

## MOTION

## PLANNING & LAND USE MANAGEMENT

On September 12, 2025, the California State Legislature passed Senate Bill 79 (SB 79) (Wiener). If enacted, SB 79 will significantly alter land use, zoning, and development regulations for cities across California. The City must conduct an analysis to understand the impacts of SB79 on our neighborhoods and the rippling effects it will have across City Departments.


The Department of City Planning, neighborhood councils, community groups and Council offices invested countless hours into public meetings to educate and solicit feedback from the community in order to create a blueprint to address our housing shortage. This extensive outreach and engagement resulted in the approved Citywide Housing Incentive Program ("CHIP") and updated Community Plans, which was part of the approved Housing Element. The Department of City Planning carefully evaluated CHIP, which is reflected in the Environmental Impact Report that was completed.

SB79 would fundamentally change the zoning of neighborhoods without consideration to community, infrastructure, traffic, parking, and public safety. It would effectively rezone hundreds of parcels across the city without completing environmental review through an Environmental Impact Report. While the intent of SB79 may be to expand housing opportunities and streamline certain development processes, the legislation also raises serious questions and concerns about the capacity and resiliency of existing city infrastructure to accommodate and support substantial new density given the City also already faces chronic challenges in maintaining and modernizing its infrastructure.

The impacts of the legislation, which was amended over a dozen times, needs to be thoroughly understood by City staff and community stakeholders in the event Governor Newsom decides to sign SB79 and enact it into law. This analysis should also explore how these new state mandates will affect our ability to create and maintain safe, reliable and adequate infrastructure and utility systems, in addition to recommendations for mitigation and funding strategies to plan for increased density around SB79 eligible transit stops.

I THEREFORE MOVE that the Council instruct the Department of City Planning, Transportation Department, and the Housing Department, and in consultation with the City Attorney, and Chief Legislative Analyst, to prepare a report in 90 days on an assessment detailing the impacts of SB79. The report should include the following:

- The definition of a "Transit-oriented development stop."
- Detail the applicability of SB79 to Cities neighboring the City of Los Angeles.
- Detailed maps of the locations of a "Transit-oriented development stop" highlighting the one-quarter ( $\frac{1}{4}$ ) mile and one-half mile ( $\frac{1}{2}$ ).
- Detail the allowable density per acre, height, floor area ratio (FAR) and parking.
- Detail how SB79 works in conjunction with Density Bonus Law, including waivers and incentives.
- Detail how SB79 would impact the following:
  - Residential units subject to the Rent Stabilization Ordinance.
  - Sites located within the Coastal Zone and Sea Rise areas.
  - Sites located within Very High Fire Hazard Severity Zones.
  - Sites located within Tsunami Zones.
  - Sites located in or near evacuation routes.

  
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- Sites that have a designated historic resource either by the City, State or Federal Governments, including individual designations and Historic Districts.
- Historic Preservation Overlay Zones or National Register Historic Districts (NRHD).
- Details on the City's ability to delay effectuation of SB79 and on the potential development of a local "Transit Oriented Development Alternative Plan," including but not limited to the following:
  - The necessary findings.
  - The number of "Transit-oriented development stops" that are anticipated to be analyzed.
  - Phasing and time requirements of delayed effectuation and Transit Oriented Development Alternative plans.
- Recommendations on local implementation options including:
  - Detailed cost analysis, including staffing resources and consultant costs anticipated to be needed by the Department of City Planning to implement SB79, and potential resources needed for delayed effectuation, a local Transit Oriented Development Alternative Plan, and case processing. Details on how the implementation will interface with already adopted and proposed Community Plans and the Citywide Housing Incentive Program (CHIP).

I FURTHER MOVE that the Council instruct the Chief Legislative Analyst, with the assistance of the City Administrative Officer, City Planning, the Department of Transportation, Bureau of Sanitation, Bureau of Street Services, Bureau of Engineering, the Fire Department, the Police Department, and request the Department of Water and Power, to prepare a comprehensive report identifying and assessing the projected impacts of SB79 density on the City's infrastructure and utility systems including:

- Costs to update, expand, and modernize the City's infrastructure and utility systems to support projected density from SB79.
- Costs to maintain expanded and upgraded infrastructure and utility systems needed to support SB79 density.
- Enhancements to emergency services staffing and resources necessary to support SB79 density.
- Citywide staffing enhancements necessary to design and deliver an upgraded infrastructure and utility enhancement plan to support new SB79 density.
- Recommendations for mitigation, funding strategies, and any additional policy actions the City Council should consider to mitigate the effects of SB79.
- Estimated increase of revenues generated from the reassessment of properties redeveloped with SB79 projects.

I FURTHER MOVE that the Council request the City Attorney to issue a confidential report to Council on potential legal challenges to SB79 and possible bases for cost-recovery from the state.

PRESENTED BY: Traci Park  
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 Councilwoman, 11th District

SECONDED BY: Monica Rodriguez  
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