

APPENDIX 1:
SB 79 Phased Implementation Model Methodology

CPC-2026-1798-MSD

For consideration by City Planning Commission

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Appendix 1: SB 79 Phased Implementation Model Methodology

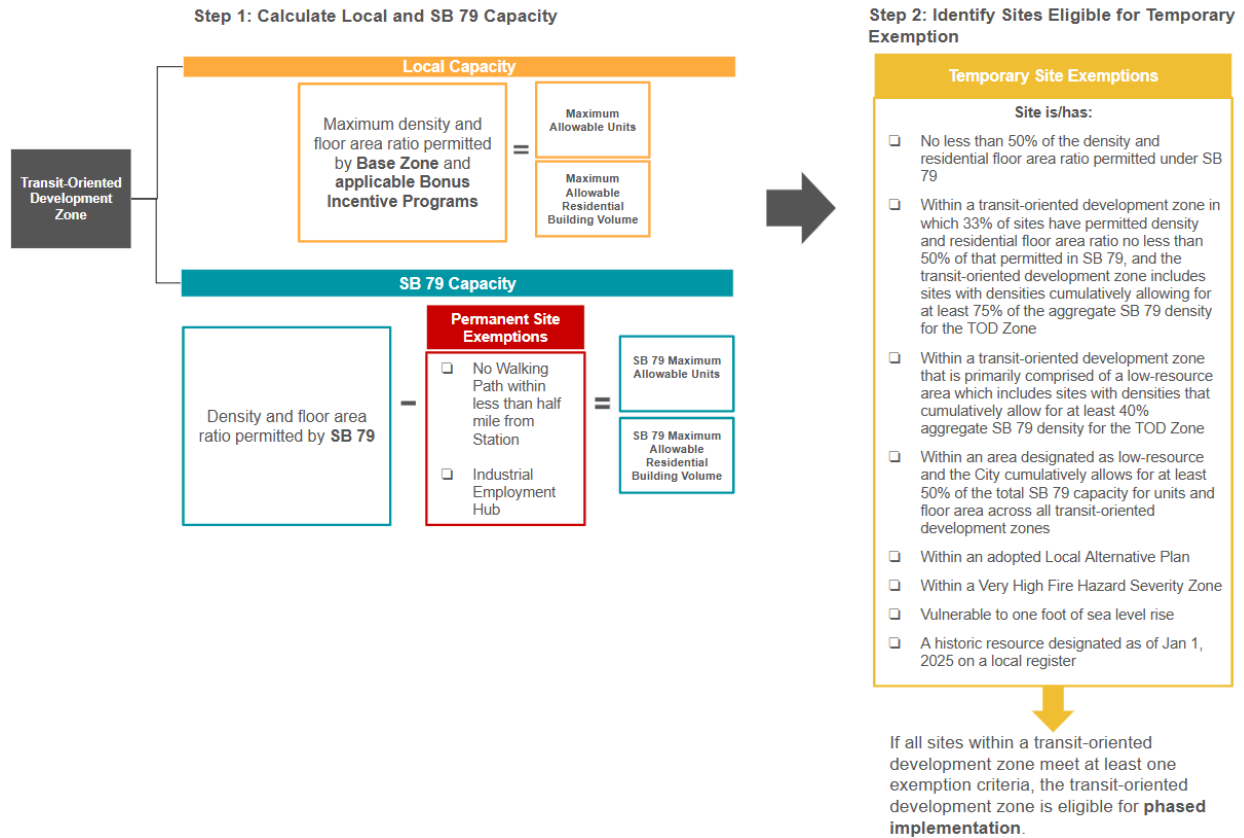
The “Abundant and Affordable Homes Near Transit Act”, signed into law as Senate Bill 79 (SB 79), pursuant to California Government Code Section 65912.155 through 65912.162, offers incentives which supersede local zoning and General Plan land use regulations to increase the supply of affordable and market rate housing within a half mile of certain specified TOD zones. These development incentives apply to any site within the TOD Zone that is zoned for residential, mixed, or commercial development (Government Code Section 65912.157(a)). SB 79 provides provisions for permanent or temporary exemptions from the development standards provided in SB 79 for sites and TOD zones that meet certain criteria, including those that already have a significant housing capacity, low resource areas as defined by the Opportunity Map tool created by the Department of HCD and the Tax Credit Allocation Committee (TCAC), and sites with sensitive environmental considerations, as detailed in Section 65912.161(b). The Department developed a model to understand the composition of sites within eligible TOD zones and determine if they meet the criteria for permanent exclusion or temporary exemption from SB 79. The following section describes the assumptions that were developed to identify sites in compliance with the phased implementation criteria outlined in SB 79.

Model Overview

The following section describes the assumptions that were developed to determine whether sites eligible for the zoning provisions of SB 79 meet the criteria for permanent or temporary exemption. At a high level, the model is designed to calculate the City’s local capacity and the capacity permitted by the development standards set forth by SB 79 (SB 79 capacity), and analyzes whether sites and TOD zones meet the criteria for permanent or temporary exemption as set forth in the bill. SB 79 requires capacity to be calculated by density, or the maximum number of units allowable on a site, and FAR, or the amount of area that may be developed with a building on a site.

The model considers the City’s maximum buildout capacity, inclusive of local incentive programs such as the MIIP (LAMC Section 12.22 A.38) and recently updated Downtown LA Community Plan and Hollywood Community Plan. External factors such as market conditions or the realistic likelihood of new development occurring on each parcel are not required under SB 79 and were not incorporated in model logic. For clarity, a local TOD alternative plan, pursuant to GCS 65912.161(a) includes requirements for net gain capacity calculations when considering the application of local development standards. The maximum buildout capacity model is specific to the temporary exemption criteria pursuant to GCS 65912.161(b), as shown in the flowchart below.

Figure 1. Phased Implementation Model Flowchart



Local Capacity Assumptions

To calculate the City’s local capacity within eligible TOD zones, the model accounts for a parcel’s zoned capacity before and after development bonuses (base and bonus capacity), including incentive bonuses from the MIIP and two recently adopted and effective Community Plan Updates, the Downtown LA Community Plan and the Hollywood Community Plan. For the purposes of the model analysis, capacity in terms of density and floor area will be called Maximum Allowable Units, and Maximum Allowable Residential Building Volume, respectively in the following sections.

As described above, eligible sites exclude parcels that do not permit residential, mixed, or commercial uses. Sites zoned for Parking have been excluded from the SB 79 capacity calculation as they do not allow residential or commercial uses, but have been included in the analysis for local capacity as though they are eligible for bonus incentives through the MIIP.

