



**San Gabriel Valley Council of Governments**  
**AGENDA AND NOTICE OF THE MEETING**  
**OF THE SB 79 AD HOC COMMITTEE**  
**Tuesday, April 28, 2026 – 10:00 AM**  
**SGVCOG Monrovia Office**

**1333 S. Mayflower Ave, Suite 360, Monrovia, CA 91016**

**Zoom Link: <https://us06web.zoom.us/j/87930576565>**

Chair  
TBD

**Members**

**Eileen Wang**  
City of Arcadia  
**Sabrina Bow**  
City of Azusa  
**Jennifer Stark**  
City of Claremont  
**Michael Allawos**  
City of Glendora  
**Becky Shevlin**  
City of Monrovia  
**Rachel Bratakos**  
City of San Dimas  
**Sheila Rossi**  
City of South Pasadena  
**Gloria Olmos**  
City of South El Monte

Thank you for participating in today's meeting. The SGVCOG encourages public participation and invites you to share your views on agenda items.

**MEETINGS: Meetings of the SB 79 Ad Hoc Committee are held at the SGVCOG Monrovia Office (1333 South Mayflower Avenue, Suite 360, Monrovia, CA 91016).** The agenda packet is available at the SGVCOG's Office, 1333 S. Mayflower Avenue, Suite 360, Monrovia, CA, and on the website, [www.sgvkog.org](http://www.sgvkog.org). Copies are available via email upon request ([sgv@sgvcog.org](mailto:sgv@sgvcog.org)). A copy of the agenda is also posted for public viewing at the entrance of the SGVCOG Monrovia Office Building. Any additional agenda documents that are distributed to a majority of the Committee after the posting of the agenda will be available for review in the SGVCOG office during normal business hours and on the SGVCOG website noted above.

**PUBLIC PARTICIPATION:** Your participation is welcomed and invited at all SB 79 Ad Hoc Committee meetings. Time is reserved at each regular meeting for those who wish to address the Committee. SGVCOG requests that persons addressing the meeting refrain from making personal, slanderous, profane, or disruptive remarks. A person who continues to disrupt the orderly conduct of the meeting, after being warned by the Committee Chair or designee to cease the disruption, may be precluded from further participation in the meeting.

**TO ADDRESS THE SB 79 AD HOC COMMITTEE:** All public comments will be taken during the public comment portion of the agenda. At a regular meeting, the public may comment on any agenda item as well as on any matter within the subject matter jurisdiction of the SGVCOG that is not on the agenda during the public comment period at the beginning of the agenda. At a special meeting, the public may only comment on items that are on the agenda. Members of the public are requested to state their name prior to speaking. Comments are limited to a maximum of three minutes per person. The Committee Chair may impose additional time limits if a large number of members of the public seek to provide public comment. Except in limited situations, the Committee may not take action on items not appearing on the agenda and/or discuss them at length.

If you would like to provide a public comment during a Committee meeting, please see "Instructions for Public Comments" below.

**AGENDA ITEMS:** The Agenda contains the regular order of business of the SB 79 Ad Hoc Committee. Items on the Agenda have generally been reviewed and investigated by the staff in advance of the meeting so that the SB 79 Ad Hoc Committee can be fully informed about a matter before making its decision.



In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the SGVCOG office at (626) 457-1800. Notification 48 hours prior to the meeting will enable the SGVCOG to make reasonable arrangement to ensure accessibility to this meeting.



**CONSENT CALENDAR:** Items listed on the Consent Calendar are considered to be routine and may be acted upon by one motion. There will be no separate discussion on these items unless a Committee member so requests. In this event, the item will be removed from the Consent Calendar and considered after the Committee takes action on the balance of the Consent Calendar.

Instructions for Public Comments: For those wishing to make public comments on agenda and non-agenda items, but within the SGVCOG’s subject matter jurisdiction, you may submit written comments via email or provide a verbal comment.

