

CITY OF LOS ANGELES
INTER-DEPARTMENTAL CORRESPONDENCE

DATE: June 30, 2026

TO: City Departments
Interested Parties

FROM: Vincent P. Bertoni, AICP 
Director
Department of City Planning

SUBJECT: Maps for Implementation of the Low-Rise Ordinance (Ord. No. 188967, CF 25-1083-S3) and SB 79 Phased Implementation Ordinance (Ord. No. 188968, CF 25-1083-S4)

Pursuant to Los Angeles Municipal Code (LAMC) Chapter 1, Section 12.22 A.38.(j)(7), the following maps are hereby established for the purposes of identifying eligibility for incentives associated with the Low-Rise Ordinance, as well as incentives available within the Mixed Income Incentive Program (MIIP) (LAMC Section 12.22 A.38). The Low-Rise Ordinance amends the existing MIIP to rename the "Corridor Transition Incentive Area" to the "Low-Rise Incentive Area" and expand incentive eligibility for missing middle scale housing developments.

The SB 79 Phased Implementation Ordinance, adopted by the City Council on June 23, 2026 with an effective date of June 30, 2026, codifies sites eligible for permanent exclusion and temporary exemption pursuant to Senate Bill (SB) 79 (Government Code Sections 65912.155 - 65912.162). The Senate Bill (SB) 79 Phased Implementation map below is established for the purpose of identifying eligibility for SB 79 consistent with the transit-oriented development stop eligibility maps adopted by the Southern California Association of Governments (SCAG).

The Low-Rise Ordinance (Ord. No. 188967), adopted in conjunction with the Phased Implementation Ordinance (Ord. No. 188968), together serve as the City's local implementation of Senate Bill (SB) 79, or "The Abundant and Affordable Homes Near Transit Act," pursuant to Government Code Sections 65912.155-65912.162.

The attached maps include the following:

1. **Exhibit A:** The Opportunity Station Areas Map, which geographically identify all of the city's Opportunity Station Areas, as defined in LAMC Section 12.22 A.38(b) and LAMC Section 12.22 A.38(j)(7)(ii) of Chapter 1.
2. **Exhibit B:** The Low Rise Incentive Map of parcels within a quarter and half mile of a Tier 1 and Tier 2 Transit Oriented Development (TOD) stops, as described in Table 12.22 A.38.(g)(1)(i) and parcels eligible for Low Rise Incentives pursuant to LAMC Section 12.22 A.38.(c)(10), where parcels are identified as LR-1 and LR-2.

3. **Exhibit C:** A Map of the City's Five-Year California Tax Credit Allocation Committee (TCAC) Opportunity Areas (2026).
4. **Exhibit D:** The Senate Bill (SB) 79 Phased Implementation Map of parcels eligible for permanent exclusion or temporary exemption from the development standards of SB 79 pursuant to the criteria outlined in Government Code Sections 65912.160(e)(1)-(2), 65912.161(b)(1)(A) - 65912.161(b)(1)(F), and 65912.161(b)(2) pursuant to Section 3 of Ordinance No. 188968.

Ordinance No. 188967 outlines the Director of Planning's authority to establish and update, based on information available, maps of the City's five-year TCAC Opportunity Areas, and Opportunity Station Areas. As described above, this memorandum establishes maps for Opportunity Station Areas, Low-Rise Incentive Areas, and the City's Five-Year TCAC Opportunity Areas (2026). As the Opportunity Station Areas and Low-Rise Incentive Areas eligibility are linked to definitions established in SB 79, the Director of Planning, or their designee, shall have the authority to revise these maps, pursuant to LAMC Section 12.22 A.38.(j)(7)(i)c, to address technical corrections, additional guidance from the California Department of Housing and Community Development, or changes to implementation maps for California Government Code Sections 65912.155 through 65912.162, as produced by the SCAG.

