



**CITY OF SOUTH PASADENA
CITY COUNCIL**

AGENDA

**ADJOURNED REGULAR COUNCIL MEETING
THURSDAY, JULY 30, 2026, AT 5:15 PM**

**AMEDEE O. "DICK" RICHARDS JR. COUNCIL CHAMBERS
1424 MISSION STREET, SOUTH PASADENA, CALIFORNIA 91030**

NOTICE ON PUBLIC PARTICIPATION & ACCESSIBILITY

The South Pasadena City Council Meeting will be conducted in-person from the Amedee O. "Dick" Richards, Jr. Council Chambers, located at 1424 Mission Street, South Pasadena, CA 91030.

Members of the public may comment on a non-agenda subject under the jurisdiction of the City Council or on an agenda item. Public Comment will be taken at the beginning of the meeting. The public will be released from the meeting so that the City Council may convene Closed Session discussion of items allowed under the Government Code. Any reportable action taken in Closed Session will be reported by the City Attorney during the next Open Session meeting. A separate Zoom link will be provided for the Open Session for the public to attend.

Public participation may be made as follows:

- In-Person – Council Chambers, 1424 Mission Street, South Pasadena, CA 91030
- Live Broadcast via the City website –
http://www.spectrumstream.com/streaming/south_pasadena/live.cfm
- Via Zoom – Meeting ID: **226 442 7248**
- Written Public Comment – written comment must be submitted by 12:00 p.m. the day of the meeting by emailing to ccpubliccomment@southpasadenaca.gov
- Via Phone—+1-669-900-6833 and entering the Zoom Meeting ID listed above.

Meeting may be viewed at:

1. Go to the Zoom website, <https://zoom.us/join> and enter the Zoom Meeting information;
or
2. Meeting may be viewed at:
<https://us06web.zoom.us/j/2264427248?omn=87055217675>; or
3. By calling: +1-669-900-6833 and entering the Zoom Meeting ID listed above; and
viewing the meeting via
http://www.spectrumstream.com/streaming/south_pasadena/live.cfm

CALL TO ORDER:

Mayor

Sheila Rossi

ROLL CALL:

Mayor

Sheila Rossi

Mayor Pro Tem

Omari Ferguson

Councilmember

Michael A. Cacciotti

Councilmember

Jon Primuth

Councilmember

Janet Braun

PUBLIC COMMENT**1. PUBLIC COMMENT - GENERAL (NON-AGENDA ITEMS)**

General Public Comment will be limited to 30 minutes at the beginning of the agenda. If there are speakers remaining in the queue, they will be heard at the end of the meeting. Only Speakers who submit a Public Comment card within the first 30 minutes of Public Comment period will be queued up to speak.

CONSENT CALENDAR**OPPORTUNITY TO COMMENT ON CONSENT CALENDAR**

Items listed under the Consent Calendar are considered by the City Manager to be routine in nature and will be enacted by one motion unless a public comment has been received or Councilmember requests otherwise, in which case the item will be removed for separate consideration. Any motion relating to an ordinance or a resolution shall also waive the reading of the ordinance or resolution and include its introduction or adoption as appropriate.

2. ADOPTION OF AN UNCODIFIED ORDINANCE TO DELAY EFFECTUATION OF SENATE BILL 79 (GOVERNMENT CODE SECTIONS 65912.155 ET SEQ.) FOR CERTAIN SITES CONTAINING A LOCALLY DESIGNATED HISTORIC RESOURCE, AND MAKING A DETERMINATION OF EXEMPTION UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)Recommendation

It is recommended that the City Council adopt an uncodified Ordinance that will delay effectuation and exclude only individual sites containing a locally designated historic resource.

3. ADOPTION OF AN UNCODIFIED ORDINANCE TO DELAY EFFECTUATION OF SENATE BILL 79 (GOVERNMENT CODE SECTIONS 65912.155 ET SEQ.) FOR CERTAIN SITES THAT ARE ZONED DOWNTOWN SPECIFIC PLAN MIXED USE CORE AND DOWNTOWN SPECIFIC PLAN MIXED USE CORE-50 (GOVERNMENT CODE SECTION 65912.157(A)), AND MAKING A DETERMINATION OF EXEMPTION UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)Recommendation

It is recommended that the City Council adopt an uncodified Ordinance that will delay effectuation and exclude only sites that are zoned Downtown Specific Plan Mixed Use Core and Downtown Mixed Use Core-50 within the SB 79 Transit Oriented Development area.

ADJOURNMENT

FOR YOUR INFORMATION

FUTURE CITY COUNCIL MEETINGS

August 5, 2026	Regular City Council Meeting	7:00 P.M.
August 19, 2026	Regular City Council Meeting	7:00 P.M.
September 2, 2026	Regular City Council Meeting	7:00 P.M.
September 16, 2026	Regular City Council Meeting	7:00 P.M.

PUBLIC ACCESS TO AGENDA DOCUMENTS AND BROADCASTING OF MEETINGS

City Council meeting agenda packets, any agenda related documents, and additional documents are available online for public viewing on the City's website:

<https://www.southpasadenaca.gov/Your-Government/Your-City-Council/City-Council-Agendas>

Regular meetings are live streamed via the internet at:

http://www.spectrumstream.com/streaming/south_pasadena/live.cfm

AGENDA NOTIFICATION SUBSCRIPTION

If you wish to receive an agenda email notification please contact the City Clerk's Division via email at

CityClerk@southpasadenaca.gov or call (626) 403-7230.

