

EXHIBIT 3:
SB 79 Map Inventory

CPC-2026-1798-MS, CPC-2026-1797-CA

For consideration by City Planning Commission

May 14, 2026

Exhibit 3 - SB 79 MAPS AND SUMMARY TABLES

This Exhibit contains a series of maps related to SB 79 interpretation, the Phased Implementation Ordinance, and the Low-Rise Ordinance.

Exhibit of Resources

1.Rezoning Maps

Map 1A: Opportunity Station Areas

Map 1B: Opportunity Station Areas and Low Opportunity TOD Zones

2.Senate Bill (SB) 79 Citywide Potential Eligibility

3.Phased Implementation Maps

Map 3A: Sites More than One Mile from a Pedestrian Station Entrance Eligible for Permanent Exclusion (GCS 65912.160(e)(1))

Map 3B: Industrial Employment Hubs Eligible for Permanent Exclusion (GCS 65912.160(e)(2))

Map 3C: TOD Zones and Sites Eligible for Temporary Exemption without Low-Rise Ordinance

Map 3D: TOD Zones Eligible for Temporary Exemption due to Existing Zoned Capacity (GCS 65912.161(b)(1)(B)(i))

Map 3E: Primarily Low Resource TOD Zones Eligible for Temporary Exemption due to Existing Zoned Capacity (GCS 65912.161(b)(1)(B)(ii))

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Map 3G: Very High Fire Hazard Severity Zone Site Eligible for Temporary Exemption (GCS 65912.161(b)(1)(D))

Map 3H: Local Historic Resource Sites Eligible for Temporary Exemption (GCS 65912.161(b)(1)(F))

Map 3I: Sites Eligible for Temporary Exemption due to Existing Zoned Capacity (GCS 65912.161(b)(1)(A))

Map 3J: Sites Not Eligible for Temporary Exemption Outside of Opportunity Station Areas

Map 3K: Summary of Sites Eligible for Temporary Exemption without Low-Rise Ordinance

Map 3L: Low Resource Sites and Primarily Low Resource TOD Zones Eligible for Temporary Exemption

Map 3M: Sites Eligible for Phased Implementation with Low-Rise Ordinance

4.Industry Employment Hub Map

Map 4A: SB 79 Industrial Employment Hubs Map 4B: Atwater/Cypress Park SB 79 Industrial Employment Hub

Map 4C: Chatsworth SB 79 Industrial Employment Hub

Map 4D: Downtown/Southeast LA SB 79 Industrial Employment Hub

Map 4E: LAX Industrial Employment HubMap 4F: Pacoima SB 79 Industrial Employment Hub

Map 4G: Van Nuys SB 79 Industrial Employment Hub

5.Fire Restriction Maps

Map 5A: Very High Fire Hazard Severity Zone and Fire Restriction Areas

Exhibit 3 - SB 79 MAPS AND SUMMARY TABLES

Map 5B: Locally Adopted Very High Fire Hazard Severity Zone and State CAL FIRE Very High Fire Hazard Severity Zone

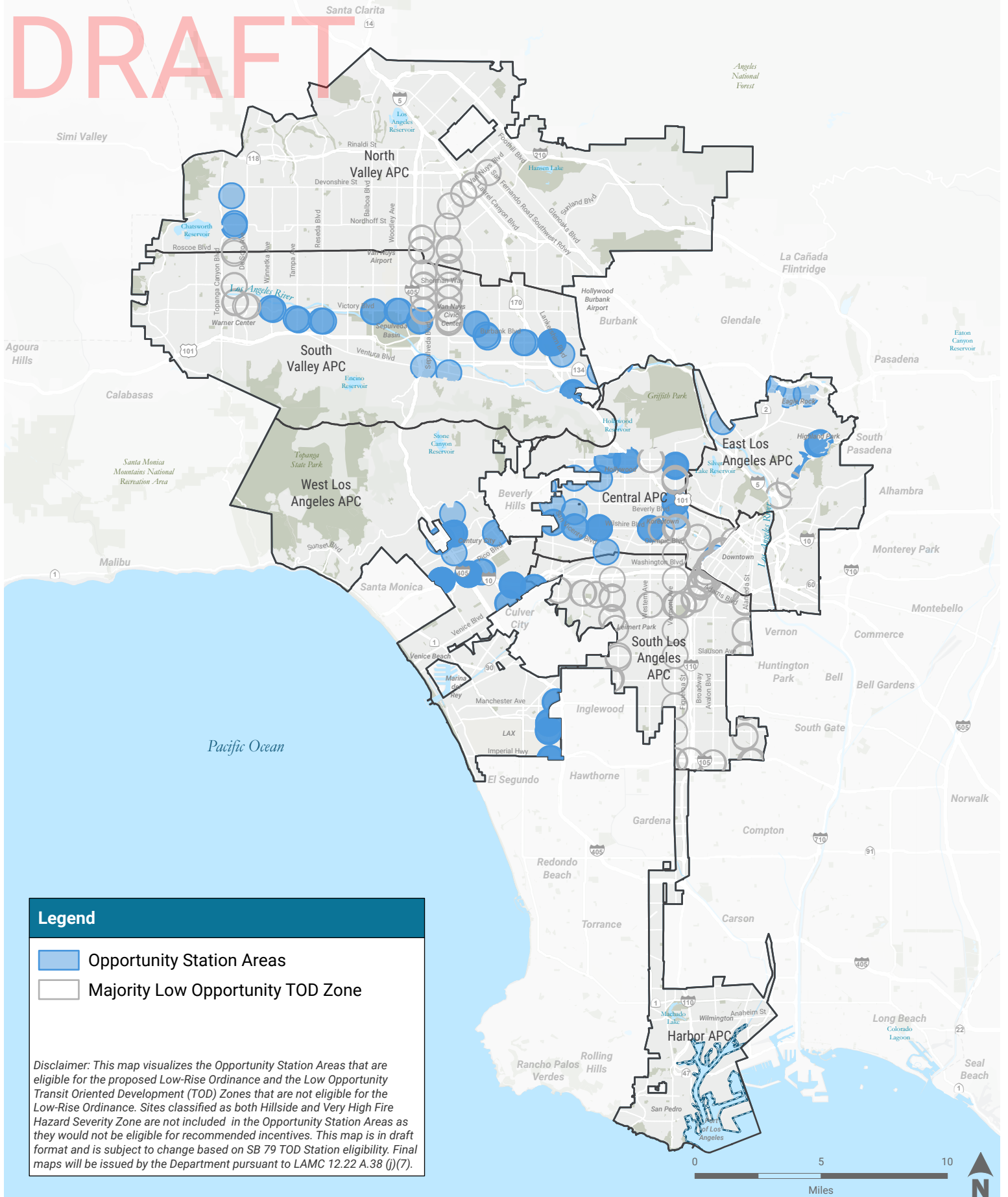
Map 5C: State CAL FIRE Very High Fire Hazard Severity Zone and Fire Restriction Areas

Map 5D: Major Transit Stops and Fire Restriction Areas



Opportunity Station Areas



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Legend

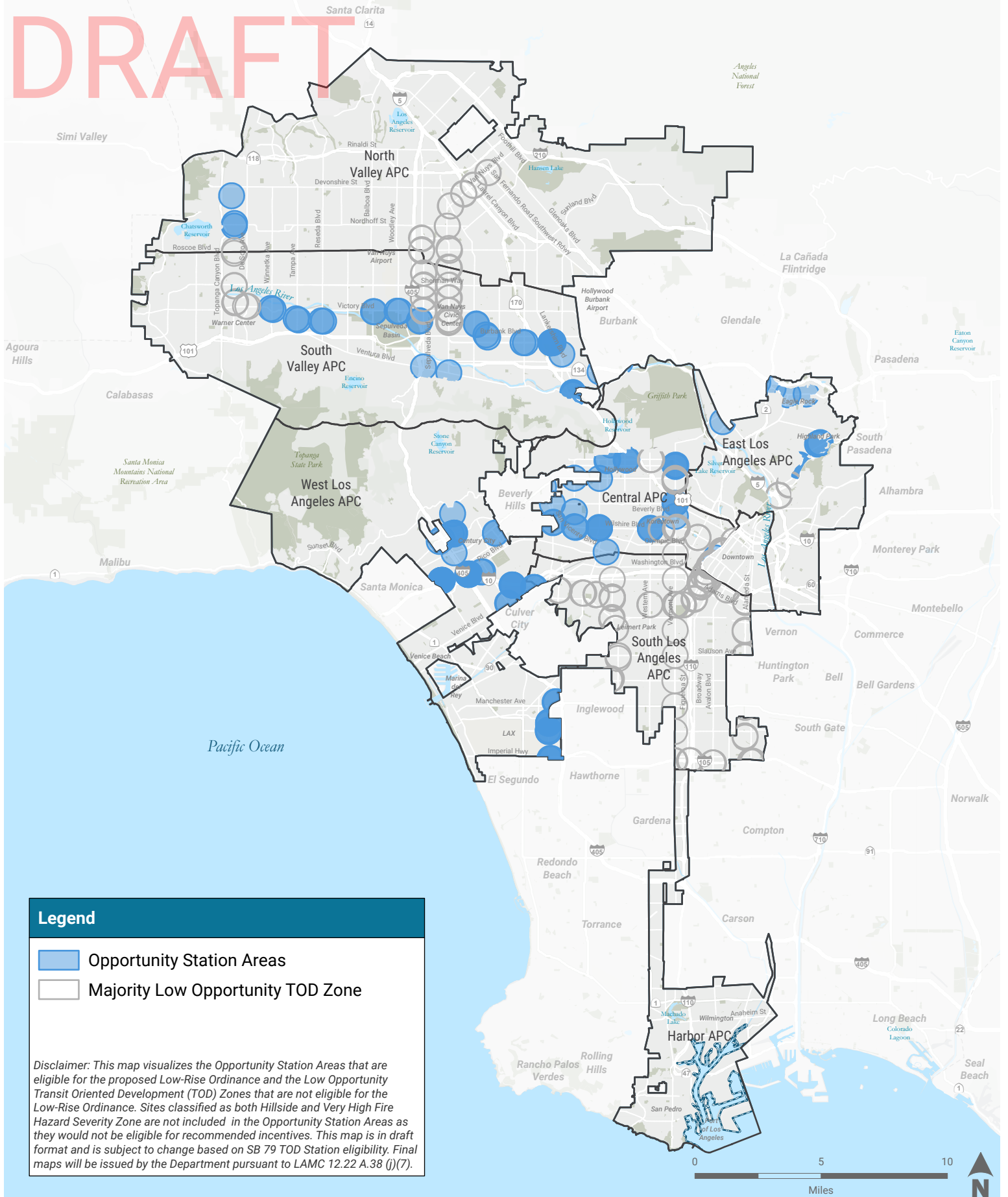
-  Opportunity Station Areas
-  Majority Low Opportunity TOD Zone

Disclaimer: This map visualizes the Opportunity Station Areas that are eligible for the proposed Low-Rise Ordinance and the Low Opportunity Transit Oriented Development (TOD) Zones that are not eligible for the Low-Rise Ordinance. Sites classified as both Hillside and Very High Fire Hazard Severity Zone are not included in the Opportunity Station Areas as they would not be eligible for recommended incentives. This map is in draft format and is subject to change based on SB 79 TOD Station eligibility. Final maps will be issued by the Department pursuant to LAMC 12.22 A.38 (j)(7).

Opportunity Station Areas and Low Opportunity TOD Zones



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Legend

- Opportunity Station Areas
- Majority Low Opportunity TOD Zone

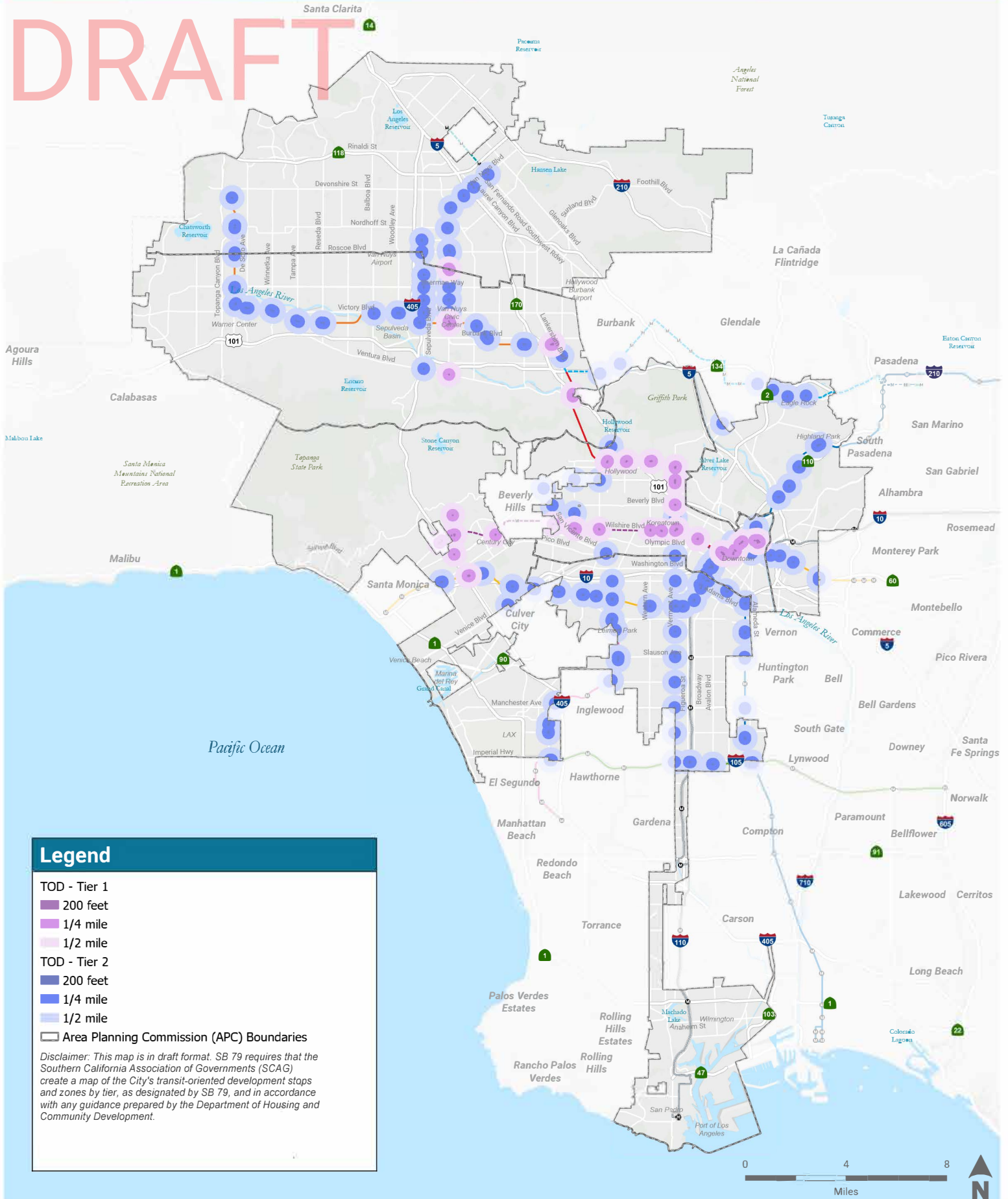
Disclaimer: This map visualizes the Opportunity Station Areas that are eligible for the proposed Low-Rise Ordinance and the Low Opportunity Transit Oriented Development (TOD) Zones that are not eligible for the Low-Rise Ordinance. Sites classified as both Hillside and Very High Fire Hazard Severity Zone are not included in the Opportunity Station Areas as they would not be eligible for recommended incentives. This map is in draft format and is subject to change based on SB 79 TOD Station eligibility. Final maps will be issued by the Department pursuant to LAMC 12.22 A.38 (j)(7).



