

Communication from Public

Name: Joseph C. Steins
Date Submitted: 04/08/2025 08:10 PM
Council File No: 25-0002-S19

Comments for Public Posting: As a resident of Los Angeles for over sixty years, I want to convey my support for Council File 25-0002-S19 that opposes SB79. Density belongs on the transit corridors as identified in our Housing Element not a half mile radius from these stops and into single family, affordable multi-family, vulnerable historic districts or light industrial zones. This bill mandates no affordable units and makes housing on the corridor more expensive making it less affordable for people that need to live near transit and undermines the city's affordable housing incentives as identified in the Housing Element. Otherwise, all our multi-family units built before 1979 (and therefore under rent control), will be replaced by 5 to 7 story apartment buildings and will not be affordable. Thank you.

Communication from Public

Name:

Date Submitted: 04/08/2025 08:18 PM

Council File No: 25-0002-S19

Comments for Public Posting: Honorable Members of the City Council: I oppose SB79 in its entirety and until amended to exclude single-family neighborhoods, affordable multi-family areas, historic districts and light industrial zones. I 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. I 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.

Communication from Public

Name: San Fernando Valley for All
Date Submitted: 04/08/2025 08:43 PM
Council File No: 25-0002-S19
Comments for Public Posting: Hello, please see our letter of opposition to Council File 25-0002-S19. We oppose this resolution against Senate Bill 79 (Wiener). As detailed further in our letter, we support this bill because it will allow critical zoning reforms to facilitate much-needed housing development near transit stops across California, known as transit-oriented development (TOD). This bill will help address the state's ongoing housing shortage while promoting sustainable development, reducing traffic congestion, and supporting public transit systems. Thank you, San Fernando Valley for All (A chapter of Abundant Housing LA)



April 8, 2025

Los Angeles City Council
200 N. Spring Street, Room 395
Los Angeles, California 90012

Subject: Council File 25-0002-S19 - Oppose Resolution Against SB 79 (Wiener)

Member of the Los Angeles Council,

We, the pro-housing neighbors of San Fernando Valley for All, write in strong support for SB 79 (Wiener). This bill will allow critical zoning reforms to facilitate much-needed housing development near transit stops across California, known as transit-oriented development (TOD). This bill will help address the state’s ongoing housing shortage while promoting sustainable development, reducing traffic congestion, and supporting public transit systems.

San Fernando Valley For All, a chapter of Abundant Housing LA, envisions a Los Angeles, where any Angeleno can find an affordable home that meets their needs, in their neighborhood of choice. Simply put, we are tired of talking about the housing crisis and urge our elected representatives to take bold action that will yield results.

Currently, in the midst of a historic housing crisis, it is illegal to build apartments in 78% of the residential areas in LA¹. Research says 54% of LA residents are renters – the highest percentage in the country². Half of LA renters are rent-burdened, meaning they spend more than 30% of their income on rent³. Yet in more than three-quarters of the city, restrictive zoning laws ban the construction of anything besides single-family homes that the majority LA residents can’t afford to live in. **This does not make sense.**

In December, the City Council had the opportunity to change these one-size-fits-all zoning rules by adding single-family zones to the Housing Element Rezoning Program (i.e., the Citywide Housing Incentive Program [CHIP]). Instead, this body voted to uphold an unjust status quo that won’t come close to meeting our housing goals⁴. Since the City Council is unwilling to take

¹ [78% of Southern California neighborhoods don’t allow apartments, study finds – Orange County Register](#)

² [Over Half of Residents in Los Angeles are Renters: Why? | Rent. Research](#)

³ [Renter Vulnerabilities in Los Angeles – Neighborhood Data for Social Change](#)

⁴ [CHIPing In: Evaluating the effect's of LA's Citywide Housing Incentive Program on neighborhood development potential](#)

action to increase our housing supply, we need SB 79 to get the job done and relieve the burden on LA's renters.

Building more homes reduces housing costs for everyone. But you don't have to take our word for it: The city of Minneapolis recently implemented reforms similar to those in SB 79. The results? Rent prices stabilized, homelessness decreased⁵, and usage of the city's transit system increased by 16%⁶.

