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SB 79 TEXT FROM CITY OF SM WEBSITE
1 message

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SB79 Transit-Oriented Development

Senate Bill 79 (SB 79), the Abundant and Affordable Homes Near Transit Act, establishes minimum guaranteed development standards for qualified housing projects located near specified transit stops in urban transit counties. SB 79 went into effect on July 1, 2026 and establishes new minimum floor area ratios (FARs), heights, and density standards for qualifying housing projects located within 1/2 mile of a "transit-oriented development" (TOD) stop regardless of underlying local zoning. You can read the complete text of SB 79 on the California State Legislature's website.

SB 79 Local Effects

Santa Monica is served by four Metro E Expo Light Rail stations: the Downtown SM Station, 17th Street/Santa Monica College Station, the Bergamot Station and the Expo/Bundy Station. These stations qualify as Tier 2 TOD stops as they are served by light rail transit and the areas within 1/2 mile of the stops are called TOD zones, as shown in the map below. Additional bus stops in the Downtown also qualify as Tier 2 TOD stops. Please refer to the map below to view the TOD zones and TOD stops. Qualified housing projects located in TOD zones are now eligible for new development standards established by SB 79 (regardless of underlying local zoning) until the City's adoption of an Exclusion Ordinance or a TOD alternative plan.

Disclaimer: Note that this map is provided by the City of Santa Monica and intended for exploratory purposes only to identify potential applicability of SB 79. SB 79 requires that the Southern California Association of Governments (SCAG) prepare a map of TOD zones by tier (Government Code Section 65912.160(f)), and further states that SCAG's map has the rebuttal presumption of validity. On July 2, 2026, SCAG Regional Council approved its SB 79 map. The map provided below is consistent with SCAG's SB 79 map, and identifies the City's TOD zones and parcels within ½ mile of the TOD transit stop as well as parcels that are eligible for temporary exclusion from SB 79 standards. The City will continue to update this map based on changing conditions and additional guidance from SCAG and HCD as it becomes available. This SB 79 map is provided for illustrative purposes only. The data shown is approximate and may not reflect current conditions or official records. All data, including but not limited to parcel boundaries, zoning designations, SB 79 applicability, and site characteristics, should be independently verified with the City of Santa Monica. The City of Santa Monica assumes no responsibility for errors, omissions, or discrepancies in this draft map.

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"Impossible is just a big word thrown around by small men who find it easier to live in the world they've been given than to explore the power they have to change it. Impossible is not a fact. It's an opinion. Impossible is not a declaration. It's a dare. Impossible is potential. Impossible is temporary. **Impossible is nothing**." — Muhammad Al

"If we did all the things we are capable of, we would literally astound ourselves." - Thomas Edison