

Communication from Public

Name: Paige

Date Submitted: 03/12/2026 07:24 AM

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 made by allowing the "incentives" in (2) above, and if SB79 is repealed or amended, in whole or in part, that these incentive(s) be revoked.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.

Communication from Public

Name:

Date Submitted: 03/12/2026 09:04 AM

Council File No: 25-1083

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Communication from Public

Name: Mark Daley

Date Submitted: 03/12/2026 09:05 AM

Council File No: 25-1083

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Mark Daley 5011 Elmwood Ave.
Los Angeles, CA 90004

Communication from Public

Name:

Date Submitted: 03/12/2026 09:27 AM

Council File No: 25-1083

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Concerned resident Clinton Street 90004

Communication from Public

Name:

Date Submitted: 03/12/2026 09:44 AM

Council File No: 25-1083

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Communication from Public

Name: Eric Abrams

Date Submitted: 03/12/2026 10:30 AM

Council File No: 25-1083

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Eric Abrams 588 N Lucerne Blvd
90004

Communication from Public

Name: Lex

Date Submitted: 03/12/2026 12:57 PM

Council File No: 25-1083

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Lex 500 block Beachwood Dr
Larchmont 90004

Communication from Public

Name: Carmela Bosko

Date Submitted: 03/12/2026 12:07 PM

Council File No: 25-1083

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Carmela Bosko, 220 S. Lucerne Blvd. Windsor Square, 90004, District 13

Communication from Public

Name: M. Gonzales

Date Submitted: 03/12/2026 04:26 PM

Council File No: 25-1083

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Thank you, M. Gonzales

Communication from Public

Name: Mary Gregory

Date Submitted: 03/12/2026 02:25 PM

Council File No: 25-1083

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Mary Gregory Gower St./Larchmont Village Los Angeles, 90004

Communication from Public

Name: Caitlin

Date Submitted: 03/12/2026 02:53 PM

Council File No: 25-1083

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Caitlin Cohen 620 N Cahuenga Blvd. Los Angeles, CA 90004

Communication from Public

Name: Encino Property Owners Association

Date Submitted: 03/12/2026 10:43 AM

Council File No: 25-1083

Comments for Public Posting: The ENCINO PROPERTY OWNERS ASSOCIATION (EPOA) strongly supports the Citywide Implementation 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. Option C1 should expressly condition the following: 1. The proposed changes must be clearly defined as an incentive program, not a rezoning or upzoning. 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. EPOA represents over 1,750 Encino homeowners and residents and since 1964 has fought to protect residential neighborhoods and the Encino community on issues including Land Use and Development, Public Safety, Traffic and Transportation and other issues. Our 17-Member Board of Directors have extensive involvement in numerous civic and community organizations including religious institutions, schools, youth sports and charitable groups. We support additional housing - especially affordable housing which is not included in SB 79 - on transit corridors that have the infrastructure to support such added density and which provides for more compatible, less impactful development. Protecting single family neighborhoods and having more housing is not a choice. We can have BOTH. Rob Glushon President