

## Communication from Public

**Name:**

**Date Submitted:** 08/16/2025 07:48 PM

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

**Comments for Public Posting:** Please support SB 79 and drop the opposition. Letting people build more homes near transit is exactly how L.A. grows without sprawl. ? Our neighbors West Hollywood (unanimous) and Santa Monica (6–1) already voted to back it; we shouldn't be the outlier. ? California needs about 2.5 million homes by 2030, including roughly 1 million affordable, this bill puts those homes where they cut commutes and boost Metro. ? It already cleared the State Senate on June 3 (21–13); please put L.A. on the side of solutions. ?

## Communication from Public

**Name:** Nicholas Tatonetti  
**Date Submitted:** 08/16/2025 08:17 PM  
**Council File No:** 25-0002-S19

**Comments for Public Posting:** Dear Councilmembers, I am writing as a Los Angeles resident and single-family homeowner to express my strong support for SB 79, the Abundant & Affordable Homes Near Transit Act. This bill represents a much-needed step forward in addressing our city's intertwined crises of housing affordability, sustainability, and mobility. Los Angeles has invested billions of dollars in expanding its public transit network, from the D Line subway extension through Mid-City to new light rail and bus rapid transit projects across the region. Yet we continue to underutilize this infrastructure by restricting most transit-adjacent land to low-density uses. SB 79 provides a clear, statewide framework to correct this imbalance—ensuring that new housing is built where it makes the most sense: near the transit we've already paid for. As a homeowner in a neighborhood directly benefiting from new heavy rail, I see firsthand how our current zoning prevents us from making the most of these investments. SB 79's tiered approach—allowing mid-rise housing closest to transit while scaling density outward—is both pragmatic and fair. It strikes the right balance between increasing supply, protecting affordability, and ensuring that our growing city develops in a way that is less car-dependent and more climate-resilient. Critically, SB 79 also incorporates affordability and anti-displacement provisions, helping to ensure that the benefits of new housing near transit extend to working families and renters, not just developers. For Los Angeles, where housing scarcity and displacement pressures are among the highest in the state, these protections are essential. I urge the City Council to adopt a formal position of support for SB 79. By doing so, Los Angeles can signal that it is ready to lead on housing reform—embracing growth near transit, reducing our climate footprint, and making our neighborhoods more inclusive for future generations. Thank you for your consideration.

## Communication from Public

**Name:** Jon Rawlings

**Date Submitted:** 08/16/2025 08:35 PM

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

**Comments for Public Posting:** LA needs to support SB 79. We can no longer ignore the housing crisis and only pay lip service to building more homes. We need to take real action and supporting bills like SB79 is the kind of action that can make real change in our city to lower housing costs. If we aren't increasing density near transit then where are we going to build? It's time for bold leadership to get LA out of the housing and homelessness crisis by allowing us to build more housing.

## Communication from Public

**Name:**

**Date Submitted:** 08/16/2025 10:35 PM

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

**Comments for Public Posting:** I strongly urge the council to SUPPORT SB79. Homelessness is a housing problem. To permanently address it, Los Angeles must build homes at a rate far beyond what we've produced over the last several decades. As Professors Colburn and Aldern from the University of Washington document in their research, the evidence is clear: without dramatically increasing housing supply, homelessness will remain unsolved. Vox's Ezra Klein's latest book, Abundance, highlights how Los Angeles' restrictive and discriminatory zoning has prevented us from meeting housing demand. This failure has made our city a national example of poor leadership. Additionally, urban economics research from Urban3 further shows that single-family zoning is not fiscally sustainable—costing the city more in infrastructure and services than it generates in revenue. By contrast, higher-density housing is more fiscally responsible and community-sustaining. SB79 offers one of the most significant opportunities in decades to fix this problem. By upzoning land within a half-mile of Bus Rapid Transit, heavy rail, light rail, and commuter rail stops, the bill aligns new housing with the transit system Angelenos have already voted to fund with billions of tax dollars. It means more housing where it is most sustainable—near jobs, services, and the transit infrastructure we've invested in. This is not in conflict with LA's Housing Element plan: It instead helps accelerate the upzoning it is already planning to do. Passing SB79 is not just a housing policy; it is a moral, fiscal, and environmental imperative. Please, vote to SUPPORT SB79 and give Los Angeles the tools it needs to solve its housing crisis.

