

18:32:37 De Taery Anglin a Todos:
hello

18:34:08 De raquel a Todos:
Raquel goodman rep for sycamore grove neighborhood council

18:34:08 De Charles Miller, LANCSA Board a Participantes de la sala de espera:
Charles Miller, LANCSA Board, Chair of LA Climate Reality Project,
CharlesAllenMiller@gmail.com

18:34:10 De Taery Anglin a Todos:
Taery Anglin She ThemHCNNC

18:34:26 De marilyn wexler a Todos:
Marilyn Wexler, past president Santa monica cyn civic assn, current board member
Canyon Alliance,

18:34:26 De Chris Rhie a Todos:
Good evening! Chris Rhie, he/him, here tonight to speak about climate change and
sustainable development.

18:34:49 De Alvin Waters a Todos:
Alvin Waters (AJ) -LANCSA Energy Committee Chair. Work for Grid Alternatives as
Commercial Project Manager. Her to gain further understanding on SB79

18:34:50 De Tony Gittelson a Todos:
Tony Gittelson - Livable Communities Initiative & GWNC Boardmember

18:34:51 De Elvina Beck a Todos:
Elvina Beck, Central Hollywood NC + Hollywood Rotary Club. Here to learn more about
the policy, founder of PodShare co-living

18:34:51 De Charlynne Moyer a Todos:
Charlynne Moyer, Zapata-King NC

18:34:52 De Jane Demian a Todos:
Jane Demian, Eagle Rock, Housing and Homelessness Committee ERNC.

18:34:55 De Muriel Nacar (she/her), LANCSA Board a Todos:
Muriel Nacar, LANCSA Boad, former EPNC Transportation and Land Use Committee
Chair murielnacar@gmail.com

18:34:56 De Phyllis Ling, Stop The Gondola a Todos:

Phyllis Ling, interested in learning more about SB 79.

18:35:06 De Diana Nicole a Todos:

Diana Nicole (dianaznicole.com), Sunshine Hill Residents Association.

18:35:09 De Mimi Holt a Todos:

Mimi Holt P.I.C.O. NC, co-chair Sustainability, Transportation and Mobility Committee she/her

18:35:13 De Aaron Vanek/MVCC/he-him a Todos:

Aaron Vanek, zone 6 director for Mar Vista Community Council - interested in meeting Sustainability LA to discuss trees in my zone. Thanks for hosting!

18:35:14 De John Kerr a Todos:

John Kerr, he/him, Eagle Rock NC Planning and Land Use committee

18:35:14 De Fred Kuhns a Todos:

Hi Everyone, Fred Kuhns with the Mar Vista Transportation, Infrastructure and Sustainability Committee. SB79 touches on all of the above: how to make transit work better, what to build and how to make it environmentally sensible.

18:35:27 De Steve Sawicki a Todos:

Steve Sawicki, Glassell Park NC

18:35:38 De Amanda Warren a Todos:

Amanda Warren, Chatsworth Neighborhood Council

18:35:44 De Mike Callahan a Todos:

Mike Callahan (mshawnme@hotmail.com) Hollywood Heritage Preservation Committee

18:35:47 De Steve Peckman a Todos:

Steve Peckman, Jefferson Park United

18:36:01 De Glenn Bailey a Todos:

Glenn Bailey, GlennBaileyNCs@gmail.com Valley Alliance of NCs (VANC), LA NC Coalition (LANCC) and NC Budget Advocates

18:36:04 De Kristen a Todos:

Kristen Shubert, President of Chatsworth Neighborhood Council. I am wondering why the building requirement does not include any affordable housing??

18:36:06 De Cesar a Todos:

Cesar Garcia UNNC

18:36:09 De Marianne King a Todos:
Marianne King- Chatsworth NC - mkingofchatsworth@gmail.com

18:36:10 De Laurie Jacobs a Todos:
Coastal and Northwest San Pedro NC. Concerned about artificial turf at the West Harbor Development and SB79.

18:36:12 De Awoenam Mauna-Woanya a Todos:
Awoe (ah-way), Urban Environmentalists LA

18:36:16 De Mary O'Hare a Todos:
Mary O'Hare Greater Toluca Lake Neighborhood Council

18:36:19 De Stephen Paddock MVCC-PLUM Chair a Todos:
Stephen Paddock- At Large Director for MVCC and PLUM Chair for MVCC

18:36:35 De Michael Canavan a Todos:
Michael Canavan (he/him). Abundant Housing Pasadena. Very excited to learn more about SB 79 potential for GHG and local pollution reduction.

18:36:43 De jackie Kroskity a Todos:
Jackie Kroskity. Del Rey NC Area C Director

18:36:04 De Valerie Berman a Todos:
I'm Valerie from Wilshire/Koreatown neighborhood council

18:43:33 De Marianne King a Todos:
Against State Mandates on Land Use

18:43:41 De connor Webb a Todos:
One of the most important housing bills in decades

18:44:06 De Taery Anglin a Todos:
I honestly don't know that much about it other than the Gondola may try to use it to push their project thru.

18:44:17 De Marianne King a Todos:
meant to say against State mandate on Local Land Use

18:44:24 De Jane Demian a Todos:
I think more housing is necessary but my concern is that not enough extremely low income housing will be provided through SB 79, and that existing very low income tenants will not be protected.

18:44:28 De Michael Canavan a Todos:

I think SB 79 is absolutely vital for California housing and environmental goals. It focuses housing growth near major transit stops which is exactly where we should be prioritizing for dense housing. If we're serious about both affordability and climate change, we need to seriously consider it.

18:44:33 De Stephen Paddock MVCC-PLUM Chair a Todos:

Concern is it ignores local control of land use

18:44:39 De Joanne D'Antonio, a Todos:

This is one more way that this city will have no room for tress

18:44:42 De Cesar a Todos:

I agree with SB79 it helps get housing going and increase density where it's needed. I just wish it addressed green space for those areas

18:44:44 De John Kerr a Todos:

I think we need to unlock more housing near transit

18:44:45 De Steve Peckman a Todos:

Respondiendo a «Kristen Shubert, President of Chatsworth Neighborh...»:

The bill makes little provision for Extremely Low Income (ELI) and Very Low Income (VLI) renters (and no provision for homeless) with the largest benefits accruing to market rate and so-called "low income" renters. It is critical to note that the 2025

"low income" designation is set at \$84,850/year² or \$12,000/year more than the City of Los Angeles,

Planning Department, Planning Assistant full time salary (\$72,578/year). Per the most recent census, my

Council District, CD10 has "a lower median household income... and a higher percentage of residents

living in poverty than [the] city average" and the average per capita income for Assembly District 55 is

\$57, 2935 or just above the VLI level of \$53,000.

18:44:47 De Keren Waters a Todos:

It is flawed legislation as is SB9 and SB10. The legislation was written based on tenants of ADUs using public transportation which is false. I am living the nightmare; my neighbor built an ADU and inundated our cul de sac with more vehicles.

18:44:54 De Natalie Freidberg a Todos:

I think we need it, but hear neighbors being worried about parking and traffic

18:44:55 De Fred Kuhns a Todos:

Important issue and several promising provisions in the bill. However, criteria are complicated and could have unintended consequences.

