

August 1, 2026

TO: Staff

FROM: Amy J. Bodek, AICP 
Director of Regional Planning

SENATE BILL 79 HOUSING DEVELOPMENT: TRANSIT-ORIENTED DEVELOPMENT

On October 10, 2025, the Governor signed [Senate Bill \(SB\) 79 \(Wiener\)](#), which added Chapter 4.1.5 (commencing with Section 65912.155) to the Government Code to require local jurisdictions classified as "Urban Transit Counties," such as Los Angeles County, to permit transit-oriented housing developments within a specified radius of a transit-oriented development stop.

SB 79 will not take effect in the unincorporated areas of Los Angeles County until the 7th Regional Housing Needs Allocation cycle, which is anticipated to begin on or about June 30, 2029.

Transit-oriented development stops are defined in two tiers. Tier 1 stops are those served by heavy rail transit or high frequency commuter rail; in Los Angeles County, this includes the Metro B line stops in Universal City. The Metro A, C, K, E, and J lines stops in Los Angeles County's unincorporated areas are classified under Tier 2. These stops include stations served by light rail, high frequency commuter rail, light rail transit, or specified bus services.

Housing developments that adhere to the applicable requirements will be ministerially allowed on sites within a one-half or one-quarter mile radius of a transit-oriented development stop and in a zone that permits residential development. These transit-oriented housing developments will also be eligible for a density bonus pursuant Section 65915 of the Government Code and Chapter 22.120 (Density Bonus) of the County Code.

Additionally, pursuant to Section 65912.160(f) of the Government Code, each metropolitan planning organization is required to create a map of affected transit stops in their region. The Southern California Association of Governments published [a mapping application](#) to view the impacted areas in Los Angeles County.

Additional information regarding implementation in the unincorporated areas will be provided as the effective date approaches. More resources can be found at <https://planning.lacounty.gov/long-range-planning/sb-79/>.

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Attachment: [SB 79](#)

c: County Counsel
Public Works
Fire Department
Public Health
Parks and Recreation
Development Authority