high and a density of 120 homes per acre — without regard to the community's needs, environmental review, or public input.

Most alarmingly, SB 79 defies cities' general plans and provides transit agencies unlimited land use authority on property they own or have a permanent easement, regardless of the distance from a transit stop. Transit agencies would have the power to determine all aspects of the development including height, density, and design, without any regard to local zoning or planning.

This broad new authority applies to both residential and commercial development. Transit agencies could develop 100% commercial projects — even at transit stops — and not provide a single new home, while simultaneously making the argument that more housing must be constructed around transit stops.

Cal Cities appreciates and respects your desire to pursue a housing production proposal. However, as currently drafted, SB 79 will not spur much-needed housing construction in a manner that supports local flexibility, decision-making, and community input. State-driven ministerial or by-right housing approval processes fail to recognize the extensive public engagement associated with developing and adopting zoning ordinances and housing elements.

California will never produce the number of homes needed with an increasingly state-driven, by-right housing approval process. What we really need is a sustainable state investment that matches the scale of this decades-in-the-making crisis. For these reasons, Cal Cities opposes SB 79. Please do not hesitate to contact me to discuss this in greater detail at (916) 658-8264.

Sincerely,

A handwritten signature in black ink, appearing to read "Jason Rhine".

Jason Rhine, Senior Director, Legislative Affairs



Cal Cities Action Alert

OPPOSE

SB 79 (Wiener) Transit-oriented development.

Action requested: OPPOSE SB 79 (Wiener) Transit-oriented Development. SB 79 has not yet been set for hearing but will be heard in the Senate Housing Committee and Senate Local Government Committee in the next few weeks. Opposition letters should be sent ASAP to both committees in order to get reflected in the committee analyses.

What the bill does: Requires cities to ministerially approve higher-density residential projects — up to 7 stories — near public transit stops, regardless of zoning codes. SB 79 limits the use of local development standards and allows transit agencies full land-use authority over residential and commercial development on property they own or lease, without any requirement that developers build housing, let alone affordable housing.

Why this is important to Cal Cities members: SB 79 overrides the state's own mandated local housing elements by forcing cities to approve transit-oriented development projects near specified transit stops — up to seven stories high and a density of 120 homes per acre — without regard to the community's needs, environmental review, or public input. SB 79 provides transit agencies:

- Unlimited land use authority on property they own or have a permanent easement, regardless of the distance from a transit stop.
- Power to determine all aspects of residential and commercial development including height, density, and design, without any regard to local zoning or planning.
- Ability to develop 100% commercial projects, even at transit stops, and not provide a single new home.

Links and attachments: Cal Cities SB 79 opposition letter; sample city letter

Where to send letter: See sample city letter for legislative portal link information. Send copy to cityletters@calcities.org, and RPAM email.

Questions? RPAM or Jason Rhine, Senior Director, Legislative Affairs, jrhine@calcities.org

NOTE – The Legislature has a new letter submission process that requires **ALL LETTERS TO BE UPLOADED INTO A NEW ELECTRONIC PORTAL**. The portal will automatically send letters to the author's office and the committee(s) of jurisdiction. Please visit <https://calegislation.lc.ca.gov/advocates/> to create an account and upload this letter. If you are having difficulty accessing the portal, please contact Meg at our office mdesmond@calcities.org.

In addition to submitting the letter through the portal, please send a physical copy to your Legislator(s), and continue to send a copy by email to your Regional Public Affairs Manager, and the Cal Cities city letter account (cityletters@cacities.org).

CITY LETTERHEAD

DATE

The Honorable Scott Wiener
Senator, California State Senate
1021 O St, Suite 8620
Sacramento, CA 95814

**RE: SB 79 (Wiener) Transit-oriented Development
Notice of Opposition**

Dear Senator Wiener,

The City/Town of _____ writes to express our strong opposition to your SB 79 (Wiener), which would disregard state-certified housing elements and bestow land use authority to transit agencies without any requirement that developers build housing, let alone affordable housing.

SB 79 doubles down on the recent trend of the state overriding its own mandated local housing elements. This latest overreaching effort forces cities to approve transit-oriented development projects near specified transit stops — up to seven stories high and a density of 120 homes per acre — without regard to the community's needs, environmental review, or public input.