18:45:16 De Kristen a Todos:

Please discuss the impact on our Historical area, which is 1/4 mi from our transit hub. It seems this should be affordable housing???

18:45:20 De Glenn Bailey a Todos:

SB 79, with its indiscriminate half mile radius, does not prioritize major street land uses versus intrusion into stable, single family and low rise apartment neighborhoods

18:45:22 De Marianne King a Todos:

against use of single family

18:45:27 De Amanda Warren a Todos:

Amanda Warren, board member of the Chatsworth Neighborhood Council. I am concerned about the limited parking due to closeness to transit.

18:45:37 De Tony Gittelson - GWNC / Brookside a Todos:

Good intention, but I honestly don't know: do the 1/2 mi & 1/4 mi circles around transit paint with too broad a brush. We absolutely need more housing around transit, but when HOAs say "they can build a 5-6 building in residential neighborhoods"--the answer would be, 'Yeah they can...'

18:45:41 De Alvin Waters a Todos:

I will be up front that I am still a little ignorant on the bill however my take away on this is it seems this will take away local control on building and doesn't take into consideration specific plans in certain neighborhoods. Living near transit is important but doesn't factor in that not all major transit scenarios are created equal. There's a lot of opportunity for improvement and amendments but acknowledge the housing crisis.\

18:45:41 De Mike Callahan a Todos:

Typical one size fits all solution coming from Sacramento.

18:46:17 De Kathleen Edwards, NWNC a Todos:

increased pollution, crime, congestion, desecration of single-family home neighborhoods and the American Dream...a Socialist and Developer's Dream!

18:46:37 De Anders Johnson a Todos:

SB 79 Bill text

18:46:40 De Iris Polonsky a Todos:

Iris Polonsky (Tarzana NC) - Re: SB79. Great concern about the impact on single family residential neighborhoods and the burden on already stressed public services, i.e. fire dept, police, schools, utilities.

18:46:45 De Susan O'Carroll a Todos:

I am concerned that SB79 is designed to destroy single-family neighborhoods and seems designed to produce market-rate and luxury housing, not affordable housing. It therefore works against the ability of cities to meet affordability targets in Housing Elements and won't generate transit riders. It seems mainly designed to benefit developers.

18:47:34 De Anders Johnson a Todos:

City of Los Angeles Council File 25-0002-S19 on SB 79

18:48:20 De Awoenam Mauna-Woanya a Todos:

SB79 is transformative for opening up the types of housing that can be built near transit. It's great for increasing access to transit/reducing car dependence, good for the climate, and fiscally wise instead of persisting with suburban sprawl.

18:48:59 De Kristen a Todos:

LA has a car culture.....How many of us have taken the bus or train??

18:49:19 De Vic Pacheco - WLASNC a Todos:

Sawtelle used to be a single-family residential area, but was not zoned as R1, so it remains unprotected from ED1, and is further threatened by SB79, and specifically the radius parameter around TOC ,locations.

18:49:26 De Terry Saucier a Todos:

SB 79 as currently written would needlessly destroy single-family neighborhoods. The City of Los Angeles recently amended its Housing Element which was approved by State Housing officials, and which substantially increases the City's multi-family housing capacity on transit and commercial corridors while still protecting single-family, light industrial and Historic District zones. Local governments need to be stewards of good urban planning while also meeting the State's housing needs. Cities like Los Angeles, that have met all the State's RHNA mandates for housing, should not be forced to implement a one-size fits all mandate. This does not incorporate healthy green spaces, permeability, trees, and yes we are in a biodiversity crises (urban wildlife is vital and exists among us).

18:49:43 De Michael Canavan a Todos:

Respondiendo a «LA has a car culture.....How many of us have taken...»:

I do all the time.

18:49:46 De Phyllis Ling, Stop The Gondola a Todos:

I'm concerned about how SB 79 impacts the DTLA 2040 Community Plan, which has inclusionary zoning for affordable housing.

18:50:07 De Alvin Waters a Todos:

Respondiendo a «LA has a car culture.....How many of us have taken...»:

I park and ride because otherwise my commute from the valley to LA will be over 2 hours. I Park at the Sylmar/San Fernando metrolink station because buses don't run frequently enough early in the morning. I then take the metrolink to union station and the A-line to the Washington station

18:50:18 De Jane Demian a Todos:

Has LA Metro put in place effective security for trains and buses? Most people, including me, are concerned about safety while taking public transit.

18:50:25 De Awoenam Mauna-Woanya a Todos:

Respondiendo a «LA has a car culture.....How many of us have taken...»:

I do as well. LA Metro carries nearly 1 million boardings a day across buses and trains!

18:50:28 De Steve Peckman a Todos:

SB79 is an UNFUNDED mandate. LA City Attorney Feldstein Soto highlighted in a letter to the State Senate that SB79 does NOT include any funding for the approximately \$1.6B in necessary infrastructure upgrades and enhancements to first responder budgets in the City of Los Angeles alone, to support the high-density developments required by the Bill. The City Attorney states that such costs are a “constitutionally required reimbursement from the State.”

18:50:31 De Joanne D'Antonio, a Todos:

San Francisco (I have lived there) is very different than LA. The developers are really hurting the city and seem to know no the way to build but to take out all the trees and vegetation, and the city does nothing to stop them. Plus public transit take twice as long and older people can 't walk a half a mile — I used to train older adults to ride transit.

18:50:41 De Chris Tokita a Todos:

I think SB 79 is awesome and clearly pro-climate and pro-environment

18:50:54 De John Kerr a Todos:

Heavy Rail= B, D lines (red/purple), Light Rail = A, E, K (Blue/Expo)

18:50:56 De Tony Gittelson - GWNC / Brookside a Todos:

Respondiendo a «LA has a car culture.....How many of us have taken...»:

I use mass transit whenever I can & generally have had a great experience & love it!

18:51:22 De Cesar a Todos:

Respondiendo a «LA has a car culture.....How many of us have taken...»:

Same, love transit.

18:51:46 De Kathleen Edwards, NWNC a Todos:

Respondiendo a «LA has a car culture.....How many of us have taken...»:



18:52:35 De Alvin Waters a Todos:

Respondiendo a «Has LA Metro put in place effective security for t...»:

During the day yea, but still a lot of opportunity as a frequent commuter from the valley to LA

18:52:45 De iPad (118) a Todos:

Transit oriented development should be linear on commercial corridors. Not radical into neighborhoods.

The city has not planned for this much density with no funding for infrastructure, open space, urban tree protection or mandate for affordable housing.

18:52:46 De Glenn Bailey a Todos:

Sadly, just living near public transit does not result in a majority of residents actually using transit. Instead parking space reductions result too few spaces convenient for these residents.

18:52:55 De Joanne D'Antonio, a Todos:

The new light rail being built on Van Nuys Blvd is taking out every tree (500-600) for 6.7 miles That is the reality. We thought is was an okay idea, but now we are horrified.