Senate Bill (SB) 79 Citywide Potential Eligibility



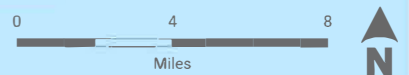
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Legend

- TOD - Tier 1
 - 200 feet
 - 1/4 mile
 - 1/2 mile
- TOD - Tier 2
 - 200 feet
 - 1/4 mile
 - 1/2 mile
- Area Planning Commission (APC) Boundaries

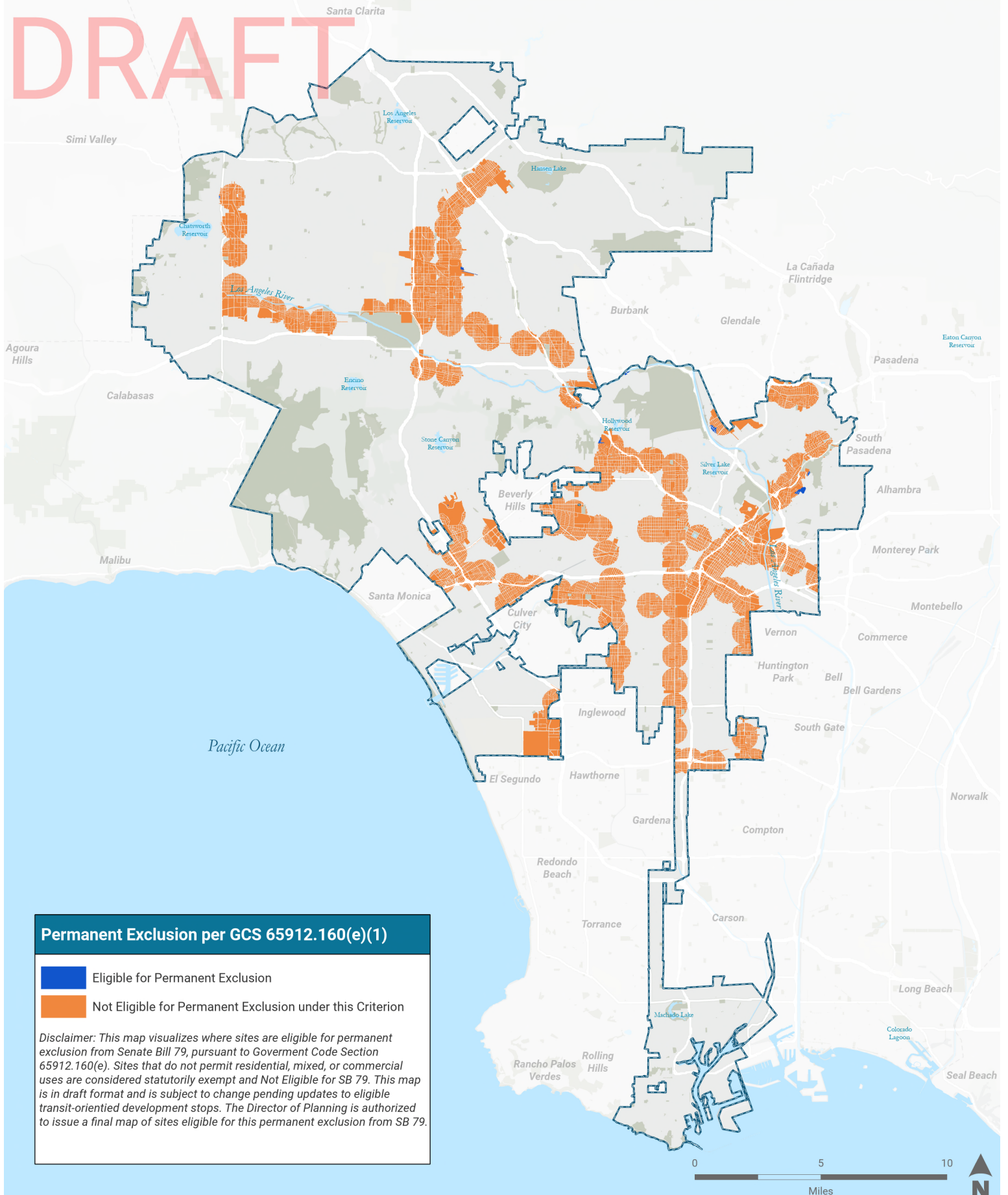
Disclaimer: This map is in draft format. SB 79 requires that the Southern California Association of Governments (SCAG) create a map of the City's transit-oriented development stops and zones by tier, as designated by SB 79, and in accordance with any guidance prepared by the Department of Housing and Community Development.



Sites More than One Mile from a Pedestrian Station Entrance Eligible for Permanent Exclusion (GCS 65912.160(e)(1))



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Permanent Exclusion per GCS 65912.160(e)(1)

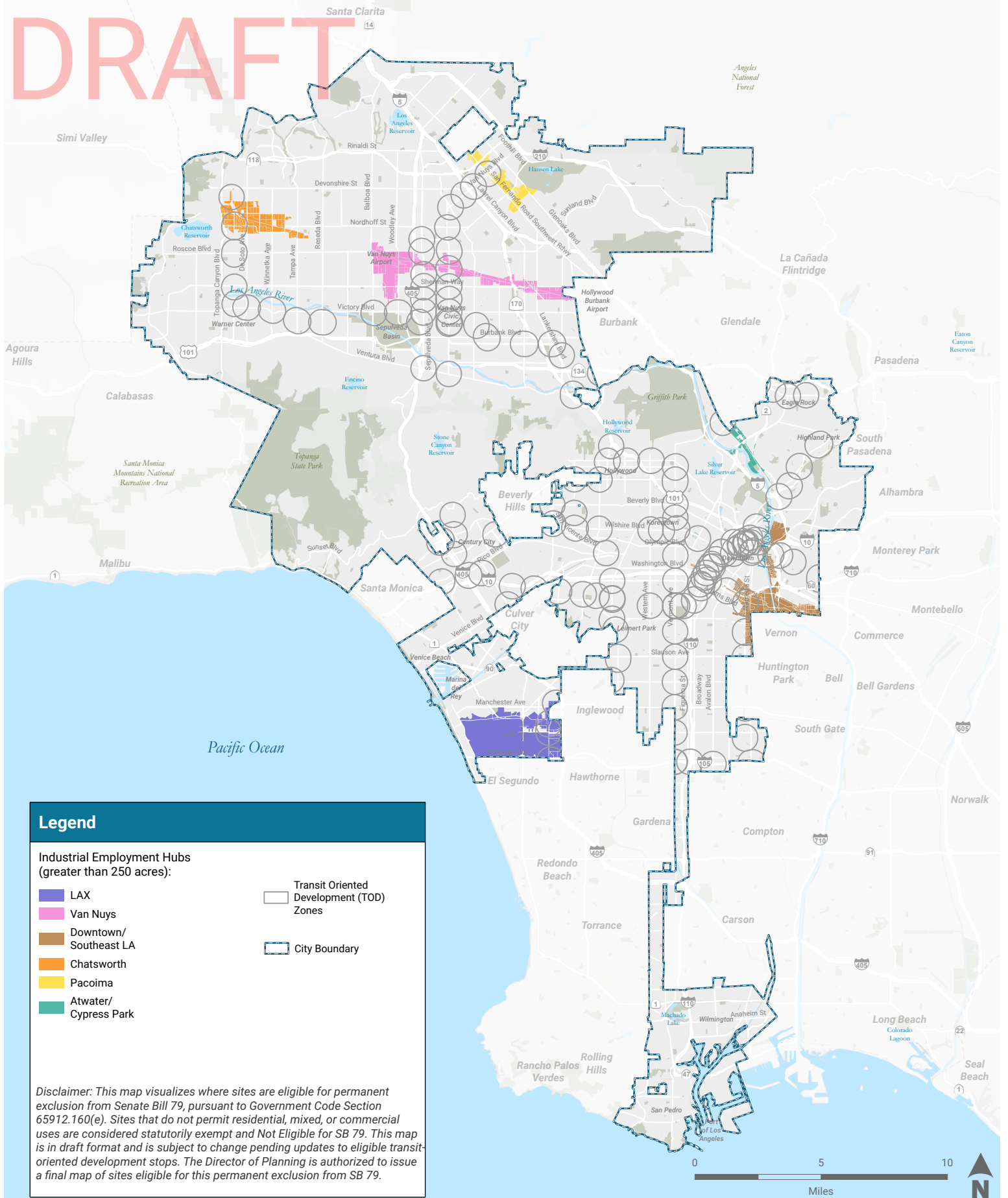
- Eligible for Permanent Exclusion
- Not Eligible for Permanent Exclusion under this Criterion

Disclaimer: This map visualizes where sites are eligible for permanent exclusion from Senate Bill 79, pursuant to Government Code Section 65912.160(e). Sites that do not permit residential, mixed, or commercial uses are considered statutorily exempt and Not Eligible for SB 79. This map is in draft format and is subject to change pending updates to eligible transit-oriented development stops. The Director of Planning is authorized to issue a final map of sites eligible for this permanent exclusion from SB 79.

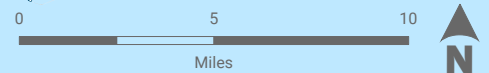
Industrial Employment Hubs Eligible for Permanent Exclusion (GCS 65912.160(e)(2))



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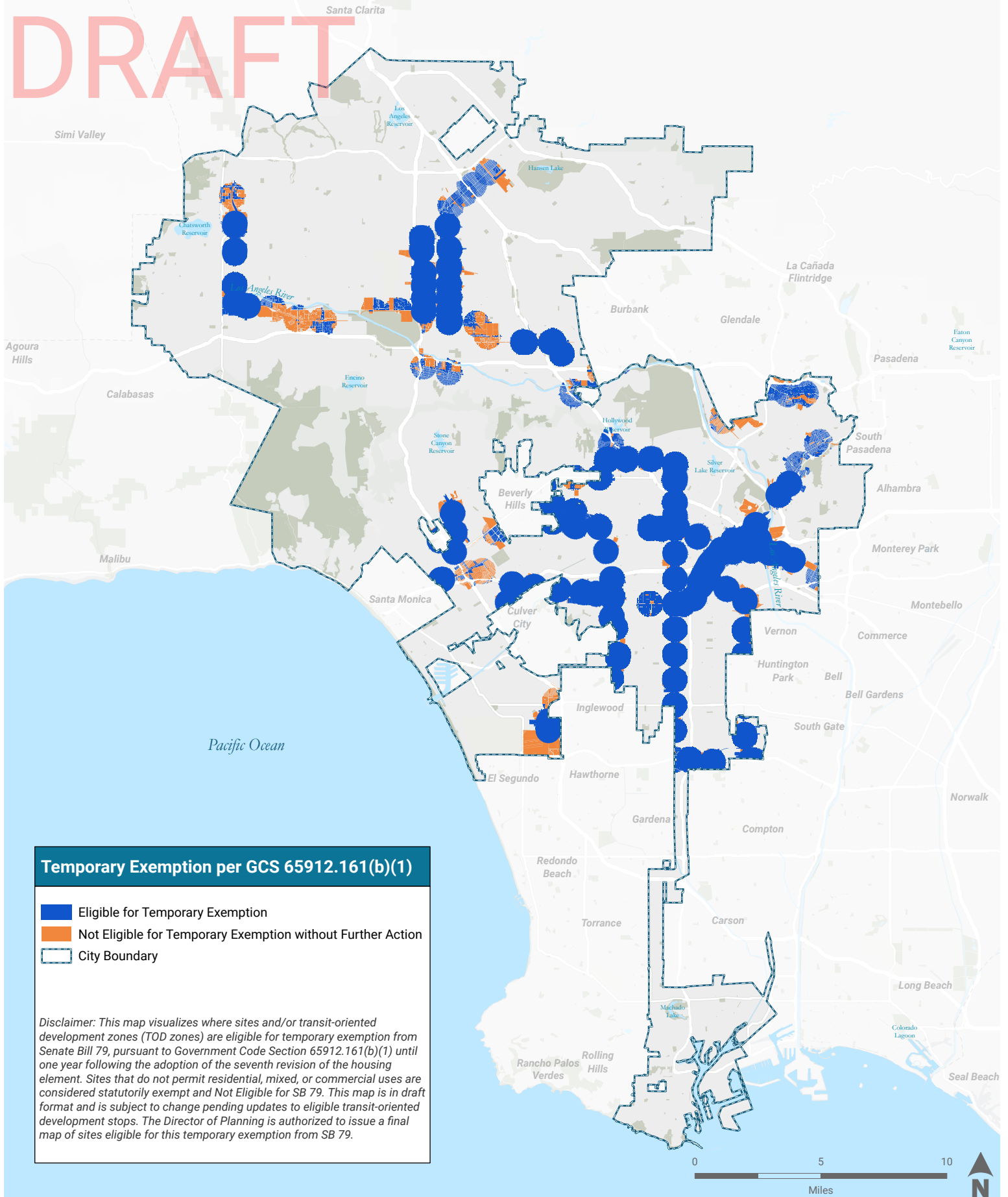
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TOD Zones and Sites Eligible for Temporary Exemption without Low Rise Ordinance



