

Communication from Public

Name: Joseph C. Steins
Date Submitted: 03/16/2026 07:05 PM
Council File No: 25-1083

Comments for Public Posting: March 16 2026: As a resident of the Miracle Mile for over 55 years, I respectfully request your support of Option C1 of the Citywide SB 79 Implementation plan because it provides the city with the the most flexibility of any of the other options. Option C-1 would delay implementation of SB 79 in low-resource areas, high fire severity zones, HPOZs, and low sea level areas until 2030 and will proactively "incentivize" eligible single-family and low-density neighborhoods to allow three-story apartment buildings with 4–16 units. Option C1 should expressly require and condition the following: A) There will be no changes to the underlying zoning classification; that is to say, the existing zone stays the same. Additionally, these incentives should be revoked if SB 79 is amended or repealed. B) All existing setback requirements of the underlying zone must be maintained without modification. C) All property owners and residents currently or potentially affected by SB 79 must receive mailed notification of the proposed changes that would allow higher density apartments on their and their neighbors' property. This will ensure robust outreach beyond online notices. D) Historic Preservation Overlay Zones (HPOZs) should not be treated differently based on the date or time of designation (i.e. before 2015, for example). The Miracle Mile Residential Association together with its residents paid almost \$100,000 to provide the necessary documentation to demonstrate that the Miracle Mile met the criteria to be determined as an Historic Preservation Overlay Zone. SB 79 should not be permitted to strip it of that protection. E) SB 79 attempts to provide more affordable housing in California but nothing in SB 79 requires such affordable housing so long as the building does not have ore than 10 units. The Miracle Mile has more renters than home-owners and many of those rental units are pre 1979, and thereby are under rent control. F) Local planning is always more efficient that centralized planning. If SB 79's goal is truly to provide affordable housing, then why does it only apply to Los Angeles, San Francisco, Alameda, Santa Clara, San Mateo, Sacramento, and San Diego? (Well, because SB 79 passed by just one vote in the legislation, only because the rest of California received assurances that their community would not be impacted if they voted for it! Talk about bribery!) Joseph C. Steins, 1052 South Sierra Bonita, Los Angeles, CA 90019

Communication from Public

Name: Janet Hoernschemeyer

Date Submitted: 03/16/2026 02:07 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 SB 79 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 require the following in conjunction with Approach C-1: 1. Requirement that all properties impacted by SB 79 development need to have plans and proof of financing before a demolition permit can be issued. And that the approval process for plans under SB 79 not allow for any "remodels" that then turn into full demolitions. 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 SB 79, 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. 3. Assurance, by ordinance, that there will be no changes to zoning classifications (e.g, R-1) made by allowing the "incentives" in (2) above, and that if SB 79 is repealed or amended, in whole or in part, 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. Best, Janet Hoernschemeyer 444 S Mansfield Ave Los Angeles, CA 90036 Council District 5

Communication from Public

Name: Steven Swartz

Date Submitted: 03/16/2026 11:17 AM

Council File No: 25-1083

Comments for Public Posting: I am writing in support of Approach C, Option 1 (C-1), as described in the Planning Department recommendation letter of February 18, 2026, for the implementation of SB 79 by the City of Los Angeles. Approach C-1 is a balanced approach that allows lower-rise, lower-density, missing-middle multi-family buildings to be built as offsets in eligible single-family residential areas.

Communication from Public

Name: Fred Pohl

Date Submitted: 03/16/2026 11:46 AM

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Communication from Public

Name: Juanita R Kempe

Date Submitted: 03/16/2026 12:07 PM

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Communication from Public

Name: Juanita R Kempe

Date Submitted: 03/16/2026 12:09 PM

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