18:53:16 De Diana Nicole a Todos:

SB 79 basically sets minimum height, density, and floor area ratio standards for land within ½ mile of a qualifying transit stop, strips away much of local discretion, and layers in Housing Accountability Act penalties if cities try to say "no."

18:53:29 De Emily Gabel a Todos:

SB79: NO. We are doing this to rescue transit agencies at the expense of all other infrastructure? It is unbalanced . Worse, it throws away all the hard work of cities did to secure State-Certification of their Housing Elements. The State needs to fund the new infrastructure costs — sewer and power — due to its randomized densification within the 1/2 mile of bus stops.

18:53:41 De Phyllis Ling, Stop The Gondola a Todos:

I'm also concerned about how SB 79 impacts historic districts with height limits for historic preservation, which is also part of the DTLA 2040 Community Plan, especially in Chinatown.

18:53:45 De Tony Gittelson - GWNC / Brookside a Todos:

How has SB79 been amended for the various tiers of mass transit. Does it now JUST apply to metro/light rail & express bus lines? Can you clarify?

18:54:08 De Emily Gabel a Todos:
I have read all the amendments.

18:54:35 De Mike Callahan a Todos:
What is the point of community plans if these programs toss them in the trash?

18:54:44 De Taery Anglin a Todos:
So Chinatown, Los Angeles is a prime target

18:54:49 De Susan O'Carroll a Todos:
A certain amount is a significant density. Tier 2 is 80-100 du/acre. One size does not fit all. Also unless you generate low-income housing you aren't going to get transit riders.

18:55:27 De Mike Callahan a Todos:
Bus routes should be excluded else entire city is a target for mass development.

18:55:49 De Susan O'Carroll a Todos:
Metro has a map for LA county.

18:55:51 De Awoenam Mauna-Woanya a Todos:
Respondiendo a «Sadly, just living near public transit does not re...»:
Actually, research shoes that people near transit are 4x more likely to use transit!

18:55:58 De Michael Canavan a Todos:
Respondiendo a «Bus routes should be excluded else entire city is ...»:
Only bus rapid transit routes qualify as major transit stops for the purpose of this bill

18:56:11 De Charles Miller, LANCSA Board a Todos:
Respondiendo a «Bus routes should be excluded else entire city is ...»:
They mostly are. It's just applicable to the BRT lines like the Orange and Silver.

18:56:39 De Emily Gabel a Todos:
I am past Mayor and 10-year council member, Burbank. I founded the Urban Design Studio of the LA City Planning Department and I have read all the SB79 amendments. Look at LA METRO's map for the eligible bus station stops. It is more extensive than the speaker is saying.

18:56:56 De Tony Gittelson - GWNC / Brookside a Todos:
Here is an interactive map I created for around the Wilshire/la brea metro stop:
<https://www.mapdevelopers.com/draw-circle-tool.php?circles=%5B%5B804.67%2C34.0622048%2C-118.3440579%2C%22%23AAAAAA%22%2C%22%23000000%22%2C0.4%5D%2C%5B402.33%2C34.0621692%2C-118.3439721%2C%22%23AAAAAA%22%2C%22%23000000%22%2C0.4%5D%5D>

18:57:17 De Jane Demian a Todos:

Respondiendo a «Sadly, just living near public transit does not re...»:

People living near transit also need to use cars if public transit does not reach the areas where they need to travel.

18:57:17 De josh albrektson a Todos:

Purple and red lines are tier 1. Other trains are tier 2

18:57:43 De Alvin Waters a Todos:

Respondiendo a «Sadly, just living near public transit does not re...»:

In theory as long as it's within walking distance that should work, but for people who live in the valley we don't have that luxury. Parking will continue to be a demand for certain areas until more lines are constructed. If we were on the level of NY or San Francisco it would make sense.

18:58:05 De Tony Gittelson - GWNC / Brookside a Todos:

The large circle is a 1/2 mile, the smaller circle 1/4 mi. By clicking on the circles you can drag them to other areas & get a sense of what areas are impacted on a transit line

18:58:10 De Kathleen Edwards, NWNC a Todos:

Respondiendo a «Sadly, just living near public transit does not re...»:

@Jane Demian

18:58:21 De Stephen Paddock MVCC-PLUM Chair a Todos:

can the map be shared with every on after the call?

18:59:05 De josh albrektson a Todos:

That map is completely wrong

18:59:07 De Awoenam Mauna-Woanya a Todos:

Respondiendo a «Sadly, just living near public transit does not re...»:

These two ideas (using transit more frequently and needing a car) are not mutually exclusive.

18:59:15 De connor Webb a Todos:

This a completely inaccurate map

18:59:32 De Chris Tokita a Todos:

Pretty sure this map isn't correct...

18:59:32 De Jane Demian a Todos:

Could you please explain what the colors mean?

18:59:32 De Chris Tokita a Todos:

(although a man can dream)

18:59:45 De Susan O'Carroll a Todos:

https://experience.arcgis.com/experience/ed7f152959744dbc907e1c9226470705?data_id=data_Source_13-18bf84ba4e8-layer-16%3A221

18:59:58 De Joanne D'Antonio, a Todos:

There is no shade for that 1/2 mile walk in 100 degrees San Fernando Valley

19:00:10 De Steve Peckman a Todos:

Since SB79 requires increases in population density the bill should include a concomitant increase in the number of neighborhood parks to address the community's health and quality of life, particularly in geographic areas like my neighborhood in South LA that historically have few parks. Additionally, SB79 should NOT direct local governments to waive local rules that require developments to include open spaces, that is, new SB 79 buildings should retain the local requirements, such as those provided in the Los Angeles Municipal Code.

SB79 and similar initiatives in the community should require developers to substantially increase the tree canopy in order to offset the environmental degradation and damage to public health through increased construction and population density.

19:00:21 De Susan O'Carroll a Todos:

Link to metro map with 1/2 mile circles see link above

19:00:24 De josh albrektson a Todos:

Can someone please stop her and tell her that everything she is saying is wrong???

19:00:48 De Terry Saucier a Todos:

As someone who lives near the orange line and within 1/2 mile transit stop can share the side streets are now bumper to bumper with people driving from woodland hills heading East.

19:00:49 De Chris Tokita a Todos:

w r o n g

19:00:52 De josh albrektson a Todos:

No where near accurate

19:00:56 De Shannon Toma a Todos:

What about in the exit routes for high wildfire ares?

19:01:13 De josh albrektson a Todos:

Completely wrong

19:01:20 De Charles Miller, LANCSA Board a Todos:

Thank you for joining us this evening. Our evaluation form may be accessed here.

19:01:49 De Jane Demian a Todos:

Many Metro areas are also high fire severity zones but it looks those areas are assigned higher density.

19:02:03 De Tony Gittelson - GWNC / Brookside a Todos:

This map shows an actual 1/2 & 1/4 mile circle from the Wilshire/la brea stop:
<https://www.mapdevelopers.com/draw-circle-tool.php?circles=%5B%5B804.67%2C34.0622048%2C-118.3440579%2C%22%23AAAAAA%22%2C%22%23000000%22%2C0.4%5D%2C%5B402.33%2C34.0621692%2C-118.3439721%2C%22%23AAAAAA%22%2C%22%23000000%22%2C0.4%5D%5D>

19:02:19 De Michael Canavan a Todos:

Thank you Chris

19:02:19 De josh albrektson a Todos:

She is wrong. Absolutely wrong

19:02:25 De Terry Saucier a Todos:

Thank you Stacey! Others agree with you.