For all parcels within eligible TOD zones, base and bonus capacity are calculated using assumptions at the BOE Parcel Identification Number (PIN) level. Density for residential, commercial, and industrial-mixed zoned parcels is divided by lot area to result in Maximum Allowable Units. For parcels where FAR is considered the limited factor, including when density is Unlimited, the Maximum Allowable Units is calculated by multiplying the FAR by PIN lot area

and dividing by 1150¹. In areas that require a certain amount of non-residential area per parcel, such as the Industrial-Mixed-3 (IX3) Use District² in the Downtown LA Community Plan Area, then the Maximum Allowable Units is calculated as PIN lot area multiplied by FAR minus 1, divided by 1150.

Building volume assumptions for residentially zoned parcels includes adjustments to FAR to account for the calculation of RFAR. Residential floor area is calculated by multiplying the parcel’s Buildable Area by the FAR. Buildable Area is defined in LAMC Section 12.03, as all portions of a lot located within the proper zone for the proposed main building, excluding those portions of the lot which must be reserved for yard spaces, building line setback space, or which may only be used for accessory buildings or uses. This method of calculating Buildable Area is applicable to zones that allow residential uses, with the exception of the C2, C4 and C5 zones. As yard space and building line setback may differ depending on the zone, the model used the following RFAR factor assumptions detailed in Table 1 below, to estimate residential floor area in zones subject to the Buildable Area definition. For zones considered Single Family Residential, a RFAR of 0.45 was applied. For sites within the Downtown Community Plan or eligible for the LIA in MIIP, lot area is the same as buildable area, and not subject to LAMC Section 12.03.

Table 1: Residential Floor Area Factor Assumptions

APN Lot Size Range	Residential Floor Area Factor
Base Capacity	
Less than 3,000 sf	0.45
3,001 sf to 5,000 sf	0.55
5,001 sf to 10,000 sf	0.65
Greater than 10,001 sf	0.75
Bonus Capacity	
Less than 3,000 sf	0.5
3,001 sf to 5,000 sf	0.6
5,001 sf to 10,000 sf	0.7
Greater than 10,001 sf	0.8

As mentioned above, the local capacity calculation included the application of local bonus programs, either through the MIIP (LAMC 12.22 A.38 of Chapter 1) or Local Affordable Housing Incentive Program (Article 9, Sec. 9.3.2 of Chapter 1A) in the Downtown LA Community Plan Area. The model first calculates units and floor area using base zoning, and then applies the

¹ This figure is based on an average unit size assumption.

² The Industrial-Mixed-3 (IX-3) Use District requires 1.0 FAR of a proposed development to be utilized for non-residential uses, pursuant to Sec. 5B.6.3 of Article 5 in Chapter 1A of the LAMC.

bonus density and FAR through the applicable local incentive programs to determine the Maximum Allowable Units and Maximum Allowable Residential Building Volume on the site. In cases where a site is eligible for more than one incentive program, a general hierarchy of MIIP incentive tiers, as shown in Table 2 below, establishes which incentive tier to apply. As there are sites where the CT incentive program will permit more units than the TOIA incentive program. The model includes an override rule for sites eligible for both the TOIA and CT Incentive Area, denoted as T and CT incentive subareas in the table below. The model first will calculate the Maximum Allowable Units using the TOIA subarea incentives. If the Maximum Allowable Units permitted by the TOIA subarea is greater than 10 or 16 units, depending on the CT incentive subarea, the Maximum Allowable Units will reflect the TOIA value. Otherwise, the value is replaced with the greater CT incentive subarea value. It is important to note that the model utilizes the development standards of the CT program as adopted in February 2025, and does not reflect the proposed updates to the program through the Low-Rise Ordinance.

Table 2: Hierarchy of MIIP Incentive Tiers

Incentive Tier	Rank
OC-3	1
T-3	2
OC-2	3
T-2	4
OC-1	5
T-1	6
CT-3	7
CT-2	8
CT-1	9

The MIIP assigns differing density and FAR incentives based on the designated TCAC Opportunity Area, with greater incentives for sites in Higher Opportunity Areas. The model utilizes the TCAC Opportunity Area map from 2024 to assign the bonus density and FAR.

The Boyle Heights and Harbor Gateway Community Plan Updates have been adopted by the City Council but are currently in the Form and Legality process with the City Attorney. The model utilizes a conservative approach and does not consider Transit Oriented Communities (TOC) incentives for these recently adopted Community Plans, as the TOC program is anticipated to sunset in 2026 and would not be available in the future on SB 79 eligible sites. The assumptions for these community plans utilize the existing zoned capacity available today and do not include assumptions regarding bonus capacity from the TOC program or the proposed New Zoning Code.

The MIIP assigns varying density bonus and FAR incentives based on whether a site is zoned for residential or commercial. The model is built to categorize each site based on the zone class, and classified every parcel into one of eight zone descriptors: Single Family Residential, Multiple Family Residential, Commercial, Parking, Industrial Mixed, Manufacturing, Public Facilities or Open Space, as shown in Table 3 below. The model uses the zone descriptors to apply the corresponding MIIP development incentives. For sites in the Single Family Residential zone descriptor category, the model assumes the Maximum Allowable Unit per parcel is one unit.

Table 3: Zone Descriptor Categories and Associated Zone Classes

Zone Descriptor	Associated Zone Classes
Single Family Residential	RA, RE, RE40, RE20, RE15, RE11, RE9, R1, R1H1, R1', R1R3, R1V1, R1V2, R1V3, RMP, RU, RZ2.5,RZ3, 'RZ4, RZ5, RG3, RG4, RS, RW1, A2, A2(PV), A2P
Multiple Family Residential	PVSP, RD6, RD5, RD4, RD3, RD2, RD1.5, R2, R3, R3(EC), R3(PV), R3(UV), R4, R4(UV), R5, RAS3, RAS3(UV), RAS4, RAS4(UV), RW2,RG1, RG2, RX1, RX2, RX3, RX4
Commercial	ADP, C1, C1(PV), C1.5, C2, C2(PV), C4, C4(OX), C5, CEC, CM(GM), CM(UV), CR, CR(PKM), CW, LASED, MU(EC), NMU(EC), PPS, UC(CA), UI(CA), USC-1A, USC-1B, USC-2, USC-3, UV(CA), CM, HJ(EC), HR(EC), (WC)River, (WC)Downtown, (WC)Uptown, (WC)North Village, (WC)Topanga, (WC)Park, (WC)College, (WC)Commerce, DNSP, CCA, CX1, CX2, CX3, CX4, CX5, CX6, CX7, CX8, CX9, CX10
Parking	P, PB, R2P, R3P, R4P, R5P
Industrial Mixed	IX1, IX2, IX3, IX4, IX5, IX6, IX7, UV(CA), UI(CA), UC(CA)
Manufacturing	LAX, MR1, MR2, M, M(PV), M1, M2, M2(PV), M3, NI(EC), CCS, I1, I2, I3, I4, I5, I6, I7, I8
Public Facilities	PF, PF(UV), P1, P2, FWY, FRWY, Various
Open Space	OS1, OS, OS(PV), OS(UV), A1, A1(UV), A2, GW(CA) If the parcel is zoned A1 or A1(UV) and the General Plan Land Use is Single Family Residential, then it is assigned Single Family Residential.

