

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.

SUBMITS WITHOUT RECOMMENDATION:

1. Instruct the Department of City Planning (DCP), in alignment with Approach C, to initiate a code amendment for OPTION 2 as described in the DCP report dated February 18, 2026, to upzone single family and low-density zoned parcels that are located in Opportunity Stations and in higher and moderate opportunity sites ineligible for delay within Transit Oriented Development zones and areas citywide to facilitate local implementation of SB 79, but excluding Historic Preservation Overlay Zones (HPOZ) that were established before 2015 or are in lower opportunity areas.
2. Instruct the DCP, to delay effectuation of SB 79 citywide, as explicitly allowed by SB 79, through the initiation of a delayed effectuation ordinance for all eligible criteria including lower opportunity areas, Very High Fire Hazard Severity Zones, sites and stations meeting capacity requirements, local historic resources, Sea Level Rise Areas, Industrial Employment Hubs, and sites more than one-mile walking distance from a station.

Fiscal Impact Statement: None submitted by the DCP. Neither the City Administrative Officer nor the Chief Legislative Analyst has completed a financial analysis of this report.

Community Impact Statement: Yes

For:
Empowerment Congress West Area Neighborhood Council

For if amended:
Empowerment Congress North Area Neighborhood Council

Against unless amended:
Los Feliz Neighborhood Council
United Neighborhoods Neighborhood Council

SUMMARY

At its regular meeting held on February 24, 2026, the PLUM Committee considered a report from the DCP relative to an analysis of the impacts and implementation of SB 79, including the results of modeling analysis and options for upzoning and temporary delayed effectuation. The DCP Director and staff provided introductory comments, a presentation and an overview of the matter.

An opportunity for public comment, was held. After further discussion of the matter, the Committee recommended to approve the following recommendations from the Chair, instruct the DCP: 1) In alignment with Approach C, to initiate a code amendment for Option 2 as described in the DCP report dated February 18, 2026, to upzone single family and low-density zoned parcels that are located in Opportunity Stations and in higher and moderate opportunity sites ineligible for delay within Transit Oriented Development

zones and areas citywide to facilitate local implementation of SB 79, but excluding HPOZs that were established before 2015 or are in lower opportunity areas; and 2) To delay effectuation of SB 79 citywide, as explicitly allowed by SB 79, through the initiation of a delayed effectuation ordinance for all eligible criteria including lower opportunity areas, Very High Fire Hazard Severity Zones, sites and stations meeting capacity requirements, local historic resources, Sea Level Rise Areas, Industrial Employment Hubs, and sites more than one-mile walking distance from a station. The vote resulted in two ayes and one no. Due to the lack of a majority vote, this matter moves forward to Council without recommendation and is now submitted for consideration.

Respectfully Submitted,

PLANNING AND LAND USE MANAGEMENT COMMITTEE

<u>MEMBER</u>	<u>VOTE</u>
BLUMENFIELD	YES
HUTT	ABSENT
NAZARIAN	YES
LEE	ABSENT
RAMAN	NO

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-NOT OFFICIAL UNTIL COUNCIL ACTS-