19:02:31 De Chris Tokita a Todos:

Agree with misinfo?

19:02:38 De Phyllis Ling, Stop The Gondola a Todos:

Is this the TOC map, which I take is different from SB 79 map?

19:02:40 De connor Webb a Todos:

If we had that number of rail and brt lines, LA would be a very different city lol. This map is of major transit stops (which includes standard buses), which is a very different definition from the tiered stops related to SB79

19:02:46 De Charles Miller, LANCSA Board a Todos:

We are not taking questions just yet. Sit tight please.

19:03:00 De Chris Tokita a Todos:

how long are we going to focus on a map that is clearly not correct

19:03:04 De Chris Tokita a Todos:

please show credible information

19:03:10 De josh albrektson a Todos:

That is a lie

19:03:13 De Alvin Waters a Todos:

Respondiendo a «As someone who lives near the orange line and with...»:

Wow that's unbelievable. I used to take that line from Woodley to Pierce College

19:03:30 De Chris Tokita a Todos:

if there are plenty of other maps out there not produced by a NIMBY organization, please show.

19:03:31 De Awoenam Mauna-Woanya a Todos:

Respondiendo a «Has LA Metro put in place effective security for t...»:

LA Metro actually has "Metro Transit Ambassadors" who ride the buses/trains with people throughout the day. This provides a lot of security throughout the day! Meet Our Metro Ambassadors - LA Metro

19:03:42 De Terry Saucier a Todos:

Others agree with Stacey

19:03:52 De Glenn Bailey a Todos:

So share the correct map then

19:04:09 De Michael Canavan a Todos:

It's an empirical issue. That map is not correct.

19:04:09 De Wes Chuang a Todos:

I see lots of bus stops

19:04:09 De Susan O'Carroll a Todos:

The TOC map is the sb79 map if, as most cities do, they use the PRC definition of a major transit stop for Tier 3. See:

https://experience.arcgis.com/experience/ed7f152959744dbc907e1c9226470705?data_id=data_Source_13-18bf84ba4e8-layer-16%3A221

19:04:22 De M Hales a Todos:

The map needs improvement.

19:04:25 De Joanne D'Antonio, a Todos:

Stacy lives here.

19:04:50 De josh albrektson a Todos:

I would really hope that someone who is a panelist would actually have accurate information on SB 79

19:05:10 De Jane Demian a Todos:

Respondiendo a «Has LA Metro put in place effective security for t...»:

Yes I know about the Ambassadors....they are not security and are not on all the trains and buses. Metro has explained that they are working on providing actual security but has not happened yet.

19:05:32 De Joanne D'Antonio, a Todos:

Landlords say this is the softest apt. rental market in years.

19:05:43 De Chris Tokita a Todos:

Here's a great new report from Pew that shows that building new housing decreases the rent most for older, naturally affordable housing. In other words, SB 79 would build more housing and ultimately benefit the rent of working class folks the most.

<https://www.pew.org/en/research-and-analysis/articles/2025/07/31/new-housing-slows-rent-growth-most-for-older-more-affordable-units>

19:05:50 De John Kerr a Todos:

Re: economic impact on SB79: https://data.streetsforall.org/blog/sb79_zoning_budget

19:06:03 De Jane Demian a Todos:

Saying housing is "affordable" does not explain income levels. Please be more specific. What are the income levels...how many units of extremely low income?

19:06:04 De Tony Gittelson - GWNC / Brookside a Todos:

Respondiendo a «This map shows an actual 1/2 & 1/4 mile circle fro...»:

The circles can be dragged to other metro stops so you can see where more development will be allowed.

19:06:40 De Alvin Waters a Todos:

Respondiendo a «Has LA Metro put in place effective security for t...»:

I disagree on the ambassadors being effective and have been in the middle of witnessing incidents they are not equipped to deescalate. I'm fortunate that situation wasn't a deadly one or someone armed. I'm a proponent of using public transit but there is still a lot of opportunity to improve safety. I have to be on that Washington line no later than sundown or I could be caught in a crossfire per my employer

19:06:46 De Chris Tokita a Todos:

If you believe there is a housing shortage and we need to build housing, please identify where you would build the housing then? it's easy to say no while saying "I support housing, but not here"

19:06:53 De Michael Canavan a Todos:

More people taking transit increases transit safety

19:07:23 De Tony Gittelson - GWNC / Brookside a Todos:

Respondiendo a «Saying housing is "affordable" does not explain in...»:

There are generally 4-5 tiers of affordable housing:

Extremely low income

very low income

19:07:35 De Taery Anglin a Todos:

when allowable rent increases outpaces SSI COLA consistently where do seniors go?

19:07:43 De Diana Nicole a Todos:

Other cities like Miami have nice rail transportation without upzoning

19:07:47 De Glenn Bailey a Todos:

It is my understanding that Metro receives a relatively small percentage of its operating budget from fare box revenue. Does someone have the actual number?

19:08:10 De Chris Tokita a Todos:

is the argument then that single-family home sprawl is safer...?

19:08:39 De Alvin Waters a Todos:

Respondiendo a «It is my understanding that Metro receives a relat...»:

Talk to Hassad, he's on the Metro Board

19:08:46 De Jane Demian a Todos:

Respondiendo a «Saying housing is "affordable" does not explain in...»:

Yes I know. Using the term "affordable housing" does not identify how many units. I read through SB 79 and only 7% of extremely low income units would be provided. That is not enough.

19:08:57 De Tony Gittelson - GWNC / Brookside a Todos:

Respondiendo a «Saying housing is "affordable" does not explain in...»:

Low income

moderate/workforce income

I'll look for the LA HUD income guidelines

19:09:39 De Awoenam Mauna-Woanya a Todos:

Respondiendo a «Since SB79 requires increases in population densit...»:

SB79 will actually reduce emissions by reducing car dependence (the #1 source of greenhouse gas emissions and air pollutants)

Smarter land use planning is far more impactful than simply increasing tree canopy. It is absolutely important to increase tree canopy to reduce heat but its the wrong solution for "offsetting environmental degradation and damage to public health"

19:09:39 De Joanne D'Antonio, a Todos:

Does every person who wants to move have the right to a low income apartment?

19:09:43 De Jane Demian a Todos:

Respondiendo a «Saying housing is "affordable" does not explain in...»:

Yes I know about those income levels....the question is HOW MANY UNITS at the lower income levels?

19:09:44 De josh albrektson a Todos:

Stacy is again saying something that is not accurate

19:10:01 De Diana Nicole a Todos:

All fire experts agree that the space between buildings is the number one reason structures burn in the urban environment. Once one structure catches fire in tightly packed neighborhoods the others catch fire -- it's a contagion effect.

