

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 planing 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

SB-79



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