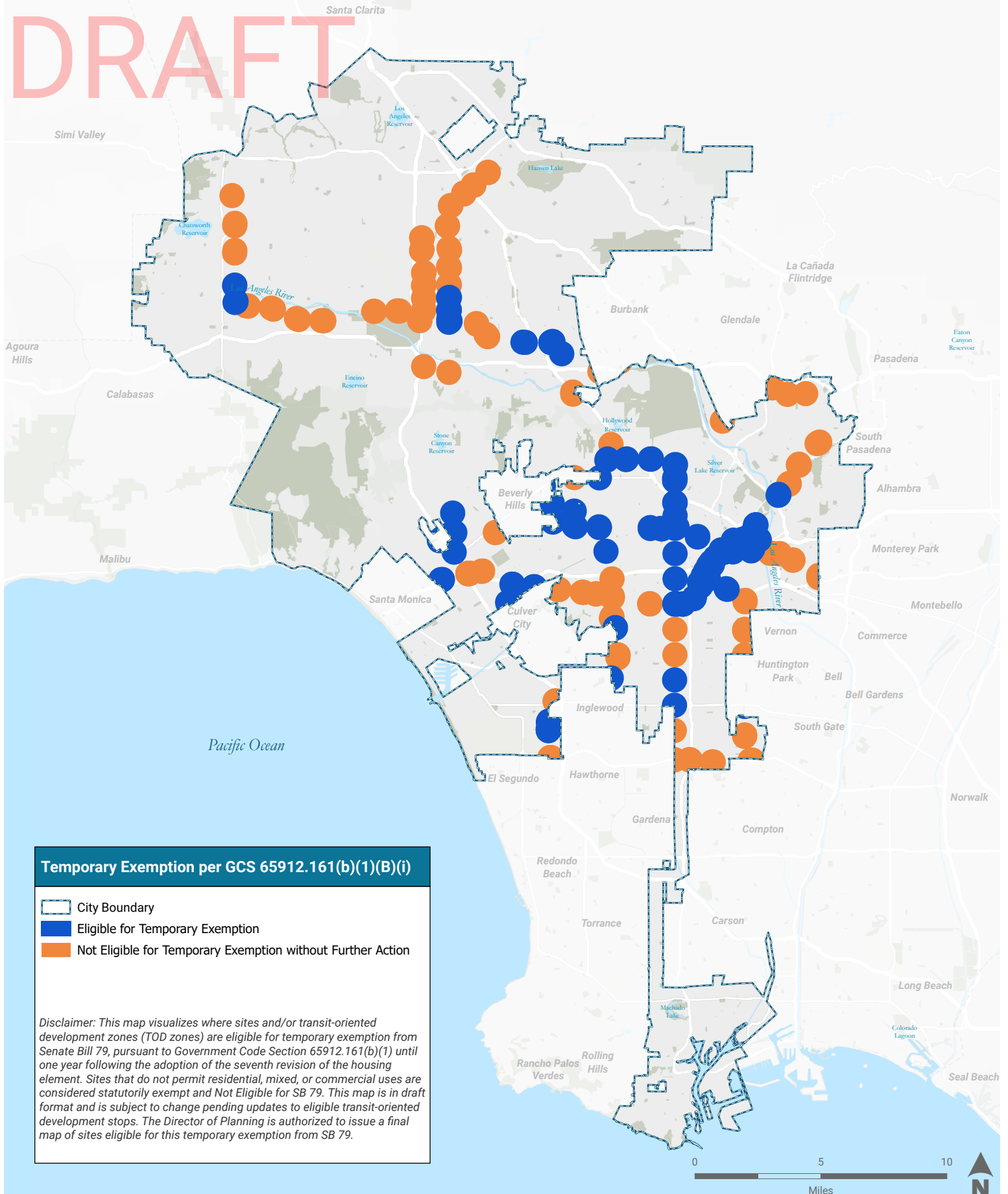
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TOD Zones Eligible for Temporary Exemption due to Existing Zoned Capacity (GCS 65912.161(b)(1)(B)(i))



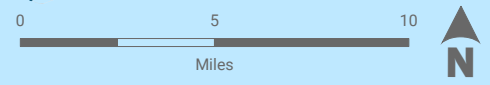
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Temporary Exemption per GCS 65912.161(b)(1)(B)(i)

- City Boundary
- Eligible for Temporary Exemption
- Not Eligible for Temporary Exemption without Further Action

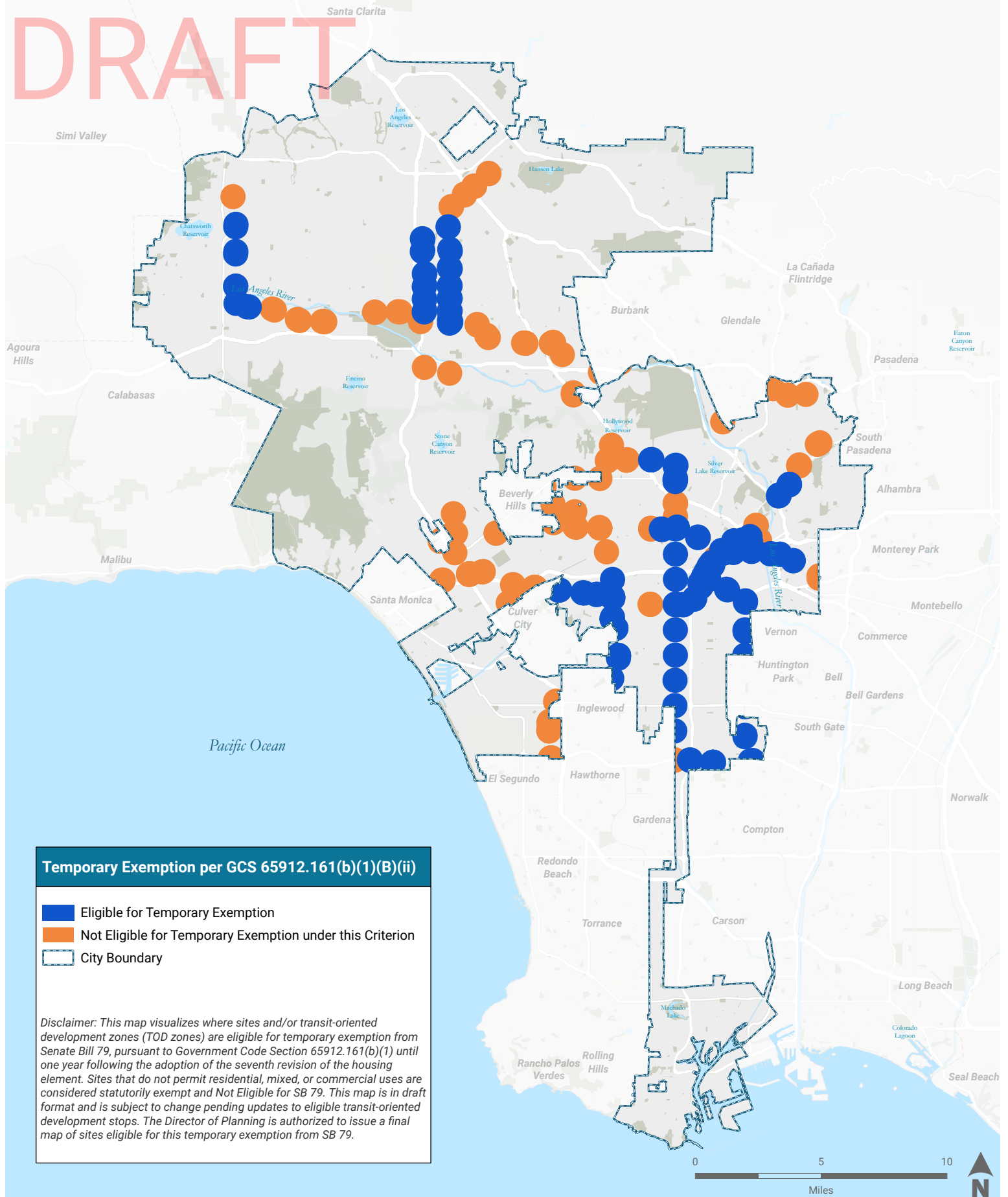
Disclaimer: This map visualizes where sites and/or transit-oriented development zones (TOD zones) are eligible for temporary exemption from Senate Bill 79, pursuant to Government Code Section 65912.161(b)(1) until one year following the adoption of the seventh revision of the housing element. Sites that do not permit residential, mixed, or commercial uses are considered statutorily exempt and Not Eligible for SB 79. This map is in draft format and is subject to change pending updates to eligible transit-oriented development stops. The Director of Planning is authorized to issue a final map of sites eligible for this temporary exemption from SB 79.



Primarily Low Resource TOD Zones Eligible for Temporary Exemption due to Existing Zoned Capacity (GCS 65912.161(b)(1)(B)(ii))



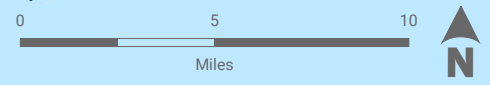
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Temporary Exemption per GCS 65912.161(b)(1)(B)(ii)

- Eligible for Temporary Exemption
- Not Eligible for Temporary Exemption under this Criterion
- City Boundary

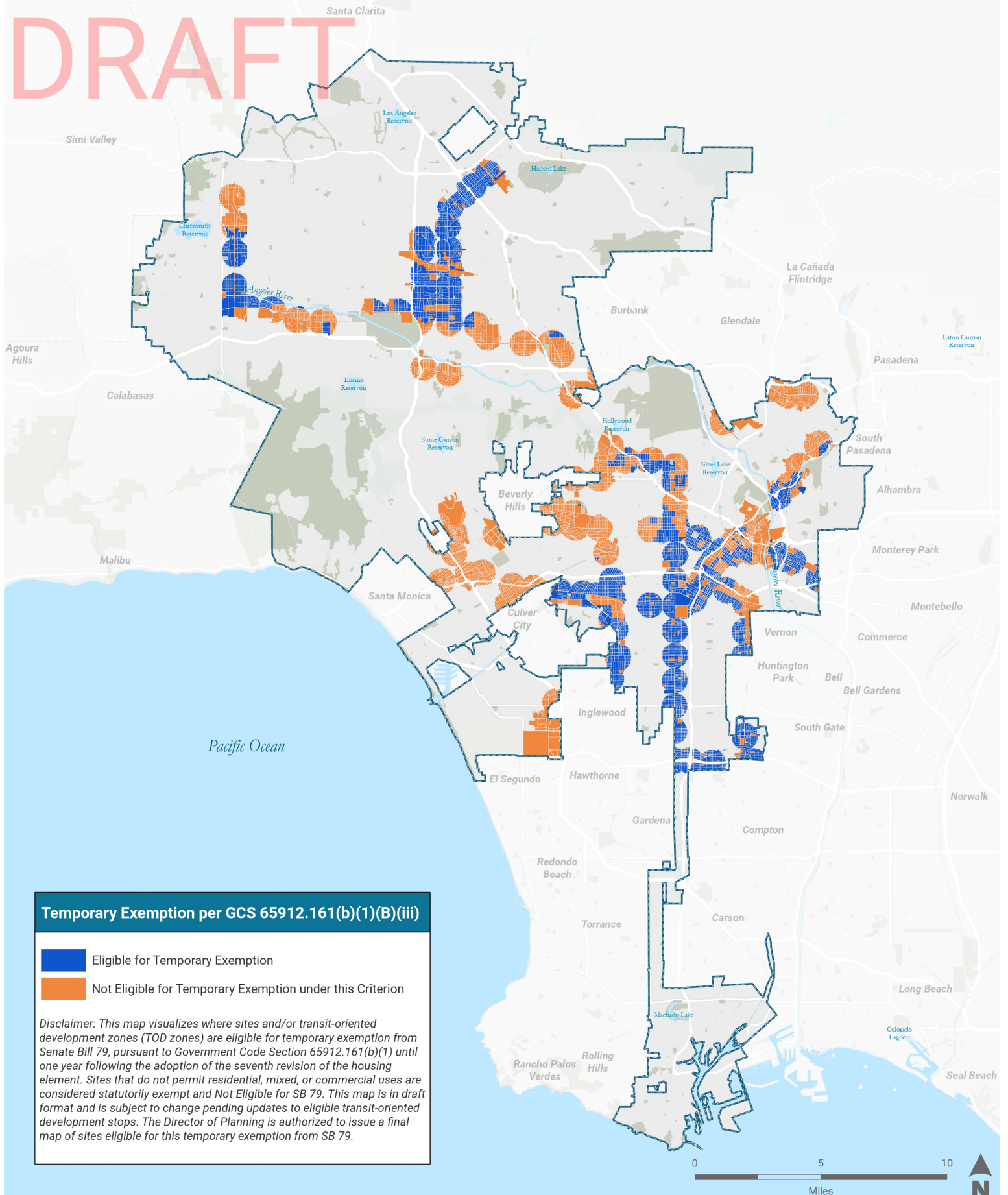
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Low Resource Sites Eligible for Temporary Exemption due to Existing Zoned Capacity (GCS 65912.161(b)(1)(B)(iii))



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Temporary Exemption per GCS 65912.161(b)(1)(B)(iii)

- Eligible for Temporary Exemption
- Not Eligible for Temporary Exemption under this Criterion

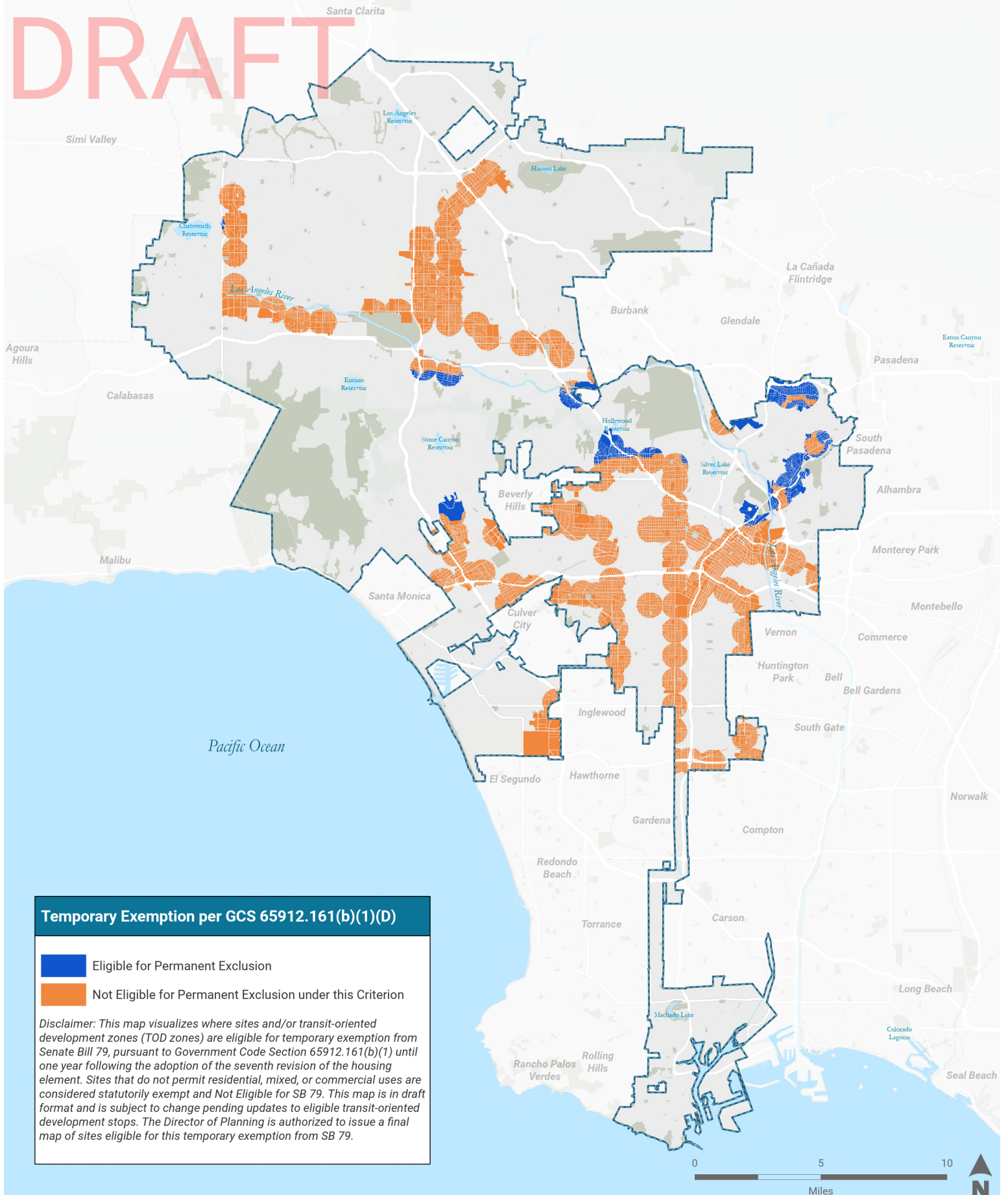
Disclaimer: This map visualizes where sites and/or transit-oriented development zones (TOD zones) are eligible for temporary exemption from Senate Bill 79, pursuant to Government Code Section 65912.161(b)(1) until one year following the adoption of the seventh revision of the housing element. Sites that do not permit residential, mixed, or commercial uses are considered statutorily exempt and Not Eligible for SB 79. This map is in draft format and is subject to change pending updates to eligible transit-oriented development stops. The Director of Planning is authorized to issue a final map of sites eligible for this temporary exemption from SB 79.