19:10:33 De Alvin Waters a Todos:

Respondiendo a «All fire experts agree that the space between buil...»:

We don't want another great Chicago fire so I agree

19:10:37 De Anders Johnson a Todos:

<https://laist.com/news/housing-homelessness/los-angeles-rezoning-housing-element-chip-ordinance-single-family-zones-city-council-vote>

19:10:39 De Chris Tokita a Todos:

I thought Stacy said she didn't have a stance on SB 79. Doesn't sound very neutral...

19:11:00 De josh albrektson a Todos:

One second she said developers won't build on the west side and 30 seconds later she says housing is being built on the west side from the upzoning

19:11:03 De Laurie Jacobs a Todos:

Would like to hear from others.

19:11:03 De Glenn Bailey a Todos:

Density should be concentrated along streets such as Ventura Boulevard itself, not in the adjacent hillside neighborhoods.

19:11:06 De Diana Nicole a Todos:

<https://www.dianaznicole.com/space-between-homes-matters-most>

19:11:07 De Susan O'Carroll a Todos:

Sb79 depend on trickle down housing which doesn't work.

https://experience.arcgis.com/experience/ed7f152959744dbc907e1c9226470705?data_id=data_Source_13-18bf84ba4e8-layer-16%3A221

No affordability requirements if you build 10 or less units on a single family lot and they can be an average of 1,750 sf per SB79. This won't produce affordable housing or transit riders who are mainly low income.

19:12:16 De Diana Nicole a Todos:

[gollnerwhatsmostimportantslide.png](#)

19:12:47 De Diana Nicole a Todos:

Great points, Stacy, thank you

19:13:01 De Chris Tokita a Todos:

Respondiendo a «Sb79 depend on trickle down housing which doesn't ...»:
It seems Pew disagrees with you

19:13:16 De Tony Gittelson - GWNC / Brookside a Todos:

Respondiendo a «Saying housing is "affordable" does not explain in...»:
SB79 doesn't at all specify how many units get built or for what income levels. The Housing Element, as you likely know, has those targets--that are NEVER (ever) met for the low-income levels.

19:13:45 De Emily Gabel a Todos:

Respondiendo a «If you believe there is a housing shortage and we ...»:
Each City, including mine Burbank, that received a State -certified Housing Element has gone through an exhaustive process to identify the sites where the city is providing incentives to achieve the very housing numbers given to it by the State. For my city, we identified and analyzed the sites. And adopted the implementing ordinances to achieve development on the Opportunity Sites. SB79 throws all that away.

19:13:51 De Jane Demian a Todos:

Respondiendo a «Saying housing is "affordable" does not explain in...»:
So the State of California can do better! We have a homelessness crisis.

19:14:12 De Emily Gabel a Todos:

That Metro map tells the story. I think the first speaker under estimates the number of bus stops affected by SB79.

19:14:32 De Anders Johnson a Todos:

https://abundanthousingla.org/wp-content/uploads/conference/Housing_for_Climate_White_Paper-062524.pdf

19:15:14 De Diana Nicole a Todos:

So, it's ok to pave over nature in the City?

19:15:23 De Chris Tokita a Todos:

Respondiendo a «So, it's ok to pave over nature in the City?»:

The city isn't nature

19:15:39 De connor Webb a Todos:

The rent prices are also significantly lower in low-income areas, making development naturally less desirable despite the lower land cost. Additionally any multifamily parcels (triplex and higher) with an RSO tenant in the past 5 years are excluded from SB79. Tenants will not be displaced from essentially any multifamily buildings in low income areas.

CHIP also limits all upzoning to commercial corridors, essentially meaning that people who cannot afford a single family home need to live raise their kids near more dangerous high speed, high traffic roads, with more pollution known to cause long term health issues, more noise pollution, and more urban heat effect. CHIP is frankly not an equitable ordinance.

19:15:50 De Chris Tokita a Todos:

Respondiendo a «So, it's ok to pave over nature in the City?»:

and the bill is simply building on already developed urban land

19:15:57 De Cesar a Todos:

Completely agree with Chris Rhie!

19:16:03 De Diana Nicole a Todos:

Respondiendo a «So, it's ok to pave over nature in the City?»:

You are incorrect. The City of Los Angeles is a biodiversity hotspot.

19:16:10 De Christopher LeGras a Todos:

Respondiendo a «So, it's ok to pave over nature in the City?»:

Chris, increased density requires infrastructure upgrades. Your argument that dense multifamily development can rely on existing infrastructure is false.

19:16:18 De Phyllis Ling, Stop The Gondola a Todos:

I think whether the map that was presented was accurate depends on the definition of "major transit stop". SB 79 has vague language that includes "any major transit stop otherwise so designated by the applicable authority."

19:16:22 De Stacy, Developers Sustainable Guidelines a Todos:
RSO is not excluded. It's just not available for ministerial approval.

19:16:23 De Joanne D'Antonio, a Todos:
When we lose the trees, LA will be less healthy. Yet that is what developers do. So it will chase away the population who are substantial taxpayers. We will be a poorer city. Many are planning to move.

19:16:27 De Christopher LeGras a Todos:
Respondiendo a «So, it's ok to pave over nature in the City?»:
459,000 housing units why?

19:16:43 De Christopher LeGras a Todos:
Respondiendo a «So, it's ok to pave over nature in the City?»:
That's enough housing for 1.1+ million people. Where are they all going to come from?

19:16:51 De Chris Tokita a Todos:
Respondiendo a «So, it's ok to pave over nature in the City?»:
The City of LA lies within a biodiversity hotspot, which is why it's important to slow single-family sprawl that continues to destroy untouched habitat. The biodiversity does not lie inside the urban core where this bill would allow more housing

19:16:52 De Awoenam Mauna-Woanya a Todos:
Respondiendo a «So, it's ok to pave over nature in the City?»:
Suburban sprawl actually paves over natural lands. Building homes in cities (already developed land) is far more efficient

19:16:54 De Christopher LeGras a Todos:
Respondiendo a «So, it's ok to pave over nature in the City?»:
RHNA numbers = magical thinking

19:17:30 De Steve Peckman a Todos:
SB79 does NOT address climate change. It makes NO accommodation for the current and future deficit of parks and tree canopy. It requires increases in population density without a concomitant increase in the number of neighborhood parks to address the community's health and quality of life, particularly in geographic areas like my neighborhood in South LA that historically have few parks. Additionally, SB79 should NOT direct local governments to waive local rules that require developments to include open spaces, that is, new SB 79 buildings should retain the local requirements, such as those provided in the Los Angeles Municipal Code.

SB79 and similar initiatives in the community should require developers to substantially increase the tree canopy in order to offset the environmental degradation and damage to public health through increased construction and population density.

19:17:40 De Joanne D'Antonio, a Todos:

The declining tree canopy is anti-sustainability. Not meeting the health needs of the residents.

19:17:54 De Wes Chuang a Todos:

Not sure if transit stops include bus stops but that would be a huge difference in a lot of people's stance.

<https://www.neighborsforabettersandiego.org/sb-79> the org Stacy was showing the map of is anti-SB79. "California Senate Bill 79 is worse than the Bonus ADU program, SB 10, Complete Communities, and any other program that has been proposed locally."

