

Communication from Public

Name: Joy Wingard

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 made by allowing the "incentives" in (2) above, and if SB79 is repealed or amended, in whole or in part, that these incentive(s) be revoked.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

Joy Wingard 304 N. Rossmore Ave.,
Apt. 48 Los Angeles, CA 90004