

State Senate Bill 79 (SB 79) Local Alt Plan Report Back

CF 25 -1083

Planning & Land Use Management Committee (PLUM)

October 2026

LOS ANGELES
CITY PLANNING

Background - Council File 25-1083

Motion 4A, Directive 1 - March 2026

- Directs City Planning to transmit to PLUM a preliminary framework and work plan for an SB 79 Local Alt Plan, including:
 - Scope of work
 - Community engagement strategy
 - Matching density commitments to infrastructure capacity
 - Framework to ensure that zoning capacity required under SB 79 is maintained
 - Anticipated timeline

SB 79 Phased Implementation & Local Alt Plans

Phased Implementation & Low-Rise Ordinances: “Phase 1”

- Adopted in June 2026, and effectively “**paused**” **SB 79 provisions** from going into effect Citywide on July 1, 2026
- Proactively increased zoning capacity to single-family and low-density zones across **58 Opportunity Station Areas**

Citywide Local Alt Plan: “Phase 2”

- **Will likely require additional increases to capacity to all 146 Station Areas**, including in Opportunity Stations eligible for Low-Rise today
- Different rules and capacity requirements for a Local Alt Plan than Phased Implementation

Local Alt Plan Overview

Key Objectives of a Local Alt Plan

- Builds off of the City's adopted housing programs and policies to Affirmatively Further Fair Housing (AFFH)
- Allows tailoring of standards and/or objective design requirements through preset zoning packages
- Enables City to prioritize how SB 79 capacity is distributed, within a Station Area, or potentially across Station Areas, subject to the rules of a Local Alt Plan
 - This report identifies guiding indicators to inform this capacity distribution, within a station area, or if capacity needs to be shifted across station areas

Developing a Local Alt Plan

Considerations for pursuing a Local Alt Plan

- City Planning will develop one Local Alt Plan for the City, evaluating if all 146 Station Areas should be included
- The Local Alt Plan draft will be submitted to the State Department of Housing and Community Development (HCD) as part of next Housing Element (by Fall 2028)
- Outreach will be targeted in scope, and on a focused timeline based on Local Alt Plan rules and deadlines
- City Planning requests staffing & consultant resources for the program

Developing a Local Alt Plan

Rules of SB 79

Key Rules & Capacity Requirements

Citywide Overall Capacity

100%

Must maintain 100% of the total net zoned capacity provided under SB 79

Station Area Capacity

50% Minimum

Every Station Area must retain at least 50% of its net SB 79 capacity; station areas cannot be fully exempted

Individual Site Capacity

50% – 200%

- Each site must maintain 50% of SB 79 capacity (with some exceptions)
- Capacity above 200% does not count toward station or citywide totals

Update Cycle

8-Years

A Local Alt Plan must be updated every 8 years alongside the City's Housing Element update schedule

Site Exemptions

Site Exception: Very High Fire Hazard Severity Zones (VHFHSZ) areas

Sites in **CAL FIRE Very High Fire Hazard Severity Zones (VHFHSZ)** areas can be reduced below 50% capacity (affects 24 station areas)

Site Exception: Historic Resources

Historic exemptions cannot exceed **10% cumulative land area** in a station area (affects 31 station areas)

Site Exception: Tier 2 Outer Ring

Sites 1/4 to 1/2 mile from Tier 2 stops can be reduced to **30 du/acre** and **1.0 FAR**.

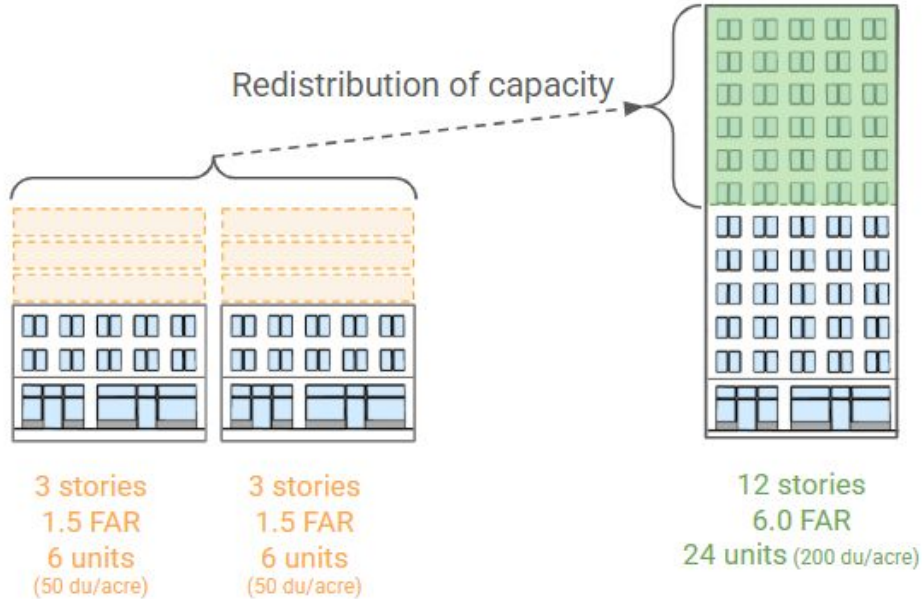
Sites that are reduced below 50% cannot be counted towards overall net capacity

Redistributing SB 79 Capacity



6 stories
3.0 FAR
12 units (100 du/acre)

100%
of Development Standards
allowed by SB 79



3 stories
1.5 FAR
6 units
(50 du/acre)

3 stories
1.5 FAR
6 units
(50 du/acre)

50%
of Development Standards
allowed by SB 79

12 stories
6.0 FAR
24 units (200 du/acre)

200%
of Development Standards
allowed by SB 79

An aerial photograph of a densely populated urban area, likely Los Angeles, with numerous multi-story apartment buildings and houses. In the background, a range of mountains is visible under a clear sky. The image has a color gradient overlay, transitioning from a warm orange on the left to a cool blue on the right.