- Written Comments (Email): If you wish to submit written public comments to be distributed to the SB 79 Ad Hoc Committee at the meeting, please submit these materials via email to Michael Rosen at [mrosen@sgvcog.org](mailto:mrosen@sgvcog.org) at least 1 hour prior to the scheduled meeting time. Please indicate in the “Subject” line of the email “FOR PUBLIC COMMENT” and the agenda item number to which the public comment is addressed. Written public comments may include, but are not limited to letters, reports, and presentations.
- Verbal Comments (In Person): If you would like to make a public comment at the SB 79 Ad Hoc Committee meeting location, please fill out a public comment card. Comment cards will be made available to you by staff at the entrance to the meeting room. If you are attending the meeting at a noticed teleconference location and would like to make a public comment, please raise your hand at the beginning of the Public Comment portion of the meeting.
- Verbal Comments (Zoom): Through Zoom, you may provide a verbal comment by using the web interface “Raise Hand” feature. Please raise your hand at the beginning of the Public Comment portion of the meeting. You will then be called upon to provide your verbal comments.

For questions related to accessing the meeting, please contact Michael Rosen ([mrosen@sgvcog.org](mailto:mrosen@sgvcog.org)) or (626) 373-9364.

### **PRELIMINARY BUSINESS**

1. Call to Order
2. Roll Call
3. Public Comment on all agenda and non-agenda items *(If necessary, the Chair may place reasonable time limits on all comments)*
4. Changes to the Agenda Order

### **ORGANIZATIONAL ITEMS**

5. SB 79 Ad Hoc Committee – Overview, Mission and Schedule: Michael Rosen, Management Analyst, SGVCOG.  
*Recommended Action: For information only.*
6. Election of the SB 79 Ad Hoc Committee Chair and Vice Chair – **Page 1**  
*Recommended Action: Elect a Chair and Vice Chair to the SB 79 Ad Hoc Committee based on the nominations received:*
  - *Chair: Jennifer Stark (Claremont)*

### **PRESENTATION ITEM**

7. “Clean-up Legislation” Update: Elisa Arcidiacono, Townsend Public Affairs – **Page 3**  
*Recommended Action: For information only.*

### **DISCUSSION ITEM**

8. State Legislative Update Items – SB 1361 (*Durazo*) – **Page 5**  
*Recommended Action: Discuss and provide direction to staff.*

### **ADJOURN**

# REPORT

---

DATE: April 28, 2026  
TO: SB 79 Ad Hoc Committee  
FROM: Marisa Creter, Executive Director  
RE: **SENATE BILL 79 “CLEAN-UP LEGISLATION” UPDATE**

## **RECOMMENDED ACTION**

For information only.


## **BACKGROUND**


In October 2025, Governor Gavin Newsom signed Senate Bill 79 (SB 79), also known as the “Abundant and Affordable Homes Near Transit Act,” into law. SB 79 establishes new statewide standards to facilitate higher-density, transit-oriented housing development near major transit stops, including minimum requirements related to height, density, and floor area ratios, while limiting certain local zoning controls.

The law, which comes into effect on July 1, 2026, is intended to increase housing production in transit-accessible areas and streamline project approvals, but it also raises a number of implementation considerations for local jurisdictions, including land use authority, infrastructure capacity, and community impacts.

Following the adoption of SB 79, the Legislature has introduced a series of “clean-up” bills during the current legislative session. These measures are intended to clarify statutory language, address technical inconsistencies, and respond to stakeholder concerns identified during early implementation efforts. Clean-up legislation may address issues such as eligibility criteria, local compliance options, timing of implementation, and coordination with existing housing and environmental laws.

Elisa Arcidiacono, representing Townsend Public Affairs, will provide the SB 79 Ad Hoc Committee with an update on SB 79 clean-up legislation. The presentation will include an overview of proposed amendments, their potential impacts on San Gabriel Valley jurisdictions, and key considerations for ongoing legislative advocacy and monitoring.

