

Communication from Public

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Council File No: 25-0002-S19

Comments for Public Posting: Honorable Members of the City Council: I oppose SB 79 in its entirety unless amended to exclude single-family neighborhoods, historic districts and light industrial zones. I request the City Council unanimously approve the Resolution to Oppose SB 79 (Council File 25- 0002-S19). The State of California must not be allowed to undo the efforts that resulted in the passing of the Housing Element. 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 and protecting our communities from needless densification. SB 79 negates and discards this work. It opens single-family neighborhoods, affordable multifamily areas, historic districts and industrial zones to allow the development of apartment buildings as high as seven stories. SB 79 does not require any affordable housing units and does not require any necessary supporting infrastructure. The result will be developers opting 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 developers seek to replace single-family homes with apartment buildings, they will drive up the price of single-family homes as they simultaneously reduce the inventory of single-family homes. I ask for your leadership in opposing SB 79 unless amended to remove single-family neighborhoods, historic districts and light industrial zones from the bill. I experienced this past January in Pacific Palisades the chaos and destruction of the fires and the horror trying to escape. The life and safety of the existing community is essential in the high risk fire zone and SB 79 poses increased density that would cause more danger to all of the residents, businesses, schools and places of worship.