Guiding Indicators

Informing priorities for capacity distribution

Guiding Indicators & Capacity Distribution

Indicator 1: Opportunity Maps (TCAC)

Indicator 2: Transit Access

Indicator 3: Environmentally Sensitive areas & Climate Vulnerability

Indicator 4: Historic Resources

Indicator 5: Industrial Land Compatibility

Guiding Indicators & Capacity Distribution

Indicator 1: Opportunity Maps (TCAC)

- Emphasize redistributed capacity towards High and Higher opportunity areas of the City
- Affirmatively Furthers Fair Housing by increasing housing development and expanding affordable housing in high resource neighborhoods

Indicator 2: Transit Access

- Advances new housing growth with highest quality transit infrastructure
- Would prioritize capacity redistribution towards highest quality transit, and high ridership and frequency of service
- Can prioritize capacity at stations and stops that are built or already under construction

Guiding Indicators & Capacity Distribution

Indicator 3: Environmentally Sensitive areas & Climate Vulnerability

Very High Fire Hazard Severity Zones

- Will evaluate and redistribute capacity, as feasible under state law, away from State CalFire Very High Fire Hazard Severity Zones (VHFHSZ) and/or Fire Restriction Areas

Environmental Justice

- Evaluate redistribution of capacity away from local pollution exposure and environmental justice hazards

Guiding Indicators & Capacity Distribution

Indicator 4: Historic Resources

- Evaluate capacity in Station Areas with locally designated Historic Resources (HCMs and HPOZs)
- 31 station areas exceed the 10% historic resource exemption permitted under state law

Indicator 5: Industrial Land Compatibility

- Minimize SB 79 capacity in the City's Industrial zoned land
- *State HCD has indicated that City's the industrial zones must allow SB 79 development*

An aerial photograph of a densely populated urban area, likely Los Angeles, with numerous multi-story apartment buildings and houses. In the background, a range of mountains is visible under a clear sky. The image has a warm, orange-tinted overlay on the left side.

Summary

Outreach, Timeline, & Recommendations

Community Information & Public Engagement Strategy

Public Education Focus

- Inform the public on statutory **SB 79 mandates**.
- Focus engagement on shapeable policy elements

Digital Outreach

- Dedicated **DCP webpage** for central information.
- Interactive **GIS mapping** applications.
- Targeted email updates & social media campaigns.

Citywide Reach

- **Graphics** on DASH buses, Metro lines, & at libraries.
- Council staff **toolkits & virtual office hours**
- Public **webinars**

Program Timeline

Winter - Fall 2027: Draft a Local Alt Plan implementation tool, conduct mapping analysis, prepare for community engagement

Fall 2027 - Spring 2028: Engage communities through outreach on draft Local Alt Plan

Fall 2028: Deliver Draft Local Alt Plan to HCD for review as part of 7th Cycle Housing Element draft submittal

Spring - Fall 2029: Coordination with HCD, revisions to Local Alt Plan

Spring 2030: Achieve final adoption of Local Alt Plan accompanying Los Angeles' 7th Cycle Housing Element adoption

Summary & Recommendations

Recommended Actions

1. Direct the Department of City Planning (DCP) to develop a Citywide Local Alt Plan and implement an equitable strategy for SB 79 capacity distribution based on the guiding indicators.
2. Identify resources for the Local Alt Plan development as contained in the Department's Budget Memo dated May 1, 2026 (Appendix D)
3. Request DCP to develop and report on a list of recommendations of potential amendments to SB 79 at the state level, as informed by the process of creating a Local Alt Plan, for City Council Consideration

Alternatively, Council may direct DCP to prepare for direct implementation of SB 79 in 2030

An aerial photograph of a city, likely Los Angeles, showing a dense urban landscape with numerous multi-story buildings and houses. In the background, a range of mountains is visible under a clear sky. The image has a warm, orange-tinted overlay on the left side, which fades into a blue-tinted overlay on the right side.

End of Presentation

An aerial photograph of a densely populated urban area, likely Los Angeles, with numerous multi-story apartment buildings and houses. In the background, a range of mountains is visible under a clear sky. The image has a warm, orange-tinted overlay on the left side.

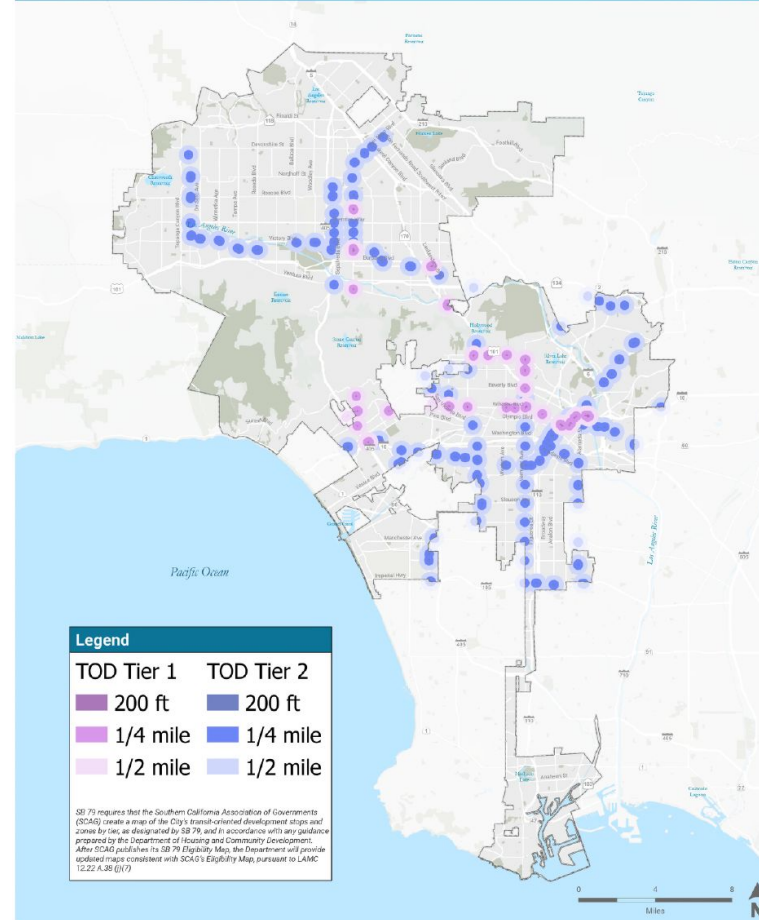
Additional Slides

An aerial photograph of a city, likely Los Angeles, showing a dense urban area with many multi-story buildings. In the background, there are rolling hills and mountains under a clear sky. The image has a warm, orange-tinted overlay on the left side.

