

# What is Senate Bill 79 (SB 79)



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Within a half mile radius of every qualifying bus stop, SB 79 – allows 55 – 65-foot-high by-right apartment buildings but does not require any affordable housing units. It will rezone low density multi-family, single-family, historic districts, and vulnerable communities.



# Half mile radii being generated at SB 79 qualifying bus stops



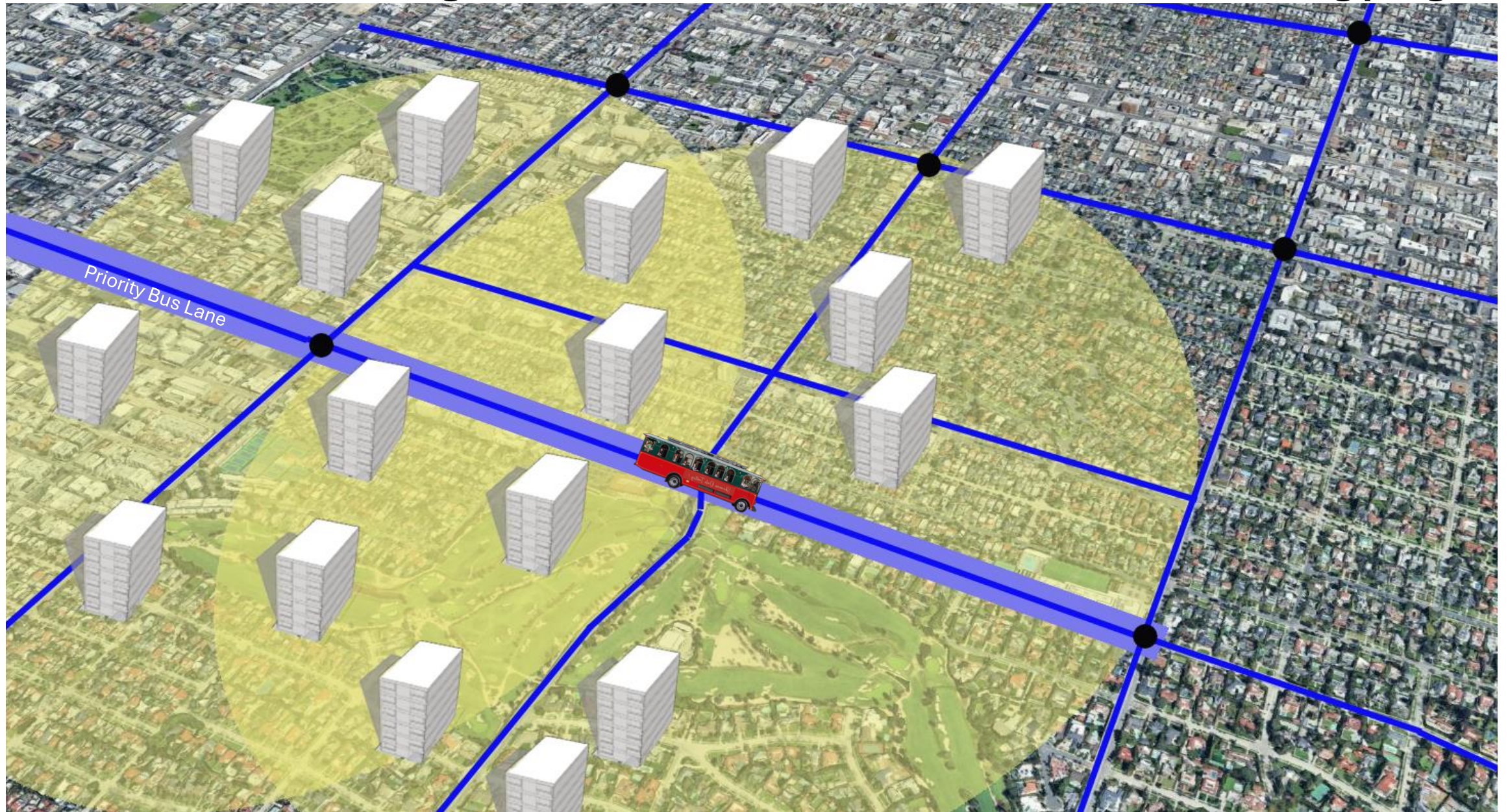


# Height can be 55 to 65 feet within the ½ mile radius in Tier 2





**This is market rate housing with the same incentives as affordable housing programs.**





Text from SB 79 describing the allowable height but also note the increase in density and floor area.