Our Mission

Working Towards a Better San Diego

Neighbors For A Better San Diego is a grassroots organization that was started to protect neighborhoods from the development of apartment buildings in the backyards of single-family homes.

By bringing homeowners back into the discussion of urban development, we seek the creation of policies that benefit homeowners, renters, small businesses and other stakeholders.

19:17:55 De Chris Tokita a Todos:

Chris articulates a vision of effective environmentalism that I support

19:18:11 De Mike Callahan a Todos:

Phony demand, we have to fix the problem that occurred over 50 years in 8 years. Some of the units we must build are targeted to be empty. No regulations address the 14% of buildings that are empty, held off the market.

19:18:18 De Jane Demian a Todos:

Respondiendo a «So, it's ok to pave over nature in the City?»:

@Christopher LeGras please explain. Do you mean that RHNA numbers delineating actual very low income housing is magical thinking?

19:18:20 De Diana Nicole a Todos:

Respondiendo a «So, it's ok to pave over nature in the City?»:

@Chris Tokita Not sure what qualifies you but I'm an urban ecologist here and there is nature in this City. In fact, it is a biodiversity hotspot

19:18:26 De Taery Anglin a Todos:

how will population continue to grow. I don't think we really thought about how fast population would grow

19:18:37 De Chris Tokita a Todos:

Respondiendo a «So, it's ok to pave over nature in the City?»:

@Diana Nicole I hold a PhD in ecology from Princeton University look me up

19:18:41 De Awoenam Mauna-Woanya a Todos:

Respondiendo a «When we lose the trees, LA will be less healthy. ...»:

Trees are important for reducing urban heat. There are so many other measures of health. Car emissions are the #1 cause of emissions so we must do everything we can to reduce it. By passing a bill like SB79, we can house more people while reducing car dependence!

19:18:53 De Susan O'Carroll a Todos:

Adding 12,000 units exceeds Burbank's sewage treatment by 2.3 million gallons per day. SB79 could result in 35,000-42,000 units with 1/2 mile of a Tier2 transit stop. Who's going to pay for the infrastructure updates?

19:19:12 De Anders Johnson a Todos:

CBE et al opposition letters:

https://drive.google.com/file/d/1jU6Z384ECPA1owmVWwu7VEb_rB4wYCYB/view?usp=sharing

https://drive.google.com/file/d/1CdPCyqEF7nVpc3bp_gUiae-Ro1-bFden/view?usp=sharing

19:19:41 De Diana Nicole a Todos:

Respondiendo a «So, it's ok to pave over nature in the City?»:

I did. It says you are a data scientist.

19:19:47 De connor Webb a Todos:

Respondiendo a «I think whether the map that was presented was acc...»:

Major transit stop is used as a prerequisite in the bill, but the definitions for tiers related to the actual upzoning are far more strict than the major transit stop definition

19:19:59 De Christopher LeGras a Todos:

@Jane Demian I mean that if you look at RHNA numbers statewide, and compare them to historic population growth rates, they bear no relation to reality. Again, L.A. is mandated to build enough housing for more than a million new residents (units*average persons per household). Where are all those people going to come from to fill that housing?

19:20:01 De Wes Chuang a Todos:

Respondiendo a «Adding 12,000 units exceeds Burbank's sewage treat...»:

Taxes that those people will contribute to or passed on to them by landlords

19:20:02 De T. Adil Chowdhury (he/him) a Todos:

Thanks @Chris Rhie. Very important perspectives, grounded in expertise and experience.

19:20:26 De Emily Gabel a Todos:

Respondiendo a «Chris articulates a vision of effective environmen...»:

Would you agree that cities which received State-Certified Housing Element approval should be exempt from SB79 bc of their good faith efforts?

19:21:47 De Jane Demian a Todos:

Respondiendo a «@Jane Demian I mean that if you look at RHNA numbe...»:

My opinion is that the housing shortage is actually a housing AFFORDABILITY shortage. There are plenty of people who need housing at the low and very low income levels.

19:22:04 De Anders Johnson a Todos:

Recent reports on housing growth and affordable housing:

<https://www.lao.ca.gov/Reports/2016/3345/Low-Income-Housing-020816.pdf>

<https://turnercenter.berkeley.edu/wp-content/uploads/2024/04/Inclusionary-Zoning-Los-Angeles-April-2024.pdf>

19:22:35 De Tony Gittelson - GWNC / Brookside a Todos:

To the group: that a Housing Plan gets certified does not at all mean that housing gets built. It's a wishful projection that, at the lower affordability levels, has never been hit in any past 8-year housing cycle.

19:22:41 De Christopher LeGras a Todos:

Respondiendo a «@Jane Demian I mean that if you look at RHNA numbe...»:

Agree. Housing costs are subject to myriad variables, of which supply is actually a relatively minor variable

19:22:55 De Taery Anglin a Todos:

Respondiendo a «@Jane Demian I mean that if you look at RHNA numbe...»:

So how do we enforce those letting their property lay fallow to do something with the land

19:23:13 De Anders Johnson a Todos:

California Environmental Justice Alliance report:

https://ceja.org/wp-content/uploads/2024/06/CEJA_GZ-Report_Exec_Summary_Final.pdf

19:23:48 De Jane Demian a Todos:

Historically, communities have been built by evicting low income tenants i.e. Ellis Act, tearing down RSO buildings in order to build new infill.

19:25:00 De Taery Anglin a Todos:

Respondiendo a «@Jane Demian I mean that if you look at RHNA numbe...»:
how do we de-commodify housing in an environment that has used up most the commodities the planet had to offer. Is housing the last commodity?

19:25:13 De Mike Callahan a Todos:

This wouldn't be so bad if the target was 1970 L shaped shopping centers, but it's always RSO and single family housing that gets torn down.

19:25:12 De Susan O'Carroll a Todos:

Respondiendo a «I think whether the map that was presented was acc...»:
Most cities use the definition in PRC section 21064.3, which was the definition in the original bill before the felt the need to hide that.

19:25:13 De Christopher LeGras a Todos:

The biggest problem with SB 79 (among many), and for that matter the entire YIMBY agenda, is that it's predicated on the mass production of a SINGLE TYPE OF HOUSING: Dense, multifamily housing, primarily around transit. News flash: The vast majority of people, from ALL BACKGROUNDS AND INCOMES, want to live in lower density neighborhoods with ample open space, green space, etc. 83% of Californians live in low density neighborhoods. Over the last seven years, Latinos have been the largest cohort of homebuyers in California.

19:25:40 De Christopher LeGras a Todos:

Most people don't want to live next to traintracks.

19:27:00 De Taery Anglin a Todos:

I live by the A line and want to make sure the Gondola doesn't add to the congestion

19:27:42 De Siray Rodgers a Todos:

Great idea

19:28:49 De Emily Gabel a Todos:

As long as the State continues to mandate density increases — the value of land will increase, the cost of housing will go UP. The highest and best use will always set the price. Simple real estate finance and development was something I confronted first hand as a Loeb Fellow at Harvard University.