Maps and Station Areas Examples

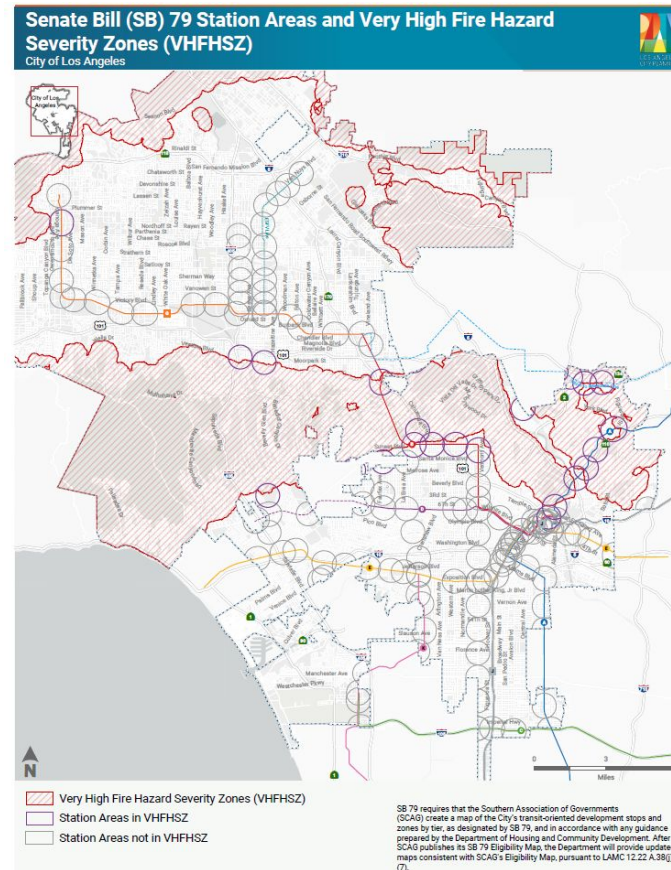
Citywide SB 79 Station Areas

Senate Bill (SB) 79 Station Areas



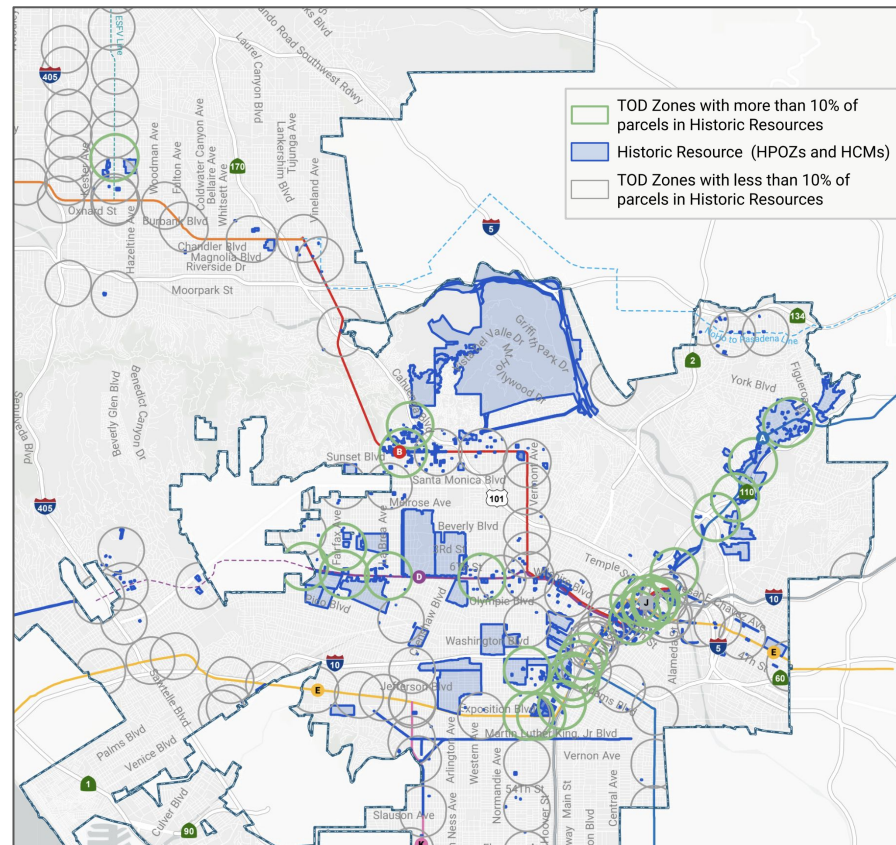
CalFire Very High Fire Hazard Severity Zones (VHFHSZ)

Count	Station Area	Percentage of Station Area in VHFHSZ
1.	A-Southwest Museum	100%
2.	K Line-Highland/Odin	99%
3.	NOHO to Pasadena BRT-Colorado Boulevard	95%
4.	A-Heritage Square	82%
5.	RED-Universal City/Studio City	78%
6.	NOHO to Pasadena BRT-Eagle Rock Boulevard	76%
7.	NOHO to Pasadena BRT-Townsend Avenue	74%
8.	NOHO to Pasadena BRT-Olive/Riverside	48%
9.	SP-Ventura/Van Nuys	46%
10.	A-Lincoln/Cypress	46%
11.	A-Highland Park	44%
12.	RED/CRN-Hollywood/Highland	44%
13.	A-Chinatown	34%
14.	RED-Hollywood/Vine	32%
15.	Metro 234 -Ventura Boulevard	30%
16.	SP-UCLA Ackerman Union	28%
17.	RED-Hollywood/Western	26%
18.	NOHO to Pasadena BRT-E Broadway	22%
19.	K Line-Santa Monica/Palm	14%
20.	RED/Vermont BRT-Vermont/Sunset	7%
21.	Metrolink - Glendale	6%
22.	K Line-Santa Monica/Fairfax	2%
23.	Orange Line - Nordhoff	2%
24.	Metro 70 - N Spring Street	1%