*(3) For a residential development within one-quarter mile of a Tier 2 transit-oriented development stop, all of the following apply:*

*(A) A development may be built up to 65 feet high, or up to the local height limit, whichever is greater.*

*(B) A local government shall not impose any maximum density standard of less than 100 dwelling units per acre. The development proponent may seek a further increased density in accordance with applicable density bonus law.*

*(C) A local government shall not enforce any other local development standard or combination of standards that would prevent achieving a residential floor area ratio of up to 3.*

*(D) A development that otherwise meets the eligibility requirements of Section 65915, including, but not limited to, affordability requirements, shall be eligible for two additional concessions pursuant to Section 65915.*

*(4) For a residential development further than one-quarter mile but within one-half mile of a Tier 2 transit-oriented development stop, all of the following apply:*

*(A) A development may be built up to 55 feet high, or up to the local height limit, whichever is greater.*

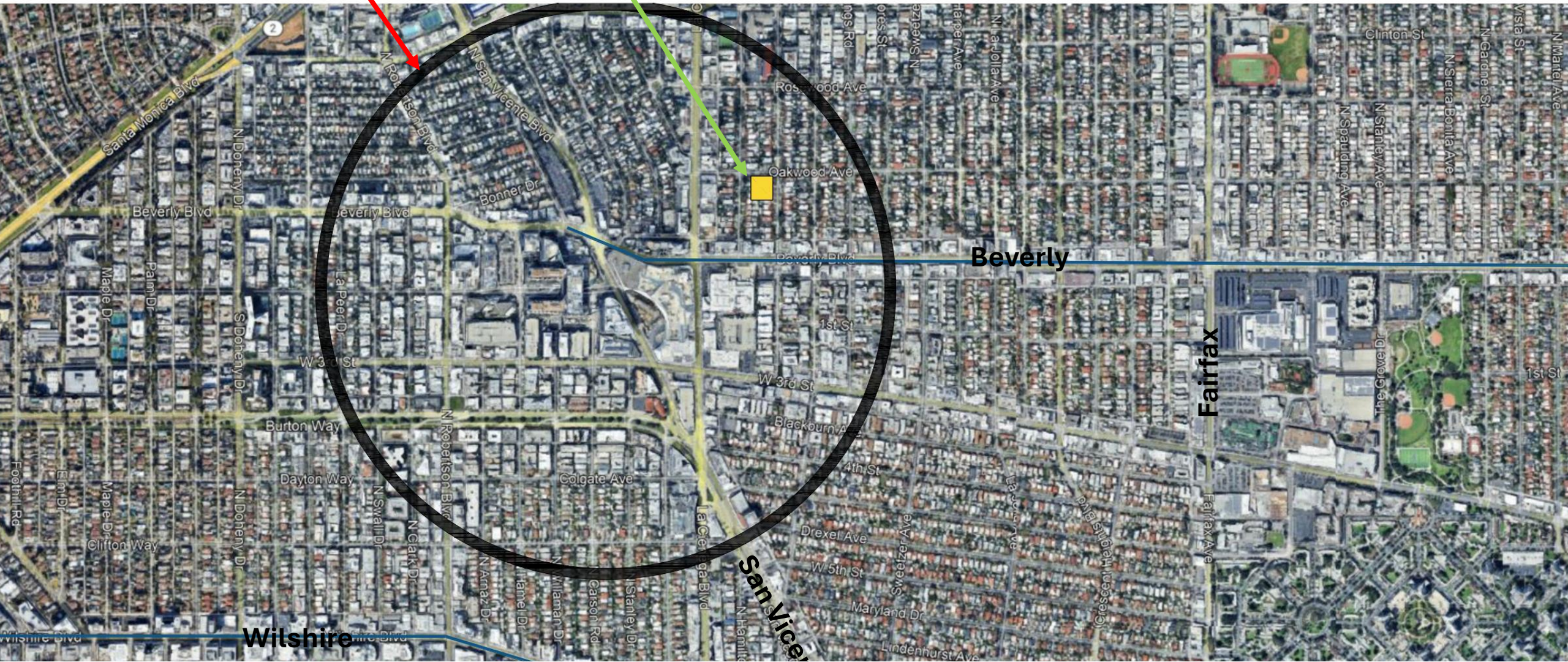
*(B) A local government shall not impose any maximum density standard of less than 80 dwelling units per acre. The development proponent may seek a further increased density in accordance with applicable density bonus law.*

*(C) A local government shall not enforce any other local development standard or combination of standards that would prevent achieving a residential floor area ratio of up to 2.5.*

*(D) A development that otherwise meets the eligibility requirements of Section 65915, including, but not limited to, affordability requirements, shall be eligible for one additional concession pursuant to Section 65915.*