ACCOMMODATIONS

The City of South Pasadena wishes to make all of its public meetings accessible to the public. If special assistance is needed to participate in this meeting, please contact the City Clerk's Division at (626) 403-7230 or cityclerk@southpasadenaca.gov. Upon request, this agenda will be made available in appropriate alternative formats to persons with disabilities. Notification at least 48 hours prior to the meeting will assist staff in assuring that reasonable arrangements can be made to provide accessibility to the meeting (28 CFR 35.102-35.104 ADA Title II).

LANGUAGE TRANSLATION INTERPRETATION REQUESTS

While the City is not required to provide for the translation of City Council meetings into other languages, the City is committed to supporting those members of the public who wish to translate the meeting into any language or wish to receive interpretation/translation services provided by another member of the public. Please contact the City Clerk's office if you need assistance regarding the utilization of your own personal equipment related to translation services or if you need additional space or other access for your interpreter to provide translation services at the meeting. Also, if you utilize the services of a translator to provide oral public comment at a meeting, under the Brown Act, you will be provided at least twice the allotted time to ensure that you have the same opportunity as other speakers notwithstanding the use of an interpreter. (Government Code Section 54954.3(b)(2)). Requests for assistance should be made as soon as possible, and preferably at least 72 hours prior to the meeting, by email at cityclerk@southpasadenaca.gov or by phone at (626) 403-7230. The City will make reasonable efforts to provide assistance in accordance with applicable laws and available resources.

CERTIFICATION OF POSTING

I declare under penalty of perjury that I posted this notice of agenda for the meeting to be held on July 30, 2026, on the bulletin board in the courtyard of City Hall located at 1414 Mission Street, South Pasadena, CA 91030, and on the City, website as required by law, on the date listed below.

07/23/2026

/S/

Date

Nikima Newsome, Chief City Clerk



City Council Agenda Report

ITEM NO. 2

DATE: July 30, 2026

FROM: Todd Hileman, City Manager

PREPARED BY: Erika Ramirez, Community Development Director
Robert (Dean) Flores, Senior Planner
Gabrielle Janssens, Special Counsel

SUBJECT: **ADOPTION OF AN UNCODIFIED ORDINANCE TO DELAY EFFECTUATION OF SENATE BILL 79 (GOVERNMENT CODE SECTIONS 65912.155 ET SEQ.) FOR CERTAIN SITES CONTAINING A LOCALLY DESIGNATED HISTORIC RESOURCE, AND MAKING A DETERMINATION OF EXEMPTION UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)**

Recommendation

It is recommended that the City Council adopt an uncoded Ordinance that will delay effectuation and exclude only individual sites containing a locally designated historic resource.

Executive Summary

The ordinance is proposed for second reading and adoption (Attachment 1). At the July 15, 2026 City Council meeting, the City Council introduced the ordinance by title only and waived full reading of the ordinance to delay effectuation of Senate Bill 79 for individual sites containing a locally designated historic resource until one year following the adoption of the 7th Cycle Housing Element.

Background

- October 10, 2025, Governor Gavin Newsom signed Senate Bill (SB) 79, a bill known as the “Abundant and Affordable Homes Near Transit Act” into law and thus codifying it under Government Code §65912.155 through 65912.162, inclusive.
- January 14, 2026, at a Special joint meeting, the City Council and Planning Commission received an overview of SB 79 and City Council directed staff to prepare an ordinance to delay effectuation and exempt certain individual sites in conjunction with a Local Alternative Plan for Planning Commission’s recommendation and City Council’s consideration.
- March 4, 2026, City Council approved an amendment to the Professional Services Agreement with Moore Iacofano Goltsman Inc., (MIG) to provide data analysis, GIS mapping, and 3D modeling to identify sites that may qualify for temporary SB 79 deferral and exhibits to support development of alternative plan scenarios, including potential redistribution of allowable density within the station area and surrounding corridors.
- May 12, 2026, the Planning Commission continued the item to May 19, 2026.
- May 19, 2026, the Planning Commission held a duly noticed public hearing to consider the matter.

- May 22, 2026, Southern California of Governments (SCAG) released its SB 79 Mapping Approach and Methodology to identify the exact location in which the ¼ mile and ½ mile radii determining the Transit Oriented Development zones.
- June 3, 2026, the City Council opened the public hearing and continued this item to July 15, 2026.
- June 4, 2026, SCAG Community, Economic, and Human Development Committee approved the draft Mapping Approach and Methodology to go before the Regional Council at their regular meeting on July 2, 2026.
- July 1, 2026, SB 79 went into effect.
- July 2, 2026, the SCAG Regional Council approved SCAG's Mapping Approach and Methodology.
- July 15, 2026, the City Council introduced the ordinance by title only and waived its full reading.

Analysis

Senate Bill 79 (SB 79), known as the “Abundant and Affordable Homes Near Transit Act,” adds Government Code Sections 65912.155 through 65912.162 to preempt certain local zoning standards and permit increased residential heights and densities near qualifying transit stops, including within South Pasadena along the Metro A Line station. The legislation was signed into law by Gavin Newsom on October 10, 2025, and became effective July 1, 2026.

SB 79 provides different pathways for compliance including temporary exclusion of sites that meet one of the following criteria:

1. A site that has been identified by the local agency which permits density and residential floor area ratio at no less than 50 percent of the standards specified under Section 65912.157(a).
2. A site that is covered by a local transit-oriented development alternative plan adopted by a local agency.
3. Sites for which substantial evidence shows that there exists no walking path of less than one mile from that location to the transit-oriented development stop.
4. Sites within a very high fire hazard severity zone or within the state responsibility area.
5. Sites with a historic resource designated as of January 1, 2025, on a local register.

