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SHERMAN OAKS HOMEOWNERS ASSOCIATION

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March 6, 2026

VIA EMAIL

Los Angeles City Council

clerk.cps@lacity.org

PLUM Committee Clerk

clerk.plumcommittee@lacity.org

RE: REVISED Support for Planning Department Report Option C1 (Dated February 16, 2026) regarding SB 79 Implementation – Council File No. 25-1083

Honorable Council Members,

In a letter to you dated March 4, 2026, we indicated our support for Option C2 in the Planning Department Report on Council File No. 25-1083 (SB 79) dated February 16, 2026. However, in discussions our neighbors in other impacted communities especially those on the West Side and Wilshire areas. The Sherman Oaks Homeowners Association (SOHA) now formally writes to express our firm support for **Option C1¹ C2** as presented in the Planning Department’s report dated February 16, 2026. Having carefully monitored the Planning and Land Use Management (PLUM) Committee proceedings and considered testimony from all stakeholders, we believe this option provides the most balanced

¹ The “C1” “C2” option from the February 16, 2026 Planning Department Report protects historic, high-fire, and low-resource areas by delaying rezoning for three years. Instead of rezoning individual properties, the city will use a general "overlay" to manage new housing while keeping community character intact including limiting building heights to three stories in all areas of the City unlike C2 Option which would allow up to 7 stories in much of Los Angeles’ westside and Wilshire areas. This simple approach helps the city meet state housing goals while ensuring sensitive neighborhoods aren't overdeveloped or put at risk.

approach to meeting state mandates while preserving our community's integrity, as well as for all other affected areas of the City.

Our position is rooted in the following core requirements:

1. **Implementation Mechanism:** We insist that any actions taken by the Planning Department utilize an overlay, a Supplemental Use District (SUD), or a similar planning tool. We **strenuously oppose the rezoning of individual properties**, as such a move would bypass critical local protections and permanently alter the character of our neighborhoods.
2. **Adherence to Expert Planning:** We urge the City Council to follow the Planning Department's clearly written report. While certain members of the PLUM Committee have unofficially leaned toward other directions, the Department's analysis of **Option C1 C2** remains the most viable path forward for the communities most affected by SB 79, including limiting the heights to 3 stories for all areas.
3. **Mandatory Notification:** The Planning Department's report was explicit in mapping the "circles" of impact created by SB 79. We request that any implementing ordinance include a requirement to notify every resident and property owner within these affected areas, adhering strictly to the prescribed time limits for zone changes established in the **Los Angeles Municipal Code**.
4. All Historic Preservation Overlay Zone areas in the City, no matter when they were adopted, must be part of the exemptions specified in Option C1. It is unfair to disallowed certain HPOZ's because of some arbitrary date of 2015 as a benchmark for an area to be exempt.

It is particularly noteworthy that the Planning Department has gone 'above and beyond' the requirements of SB 79, though unfortunately not in the interest of public safety. By advocating for 4-foot and 3-foot setbacks—provisions the Bill does not even demand—the Department is actively eroding the buffer zones essential for community resilience. This aggressive posture toward density, at the expense of safety margins, forces the community to wonder: **Whose side is the Planning Department on?** One would hope the scars left on **Pacific Palisades and Altadena in January 2025** would have left a more lasting impression on their policy decisions.

We urge the Council to adopt **Option C1 ~~C2~~**, ensuring a process that strictly **prohibits individual property rezoning** and **guarantees comprehensive public notification** for all impacted residents. Only through these protections can the City ensure a fair and transparent process for all Angelenos.

Respectfully,

The Board of Directors

Sherman Oaks Homeowners Association