



State Bill 79

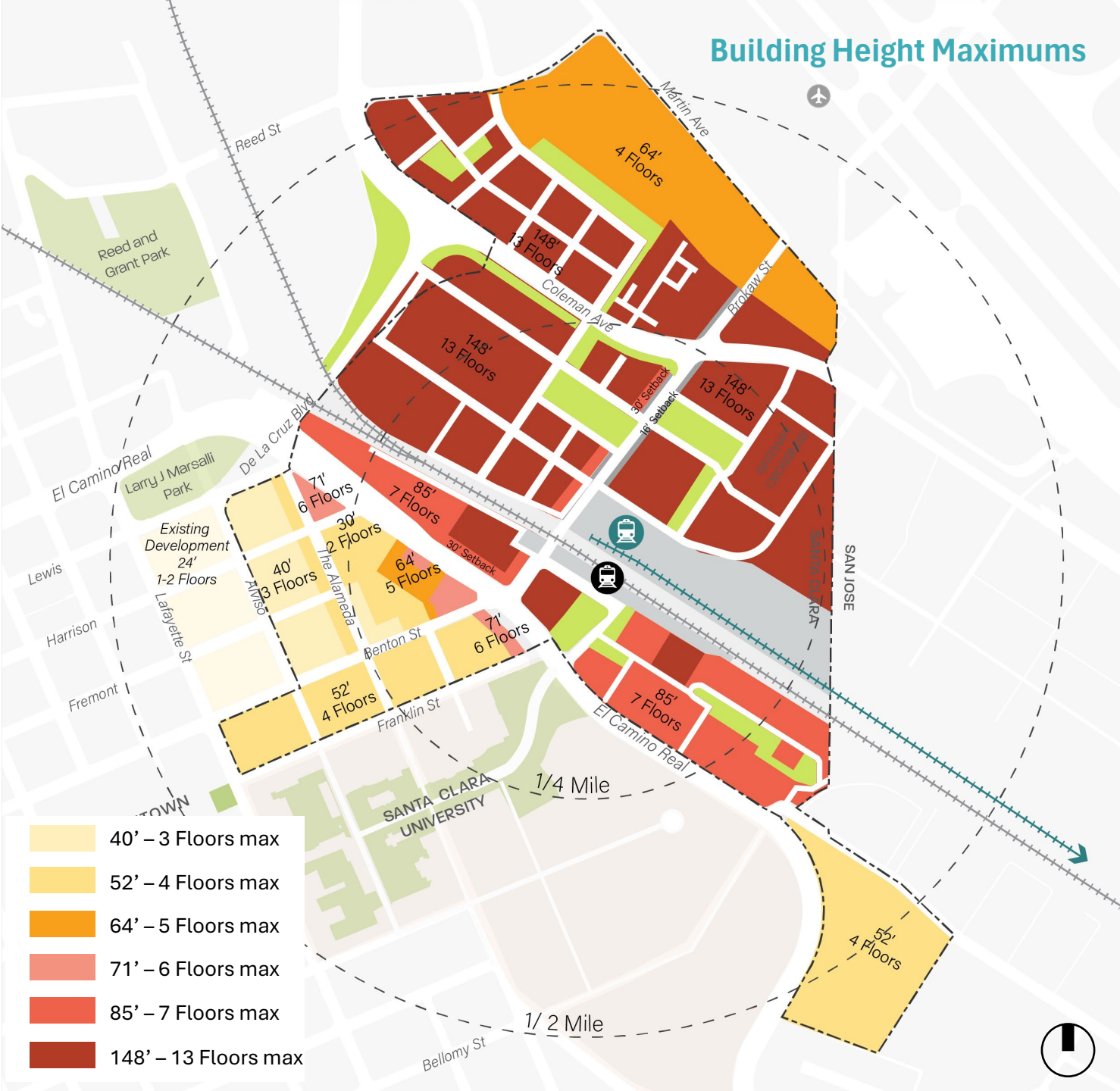
Item #2 RTC25-1623

November 20, 2025

SB 79

- 1. Seeks to increase the supply of affordable housing, reduce greenhouse gas emissions through reduced vehicle miles traveled, and enhance the efficiency of public transit systems.
- 2. Mandates upzoning of land located within proximity to rail stations and rapid bus corridors to encourage transit-oriented development.
- 3. Degree of upzoning depends on the classification of the transit and the distance from the station, as measured from the pedestrian access points.
- 4. Effective July 01, 2026.

Please note – The radii shown are approximate.
Exact entrance locations need to be studied to get the final coverage.



SB 79 | Transit-tiering and applicable standards

Distance from TOD Stop	Minimum Height Requirement	Residential Density (du/ac)	Residential FAR
Directly Adjacent Sites (≤ 200 ft)	95 ft (75 + 20 ft bonus)	160 du/ac (120 + 40 bonus)	Up to 4.5 (3.5 + 1 bonus)
Within ¼ Mile	≥ 75 ft	≥ 120 du/ac	Up to 3.5
¼ – ½ Mile	≥ 65 ft	≥ 100 du/ac	Up to 3.0

Inclusionary Housing Requirements:

- Applicable to projects with more than 10 units.
- The greater of any local requirement or one of the following:
 - 7% of units affordable to extremely low-income households;
 - 10% of units affordable to very low-income households; or
 - 13% of units affordable to lower-income households.

California Environmental Quality Act (CEQA):

- Does not modify requirements.
- Does not establish a new ministerial approval process.
- Projects qualifying under SB 35 and SB 423 are exempt.

SB 79 | TOD Alternate Plan

- **Requirements**

- Maintain the net zoned capacity.
- Does not reduce maximum allowed density and exceptions (sites in a Fire severity zone, flood zone, designated historic resource) may not exceed 10 percent.
- Does not allow any site to exceed 200 percent of maximum density prescribed.
- Excludes from capacity calculations any sites exempted.

- **Timeline:**

- Up-to 120 days for HCD review.



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Planning Commission Study Session

October 8, 2025

- Potential development impacts on airport operations—and airport constraints on future development
- Traffic circulation challenges and congestion issues along Coleman Avenue
- Optimal size, function, and programming of the station plaza