The best time to say yes to building more homes was 40 years ago. The second-best time is now. That's why we support SB 79, and that's why you should too.

From Your Neighbors,

San Fernando Valley For All

A chapter of Abundant Housing LA

cc: Councilmember Adrin Nazarian, District 2
Councilmember Bob Blumenfield, District 3
Councilmember Nithya Raman, District 4
Councilmember Imelda Padilla, District 6
Councilmember Monica Rodriguez, District 7
Councilmember John Lee, District 12

⁵ [Minneapolis Land Use Reforms Offer a Blueprint for Housing Affordability | The Pew Charitable Trusts](#)

⁶ [Rider's Almanac Blog](#)

Communication from Public

Name: Steve Jones

Date Submitted: 04/08/2025 04:44 PM

Council File No: 25-0002-S19

Comments for Public Posting: Support for the Resolution to Oppose SB9 (Council File 25-0002-S19) and Opposition to SB79 Honorable Members of the City Council: I oppose SB79 in its entirety and until amended to exclude single-family neighborhoods, affordable multi-family areas, historic districts and light industrial zones. I 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. I 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. Steve Jones 160 S Larchmont Blvd 90004

Communication from Public

Name:

Date Submitted: 04/08/2025 03:05 PM

Council File No: 25-0002-S19

Comments for Public Posting: There is not enough water supply, nor electric supply, nor city services - physical or mechanical or personnel wise especially with the potential layoffs to support SB 79. Please stop with the density push that has only caused a rise in crime, traffic, rents, homelessness, etc... Why when a major fire was caused by lack of maintenance is there a push to create more dangerous and life threatening situations? Los Angeles needs employment, education, rehab and kindness to recover not more buildings when so many structures are empty already or give more tax dollars to departments that do not provide a list of expenditures. Fifty million dollars not accountable is inane.

Communication from Public

Name: Doug Chapin

Date Submitted: 04/08/2025 03:08 PM

Council File No: 25-0002-S19

Comments for Public Posting: I support Council File 25-0002-S19 that opposes SB79. Density belongs on the transit corridors as identified in our Housing Element not a half mile radius from these stops and into single family, affordable multi-family, vulnerable historic districts or light industrial zones. This bill mandates no affordable units and makes housing on the corridor more expensive making it less affordable for people that need to live near transit and undermines the city's affordable housing incentives as identified in the Housing Element

Communication from Public

Name: Laura Chapin

Date Submitted: 04/08/2025 03:11 PM

Council File No: 25-0002-S19

Comments for Public Posting: I support Council File 25-0002-S19 that opposes SB79. Density belongs on the transit corridors as identified in our Housing Element not a half mile radius from these stops and into single family, affordable multi-family, vulnerable historic districts or light industrial zones. This bill mandates no affordable units and makes housing on the corridor more expensive making it less affordable for people that need to live near transit and undermines the city's affordable housing incentives as identified in the Housing Element

Communication from Public

Name: Kevin

Date Submitted: 04/08/2025 01:34 PM

Council File No: 25-0002-S19

Comments for Public Posting: Hello I'm writing to fully endorse SB 79 and I think the community council should pass it overwhelming. We desperately need housing. There are two few options near mass transit making not owning a car very difficult in this city. Adding dense housing near transit will help thousands of people like myself

Communication from Public

Name: Ellynn Citron-Greenbaum and Brian Greenbaum
Date Submitted: 04/08/2025 02:01 PM
Council File No: 25-0002-S19
Comments for Public Posting: We support Council File 25-0002-S19 that opposes SB79. Density belongs on the transit corridors as identified in our Housing Element not a half mile radius from these stops and into single family, affordable multi-family, vulnerable historic districts or light industrial zones. This bill mandates no affordable units and makes housing on the corridor more expensive making it less affordable for people that need to live near transit and undermines the city's affordable housing incentives as identified in the Housing Element.

