



San Gabriel Valley Council of Governments
AGENDA AND NOTICE OF THE SPECIAL MEETING
OF THE SB 79 AD HOC COMMITTEE

Thursday, May 21, 2026 – 2:30 PM

SGVCOG Monrovia Office

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

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

Chair
Jennifer Stark
City of Claremont

Members

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. Copies are available via email upon request (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.



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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 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) or (626) 373-9364.

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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

CONSENT CALENDAR

5. SB 79 Ad Hoc Committee Meeting Minutes – **Page 1**
Recommended Action: Review and approve.

UPDATE ITEMS

6. California Department of Housing and Community Development (HCD) and “Clean-up Legislation” Updates: Elisa Arcidiacono, Townsend Public Affairs – **Page 3**
Recommended Action: For information only.
7. Future Agenda Topics
Recommended Action: Discuss and provide direction.

ANNOUNCEMENTS

8. Next SB 79 Ad Hoc Committee Meeting – June 22, 2026 at 10:00 AM

ADJOURN



Unapproved SB 79 Ad Hoc Committee Meeting Minutes

April 28, 2026

10:00 AM

1333 S. Mayflower Ave., Monrovia, CA 91016

PRELIMINARY BUSINESS

- 1. Call to Order
The meeting was called to order at 10:00 AM.

- 2. Roll Call
Members Present
E. Wang, Arcadia
S. Bow, Azusa
J. Stark, Claremont
M. Allawos, Glendora (10:21, after roll call)
B. Shevlin, Monrovia
S. Rossi, South Pasadena
G. Olmos, South El Monte

Absent
Rachel Bratakos, San Dimas

Staff/Guests:

Ricky Choi; M. Rosen; K. Ward; K. Cohrs
Ed Reece, SGVCOG President
Dominic Lazzaretto, Arcadia City Manager

- 3. Public Comment
There was no public comment.
- 4. Changes to the Agenda Order
There were no changes to the agenda order.

ORGANIZATIONAL ITEMS

- 5. SB 79 Ad Hoc Committee – Overview, Mission and Schedule: Michael Rosen, Management Analyst, SGVCOG
M. Rosen presented on this item.

- 6. Election of the SB 79 Ad Hoc Committee Chair and Vice Chair
Action: Elect a Chair and Vice Chair to the SB 79 Ad Hoc Committee based on the nominations received - Chair: Jennifer Stark (Claremont)

There was a motion to elect Jennifer Stark (Claremont) as Chair to the SB 79 Ad Hoc Committee.

(M/S: B. Shevlin/ S. Rossi) [Motion Passed]

AYES:	Arcadia, Azusa, Claremont, Monrovia, South Pasadena, South El Monte
NOES:	
ABSTAIN:	
ABSENT:	Glendora (arrived after the vote), San Dimas

Unapproved Minutes

There was a motion to elect Becky Shevlin (Monrovia) as Vice Chair to the SB 79 Ad Hoc Committee.

(M/S: G. Olmos/E. Wang) [Motion Passed]

AYES:	Arcadia, Azusa, Claremont, Monrovia, South Pasadena, South El Monte
NOES:	
ABSTAIN:	
ABSENT:	Glendora (arrived after the vote), San Dimas

PRESENTATION ITEM

- 7. “Clean-up Legislation” Update
Elisa Arcidiacono from Townsend Public Affairs presented on this item.

DISCUSSION ITEM

- 8. State Legislative Update Items – SB 1361 (Durazo)
Elisa Arcidiacono from Townsend Public Affairs presented on this item.
Action: Discuss and provide direction to staff.

There was a motion to oppose SB 1361 (Durazo).

(M/S: M. Allawos/E. Wang) [Motion Passed]

AYES:	Arcadia, Azusa, Claremont, Glendora, Monrovia, South El Monte, South Pasadena
NOES:	
ABSTAIN:	
ABSENT:	San Dimas

ADJOURN

The next SB 79 Ad Hoc Committee Meeting will take place on May 21, 2026, 2:30 PM at the SGVCOG Monrovia office. Chair J. Stark adjourned the meeting at 11:24 AM.

REPORT

DATE: May 21, 2026

TO: SB 79 Ad Hoc Committee

FROM: Marisa Creter, Executive Director

RE: **CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT (HCD) AND "CLEAN-UP LEGISLATION" UPDATES**

RECOMMENDED ACTION

For information only.

BACKGROUND

At the inaugural meeting of the SB 79 Ad Hoc Committee, staff requested feedback from members on topics of interest for future committee meetings. Members expressed a desire for further information from the California Department of Housing and Community Development (HCD) pertaining to specifics of SB 79 implementation, surfacing several questions over the course of the discussion. Staff synthesized this discussion into three key questions:

- Are sites containing rent-controlled units excluded from the universe of sites that must be considered when calculating total net zoned capacity for an alternative plan?
- For historic properties, are state and national historic properties included? Do properties designated as historic under a "cultural heritage ordinance" qualify as a historic property in the view of SB 79?
- How is the centerpoint of the SB 79 radius defined? What shape does the radius take -- circular, oblong, etc?

Once synthesized, these questions were sent to Townsend Public Affairs (TPA), who reached out to their contacts at HCD for further clarity.

Elisa Arcidiacono, representing TPA, will present on the information gleaned from their conversations with HCD. She will also provide the SB 79 Ad Hoc Committee with updates on SB 79 clean-up legislation.

Prepared by: 

Michael Rosen
Management Analyst

Approved by: 

Marisa Creter
Executive Director