

Introduced by: _____

ORDINANCE NO. _____

AN UNCODIFIED ORDINANCE OF THE CITY OF PASADENA TO DELAY EFFECTUATION OF THE ABUNDANT AND AFFORDABLE HOMES NEAR TRANSIT ACT (SENATE BILL 79) FOR ELIGIBLE SITES AND SITES CONTAINING A LOCALLY DESIGNATED HISTORIC RESOURCE

WHEREAS, the Abundant and Affordable Homes near Transit Act (Senate Bill “SB” 79) was signed into law by Governor Gavin Newsom on October 10, 2025 and certain provisions apply to local agencies beginning July 1, 2026; and

WHEREAS, SB 79 amends the Government Code to add Chapter 4.1.5, including Sections 65912.155, 65912.156, 65912.157, 65912.158, 65912.159, 65912.160, 65912.161, and 65912.162 to the Government Code; and

WHEREAS, California Government Code Section 65912.161(b) permits the City to adopt an ordinance in accordance with Section 65912.160 to delay effectuation of SB 79 on certain sites within Transit-Oriented Development (TOD) zones, including historic sites designated as of January 1, 2025 on a local register as well as sites within the Memorial Park, Del Mar, and Lake Stations meeting specific density thresholds in accordance with Section 65912.161(b)(1)(B) until one year following the adoption of the seventh revision of the Housing Element; and

WHEREAS, this Uncodified Ordinance would delay implementation of SB 79 for the following sites: 1) Within all six Transit Oriented Development Zones (TOD Zones within one-half mile of Metro A Line stations): Sites with historic resources designated as of January 1, 2025, in a local register; and 2) within the Memorial Park, Del Mar, and Lake Station TOD zones: a) Sites with historic resources designated as of January 1, 2025 on the state register (this would include sites designated at the national level as they are protected together), b) Sites zoned Multi-Family Residential (RM-12, -16, -32, and -48) and Single-Family Residential (RS); and c) Sites located within specific plan areas that have a density of 48 du/ac or less.

WHEREAS, the City Council has directed the Director of the Planning and Community Development Department to indicate on the City's public zoning map which sites are and are not covered by Section 65912.157; and

WHEREAS, the City's adopted General Plan Land Use Element includes goals and policies designed to encourage high-density residential and mixed-use development near existing transit stops such as the Metro A-Line stations; and

WHEREAS, the City's adopted Specific Plans implement the vision of the General Plan by establishing development standards that permit high-density residential and mixed-use development in appropriately studied locations near transit stops in a manner that allows for increased housing supply while protecting historic resources as part of a holistic approach to community planning; and

WHEREAS, the City is separately investigating the requirements for adoption of a Transit-Oriented Development Alternative Plan, as permitted by California Government Code Section 65912.161; and

WHEREAS, on these bases, the City Council finds that delaying effectuation for the above-mentioned sites will benefit the City as a whole.

NOW, THEREFORE, the People of the City of Pasadena ordain as follows:

SECTION 1. The following sites are excluded from Government Code Section 65912.157 until one year following the adoption of the seventh revision of the housing element:

- 1) Within all six Transit Oriented Development Zones (TOD Zones within one-half mile of Metro A Line stations): Sites with historic resources designated as of January 1, 2025, in a local register; and
- 2) Within the Memorial Park, Del Mar, and Lake Station TOD zones:
 - a) Sites with historic resources designated as of January 1, 2025 on the state register (this would include sites designated at the national level as they are protected together)
 - b) Sites zoned Multi-Family Residential (RM-12, -16, -32, and -48) and Single-Family Residential (RS)
 - c) Sites located within specific plan areas that have a density of 48 du/ac or less.

SECTION 7. This ordinance shall take effect upon publication.

Signed and approved this _____ day of _____, 2026.

Victor Gordo
Mayor of the City of Pasadena

I HEREBY CERTIFY that the foregoing ordinance was adopted by the City Council of the City of Pasadena at its meeting held this _____ day of _____ 2026, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Date Published:

Mark Jomsky
City Clerk

Approved as to form:

Caroline Monroy

Caroline Monroy
Assistant City Attorney