

## Communication from Public

**Name:** Pacific Palisades Community Council  
**Date Submitted:** 04/22/2025 11:52 AM  
**Council File No:** 25-0002-S19  
**Comments for Public Posting:** Please see the attached position letter of Pacific Palisades Community Council, opposing SB 79 and supporting the above referenced Council File. Thank you, Christina Spitz, PPCC At large/assisting with admin



## PACIFIC PALISADES COMMUNITY COUNCIL

April 14, 2025

California State Senate Housing Committee: Hon. Aisha Wahab, Chair; Hon. Kelly Seyarto, Vice-Chair;  
and all Members of the Senate Housing Committee

Hon. Scott Wiener, Senator, SD 11

Hon. Ben Allen, Senator, SD 24

Hon. Jacqui Irwin, Assemblymember, AD 42

Los Angeles City Rules, Elections and Intergovernmental Relations Committee (REIRC): Hon. Marqueece-Harris  
Dawson, Chair; Hon. Nithya Raman, Vice-Chair, and all Members of the REIRC

Hon. John S. Lee, LA City Councilmember, CD 12

Hon. Traci Park, LA City Councilwoman, CD 11

*Via email to all addressees and submission to the respective State and City filing portals*

**Re: OPPOSE SB 79 (Wiener) – hearing in Senate Housing Committee 4/22/25**  
**SUPPORT CF 25-0002-S19 – hearing in REIRC pending**

Dear State and City officials:

Pacific Palisades Community Council (PPCC) has for 52 years been the voice of Pacific Palisades – the community that was devastated by the Palisades Fire. As many of you know, we are entirely located within the designated Very High Fire Hazard Severity Zone (VHFHSZ).

For years, PPCC has consistently opposed legislation that would streamline housing density and erode local control over planning and zoning decisions, especially proposed legislation *without an unconditional exemption for the VHFHSZ*. Such legislation in turn places our community (and similar communities in California) at severe risk to public safety due to congested evacuation routes during wildfire emergencies and mandatory evacuations – a risk that was *already demonstrated on January 7* during the Palisades Fire, when many people were forced to abandon cars due to the extreme traffic congestion and to escape the fires on foot.

*No responsible public official should support legislation that would streamline density in the VHFHSZ and thus increase the clear risk to public safety in the state's severely fire-prone areas.* See PPCC's recent Policy Statement in this regard: <https://pacpalicc.org/wp-content/uploads/2025/02/PPCC-Policy-Statement-Density-Public-Safety.pdf>.

As a result, at our regularly scheduled public Board meeting on April 10, 2025, on the recommendation of the PPCC Land Use Committee (LUC), and after an opportunity for discussion and comment, the PPCC Board unanimously passed the following motion:

“Pacific Palisades Community Council (PPCC) opposes SB 79 (Wiener), which further erodes local control over land use and zoning decisions, requires streamlined approval of very high multifamily buildings near certain bus

stops and rail lines in single-family neighborhoods even when municipalities such as Los Angeles already have a state-approved and compliant Housing Element, and compromises public safety by failing to include an unconditional exemption for the Very High Fire Hazard Severity Zone.

“PPCC further supports the resolution in City Council by Councilmember John S. Lee, second by Councilwoman Traci Park (CF 25-0002-S19), for the City Council to add to its State Legislative Program for 2025-26 opposition to SB 79 unless amended to exempt municipalities with a state-approved and compliant Housing Element.”

In the interest of public safety for all fire-prone areas of the state, we urge the members of the CA Senate Housing Committee to vote NO on the bill when it is considered in committee on April 22. We further urge our Senator Ben Allen and Assemblymember Jacqui Irwin to vote NO on SB 79 should the bill come to them for a vote.

We also urge the Los Angeles City Council REIRC to take up and approve the resolution for the City to oppose SB 79, proposed by Councilmembers Lee and Park, at the earliest opportunity.

Thank you for your consideration and anticipated prompt attention to this important matter.

Sincerely,

*Sue Kohl and Chris Spitz*

Sue Kohl, President and Chris Spitz, LUC Chair & At-large Representative  
Pacific Palisades Community Council