## Communication from Public

**Name:** Nick Cron-DeVico  
**Date Submitted:** 08/16/2025 08:58 AM  
**Council File No:** 25-0002-S19

**Comments for Public Posting:** I strongly urge the council to SUPPORT SB79. Homelessness is a housing problem. To permanently address it, Los Angeles must build homes at a rate far beyond what we've produced over the last several decades. As Professors Colburn and Aldern from the University of Washington document in their research, the evidence is clear: without dramatically increasing housing supply, homelessness will remain unsolved. Vox's Ezra Klein's latest book, Abundance, highlights how Los Angeles' restrictive and discriminatory zoning has prevented us from meeting housing demand. This failure has made our city a national example of poor leadership. Additionally, urban economics research from Urban3 further shows that single-family zoning is not fiscally sustainable—costing the city more in infrastructure and services than it generates in revenue. By contrast, higher-density housing is more fiscally responsible and community-sustaining. SB79 offers one of the most significant opportunities in decades to fix this problem. By upzoning land within a half-mile of Bus Rapid Transit, heavy rail, light rail, and commuter rail stops, the bill aligns new housing with the transit system Angelenos have already voted to fund with billions of tax dollars. It means more housing where it is most sustainable—near jobs, services, and the transit infrastructure we've invested in. This is not in conflict with LA's Housing Element plan: It instead helps accelerate the upzoning it is already planning to do. Passing SB79 is not just a housing policy; it is a moral, fiscal, and environmental imperative. Please, vote to SUPPORT SB79 and give Los Angeles the tools it needs to solve its housing crisis.

## Communication from Public

**Name:** Jordan Shalom

**Date Submitted:** 08/16/2025 11:19 AM

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

**Comments for Public Posting:** If we believe housing is a human right we MUST support SB79 upzoning. We need to unlock as many tools as possible for developers to be able to build the housing supply we desperately need.

## Communication from Public

**Name:** RAHL

**Date Submitted:** 08/16/2025 12:12 PM

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

**Comments for Public Posting:** Councilmember Raman, and all LA City Councilmembers: PLEASE SUPPORT ITEM 44!!! I strongly urge you to vote YES on Resolution 25-0002-S19. Our high-fire zones in hillside neighborhoods cannot absorb additional housing without worsening safety concerns. Higher-density housing belongs on major corridors — not in residential neighborhoods. Please stand with the community, and for your constituents, and support responsible development by voting yes.