Communication from Public

Name: Robert Eisele

Date Submitted: 04/08/2025 02:05 PM

Council File No: 25-0002-S19

Comments for Public Posting: As a Los Angeles resident for 77 years, and vice-president of our homeowners association, I support Council File 25-0002-S19 in its opposition of SB79. Density belongs on the transit corridors as identified in our Housing Element, not in single family neighborhoods, since there is more than adequate development to be done on our main thoroughfares. Also, vulnerable historic districts should be spared from densification, and existing affordable multi-family housing should be left alone. SB 79 mandates no affordable units, making it less viable for lower-income residents who need to live near transit. SB 79 also undermines the city's affordable housing incentives as identified in the Housing Element.

Communication from Public

Name: C. Jordan Richardson

Date Submitted: 04/08/2025 02:22 PM

Council File No: 25-0002-S19

Comments for Public Posting: Support for the Resolution to Oppose SB9 (Council File 25-0002-S19) and Opposition to SB79 Honorable Members of the City Council: I oppose SB79 in its entirety and until amended to exclude single-family neighborhoods, affordable multi-family areas, historic districts and light industrial zones. I 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. I 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. C. Jordan Richardson N. Lucerne Blvd. - 90004

Communication from Public

Name: James Dastoli

Date Submitted: 04/08/2025 12:42 PM

Council File No: 25-0002-S19

Comments for Public Posting: We support Council File 25-0002-S19 that opposes SB79. Density belongs on the transit corridors as identified in our Housing Element not a half mile radius from these stops and into single family, affordable multi-family, vulnerable historic districts or light industrial zones. This bill mandates no affordable units and makes housing on the corridor more expensive making it less affordable for people that need to live near transit and undermines the city's affordable housing incentives as identified in the Housing Element.

Communication from Public

Name:

Date Submitted: 04/08/2025 12:58 PM

Council File No: 25-0002-S19

Comments for Public Posting: While supporting the Council File 25-0002-S19 and opposing SB79, it is quite clear that the density belongs on the transit corridors. That is identified in our Housing Element, not a half mile radius from these stops into single family, affordable multi-family, and vulnerable historic districts or light industrial zones. This bill mandates no affordable units and will result the housing cost on the corridor to be more expensive hence less affordable for people that need to live near transit. It also undermines the city's affordable housing incentives as identified in the Housing Element.

Communication from Public

Name: Friends of Historic Miracle Mile

Date Submitted: 04/08/2025 01:11 PM

Council File No: 25-0002-S19

Comments for Public Posting: Friends of Historic Miracle Mile strongly opposes SB 79 and urges every City Councilmember and Mayor Bass to use whatever vote and/or leverage you have to stop this bill as currently written. Please see our attached letter with exhibit that call SB 79 (which was written by developer backed lobbying groups for Senator Weiner) onto the carpet for misrepresentation and lack of substantiation of its claims.



April 8, 2025

**Re: Council File 2500002-S19
Resolution to Oppose SB 79**

Honorable Mayor and Council Members:

Friends of Historic Miracle Mile ("FOHMM") is a coalition of owners, tenants and preservationists advocating for the [Miracle Mile Apartments Historic District](#). Our district comprises more than 220 mid to large-sized rent stabilized multifamily structures and is one of the densest residential areas in the City.

WE URGE EVERY COUNCILMEMBER TO OPPOSE SB 79 AS PRESENTLY WRITTEN.

FOHMM opposes SB 79 (Weiner) because it is based on a false narrative that tearing down historic apartment buildings and single family homes will magically bring down the cost of apartment units. All evidence and data in Los Angeles demonstrates that legislation like SB 79 instead serves to INCREASE the cost of housing of all types, to the developer's profit.

You could build 100,000 Density Bonus rental units near transit in LA and it will not bring down the cost of purchasing a home even by a cent. Families want to purchase a home for myriad legitimate reasons – for an appreciable asset, housing security so no landlord can Ellis them out of their home, generational wealth, have their own open space (e.g., a small back yard) so they can tell their kids to "go play outside."

Yet, nobody is building condo's (apartments for purchase) in LA anymore. The reason: even though the State first reduced, then banned, parking requirements near transit, developers know that they can't sell condo's that lack adequate parking, so to take advantage of the profits inherent in getting rid of parking minimums, developers switched wholesale to building luxury apartments and no more condo's. Meanwhile, the rents charged are higher and higher, not lower, and the costs saved from dumping parking minimums goes straight to the builders' wallets while rents climb higher and higher.