Locally Designated Historic Resources

Count	SB 79 Station Area	Percentage of Historic Resources by Cumulative Land Area
1.	A-Highland Park	72%
2.	A-Southwest Museum	45%
3.	Vermont BRT - W Adams Blvd	43%
4.	PURex/K Line-Wilshire/Fairfax	36%
5.	A-Heritage Square	28%
6.	Metro 81 - W 23rd Street	25%
7.	PURex/CRN-Wilshire/La Brea	23%
8.	Metro 81 - W Washington Boulevard	21%
9.	K Line-Highland/Odin	18%
10.	EXP-LATTC/Ortho Institute	18%
11.	EXP-Expo Park/USC	17%
12.	EXP-Jefferson/USC	15%
13.	EXP-Expo/Vermont	15%
14.	Metro 81 - Venice Boulevard	14%
15.	RED/PUR-Pershing Square	13%
16.	RC-2nd/Hope	13%
17.	A-Chinatown	12%
18.	PURex-Wilshire/La Cienega	12%
19.	A-Lincoln/Cypress	12%
20.	RED/CRN-Hollywood/Highland	12%
21.	K Line-Fairfax/3rd	11%
22.	Metro 910 - N Spring Street	11%
23.	Metro 78 - N Spring Street	11%
24.	Metro 910/70 - N Spring Street	11%
25.	RC-2nd/Broadway	11%
26.	ESFV-Van Nuys/Vanowen	11%
27.	PUR-Wilshire/Western	11%
28.	RED/PUR-Civic Center/Grand Park	10%
29.	BLU/EXP/RED/PUR-7th St/Metro Center	10%
30.	Metro 910 - S Figueroa Street	10%
31.	ESFV-Van Nuys/Victory	10%



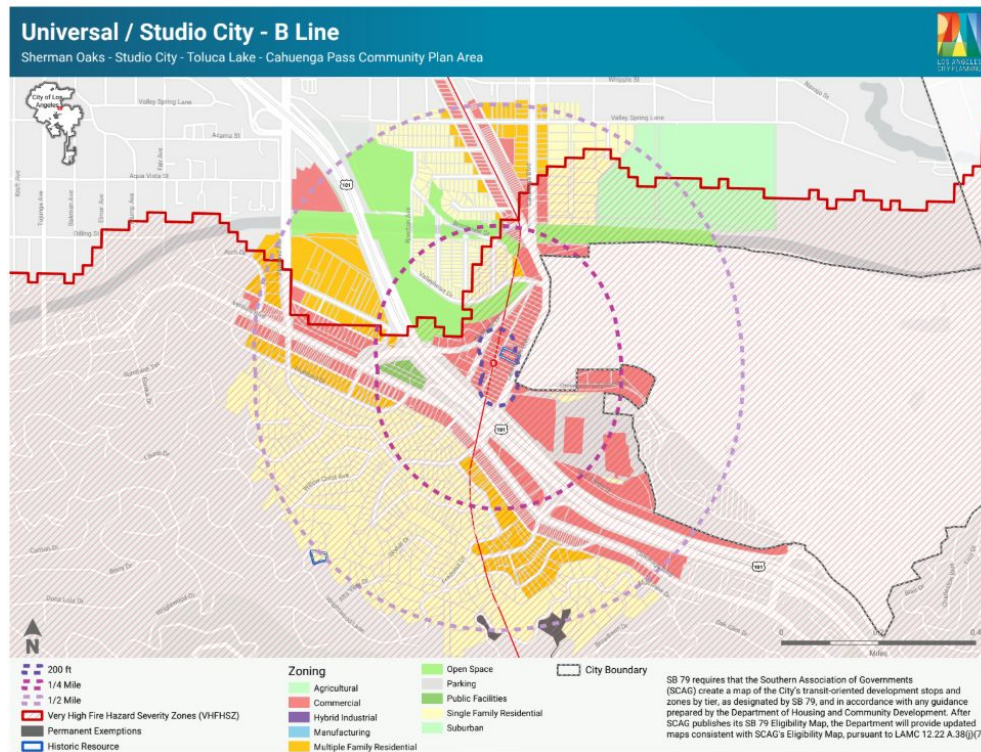
An aerial photograph of a densely populated urban area, likely Los Angeles, with numerous multi-story apartment buildings and houses. In the background, a range of mountains is visible under a clear sky. The image has a warm, orange-tinted overlay on the left side.

