



Ordinance Fact Sheet

June 15, 2026

TO: Honorable Mayor and City Council

FROM: City Attorney/City Prosecutor Department

SUBJECT: **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**

TITLE OF PROPOSED ORDINANCE

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

PURPOSE OF THE ORDINANCE

As directed by the City Council on June 8, 2026, this ordinance excludes certain sites from Senate Bill (SB) 79 until 18 months following July 1, 2026. This ordinance excludes specified (1) sites with historic resource designated as of January 1, 2025, on a local register and (2) certain sites in transit-oriented development zones in which at least 33 percent of sites in the relevant transit-oriented development zone have permitted density and residential floor area ratios of not less than 50 percent of the standards specified under Government Code 65912.157, subdivision (a) and which includes sites with densities that cumulatively allow for at least 75 percent of the aggregate density for the transit-oriented development zone specified under this subdivision.

06/22/2026

MEETING OF ~~06/15/2026~~

AGENDA ITEM NO. ~~16~~ 23

REASONS WHY LEGISLATION IS NEEDED

SB 79 was approved by the Governor on October 10, 2025. Provisions of the law go into effect for certain local agencies beginning July 1, 2026. Among other things, SB 79 provides that a housing development project within a specified distance from a transit-oriented development stop shall be an allowed use on any site zoned for residential, mixed, or commercial development, if the project complies with the law’s requirements. For qualifying projects, local agencies may not impose height limits, density standards, or other local development standards to limit floor area ratios except as permitted by SB 79.

SB 79 shall not apply to qualifying sites for which a local agency has adopted an ordinance indicating the site’s exclusion from the bill. Pursuant to the Council’s direction, this ordinance will sunset 18 months from July 1, 2026, which is January 1, 2028. In addition, the ordinance will not exclude sites with densities of 32 and 48 dwelling units per acre in accordance with Council’s direction.

For second reading, section 5 of the ordinance is amended to remove the reference to the clerk publishing the ordinance “by title and summary” because the ordinance may be published in whole due to this length.

PROGRAMS, DEPARTMENTS OR GROUPS AFFECTED

Planning and Community Development Department will implement this ordinance.

ENVIRONMENTAL DETERMINATION

Pursuant to Government Code Section 65912.160(c)(2), this ordinance shall not be considered a project for the purposes of the California Environmental Quality Act.

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FISCAL IMPACT

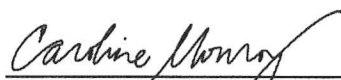
There is no fiscal impact as a result of this ordinance amendment.

Respectfully submitted,



Michele Beal Bagneris
City Attorney

Prepared by:



Caroline K. Monroy
Assistant City Attorney

Concurred by:



MATTHEW E. HAWKESWORTH
Interim City Manager

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