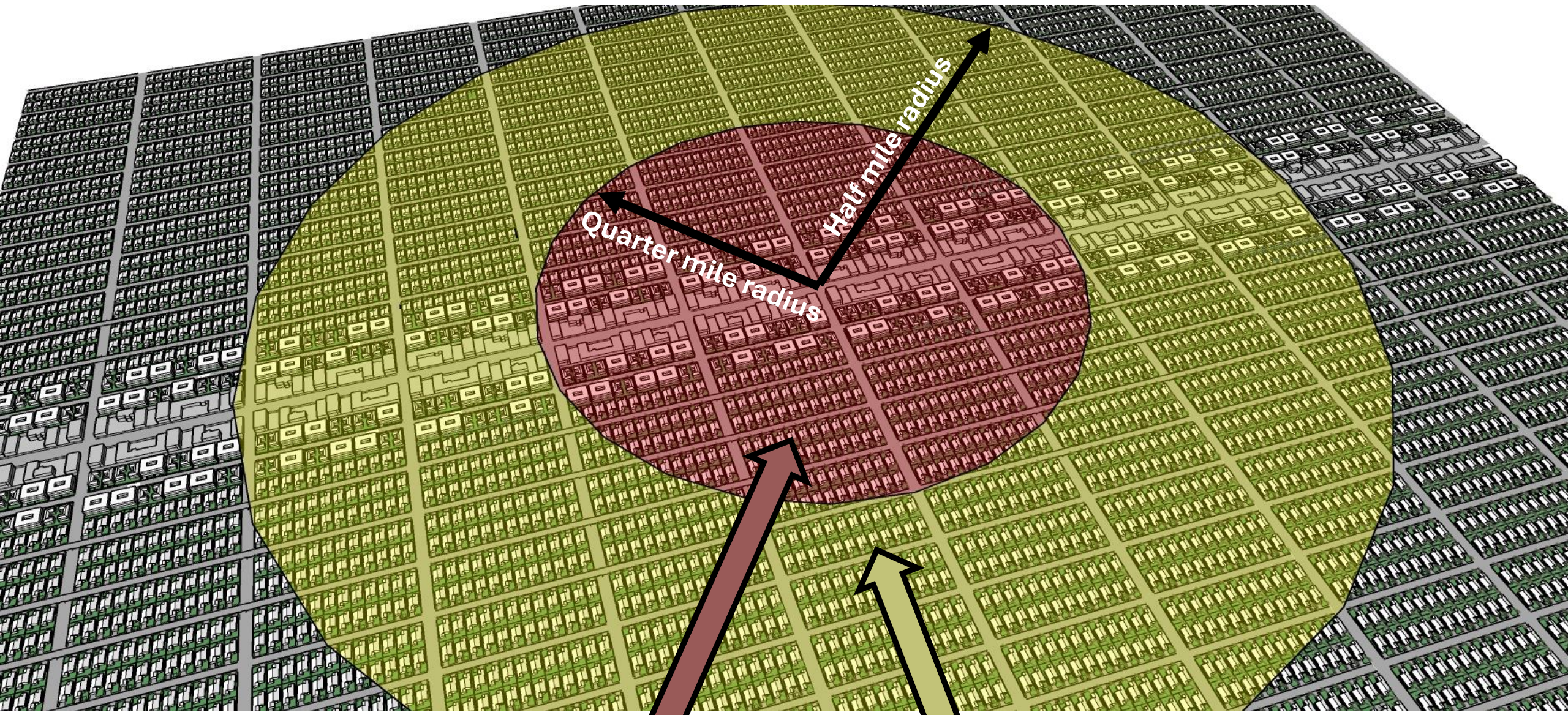
**This is a half mile radius from a qualifying bus stop**  
This is an acre