On January 14, 2026, during the special joint meeting of the Planning Commission and City Council, Council directed staff to develop options for consideration that would delay effectuation and exempt certain individual sites in conjunction with preparation of a local Alternative Plan (TOD Alternative Plan). Therefore, three options, Option A, Option B and Option C, were outlined and presented to the Planning Commission on May 19, 2026 for their consideration for recommendation to the City Council. The Planning Commission selected Option C with modifications to recommend to the City Council for adoption. This option included the delayed effectuation on specific properties with local historic resources and a TOD Alternative Plan that reflected the temporary exclusion of those sites.

On July 15, 2026, the City Council considered those sites with a historic resource designated as of January 1, 2025, on a local register. These sites included:

- 844 Monterey Road (APN: 5315-018-021) (Reso No. 6498)
- 1103 Monterey Road (APN: 5319-028-001) (CHC 6/26/75)
- 1016 Orange Grove (APN: 5315-019-037) (Reso. No. 7719)
- 634-636 Mission Street (APN: 5313-006-041) (CHC 10/26/83)

- 1017-1019 El Centro (APN: 5315-006-015) (CHC 3/16/72)
- 729 Mission Street (APN: 5313-007-068) (CHC 6/3/81)
- 913 Meridian Avenue (APN: 5315-020-906) (CHC 3/16/72)
- 1000 Mission Street (APN: 5315-014-047) (CHC 2/3/88)

After consideration including receiving public comment, the Council voted 4-0, to introduce the ordinance by title only and waived its full reading.

In recent review of the zoning map, it was discovered that 913 Meridian (APN: 5315-020-906) is zoned Civic and therefore exempt from SB 79. Therefore, the final ordinance does not include this address as it does not need to be considered under delayed effectuation.

Once adopted the ordinance will take effect August 29, 2026.

Environmental Analysis

This Ordinance is exempt from CEQA pursuant to CEQA Guidelines Section 15061(b)(3), which is the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment, and CEQA does not apply where it can be seen with certainty that there is no possibility that the activity may have a significant effect on the environment and pursuant to CEQA Guidelines Section 65912.160(c)(2), this Ordinance is not considered a project under CEQA.

Attachment:

[Attachment No. 1- Ordinance 2414](#)

ORDINANCE NO. 2414

AN UNCODIFIED ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SOUTH PASADENA DEFERRING APPLICATION OF CALIFORNIA SENATE BILL 79 ON SITES WITH A HISTORIC RESOURCE DESIGNATED AS OF JANUARY 1, 2025 ON A LOCAL REGISTER UNTIL ONE YEAR FOLLOWING ADOPTION OF THE CITY'S SEVENTH CYCLE HOUSING ELEMENT PURSUANT TO STATE LAW AND AMENDING THE CITY'S ZONING MAP

WHEREAS, California Constitution Article XI, Section 7, enables the City of South Pasadena ("City") to enact local planning and land use regulations; and

WHEREAS, the authority to adopt and enforce land use and planning regulations is an exercise of the City's police power to protect the public health, safety, and welfare; and

WHEREAS, on October 10, 2025, Senate Bill 79 ("SB 79"), known as the *Abundant and Affordable Homes Near Transit Act* and codified in California Government Code §§65912.155-65912.162, establishes statewide standards applicable to certain housing development projects located near qualifying transit-oriented development ("TOD") stops, subject to specified requirements and limitations; and

WHEREAS, SB 79 became effective on July 1, 2026, and includes provisions allowing delayed implementation of SB 79 standards on certain sites and development of local TOD alternative plans; and

WHEREAS, the City of South Pasadena ("City") is subject to Housing Element requirements pursuant to Government Code Section 65580 et seq.; and

WHEREAS, SB 79 provides that, prior to one year following adoption of a jurisdiction's seventh revision of its Housing Element, the provisions of SB 79 relating to housing development projects do not apply where a local government has adopted an ordinance consistent with State law demonstrating that the circumstances specified in SB 79 allowing for deferral exist; and

WHEREAS, pursuant to SB 79, sites with a historic resource designated as of January 1, 2025, on a local register, may be deferred and in such case the provisions of SB 79 related to housing development projects shall not apply to those sites; and

WHEREAS, the City has analyzed historic properties identified on the local register that are located within ¼ mile of the TOD stop and identified certain sites that qualify for delayed implementation of SB 79, attached hereto as Exhibit A and incorporated here; and

WHEREAS, the Legislature has found that the State faces a housing crisis of availability and affordability and that addressing this crisis is a matter of statewide concern (Government Code § 65912.162). The City recognizes these statewide objectives but exercises its authority under SB 79 to temporarily defer the application of certain provisions to allow time for local planning consistent with State law; and

WHEREAS, the City Council desires to preserve local planning authority and allow sufficient time to evaluate SB 79 and potential local implementation measures in coordination with the Housing Element process, consistent with State law; and

WHEREAS, the City anticipates that adoption of the Seventh Cycle Housing Element for the Southern California Association of Governments (SCAG) region will occur approximately on or around April 15, 2030, or as may be amended by State law. The deferral period established by this Ordinance shall remain in effect until one year following adoption of the City's Seventh Cycle Housing Element, consistent with Government Code § 65912.161(b); and

WHEREAS, the Planning Commission opened a duly noticed public hearing on May 12, 2026, and continued it to May 19, 2026. On May 19, 2026 the Planning Commission held a continued public hearing, at which time it considered all evidence presented, both written and oral, and at the end of the hearing voted to adopt Resolution No. PC 26-09, recommending that the City Council approve an ordinance deferring application of Senate Bill 79 on sites with a historic resource designated as of January 1, 2025 on the City's local register; and

WHEREAS, following the public hearing, the City Council opened a duly noticed public hearing on June 3, 2026, and continued it to July 15, 2026. On July 15, 2026 considered the entire record of information received at the public hearings before the Planning Commission and City Council; and

WHEREAS, on July 15, 2026 the City Council held a continued public hearing, at which time it considered all evidence presented, both written and oral, and at the end of the hearing voted to introduce for first reading this Ordinance to defer the provisions of SB 79 related to housing development projects on sites with a historic resource designated as of January 1, 2025, on the City's local register.