## Communication from Public

**Name:** Evan Davis-Palley

**Date Submitted:** 08/16/2025 12:47 PM

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

**Comments for Public Posting:** Dear Honorable Council Members, I am writing to express strong support for California Senate Bill 79, which would facilitate transit-oriented housing development throughout our state, including Los Angeles. As you know, Los Angeles faces an acute housing shortage that has driven up costs and displaced residents. SB79 directly tackles this crisis by making it legal to build more multi-family housing near transit stations, where it makes the most environmental and economic sense. I believe this legislation offers significant benefits for our city. By encouraging housing near existing transit infrastructure like Metro rail lines and rapid bus routes, SB79 would reduce car dependency and greenhouse gas emissions. This aligns perfectly with Los Angeles' climate goals and helps residents access jobs and services without relying solely on personal vehicles. The economic advantages are equally compelling. Transit-oriented development supports local businesses, increases ridership for cash-strapped transit agencies like Metro, and provides more affordable transportation options for residents. This is particularly important for working families who spend disproportionate amounts of their income on housing and transportation. Additionally, increased density near transit stations generates more property tax revenue per acre, helping support essential city services without expanding infrastructure to new areas. More residents and businesses in walkable, transit-accessible areas means a stronger tax base that can fund schools, public safety, parks, and infrastructure maintenance that benefits all Angelenos. Rather than continuing sprawling development that strains infrastructure, SB79 promotes efficient use of land near existing transit investments, maximizing the return on public transit spending. The bill also streamlines permitting processes, reducing bureaucratic delays that add costs to housing development and slow desperately needed construction. Los Angeles has extensive transit infrastructure through Metro's rail and bus rapid transit network. SB79 would allow buildings between four and seven stories near these stations, creating vibrant, walkable neighborhoods while preserving single-family areas further from transit. These neighborhoods would NOT be "ruined" as detractors seem to think, but instead would be more lively and vibrant than ever. I believe this legislation represents smart, sustainable growth that

addresses housing affordability while supporting our climate goals and transit investments. I hope you'll consider supporting SB79 as it moves through the legislative process. Our city has the opportunity to be a leader in creating more sustainable, affordable communities. Thank you for your time and consideration.  
Sincerely, Evan Davis-Palley 90027

## Communication from Public

**Name:** Guy Franklin

**Date Submitted:** 08/16/2025 01:25 PM

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

**Comments for Public Posting:** Opposing SB79 is incredibly if we want to be taken seriously as a city, especially ahead of the Olympics, where we'll have every set of eyes on us. SB79 allows us to build housing for people. It doesn't have to be affordable, it just has to exist. We have an insane amount of homeless people, primarily because we don't have enough housing. Karen Bass has already done enough damage to this city, lets allow housing to get built near transit so we can lower our emissions, and lower the amount of homeless on our streets.

## Communication from Public

**Name:** Gabbie Metheny  
**Date Submitted:** 08/16/2025 01:57 PM  
**Council File No:** 25-0002-S19

**Comments for Public Posting:** I am a car-free, apartment-dwelling Angeleno and mother of two in CD1, one of the densest, most transit-reliant districts in the city, and I am outraged that Councilmember Lee, whose district is among the least dense and includes only three qualifying transit stops, would attempt to sway the Council to oppose SB 79. There has been rampant misinformation spreading about SB 79 and where it would effectively upzone small pockets of neighborhoods. The current version of SB 79 that is before the legislature only allows for denser housing within 0.5 mi of train and bus rapid transit (BRT) stops, so essentially any stops on lines that appear on a Metro train system map or a Metrolink system map. Los Angeles only has two BRT lines (G, former Orange line, and J, former Silver line), so it applies primarily to train stations within our city limits. The tallest construction is only permitted within 0.25 mi of a train or BRT stop (or roughly 2-3 city blocks). Some of the loudest and most misinformed SB 79 outrage has come from residents of the Pacific Palisades and Larchmont, neither of which is within 0.5 mi of a qualifying train or BRT stop. Let that sink in: SB 79 will IN NO WAY impact the Pacific Palisades. SB 79 will IN NO WAY impact Larchmont. And SB 79 will impact Councilmember Lee's district minimally, as his district contains only three qualifying stops while being much larger geographically than other districts in Los Angeles. The passage of SB 79 does not mandate the construction of apartment buildings: it merely makes it legal to build them in more places. I have lived in the same transit-accessible apartment in CD1 for more than 12 years: it's where I've raised my children, and where my middle school student is now learning how to take public transit to school on his own. He wants to continue living in Los Angeles after he's moved out, and I hope the Council can have the foresight to realize that we are crushing the future of this city when we prioritize NIMBY single family zoning and cars over a walkable, transit-rich and climate change-fighting future. NO to NIMBY regress. YES to SB 79 and a city that is forward-thinking and cares about the current and future well-being of its residents.

