

Communication from Public

Name: Larchmont United Neighborhood Association

Date Submitted: 04/04/2025 04:41 PM

Council File No: 25-0002-S19

Comments for Public Posting: Larchmont United Neighborhood Association opposes SB79 in its entirety and until amended to exclude single-family neighborhoods, affordable multi-family areas, historic districts and light industrial zones. We request that the Council unanimously approve the Resolution to Oppose SB79 (Council File 25-0002-S19). The State of CA must not be allowed to undo the efforts that resulted in the passing of the Housing Element. The State must not be allowed to exclude communities from working through their various Community Plans to further refine local planning decisions. Please see our letter attached for additional information.



April 4, 2025

Re: Support for the Resolution to Oppose SB9 (Council File 25-0002-S19) and Opposition to SB79

Honorable Members of the City Council:

Larchmont United Neighborhood Association opposes SB79 in its entirety and until amended to exclude single-family neighborhoods, affordable multi-family areas, historic districts and light industrial zones. We request that the Council unanimously approve the Resolution to Oppose SB79 (Council File 25-0002-S19). The State of CA must not be allowed to undo the efforts that resulted in the passing of the Housing Element. The State must not be allowed to exclude communities from working through their various Community Plans to further refine local planning decisions.

The Planning Department spent several years and millions of dollars to create a Housing Element that answers all the State and Federal requirements while creating more affordable housing in our high resource areas and protecting our communities from needless densification.

State Senator Scott Wiener's SB79 negates and discards this work. It randomly opens single-family neighborhoods, affordable multi-family areas, historic districts, and industrial zones to allow the development of apartment buildings as high as 75 feet in these areas that are a half-mile from bus stops and rail lines.

This bill does not require any affordable housing units. It does not require any necessary supporting infrastructure.

Developers will select to build SB 79 housing rather than selecting any of the affordability incentives in the CHIP Ordinance. This will hamstring the city's ability to achieve its need for affordable housing as well as being able to meet the State's RHNA mandate.

As more single-family homes are replaced by apartments, this bill will encourage an exodus of middle and working-class families who desire homeownership to create the generational wealth the city always proclaims it wants to encourage.

Job loss will be the consequence of SB79 on light industrial zones.

We ask for your leadership in opposing SB 79 unless amended to remove single-family neighborhoods, affordable multi-family areas, historic districts and light industrial zones from the bill.

Respectfully,

A handwritten signature in black ink, appearing to read 'SAM', written over a horizontal line.

Sam Uretsky

President

Larchmont United Neighborhood Association - **LUNA**

<http://larchmontunited.org>

We are Larchmont™