

Communication from Public

Name: Jeffrey Michael Kalban
Date Submitted: 03/06/2026 07:54 AM
Council File No: 25-1083
Comments for Public Posting: United Neighbors changes its support to Option C1 regarding the implementation of SB 79.



March 5, 2026

United Neighbors, representing a formidable, citywide coalition of neighborhood organizations, upon reconsideration of the options formally **supports Citywide Implementation Option C1**, (Council File CF 25-1083).

C1 is the more equitable path forward for all LA communities. C1 would delay implementation of SB 79 in low-resource areas, high fire severity zones, HPOZs, and low sea level areas until 2030. Option C1 proactively “incentivizes” all qualifying single-family and low-density neighborhoods to allow three story apartment buildings with 4-16 units, rather than the seven-story apartment buildings mandated under SB 79 and includes these incentives for neighborhoods near rail stops not exempted by C2.

We continue to condition our support of C1 on the following:

1. The proposed density changes must be clearly defined as an “**incentive**” program, not a rezoning or upzoning of these neighborhoods allowing the incentives to be withdrawn if SB 79 is amended or repealed.
2. All existing setback requirements of the underlying zoning must be maintained.
3. All affected property owners and residents must receive **mailed notification** of the proposed changes to ensure robust outreach beyond online notifications.

Respectfully,

Maria Pavlou Kalban

Cindy Chvatal-Keane

Jeff Kalban

United Neighbors

United Neighbors

United Neighbors

Communication from Public

Name: Jeffrey M Kalban

Date Submitted: 03/06/2026 07:56 AM

Council File No: 25-1083

Comments for Public Posting: I support the Citywide Implementation of Option C1, which would delay implementation of SB 79 in low-resource areas, high fire severity zones, HPOZs, and low sea level areas until 2030. Option C1 also proactively incentivizes qualifying single-family and low-density neighborhoods to allow three-story apartment buildings with 4–16 units. However, our support for Option C1 is expressly conditioned on the following: 1. The proposed changes must be clearly defined as an incentive program, not a rezoning or upzoning, and must be explicitly structured so that the incentives can be withdrawn if SB 79 is amended or repealed. 2. All existing setback requirements of the underlying zone must be maintained. 3. All property owners and residents affected by SB 79 must receive mailed notification of the proposed changes to ensure robust outreach beyond online notices.

Communication from Public

Name: Mark Brown

Date Submitted: 03/05/2026 03:06 PM

Council File No: 25-1083

Comments for Public Posting: Please withdraw my previous comment supporting option C2 and replace with the following comment in support of Option C2: I, Mark Brown, upon reconsideration of the options formally support Citywide Implementation Option C1, (Council File CF 25-1083). C1 is the more equitable path forward for all LA communities. C1 would delay implementation of SB 79 in low-resource areas, high fire severity zones, HPOZs, and low sea level areas until 2030. Option C1 proactively “incentivizes” all qualifying single-family and low-density neighborhoods to allow three story apartment buildings with 4-16 units, rather than the seven-story apartment buildings mandated under SB 79 and includes these incentives for neighborhoods near rail stops not exempted by C2. I continue to condition my support of C1 on the following: 1. The proposed density changes must be clearly defined as an “incentive” program, not a rezoning or upzoning of these neighborhoods allowing the incentives to be withdrawn if SB 79 is amended or repealed. 2. All existing setback requirements of the underlying zoning must be maintained. 3. All affected property owners and residents must receive mailed notification of the proposed changes to ensure robust outreach beyond online notifications. Thank you, Mark Brown Sherman Oaks

Communication from Public

Name: Stephen Randall
Date Submitted: 03/06/2026 12:21 AM
Council File No: 25-1083

Comments for Public Posting: United Neighbors, representing a formidable, citywide coalition of neighborhood organizations, upon reconsideration of the options formally supports Citywide Implementation Option C1, (Council File CF 25-1083). C1 is the more equitable path forward for all LA communities. C1 would delay implementation of SB 79 in low-resource areas, high fire severity zones, HPOZs, and low sea level areas until 2030. Option C1 proactively “incentivizes” all qualifying single-family and low-density neighborhoods to allow three story apartment buildings with 4-16 units, rather than the seven-story apartment buildings mandated under SB 79 and includes these incentives for neighborhoods near rail stops not exempted by C2. We continue to condition our support of C1 on the following: 1. The proposed density changes must be clearly defined as an “incentive” program, not a rezoning or upzoning of these neighborhoods allowing the incentives to be withdrawn if SB 79 is amended or repealed. 2. All existing setback requirements of the underlying zoning must be maintained. 3. All affected property owners and residents must receive mailed notification of the proposed changes to ensure robust outreach beyond online notifications. Thank you, Stephen Randall