SB 79 Example Stations for Reference

Universal / Studio City - B Line

Station Considerations

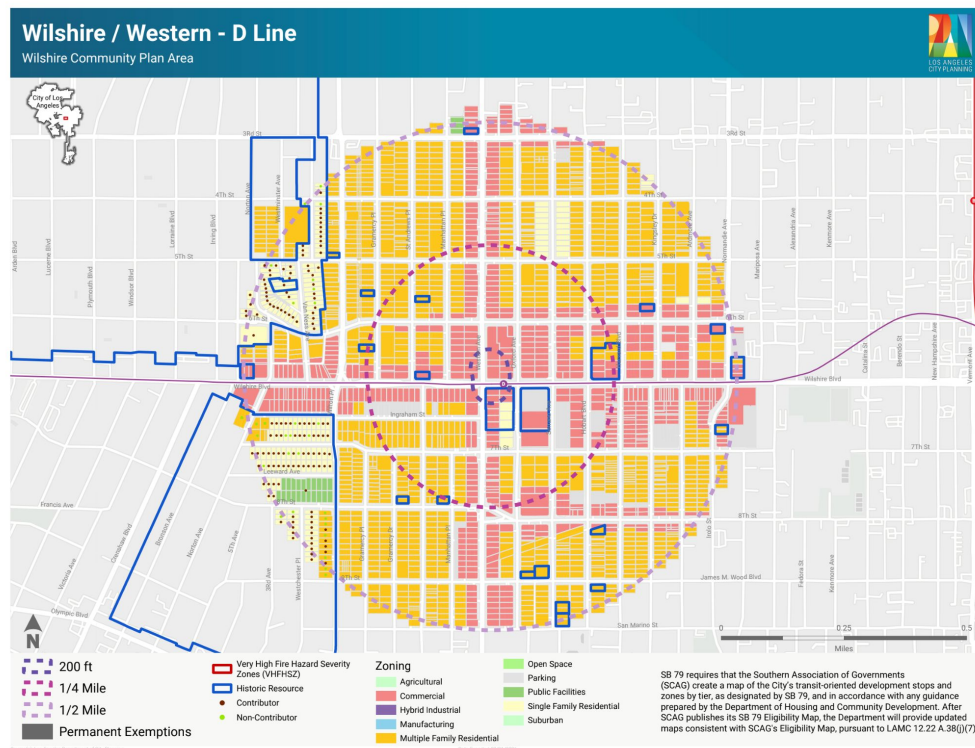
- Tier 1
- CD: 4, 2
- CPA: Sherman Oaks - Studio City - Toluca Lake - Cahuenga Pass
- Zoning: Hillside, VHFHSZ, Single Family, Multi Family, Commercial,
- Opportunity Area: High Opp



Wilshire / Western - D Line

Station Considerations

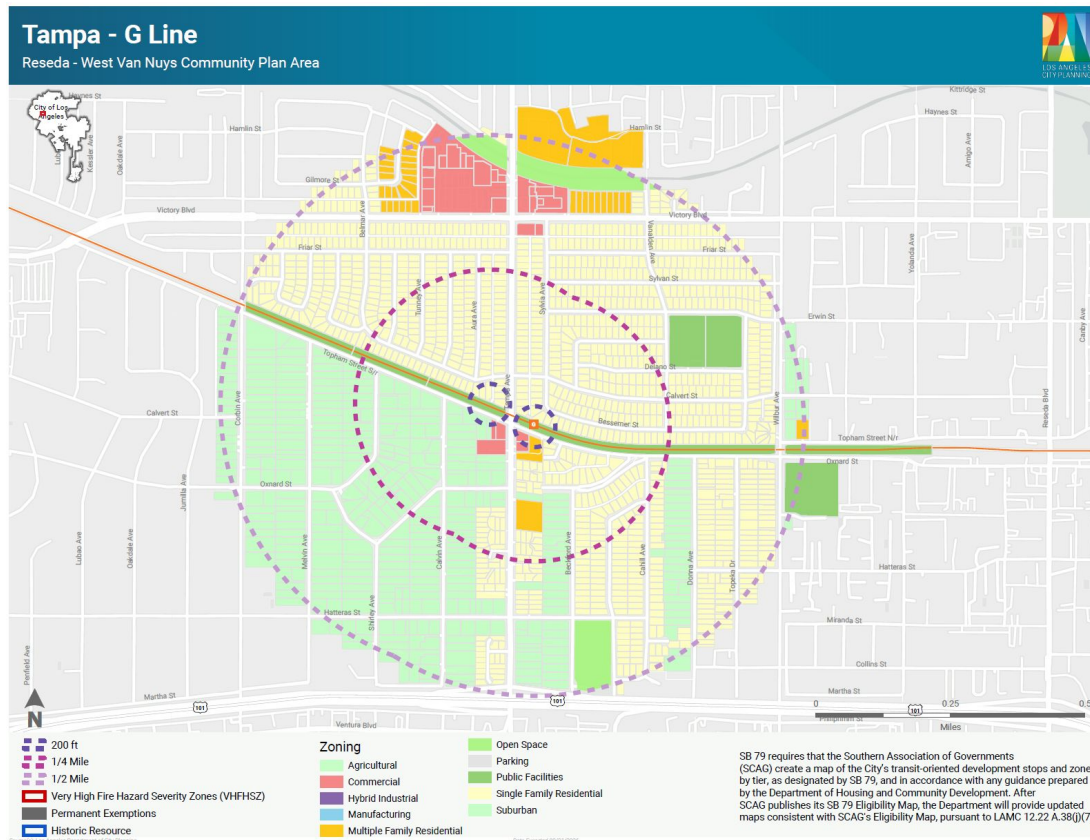
- **Tier 1**
- **CD:** 5, 10, 13
- **CPA:** Wilshire
- **Zoning:** Regional Center, Multi Family, Single Family, Height District 2
- **Opportunity Area:** High Opp
- **Overlays:** Wilshire Park HPOZ, Windsor Square HPOZ, Park Mile Specific Plan



