

SB-79

CALIFORNIA TRANSIT-ORIENTED DEVELOPMENT ADVANTAGE

- UNLOCK BY-RIGHT DENSITY
- MAXIMIZE LAND VALUE
- ACCELERATE ENTITLEMENTS

CALIFORNIA IS REZONING AROUND TRANSIT

LA Metro to Sacramento light rail expansion has turned transit corridors into development gold mines. Sites within a half mile of qualifying transit stops are now premium development opportunities.

SB-79 CREATES A NEW CLASS OF HIGH VALUE TRANSIT ORIENTED PARCELS.

WHY SB-79 MATTERS



BY-RIGHT APPROVAL

Residential projects near transit qualify for streamlined approval with reduced discretionary review.

FASTER ENTITLEMENTS

Projects move through planning faster with fewer delays and fewer political hurdles.

NO PARKING REQUIREMENTS

Multifamily near transit is exempt from minimum parking ratios, unlocking more buildable square footage.

HIGHER DENSITY POTENTIAL

SB-79 allows significantly higher residential density than local zoning standards.

LOWER DEVELOPMENT RISK

Reduced entitlement risk makes underwriting more predictable and improves financing terms.

CURRENT ZONING



LIMITED DENSITY

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MAXIMIZED DENSITY

WHAT THIS MEANS FOR DEVELOPERS

- More units on the same land
- Lower construction costs without parking structures.
- Faster time to permit
- Stronger investor returns
- Higher stabilized NOI
- Increased land value

TRANSIT PROXIMITY = VALUE

Sites within a half mile of transit are now:

- More valuable
- More financeable
- More desirable to institutional
- Capital