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CITY PLANNING

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(213) 978-1300

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200 N. SPRING STREET, ROOM 525
LOS ANGELES, CA 90012-4801
(213) 978-1271

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March 18, 2026

The Honorable City Council
City of Los Angeles
City Hall, Room 395
200 North Spring Street
Los Angeles, California 90012

Dear Honorable Members:

REPORT ON ANTICIPATED COSTS AND TIME REQUIRED FOR COURTESY NOTICES TO TENANTS AND OWNERS LOCATED WITHIN SENATE BILL 79 TRANSIT ORIENTED DEVELOPMENT ZONES; (CF 25-1083)

I. SUMMARY

This report provides a summary of the anticipated costs and time required to prepare and mail courtesy notifications to tenants and owners of properties located within the Transit Oriented Development (TOD) Zones as defined by Senate Bill (SB) 79. This report has been prepared for informational purposes only, with no recommended actions for the City Council, and can be received and filed.

II. BACKGROUND

On February 24, 2026, the Planning and Land Use Management Committee considered City Planning's report on options to manage implementation of SB 79 and allow additional time (one year following the 7th revision of the housing element) for the City to develop a local transit-oriented development alternative plan, as permitted by the bill. Options outlined by City Planning would require the adoption of at least one zoning code amendment, or ordinance, that would be prepared and presented to the City Planning Commission this spring and subsequently presented to the City Council for adoption.

During deliberations, Councilmember Nazarian inquired about the possibility of mailing notifications to properties impacted by SB 79. After clarification that the potential code amendments described in the Department's February 18, 2026, report would not require the mailing of a public hearing notice pursuant to the Los Angeles Municipal Code, the Councilmember requested that staff provide a cost estimate for the mailing of a courtesy notice to properties impacted by the bill.

III. MAILING COST ESTIMATES AND TIMING

The following outlines the estimated costs and time that would be required to mail a 5" by 8" color postcard courtesy notice to property owners and tenants located within every SB 79 defined TOD Zone. It also includes the estimated costs to additionally mail the courtesy notice to properties located within a 500-foot radius of every TOD Zone.

Property Owners and Tenants within all 141 TOD Zones

Number of Mailers	Estimated Printing Cost	Estimated Mailing Cost	Total Estimated Costs
700,556	\$55,590.62	\$462,366.96	\$517,958

Property Owners and Tenants within all 141 TOD Zones + 500-foot Radius

Number of Mailers	Estimated Printing Cost	Estimated Mailing Cost	Total Estimated Costs
860,125	\$67,048.21	\$567,682.50	\$634,731

In addition to the time required to produce such mailings, work would not commence until the Office of the City Administrative Officer (CAO) authorizes the allocation of funding to City Planning. The time required to produce this size of mailing would not allow for notification to occur prior to a future City Planning Commission meeting. Courtesy notices could be prepared with general information that directs recipients to City Planning's SB 79 website, where they can find up-to-date information on the City's actions and look up an address to see how it may be impacted. These can be mailed out once funding has been allocated to City Planning and prior to City Council's consideration of the ordinance(s).

IV. EXISTING LOS ANGELES MUNICIPAL CODE REQUIREMENTS AND CITY PLANNING NOTIFICATION PRACTICE

The City's Zoning Code requires the preparation of a public hearing notice that must be published in a newspaper of general circulation at least 24 days prior to the City Planning Commission's consideration for any proposed legislative action that amends the City's zoning code regulations. The City's Zoning Code does not, however, require the direct mailing of a public hearing notice to tenants and/or owners for a zoning code amendment.

In addition to publication in the newspaper, current Department practice to inform the public about pending amendments to the City's Zoning Code typically involves sending email notifications to interested parties' lists, providing information in the Department's public newsletters, maintaining updates on the City Planning's website, and spreading awareness through social media.

V. CONCLUSION

The mailing of a notice to properties impacted by SB 79 will require significant financial resources and time to prepare and mail courtesy notices to affected tenants and owners. In addition to the financial resources needed to prepare a courtesy notice, the required time for printing, publication and mailing makes it infeasible to notify impacted property owners and tenants prior to the upcoming City Planning Commission meeting. If the mailing of a courtesy notice is determined by the City Council to not be financially or logistically feasible, the Department can continue to use additional means, such as direct email, newsletters, and social media, in addition to required publication in a local newspaper, to spread public awareness about the City's implementation of Senate Bill 79.

The Department thanks the City Council for the opportunity to provide additional information on this topic. For questions regarding this report, please contact Jenna Monterrosa, Principal City Planner, at jenna.monterrosa@lacity.org, in the Department of City Planning.

Sincerely,



VINCENT P. BERTONI, AICP
Director of Planning

VPB:AV:SBB:jm:ug:og