Tampa - G Line

Station Considerations

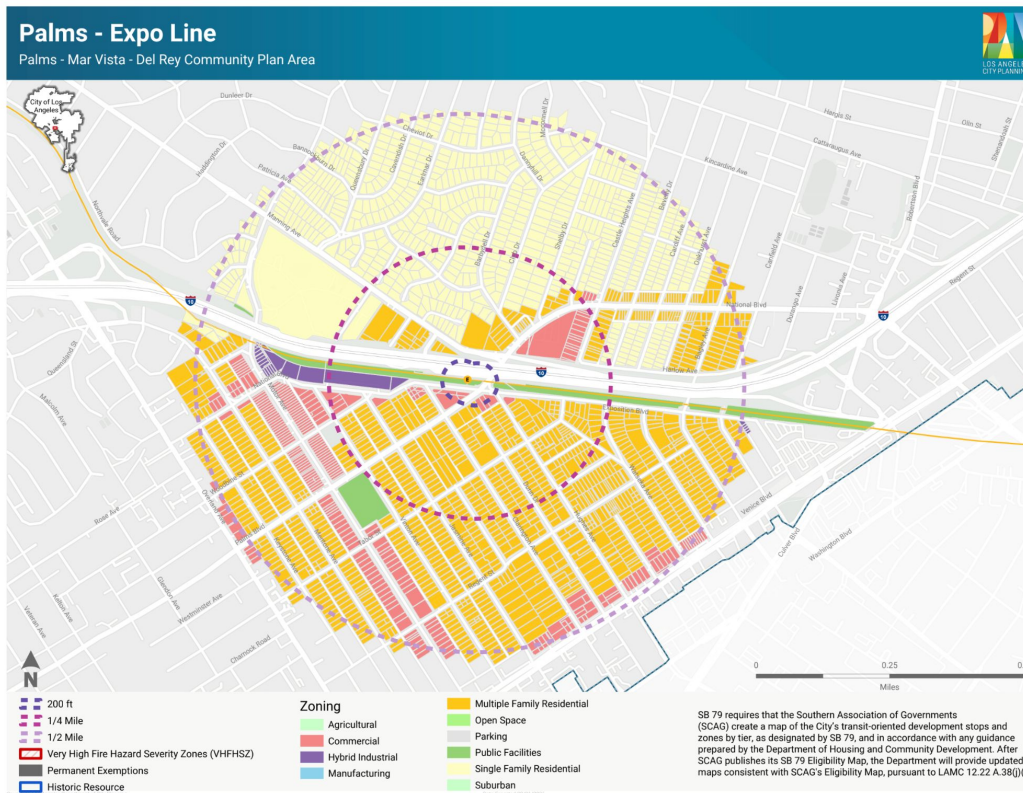
- Tier 2
- CD: 3
- CPA: Reseda - West Van Nuys
- Zoning: Single Family, RA zones, Multifamily, Commercial
- Opportunity Area: High Opp



Palms - E Line

Station Considerations

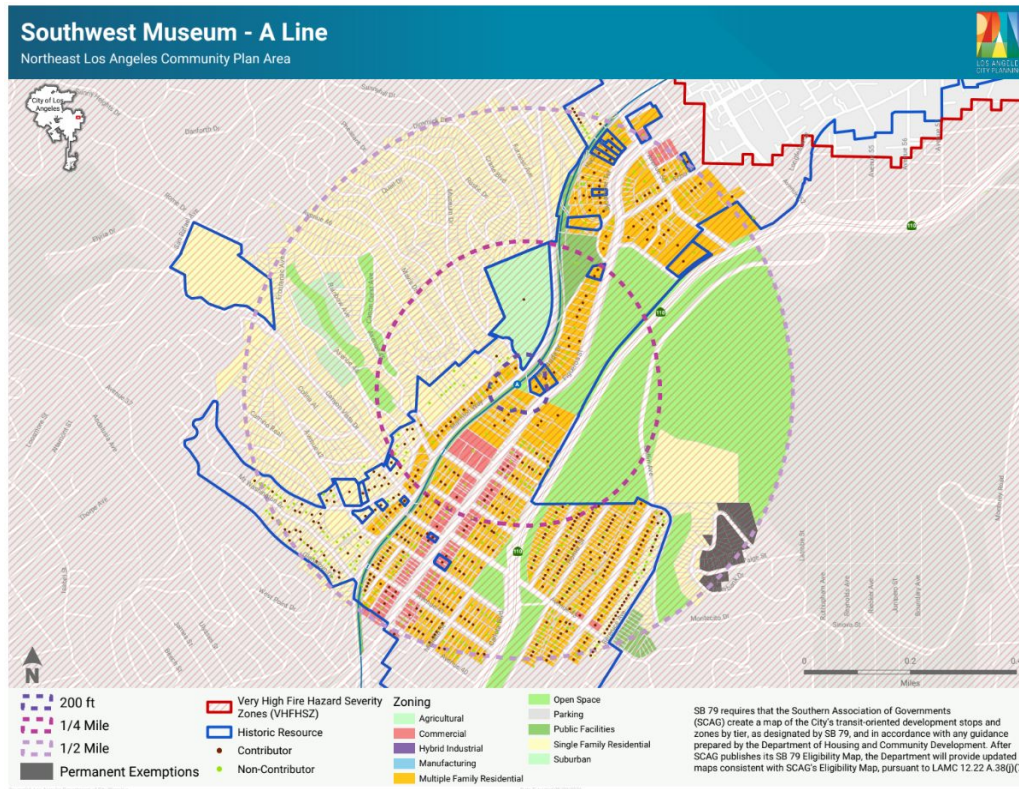
- Tier 2
- CD: 5
- CPA: Palms - Mar Vista - Del Rey
- Zoning: R4 and R3 zoning, some R1
- Opportunity Area: High Opp
- Overlays: Exposition Corridor
Transit Neighborhood Plan