19:29:39 De Laurie Jacobs a Todos:

This is a very complex issue as you can see from all the comments. We are so far from finding any real viable solutions to helping to keep people housed. RHNA was a forced requirement that cities pushed through to get the state off their back. Cities do not want to be managed by the state with zoning which is a big argument to SB79. Not sure this meeting will provide any meaningful outcomes, it is just too complex. Don't mean to be negative, have just been fighting for affordable housing for many many years.

19:29:41 De Awoenam Mauna-Woanya a Todos:

Respondiendo a «The biggest problem with SB 79 (among many), and f...»:

Christopher, unless you have numbers for "the vast majority of people" this is an inaccurate claim. People live in low density neighborhoods because that's how we've previously designed our cities. It was a mistake because it led to car dependence and thereby more greenhouse gas emissions. Car dependence means far more car accidents (injuries, death, damage to infrastructure). It also increases the likelihood of climate disasters like the wildfires we just experienced in LA. The status quo is not good enough and we need to change. we need to build housing for people and we need to be smarter about where we build it!

19:30:03 De Joanne D'Antonio, a Todos:

Metro just follows the municipal codes and could care less what the community thinks when it comes to trees.

19:31:20 De Steve Peckman a Todos:

SB79 predominantly supports market rate housing with little provision for Extremely Low Income (ELI) and Very Low Income (VLI) people and NO provisions for housing and services for homeless. "Low income" renters, per the 2025 "low income" designation = \$84,850/year² or \$12,000/year more than the City of Los Angeles, Planning Department, Planning Assistant full time salary (\$72,578/year).

19:31:31 De Charles Miller, LANCSA Board a Todos:

Thank you for joining us this evening. Our evaluation form may be accessed here.

19:32:20 De Marc Vukceovich a Todos:

SB 79 is not a by right bill, thats incorrect

19:32:37 De Susan O'Carroll a Todos:

SB 79 specifically targets R1 neighborhoods.

19:32:51 De Awoenam Mauna-Woanya a Todos:

Respondiendo a «As long as the State continues to mandate density ...»:

Land value increasing makes it more important to be smarter about land use. SB79 is allows for more efficient land use - housing more people in less space.

19:33:24 De Jane Demian a Todos:

Respondiendo a «SB 79 specifically targets R1 neighborhoods.»:

Could you please explain that? Seems REALLY important point!

19:33:45 De Wes Chuang a Todos:

SB 79 not being by right is pretty weak then

19:34:12 De Emily Gabel a Todos:

What process is Jordan talking about? Point to the language in the bill.

19:34:13 De Diana Nicole a Todos:

SB 79 is by-right within the half-mile "transit-oriented development zone," meaning if a project meets the bill's height, density, and affordability rules, a city can't use discretionary review to deny it or downsize it.

19:34:37 De Wes Chuang a Todos:

Respondiendo a «SB 79 is by-right within the half-mile "transit-or...»:
Thanks for the clarification

19:35:18 De Emily Gabel a Todos:

Jordan, Point to the language in the Bill

19:35:36 De Mike Callahan a Todos:

Absolutely wrong. ED-7 made Planning make more projects ministerial. 80% of their projects are ministerial.

19:36:09 De connor Webb a Todos:

TOC tiers are completely different definitions and unrelated to SB79 tiers

19:36:18 De Joanne D'Antonio, a Todos:

NO neighbor can stop it because we have not met our housing quotas that were imposed by the state. The Planning Commissioner just says we have no choice but to approve this bad project. I have hear Vince Bertoni say this.

19:37:18 De Marc Vukcevich a Todos:

Subways
Light Rail
Bus Rapid Transit
Ferried
Commuter Rail (like metrolink)

^the universe of SB 79 essentially

19:37:30 De Michael Canavan a Todos:

SB 79 is specific about what it means by a major transit stop for the purposes of upzoning. It's not about frequency but "bus service meeting the standards of paragraph (1) of subdivision (a) of Section 21060.2 of the Public Resources Code." That's "Full-time dedicated bus lanes or operation in a separate right-of-way dedicated for public transportation with a frequency of service interval of 15 minutes or less during the morning and afternoon peak commute periods."

19:37:52 De Emily Gabel a Todos:

I am waiting for a specific reference in SB79 that makes development on R1 lots NOT by-right.

19:39:16 De Marc Vukceвич a Todos:

Respondiendo a «I am waiting for a specific reference in SB79 that...»:

Nothing in the bill makes development in R-1 by right, the bill analysis also concurs and describes this bill as a zoning bill, not as a ministerial by right bill

19:39:24 De Susan O'Carroll a Todos:

Everyone should read the bill, which is pretty opaque. The devil is in the details.

It's not discretionary. Bill says a housing development shall be and allowed use in SB79 areas. It also prohibits cities from doing things to limit ability to meet du/acre, FAR and and height specifications in the act.

19:39:44 De Terry Saucier a Todos:

Quick comment on biodiversity - Somehow there is a major misunderstanding - wildlife lives in the valley in the neighborhoods - north of 101 near the orange line we see - coyotes, skunks, opossums, raccoons, cotton tails, red tail hawks, cooper hawks, red shouldered hawks, great horned owls, barn owls, many kinds of sparrows, finches, morning doves, ravens, crows, monarchs, could go on... SB 79 does not take into account how we can build sustainably, natural spaces, that replenishes our groundwater, trees to counter heat island effect, provide clean air - sustainable measures that benefit everyone with live-able communities. Increased density should also incorporate increased environmental responsibility.

19:40:13 De Marc Vukceвич a Todos:

Respondiendo a «Everyone should read the bill, which is pretty opa...»:

Nothing in the bill makes development by right, the bill analysis also concurs and describes this bill as a zoning bill, not as a ministerial by right bill

19:40:23 De Chris Tokita a Todos:

well said, Jordan

19:40:51 De Steve Peckman a Todos:

One need not go to the valley to see such biodiversity particularly in non-human animals. Almost all of the species are in south LA and other areas.

19:40:59 De Polly Estabrook - GWNC Sustainability Committee a Todos:

well stated Terry

19:41:53 De Susan O'Carroll a Todos:

Home ownership is how the middle-class builds wealth. SB79 attacks middle class single family neighborhoods and makes homes unaffordable to families who will be out bid by developers.

19:43:01 De Susan O'Carroll a Todos:

Respondiendo a «Everyone should read the bill, which is pretty opa...»:
Potato potatoe

19:43:12 De Marc Vukceвич a Todos:

Respondiendo a «Home ownership is how the middle-class builds weal...»:
Bringing housing affordability to California is 10x better way to build wealth than to maintain exclusionary zoning

19:43:18 De Chris Tokita a Todos:

Respondiendo a «Quick comment on biodiversity - Somehow there is a...»:
Building densely around transit in urban areas is by far one of the most environmentally-responsible ways to build housing.

19:43:27 De Phyllis Ling, Stop The Gondola a Todos:

Respondiendo a «SB 79 is specific about what it means by a major t...»:
What does “or otherwise so designated by the applicable authority” include?