WHEREAS, on July 30, 2026, the City Council adopted this Ordinance.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SOUTH PASADENA, CALIFORNIA, DOES ORDAIN AS FOLLOWS:

SECTION 1. Recitals. The Recitals set forth hereinabove are true and correct and incorporated herein by reference as if fully set forth herein.

SECTION 2. California Environmental Quality Act (CEQA). This Ordinance is exempt from CEQA pursuant to CEQA Guidelines Section 15061(b)(3), which is

the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment, and CEQA does not apply where it can be seen with certainty that there is no possibility that the activity may have a significant effect on the environment and pursuant to Government Code Section 65912.160(c)(2), this Ordinance is not considered a project under CEQA.

SECTION 3. Historic Sites. The City has four sites with a historic resource designated as of January 1, 2025, on the City's local register as follows: (i) 1103 Monterey Road, designated as Official City Landmark #21 by the City's Cultural Heritage Commission on August 20, 1975; (ii) 844 Monterey Road, designated as Official City Landmark #40 as set forth in Resolution No. 6498 adopted on August 6, 1997; (iii) 636 Mission Street, designated as Official City Landmark #31 by the City's Cultural Heritage Commission on October 26, 1983; (iv) 1016 Orange Grove Avenue, designated as Official City Landmark #57; (v) 1017-1019 El Centro designated as Official City Landmark #8 by the City's Cultural Heritage Commission on March 16, 1972; (vi) 729 Mission St., designated as Official Landmark #27 by the City's Cultural Heritage Commission on June, 3, 1981; and (vii) 1000 Mission St. designated as Official Landmark #34 by the City's Cultural Heritage Commission on February 3, 1988.

SECTION 4. Deferral of Senate Bill 79 (Government Code §§ 65912.155-65912.162). Pursuant to Government Code Section 65912.161(b), the provisions of SB 79 relating to transit-oriented housing development projects as set forth in Government Code Section 65912.157 shall not apply to the sites identified in Exhibit A ("Deferred Sites Map"), which are sites with a historic resource designated on the City's local register as of January 1, 2025, with the addresses listed in Exhibit B within the City of South Pasadena until prior to one year following the City's adoption of its seventh revision of the Housing Element, as permitted by State law.

SECTION 5. Amended Zoning Map. The Community Development Director is hereby authorized to amend the City's Zoning Map to indicate that as of the effective date of this Ordinance, the sites identified in Exhibit B herein are not covered by Government Code Section 65912.157 and the City Council hereby adopts said amended Zoning Map.

SECTION 6. Future Local TOD Implementation. Nothing in this Ordinance shall be construed to limit the City's authority, under SB 79, including Government Code §65912.161, to evaluate, adopt, or incorporate a local TOD alternative plan or other implementing regulations at a future date, consistent with State law.

SECTION 7. Scope and Limitation. This Ordinance is intended solely to defer the application of SB 79 during the period authorized by State law. Nothing in this Ordinance shall be construed to permanently exempt any site from SB 79 or to limit the City's obligation to comply with applicable State housing laws.

SECTION 8. Interpretation and State Law Consistency. This Ordinance shall be interpreted and applied in a manner consistent with SB 79 and other applicable provisions of State law. In the event of any conflict between this Ordinance and State law, State law shall control.

SECTION 9. Severability. If any section, subsection, sentence, clause, or phrase in this Ordinance or the application thereof to any person or circumstance is for any reason held invalid, the validity of the remainder of the ordinance or the application of such provision to other persons or circumstances shall be adopted thereby. The City Council hereby declares it would have passed this ordinance and each section, subsection, sentence, clause, or phrase thereof, irrespective of the fact that one or more sections, subsections, sentences, clauses, or phrases or the application thereof to any person or circumstance be held invalid.

SECTION 10. Effective Date. This Ordinance shall take effect thirty days after its adoption, shall be certified as to its adoption by the City Clerk, and shall be published as required by law.

PASSED, APPROVED AND ADOPTED ON this ___ day of _____, 2026

AYES:

NOES:

ABSENT:

ABSTAIN:

Omari Ferguson, Mayor Pro Tem

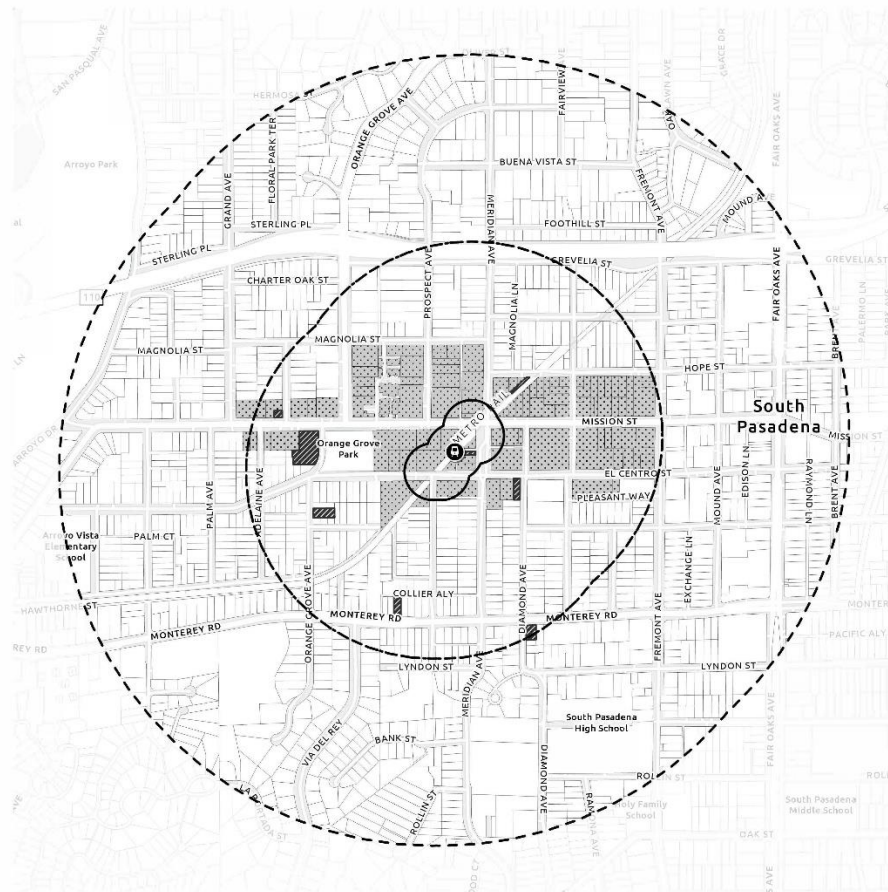
ATTEST:

APPROVED AS TO FORM:

Nikima Newsome, Chief City Clerk

Roxanne Diaz, City Attorney

Exhibit A – Deferred Sites Map

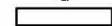


DEFERRED SITES MAP

Station Context



Metro A Line Mission/Meridian Station



200-Foot Radius from Metro Station Pedestrian Access Points



1/4-Mile Radius from Metro Station Pedestrian Access Points



1/2-Mile Radius from Metro Station Pedestrian Access Points

Sites & Designations



Deferred MUC / MUC-50 (135)



Deferred Landmark Site (8)



All Other Subject Parcels

SB 70 transit-oriented development zones as used from SCAG's SB 70 TOD Zones and Form Factors report (published June 1, 2016), which identifies TOD zones and the designations for stationing criteria under California Senate Bill 70. TOD zones include buffer distances of 200 feet, quarter-mile, and half-mile from the Metro A Line Mission/Meridian Station. No bus rapid transit routes in South Pasadena were SB 70 eligible by criteria. In short business district and locally designated historic. Inquiries reflect the City's adopted historic inventory following CIP Council action on July 13, 2020. Two additional parcels were added to the local historic register effective January 1, 2021: South Pasadena Bank Building (1203 Commercial Ave., Meridian from West 073 Meridian Ave., Bawager Station 729 Mission St. and Carbay House (1300 Mission St.). Data sources: SCAG SB 70 TOD Zones and Form Factors (June 2016); City of South Pasadena (2021) zoning and historic parcels; MetroGIS. Map prepared by MUG, Inc., July 2021.



Exhibit B- List of Addresses

APN	ADDRESS	NOTE
APN: 5315-018-021	844 Monterey Road	Historic resource on local register as of January 1, 2025 (Reso No. 6498)
APN: 5319-028-001	1103 Monterey Road	Historic resource on local register as of January 1, 2025 (CHC 6/26/75)
APN: 5315-019-037	1016 Orange Grove	Historic resource on local register as of January 1, 2025 (Reso. No. 7719)
APN: 5313-006-041	634-636 Mission Street	Historic resource on local register as of January 1, 2025 (CHC 10/26/83)
APN: 5315-006-015	1017-1019 El Centro (1003 Diamond Avenue)	Historic resource on local register as of January 1, 2025 (CHC 3/16/72)
APN: 5313-007-068	729 Mission Street	Historic resource on local register as of January 1, 2025 (CHC 6/3/81)
APN: 5315-014-047	1000 Mission Street	Historic resource on local register as of January 1, 2025 (CHC 2/3/88)



City Council Agenda Report

ITEM NO. 3

DATE: July 30, 2026

FROM: Todd Hileman, City Manager

PREPARED BY: Erika Ramirez, Community Development Director
Robert (Dean) Flores, Senior Planner
Gabrielle Janssens, Special Counsel

SUBJECT: **ADOPTION OF AN UNCODIFIED ORDINANCE TO DELAY EFFECTUATION OF SENATE BILL 79 (GOVERNMENT CODE SECTIONS 65912.155 ET SEQ.) FOR CERTAIN SITES THAT ARE ZONED DOWNTOWN SPECIFIC PLAN MIXED USE CORE AND DOWNTOWN SPECIFIC PLAN MIXED USE CORE-50 (GOVERNMENT CODE SECTION 65912.157(A)), AND MAKING A DETERMINATION OF EXEMPTION UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)**

Recommendation

It is recommended that the City Council adopt an uncoded Ordinance that will delay effectuation and exclude only sites that are zoned Downtown Specific Plan Mixed Use Core and Downtown Mixed Use Core-50 within the SB 79 Transit Oriented Development area.

Executive Summary

The ordinance is proposed for second reading and adoption (Attachment 1). At the July 15, 2026 City Council meeting, the City Council introduced the ordinance by title only and waived full reading of the ordinance to delay effectuation of Senate Bill 79 for individual sites are zoned Downtown Specific Plan Mixed Use Core and Downtown Specific Plan Mixed Use Core-50 until one year following the adoption of the 7th Cycle Housing Element.