Ordinance No. 188968 outlines the Director of Planning's authority to establish and update the SB 79 Phased Implementation Map with eligible transit-oriented development sites meeting the criteria for permanent or temporarily exempt status pursuant to Government Code Sections 65912.160(e)(1)-(2), 65912.161(b)(1)(A) - 65912.161(b)(1)(F), and 65912.161(b)(2), to ensure consistency with the most current transit-oriented development zones map published by SCAG or additional guidance from the California Department of Housing and Community Development.

On June 1, 2026, SCAG released a draft map "The Senate Bill 79: Transit Oriented Development Map"¹ (referred to as SCAG's draft TOD Map in this memo). This map and associated methodology ("SB 79 Mapping Approach and Methodology"), dated May 22, 2026, are currently undergoing a public comment process with an anticipated approval of SCAG's final methodology on July 2, 2026 by the SCAG Regional Council.

Planning Staff's analysis of SCAG's initial draft TOD map, in comparison to the City's draft SB 79 eligibility mapping, reveals that SCAG's draft TOD map and associated methodology results in 14 less stations (namely the exclusion of ten (10) K Line Northern Extension and seven (7) Sepulveda Transit Corridor TOD stops), one new TOD stop at the intersection of Motor Avenue and Venice Boulevard, and a relocated W Riverside TOD stop. For additional analysis comparing SCAG's draft TOD Map, dated June 1, 2026, and the City's draft SB 79 eligibility mapping and information on mapping adjustments made in response to SCAG's draft TOD map, please refer to Planning's "Supplemental Report and Revised Finding for the Low-Rise

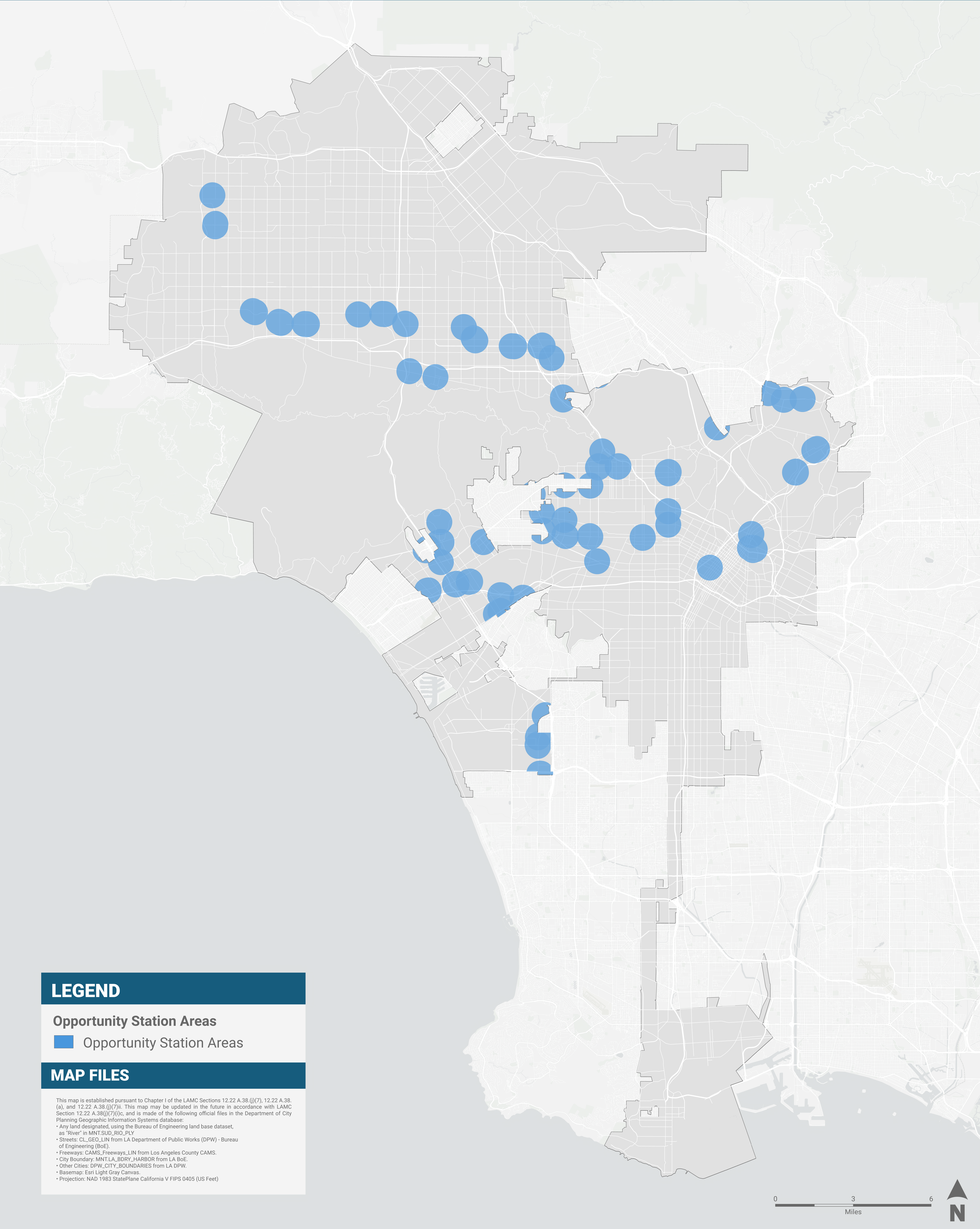
¹<https://rdp.scag.ca.gov/portal/apps/experiencebuilder/experience/?id=6a2891fa768646f8a410b1e7d249d8e2>

