

Communication from Public

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Council File No: 25-1083

Comments for Public Posting: I am writing in support of Approach C, Option1 (C-1), as described in the Planning Department recommendation letter of February 18, 2026, for the implementation of SB 79 by the City of Los Angeles. Approach C-1 is a judicious approach that allows lower-rise, lower-density, missing-middle, multi-family buildings to be built as offsets in eligible single-family residential areas. In addition, I request that the City Council stand firm and require the following in conjunction with Approach C-1: 1. Requirement that all properties impacted by SB 79 development need to have plans and proof of financing before a demolition permit can be issued. And that the approval process for plans under SB 79 not allow for any "remodels" that then turn into full demolitions. 2. Notification by mail to all single-family property owners currently or potentially affected by SB 79 that their single-family properties may be reclassified with incentives to permit higher density uses. Under SB 79, close to 66% of single family properties may be reclassified with these incentives. It is unconscionable to initiate such a massive de facto "upzoning" without actively informing all affected individuals. 3. Assurance, by ordinance, that there will be no changes to zoning classifications (e.g, R-1) made by allowing the "incentives" in (2) above, and that if SB 79 is repealed or amended, in whole or in part, these incentive(s) be revoked. 4. Stipulation that any City SB 79 implementation actions include written justification for the position that the action taken is exempt from California Environmental Quality Act (CEQA) regardless of the Planning Department's interpretation that SB 79 implementation is exempt from the provisions of CEQA. A full CEQA analysis would likely disclose potentially significant impacts on air quality, transportation, and the City's aging infrastructure systems. Robert Eisele 359 S. Citrus Ave. Los Angeles, CA 90036 CD5