Very High Fire Hazard Severity Zone Site Eligible for Temporary Exemption (GCS 65912.161(b)(1)(D))



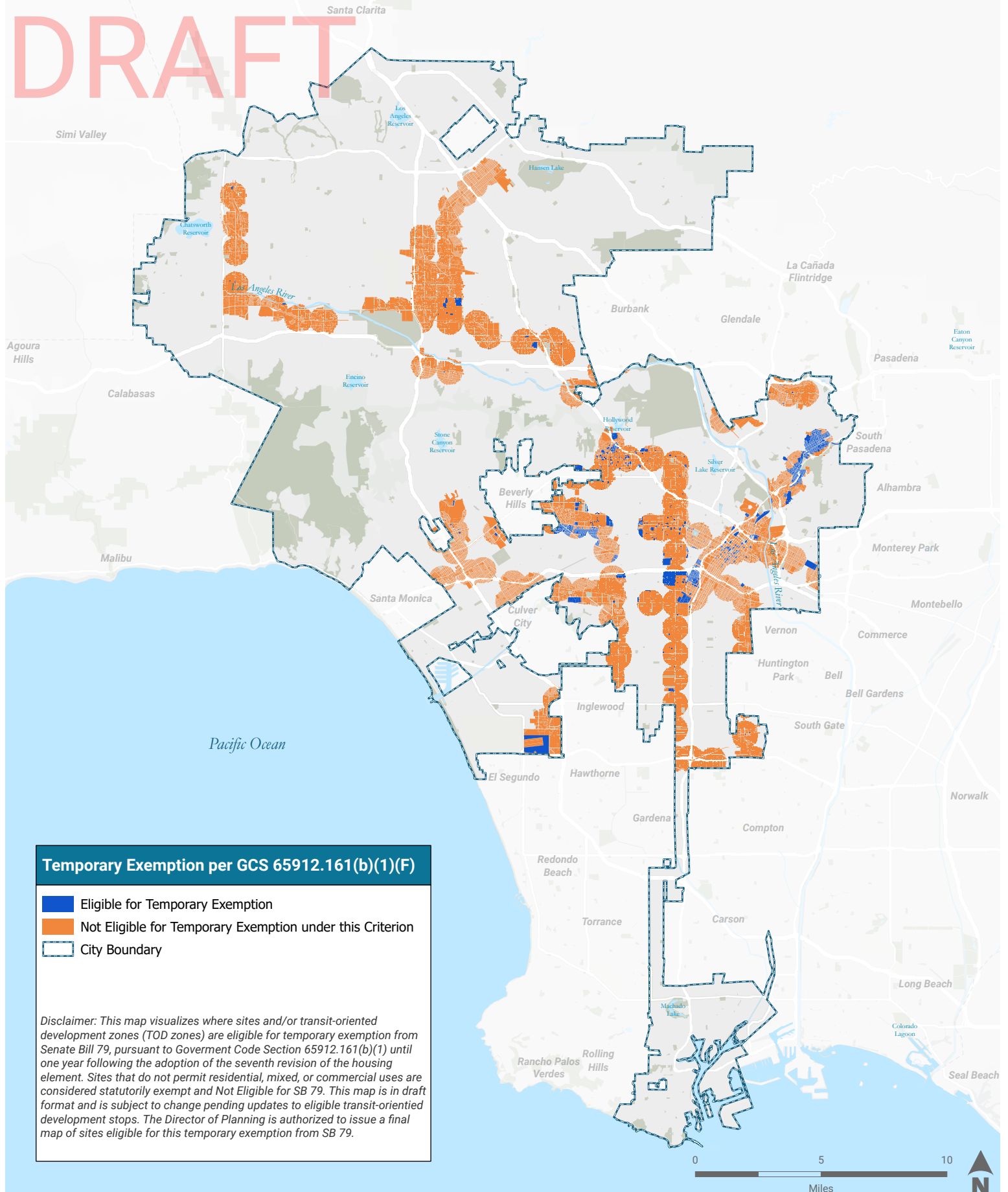
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Local Historic Resource Sites Eligible for Temporary Exemption (GCS 65912.161(b)(1)(F))



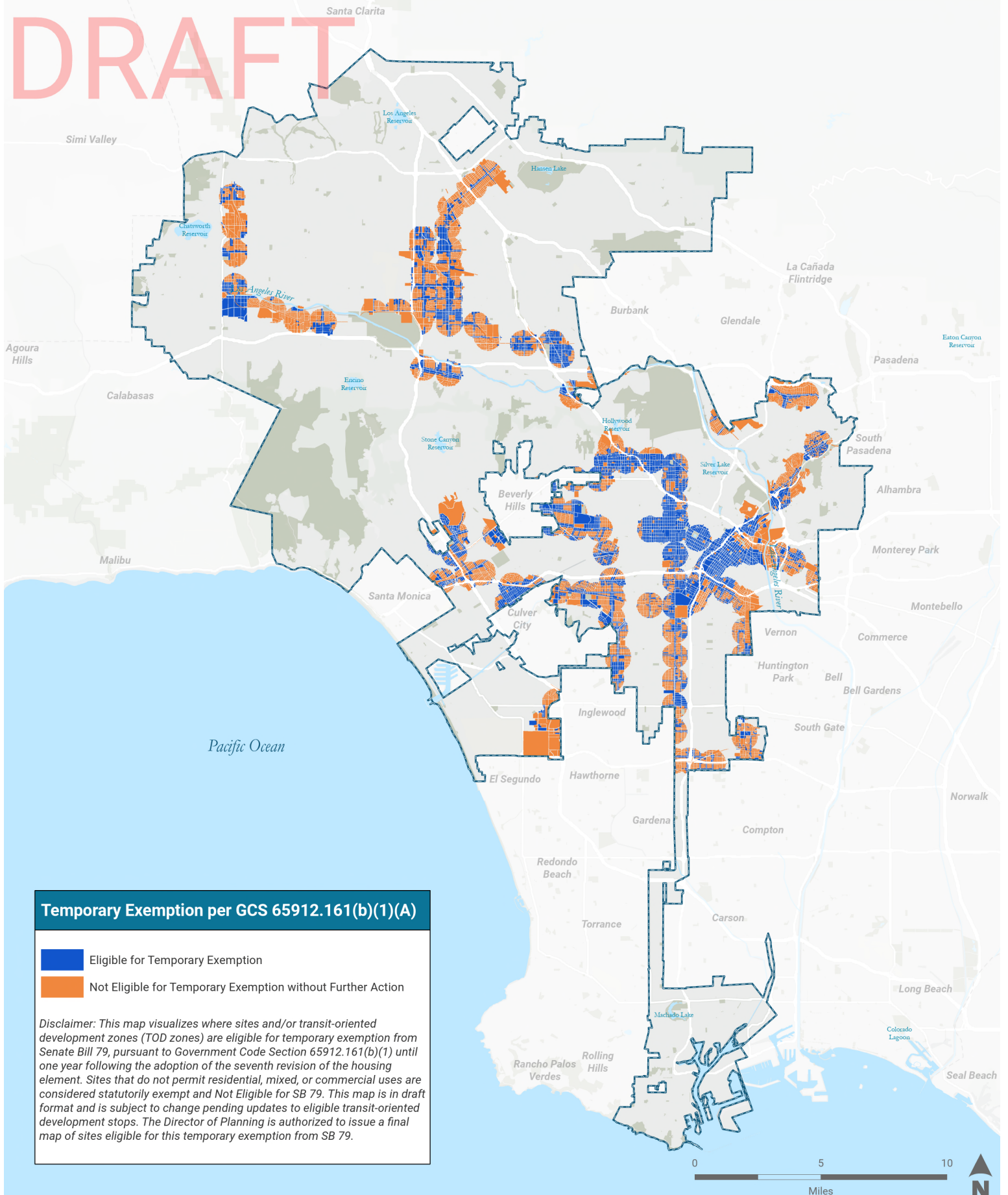
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Sites Eligible for Temporary Exemption due to Existing Zoned Capacity (GCS 65912.161(b)(1)(A))



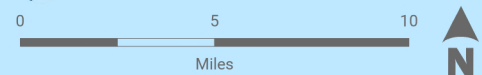
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Temporary Exemption per GCS 65912.161(b)(1)(A)

- Eligible for Temporary Exemption
- Not Eligible for Temporary Exemption without Further Action

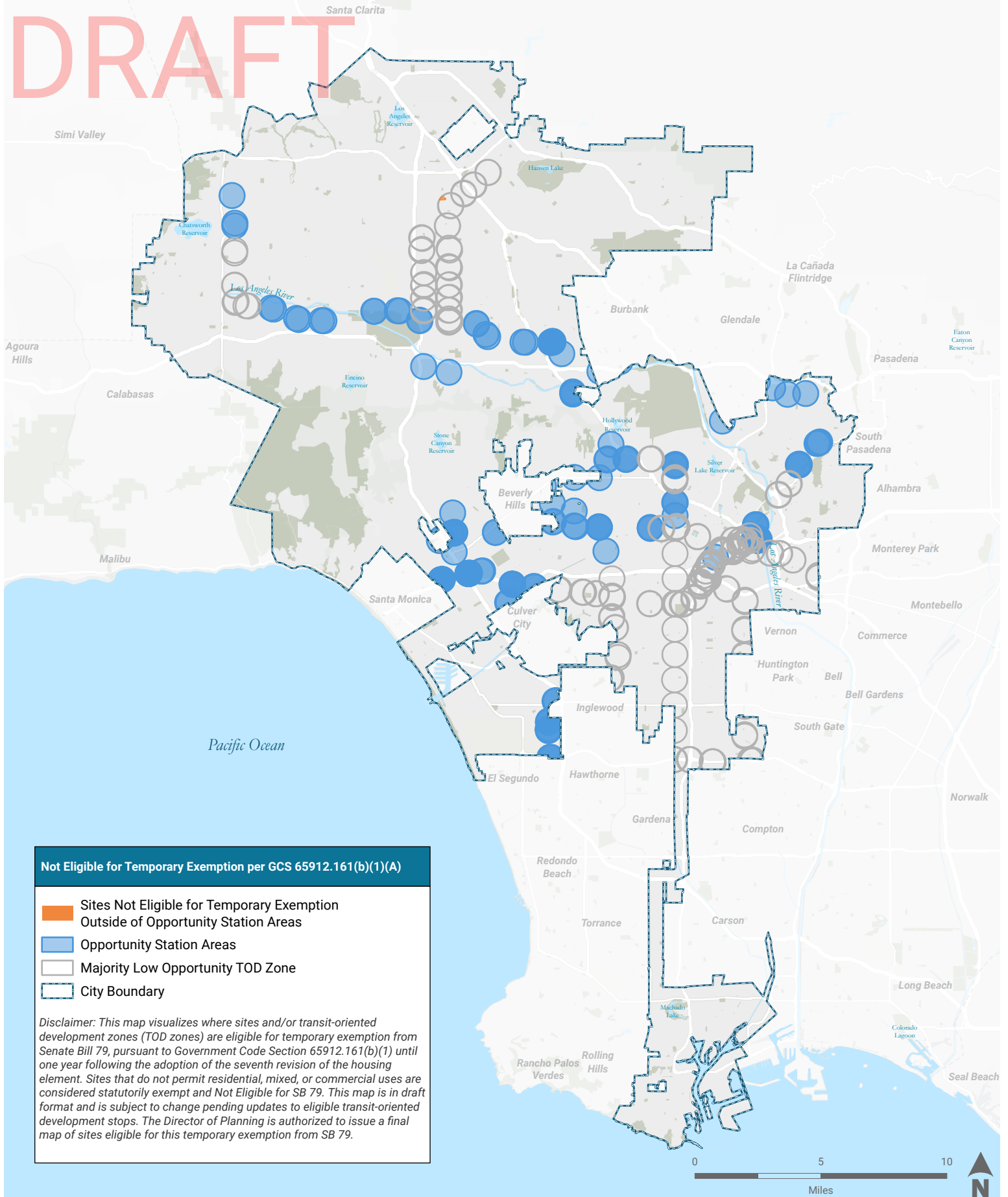
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Sites Not Eligible for Temporary Exemption Outside of Opportunity Station Areas