## Communication from Public

**Name:** Tom Jakubowski  
**Date Submitted:** 08/16/2025 02:17 PM  
**Council File No:** 25-0002-S19

**Comments for Public Posting:** I have lived and worked in the city of Los Angeles for the past fifteen years. I strongly urge the council to lodge their support for SB79's passage in the state Assembly. SB79's opponents make emotionally charged arguments about "preserving neighborhood character". They make these arguments because the facts aren't on their side. The fact is: Los Angeles is facing a serious fiscal crisis. Costs for city services are going up, and revenues aren't rising to meet them. Something is gonna have to give: the city has to raise more money, or else they will have to cut the budget for essential services: the fire department, police, sanitation, LADO. The fact is: in our city and in all cities across the country, single family homes are a net drag on city finances. Single family homes simply do not supply sufficient tax revenue to fund the infrastructure and services which serve them. Basic geometry dictates this. Against the background of California's tax policy, including Proposition 13, this is a serious problem for Los Angeles. SB79 would allow for dense, multi-family development in exactly the place it makes the most sense: near mass public transit stations. Developers building multi-family homes will supply the city with additional revenue in the form of developers fees. Taxpayers who move in to these new dense, multi-family developments will be a net positive for the city's finances. These new urban residents situated near mass transit would use it, and help Metro with their own budget shortfall. It would be a suicidal act, one of utter foolishness, for the city to oppose SB79. I urge the council and mayor not to give in to emotional arguments, to face reality, and to support the passage of this badly needed bill.

## Communication from Public

**Name:** Encino Property Owners Association

**Date Submitted:** 08/16/2025 02:59 PM

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

**Comments for Public Posting:** The Encino Property Owners Association (EPOA) represents over 1,760 single family resident households and since 1964 has advocated for the protection of residential neighborhoods in our Encino community. We strongly support the proposed City Council resolution to OPPOSE SB 79 as written because it would open the door to incompatible and impactful high density apartments in single family residential neighborhoods throughout Los Angeles. Along with virtually all other homeowner groups in the City of Los Angeles, we support more multi family housing along transit corridors that have the infrastructure to support such higher density. The City recently adopted an updated Housing Element which provides a blueprint for more needed multi family housing while protecting single family residential neighborhoods. Thank you for your consideration. Rob Glushon, President

## Communication from Public

**Name:** Scott Shackford

**Date Submitted:** 08/16/2025 03:25 PM

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

**Comments for Public Posting:** SB 79 is good for the citizens of Los Angeles and should be supported by residents and City Council. We are in dire need of more housing in this city, and SB 79 aligns with the city's own public transportation goals. That members of City Council and even the mayor might oppose this bill is a baffling decision that serves only NIMBYs who are more than willing to let others suffer and struggle to find places to live in order to keep prices high. I support this bill.

## Communication from Public

**Name:** susan millmann and steve clare

**Date Submitted:** 08/16/2025 04:40 PM

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

**Comments for Public Posting:** The Council must support SB79, which creates the opportunity for increasing affordable housing. Los Angeles' lack of affordable housing has negatively impacted all aspects of life. It is undisputed that lack of housing has caused the explosion of unhoused people, over 70K in LA County and over 40K in our City. The Mayor called a state of emergency to address the housing crisis as one of her first actions after her election. Opposition to SB 79 is wrong, immoral and indefensible. Please support SB79.

## Communication from Public

**Name:** Barry Kane

**Date Submitted:** 08/16/2025 05:44 PM

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

**Comments for Public Posting:** SB 79 is a much needed housing bill for our future and for a better LA that has enough housing for everyone, more tax dollars to support services, happier more connected residents who feel ownership in the city and it will also add more foot traffic to support local businesses and will give greater affordability for both renters and buyers, with less pressure on existing neighborhoods housing supply. Win-Win!! With an abundant housing supply, especially near transit, SB 79 is the right thing to do and is the smart bill we need for CA and LAs future.