**SB 79 Mandates 80 to 100 housing units per acre (there are 503 acres in the circle)**



**The half mile radius allows 30,160 units, the quarter mile radius allows 12,600 units**

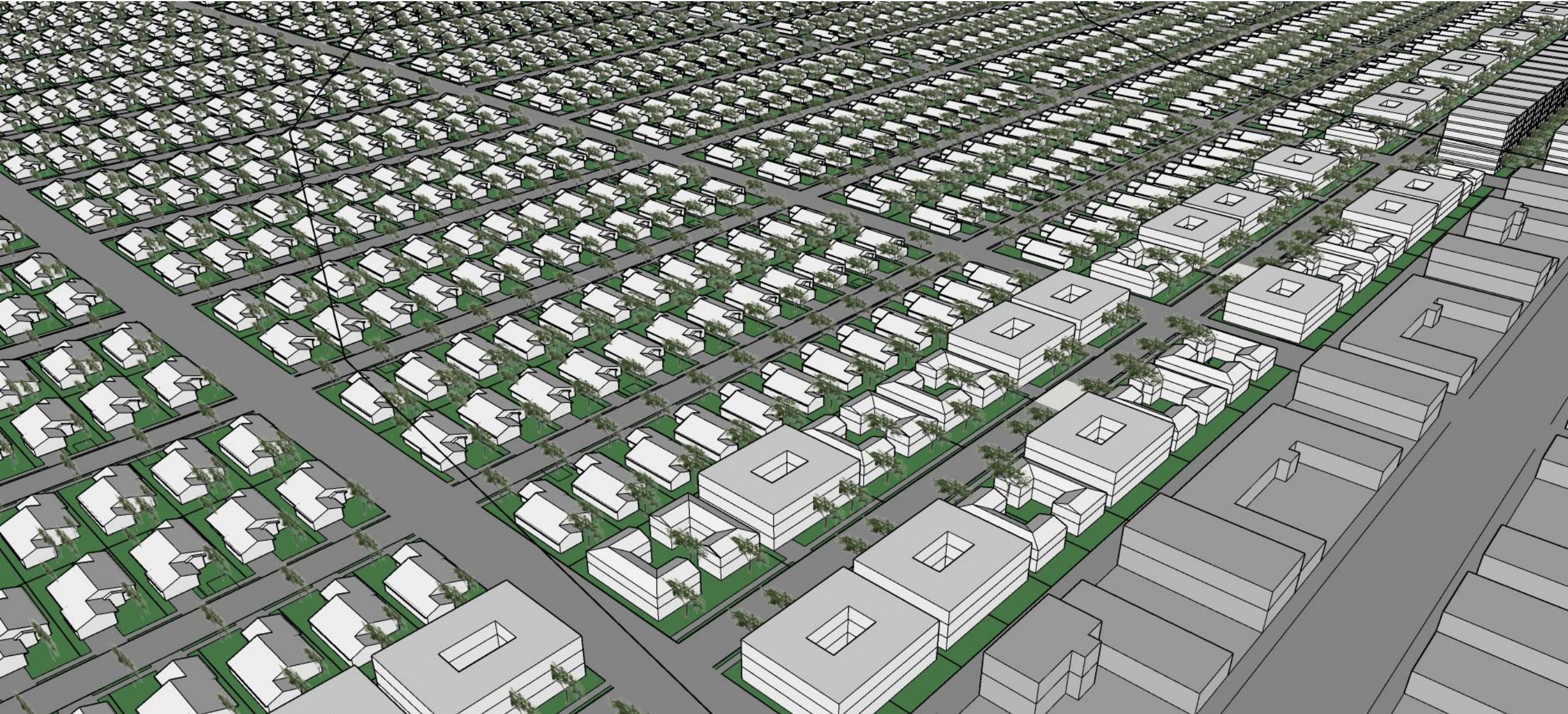


**Area of Quarter Mile Radius = 126 Acres  
At 100 units per acre = 12,600 Housing units**

**Net Area of Half Mile Radius = 377 Acres  
At 80 units per acre = 30,160 Housing units**



# One bus stop will generate zoning for 42,760 Housing Units

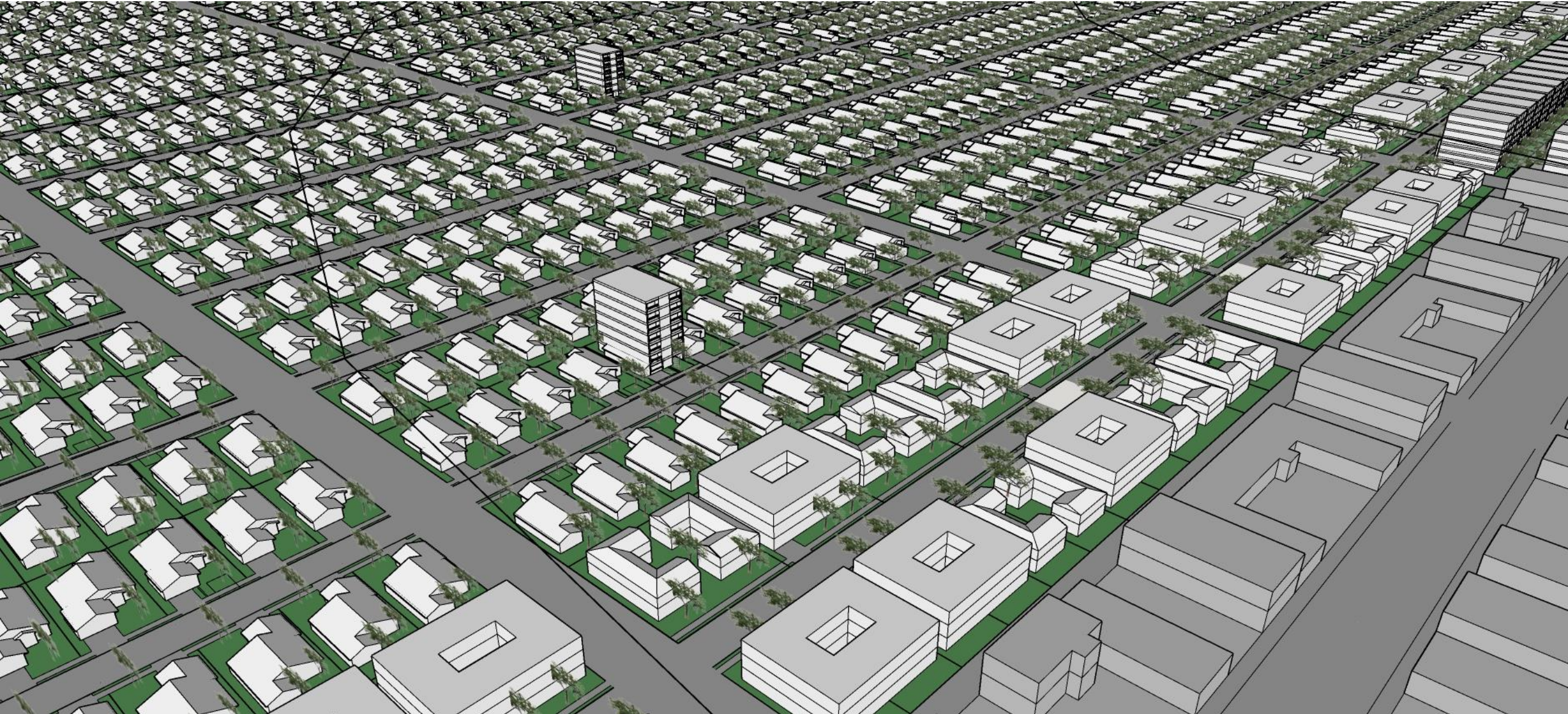


Loss of light, air and landscape

United Neighbors



**The transition to higher density can happen every time a property sells.**



**Loss of light, air and landscape**

United Neighbors



**The transition to higher density can happen every time a property sells.**



**Loss of light, air and landscape**

United Neighbors



**This would be a fully built out 42,760 housing units**



**Loss of light, air and landscape**

United Neighbors



## The bill's attempt at allowing local control.

### Read the bill:

(D) If the local government does not amend its ordinance in response to the department's findings or does not adopt a resolution with findings explaining the reason the ordinance complies with this section and addressing the department's findings, the department shall notify the local government and may notify the Attorney General that the

65912.

