

MOTION

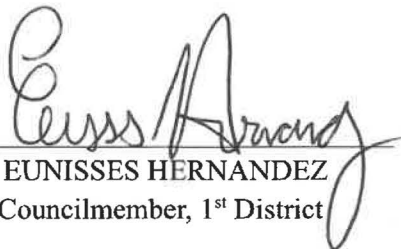
I MOVE that the matter on the PLANNING AND LAND USE MANAGEMENT (PLUM) COMMITTEE REPORT relative to an analysis of the impacts and implementation of Senate Bill (SB) 79 (Wiener), including the results of modeling analysis and options for upzoning and temporary delayed effectuation, Item 4 on today's Council agenda (Council File No. 25-1083), BE AMENDED to add the following recommendations:


Instruct the Department of City Planning (DCP), in consultation with the City Attorney, other city Departments as necessary, and the Los Angeles County Metropolitan Transportation Authority (Metro), to report back by July 1, 2026, on the land-use and planning implications of Metro's new authority granted by SB 79 to zone and develop transit agency-owned land. This report should include:

- Recommendations for a coordination process between the City and Metro to ensure developments on Metro-owned land align with broader citywide housing, health and safety goals;
- An analysis on whether development projects initiated by Metro, or its joint-development partners, under SB 79 remain subject to all local development-related fees, including affordable housing linkage fees and Quimby fees;
- An evaluation of Metro's land-use authority under SB 79 and the Transit Communications Network (TCN) Ordinance, including whether Metro's zoning standards could supersede City restrictions on the placement of digital billboards on residential or mixed-use structures; and
- A review of whether the City retains authority to enforce nuisance and quality of life standards, such as light-intensity limits for signage on projects where Metro acts as the lead planning agency.

Instruct the DCP, in consultation with the Bureau of Engineering, the Department of Transportation, and the City Attorney's Office, to report back on the substantial evidence required to support a permanent SB 79 exemption for walking paths that are over one mile from the transit oriented stop. The report should:

- Use innovative and proprietary data sources to identify specific geographic areas with walking conditions that functionally disconnect areas from transit station entrances despite their proximity;
- Identify and analyze walking paths that may also pose evacuation challenges including but not limited to along substandard hillside streets and within Very High Fire Hazard Severity Zones;
- Assess topographical and street infrastructure challenges affecting these walking paths, including zones subject to regular mudslides and rockslides; and
- Identify infrastructure improvements to improve the safety and viability of these walking paths for the potential future inclusion under SB 79, and analyze their feasibility.

PRESENTED BY:   
EUNISSES HERNANDEZ  
Councilmember, 1<sup>st</sup> District

SECONDED BY: 

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