PLEASE CITE SPECIFIC REASONS OF HOW YOUR CITY WILL BE AFFECTED BY THIS BILL.

Most alarmingly, SB 79 defies cities' general plans and provides transit agencies unlimited land use authority on property they own or have a permanent easement, regardless of the distance from a transit stop. Transit agencies would have the power to determine all aspects of the development including height, density, and design, without any regard to local zoning or planning.

This broad new authority applies to both residential and commercial development. Transit agencies could develop 100% commercial projects — even at transit stops — and not provide a single new home, while simultaneously making the argument that more housing must be constructed around transit stops.

City/Town of _____ appreciates and respects your desire to pursue a housing production proposal. However, as currently drafted, SB 79 will not spur much-needed housing construction in a manner that supports local flexibility, decision-making, and community input. State-driven ministerial or by-right housing approval processes fail to recognize the extensive public engagement associated with developing and adopting zoning ordinances and housing elements.

California will never produce the number of homes needed with an increasingly state-driven, by-right housing approval process. What we really need is a sustainable state investment that matches the scale of this decades-in-the-making crisis. For these reasons, the City/Town of _____ strongly opposes SB 79.

Sincerely,

NAME

TITLE

CITY/TOWN of _____

cc. Your Senator & Assembly Member
Your League Regional Public Affairs Manager (via email)
League of California Cities, cityletters@cacities.org



STAFF REPORT

TO THE LEGISLATIVE SUBCOMMITTEE

DATE: April 15, 2025

FROM: Carlos Zamano, City Manager *CZ*

PREPARED BY: Alondra Muñoz, City Clerk

SUBJECT: Discussion of Senate Bill 634 (Pérez) Homelessness: Civil and Criminal Penalties (As Amended 03/26/2025)

RECOMMENDATION: That the Subcommittee review and provide direction whether to send an opposition letter to the legislature.

FISCAL IMPACT: None

PUBLIC NOTICE: The agenda for this item was posted at the three locations per Resolution No. 2011-047 and on the City's website.

BACKGROUND: Senate Bill 634 (SB 634), introduced by Senator Sasha Renee Pérez and amended on March 26, 2025, is a legislative measure concerning local government. The bill proposes to severely limit cities' ability to respond to the growing homelessness crisis in communities across California by prohibiting local governments from adopting any regulation, policy, or guidance that imposes civil or criminal penalties on a person experiencing homelessness.

The League of California Cities (Cal Cities) has expressed concerns about SB 634. Cities are implementing balanced approaches that protect both the rights of individuals experiencing homelessness and the broader community's needs for clean, safe, and accessible public spaces. Cities recognize the importance of connecting unhoused residents to housing and services, but without the ability to use civil or criminal enforcement remedies, cities have no meaningful way to respond to urgent health and safety concerns and protect public spaces.

Local jurisdictions are already working within an evolving legal landscape, including recent federal court decisions like Johnson v. Grants Pass, which clarified constitutional limits on how cities can address homelessness through enforcement actions. SB 634 directly undermines this decision by stripping local governments of the authority to tailor enforcement strategies to their unique circumstances. In addition, SB 634 directly contradicts cities' efforts to address encampments and the Governor's November 2024 executive order directing state departments and agencies to adopt policies to address homeless encampments on state properties. The executive order also encouraged local governments to adopt similar policies or risk losing access to state homelessness funding.

In response, Cal Cities is requesting that cities send opposition letters to their legislators to voice these concerns.

Attachments: 1) Cal Cities Opposition Letter
2) Action Alert SB 79
3) SB 634 City Opposition Sample Letter



LEAGUE OF
**CALIFORNIA
CITIES**

April 8, 2025

The Honorable Maria Elena Durazo
Chair, Senate Local Government Committee
California State Capitol, Room 407
Sacramento, CA 95814

RE: SB 634 (Pérez) Homelessness: civil and criminal penalties
Notice of OPPOSITION *(As Amended 03/26/25)*

Dear Senator Durazo,

The League of California Cities must respectfully **oppose SB 634 (Pérez)**, which would prohibit local jurisdictions from adopting or enforcing ordinances to address homelessness. While we recognize the bill's intent, SB 634 would severely limit cities' ability to respond to the growing homelessness crisis in communities across California.