Rental units and homes for purchase ARE NOT THE SAME COMMODITY. You cannot bring down the price of a pair of pants by manufacturing more shirts. They are not



interchangeable. You cannot bring down the cost of a home for purchase by manufacturing more units for rent.

In fact, you increase the cost of homes for purchase when the surrounding land parcels skyrocket in value because of the number of housing units crammed into those parcels multiplies the value of the parcel. Now the whole neighborhood is more expensive reflecting those inflated land values.

The other lie told by the SB 79 phony narrative is that building density of tiny rental units will increase transit ridership. In LA it has done the opposite!!

Transit ridership in LA peaked in 2013 and by 2019 had fallen well below the peak. There was a further drop during COVID, and since COVID only a partial recovery of the pre COVID ridership that was already 26% below the 2013 peak. **2024 Metro ridership was a whopping 40% below the 2013 peak despite a new subway line being added and tens of thousands of "housing units" being built supposedly to increase transit use. (See attached data published by Metro but swept under the carpet.)**

PLEASE OPPOSE SB 79. IT'S ALL A BIG LIE.

Sincerely,

Barbara Gallen, President
FRIENDS OF HISTORIC MIRACLE MILE
Historicmiraclemile.org

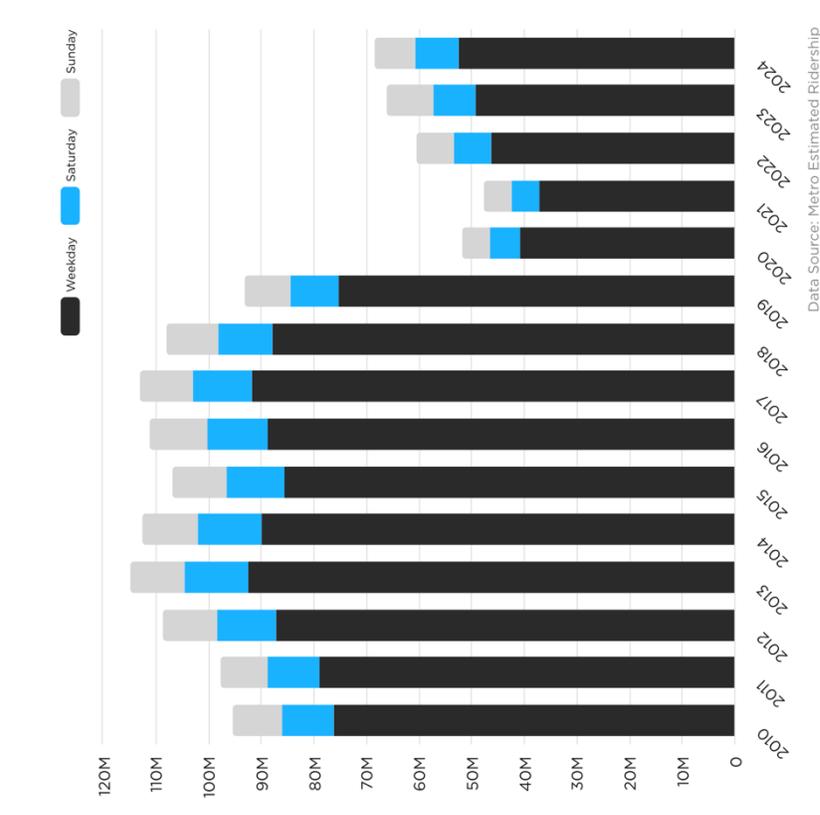
Enclosure: METRO DECLINING RIDERSHIP CHART 2013 - 2024



Metro Annual Ridership (Rail Only)



Year	Notes	Total Estimated Ridership	v. 2013 (Peak)	v. 2019 (Pre-Covid)
2010		95,596,610	-17%	
2011		97,877,983	-15%	
2012	EXPO Line opened April 2012	108,879,072	-5%	
2013	PEAK RAIL RIDERSHIP YEAR	114,964,336	0%	
2014		112,650,909	-2%	
2015		106,974,710	-7%	
2016		111,237,777	-3%	
2017		113,108,959	-2%	
2018		108,162,706	-6%	
2019		93,171,921	-19%	
2020		51,918,929	-55%	-44%
2021		47,866,892	-58%	-49%
2022	K Line opened Oct 2022	60,565,986	-47%	-35%
2023		66,290,171	-42%	-29%
2024		68,658,564	-40%	-26%



