

## Communication from Public

**Name:** Chatsworth Neighborhood Council

**Date Submitted:** 07/01/2025 01:12 PM

**Council File No:** 25-0002-S19

**Comments for Public Posting:** Dear Councilmembers, RE: CF 25-0002-S19 / SB 79 As you well know, the city just met the Housing Element (HE) deadline this February by successively demonstrating that the city has the zoning capacity for the required Regional Housing Needs Assessment (RHNA) numbers. This was no small feat and it was done without having to go into single family neighborhoods for which we are grateful. The major component of the Housing Element update is the CHIP Ordinance (Citywide Housing Incentive Program) which will result in significant up zoning and development at a scale we have never seen in High Opportunity areas such as Chatsworth. However, before the ink was dry on our Housing Element, SB 79 was introduced by Senator Wiener, which would permit multi-family housing by-right on single family zoned parcels within 1/2 mile of a major transit stop (which includes a simple crossing of two bus lines within 15 minutes during peak time). This bill not only overrides our Housing Element but overrides the City of Los Angeles police power to make its own land use decisions. This constant meddling, and frankly abuse of power by the State, has to stop. As it stands today, developers have been given huge incentives to develop in the right places such as in commercial or multi-family zones, with incentives that far exceed our specific plans and general zoning regulations, such as within our designated TOC's (transit-oriented communities), not to mention to permit zero parking per AB 2097. There is no need to dismantle single family zoning. The Wiener bill will greatly interfere with the City of Los Angeles ability to provide affordable housing as no affordable units would be required even with greater incentives than what is given now, thus it will be a win-win only for developers. This bill will also result in haphazard development in single family neighborhoods, not to mention make single family properties even more expensive and out of reach for families. Development potential in commercial and multi-family areas will not be achieved if this bill is approved. We 100% agree with Councilman Lee, that the City of Los Angeles needs to stand in OPPOSITION to SB 79. We hope you agree on principal alone and that this Resolution is submitted to the State Legislature as soon as possible. Your swift action will be greatly appreciated.

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As you well know, the city just met the Housing Element (HE) deadline this February by successively demonstrating that the city has the zoning capacity for the required Regional Housing Needs Assessment (RHNA) numbers. This was no small feat and it was done without having to go into single family neighborhoods for which we are grateful. The major component of the Housing Element update is the CHIP Ordinance (Citywide Housing Incentive Program) which will result in significant up zoning and development at a scale we have never seen in High Opportunity areas such as Chatsworth.

However, before the ink was dry on our Housing Element, SB 79 was introduced by Senator Wiener, which would permit multi-family housing by-right on single family zoned parcels within ½ mile of a major transit stop (which includes a simple crossing of two bus lines within 15 minutes during peak time). This bill not only overrides our Housing Element but overrides the City of Los Angeles police power to make its own land use decisions. This constant meddling, and frankly abuse of power by the State, has to stop.

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