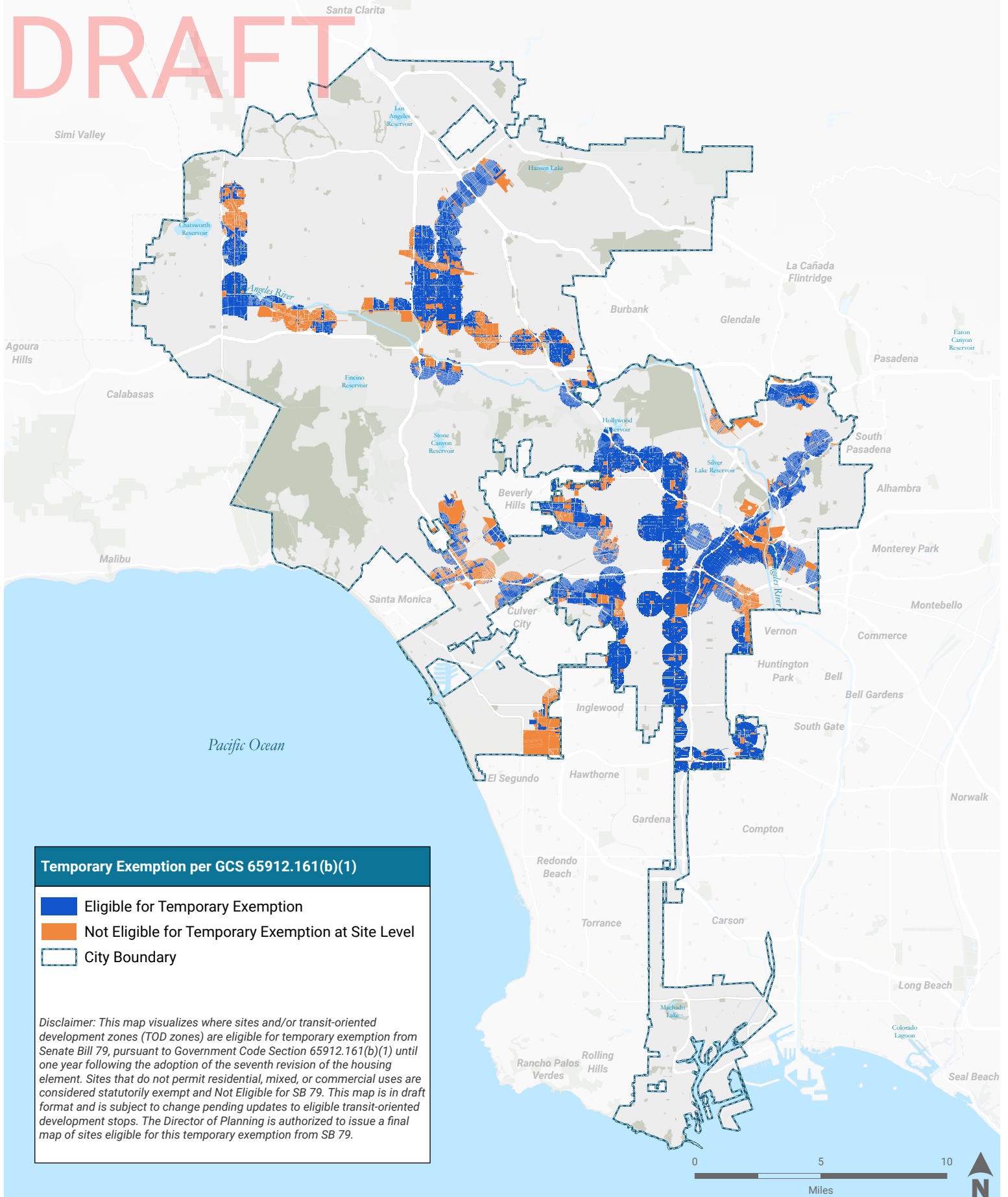
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Summary of Sites Eligible for Temporary Exemption without Low Rise Ordinance



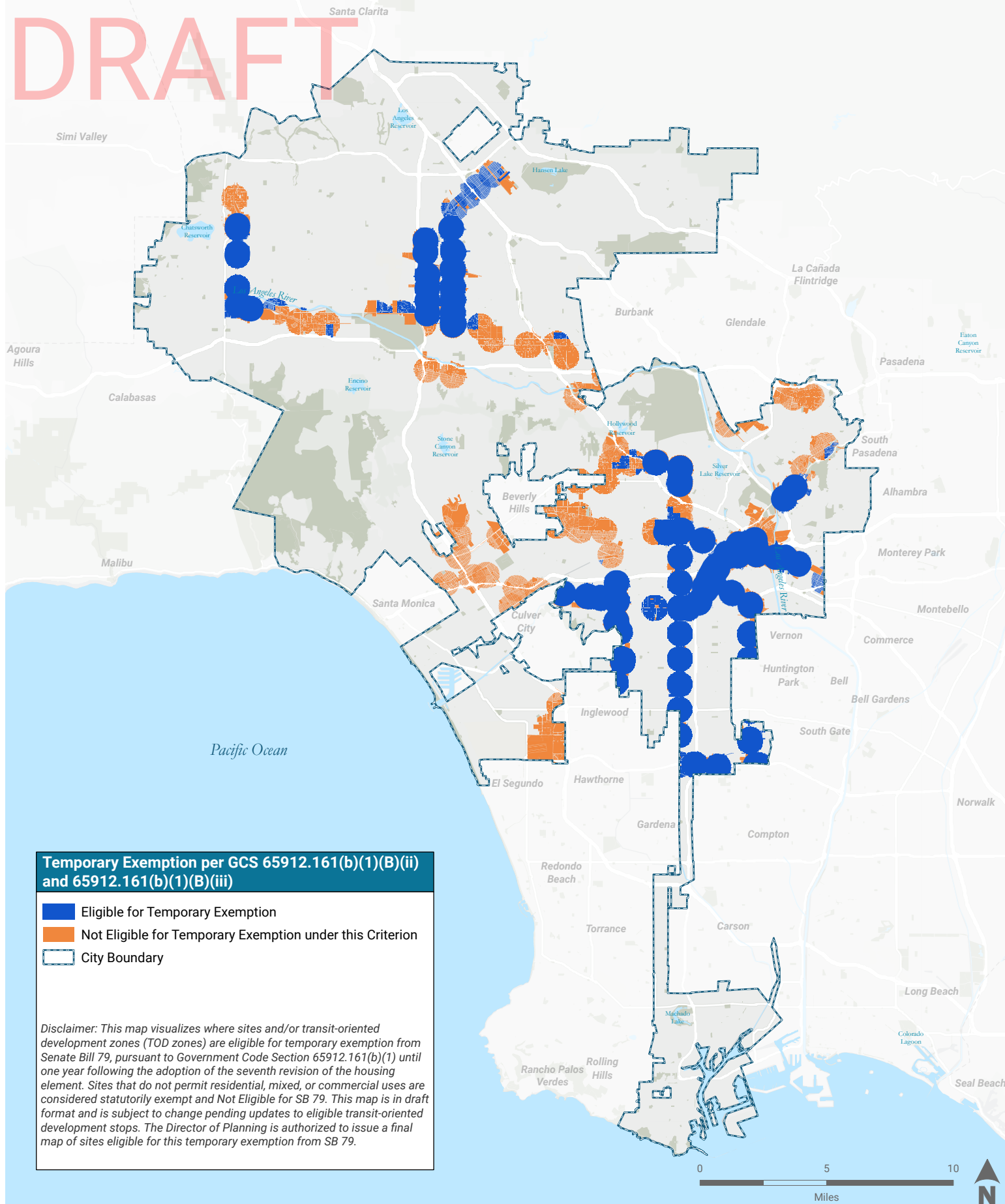
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Low Resource Sites and Primarily Low Resource TOD Zones Eligible for Temporary Exemption



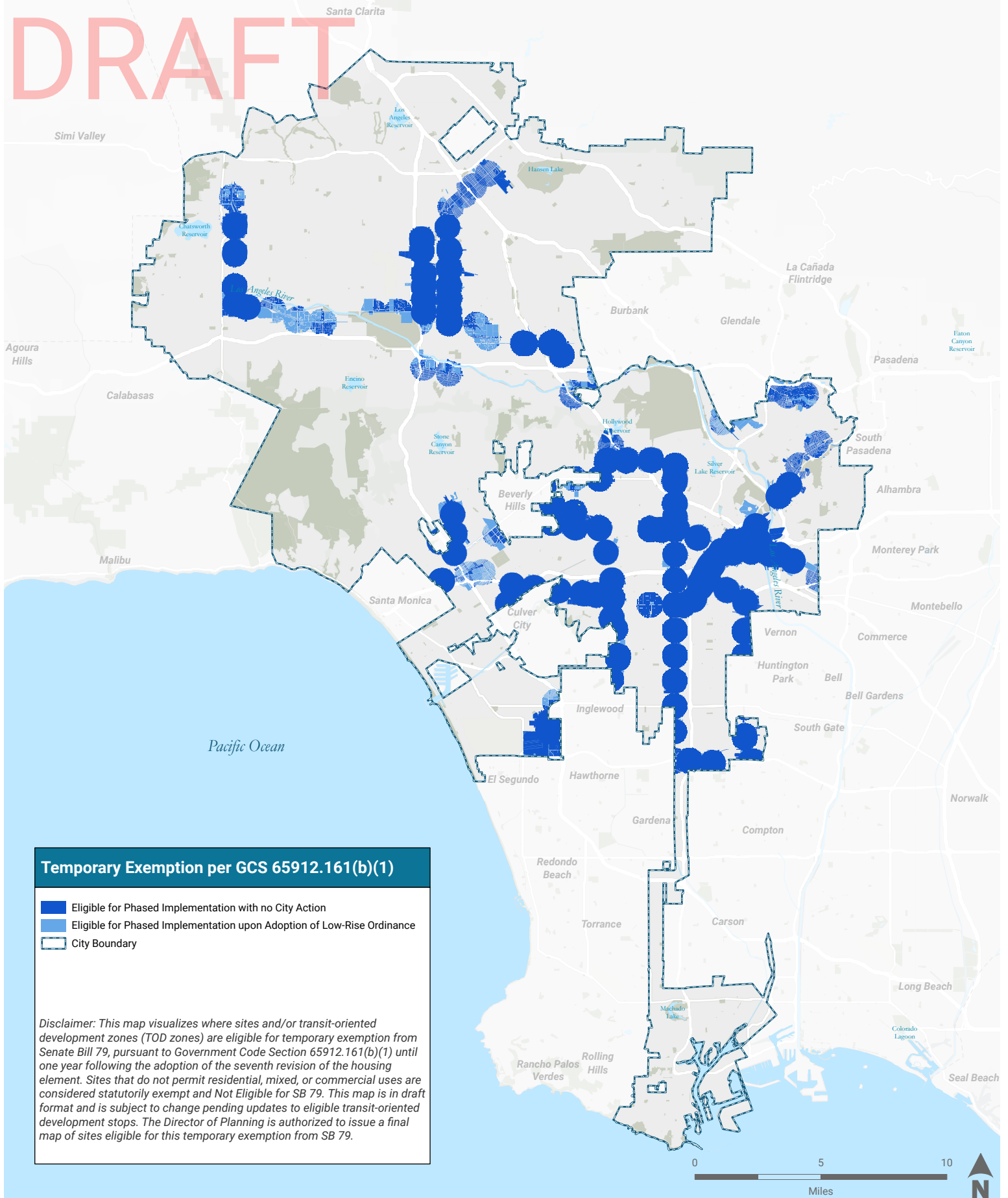
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Sites Eligible for Phased Implementation with Low-Rise Ordinance



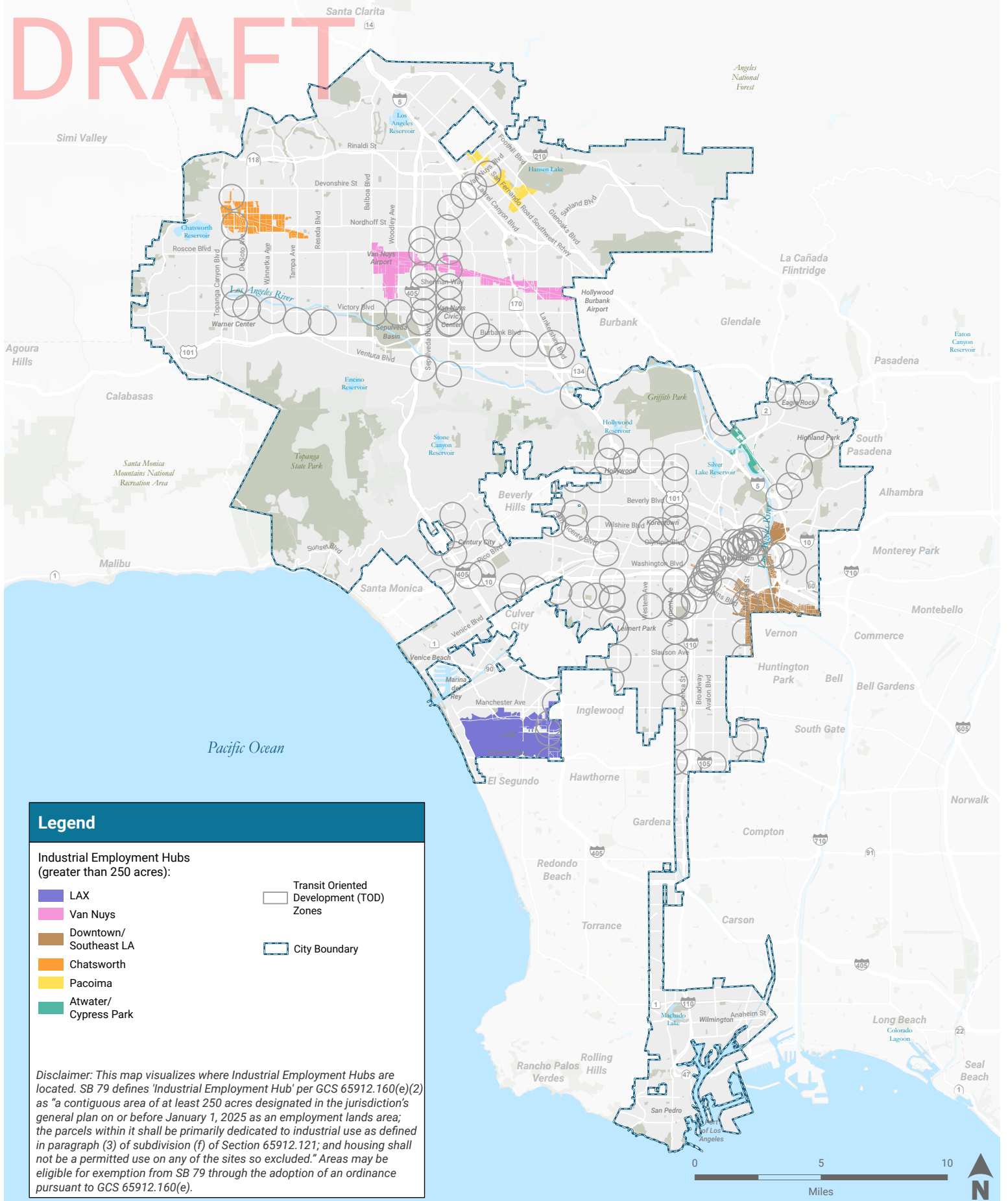
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SB 79 Industrial Employment Hubs



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Legend

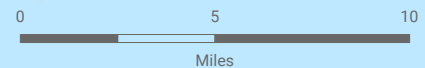
Industrial Employment Hubs (greater than 250 acres):

- LAX
- Van Nuys
- Downtown/ Southeast LA
- Chatsworth
- Pacoima
- Atwater/ Cypress Park

