

**MOTION**

The City of Los Angeles is moving forward with implementation of SB 79 using a phased approach that allows the City to add housing now while preserving flexibility for long-term planning. As described in Council File 25-1083 Department of City Planning report from February 18, 2026, Option C1 establishes a baseline level of zoning capacity across Transit Oriented Development (TOD) zones and allows the City to delay implementation in lower opportunity areas, Very High Fire Hazard Severity Zones, and other eligible areas. Option 1 relies on an existing program, allowing the City to quickly move into compliance within a limited timeframe while avoiding premature decisions about where additional density should be concentrated.

Alongside Option C1, the City will develop a Local Alternative TOD Plan to guide full implementation by 2030. That process will require additional time, deeper community outreach, and careful planning. Advancing a Local Alternative TOD Plan before the end of the delayed effectuation period would bring lower opportunity areas and other deferred areas into immediate implementation. Maintaining the delayed effectuation framework allows the City to complete that work thoughtfully.

However, the City does not need to wait for a citywide Local Alternative TOD Plan to begin more targeted planning in higher opportunity areas. Focusing additional density along major corridors and near high-quality transit within high-resource TOD areas requires a level of analysis and mapping that was not feasible within the initial implementation timeline. That work can now move forward as a next phase, building on Option 1 while preserving protections for lower opportunity areas and other deferred categories.

I THEREFORE MOVE that the Council instruct the Department of City Planning, concurrently with the implementation of Option C1, to report back with recommendations for a subsequent ordinance to establish an Accelerated Implementation Framework, applicable to higher and moderate opportunity sites within Transit Oriented Development (TOD) zones.


This framework shall be designed to advance zoning capacity in these areas in advance of the Citywide Local Alternative TOD Plan and shall include zoning strategies that concentrate higher intensity development along major corridors and near high-quality transit, with a graduated transition in scale into surrounding neighborhoods.

  
MAR 24 2026


The Department of City Planning shall transmit to the Planning and Land Use Management Committee, within 90 days of adoption of this Motion, a preliminary framework and work plan, including: a proposed scope of work; a community engagement strategy; a methodology for matching density commitments to infrastructure capacity by station area; and a framework to ensure that zoning capacity required under SB 79 is maintained within each TOD zone or Community Plan Area.

**PRESENTED BY:**

  
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BOB BLUMENFELD,  
Councilmember, 3rd District

  
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KATY YAROSLAVSKY  
Councilwoman, 5th District

**SECONDED BY:**

  
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**ORIGINAL**