Background

- October 10, 2025, Governor Gavin Newsom signed Senate Bill (SB) 79, a bill known as the “Abundant and Affordable Homes Near Transit Act” into law and thus codifying it under Government Code §65912.155 through 65912.162, inclusive.
- January 14, 2026, at a Special joint meeting, the City Council and Planning Commission received an overview of SB 79 and City Council directed staff to prepare an ordinance to delay effectuation and exempt certain individual sites in conjunction with a Local Alternative Plan for Planning Commission’s recommendation and City Council’s consideration.
- March 4, 2026, City Council approved an amendment to the Professional Services Agreement with Moore Iacofano Goltsman Inc., (MIG) to provide data analysis, GIS mapping, and 3D modeling to identify sites that may qualify for temporary SB 79 deferral and exhibits to support development of alternative plan scenarios, including potential redistribution of allowable density within the station area and surrounding corridors.

- May 12, 2026, the Planning Commission continued the item to May 19, 2026.
- May 19, 2026, the Planning Commission held a duly noticed public hearing to consider the matter.
- May 22, 2026, Southern California of Governments (SCAG) released its SB 79 Mapping Approach and Methodology to identify the exact location in which the ¼ mile and ½ mile radii determining the Transit Oriented Development zones.
- June 3, 2026, the City Council opened the public hearing and continued this item to July 15, 2026.
- June 4, 2026, SCAG Community, Economic, and Human Development Committee approved the draft Mapping Approach and Methodology to go before the Regional Council at their regular meeting on July 2, 2026.
- July 1, 2026, SB 79 went into effect.
- July 2, 2026, the SCAG Regional Council approved SCAG's Mapping Approach and Methodology.
- July 15, 2026, the City Council introduced the ordinance by title only and waived its full reading.

Analysis

Senate Bill 79 (SB 79), known as the "Abundant and Affordable Homes Near Transit Act," adds Government Code Sections 65912.155 through 65912.162 to preempt certain local zoning standards and permit increased residential heights and densities near qualifying transit stops, including within South Pasadena along the Metro A Line station. The legislation was signed into law by Gavin Newsom on October 10, 2025, and became effective July 1, 2026.

SB 79 provides different pathways for compliance including temporary exclusion of sites that meet one of the following criteria:

1. A site that has been identified by the local agency which permits density and residential floor area ratio at no less than 50 percent of the standards specified under Section 65912.157(a).
2. A site that is covered by a local transit-oriented development alternative plan adopted by a local agency.
3. Sites for which substantial evidence shows that there exists no walking path of less than one mile from that location to the transit-oriented development stop.
4. Sites within a very high fire hazard severity zone or within the state responsibility area.
5. Sites with a historic resource designated as of January 1, 2025, on a local register.

On January 14, 2026, during the special joint meeting of the Planning Commission and City Council, Council directed staff to develop options for consideration that would delay effectuation and exempt certain individual sites in conjunction with preparation of a local Alternative Plan (TOD Alternative Plan). Therefore, three options, Option A, Option B and Option C, were outlined and presented to the Planning Commission on May 19, 2026, for their consideration for recommendation to the City Council. The Planning Commission selected Option C with modifications to recommend to the City Council for adoption. This option included the delayed effectuation on specific properties with local historic resources and a TOD Alternative Plan that reflected the temporary exclusion of those sites.

On July 15, 2026, the City Council considered to exclude those properties that qualify under #1 in the list above. There is a total of approximately 133 parcels within the ¼ mile area that have a minimum of 50 dwelling units per acre. After consideration including receiving public

comment, the Council voted 4-0-1, to introduce the ordinance by title only and waived its full reading.

Once adopted the ordinance will take effect August 29, 2026.

Environmental Analysis

This Interim Ordinance is exempt from CEQA pursuant to CEQA Guidelines Section 15061(b) (3), which is the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment, and CEQA does not apply where it can be seen with certainty that there is no possibility that the activity may have a significant effect on the environment and pursuant to CEQA Guidelines Section 65912.160(c)(2), this Interim Ordinance is not considered a project under CEQA.

Attachment:

[Attachment No. 1 -Ordinance No. 2419](#)

ORDINANCE NO. 2419

AN UNCODIFIED ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SOUTH PASADENA DEFERRING APPLICATION OF CALIFORNIA SENATE BILL 79 ON SITES THAT ARE ZONED DOWNTOWN SPECIFIC PLAN MIXED USE CORE AND DOWNTOWN SPECIFIC PLAN MIXED USE-50 UNTIL ONE YEAR FOLLOWING ADOPTION OF THE CITY'S SEVENTH CYCLE HOUSING ELEMENT PURSUANT TO STATE LAW AND AMENDING THE CITY'S ZONING MAP

WHEREAS, California Constitution Article XI, Section 7, enables the City of South Pasadena ("City") to enact local planning and land use regulations; and

WHEREAS, the authority to adopt and enforce land use and planning regulations is an exercise of the City's police power to protect the public health, safety, and welfare; and

WHEREAS, on October 10, 2025, Senate Bill 79 ("SB 79"), known as the *Abundant and Affordable Homes Near Transit Act* and codified in California Government Code §§65912.155-65912.162, establishes statewide standards applicable to certain housing development projects located near qualifying transit-oriented development ("TOD") stops, subject to specified requirements and limitations; and

WHEREAS, SB 79 became effective on July 1, 2026, and includes provisions allowing delayed implementation of SB 79 standards on certain sites and development of local TOD alternative plans; and

WHEREAS, the City of South Pasadena ("City") is subject to Housing Element requirements pursuant to Government Code Section 65580 et seq.; and

WHEREAS, SB 79 provides that, prior to one year following adoption of a jurisdiction's seventh revision of its Housing Element, the provisions of SB 79 relating to housing development projects do not apply where a local government has adopted an ordinance consistent with State law demonstrating that the circumstances specified in SB 79 allowing for deferral exist; and

WHEREAS, pursuant to Government Code Section 65912.161(b)(1)(A), sites that permit density and residential floor area ratio at no less than 50 percent of the SB 79 densities and floor area ratios may be deferred and in such case the provisions of SB 79 related to housing development projects shall not apply to those sites; and