Transit Oriented Development (TOD) Zones

City Boundary

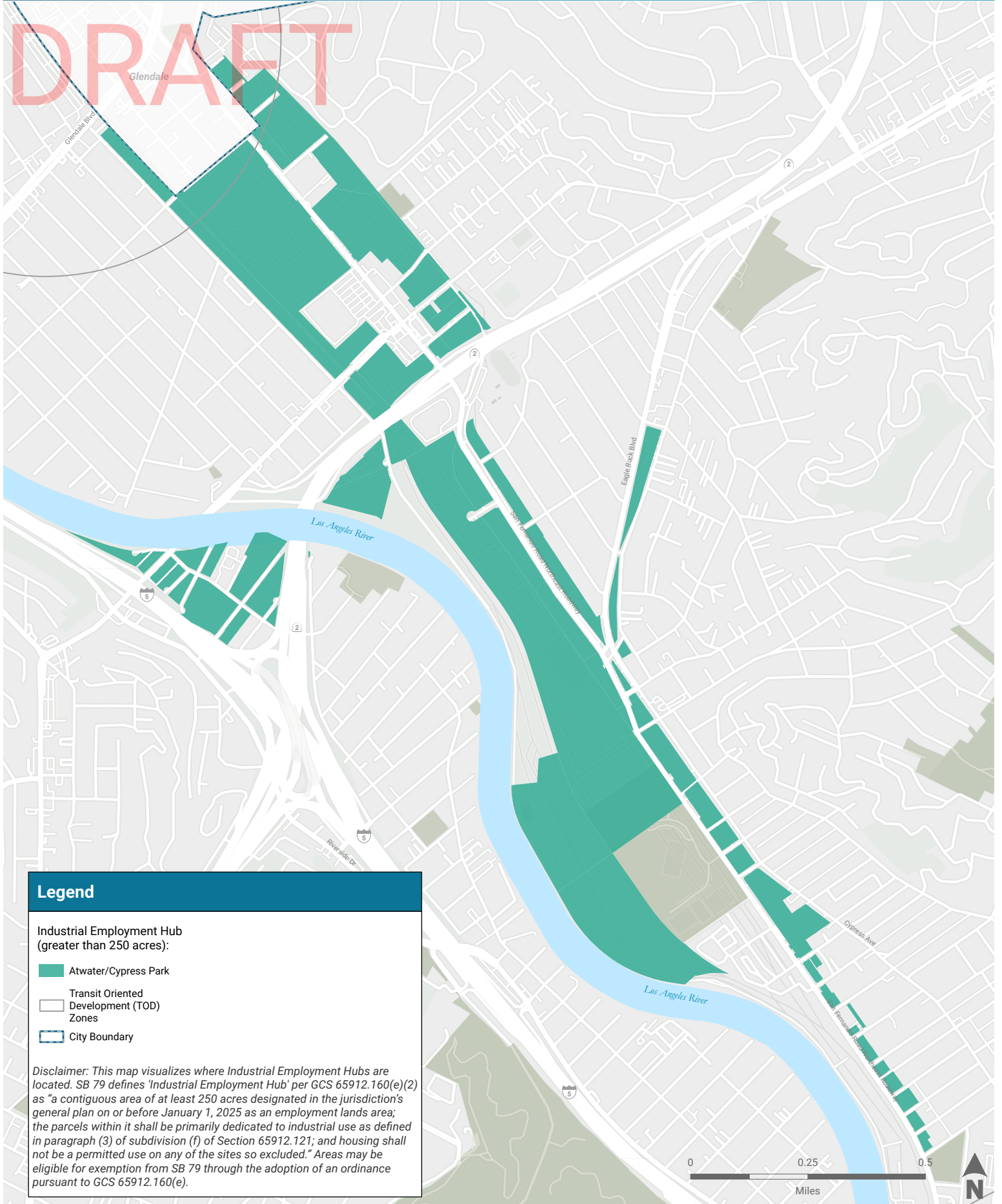
Disclaimer: This map visualizes where Industrial Employment Hubs are located. SB 79 defines 'Industrial Employment Hub' per GCS 65912.160(e)(2) as "a contiguous area of at least 250 acres designated in the jurisdiction's general plan on or before January 1, 2025 as an employment lands area; the parcels within it shall be primarily dedicated to industrial use as defined in paragraph (3) of subdivision (f) of Section 65912.121; and housing shall not be a permitted use on any of the sites so excluded." Areas may be eligible for exemption from SB 79 through the adoption of an ordinance pursuant to GCS 65912.160(e).



Atwater/Cypress Park SB 79 Industrial Employment Hub



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Legend

Industrial Employment Hub (greater than 250 acres):

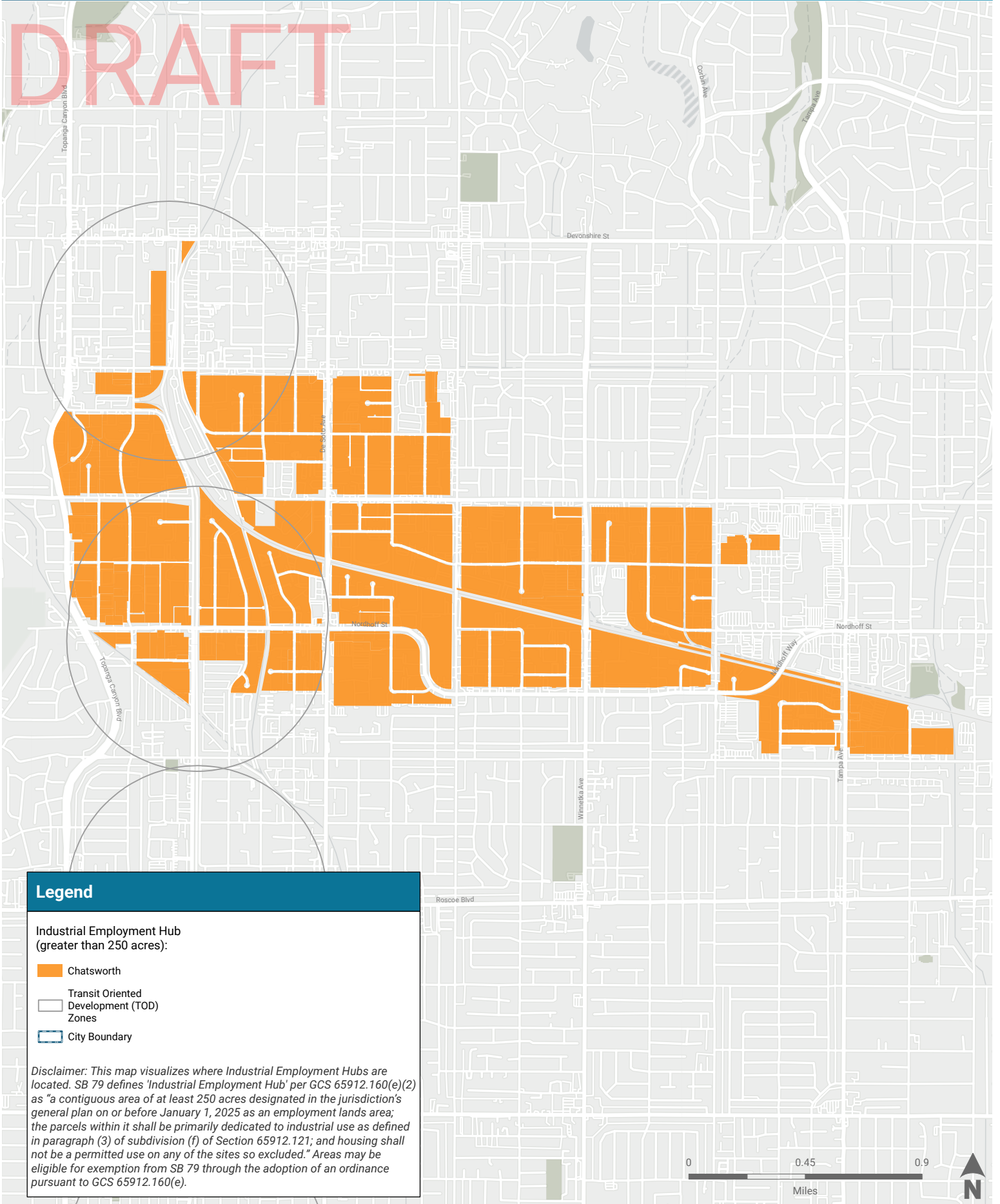
- Atwater/Cypress Park
- Transit Oriented Development (TOD) Zones
- City Boundary

Disclaimer: This map visualizes where Industrial Employment Hubs are located. SB 79 defines 'Industrial Employment Hub' per GCS 65912.160(e)(2) 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; the parcels within it shall be primarily dedicated to industrial use as defined in paragraph (3) of subdivision (f) of Section 65912.121; and housing shall not be a permitted use on any of the sites so excluded." Areas may be eligible for exemption from SB 79 through the adoption of an ordinance pursuant to GCS 65912.160(e).

Chatsworth SB 79 Industrial Employment Hub



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Legend

Industrial Employment Hub (greater than 250 acres):

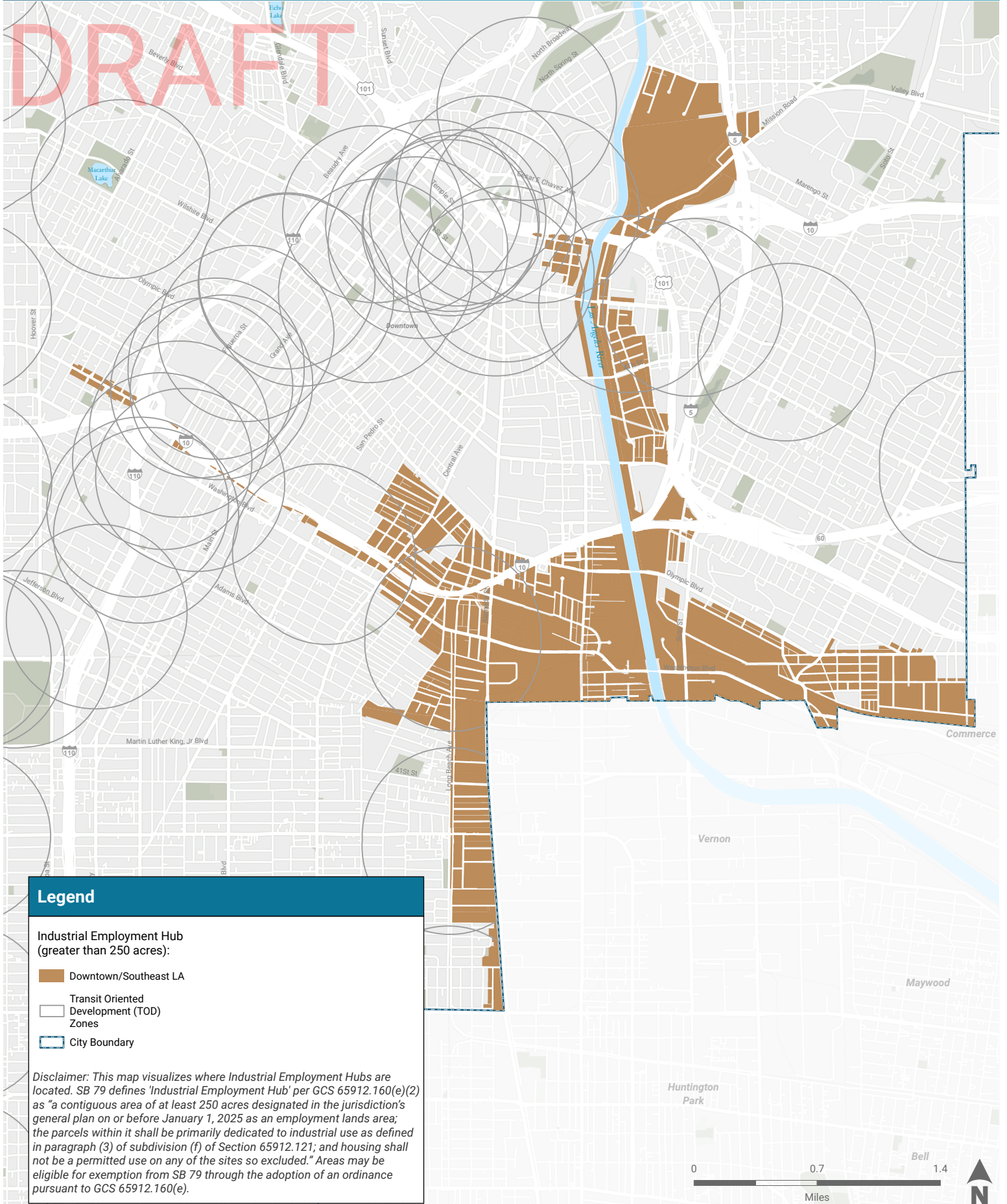
- Chatsworth
- Transit Oriented Development (TOD) Zones
- City Boundary

Disclaimer: This map visualizes where Industrial Employment Hubs are located. SB 79 defines 'Industrial Employment Hub' per GCS 65912.160(e)(2) 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; the parcels within it shall be primarily dedicated to industrial use as defined in paragraph (3) of subdivision (f) of Section 65912.121; and housing shall not be a permitted use on any of the sites so excluded." Areas may be eligible for exemption from SB 79 through the adoption of an ordinance pursuant to GCS 65912.160(e).

