



MEMORANDUM

TO: CITY COUNCIL

FROM: JASON MIKAELIAN, AICP, ACTING DIRECTOR OF PLANNING AND
COMMUNITY DEVELOPMENT DEPARTMENT

DATE: JUNE 22, 2026

SUBJECT: SENATE BILL 79 SUPPLEMENTAL DATA

On June 8, 2026, the City Council considered the Uncodified Delayed Effectuation Ordinance to implement Option 2 of Senate Bill 79 (SB 79) and adopted the staff recommendation with modifications. At the meeting, the City Council requested data that staff utilized to make their recommendation.

SB 79 includes provisions that allow cities to temporarily exempt or “pause” individual sites within TOD zones meeting certain criteria, effectively "delaying implementation". Sites may be temporarily delayed within a specific TOD zone, if:

1. *At least 33% of sites in the TOD zone currently allow at least 50% of the density and FAR granted by SB 79; and*
2. *All sites within the TOD zone cumulatively allow for at least 75% of the aggregate density allowed by SB 79.*

Based on the data gathered by staff, the Del Mar, Memorial Park and Lake Stations meet both thresholds and therefore qualify to be paused under the ordinance. This is summarized below.

First Threshold

Table A demonstrates each of the City’s TOD zones’ ability to meet the first threshold. The first row shows the total number of sites within each TOD zone. The second row shows the number of sites that allow for a minimum of 50% of the density granted by SB 79. The third row shows the difference of the total number of sites with the ones that have permitted density. The fourth row shows the percentage of sites within each TOD meet the 50% density requirement. The bottom row shows how many sites each TOD zone needs to have to be able to meet the first requirement to be temporarily exempted.

Station Area	Fillmore	Del Mar	Memorial Park	Lake	Allen	Sierra Madre Villa	Total
Total Number of Sites	1,808	2,251	903	2,420	2,107	721	10,210
Sites with Permitted Density (Eligible Sites)	135	1,068	582	1,294	61	68	3,208
Difference	1,673	1,183	321	1,126	2,046	653	7,002
Sites with Permitted Density (Percentage)	7	47	64	53	3	9	31
Minimum 33% Threshold for Delayed Effectuation	597	743	298	799	695	238	3,369

Second Threshold

Table B demonstrates each TOD zone’s ability to comply with the second threshold. The first row shows the maximum buildout permitted under the existing General Plan. The second row shows for the maximum buildout permitted under SB 79. The third row shows the difference in number of units between the first and second row. The fourth row shows what the 75% threshold would be for each TOD zone in terms of residential units and the bottom row shows what the percentage of General Plan buildout units are compared to the number of units required by SB 79.

If these numbers are in black, the TOD zone meets this threshold. For example, under SB 79, the Del Mar Station TOD zone permits up to 21,947 units, and the General Plan maximum buildout is 17,898 units (81.6%). This exceeds the minimum 16,460 units required (75%) to meet the threshold.

If these numbers are in red, the TOD does not meet this threshold. For example, under SB 79, the Fillmore Station TOD zone permits up to 28,369 units, but the General Plan maximum buildout is 12,324 units (43.4%). To meet this threshold, the General Plan maximum buildout would have to be a minimum of 21,277 units (75%).

Both tables represent a summary of extensive detailed data that staff can provide if requested.

Station Area	Fillmore	Del Mar	Memorial Park	Lake	Allen	Sierra Madre Villa	Total
General Plan Maximum Buildout	12,324	17,898	22,409	26,757	9,881	17,629	106,898
SB 79 Maximum Buildout	28,369	21,947	24,461	30,590	34,218	31,629	171,214
Difference in Number of Units (GP minus SB79)	(16,045)	(4,049)	(2,052)	(3,833)	(24,337)	(14,000)	(64,316)
75% Threshold for Delayed Effectuation (Units)	21,277	16,460	18,346	22,943	25,664	23,722	128,411
75% Threshold for Delayed Effectuation (Percentage)	43	82	92	87	29	56	62