After the corresponding incentive program density and FAR bonuses are applied, Maximum Allowable Units is calculated by either multiplying the units allowed by the base zoning by the bonus density percent, or when density is Unlimited then the PIN lot area is multiplied by the bonus FAR and divided by 1150. When the parcel is not eligible for a bonus incentive program,

Maximum Allowable Units is equivalent to the units allowed by the base zoning. Maximum Allowable Residential Building Volume is calculated by multiplying the PIN lot area by the bonus FAR, if applicable, and multiplying by the Residential Floor Area Factor for bonus capacity (refer to Table 1 for bonus RFAR factors). When the parcel is not eligible for a bonus incentive program, Maximum Allowable Residential Building Volume is equivalent to the building volume allowed by the base zoning.

SB 79 Capacity Assumptions

To calculate the development capacity permitted by the development standard provisions of SB 79, the model considered the following assumptions shown on the table, pursuant to Government Code Section 65912.157(a). The development assumptions were applied to each parcel at the LA BOE PIN level, and summed to the LA County APN level after the initial capacity calculations were completed. For example, Maximum Allowable Units is calculated by PIN lot area divided by density, and Maximum Allowable Residential Building Volume is calculated by PIN lot area multiplied by FAR, these values are then summed to the APN level. The law includes additional development standards for any site that is immediately adjacent to a TOD stop, pursuant to GCS 65912.157(e). As it is challenging to identify all sites adjacent to TOD stops, the model assumes any site within 200 feet of a TOD stop would be eligible for the additional development standards, as reflected in the Table 4 below.

Table 4: SB 79 Development Assumptions (GCS Section 65912.157(a))

TOD Zone Tier and Distance	Density per Acre	Density (per square foot of lot area)	FAR
Tier 1 200 feet	160	272	4.5
Tier 1 ¼ mile	120	363	3.5
Tier 1 ½ mile	100	435.6	3.0
Tier 2 200 feet	140	311	4.0
Tier 2 ¼ mile	100	435.6	3.0
Tier 2 ½ mile	80	544.5	2.5

SB 79 Statutorily Exempt Assumptions

According to the statute, a housing development project is an allowed use on any site zoned for residential, mixed, or commercial development within a TOD zone (GCS 65912.157(a)). SB 79 permits housing as a use in zones that allow commercial, even if residential uses are prohibited.

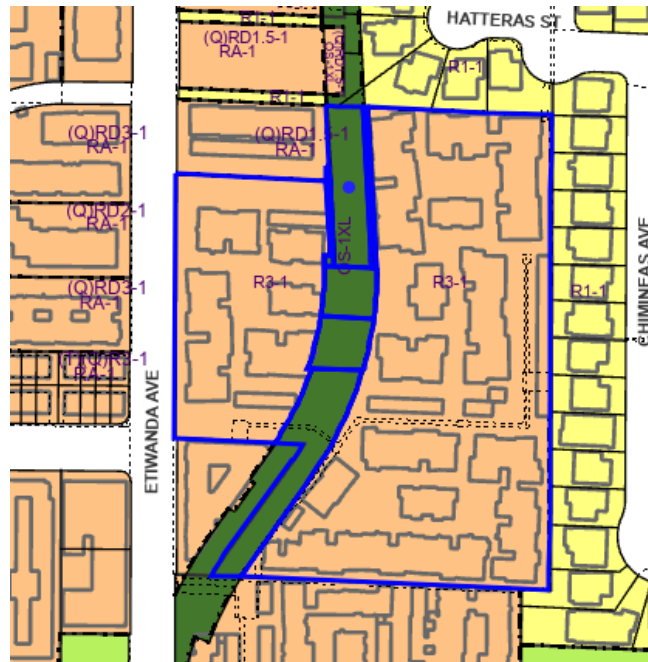
As a result, the model assumes sites zoned for public facilities, parking, and open space are statutorily exempt from the provisions of SB 79, and no capacity is assigned to these zones. However, industrial zoned land in the City of LA permits commercial uses. The City has reached out to HCD and is awaiting guidance on this issue. To be conservative, pending future guidance, the model calculates SB 79 capacity on industrial zoned land, including MR1, MR2, M1, M2, and M3 zones, unless identified as part of an industrial employment hub. The model does not calculate capacity on industrial zoned land as part of the local capacity model as no residential uses are currently permitted.

Consistent with the criteria described above, sites zoned for Public Facilities or Open Space do not allow residential or commercial uses and were not evaluated for capacity as a part of this model. However, there are many sites in the City with split zones, where one site may include multiple zones. The following paragraph describes the method for isolating the exempt zones from sites with split zones to ensure they are not evaluated for capacity by the model.

GCS 65912.157(h)(1) states a proposed development may not utilize the zoning provisions of SB 79 on sites with more than two units that would require the demolition of housing subject to the RSO. This has been interpreted as a project level exemption due to the demolition provision, rather than a site level criteria that can qualify for a statutory exemption. Therefore, the model includes sites subject to the RSO in the capacity analysis for determining eligibility for temporary exemption. Including sites with RSO units acknowledges that projects on sites with more than two units would be permitted to utilize SB 79 zoning provisions provided they do not result in the demolition of RSO units that have been occupied in the last seven years.

The City of LA uses two types of parcel identification geometries: BOE PINs and LA County Assessor Parcel Numbers (APNs). They are two disparate systems for tracking land area, and in general, BOE PINs are more granular than LA County Assessor APNs. Using the BOE PIN geometry allowed the model to address split zones (instances where one APN may have multiple zones), and allowed for accuracy when calculating capacity on sites where there may be a portion of the site not eligible for capacity. In the example below, the sites located on the eastern side of Etiwanda Avenue and Collins Street in the Encino-Tarzana Community Plan Area are identified in the LA County Assessor system as APN 2157009033. This APN includes two zones, R3-1 and OS-1XL, where the site intersects the LA River channel. In order for the analysis to calculate capacity only on the portions of the site zoned for R3-1, the site utilized the BOE PIN land base to isolate the OS-1XL parcels and assign 0 value for capacity, while calculating capacity at the local and SB 79 level on the R3-1 portions of the site. For the purpose of this analysis, local capacity and SB 79 capacity are calculated at the BOE PIN level and then summed to the APN level when determining whether a site meets the temporary exemption criteria.