Downtown/Southeast LA SB 79 Industrial Employment Hub



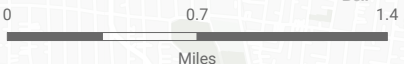
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Legend

- Industrial Employment Hub (greater than 250 acres):
 - Downtown/Southeast LA
- Transit Oriented Development (TOD) Zones
- City Boundary

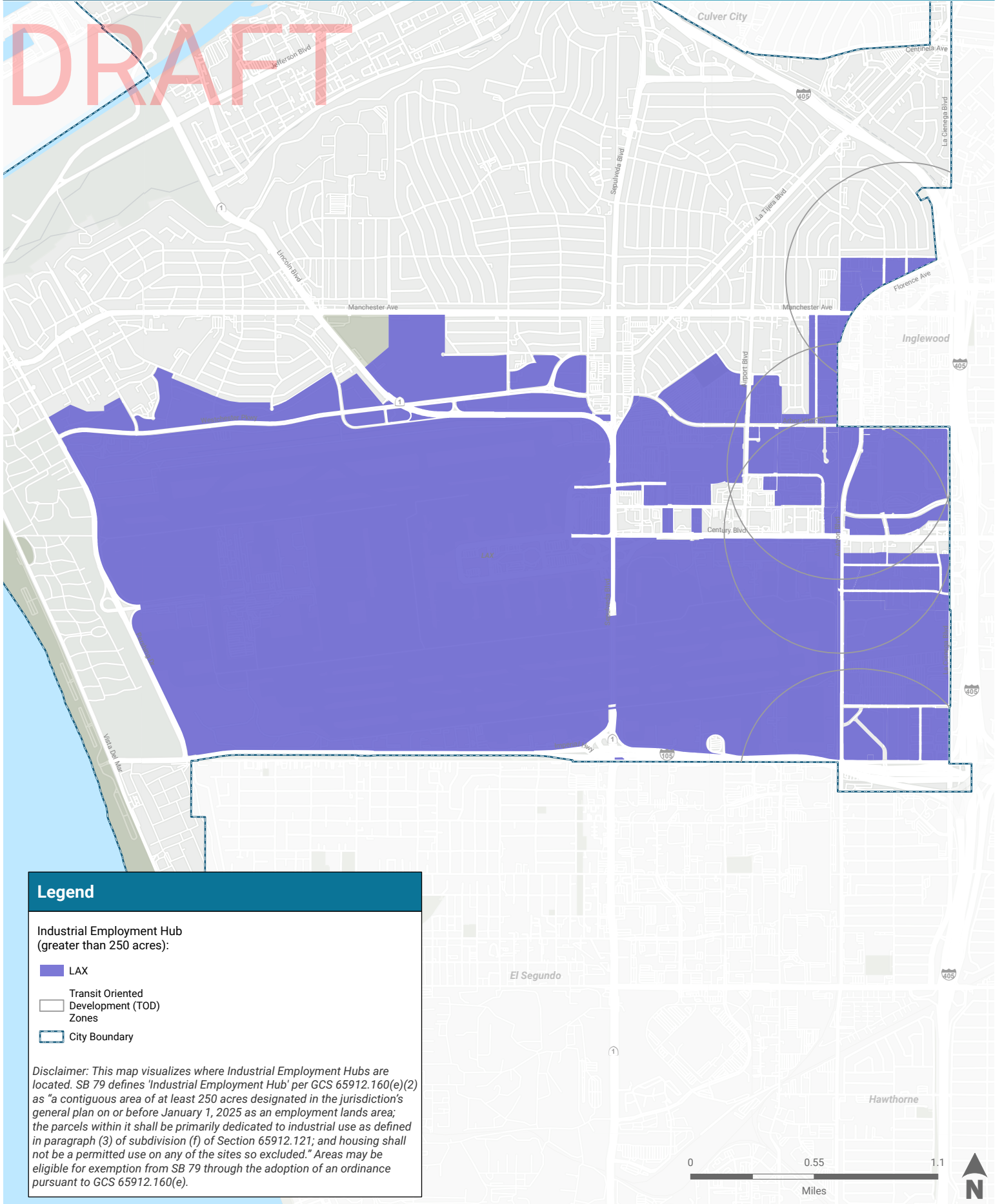
Disclaimer: This map visualizes where Industrial Employment Hubs are located. SB 79 defines 'Industrial Employment Hub' per GCS 65912.160(e)(2) as "a contiguous area of at least 250 acres designated in the jurisdiction's general plan on or before January 1, 2025 as an employment lands area; the parcels within it shall be primarily dedicated to industrial use as defined in paragraph (3) of subdivision (f) of Section 65912.121; and housing shall not be a permitted use on any of the sites so excluded." Areas may be eligible for exemption from SB 79 through the adoption of an ordinance pursuant to GCS 65912.160(e).



LAX SB 79 Industrial Employment Hub



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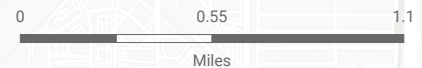


Legend

Industrial Employment Hub
(greater than 250 acres):

- LAX
- Transit Oriented Development (TOD) Zones
- City Boundary

Disclaimer: This map visualizes where Industrial Employment Hubs are located. SB 79 defines 'Industrial Employment Hub' per GCS 65912.160(e)(2) 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; the parcels within it shall be primarily dedicated to industrial use as defined in paragraph (3) of subdivision (f) of Section 65912.121; and housing shall not be a permitted use on any of the sites so excluded." Areas may be eligible for exemption from SB 79 through the adoption of an ordinance pursuant to GCS 65912.160(e).

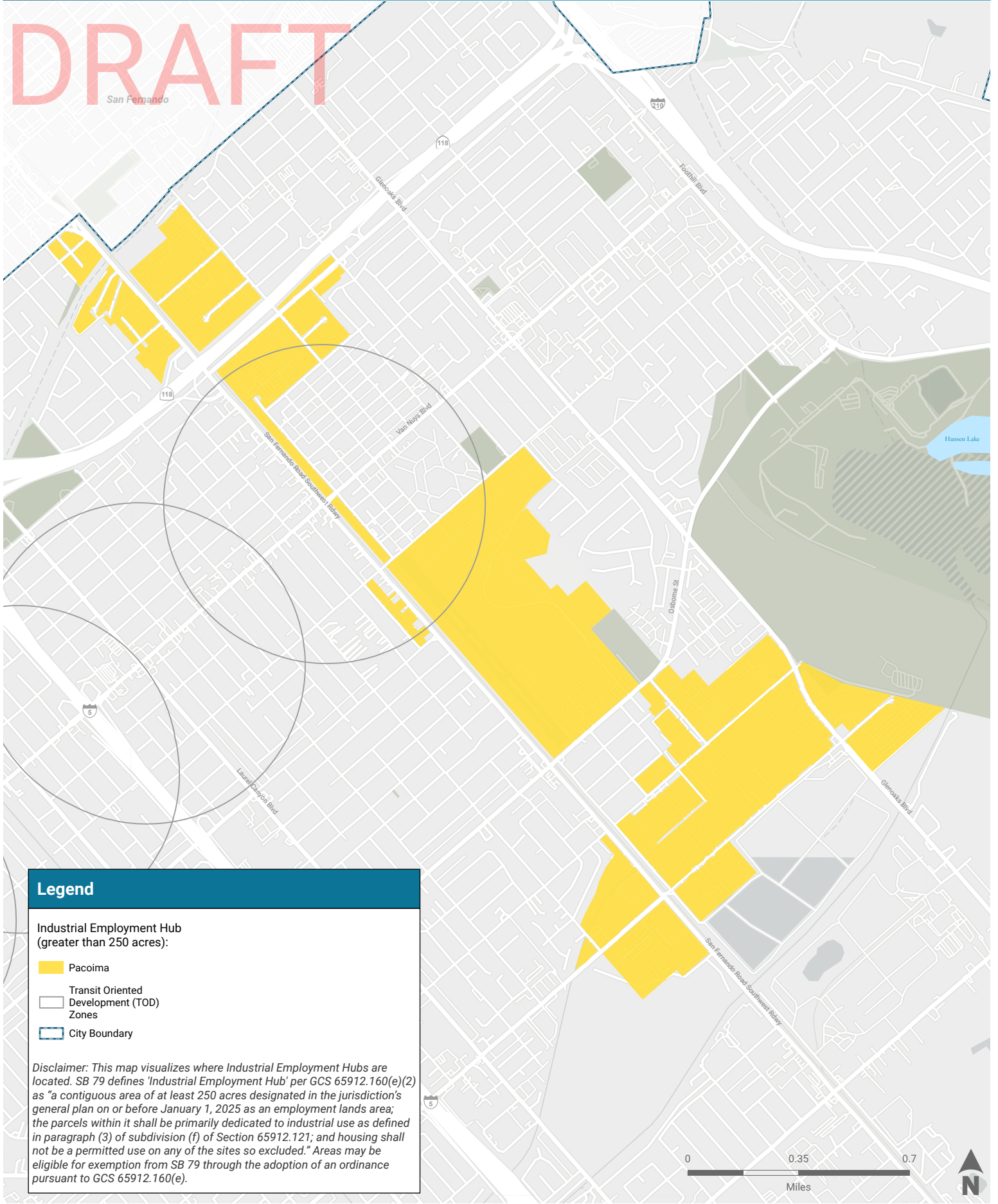


Pacoima SB 79 Industrial Employment Hub



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San Fernando

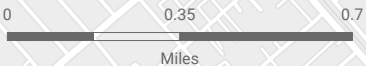


Legend

Industrial Employment Hub (greater than 250 acres):

- Pacoima
- Transit Oriented Development (TOD) Zones
- City Boundary

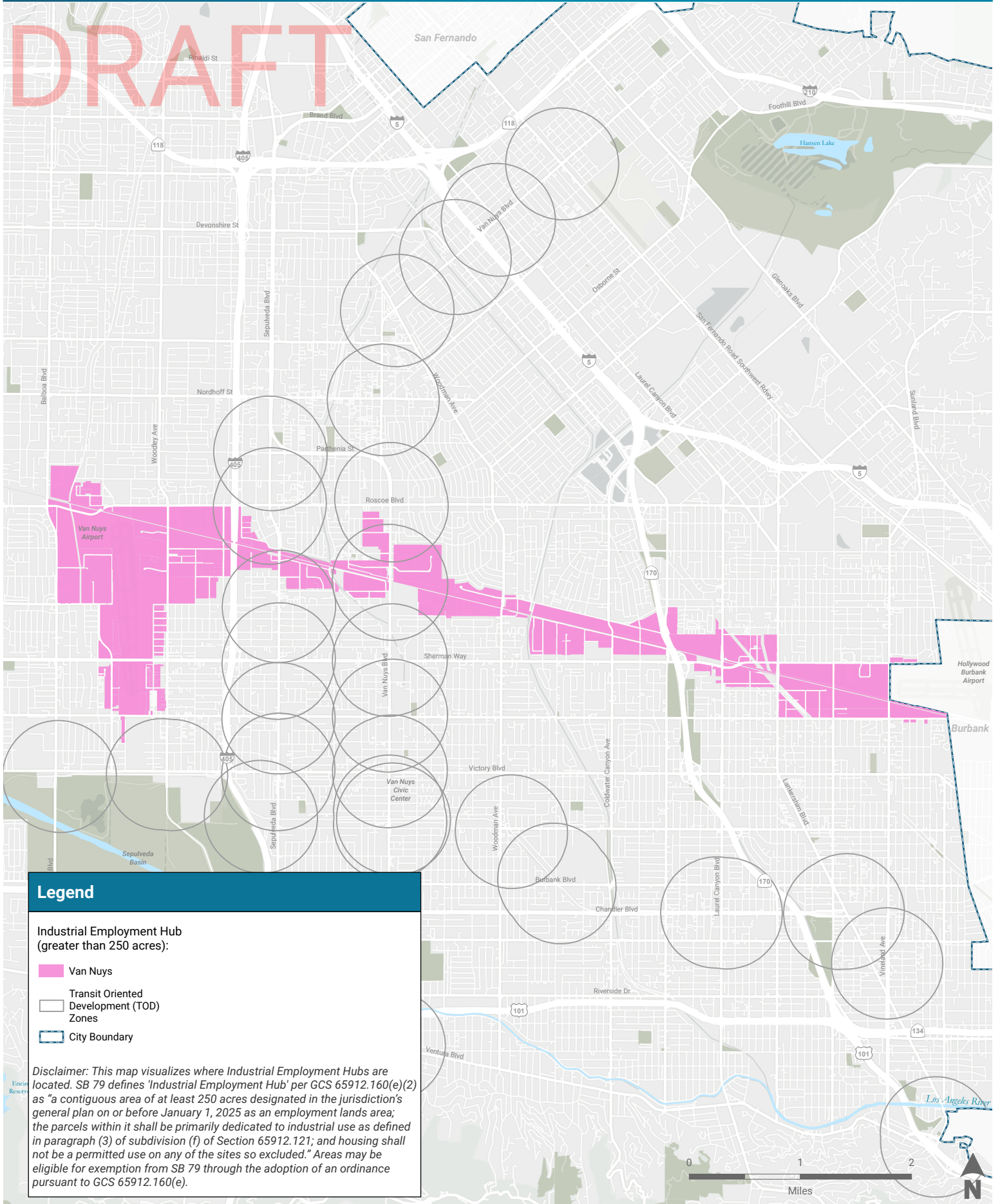
Disclaimer: This map visualizes where Industrial Employment Hubs are located. SB 79 defines 'Industrial Employment Hub' per GCS 65912.160(e)(2) as "a contiguous area of at least 250 acres designated in the jurisdiction's general plan on or before January 1, 2025 as an employment lands area; the parcels within it shall be primarily dedicated to industrial use as defined in paragraph (3) of subdivision (f) of Section 65912.121; and housing shall not be a permitted use on any of the sites so excluded." Areas may be eligible for exemption from SB 79 through the adoption of an ordinance pursuant to GCS 65912.160(e).



Van Nuys SB 79 Industrial Employment Hub



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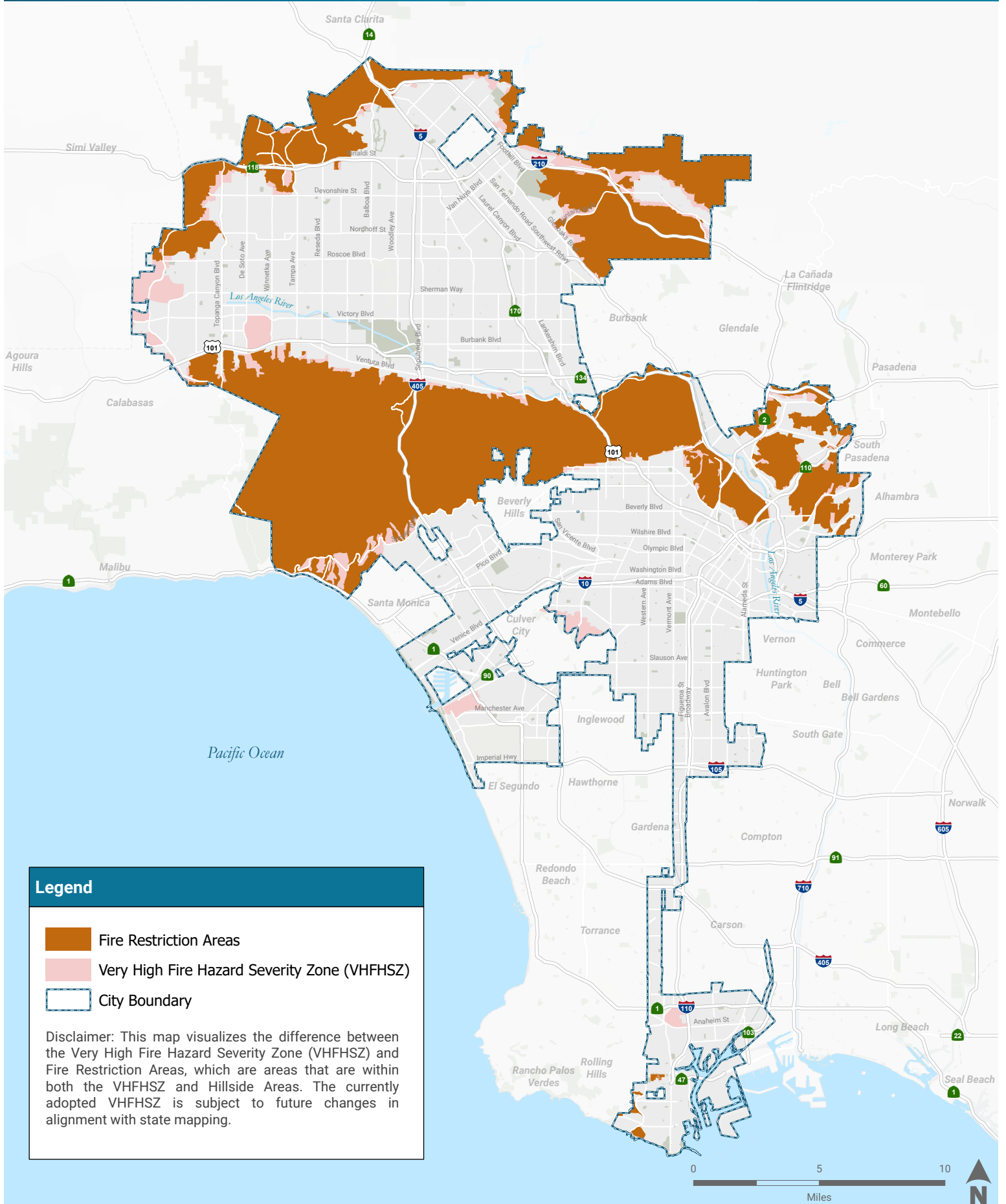
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Industrial Employment Hub (greater than 250 acres):

