

## Communication from Public

**Name:** Paola Pini

**Date Submitted:** 03/04/2026 01:53 PM

**Council File No:** 25-1083

**Comments for Public Posting:** I support the Citywide Implementation Option C2 which would delay implementation of SB 79 in low-resource areas, high fire severity zones, HPOZs, and low sea level areas until 2030. Option C2 also proactively “incentivizes” qualifying single-family neighborhoods to allow three story apartment buildings with 4-16 units, rather than the seven-story apartment buildings mandated under SB 79. This option would still permit SB 79 compliant developments near existing rail stations. The Planning Department clearly stated that rezoning/upzoning was not the intent of the C2 option. Our support for C2 is expressly conditioned 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defined as an “incentive” program, not a rezoning or upzoning of these neighborhoods allowing the incentives to be withdrawn if SB 79 is amended or repealed. 2.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. Council File CF 25-1083

## Communication from Public

**Name:** Laura Chapin

**Date Submitted:** 03/05/2026 12:26 PM

**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defined as an “incentive” program, not a rezoning or upzoning of these neighborhoods allowing the incentives to be withdrawn if SB 79 is amended or repealed. 2.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

## Communication from Public

**Name:** Westside Neighborhood Council

**Date Submitted:** 03/05/2026 12:43 PM

**Council File No:** 25-1083

**Comments for Public Posting:** The Westside Neighborhood Council, representing 80,000 stakeholders, 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, Terri Tippit, Chair

## Communication from Public

**Name:** Henry Smith

**Date Submitted:** 03/05/2026 05:18 PM

**Council File No:** 25-1083

**Comments for Public Posting:** C3 would adds seven stories to our neighborhoods and must not be passed by City Council. C1 would be preferable to that. However, we MUST amend or repeal SB 79. 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.

## Communication from Public

**Name:** Mark Brown

**Date Submitted:** 03/05/2026 03:16 PM

**Council File No:** 25-1083

**Comments for Public Posting:** Please withdraw my previous comment in support of Option C2 and replace with the following in support of C1: 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:** B Cobb

**Date Submitted:** 03/05/2026 09:57 AM

**Council File No:** 25-1083

**Comments for Public Posting:** I support the Citywide Implementation Option C2 which would delay implementation of SB 79 in low-resource areas, high fire severity zones, HPOZs, and low sea level areas until 2030. Option C2 also proactively “incentivizes” qualifying single-family neighborhoods to allow three story apartment buildings with 4-16 units, rather than the seven-story apartment buildings mandated under SB 79. This option would still permit SB 79 compliant developments near existing rail stations. The Planning Department clearly stated that rezoning/upzoning was not the intent of the C2 option. Our support for C2 is expressly conditioned 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. Council File CF 25-1083 Thank you,  
B Cobb