Figure 2. Split Zone Site Located on the eastern side of Etiwanda Avenue in Encino-Tarzana



ZIMAS, 2026

Permanent Exclusions

As mentioned above, SB 79 includes permanent exclusions for sites where no walking path of less than one-mile exist and for industrial employment hubs. The following analysis describes the process for determining whether a site meets the permanent exclusion criteria. If the site meets the criteria, it is ascribed a “yes” value, if it does not meet the criteria, it is ascribed a “no” value. When the value is “yes”, the model considers the site permanently excluded from the zoning provisions of SB 79, and does not calculate SB 79 capacity for the site. When the value is “no”, the model considers the site eligible for the zoning provisions of SB 79 and calculates capacity on the site.

No Walking Path of Less than One-Mile

SB 79 permits permanent exclusions for sites that do not have a walking path of less than one mile to the TOD station (GCS 65912.160(e)(1)). The one-mile walkability distance is measured by analyzing the street network within TOD zones utilizing ArcGIS Network Analyst and LA County TIGER. Natural impediments to walkability that are within the one-mile buffer around TOD zones are excluded from the qualifying walkable street network, including highways, railroads, hillside areas, waterways and subdivision neighborhoods with no road connectivity. After these exclusions for impediments to walkability, the walking distance along the street network deemed walkable from the TOD Station to the site is calculated. Sites that have a mile or more distance along the walkable street network are determined as eligible to be permanently excluded from SB 79.

Industrial Employment Hub

SB 79 defines an industrial employment hub as “a contiguous area of at least 250 acres designated in the jurisdiction’s general plan on or before January 1, 2025, as an employment lands area” (GSC 65912.160(e)(2)). The bill further specifies that these areas must be primarily dedicated to industrial use and that housing cannot be a prohibited use on any of the sites excluded. Mapping analysis identified sites meeting the criteria of the bill located in MR1, M1, MR2, M2, M3, I1, I2, and LAX zones, and select PF zoned sites with known industrial uses. Hybrid industrial zones were not included due to the allowance of residential uses in these types of zones. To meet the contiguous acreage criteria, sites were considered to be contiguous if located across a right-of-way (including streets, freeways, and open space containing the LA River), have a shared property line, or across a common corner. Industrial parcels that are separated by residential, commercial, or open space uses were not considered contiguous, and do not count as industrial employment hubs.

Mapping analysis of the industrial areas of the city identified six areas summarized in the table below which meet the criteria of industrial employment hubs, and therefore are permanently excluded from SB 79 eligibility. For additional information about industrial land in the City and the six industrial employment hubs, please refer to Appendix 3 of this report. The analysis also identified other areas of contiguous industrial land across the city that did not meet the 250 acre threshold, and as such, these areas are not exempt from the bill and are included in the modeling analysis.

Table 5: Summary of Industrial Employment Hubs

Name/Location	Acreage	Number of Sites¹
LAX	3623	297
Van Nuys	2383	1733
Downtown / Southeast LA	1758	3077
Chatsworth	1282	1023
Pacoima	664	442
Atwater / Cypress Park	312	413

¹ The number of sites included here are inclusive of sites outside of a SB 79 TOD zone.

Table 6 below summarizes the sites eligible for permanent exclusion from the zoning provisions of SB 79 pursuant to GCS 65912.160(e)(1) and (2).

Table 6: Summary of Sites Eligible for Permanent Exclusion from SB 79

SB 79 Statutory Exemption	Count of Sites
No Walking Path of Less than One-Mile	341
Industrial Employment Hub	2,377

Temporary Exemptions

Pursuant to GCS 65912.161(b), sites, low resource areas, and TOD zone stations may be eligible for temporary exemption if they meet one of the criteria described below. The analysis performed for each temporary exemption criteria corresponds to a subsection of GCS 65912.161(b) as shown in Table 7, below.

Table 7: Phased Implementation Criteria

Government Code Statute	Temporary Exemption Criteria	Level of Analysis
65912.161(b)(1)(A)	A site which permits density and RFAR at no less than 50% of the standards specified under subdivision (a) of Section 65912.157.	Individual Site
65912.161(b)(1)(B)(i)	A site in a TOD zone in which at least 33% of sites in the relevant TOD zone have permitted density and RFAR no less than 50% of the standards specified under subdivision (a) of Section 65912.157 and which includes sites with densities that cumulatively allow for at least 75% of the aggregate density for the TOD zone specified under subdivision (a) of Section 65912.157.	TOD zone
65912.161(b)(1)(B)(ii)	A site in a TOD zone that is primarily composed of a low-resource area which includes sites with densities that cumulatively allow for at least 40% of the aggregate density for the TOD zone specified under subdivision (a) of Section 65912.157.	TOD zone
65912.161(b)(1)(B)(iii)	A site in an area designated as low resource on the most recently adopted version of the opportunity area maps published by the TCAC/HCD, and within a jurisdiction that cumulatively allows for at least 50% of the total capacity for units and floor area as specified under subdivision (a) of Section 65912.157.	Individual Site
65912.161(b)(1)(C)	A site that is covered by a local TOD alternative plan adopted by a local government	Individual Site
65912.161(b)(1)(D)	Sites within a VHFHSZ as determined by the Department of Forestry and Fire Protection pursuant to Section 5118, or within the state responsibility area, as defined in Section 4102 of the Public Resources Code.	Individual Site
65912.161(b)(1)(E)	Sites vulnerable to one foot of sea level rise (SLR), as determined by the National Oceanic and Atmospheric Administration, the Ocean Protection Council, the United States Geological Survey, the University of California, or a local government's coastal hazards vulnerability assessment.	Individual Site
65912.161(b)(1)(F)	Sites with a historic resource designated as of January 1, 2025, on a local register.	Individual Site

Assessment of the City's Temporary Exemption Eligibility based on Station Area Characteristics

After existing baseline capacity and SB 79 capacity are established, the existing baseline capacity in terms of Maximum Allowable Units (density) and Maximum Allowable Residential Building Volume are compared to SB 79 capacity and evaluated by the requirements of GCS 65912.161(b)(1) to determine if the site is eligible for temporary exemption. The section below describes the assumptions and analysis performed to determine if a site is eligible for temporary exemption.

TOD Zone Level Temporary Exemption Criteria Assumptions

Primarily Low Resource TOD Zones

Government Code Section 65912.161(b)(1)(ii) permits temporary exemptions for sites within the entire TOD zone if they meet criteria as a primarily low resource TOD zone. The City utilized a plurality methodology to identify TOD zones that meet the temporary exemption criteria as a primarily low resource TOD zone. This methodology was decided on after input from HCD clarified that the term "primarily" in the SB 79 bill text (GCS 65912.161(b)(1)(B)(ii)) describes a "plurality" rather than a "majority." The area in square feet of each TCAC designation (High & Highest Resource, Moderate Resource, and Low Resource) was calculated for every TOD zone and divided by the total area of the TOD zone to result in a percentage of land area per TCAC designation. Census tracts designated as Insufficient Data (which are areas identified on the CTCAC Opportunity Maps where data reliability is too low to accurately determine opportunity resource levels), have been removed as a category and from the total land area of the TOD zone.