Southwest Museum - A Line

Station Considerations

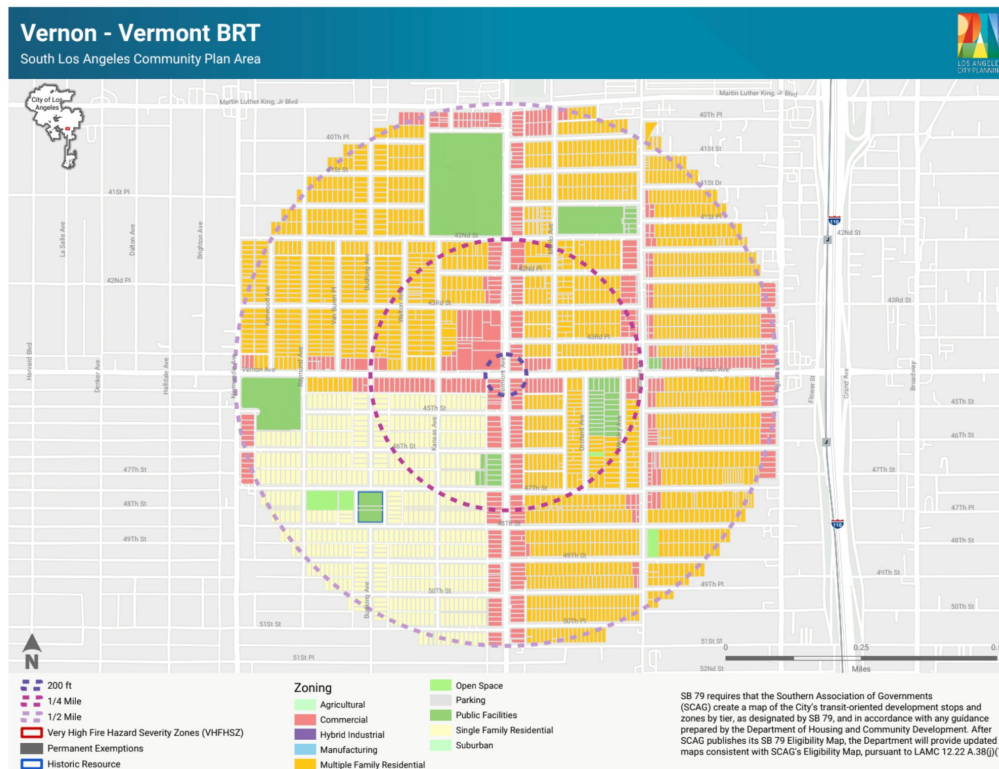
- Tier 2
- CD: 1
- CPA: Northeast Los Angeles
- Zoning: Hillside, VHFHSZ, Single Family
- Opportunity Area: High / Moderate
- Overlays: Mount Washington - Glassell Park Specific Plan, Avenue 57 TOD Specific Plan, Highland Park - Garvanza HPOZ



Vernon Ave - Vermont BRT

Station Considerations

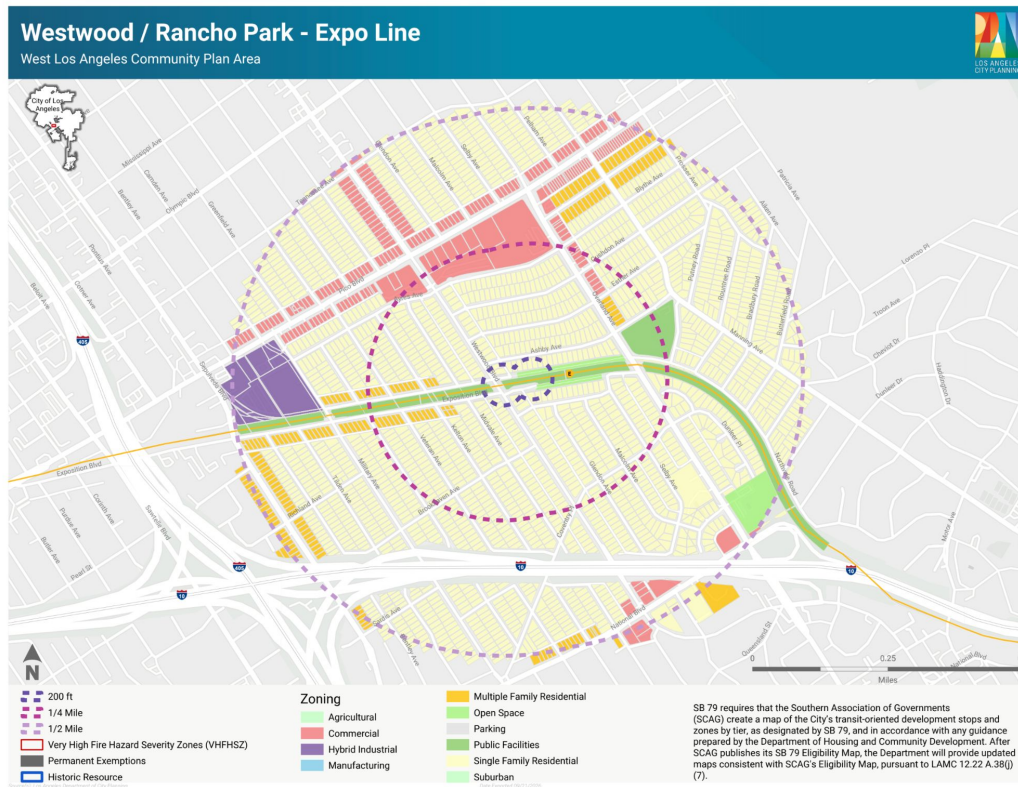
- Tier 2
- CD: 9
- CPA: South Los Angeles
- Zoning: Single and Multi-Family
- Opportunity Area: Low Opp
- Overlays: South LA CPIO



Westwood / Rancho Park - E Line

Station Considerations

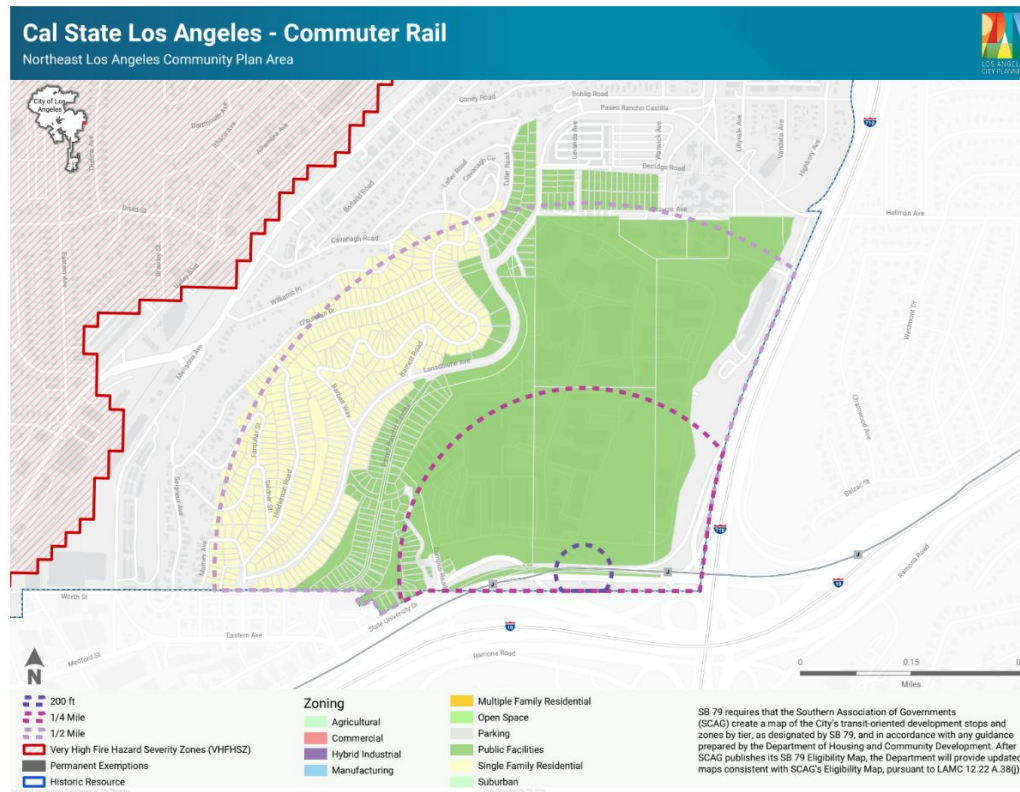
- Tier 2
- CD: 5
- CPA: West LA
- Zoning: Single Family
- Opportunity Area: High Opp



