

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: Braun, Cacciotti, Ferguson, Primuth, Mayor Rossi

NOES: None.

ABSENT: None.

ABSTAIN: None.

Signed by:

Sheila Rossi

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Sheila Rossi, Mayor

ATTEST:

Signed by:

Nikima S. Newsome

A284FB4308EA487...

Nikima Newsome, Chief City Clerk

APPROVED AS TO FORM:

DocuSigned by:

Roxanne Diaz

A7880E56A8A241F...

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