Ordinance (CF 25-1083-S3) and the SB 79 Phased Implementation Ordinance (CF 25-1083-S4)," dated June 17, 2026. Since the release of SCAG's June 1, 2026 draft TOD Map, SCAG has issued corrections² for consideration by the Regional Council on July 2, 2026. On June 25, 2026, in a technical assistance letter directed to SCAG, the California Department of Housing and Community Development (HCD) clarified that a local preferred alternative with a Draft Environmental Impact Report activates TOD Zone eligibility, which would include the K Line Northern Extension and Sepulveda Transit Corridor alignments.

As SCAG is still revising its mapping methodology and plans to adopt their methodology at the Regional Council meeting on July 2, 2026 (after SB 79's July 1, 2026 effective date), the City has released the eligibility maps aligned with the City's eligibility mapping and methodology considered by the City Council. Parcel-specific eligibility for Low-Rise Incentive Areas, as visualized on the Low-Rise Incentive Map, and for SB 79 Phasing will be made publicly available on June 30, 2026 via the Zoning Information Mapping Access System (ZIMAS) and have been submitted to the corresponding Council Files.

All questions regarding parcel specific eligibility for Low-Rise Incentive Areas or SB 79 Phasing can be directed to planning.sb79@lacity.org.

² <https://scag.ca.gov/sites/default/files/2026-06/RC070226fullpacket.pdf>



LEGEND

Opportunity Station Areas

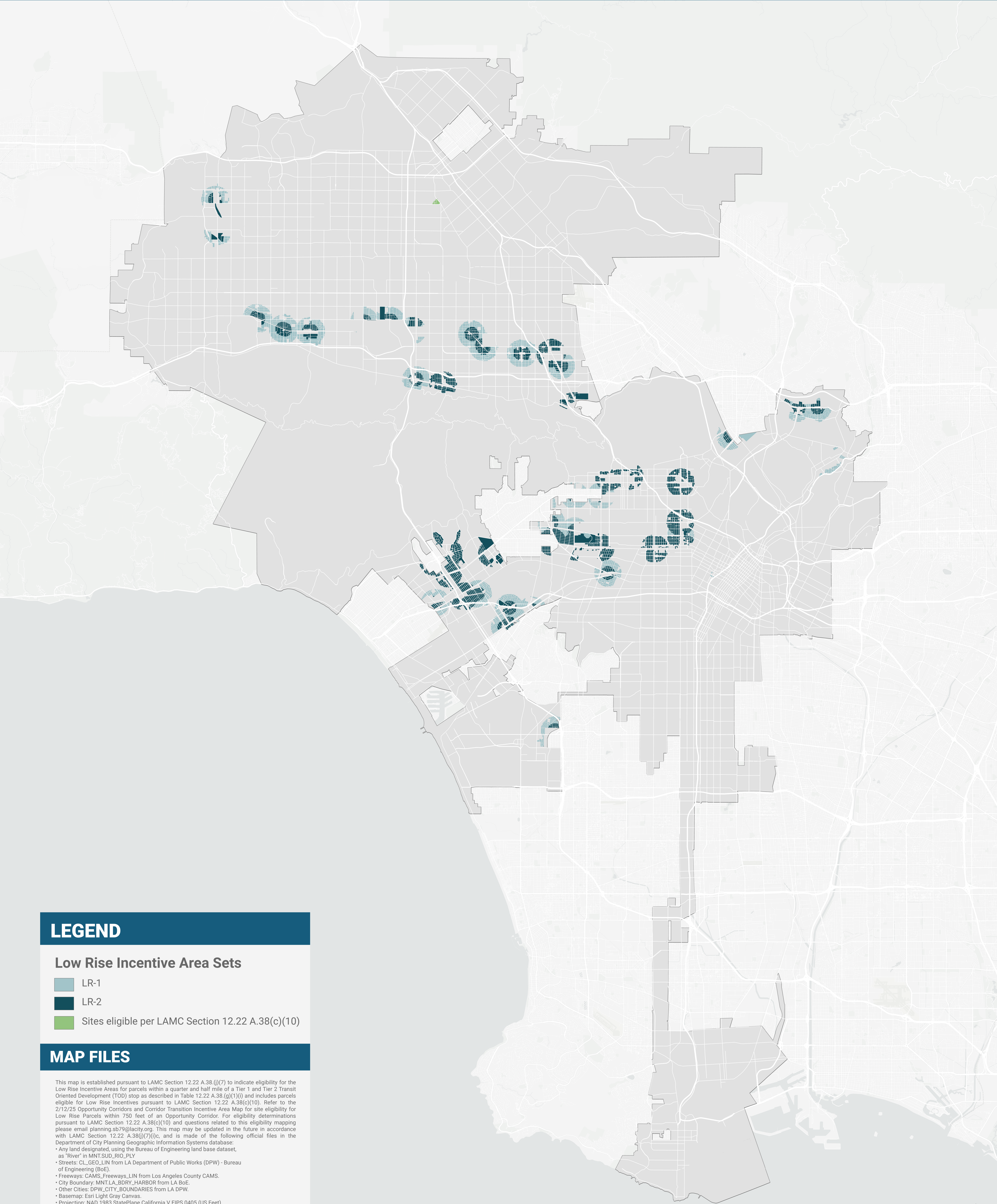
 Opportunity Station Areas

MAP FILES

This map is established pursuant to Chapter I of the LAMC Sections 12.22 A.38(j)(7), 12.22 A.38 (a), and 12.22 A.38(j)(7)ii. This map may be updated in the future in accordance with LAMC Section 12.22 A.38(j)(7)(i)c, and is made of the following official files in the Department of City Planning Geographic Information Systems database:

- Any land designated, using the Bureau of Engineering land base dataset, as "River" in MNT.SUD_RIO_PLY
- Streets: CL_GEO_LIN from LA Department of Public Works (DPW) - Bureau of Engineering (BoE).
- Freeways: CAMS_Freeways_LIN from Los Angeles County CAMS.
- City Boundary: MNT.LA_BDRY_HARBOR from LA BoE
- Other Cities: DPW_CITY_BOUNDARIES from LA DPW.
- Basemap: Esri Light Gray Canvas.
- Projection: NAD 1983 StatePlane California V FIPS 0405 (US Feet)