Cal State Los Angeles - Commuter Rail

Station Considerations

- Tier 2
- CD: 14
- CPA: Northeast Los Angeles
- Zoning: Single Family, Public Facilities
- Opportunity Area: High Opp



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Direct Implementation

Introduction to what Direct Implementation of
SB 79 would allow

Implementation Options

Recommended Option:

Develop a Local Alt Plan

- Advances the City's housing, equity, and climate goals
- Builds upon recent housing policy, including greater affordability requirements and multi-bedroom units
- Allows shift in SB 79 capacity in alignment with the City's growth priorities, pending Council direction
- Requires staffing & consultant resources

Additional Option:

Direct Implementation of SB 79 in 2030

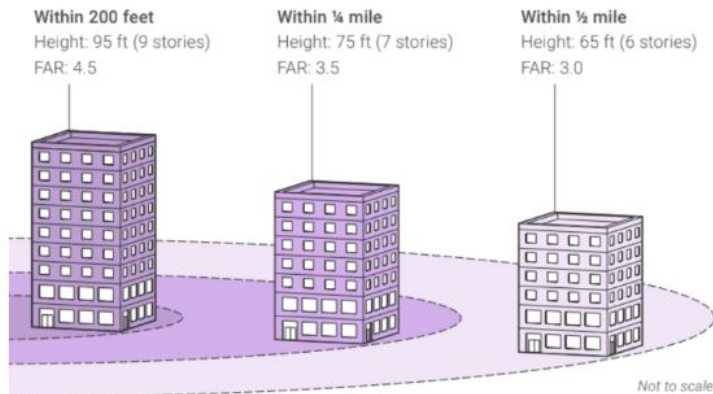
- State standards would apply across all 146 Station Areas
- Waivers may be granted for any development standard that precludes applicant accessing SB 79 development potential
- Does not incorporate exemptions for environmentally sensitive or Historic Resource areas

Direct Implementation of SB 79

- Under Direct Implementation of SB 79, a project **may waive out of any development standard** that precludes them from reaching the full development potential in SB 79 - which may include standards such as open space or setbacks
- The phased implementation ordinances would be sunset/rescinded with the next Housing Element adoption, with SB 79 going into effect in 2029/2030
- In addition, a project may seek **additional development potential through State Density Bonus**, above the development standards in SB 79
 - This may lead to more projects using State Density Bonus in lieu of locally adopted programs, such as MIIP or a Community Plan's local program

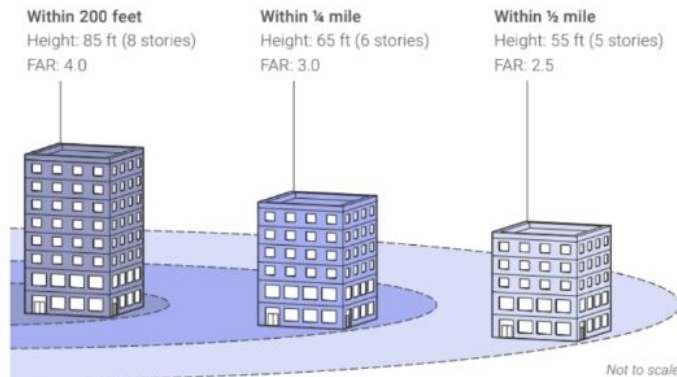
Development Standards Permitted under SB 79

TOD Tier 1 (Heavy Rail or Very High Frequency Commuter)



Tier	within 200 ft	within 1/4 mile	within 1/2 mile
Height*	95 ft (9 stories)	75 ft (7 stories)	65 ft (6 stories)
Density	160 dwelling units/acre	120 dwelling units/acre	100 dwelling units/acre
Density per Lot Equivalency	272 sq ft lot area / dwelling unit	363 sq ft lot area / dwelling unit	436 sq ft lot area / dwelling unit
Floor Area Ratio (FAR)	4.5	3.5	3.0

TOD Tier 2 (Light Rail, High Frequency Commuter, BRT, Eligible Bus Only Lanes)



Tier	within 200 ft	within 1/4 mile	within 1/2 mile
Height*	85 ft (8 stories)	65 ft (6 stories)	55 ft (5 stories)
Density	140 dwelling units/acre	100 dwelling units/acre	80 dwelling units/acre
Density per Lot Equivalency	311 sq ft lot area / dwelling unit	436 sq ft lot area / dwelling unit	545 sq ft lot area / dwelling unit
Floor Area Ratio (FAR)	4.0	3.0	2.5

Height in stories is approximate and based on average floor height for multifamily residential buildings.

An aerial photograph of a densely populated city, likely Los Angeles, with a warm orange and yellow sunset overlay on the left side. The city features numerous multi-story apartment buildings and houses, interspersed with green trees. In the background, a range of mountains is visible under a clear sky. The word "End" is written in a large, white, sans-serif font on the left side, with a short horizontal white line above it.

End