



INVITES YOU TO ATTEND A COMMUNITY MEETING

Join us for an informational community meeting on implementation of Senate Bill 79 and proposed amendments to the City's Zoning Ordinance to increase development standards for 89 R1-zoned parcels north of the I-10 Freeway and east of Dorchester Avenue

TUESDAY, AUGUST 25, 2026 AT 6:30 PM

City Council Chamber, Second Floor, Santa Monica City Hall
1685 Main Street, Santa Monica

Who?

All community members are invited to attend an informational community meeting on proposed amendments to the City's Zoning Ordinance for delayed implementation of Senate Bill 79. The meeting will be facilitated by City Planning Division staff.

What?

Senate Bill (SB) 79 went into effect on July 1, 2026, which establishes minimum guaranteed development standards (density, square footage, and height) for qualified housing projects located within one-half mile of specified transit stops, such as Expo Line stations. These one-half mile areas are called Transit Oriented Development (TOD) zones and within Santa Monica, there are seven TOD zones. SB 79 allows the City to temporarily delay implementation of SB 79 if sites and TOD zones meet certain requirements, such as minimum density standards. Six of Santa Monica's seven TOD zones already qualify for delayed implementation; however, the Expo/Bundy TOD Zone currently does not qualify for exclusion. Therefore, to delay implementation of SB 79 in this TOD Zone, the City is proposing strategic amendments to the City's Zoning Ordinance to increase development standards on certain parcels so that the Expo/Bundy TOD Zone can qualify for temporary exclusion from SB 79 until 2030.

Where?

The proposed amendments would apply to 89 parcels that are zoned R1 (Single Unit Residential) in the Expo/Bundy TOD Zone located north of the I-10 Freeway and east of Dorchester Avenue. The 89 parcels are identified on this map:



Why?

By increasing development standards for these 89 parcels, the entire Expo/Bundy TOD Zone will be eligible for temporary exclusion from SB 79 until 2030 (one year following the adoption of the 7th Cycle Housing Element). This would allow the City to maintain local control and better plan for the future growth of Santa Monica.

SHARE YOUR INPUT!

Can't attend? You can provide comments by email to:
housingupdates@santamonica.gov

For more information, scan the QR code!

