

Communication from Public

Name: Chris Shanley

Date Submitted: 03/11/2026 11:20 PM

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 SB79 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 further require the following in conjunction with Approach C-1:

1. Clarification that all properties within the boundaries of all HPOZs, City-designated Historic Districts and sites/areas designated on the National Register of Historic Places will be fully protected from SB 79 development. As this protection may last for only three (3) years, the City must also allocate all necessary resources to immediately initiate the development of Alternative Plans to ensure these areas remain protected on-going.
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 SB79, 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 that their fundamental quality of life is at stake.
3. Assurance, by ordinance, that there will be no changes to zoning classifications (e.g, R-1, etc.) made by allowing the "incentives" in (2) above, and if SB79 is repealed or amended, in whole or in part, that these incentive(s) be revoked.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.

Chris Shanley 409 N. Arden Blvd.
(400 Block) Larchmont Village, 90004

Communication from Public

Name: Jill Young Manson
Date Submitted: 03/10/2026 04:32 PM
Council File No: 25-1083
Comments for Public Posting: Good Afternoon, I urge you to vote for the C1 option of SB79 as it seems to be the least damaging.

Communication from Public

Name: Cecily Harrison
Date Submitted: 03/11/2026 10:50 PM
Council File No: 25-1083

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Communication from Public

Name:

Date Submitted: 03/11/2026 08:57 PM

Council File No: 25-1083

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Lauren Fritzinger 616 Wilcox Avenue LA, CA 90004

Communication from Public

Name: Elizabeth

Date Submitted: 03/11/2026 09:08 PM

Council File No: 25-1083

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Communication from Public

Name: JThompson

Date Submitted: 03/11/2026 09:01 AM

Council File No: 25-1083

Comments for Public Posting: In regards to SB 79 we request the Council members vote for C1 and keep the height of high rises to a minimum of three floors. We believe that adding tall high rises will overwhelm the residential community with far too many occupants and make it a dangerous situation for evacuation during fires or earthquakes. Safety is our biggest concern. Thank you

Communication from Public

Name: Terry Tegnazian

Date Submitted: 03/11/2026 11:32 AM

Council File No: 25-1083

Comments for Public Posting: Upon reconsideration of the options, I wish to revise my former comment and replace it with support for 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 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, Terry Tegnazian Westwood