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percent below that permitted under this chapter.

(iii) A site's maximum feasible capacity counted toward the plan shall be not more than 200 percent of the maximum density established under this chapter.

**To win support from senators asking for more local control, Wiener amended his bill to allow a municipality to write an alternate plan to their Housing Element. Allowing any site to be reduced by 50 percent if other sites increase by no more than 200 percent. With the added requirement that the same number of units and floor area as the original bill are maintained.**

**This amendment is meaningless to a city because there is no decrease in the amount of units and the size of the apartment buildings**

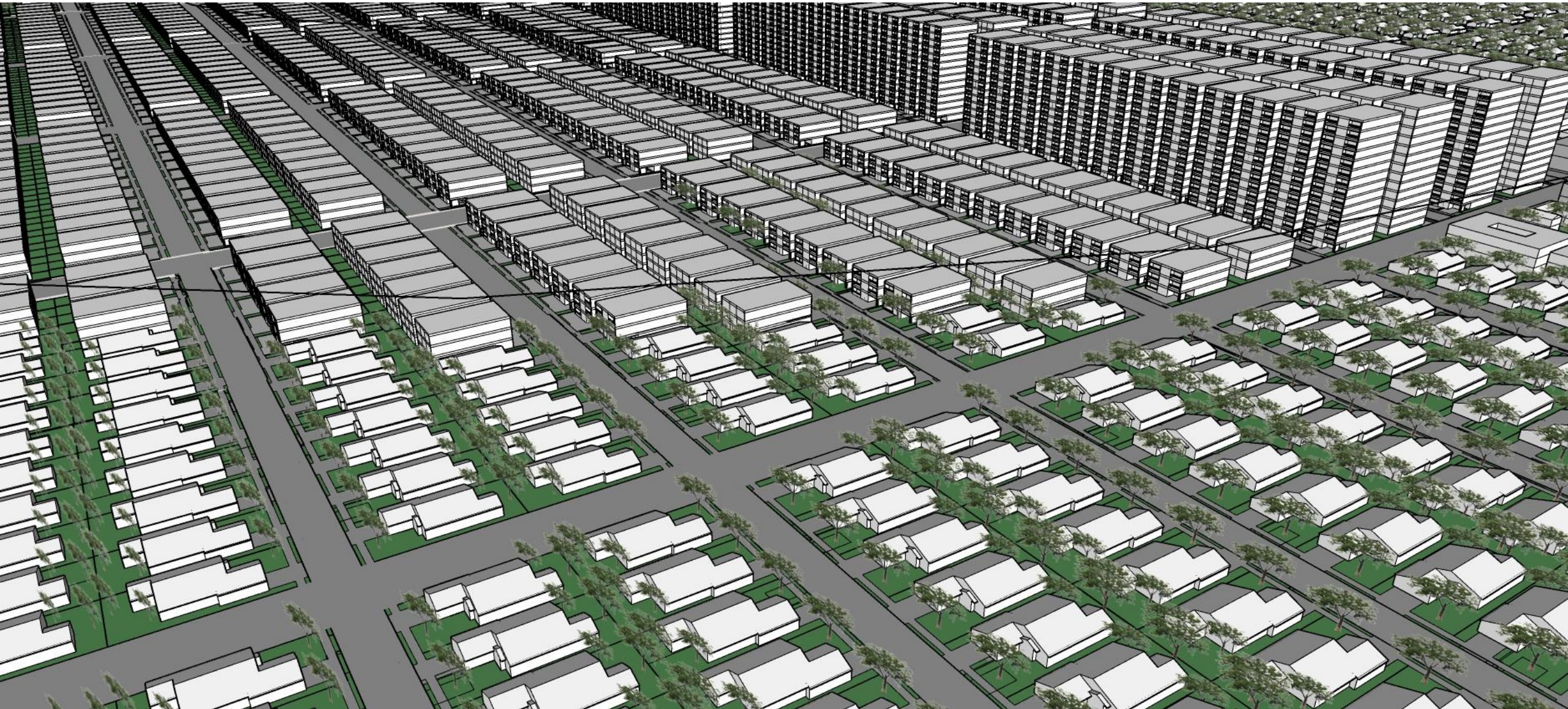


**The amendment allows any area to be reduced by 50%, but another area must increase by that amount.