A TOD Zone in which Low Resource Areas constitute a plurality of the land is illustrated with the Vermont/Sunset TOD Zone below (which is 38% Low Opportunity Area, 27% Moderate Opportunity Area, and 35% Higher Opportunity Area). Note that because Moderate and Higher Opportunity Areas make up a majority (over 50%) of the TOD Zone, this would be considered an "Opportunity Station" in the Low-Rise Ordinance even though under SB 79 it is considered a primarily low resource station. In this way, the City is exceeding the requirements of SB 79 to rezone beyond what is required.

Figure 3. Vermont/Sunset TOD Zone with Low Resource Plurality

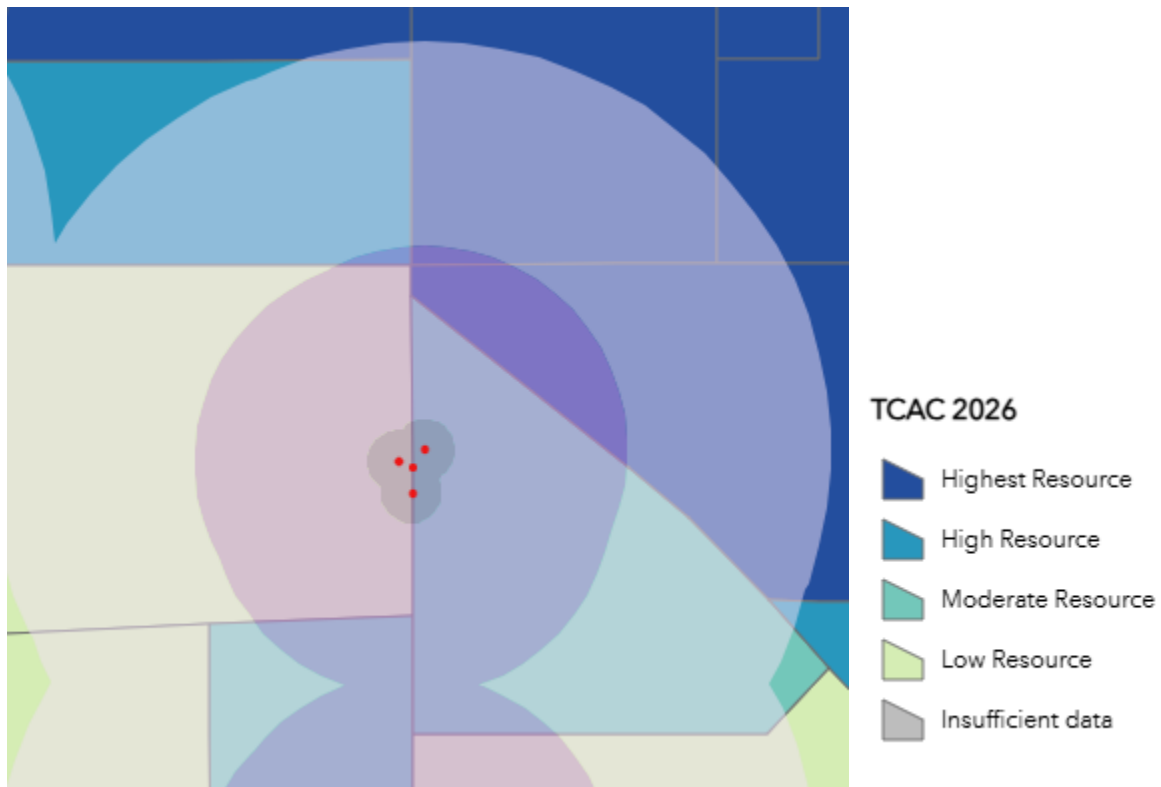


Table 9 at the end of this Appendix 1 shows the breakdown of TCAC categories by TOD zone and identifies the TOD Zones that are considered primarily Low Resource. Sites that permit at least 40 percent of the Maximum Allowable Units and Maximum Allowable Residential Building Volume provided by SB 79 are identified. When the TOD zone is considered a primarily Low Resource TOD zone and all sites permit at least 40% of the density and FAR standards of SB 79, then the entire TOD zone is eligible for temporary exemption.

TOD Zones Permitting Half of the Density and Floor Area of SB 79

An entire TOD zone may be temporarily exempt from the provisions of SB 79 when at least 33 percent of sites in the TOD zone permit at least 50 percent of the density and RFAR of the standards of SB 79, and at least 75 percent of the aggregate density standards provided by SB 79. To determine TOD Zones eligible for this temporary exemption, first, sites that meet at least 50 percent of SB 79 provisions are identified, and a count of sites meeting this criteria is calculated by TOD zone area. To determine whether 33 percent of sites in a TOD zone permits at least 50 percent of SB 79 development standards, the count of sites meeting 50 percent of SB 79 in both is divided by the count of sites eligible for SB 79 in the TOD zone. If the result is greater than or equal to 33 percent, the TOD zone meets the first part of this criteria. Next, the model calculates 75 percent of the capacity permitted by SB 79 within the TOD zone, and

compares it to the local Maximum Allowable Units and local Maximum Allowable Residential Building Volume for the TOD zone permitted by existing zoned capacity. If the local capacity for the TOD zone is greater than or equal to 75 percent of the capacity permitted by SB 79 in the TOD zone then the TOD zone is considered eligible for temporary exemption under GCS 65912.161(b)(1)(B)(i).

Individual Site Level Temporary Exemption Criteria Assumptions

Sites Meeting 50% of Density and FAR permitted by SB 79 (GCS 65912.161(b)(1)(A))

To identify sites eligible for temporary exemption because the local zoning permits at least 50 percent of the density and FAR afforded by SB 79, the model calculates whether local density in units per acre and local FAR are greater than or equal to 50 percent of SB 79 density and floor area, if both are true, then the site is eligible for temporary exemption under this criteria. If one or none are true, then the site is not eligible for temporary exemption under this criteria.

Low Resource Site GSC 65912.161(b)(1)(B)(ii)

To identify sites eligible for this temporary exemption, as a Low Resource site as designated by the California TCAC, the model determines first whether the parcel is in a Low Resource area. Then, the model evaluates if the local Maximum Allowable Units and local Maximum Allowable Residential Building Volume is greater than or equal to 50 percent of the SB 79 Maximum Allowable Units and SB 79 Maximum Allowable Residential Building Volume, respectively. If both local Maximum Allowable Units and Maximum Allowable Residential Building Volume are greater than or equal to half of SB 79 density and floor area, then the model inputs a “Yes” value, and the site is eligible for temporary exemption.

Local Transit-Oriented Development Alternative Plan GSC 65912.161(b)(1)(C)

No sites are currently relying on a local TOD alternative plan to meet the temporary exemption from SB 79 provisions criteria.