Prepared by:   
\_\_\_\_\_  
Kayla Cohrs  
Management Analyst

Approved by:   
\_\_\_\_\_  
Marisa Creter  
Executive Director



# REPORT

---

DATE: April 28, 2026  
TO: SB 79 Ad Hoc Committee Members  
FROM: Marisa Creter, Executive Director  
RE: **ELECTION OF THE SB 79 AD HOC COMMITTEE CHAIR AND VICE CHAIR**

## **RECOMMENDED ACTION**

Elect a Chair and Vice Chair to the SB 79 Ad Hoc Committee based on the nominations received:

- Chair: Jennifer Stark (Claremont)

## **BACKGROUND**

The San Gabriel Valley Council of Governments (SGVCOG) SB 79 Ad Hoc Committee was established to address policy and implementation issues related to Senate Bill 79. As part of its organization, the Committee may designate a Chair and Vice Chair from among its members to provide leadership, facilitate meetings, and coordinate with staff.

In accordance with SGVCOG bylaws, nominations for Committee leadership have been solicited. At this time, Jennifer Stark (Claremont) has been nominated for the position of Chair. No nominations have been received for the position of Vice Chair.

The Committee may consider additional nominations from the floor prior to taking action.

Prepared by: \_\_\_\_\_



Kayla Cohrs  
Management Analyst

Approved by: \_\_\_\_\_



Marisa Creter  
Executive Director



DATE: April 28, 2026  
TO: SB 79 Ad Hoc Committee  
FROM: Marisa Creter, Executive Director  
RE: **STATE LEGISLATIVE UPDATE ITEMS – SB 1361 (DURAZO)**

## **RECOMMENDED ACTION**

Discuss and provide direction to staff.

## **SUMMARY**

Senate Bill (SB) 79 (Wiener, 2025) establishes a uniform, statewide framework requiring local governments in “urban transit counties” to permit housing as a by-right use within specified distances of major transit stops. It represents a significant shift in how California links housing production to transit infrastructure. The law establishes a two-tier, distance-based framework that sets minimum development intensity standards for building height, density, and floor-area ratio (FAR) around transit, specifically for parcels located within one-quarter ( $\frac{1}{4}$ ) mile and one-half ( $\frac{1}{2}$ ) mile of qualifying transit-oriented development (TOD) stops. These requirements apply statewide in “urban transit counties,” including Los Angeles County, and therefore impact most cities in the San Gabriel Valley with access to rail or high-frequency bus service. The provisions of SB 79 take effect on July 1, 2026.

SB 1361 (Durazo), sponsored by the Los Angeles County Metropolitan Transportation Authority (LA Metro), is a follow-up measure to SB 79. While SB 79 advances housing production goals, its application to planned transit stops has raised concerns among local agencies regarding potential impacts on community support for future transit investments. SB 1361 seeks to address these concerns by refining how transit-oriented housing requirements apply to planned transit infrastructure and ensuring it does not unintentionally delay or prevent new transit expansion.

Specifically, SB 1361:

- Maintains SB 79’s housing requirements at existing transit stops
- Establishes an alternative framework for planned future transit stops
- Requires a high housing production commitment to qualify
  - Agencies can only operate under this framework if they adopted a policy by January 1, 2026 committing to building at least 10,000 housing units, with at least 50% income-restricted, by 2032
- Allows for planned light and heavy rail stops to proceed without triggering automatic upzoning requirements tied to SB 79

SB 1361 was considered by the Senate Housing Committee on April 21 and passed with amendments. The amendments clarify that local agencies may not take actions intended to circumvent or avoid triggering the requirements established under SB 79. The SGVCOG is hopeful

# REPORT

---

that future amendments to SB 1361 will specify that planned bus rapid transit stops will be exempt from SB 79 requirements.

***Status***

SB 1361 is scheduled to be heard next by the Senate Local Government Committee on April 29.

Prepared by:



\_\_\_\_\_  
Michael Rosen  
Management Analyst

Approved by:



\_\_\_\_\_  
Marisa Creter  
Executive Director

**ATTACHMENT**

[Attachment A – SB 1361 \(Durazo\)](#)