Low Rise Incentive Areas



LEGEND

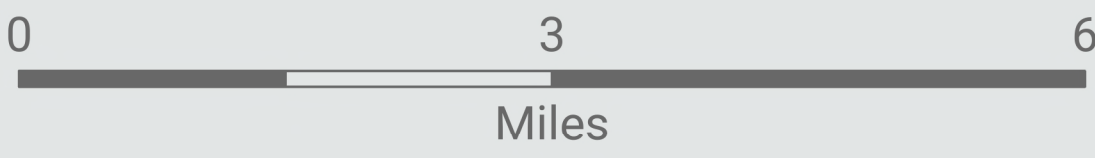
Low Rise Incentive Area Sets

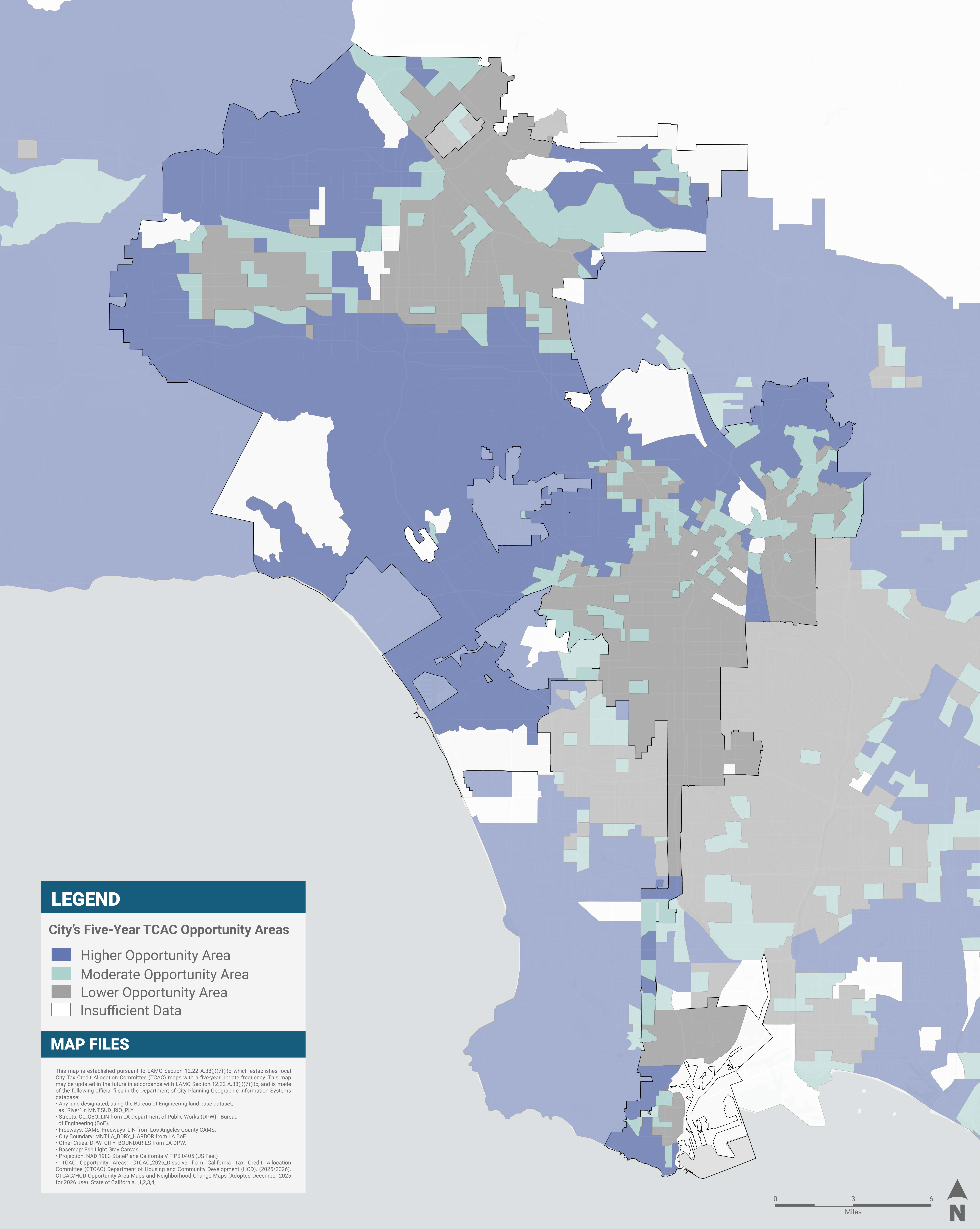
- LR-1
- LR-2
- Sites eligible per LAMC Section 12.22 A.38(c)(10)