Very High Fire Hazard Severity Zones GSC 65912.161(b)(1)(D)

Sites located within a VHFHSZ, as determined by the Department of Forestry and Fire Protection are considered eligible for temporary exemption. The model identifies sites located in a VHFHSZ considers these sites eligible for temporary exemption from SB 79 and indicates so with a “Yes” value, for temporary exemption. Sites were identified at the PIN level.

Sites Vulnerable to One-Foot Sea Level Rise Areas GSC 65912.161(b)(1)(E)

Sites located within an area vulnerable to one-foot sea level rise, as determined by the National Oceanic and Atmospheric Administration, Ocean Protection Council, United States Geological Survey, the University of California, or a local government’s coastal hazards vulnerability assessment are considered eligible for temporary exemption. The model identifies sites located in an area vulnerable to one-foot of sea level rise and considers these sites eligible for temporary exemption from SB 79 and indicates so with a “Yes” value, for temporary exemption. Sites were identified at the PIN level.

Sites Designated as a Local Historic Register GSC 65912.161(b)(1)(F)

Sites designated as a historic resource on a local register prior to January 1, 2025 are considered eligible for temporary exemption. For the City of LA, these are sites designated as local HCMs and HPOZs before January 1, 2025. The model identifies sites designated as a HCM or HPOZ before January 1, 2025, and considers these sites eligible for temporary exemption from SB 79 and indicates so with a “Yes” value, for temporary exemption. Sites were identified at the PIN level.

Sites Eligible for Any Temporary Exemption Criteria

Pursuant to GCS 65912.161(b)(1), a site may be eligible for at least one of the temporary exemption criteria. Table 8 below summarizes the sites and TOD zones that meet each temporary criteria. Some sites may be counted as eligible for more than one temporary exemption criteria.

Table 8: Sites Eligible for Temporary Exemption

Temporary Exemption Criteria	Count of Eligible Sites or TOD zones	Percent of Eligible Sites or TOD zones
Sites permitting half of density and residential floor area ratio afforded in SB 79 (GCS 65912.161(b)(1)(A))	Existing Zoned Capacity: 46,526 parcels Inclusive of Low-Rise Ordinance Amendments: 17,562 parcels	Existing Zoned Capacity: 34.34% of sites Inclusive of Low-Rise Ordinance Amendments: 12.59% of sites
Sites in TOD zones meeting capacity, density and floor area minimums (GCS 65912.161(b)(1)(B)(i))	74 TOD zones	51% of TOD zones
Sites in an area designated as low resource on the most recently adopted version of the opportunity area maps published by the TCAC, within a jurisdiction that cumulatively allows for at least 50% of the Residential Capacity required by SB 79 (GCS 65912.161(b)(1)(B)(ii))	75,704 parcels	55.88% of sites
Sites in primarily low resource TOD zones permitting half of the total capacity and floor area afforded in SB 79 (GCS 65912.161(b)(1)(B)(iii))	80 TOD zones	55.1% of TOD zones
Sites covered by a local TOD alternative plan. (GCS 65912.161(b)(1)(C))	0 parcels	0% of sites
Sites within a VHFHSZ (GCS 65912.161(b)(1)(D))	12,910 parcels	10.59% of sites
Sites vulnerable to one-foot of sea level rise (GCS 65912.161(b)(1)(E))	0 parcels	0% of sites
Sites with a historic resource designated as of January 1, 2025, on a local register (GCS 65912.161(b)(1)(F))	7,689 parcels	6.31% of sites
Sites eligible for at least one temporary exemption criteria	135,474 parcels	100% of sites

Model Example

The section that follows provides an example of the model process for determining eligibility for phased implementation. The example below first considers site-level information to determine eligibility for phased implementation, then analyzes eligibility of the site's TOD Zone for phased implementation.

Site Analysis

Site Information	
Zone	RD 1.5-1
Lot Area	8,951.9 sq ft
Base Density (Lot Area/ Minimum Lot Area per DU)	8,951.9/ 1500 (rounded up) = 6 units
Base FAR	3:1
Applicable Incentive Program	TOIA T-2, Low Resource
Bonus Density	6 * 110% (rounded up) = 7 units
Bonus FAR	3 * 40% increase = 4.2 bonus FAR
Qualifying TOD Station	ESFV-Van Nuys/Vanowen, within 1/4 mile
Eligible SB 79 TOD Tier	Tier 2
Density permitted by TOD tier	436 sq ft of lot area per DU ³
FAR permitted by TOD tier	3.0:1
Step 1: Calculate Local and SB 79 Capacity	
Local Capacity	
(Base Density+ Bonus Density)= Site's Maximum Allowable Units	(6+7) =13 units
Lot Area* (Base FAR+ Bonus FAR)*Applicable RFAR Assumption = Site's Maximum Allowable Residential Building Volume	8,951.9*(3 +1.2)*(.7) =26,318 sq ft
SB 79 Capacity	
(Lot Area/ Tier Density) Site's Maximum Allowable Units	8,951.9/ 436(rounded up) = 21 units
(Lot Area* Tier FAR)= Site's Maximum Allowable Residential Building Volume	8,951.9*3 =26,855 sq ft

³ SB 79 grants density as DU per acre. Sites within 1/4 mile of a Tier 2 TOD Stop receive 100DU per acre, which is equivalent to 436 sq ft of lot area per DU.

Step 2: Determine Site’s Eligibility for Temporary Exemption	
<i>If the site qualifies for <u>at least one</u> temporary exemption criteria below, the site is eligible for phased implementation.</i>	
Site Specific Temporary Exemption Criteria	
Site is/ has:	Does Example Site Qualify?
<input checked="" type="checkbox"/> Half capacity of SB 79	Yes. Both the site’s local Maximum Allowable Residential Building Volume and the local Maximum Allowable Units exceed the threshold for half capacity allowed by SB 79.
<input checked="" type="checkbox"/> Low Resource site & the City has half of SB 79 capacity	Yes. This site is designated as Low Resource and the City as whole exceeds the 50% threshold in both density and building volume permitted by SB 79.
<input type="checkbox"/> Within a Local Alternative Plan	No. As of the release of this staff report, the City has not adopted a Local Alternative Plan.
<input type="checkbox"/> Within VHFHSZ	No. This site is not within the VHFHSZ.
<input type="checkbox"/> Within one-foot of sea level rise	No. This site is not located in an area vulnerable to one-foot of sea level rise.
<input type="checkbox"/> Local historic resource designated as of Jan 1, 2025	No. This site does not contain a local historic resource designated as of Jan. 1, 2025.

As outlined in the table above, the example site meets site-level criteria to qualify for temporary exemption. However, additional temporary exemption criteria that consider eligibility for exemption at the TOD zone level can be analyzed.