WHEREAS, the City's Planning Department has analyzed properties within one-quarter mile of the qualifying TOD stop in the City with no less than 50 percent of the standards specified in Government Code Section 65912.157 and has identified certain sites that qualify for delayed effectuation as set forth in Exhibit A; and

WHEREAS, the Legislature has found that the State faces a housing crisis of availability and affordability and that addressing this crisis is a matter of statewide concern (Government Code § 65912.162). The City recognizes these statewide objectives but exercises its authority under SB 79 to temporarily defer the application of certain provisions to allow time for local planning consistent with State law; and

WHEREAS, the City Council desires to preserve local planning authority and allow sufficient time to evaluate SB 79 and potential local implementation measures in coordination with the Housing Element process, consistent with State law; and

WHEREAS, the City anticipates that adoption of the Seventh Cycle Housing Element for the Southern California Association of Governments (SCAG) region will occur approximately on or around April 15, 2030, or as may be amended by State law. The deferral period established by this Ordinance shall remain in effect until one year following adoption of the City's Seventh Cycle Housing Element, consistent with Government Code § 65912.161(b); and

WHEREAS, the Planning Commission opened a duly noticed public hearing on May 12, 2026, and continued it to May 19, 2026. On May 19, 2026 the Planning Commission held a continued public hearing, at which time it considered all evidence presented, both written and oral, and at the end of the hearing voted to adopt Resolution No. PC 26-09, recommending that the City Council approve this Ordinance; and

WHEREAS, on July 15, 2026 the City Council held a continued public hearing, at which time it considered all evidence presented, both written and oral, and at the end of the hearing voted to introduce for first reading this Ordinance to defer the provisions of SB 79 related to housing development projects on sites with a historic resource designated as of January 1, 2025, on the City's local register.

WHEREAS, on July 30, 2026, the City Council adopted this Ordinance.

WHEREAS, following the public hearing, the City Council opened a duly noticed public hearing on June 3, 2026, and continued it to July 15, 2026. On July 15, 2026 considered the entire record of information received at the public hearings before the Planning Commission and City Council; and

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SOUTH PASADENA, CALIFORNIA, DOES ORDAIN AS FOLLOWS:

SECTION 1. The Recitals set forth hereinabove are true and correct and incorporated herein by reference as if fully set forth herein.

SECTION 2. California Environmental Quality Act (CEQA). This Ordinance is exempt from CEQA pursuant to CEQA Guidelines Section 15061(b)(3), which is the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment, and CEQA does not apply where it can be seen with certainty that there is no possibility that the activity may have a significant effect on the environment and pursuant to Government Code Section 65912.160(c)(2), this Ordinance is not considered a project under CEQA.

SECTION 3. Deferral of Senate Bill 79 (Government Code §§ 65912.155-65912.162). Pursuant to Government Code Section 65912.161(b), the provisions of SB 79 relating to transit-oriented housing development projects as set forth in Government Code Section 65912.157 shall not apply to the sites listed in Exhibit A (“List of Addresses”) and identified in Exhibit B (“Deferred Sites Map”), which are sites identified by the City of South Pasadena which permits density and residential floor area ratio at no less than 50 percent of the standards specified under Section 65912.157(a), with the addresses listed in Exhibit A within the City of South Pasadena prior to one year following the City’s adoption of its seventh revision of the Housing Element, as permitted by State law.

SECTION 4. Amended Zoning Map. The Community Development Director is hereby authorized to amend the City’s Zoning Map to indicate that as of the effective date of this Ordinance, the sites listed in Exhibit A and identified in Exhibit B as MUC and MUC-50 herein are not covered by Government Code Section 65912.157 and the City Council hereby adopts said amended Zoning Map.

SECTION 5. Future Local TOD Implementation. Nothing in this Ordinance shall be construed to limit the City’s authority, under SB 79, including Government Code §65912.161, to evaluate, adopt, or incorporate a local TOD alternative plan or other implementing regulations at a future date, consistent with State law.

SECTION 6. Scope and Limitation. This Ordinance is intended solely to defer the application of SB 79 during the period authorized by State law. Nothing in this Ordinance shall be construed to permanently exempt any site from SB 79 or to limit the City’s obligation to comply with applicable State housing laws.

SECTION 7. Interpretation and State Law Consistency. This Ordinance shall be interpreted and applied in a manner consistent with SB 79 and other applicable provisions of State law. In the event of any conflict between this Ordinance and State law, State law shall control.

SECTION 8. Severability. If any section, subsection, sentence, clause, or phrase in this Ordinance or the application thereof to any person or circumstance is for any reason held invalid, the validity of the remainder of the ordinance or the application of such provision to other persons or circumstances shall be adopted thereby. The City Council hereby declares it would have passed this ordinance and each section, subsection, sentence, clause, or phrase thereof, irrespective of

the fact that one or more sections, subsections, sentences, clauses, or phrases or the application thereof to any person or circumstance be held invalid.

SECTION 9. Effective Date. This Ordinance shall take effect thirty days after its adoption, shall be certified as to its adoption by the City Clerk, and shall be published as required by law.