**





**Reduction in single-family still leaves those sites multi-family.**



**But increases density elsewhere**

United Neighbors



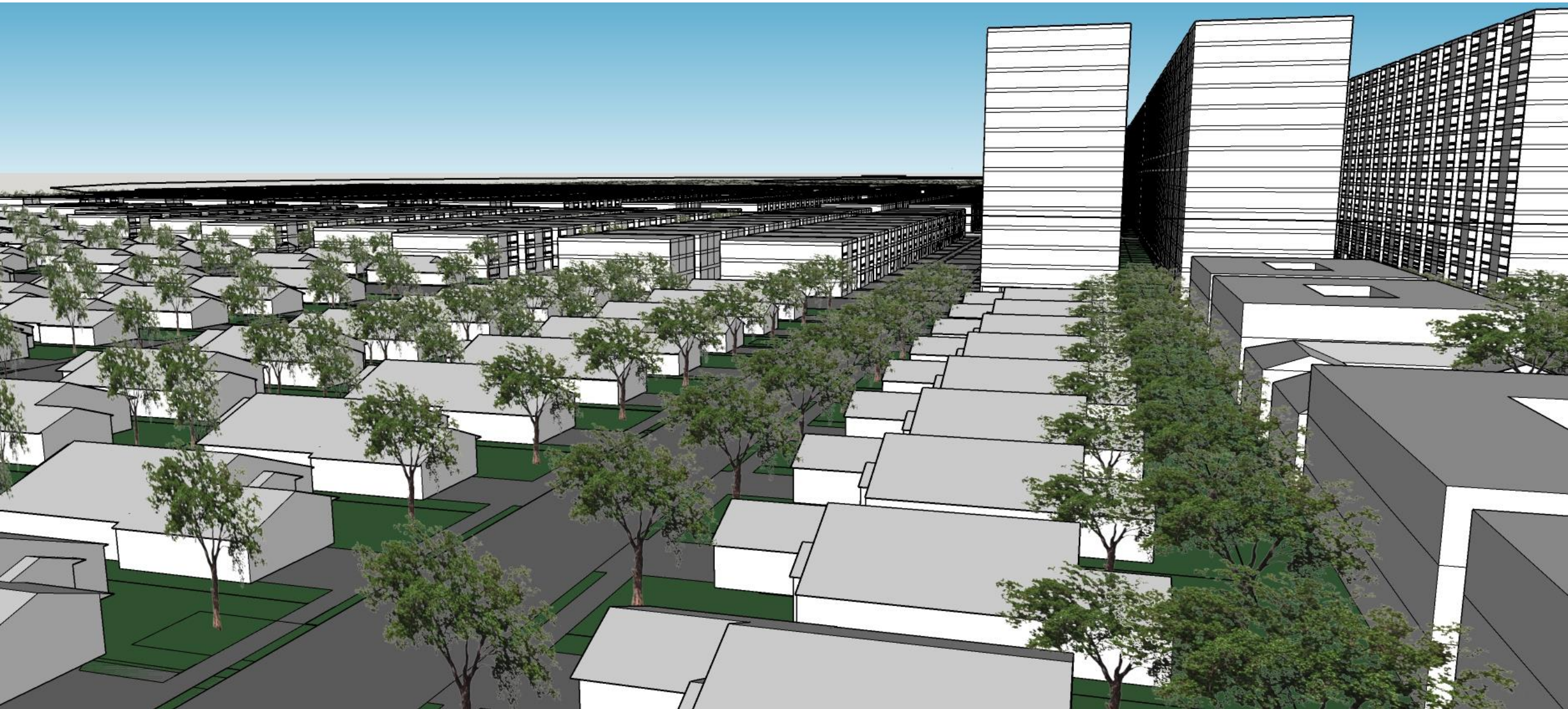
**When this area goes down...**





**When this area goes down...**

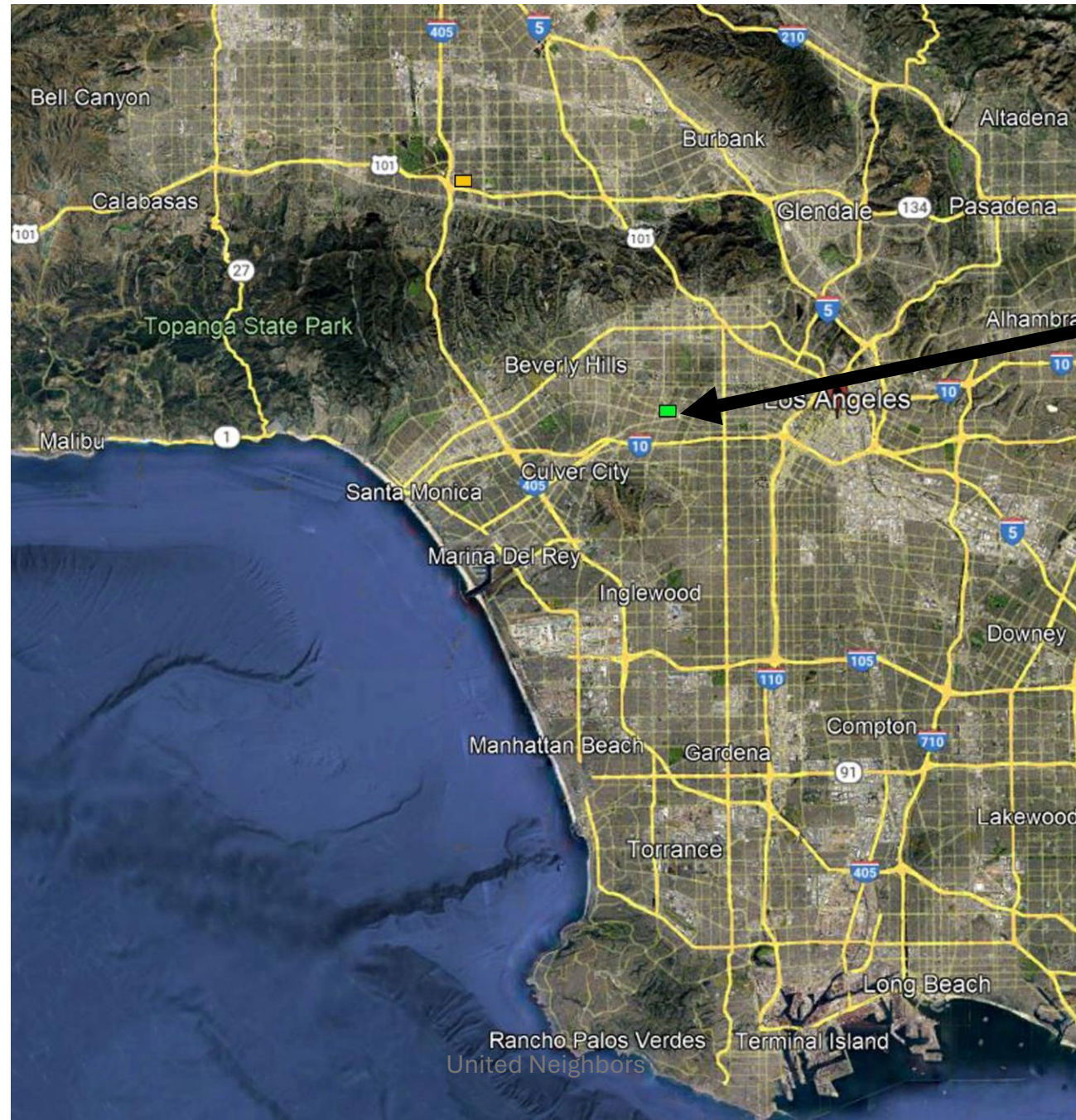
**this area goes up**



**The total SB 79 increase in density and floor area ratio must be maintained.**



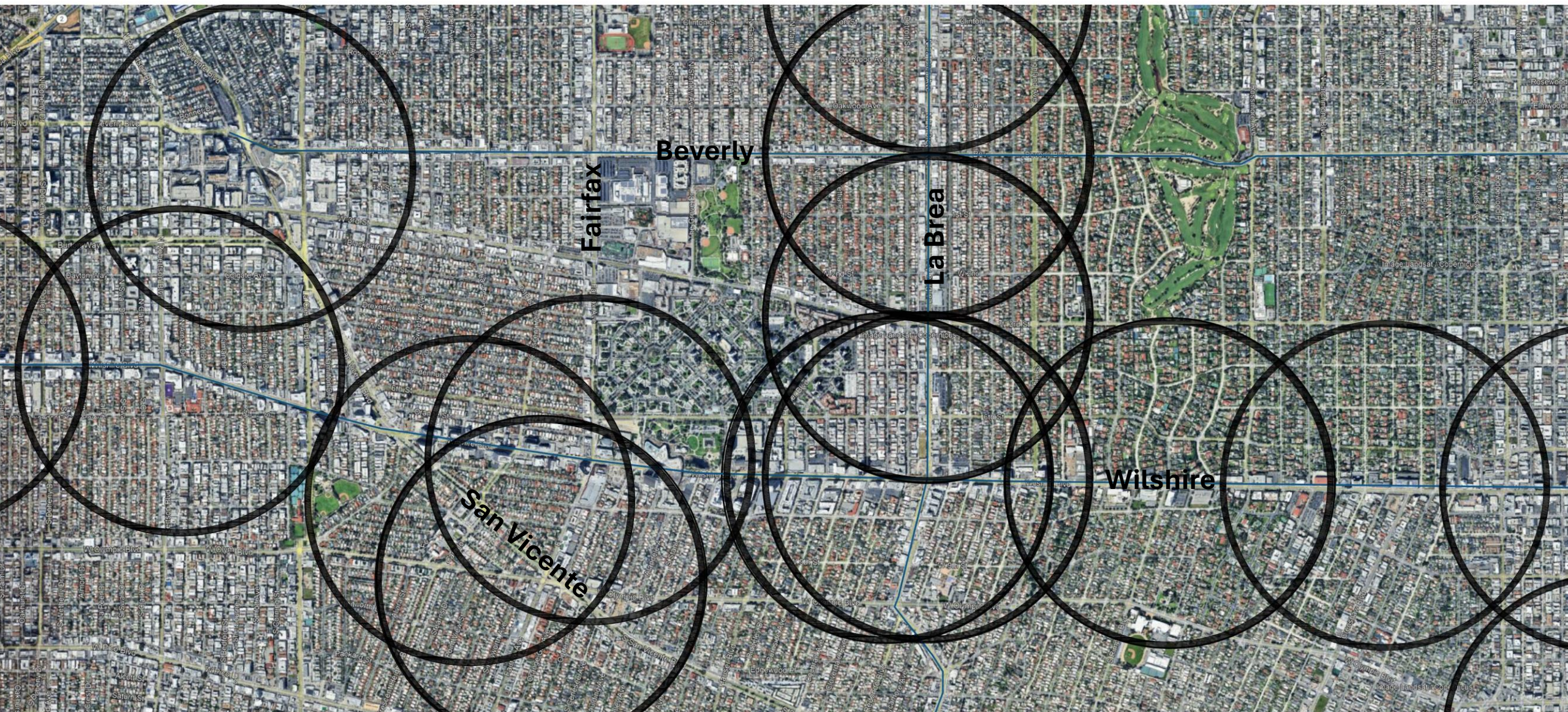
# Impact to just one area of a community with several bus stops