TOD Zone Analysis

TOD Zone Information	
TOD Station	ESFV-Van Nuys/Vanowen
Step 1: Calculate Local and SB 79 Capacity	
Local Capacity	
<i>Calculate local capacity for each site within the TOD Zone⁴, then sum for all sites:</i>	
TOD Zone Maximum Allowable Units	36,295 units
TOD Zone Maximum Residential Building Volume	39,333,581 sq ft
SB 79 Capacity	
<i>Calculate SB 79 capacity for each site within the TOD Zone⁴, excluding any sites meeting criteria for permanent exemption:</i>	
<input type="checkbox"/> No Walking Path within less than ½ mile from Station (0 sites for this TOD Station) <input type="checkbox"/> Industrial Employment Hub (0 sites for this TOD Station)	
<i>Then sum for all SB 79 eligible sites:</i>	
TOD Zone Maximum Allowable Units	35,847 units
TOD Zone Maximum Allowable Residential Building Volume	46,201,924 sq ft
Step 2: Determine TOD Zone's Eligibility for Temporary Exemption	
<i>If the TOD Zone qualifies for <u>at least one</u> temporary exemption criteria below, the entire TOD Zone is eligible for phased implementation.</i>	
TOD Zone- Specific Temporary Exemption Criteria	
TOD Zone is:	Does Example TOD Zone Qualify?
<input checked="" type="checkbox"/> Within a TOD Zone of which a third of sites have half SB 79 capacity and the TOD zone cumulatively has 75% of SB 79 density	Yes. At least one-third of sites within the ESFV-Van Nuys/Vanowen TOD Zone have at least half SB 79 capacity. Additionally, the TOD Zone cumulatively allows 36,295 units within local capacity, which exceeds the 75% threshold of units permitted by SB 79 (35,847 units).
<input checked="" type="checkbox"/> Within TOD zone that is primarily Low Resource and cumulatively has 40% SB 79 density	Yes. Although the example site is designated as Moderate Resource, the ESFV-Van Nuys/Vanowen TOD Zone is primarily designated as Low Resource since it is the designation that makes up the highest percentage of area within the TOD Zone. Additionally, the TOD Zone cumulatively allows 36,295 units within local capacity, which exceeds the 40% threshold of units permitted by SB 79 (35,847 units).

⁴ The model assumes sites zoned for public facilities, parking, and open space are statutorily exempt from the provisions of SB 79, and no capacity is assigned to these zones.

Since the site's TOD Zone qualifies for temporary exemption, the site also achieves eligibility for temporary exemption.

Table 9: Primarily Low Resource TOD Zones by Analysis

TOD Zone Name	High & Highest Resource	Moderate Resource	Low Resource	Primarily Low Resource TOD Zone	Permits 40% of SB 79 Density and FAR
A/RED/PUR/MetroLink-Union Station	29%	38%	33%	No	No
A-Chinatown	39%	56%	5%	No	No
A-Heritage Square	0%	41%	59%	Yes	Yes
A-Highland Park	23%	54%	23%	No	No
A-Lincoln/Cypress	3%	1%	96%	Yes	Yes
A-Little Tokyo/Arts District	7%	41%	52%	Yes	Yes
A-Southwest Museum	48%	39%	12%	No	No
BLU/EXP/RED/PUR-7th St/Metro Center	0%	43%	57%	Yes	Yes
BLU/EXP-Pico	0%	42%	58%	Yes	Yes
BLU/GRN-Willowbrook/Rosa Parks	0%	0%	100%	Yes	Yes
BLU-103rd St/Watts Towers	0%	0%	100%	Yes	Yes
BLU-Firestone	0%	0%	100%	Yes	Yes
BLU-Grand/LATTC	0%	4%	96%	Yes	Yes
BLU-San Pedro St	0%	0%	100%	Yes	Yes
BLU-Slauson	0%	0%	100%	Yes	Yes
BLU-Vernon	0%	0%	100%	Yes	Yes
BLU-Washington	31%	0%	69%	Yes	Yes
E-Indiana	0%	0%	100%	Yes	No
E-Mariachi Plaza	0%	4%	96%	Yes	Yes
E-Pico/Aliso	0%	23%	77%	Yes	Yes
ESFV/SP-Van Nuys	0%	0%	100%	Yes	Yes
ESFV/SP-Van Nuys/Oxnard (Orange)	30%	2%	68%	Yes	Yes
ESFV-Van Nuys/Arleta	0%	7%	93%	Yes	No
ESFV-Van Nuys/Laurel Canyon	0%	0%	100%	Yes	No
ESFV-Van Nuys/Nordhoff	0%	2%	98%	Yes	Yes
ESFV-Van Nuys/Roscoe	0%	0%	100%	Yes	Yes
ESFV-Van Nuys/San Fernando	0%	0%	100%	Yes	No
ESFV-Van Nuys/Sherman	0%	0%	100%	Yes	Yes
ESFV-Van Nuys/Vanowen	0%	11%	89%	Yes	Yes
ESFV-Van Nuys/Victory	1%	17%	82%	Yes	Yes
ESFV-Van Nuys/Woodman	0%	10%	90%	Yes	No
E-Soto	0%	6%	94%	Yes	Yes
EXP/SP-Expo/Sepulveda	100%	0%	0%	No	No
EXP-Culver City	87%	13%	0%	No	No
EXP-Expo Park/USC	0%	0%	100%	Yes	Yes
EXP-Expo/Bundy	100%	0%	0%	No	No
EXP-Expo/Crenshaw	0%	43%	57%	Yes	Yes
EXP-Expo/La Brea	0%	10%	90%	Yes	Yes
EXP-Expo/Vermont	0%	0%	100%	Yes	Yes
EXP-Expo/Western	0%	0%	100%	Yes	No
EXP-Farmdale	0%	20%	80%	Yes	Yes
EXP-Jefferson/USC	0%	0%	100%	Yes	Yes
EXP-La Cienega/Jefferson	26%	13%	61%	Yes	Yes
EXP-LATTC/Ortho Institute	0%	4%	96%	Yes	Yes
EXP-Palms	100%	0%	0%	No	No
EXP-Westwood/Rancho Park	100%	0%	0%	No	No
GRN/K Line-Aviation/96th St	72%	0%	28%	No	No
GRN/K Line-Aviation/Century	99%	0%	1%	No	No
GRN-Avalon	0%	0%	100%	Yes	Yes
GRN-Aviation/LAX	95%	0%	5%	No	No
GRN-Harbor Freeway	0%	0%	100%	Yes	Yes
GRN-Vermont/Athens	0%	0%	100%	Yes	No
K Line-Crenshaw/Adams	0%	0%	100%	Yes	Yes
K Line-Crenshaw/Exposition	0%	45%	55%	Yes	Yes
K Line-Crenshaw/MLK	0%	36%	64%	Yes	Yes
K Line-Crenshaw/Slauson	0%	6%	94%	Yes	Yes
K Line-Crenshaw/Vernon	0%	38%	62%	Yes	Yes
K Line-Fairfax/3rd	100%	0%	0%	No	No
K Line-Florence/Hindry	55%	0%	45%	No	No
K Line-Florence/West	0%	23%	77%	Yes	Yes
K Line-Highland/Odin	91%	8%	1%	No	No
K Line-LaCienega/Beverly	100%	0%	0%	No	No
K Line-SantaMonica/Fairfax	100%	0%	0%	No	No
K Line-SantaMonica/LaBrea	100%	0%	0%	No	No
K Line-SantaMonica/Palm	100%	0%	0%	No	No
K Line-SanVicente/Pico	81%	16%	3%	No	No
Metro 234 - Parthenia Street	0%	0%	100%	Yes	Yes
Metro 234 - Roscoe Boulevard	0%	0%	100%	Yes	Yes
Metro 234 - Saticoy Street	0%	0%	100%	Yes	Yes
Metro 234 - Sherman Way	0%	0%	100%	Yes	Yes
Metro 234 - Vanowen Street	0%	11%	89%	Yes	Yes
Metro 234 - Victory Boulevard	9%	15%	76%	Yes	Yes
Metro 234 - Ventura Boulevard	100%	0%	0%	No	No
Metro 33 - Venice Boulevard	100%	0%	0%	No	No
Metro 70 - N Spring Street	35%	9%	56%	Yes	Yes
Metro 78 - N Spring Street	17%	13%	70%	Yes	Yes