MAP FILES

This map is established pursuant to LAMC Section 12.22 A.38.(j)(7) to indicate eligibility for the Low Rise Incentive Areas for parcels within a quarter and half mile of a Tier 1 and Tier 2 Transit Oriented Development (TOD) stop as described in Table 12.22 A.38.(g)(1)(i) and includes parcels eligible for Low Rise Incentives pursuant to LAMC Section 12.22 A.38(c)(10). Refer to the 2/12/25 Opportunity Corridors and Corridor Transition Incentive Area Map for site eligibility for Low Rise Parcels within 750 feet of an Opportunity Corridor. For eligibility determinations pursuant to LAMC Section 12.22 A.38(c)(10) and questions related to this eligibility mapping please email planning.sb79@lacity.org. This map may be updated in the future in accordance with LAMC Section 12.22 A.38.(j)(7)(i)c, and is made of the following official files in the Department of City Planning Geographic Information Systems database:

- Any land designated, using the Bureau of Engineering land base dataset, as "River" in MNT.SUD_RIO_PLY
- Streets: CL_GEO_LIN from LA Department of Public Works (DPW) - Bureau of Engineering (BoE).
- Freeways: CAMS_Freeways_LIN from Los Angeles County CAMS.
- City Boundary: MNT.LA_BDRY_HARBOR from LA BoE
- Other Cities: DPW_CITY_BOUNDARIES from LA DPW.
- Basemap: Esri Light Gray Canvas.
- Projection: NAD 1983 StatePlane California V FIPS 0405 (US Feet)





LEGEND

City's Five-Year TCAC Opportunity Areas

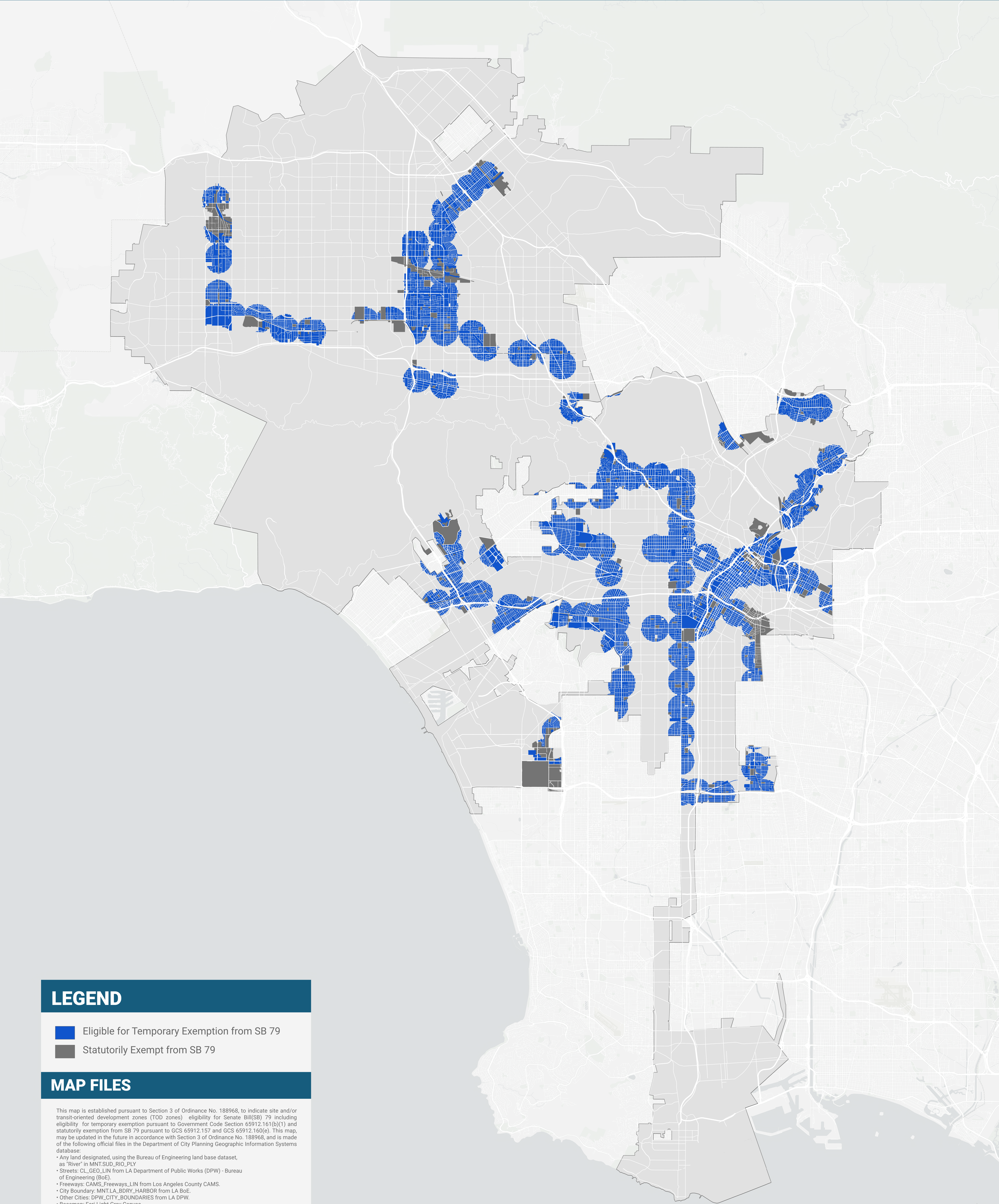
- Higher Opportunity Area
- Moderate Opportunity Area
- Lower Opportunity Area
- Insufficient Data