© 2025 Friends of Historic Miracle Mile

Communication from Public

Name: Carol Wolfe

Date Submitted: 04/08/2025 12:07 PM

Council File No: 25-0002-S19

Comments for Public Posting: We support Council File 25-0002-S19 that opposes SB79. Density belongs on the transit corridors as identified in our Housing Element not a half mile radius from these stops and into single family, affordable multi-family, vulnerable historic districts or light industrial zones. This bill mandates no affordable units and makes housing on the corridor more expensive making it less affordable for people that need to live near transit and undermines the city's affordable housing incentives as identified in the Housing Element.

Communication from Public

Name: Danica Middleton

Date Submitted: 04/08/2025 12:13 PM

Council File No: 25-0002-S19

Comments for Public Posting: I support Council File 25-0002-S19 that opposes SB79. Density belongs on the transit corridors as identified in our Housing Element not a half mile radius from these stops and into single family, affordable multi-family, vulnerable historic districts or light industrial zones. This bill mandates no affordable units and makes housing on the corridor more expensive making it less affordable for people that need to live near transit and undermines the city's affordable housing incentives as identified in the Housing Element. Thank you!

Communication from Public

Name: Miracle Mile Residential Association

Date Submitted: 04/08/2025 10:54 AM

Council File No: 25-0002-S19

Comments for Public Posting: The Miracle Mile Residential Association, representing several thousand missing middle and rent-stabilized, naturally-occurring affordable housing, in an Historic District, supports Council File 25-0002-S19 that opposes SB79. Density belongs on the transit corridors as identified in our Housing Element not a half mile radius from these stops, pushing unneeded, high-priced, market-rate housing our affordable multi-family and single-housing blocks, within a vulnerable historic district. SB79 also poses a serious threat to our light industrial zones, where valuable jobs in our urban neighborhoods, will be forever lost to market-rate, unaffordable, speculative, monetized housing. This bill mandates no affordable units and makes housing on transit corridors more expensive making it less affordable for people that need to live near transit. SB79 undermines the city's affordable housing incentives as identified in the State-approved Housing Element.

Communication from Public

Name: Max Asayesh-Brown

Date Submitted: 04/08/2025 11:12 AM

Council File No: 25-0002-S19

Comments for Public Posting: I am writing in support of SB-79. It is beyond obvious to me and everybody in my community that this city badly needs more housing built quicker, especially near transit. I live near the Hollywood and Western stop and commute to Universal City by rail. We should be building far more housing near these stations and build it far more quickly. LA needs more housing and I am tired of city bureaucracy and bad actors trying to lobby against it when it's obvious that we are in a crisis here.

Communication from Public

Name: Jeffrey Michael Kalban

Date Submitted: 04/08/2025 11:14 AM

Council File No: 25-0002-S19

Comments for Public Posting: I support Council File 25-0002-S19 that opposes SB79. Density belongs on the transit corridors as identified in our Housing Element not a half mile radius from these stops and into single family, affordable multi-family, vulnerable historic districts or light industrial zones. This bill mandates no affordable units and makes housing on the corridor more expensive making it less affordable for people that need to live near transit and undermines the city's affordable housing incentives as identified in the Housing Element

Communication from Public

Name: Jeffrey Michael Kalban

Date Submitted: 04/08/2025 11:14 AM

Council File No: 25-0002-S19

Comments for Public Posting: I support Council File 25-0002-S19 that opposes SB79. Density belongs on the transit corridors as identified in our Housing Element not a half mile radius from these stops and into single family, affordable multi-family, vulnerable historic districts or light industrial zones. This bill mandates no affordable units and makes housing on the corridor more expensive making it less affordable for people that need to live near transit and undermines the city's affordable housing incentives as identified in the Housing Element

Communication from Public

Name: Laurie Kelson
Date Submitted: 04/08/2025 11:17 AM
Council File No: 25-0002-S19
Comments for Public Posting: I support the council file 25-0002-S19 that opposes SB 79. Density belongs on transit corridors NOT in single family districts.