Area in Study 



# Area of Study: Half mile radii from SB 79 qualifying bus stops





**These are by-right developments that cannot be stopped if SB 79 becomes law.**



**The area within these circles equal 5,289 acres x 80 units per acre = 423,102 housing units**  
**The Housing Element required a total of 255,000 Housing Units**  
**in the entire City of Los Angeles**





**How does a city plan for this much density with no funding for infrastructure improvement, open space criteria , urban tree canopy protection or mandate for affordable housing.**

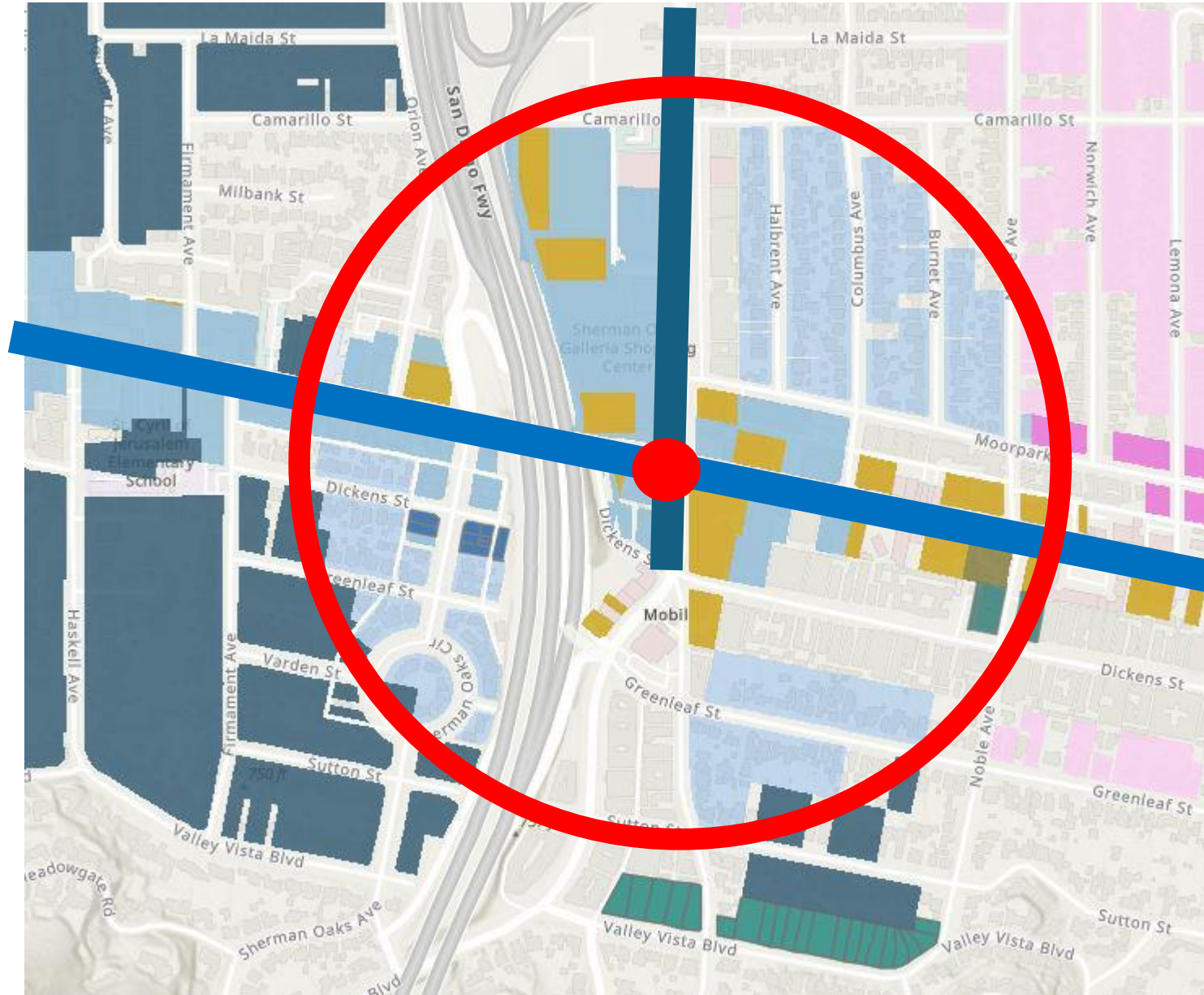


**Loss of light, air and landscape**

United Neighbors



**Transit Oriented Development should be linear on commercial corridors, not radial into neighborhoods.**





**We need to be united in our efforts to save our neighborhoods.  
We are not against housing, we are against bad planning.**



**Oppose SB 79 unless amended to exempt municipalities with a state-approved and compliant Housing Element.**