MAP FILES

This map is established pursuant to LAMC Section 12.22 A.38(i)(7)(i)b which establishes local City Tax Credit Allocation Committee (TCAC) maps with a five-year update frequency. This map may be updated in the future in accordance with LAMC Section 12.22 A.38(i)(7)(i)c, and is made of the following official files in the Department of City Planning Geographic Information Systems database:

- Any land designated, using the Bureau of Engineering land base dataset, as "River" in MNT.SUD_RIO_PLY
- Streets: CL_GEO_LIN from LA Department of Public Works (DPW) - Bureau of Engineering (BoE).
- Freeways: CAMS_Freeways_LIN from Los Angeles County CAMS.
- City Boundary: MNT.LA_BDRY_HARBOR from LA BoE.
- Other Cities: DPW_CITY_BOUNDARIES from LA DPW.
- Basemap: Esri Light Gray Canvas.
- Projection: NAD 1983 StatePlane California V FIPS 0405 (US Feet)
- TCAC Opportunity Areas: CTCAC_2026_Dissolve from California Tax Credit Allocation Committee (CTCAC) Department of Housing and Community Development (HCD), (2025/2026). CTCAC/HCD Opportunity Area Maps and Neighborhood Change Maps (Adopted December 2025 for 2026 use). State of California. [1,2,3,4]

Senate Bill (SB 79) Phased Implementation Map



LEGEND

- Eligible for Temporary Exemption from SB 79
- Statutorily Exempt from SB 79

MAP FILES

This map is established pursuant to Section 3 of Ordinance No. 188968, to indicate site and/or transit-oriented development zones (TOD zones) eligibility for Senate Bill(SB) 79 including eligibility for temporary exemption pursuant to Government Code Section 65912.161(b)(1) and statutorily exemption from SB 79 pursuant to GCS 65912.157 and GCS 65912.160(e). This map, may be updated in the future in accordance with Section 3 of Ordinance No. 188968, and is made of the following official files in the Department of City Planning Geographic Information Systems database:

- Any land designated, using the Bureau of Engineering land base dataset, as "River" in MNT.SUD_RIO_PLY
- Streets: CL_GEO_LIN from LA Department of Public Works (DPW) - Bureau of Engineering (BoE).
- Freeways: CAMS_Freeways_LIN from Los Angeles County CAMS.
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