Communication from Public

Name: Jonathan Hale and Toby Muresianu for Westside for Everyone

Date Submitted: 04/08/2025 11:24 AM

Council File No: 25-0002-S19

Comments for Public Posting: RE: Support for SB 79 and Opposition to City Council Motion #25-0002-S19 We write on behalf of Westside for Everyone to state our support for SB 79, and to express our disappointment with Councilmembers Traci Park and John Lee’s motion of opposition to the bill. Westside for Everyone is a grassroots organization of Westside residents mobilized by a desire to create a neighborhood that is more affordable, accessible, and inclusive for all. We support growth in our neighborhood driven by building housing, improving public transit, and eliminating bureaucratic malaise that impedes progress. First, we write to express our endorsement of SB 79. The bill fast-tracks housing construction by requiring that proposed housing near mass transit be allowed on any site zoned for residential, mixed, commercial, or light industrial development. If local governments block housing, they may be subject to legal penalties – including lawsuits from eligible future residents under the Housing Accountability Act. This bill proposes that the level of permissible zoning should correspond to proximity to a transit center and the capacity of their use. The bill loosens restrictions on housing close to transit hubs, which are often severe on the Westside and city overall—causing high housing costs for our residents, forcing people to live further away, and impeding transit viability. The bill allows construction of residential buildings up to 65 feet within a quarter-mile, or 55 feet within a half mile, of a light rail stop. On the Westside, this would notably affect the E and forthcoming D lines. We believe that this is not unreasonable. Westside residents should have the ability to live close to transit. SB 79’s zoning changes would enable the construction of transit-oriented housing near the E line, providing more options for those who commute to and from Downtown. Under the status quo, stations like Westwood/Rancho Park—which cost many millions of public money to build and serve huge job centers like UCLA—are surrounded by land exclusively reserved for multimillion dollar homes which typically have large driveways and cars. This is incredibly inefficient. Allowing apartments near there would enable more people to live in the neighborhood at lower cost with easy access on public transit to the rest of the city, removing cars from the road, lowering emissions, and funding increased transit service for existing residents of the

neighborhood. It's a common sense reform. We feel that this bill is an effective compromise between Westside residents who want better transit access and abundant housing and residents who don't use transit and don't want to see rampant construction in their neighborhoods. Removing bureaucratic obstacles to building dense housing near transit provides an incentive for residents who will depend on transit to navigate the city. This will increase use of transit, providing the city with greater revenue in the long term. Second, we write to express our disappointment with the position that Park and Lee have taken on the bill through this motion. The councilmembers argue that SB 79 will undermine local governance, circumvent local decision-making processes, and impose unintended burdens on communities. Here, Park and Lee are themselves guilty of the charge of which they accuse the bill and its backers. The burden on the community is a scarcity of housing, plain and simple. It's hard to rationalize the councilmembers' opposition to a bill streamlining development when the development they oppose will ease the burden on the communities they claim to protect. The councilmembers claim that the City of Los Angeles has a strong interest in maintaining control over land use to ensure community input, preserve neighborhood character, and comply with state housing needs. But this begs the question: what is the character of the neighborhood? Is it the middle and working class people who lived in the Westside for decades past but are no longer able to, or just the houses that they used to live in which are now unaffordable to anyone but the ultra-wealthy? If the neighborhood character includes the former, then it cannot be preserved if we do not take immediate action to build more housing to accommodate residents new and old alike. Facilitating the construction of housing near transit hubs is critical to ensuring that residents have access to the city they live in. We believe that this bill, which will streamline housing development, will support our neighborhood's future sustainable growth. For these reasons, we write to voice our support for the bill and our disappointment regarding Councilmember Lee and Park's opposition. Respectfully,
Jonathan Hale and Westside for Everyone

