

## Communication from Public

**Name:** Pacific Palisades Community Council  
**Date Submitted:** 06/26/2025 09:13 AM  
**Council File No:** 25-0002-S19  
**Comments for Public Posting:** Please see the attached position letter from Pacific Palisades Community Council (PPCC), opposing SB 79, supporting this council file and requesting that the REIRC take up the matter at the earliest opportunity. Thank you. Christina Spitz, At-large rep, for PPCC



## PACIFIC PALISADES COMMUNITY COUNCIL

June 24, 2025

California State Assembly Housing & Community Development Committee (HCDC): Hon. Matt Haney, Chair;  
Hon. Joe Patterson, Vice-Chair; and all Members of the Assembly HCDC  
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 Assembly HCDC 7/2/25**  
**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 State Assembly HDHC to vote NO on the bill when it is considered in committee on July 2. We further urge our Assemblymember Jacqui Irwin to vote NO on SB 79 should the bill come to her 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

## Communication from Public

**Name:** Westside Regional Alliance of Councils  
**Date Submitted:** 06/26/2025 09:15 AM  
**Council File No:** 25-0002-S19  
**Comments for Public Posting:** Attached is the position letter of the Westside Regional Alliance of Councils (WRAC), opposing SB 79, supporting this council file and requesting that the REIRC take up this matter at the earliest opportunity. Thank you. Christina Spitz, WRAC Vice-Chair



Westside  
Regional  
Alliance of  
Councils

westsidecouncils.com

Bel Air-Beverly Crest Neighborhood Council  
Brentwood Community Council  
Del Rey Neighborhood Council  
Mar Vista Community Council  
Neighborhood Council of Westchester-Playa  
North Westwood Neighborhood Council  
Pacific Palisades Community Council

Palms Neighborhood Council  
South Robertson Neighborhoods Council  
Venice Neighborhood Council  
West LA-Sawtelle Neighborhood Council  
Westside Neighborhood Council  
Westwood Community Council  
Westwood Neighborhood Council

June 25, 2025

California State Assembly Housing & Community Development Committee (HCDC): Hon. Matt Haney, Chair;  
Hon. Joe Patterson, Vice-Chair; and all Members of the Assembly HCDC

Hon. Jacqui Irwin, Assemblymember, AD 42

Hon. Rick Chavez Zbur, Assemblymember, AD 51

Hon. Tina McKinnor, Assemblymember, AD 61

Hon. Isacc Bryan, Assemblymember, AD 55

Hon. Karen Bass, Mayor, City of Los Angeles

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

Hon. Katy Yaroslavsky, LA City Councilwoman, CD 5

Hon. Heather Hutt, LA City Councilwoman, CD 10

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

**Re: OPPOSE SB 79 (Wiener) – hearing in Assembly HCDC 7/2/25**  
**SUPPORT CF 25-0002-S19 – hearing in REIRC pending**

Dear State and City officials:

As many of you know, the Westside Regional Alliance of Councils (WRAC) is a cooperative coalition, founded in 2009, of all fourteen neighborhood and community councils in CDs 5 and 11 and parts of CDs 10 and 4 in Los Angeles – from Westchester/Playa del Rey to Pacific Palisades, and from Venice to South Robertson. Our Alliance collectively represents over 500,000 Angelenos.

For many years, while recognizing the need for positive solutions to the state's affordable housing crisis,<sup>1</sup> WRAC has consistently taken positions opposing statewide legislation that failed to put forth positive solutions and instead provided for streamlined approval of housing development, eliminated local control and/or failed to include an unconditional exemption for parcels in the Very High Fire Hazard Severity Zone (VHFHSZ).<sup>2</sup>

---

<sup>1</sup> See our letter of 8/20/21: <https://westsidecouncils.com/wp-content/uploads/2021/08/WRAC-Letter-CF21-0002-S142.pdf>

<sup>2</sup> All or large portions of three of WRAC's member councils – Pacific Palisades Community Council, Brentwood Community Council and Bel Air-Beverly Crest Neighborhood Council – are located in the VHFHSZ, and have had long experience with wildfires and problems with emergency evacuation due to clogged routes of ingress and egress in hillside areas. Pacific Palisades was of course devastated by the massive Palisades Fire on January 7, 2025; widespread news reports showed the horrific conditions when residents fleeing the fire were forced to abandon cars and make their way out of the area on foot, with flames raging behind them. Forcing more density (more people, more cars) on a streamlined basis (no review of infrastructure capability or public safety impacts), without an unconditional exemption for areas in the VHFHSZ, puts residents and first responders at extreme public safety risk.

As a result, a supermajority (9) of WRAC member councils have passed the following motion or modified versions in keeping with its spirit, which is now an adopted position of WRAC.

*“The Westside Regional Alliance of Councils (WRAC) 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.*

*“WRAC 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.”*

The above motion has been passed by the following WRAC member councils: Bel Air-Beverly Crest NC; Brentwood CC; NC Westchester-Playa del Rey; Pacific Palisades CC;\* South Robertson NC;\* Venice NC;\* Westside NC;\* Westwood CC; Westwood NC (\*modified versions).<sup>3</sup>

In the interest of public safety, we urge the members of the CA State Assembly HDHC to vote NO on the bill when it is considered in committee on July 2. We further urge Assemblymembers representing WRAC member councils (Hon. Jacqui Irwin, Hon. Rick Chavez Zbur, Hon. Tina McKinnor, Hon. Isaac Bryan) 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 – unless amended to exempt municipalities (such as Los Angeles) with a state-approved and compliant Housing Element – proposed by Councilmembers Lee and Park, at the earliest opportunity.

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

Sincerely,

*Robin Greenberg and Chris Spitz*

Robin Greenberg, Chair, and Chris Spitz, Vice-Chair  
Westside Regional Alliance of Councils

---

<sup>3</sup> One WRAC Member Council, North Westwood NC, has filed a statement opposing Cf 25-0002-S19 and supporting SB 79 with the Los Angeles City Council. As of this writing, no other WRAC Member Councils have advised that they have taken a position opposed or effectively opposed to the above WRAC motion. We further note that to date, 13 individual Los Angeles neighborhood councils have filed statements supporting CF 25-0002-S19 and/or opposing SB 79.