

Communication from Public

Name: Patricia Maynard-Oliver

Date Submitted: 03/19/2026 04:30 PM

Council File No: 25-1083

Comments for Public Posting: Planning Department recommendation letter of February 18, 2026, for the implementation of SB79 by the City of Los Angeles. In addition, I request that the City Council stand firm and further require the following in conjunction with Option 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 sensitive 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 made by allowing the "incentives" in (2) above, and if SB79 is repealed or amended, in whole or in part, that these incentive(s) be revoked. 4.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: Joel King

Date Submitted: 03/19/2026 04:37 PM

Council File No: 25-1083

Comments for Public Posting: Honorable Members of the City Council: 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. We have all these vacant lots along Pico/Sepulveda and many do not back up to single family homes. Hopefully, this is where higher density development can be focused! Thank you! Joel King

Communication from Public

Name:

Date Submitted: 03/19/2026 04:38 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. In addition, I request that the City Council stand firm and further require the following in conjunction with Option 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 sensitive 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. Carolyn Broner 90025

Communication from Public

Name: Hussenjian Family
Date Submitted: 03/19/2026 04:08 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. In addition, I request that the City Council stand firm and further require the following in conjunction with Option 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 sensitive 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. Hussenjian Family 1915 Westholme Ave, LA 90025

Communication from Public

Name: David Oliver

Date Submitted: 03/19/2026 04:24 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. In addition, I request that the City Council stand firm and further require the following in conjunction with Option 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 sensitive 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: Barbara Engel

Date Submitted: 03/19/2026 05:45 PM

Council File No: 25-1083

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Communication from Public

Name: Jeffrey A. Berman

Date Submitted: 03/19/2026 05:48 PM

Council File No: 25-1083

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Communication from Public

Name: Marco Ventura

Date Submitted: 03/19/2026 06:03 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. In addition, I request that the City Council stand firm and further require the following in conjunction with Option 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 sensitive 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. Marco Ventura Los Angeles 90025

Communication from Public

Name: Susan Berman

Date Submitted: 03/19/2026 06:11 PM

Council File No: 25-1083

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Communication from Public

Name: Mel Frohman

Date Submitted: 03/19/2026 07:30 PM

Council File No: 25-1083

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Communication from Public

Name:

Date Submitted: 03/19/2026 07:30 PM

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Communication from Public

Name:

Date Submitted: 03/19/2026 07:46 PM

Council File No: 25-1083

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Communication from Public

Name: Noriyoshi & Miyako Tachibana

Date Submitted: 03/19/2026 10:44 PM

Council File No: 25-1083

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Communication from Public

Name: K Boyarsky

Date Submitted: 03/19/2026 08:03 PM

Council File No: 25-1083

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Communication from Public

Name:

Date Submitted: 03/19/2026 08:23 PM

Council File No: 25-1083

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Communication from Public

Name: Andrea Chang

Date Submitted: 03/19/2026 09:23 PM

Council File No: 25-1083

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Communication from Public

Name: Ke Zhang

Date Submitted: 03/19/2026 09:25 PM

Council File No: 25-1083

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Communication from Public

Name: Alex Zhang

Date Submitted: 03/19/2026 09:26 PM

Council File No: 25-1083

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Communication from Public

Name: Rui Zhang

Date Submitted: 03/19/2026 09:29 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. In addition, I request that the City Council stand firm and further require the following in conjunction with Option 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 sensitive 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. Rui Zhang West Los Angeles

Communication from Public

Name: Gang Zhang

Date Submitted: 03/19/2026 09:31 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. In addition, I request that the City Council stand firm and further require the following in conjunction with Option 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 sensitive 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. Gang Zhang zip code: 90025

Communication from Public

Name: Tong Feng

Date Submitted: 03/19/2026 09:32 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. In addition, I request that the City Council stand firm and further require the following in conjunction with Option 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 sensitive 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. Tong Feng West Los Angeles

Communication from Public

Name: Qiang Zhang

Date Submitted: 03/19/2026 09:33 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. In addition, I request that the City Council stand firm and further require the following in conjunction with Option 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 sensitive 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. Qiang Zhang zip code 90025

Communication from Public

Name: James Zhang

Date Submitted: 03/19/2026 09:34 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. In addition, I request that the City Council stand firm and further require the following in conjunction with Option 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 sensitive 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. James Zhang

Communication from Public

Name: Richard Shaw, Council District 5

Date Submitted: 03/19/2026 09:59 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. In addition, I request that the City Council stand firm and further require the following in conjunction with Option 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 sensitive 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: 03/19/2026 09:52 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. Kristen Tostado Windsor Square, Los Angeles, 90004 _____

Communication from Public

Name:

Date Submitted: 03/19/2026 11:51 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. 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. David Jung 923 S Mansfield Ave Los Angeles

Communication from Public

Name: Karen Bauer

Date Submitted: 03/18/2026 10:23 AM

Council File No: 25-1083

Comments for Public Posting: Do not turn our historic neighborhood into a concrete gridlock jungle!

Communication from Public

Name: Celeste Wolfe

Date Submitted: 03/17/2026 10:02 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." I need the candidates for new governor of California and mayor of Los Angeles to understand the "Affordable Development Scam" where developers are NOT returning affordable units 1:1 for the redeveloped R2 rent-controlled units. What happens is a 2 story apartment of 10-12 units is destroyed for a new 7-10 story rebuild (gentrification) in a single family home neighborhood. The scam is they return 2-3 bachelor or studio apartments as low or very low income units (\$25-40K/year earners) while charging the rest of the units as "market rate" which continues the trend of a permanent renter class that continues to be unaffordable. What happens is this "affordable" redevelopment has destroyed a two-story unit of ten to twelve 1-2-3 bedroom R2 low income units. They end up NOT meeting the state's RHNA numbers which causes zoning changes that you did not vote for. So the change is R1 and R2 plots get changed to R3 multi-family housing. This causes a single family neighborhood to become multi-family apt neighborhood. This destroys the next generation's ability to OWN land and a house. Los Angeles then becomes like NYC, Tokyo, Singapore, Hong Kong, Shang-Hai and NOT AFFORDABLE WITH A PERMANENT RENTER CLASS. When you buy a house, you lock in your mortgage. As a renter you are subject to rising rental costs that you do not control with not being able to lock down your housing payments. This is the "Affordable" development scam that will create a permanent renter class in dense urban cities. I will support the candidate who sees this scam and regulates "Affordable" development with local city and neighborhood planning. Be aware NYC is so expensive because almost all housing are rentals. What is happening is places like Los Angeles, San Francisco, Sacramento, San Diego, Long Beach, etc will become Singapore, Hong Kong, Tokyo, Shang-hai with apartment living being a family in a 625' one bedroom or bachelor for "low/very low income" folks (\$25-40K/year), while the rest of new 150-200 two-three bedroom

units remain "market rate" unaffordable. This is the hidden creation of a permanent renter class in urban cities with a clear economic divide.

Communication from Public

Name: William Newby
Date Submitted: 03/17/2026 01:38 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. 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. William Newby 547 North Cherokee Avenue, LA, CA 90004

Communication from Public

Name: John harris
Date Submitted: 03/17/2026 02:02 PM
Council File No: 25-1083
Comments for Public Posting: Please donot allow