Communication from Public

Name: Angela M. Sanchez

Date Submitted: 04/07/2025 10:36 PM

Council File No: 25-0002-S19

Comments for Public Posting: Dear LA City Council, SB79 is necessary to make Los Angeles a safe, sustainable, and affordable city for all. We cannot let undue and unending process block the American dream. Transit-oriented housing preserves the character of the city while reducing people's dependence on cars, which cause actual physical and mental injuries to Angelenos and their children every single day. Besides the urgent public safety need, the best way to actually address affordability and sustainability is by building multifamily housing near public transit. Lower income Angelenos are the ones most likely to live without a car. And through supply and demand, new market-rate homes free up an otherwise occupied home. Older, more affordable homes then come to the market at even lower rents. This effect is well documented around the world. New housing near transit means new jobs, new families, lower rents, fewer car deaths, and less pollution. More new housing also means lowering the per capita tax burden (already very high for Los Angeles renters) while increasing city revenues. Auto-first sprawl is environmentally and economically unsustainable. SB79 is the most practical approach from an infrastructure build-out perspective, too. To seriously address climate change and make the city safe and affordable for families, we need more density near transit. SB79 should be welcomed with open arms. Please oppose this motion. Sincerely, Angela M. Sanchez

Communication from Public

Name: Kevin Wu

Date Submitted: 04/07/2025 04:41 PM

Council File No: 25-0002-S19

Comments for Public Posting: SB79 is necessary to make Los Angeles a safe, sustainable, and affordable city for all. We are experiencing a housing shortage and in dire need of more housing in the region. New housing near transit means new jobs, new families, lower rents, fewer car deaths, and less pollution. SB79 is the most practical approach from an infrastructure build-out perspective. Make Los Angeles a leader in solving the housing crisis instead of an embarrassment committed to exacerbating the city's problems. Please oppose this motion.

Communication from Public

Name:

Date Submitted: 04/08/2025 08:26 AM

Council File No: 25-0002-S19

Comments for Public Posting: Support for the Resolution to Oppose SB9 (Council File 25-0002-S19) and Opposition to SB79 Honorable Members of the City Council: I oppose SB79 in its entirety and until amended to exclude single-family neighborhoods, affordable multi-family areas, historic districts and light industrial zones. I 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. I 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. Lorna Duyn 621 N Bronson Ave Apt 102, Los Angeles, CA 90004

Communication from Public

Name: Jonathan Edwards
Date Submitted: 04/07/2025 08:02 PM
Council File No: 25-0002-S19

Comments for Public Posting: Dear LA City Council, SB79 is necessary to make Los Angeles a safe, sustainable, and affordable city for all. We cannot let undue and unending process block the American dream. Transit-oriented housing preserves the character of the city while reducing people's dependence on cars, which cause actual physical and mental injuries to Angelenos and their children every single day. Besides the urgent public safety need, the best way to actually address affordability and sustainability is by building multifamily housing near public transit. Lower income Angelenos are the ones most likely to live without a car. And through supply and demand, new market-rate homes free up an otherwise occupied home. Older, more affordable homes then come to the market at even lower rents. This effect is well documented around the world. New housing near transit means new jobs, new families, lower rents, fewer car deaths, and less pollution. More new housing also means lowering the per capita tax burden (already very high for Los Angeles renters) while increasing city revenues. Auto-first sprawl is environmentally and economically unsustainable. SB79 is the most practical approach from an infrastructure build-out perspective, too. To seriously address climate change and make the city safe and affordable for families, we need more density near transit. SB79 should be welcomed with open arms. Please oppose this motion.

Communication from Public

Name: Elizabeth Grace Malloy

Date Submitted: 04/07/2025 08:55 PM

Council File No: 25-0002-S19

Comments for Public Posting: Support for the Resolution to Oppose SB9 (Council File 25-0002-S19) and Opposition to SB79 Honorable Members of the City Council: I oppose SB79 in its entirety and until amended to exclude single-family neighborhoods, affordable multi-family areas, historic districts and light industrial zones. I 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. I 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. Elizabeth Malloy Larchmont Village / 90004

Communication from Public

Name: Stephanie S

Date Submitted: 04/07/2025 11:08 AM

Council File No: 25-0002-S19

Comments for Public Posting: Support for the Resolution to Oppose SB9 (Council File 25-0002-S19) and Opposition to SB79 Honorable Members of the City Council: I oppose SB79 in its entirety and until amended to exclude single-family neighborhoods, affordable multi-family areas, historic districts and light industrial zones. I 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. I 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. Stephanie Striegel 90004