PASSED, APPROVED AND ADOPTED ON this 30th day of July, 2026

AYES:

NOES:

ABSENT:

ABSTAIN:

Sheila Rossi, Mayor

ATTEST:

APPROVED AS TO FORM:

Nikima Newsome, Chief City Clerk

Roxanne Diaz, City Attorney

Exhibit A- List of Addresses

Parcel No.	Assessor Parcel Number (APN)	Address
1	5315-008-024	1001 Mission St
2	5315-008-025	
3	5315-008-046	1000 El Centro St No 122
4	5315-014-047	1000 Mission St
5	5315-014-049	1002 Mission St
6	5315-015-017	901 El Centro St
7	5315-015-047	909 El Centro St 1
8	5315-017-026	904 Mission St
9	5315-019-047	1001 Glendon Way
10	5315-019-048	845 El Centro St
11	5315-020-004	905 Mission St
12	5315-020-006	921 Meridian Ave
13	5315-020-008	
14	5315-020-013	853 Mission St
15	5315-020-014	919 Mission St
16	5315-020-016	915 Meridian Ave
17	5315-020-017	841 Mission St
18		
19	5315-020-906	
20	5315-021-001	950 Mission St
21	5315-021-008	809 Meridian Ave E
22	5313-006-024	612 Mission St
23	5313-006-025	736 Mission St
24	5313-006-038	630 Mission St
25	5313-006-039	630 Mission St
26	5313-006-040	817 Adelaine Ave
27	5313-006-042	716 Mission St
28	5313-006-043	720 Mission St
29	5313-006-044	726 Mission St
30	5313-007-044	
31	5313-007-045	623 Mission St
32	5313-007-054	701 Mission St
33	5313-007-057	715 Mission St
34	5313-007-067	711 Mission St
35	5313-007-068	729 Mission St
36	5315-006-014	1009 El Centro St
37	5315-006-015	1003 Diamond Ave
38	5315-006-017	1001 El Centro St

40	5315-007-030	1149 El Centro St
41	5315-007-055	1131 El Centro St A
42	5315-008-023	1019 Mission St
43	5315-008-032	1117 Mission St
44	5315-008-033	1121 Mission St
45	5315-008-035	1122 El Centro St
46	5315-008-036	1131 Mission St
47	5315-008-037	1126 El Centro St
48	5315-008-038	923 Fremont Ave
49	5315-008-039	1134 El Centro St
50	5315-008-040	917 Fremont Ave
51	5315-008-041	913 Fremont Ave
52	5315-008-042	1141 Mission St
53	5315-008-043	1115 Mission St
54	5315-008-045	1101 Mission St
55	5315-008-902	1100 El Centro St
56	5315-008-903	1118 El Centro St
57	5315-009-022	1100 Mission St
58	5315-009-023	1108 Mission St
59	5315-009-024	
60	5315-009-025	1110 Mission St
61	5315-009-026	1103 Hope St
62	5315-009-027	806 Fairview Ave
63	5315-009-028	1106 Mission St
64	5315-009-029	1107 Hope St
65	5315-009-030	808 Fairview Ave
66	5315-009-031	1106 Mission St
67	5315-009-032	1111 Hope St
68	5315-009-033	1115 Hope St
69	5315-009-034	1117 Hope St
70	5315-009-035	1114 Mission St
71	5315-009-036	1121 Hope St
72	5315-009-037	1122 Mission St
73	5315-009-038	1125 Hope St
74	5315-009-039	1124 Mission St
75	5315-009-046	803 Fremont Ave
76	5315-009-047	807 Fremont Ave
77	5315-009-050	1128 Mission St
78	5315-014-021	810 Meridian Ave
79	5315-014-022	808 Meridian Ave A & B
80	5315-014-023	806 Meridian Ave

81	5315-014-024	1015 Hope St
82	5315-014-025	
83	5315-014-027	1010 Mission St
84	5315-014-028	1012 Mission St
85	5315-014-029	1014 Mission St
86	5315-014-035	1040 Mission St
87	5315-014-039	1025 Hope St
88	5315-014-040	811 Fairview Ave
89	5315-014-041	1031 Hope St
90	5315-014-042	1039 Hope St
91	5315-014-043	1030 Mission St
92	5315-014-051	815 Fairview Ave 101
93	5315-015-015	923 El Centro St
94	5315-017-001	700 Prospect Ave
95	5315-017-002	704 Prospect Ave
96	5315-017-003	909 Magnolia St
97	5315-017-004	913 Magnolia St
98	5315-017-007	714 Prospect Ave
99	5315-017-025	706 Prospect Ave
100	5315-017-027	800 Prospect Ave
101	5315-017-028	700 Orange Grove Ave
102	5315-017-029	712 Orange Grove Ave
103	5315-017-031	715 Prospect Ave Apt 0002
104	5315-017-033	815 Magnolia St
105	5315-017-034	821 Magnolia St
106	5315-017-035	827 Magnolia St
107	5315-017-036	703 Prospect Ave
108	5315-017-037	800 Orange Grove Ave
109	5315-017-039	812 Orange Grove Ave
110	5315-017-040	800 Mission St
111	5315-017-043	805 Prospect Ave
112	5315-017-044	807 Prospect Ave
113	5315-017-045	830 Mission St
114	5315-017-047	810 Orange Grove Ave Unit 1
115	5315-017-059	820 Mission St 305
116	5315-017-059	820 Mission St 305
117	5315-017-059	820 Mission St 305
118	5315-017-059	820 Mission St 305
119	5315-017-069	820 Mission St 101
120	5315-017-069	820 Mission St 101
121	5315-017-084	820 Mission St 201

122	5315-017-097	820 Mission St A-1
123	5315-017-101	820 Mission St B
124	5315-017-101	820 Mission St B
125	5315-020-009	
126	5315-020-010	835 Mission St
127	5315-021-005	
128	5315-021-051	727 Meridian Ave No A
129	5315-008-047	
130	5315-009-051	815 Fremont Ave
131	5315-014-030	1020 Mission St
132	5315-014-032	1021 Hope St
133	5315-014-033	1023 Hope St
134	5315-014-044	1020 Mission St
	5315-020-901	825 Mission St

Exhibit B – Deferred Sites Map

