

Communication from Public

Name: Michael Gilman
Date Submitted: 03/12/2026 06:13 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 made by allowing the "incentives" in (2) above, and if SB79 is repealed or amended, in whole or in part, that these incentive(s) be revoked. 4.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. Michael Gilman 4941 Elmwood Avenue

Communication from Public

Name:

Date Submitted: 03/13/2026 06:24 PM

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Communication from Public

Name: Century Glen Homeowners Association
Date Submitted: 03/13/2026 06:39 PM
Council File No: 25-1083
Comments for Public Posting: Summary: In a regular board meeting of Century Glen HOA, the board voted to SUPPORT Council file #25-1083 IF AMENDED to include citywide implementation of Option C1 as locally preferred option

Re: CF25-1083

3-10-2026

Summary: In a regular board meeting of Century Glen HOA, the board voted to SUPPORT Council file #25-1083 IF AMENDED to include citywide implementation of Option C1 as locally preferred option

The Century Glen Homeowners Association representing approximately 1200 households reviewed the options and voted to support of CF25-1083 conditioned on the Citywide Implementation Option C1, and 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 as single family (R1)
3. All affected property owners and residents must receive mailed notification of the proposed changes to ensure robust outreach beyond online notifications.

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.

Sincerely,
Sheida Ashley, President
Century Glen HOA

Communication from Public

Name: Sheida Ashley

Date Submitted: 03/13/2026 06:43 PM

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Thank you, Sheida Ashley, LA 90064

Communication from Public

Name: Barbara Broide

Date Submitted: 03/13/2026 12:14 PM

Council File No: 25-1083

Comments for Public Posting: The Council File motion requested a report back to Council on the costs to update the infrastructure and utility systems to support the projected increases in density under SB 79. There is no such report in the Council File. How can the Council consider approval without any knowledge as to the cost to implement? What are the Council and the City doing to get an extension of time for the creation of real Local Alternative Plans rather than a blanket program that sacrifices neighborhoods to save others without any public participation in a true planning process. Why hasn't legislation to extend the deadline been pursued? Why hasn't the City used its bully pulpit? Who decided that this was a good set of options? It is not. Years of community planning are going down the drain. LA has one of the largest planning departments in the country; soon it should be renamed from Planning Dept. to Entitlement Dept. It is shameful. Where are the voices of planners who should be speaking up to Sacramento electeds from Northern California who have very specific agendas and who do not choose to recognize the differences between the Bay Area and Southern California? By failing to stand up for local planning, this City has served to empower Scott Wiener and his peers to go further and further to take away local land use authority. 40 housing bills last year? How can any city keep up with the constant barrage? It will never stop unless the City stands up and uses its power and voice. Don't leave it to the little cities to fight. Join with them and be loud and speak up for your historic communities, your neighborhoods, your Housing Element plan that you invested significant work and energy to creating. The Planning Dept. and the City Council as well as the Mayor need to stop pretending that the Scott Wiener bills are going to solve housing affordability and homelessness. They are not. They will, however, destroy stable neighborhoods, bankrupt the City as it attempts to maintain a reasonable level of utility and public services to meet the placement of new density as directed by developers, speculators and others in their quest to make a quick buck. The future of the City is at risk. The City has been set up to fail in pursuit of unattainable RHNA goals. It is time that LA challenged those numbers and/or the Builders Remedy threat and spoke truth to Sacramento. The world changed since RHNA numbers were assigned and they cannot be met. Even if every lot in the city

were rezoned the goals would not be met. So, why is the City supporting this masquerade? So Cal legislators in Sacramento need to be educated. LA's lobbyists need to be instructed to fight for local land use authority. WAKE UP!!! It is nearly too late.

Communication from Public

Name: Brianna

Date Submitted: 03/13/2026 12:32 PM

Council File No: 25-1083

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Brianna Larchmont, 90004

Communication from Public

Name:

Date Submitted: 03/13/2026 12:38 PM

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Grace Fritzing 244 South Muirfield Rd. Los Angeles, CA 90004

Communication from Public

Name: Barbara Jefferies

Date Submitted: 03/13/2026 10:19 AM

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Barbara Jefferies 585 North Lucerne Blvd. Larchmont Village 90004