Communication from Public

Name: Hortensia Gomez-Tirella

Date Submitted: 04/07/2025 12:05 PM

Council File No: 25-0002-S19

Comments for Public Posting: Support for the Resolution to Oppose SB9 (Council File 25-0002-S19) and Opposition to SB79 Honorable Members of the City Council: I oppose SB79 in its entirety and until amended to exclude single-family neighborhoods, affordable multi-family areas, historic districts and light industrial zones. I 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. I 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. Hortensia Gomez-Tirella 828 N Cherokee Ave. 90038

Communication from Public

Name: Jay Lee

Date Submitted: 04/07/2025 01:27 PM

Council File No: 25-0002-S19

Comments for Public Posting: Support for the Resolution to Oppose SB9 (Council File 25-0002-S19) and Opposition to SB79 Honorable Members of the City Council: I oppose SB79 in its entirety and until amended to exclude single-family neighborhoods, affordable multi-family areas, historic districts and light industrial zones. I 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. I 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. Jay Lee 512 N Gower, Los Angeles, CA 90004

Communication from Public

Name: john
Date Submitted: 04/07/2025 02:08 PM
Council File No: 25-0002-S19

Comments for Public Posting: I oppose SB79 in its entirety and until amended to exclude single-family neighborhoods, affordable multi-family areas, historic districts and light industrial zones. I 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. I 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.

Communication from Public

Name: Michael C. Mahon

Date Submitted: 04/08/2025 09:20 AM

Council File No: 25-0002-S19

Comments for Public Posting: Support for the Resolution to Oppose SB9 (Council File 25-0002-S19) and Opposition to SB79 Honorable Members of the City Council: I oppose SB79 in its entirety and until amended to exclude single-family neighborhoods, affordable multi-family areas, historic districts and light industrial zones. I 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. I 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. Michael C. Mahon 445 N. Irving Blvd. Los Angeles, CA 90004 _____

Communication from Public

Name:

Date Submitted: 04/08/2025 08:57 AM

Council File No: 25-0002-S19

Comments for Public Posting: Support for the Resolution to Oppose SB9 (Council File 25-0002-S19) and Opposition to SB79 Honorable Members of the City Council: I oppose SB79 in its entirety and until amended to exclude single-family neighborhoods, affordable multi-family areas, historic districts and light industrial zones. I 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. I 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. Liza Keckler 300 Block of N. Windsor Blvd.

Communication from Public

Name: Karen Gilman

Date Submitted: 04/08/2025 09:43 PM

Council File No: 25-0002-S19

Comments for Public Posting: Dear Councilmembers, We SUPPORT CF 25-0002-S19! We oppose SB 79 in its current form. This bill allows 65-foot-high apartment buildings within a half-mile radius of transit stops or half-mile radius of bus stops with 15 minute headways and a bus route that utilizes a dedicated bus lane in any portion of it route—without affordability requirements—threatening single-family neighborhoods, affordable multi-family, Historic Districts, and light-industrial zones while lacking critical environmental safeguards. Los Angeles’s Housing Element substantially increases the City’s multi-family housing capacity on transit and commercial corridors while meeting the State’s housing mandates at all levels of affordability and still protects single-family, light industrial and Historic District zones through responsible urban planning. SB 79 undermines this by: - Allowing unnecessary, unchecked development that strains infrastructure and budgets. - Requiring no affordable housing while enabling market-rate construction anywhere as noted above. - Disrupting the City’s efforts to meet mandated, affordability goals and serve transit- dependent residents. - Reducing home ownership opportunities for working- and middle-class families. - Encouraging gentrification by disregarding Historic District protections. - Eliminating light-industrial zones vital for future jobs and work-life balance. Local governments need to be stewards of good urban planning while also answering the State’s housing needs, but they should not become facilitators of bad bills that ignore good planning standards and the well-being of communities. We urge you to oppose SB 79 unless amended to exempt the needless densification of single-family, affordable multi-family, Historic, and light-industrial zones. Sincerely, Karen Gilman 4941 Elmwood Ave. 90004 Larchmont Village