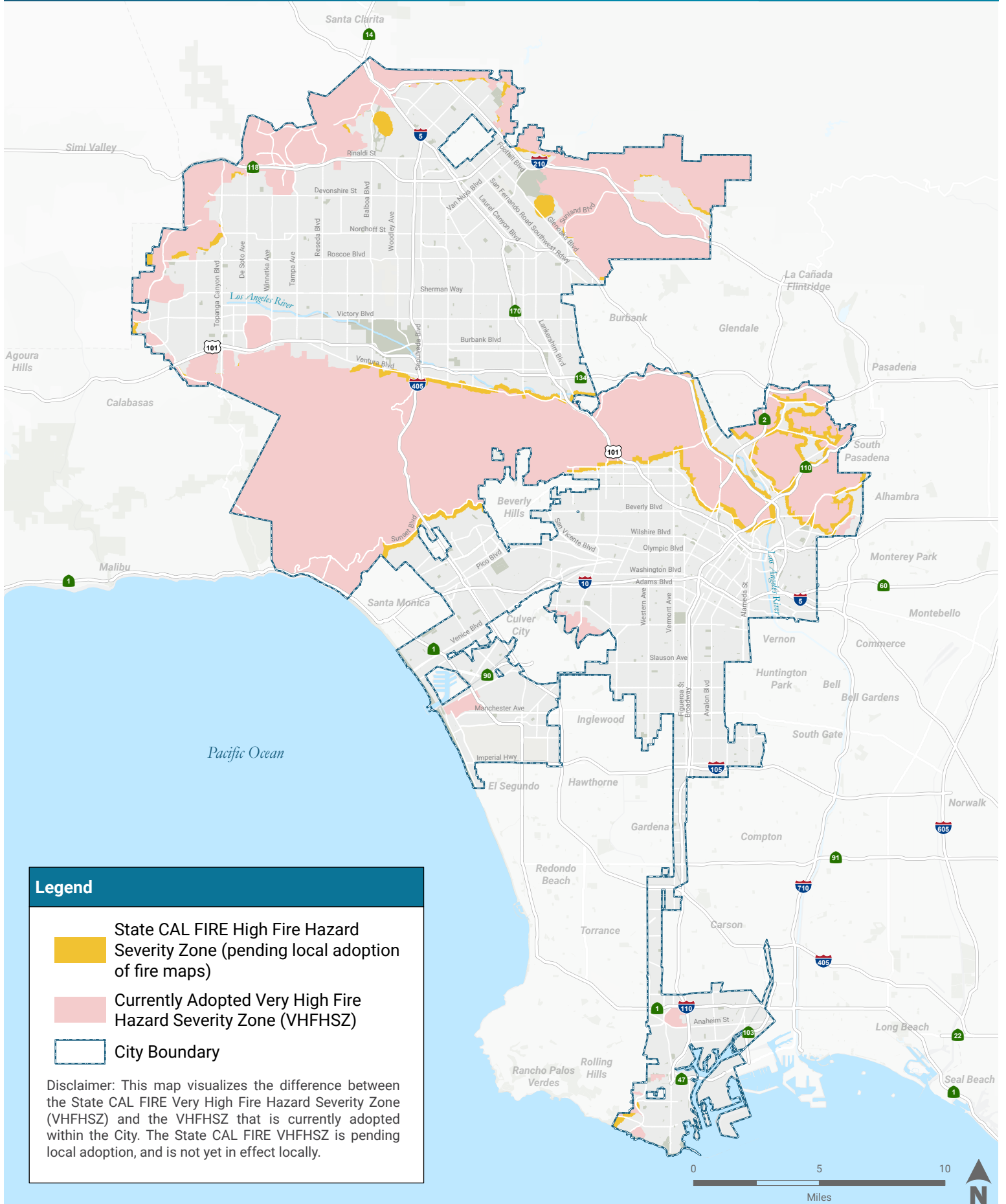
- Van Nuys
- Transit Oriented Development (TOD) Zones
- City Boundary

Disclaimer: This map visualizes where Industrial Employment Hubs are located. SB 79 defines 'Industrial Employment Hub' per GCS 65912.160(e)(2) 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; the parcels within it shall be primarily dedicated to industrial use as defined in paragraph (3) of subdivision (f) of Section 65912.121; and housing shall not be a permitted use on any of the sites so excluded." Areas may be eligible for exemption from SB 79 through the adoption of an ordinance pursuant to GCS 65912.160(e).

Very High Fire Hazard Severity Zone and Fire Restriction Areas



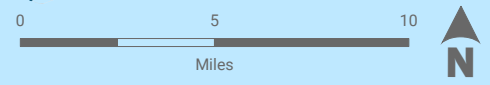
Locally Adopted Very High Fire Hazard Severity Zone and State CAL FIRE Very High Fire Hazard Severity Zone



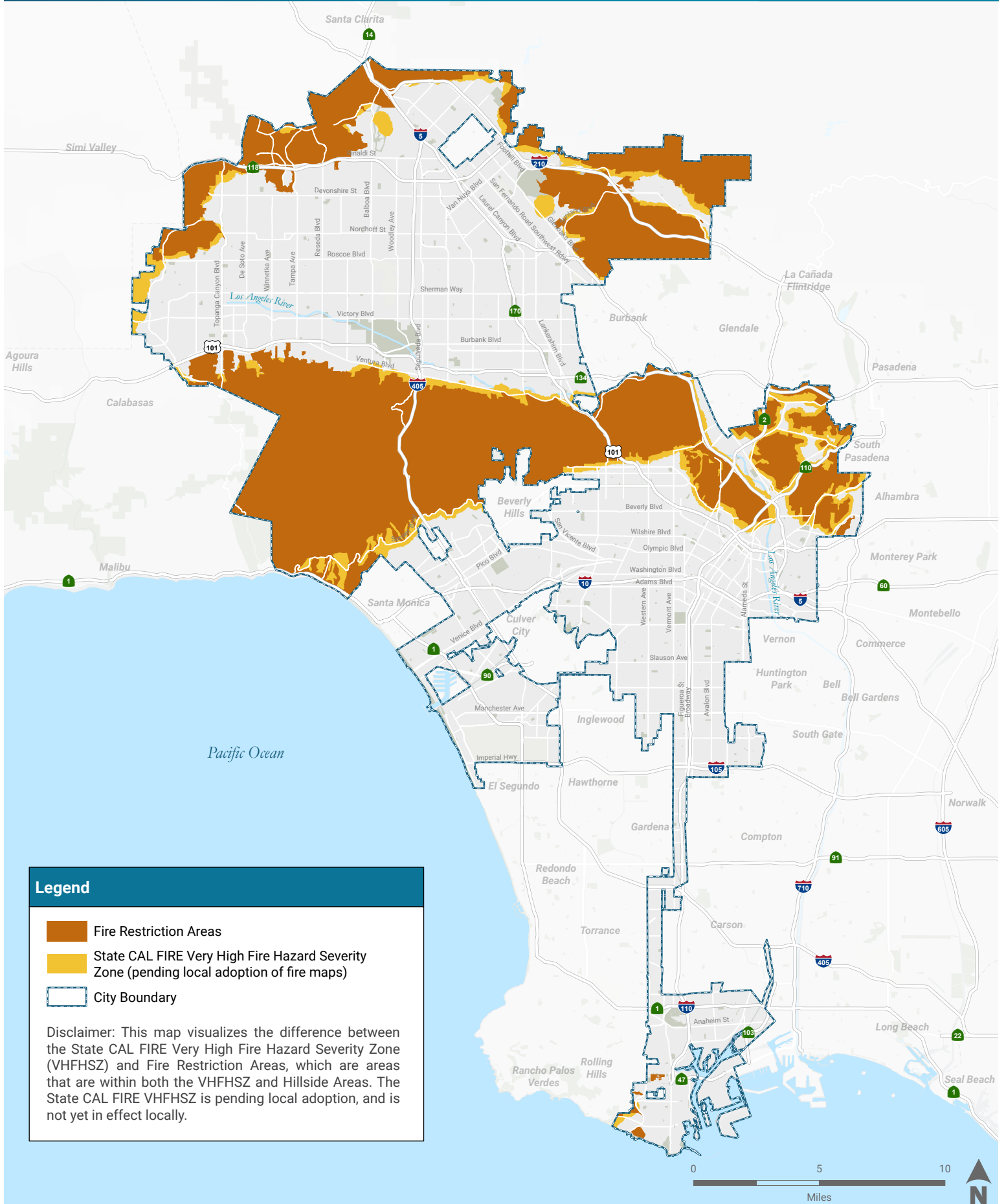
Legend

- State CAL FIRE High Fire Hazard Severity Zone (pending local adoption of fire maps)
- Currently Adopted Very High Fire Hazard Severity Zone (VHFHSZ)
- City Boundary

Disclaimer: This map visualizes the difference between the State CAL FIRE Very High Fire Hazard Severity Zone (VHFHSZ) and the VHFHSZ that is currently adopted within the City. The State CAL FIRE VHFHSZ is pending local adoption, and is not yet in effect locally.



State CAL FIRE Very High Fire Hazard Severity Zone and Fire Restriction Areas



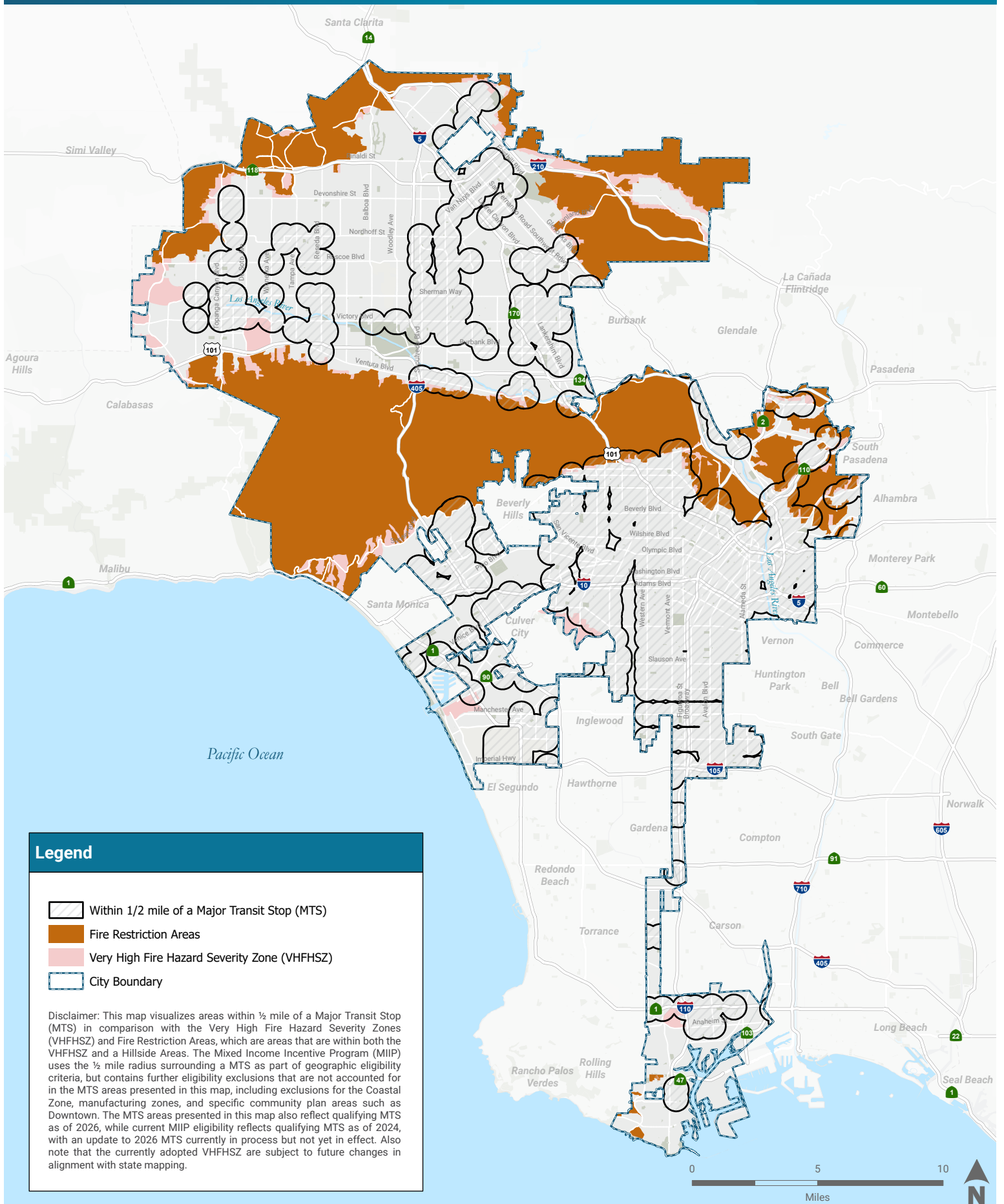
Legend

- Fire Restriction Areas
- State CAL FIRE Very High Fire Hazard Severity Zone (pending local adoption of fire maps)
- City Boundary





Disclaimer: This map visualizes the difference between the State CAL FIRE Very High Fire Hazard Severity Zone (VHFHSZ) and Fire Restriction Areas, which are areas that are within both the VHFHSZ and Hillside Areas. The State CAL FIRE VHFHSZ is pending local adoption, and is not yet in effect locally.



Major Transit Stops and Fire Restriction Areas



Legend

-  Within 1/2 mile of a Major Transit Stop (MTS)
-  Fire Restriction Areas
-  Very High Fire Hazard Severity Zone (VHFHSZ)
-  City Boundary

Disclaimer: This map visualizes areas within 1/2 mile of a Major Transit Stop (MTS) in comparison with the Very High Fire Hazard Severity Zones (VHFHSZ) and Fire Restriction Areas, which are areas that are within both the VHFHSZ and a Hillside Areas. The Mixed Income Incentive Program (MIIP) uses the 1/2 mile radius surrounding a MTS as part of geographic eligibility criteria, but contains further eligibility exclusions that are not accounted for in the MTS areas presented in this map, including exclusions for the Coastal Zone, manufacturing zones, and specific community plan areas such as Downtown. The MTS areas presented in this map also reflect qualifying MTS as of 2026, while current MIIP eligibility reflects qualifying MTS as of 2024, with an update to 2026 MTS currently in process but not yet in effect. Also note that the currently adopted VHFHSZ are subject to future changes in alignment with state mapping.