Table 9: Primarily Low Resource TOD Zones by Analysis

TOD Zone Name	High & Highest Resource	Moderate Resource	Low Resource	Primarily Low Resource TOD Zone	Permits 40% of SB 79 Density and FAR
Metro 81 - Olympic Boulevard	0%	51%	49%	No	No
Metro 81 - Pico Boulevard	0%	34%	66%	Yes	Yes
Metro 81 - Venice Boulevard	0%	19%	81%	Yes	Yes
Metro 81 - W 12th Street	0%	43%	57%	Yes	Yes
Metro 81 - W 23rd Street	0%	13%	87%	Yes	Yes
Metro 81 - W Washington Boulevard	0%	11%	89%	Yes	Yes
Metro 910 - N Spring Street	14%	14%	72%	Yes	Yes
Metro 910 - S Figueroa Street	0%	40%	60%	Yes	Yes
Metro 910 - W Aliso Street	23%	18%	60%	Yes	Yes
Metro 910/70 - N Spring Street	13%	15%	72%	Yes	Yes
Metrolink - Glendale	69%	31%	0%	No	No
NOHO to Pasadena BRT-Colorado Boulevard	100%	0%	0%	No	No
NOHO to Pasadena BRT-E Broadway	80%	20%	0%	No	No
NOHO to Pasadena BRT-Eagle Rock Boulevard	100%	0%	0%	No	No
NOHO to Pasadena BRT-Hesby Street	75%	25%	0%	No	No
NOHO to Pasadena BRT-Townsend Avenue	100%	0%	0%	No	No
NOHO to Pasadena BRT-W Alameda Avenue	100%	0%	0%	No	No
NOHO to Pasadena BRT-W Riverside Drive	100%	0%	0%	No	No
Orange Line - Balboa	56%	20%	24%	No	No
Orange Line - Canoga	0%	16%	84%	Yes	Yes
Orange Line - Chatsworth	100%	0%	0%	No	No
Orange Line - De Soto	0%	47%	53%	Yes	Yes
Orange Line - Laurel Canyon	100%	0%	0%	No	No
Orange Line - Nordhoff	40%	14%	46%	Yes	Yes
Orange Line - Pierce College	19%	47%	34%	No	No
Orange Line - Reseda	57%	26%	17%	No	No
Orange Line - Roscoe	0%	0%	100%	Yes	Yes
Orange Line - Sepulveda	62%	1%	37%	No	No
Orange Line - Sherman Way	0%	0%	100%	Yes	Yes
Orange Line - Tampa	52%	47%	1%	No	No
Orange Line - Valley College	52%	48%	0%	No	No
Orange Line - Van Nuys	29%	2%	70%	Yes	Yes
Orange Line - Woodley	54%	0%	46%	No	No
Orange Line - Woodman	32%	45%	24%	No	No
PURex/K Line-Wilshire/Fairfax	100%	0%	0%	No	No
PURex/SP-Westwood UCLA	86%	14%	0%	No	No
PURex-Century City	100%	0%	0%	No	No
PURex-Westwood/VA Hospital	85%	15%	0%	No	No
PURex-Wilshire/La Brea	100%	0%	0%	No	No
PURex-Wilshire/La Cienega	100%	0%	0%	No	No
PUR-Wilshire/Normandie	0%	35%	65%	Yes	Yes
PUR-Wilshire/Western	8%	72%	20%	No	No
RC-1st/Central	7%	37%	56%	Yes	Yes
RC-2nd/Broadway	3%	20%	77%	Yes	Yes
RC-2nd/Hope	0%	42%	58%	Yes	Yes
RED/CRN-Hollywood/Highland	58%	23%	19%	No	No
RED/Orange Line-North Hollywood	49%	37%	13%	No	No
RED/PUR/Vermont BRT-Wilshire/Vermont	0%	43%	57%	Yes	Yes
RED/PUR-Civic Center/Grand Park	11%	19%	71%	Yes	Yes
RED/PUR-Pershing Square	0%	30%	70%	Yes	Yes
RED/PUR-Westlake/Macarthur Park	0%	1%	99%	Yes	Yes
RED/Vermont BRT-Vermont/Santa Monica	11%	23%	65%	Yes	Yes
RED/Vermont BRT-Vermont/Sunset	34%	29%	37%	Yes	Yes
RED-Hollywood/Vine	7%	50%	43%	No	No
RED-Hollywood/Western	19%	18%	63%	Yes	Yes
RED-Universal City/Studio City	100%	0%	0%	No	No
RED-Vermont/Beverly	2%	82%	15%	No	No
SP-Santa Monica	100%	0%	0%	No	No
SP-UCLA Ackerman Union	66%	34%	0%	No	No
SP-Ventura/Van Nuys	100%	0%	0%	No	No
Vermont BRT - Athens	0%	0%	100%	Yes	No
Vermont BRT - Century Blvd	0%	0%	100%	Yes	Yes
Vermont BRT - Florence Ave	0%	0%	100%	Yes	Yes
Vermont BRT - Pico Blvd	0%	0%	100%	Yes	Yes
Vermont BRT - Slauson Ave	0%	0%	100%	Yes	Yes
Vermont BRT - Vernon Ave	0%	0%	100%	Yes	Yes
Vermont BRT - W 3rd St	0%	61%	39%	No	No
Vermont BRT - W Adams Blvd	0%	12%	88%	Yes	Yes
Vermont BRT - W Manchester Ave	0%	0%	100%	Yes	Yes