Cities are implementing balanced approaches that protect both the rights of individuals experiencing homelessness and the broader community's needs for clean, safe, and accessible public spaces. SB 634 hinders this progress by prohibiting local governments from adopting any regulation, policy, or guidance that imposes civil or criminal penalties on a person experiencing homelessness. By eliminating all enforcement mechanisms, SB 634 gives people the right to stand, sit, lay, sleep, or put up a tent in any public place.

Cities have been sued by business owners for allowing encampments to block access to businesses and by disability rights advocates over encampments that have obstructed sidewalks and public spaces. Without the ability to use civil or criminal enforcement remedies, cities would face increased legal liability and more importantly, have no meaningful way to respond to urgent health and safety concerns. Cal Cities recognizes that we must remain focused on connecting unhoused residents to housing and services, but cities also need basic tools to meet their legal obligations and protect public spaces.

SB 634 also directly contradicts cities' efforts to address encampments in response to the Governor's November 2024 executive order. The order directed state departments and agencies to adopt policies to address homeless encampments on state properties and encouraged local governments to adopt similar policies or risk losing access to state homelessness funding. Cities want to help the state to realize our shared vision of reducing homelessness and supporting our most vulnerable residents. However, SB 634 leaves cities without any enforcement tools, hindering cities' ability to carry out the Governor's directive and jeopardizing state funding cities receive to address homelessness.



LEAGUE OF
**CALIFORNIA
CITIES**

Local jurisdictions are already working within a complex and evolving legal landscape, including recent federal court decisions like *Johnson v. Grants Pass*, which clarified constitutional limits on how cities can address homelessness through enforcement actions. In response to the Grants Pass ruling, the Governor stated:

*"Today's ruling by the U.S. Supreme Court provides state and local officials the **definitive authority** to implement and **enforce** policies to clear unsafe encampments from our streets. This decision removes the **legal ambiguities** that have **tied the hands** of local officials for years and **limited their ability** to deliver on common-sense measures to protect the safety and well-being of our communities."*

SB 634 directly undermines this decision by stripping local governments of the authority to tailor enforcement strategies to their unique circumstances. It also disregards the years of legal effort cities have invested to gain the clarity now provided by the Court.

We urge the Legislature to support policies that empower local governments to act with compassion and urgency — not tie their hands behind their backs. SB 634 does not reflect the nuanced, community-led solutions that are showing promise across the state. For these reasons, Cal Cities must **oppose SB 634 (Pérez)**. If you have any questions, do not hesitate to contact me at cgrinder@calcities.org.

Sincerely,

Caroline Grinder
Legislative Affairs, Lobbyist



Cal Cities Action Alert

Oppose SB 634 (Pérez) Homelessness: civil and criminal penalties.
(As amended 03/26/25)

Action Requested: Oppose SB 634 (Pérez) Homelessness: civil and criminal penalties, (As amended 03/26/25). The bill will be heard in the Senate Local Government Committee on April 23. Opposition letters should be sent ASAP to the legislative portal and your state Senator and Assembly Member. If you cannot send a letter in advance of the hearing, please call your Senator and Assembly Member and tell them to vote NO on SB 634.

What the Bill Does: SB 634 severely limits cities' ability to respond to the growing homelessness crisis in communities across California by prohibiting local governments from adopting any regulation, policy, or guidance that imposes civil or criminal penalties on a person experiencing homelessness.

Why this is Important to Cal Cities Members: Cities are implementing balanced approaches that protect both the rights of individuals experiencing homelessness and the broader community's needs for clean, safe, and accessible public spaces. Cities recognize the importance of connecting unhoused residents to housing and services, but without the ability to use civil or criminal enforcement remedies, cities have no meaningful way to respond to urgent health and safety concerns and protect public spaces.

Additional Background:

- Local jurisdictions are already working within an evolving legal landscape, including recent federal court decisions like *Johnson v. Grants Pass*, which clarified constitutional limits on how cities can address homelessness through enforcement actions. SB 634 directly undermines this decision by stripping local governments of the authority to tailor enforcement strategies to their unique circumstances.
- SB 634 directly contradicts cities' efforts to address encampments and the Governor's November 2024 executive order directing state departments and agencies to adopt policies to address homeless encampments on state properties. The executive order also encouraged local governments to adopt similar policies or risk losing access to state homelessness funding.

Links and Attachments: [Cal Cities opposition letter](#); [sample city letter](#)

Where to Send Letter: See sample city letter for legislative portal link information. Send copy to cityletters@calcities.org, and RPAM email.

Questions? Provide RPAM or Caroline Grinder, cgrinder@calcities.org

NOTE – The Legislature has a new letter submission process that requires **ALL LETTERS TO BE UPLOADED INTO A NEW ELECTRONIC PORTAL**. The portal will automatically send letters to the author's office and the committee(s) of jurisdiction. Please visit <https://calegislation.lc.ca.gov/advocates/> to create an account and upload this letter.

In addition to submitting the letter through the portal, please send a physical copy to your Legislator(s), and continue to send a copy by email to your Regional Public Affairs Manager, and the League's city letter account (cityletters@calcities.org). **Please send your letters as a text enabled document.**

CITY LETTERHEAD

DATE

The Honorable Maria Elena Durazo
Chair, Senate Local Government Committee
California State Capitol, Room 407
Sacramento, CA 95814

RE: SB 634 (Pérez) Homelessness: civil and criminal penalties
Notice of OPPOSITION *(As Amended 03/26/25)*

Dear Senator Durazo,

The City/Town of _____ must respectfully **oppose SB 634 (Pérez)**, which would prohibit local jurisdictions from adopting or enforcing ordinances to address homelessness. While we recognize the bill's intent, SB 634 would severely limit cities' ability to respond to the growing homelessness crisis in communities across California.

Cities are implementing balanced approaches that protect both the rights of individuals experiencing homelessness and the broader community's needs for clean, safe, and accessible public spaces. SB 634 hinders this progress by prohibiting local governments from adopting any regulation, policy, or guidance that imposes civil or criminal penalties on a person experiencing homelessness. By eliminating all enforcement mechanisms, SB 634 gives people the right to stand, sit, lay, sleep, or put up a tent in any public place.

PLEASE CITE SPECIFIC REASONS FOR HOW YOUR CITY WILL BE AFFECTED BY THIS BILL.

Cities have been sued by business owners for allowing encampments to block access to businesses and by disability rights advocates over encampments that have obstructed sidewalks and public spaces. Without the ability to use civil or criminal enforcement remedies, cities would face increased legal liability and more importantly, have no meaningful way to respond to urgent health and safety concerns. The City/Town of _____ recognizes that we must remain focused on connecting unhoused residents to housing and services, but cities also need basic tools to meet their legal obligations and protect public spaces.

SB 634 also directly contradicts cities' efforts to address encampments in response to the Governor's November 2024 executive order. The order directed state departments and agencies to adopt policies to address homeless encampments on state properties and encouraged local governments to adopt similar policies or risk losing access to state homelessness funding. Cities want to help the state to realize our shared vision of reducing homelessness and supporting our most vulnerable residents. However, SB 634 leaves cities without any enforcement tools, hindering cities' ability to carry out the Governor's directive and jeopardizing state funding cities receive to address homelessness.

Local jurisdictions are already working within a complex and evolving legal landscape, including recent federal court decisions like *Johnson v. Grants Pass*, which clarified constitutional limits on how cities can address homelessness through enforcement actions. In response to the Grants Pass ruling, the Governor stated:

*"Today's ruling by the U.S. Supreme Court provides state and local officials the **definitive authority** to implement and **enforce** policies to clear unsafe encampments from our streets. This decision removes the **legal ambiguities** that have **tied the hands** of local officials for years and **limited their ability** to deliver on common-sense measures to protect the safety and well-being of our communities."*

SB 634 directly undermines this decision by stripping local governments of the authority to tailor enforcement strategies to their unique circumstances. It also disregards the years of legal effort cities have invested to gain the clarity now provided by the Court.

The City/Town of _____ urges the Legislature to support policies that empower local governments to act with compassion and urgency — not tie their hands behind their backs. SB 634 does not reflect the nuanced, community-led solutions that are showing promise across the state. For these reasons, the City/Town of _____ must **oppose SB 634 (Pérez)**.

Sincerely,

NAME

TITLE

CITY/TOWN of _____

cc. Your Senator & Assembly Member
Your League Regional Public Affairs Manager (via email)
League of California Cities, cityletters@cacities.org