19:43:33 De Marc Vukceвич a Todos:

Respondiendo a «Everyone should read the bill, which is pretty opa...»:
Being intentionally unwilling to learn is poor form

19:43:40 De Tony Gittelson - GWNC / Brookside a Todos:

Respondiendo a «Home ownership is how the middle-class builds weal...»:
In LA City certainly, there is no more room for any further SFH development. In CD5 over 80% of workers come from well outside our area.

19:43:55 De Marc Vukceвич a Todos:

Respondiendo a «Quick comment on biodiversity - Somehow there is a...»:
@Chris Tokita Well said Chris

19:44:53 De Tony Gittelson - GWNC / Brookside a Todos:

Respondiendo a «Home ownership is how the middle-class builds weal...»:
The only solution for LA City/County is more density around transit. That said, I don't know that SB79 is the right bill, it cuts too wide a swath.

19:44:55 De Kathleen Edwards, NWNC a Todos:

Respondiendo a «Home ownership is how the middle-class builds weal...»:
Apt housing does nothing to increase generational wealth.

19:45:03 De Emily Gabel a Todos:

Respondiendo a «I am waiting for a specific reference in SB79 that...»:

It says no city can regulate less than 80 or 100 du's per acre. How is that not a mandate?

19:45:12 De Wes Chuang a Todos:

So if SB79 is just a zoning amendment bill do we really need it to do everything under the sun?

19:45:14 De Joanne D'Antonio, a Todos:

Well put, Karen. We should poll how many such property owners in the radius would leave the city. There are 2 story apartments on my block — I don't mind these. But put a tall building on my block and I am out of here. And I have garages. I doubt that I am alone.

19:45:15 De Michael Canavan a Todos:

Respondiendo a «Home ownership is how the middle-class builds weal...»:

I can't afford a single family home in the LA area at these prices? Could you if you had to buy today? The only way I'd be able to afford a home is if we build dense condos.

19:45:23 De Alvin Waters a Todos:

Respondiendo a «Home ownership is how the middle-class builds weal...»:

@Kathleen Edwards, NWNC yep

19:45:29 De Jane Demian a Todos:

Respondiendo a «Quick comment on biodiversity - Somehow there is a...»:

I think the concern is quality of life around more dense housing with limited parking in neighborhoods EVEN THOUGH it is near transit.

19:46:04 De Kristen a Todos:

Respondiendo a «Home ownership is how the middle-class builds weal...»:

Thank you, Keren! Agreed!

19:46:13 De Marc Vukceovich a Todos:

Respondiendo a «SB 79 is specific about what it means by a major t...»:

it means that a local government may designate a major transit stop for the purposes of SB 79 zoning if they wanted to

19:46:25 De Wes Chuang a Todos:

Respondiendo a «Home ownership is how the middle-class builds weal...»:

more like upper-middle class. ofc I want a huge mansion if I can afford it

19:46:30 De Awoenam Mauna-Woanya a Todos:

Keren, you say our current infrastructure "isn't thought out well". SB79 is an opportunity to change the status quo! 1 million people take LA Metro daily! SB79 is designed to be near transit.

19:46:55 De Marc Vukceovich a Todos:

Respondiendo a «I am waiting for a specific reference in SB79 that...»:
it can impose a zoning standard lower than, its not a ministerial/by right process

19:47:20 De Marc Vukceovich a Todos:

Respondiendo a «Well put, Karen.We should poll how many such prope...»:
Thats probably a net positive

19:47:32 De Chris Tokita a Todos:

SB 79 specifically allows housing around frequently serviced transit stops

19:47:51 De Joanne D'Antonio, a Todos:

I live a 6 minute walk from the Orange Line but the trip is twice as long IF I can even get where I want to go.

19:48:01 De connor Webb a Todos:

Keren, the scenario you are describing would not qualify for SB79

19:48:37 De Marc Vukceovich a Todos:

A zoning bill cannot fund all public transit

19:49:06 De Joanne D'Antonio, a Todos:

Who going to give us security on the 1/2 mile walk home at night?

19:49:12 De Stephen Paddock MVCC-PLUM Chair a Todos:

Even with transit people will still need a vehicle, Unfortunately transit does not cover enough of the city to use transit

19:49:20 De Susan O'Carroll a Todos:

Respondiendo a «SB 79 is specific about what it means by a major t...»:
Most cities use the PRC definition of a major transit stop.

19:49:27 De Jane Demian a Todos:

Respondiendo a «Who going to give us security on the 1/2 mile walk...»:
Or on public transit?

19:49:33 De Emily Gabel a Todos:

Respondiendo a «I am waiting for a specific reference in SB79 that...»:
A city cannot adopt a zone change that results in less than 80 or 100 du's per acre. If the city fails to meet this standard by a deadline, the State standards apply and/or the city will be fined. How is that not a mandate?

19:49:34 De Elvina Beck a Todos:

Stacy, I can see folks giving up their cars and Waymo's take over the roads and we share vehicles as needed

19:49:35 De Michael Canavan a Todos:

Respondiendo a «SB 79 is specific about what it means by a major t...»:
This bill does not.

19:49:38 De Marc Vukceвич a Todos:

Respondiendo a «Who going to give us security on the 1/2 mile walk...»:
Joanne, if you don't want to take transit SB 79 won't force you to

19:49:57 De Wes Chuang a Todos:

Respondiendo a «A zoning bill cannot fund all public transit»:
People just want a zoning bill to do everything

19:50:07 De Stacy, Developers Sustainable Guidelines a Todos:

I agree with many of your points Keren

19:50:22 De Marc Vukceвич a Todos:

Respondiendo a «Even with transit people will still need a vehicle...»:
15-20% of people in Los Angeles don't have cars and LA metro sees millions of riders per day

19:50:50 De Marc Vukceвич a Todos:

Respondiendo a «I am waiting for a specific reference in SB79 that...»:
It is a mandate to zone, it is not a by right approval

19:51:57 De Emily Gabel a Todos:

Respondiendo a «I am waiting for a specific reference in SB79 that...»:
What do you think the purpose of a zoning is? It is to enable by right construction.

19:52:03 De Elvina Beck a Todos:

There are 79 participants, Lisa did you do that on purpose? 😊

19:52:06 De Mimi Holt a Todos:

The terrain of the Valley is mostly flat. Would not take too much to create more tree lined bike lanes. Would give options to people who aren't able to drive or who can't afford a car. One piece of the solution might lie in expedited bike lanes, ample bike parking and the DMV getting involved to help drivers understand the critical need to give bicyclists some grace and patience.

19:52:21 De Jane Demian a Todos:

Respondiendo a «Even with transit people will still need a vehicle...»:
Those people also use Uber and Lyft which are cars.

19:52:35 De Marc Vukceovich a Todos:

Laura, it is disingenuous to refer to SB 79 as a streamlining bill — it is objectively not

19:53:16 De Shannon Toma a Todos:

As someone who lives in the WUI and relies on limited evacuation routes, I thank you for your comments Keren

19:53:17 De Alvin Waters a Todos:

Respondiendo a «Even with transit people will still need a vehicle...»:

@Marc Vukceovich that's a fraction of the population. Yes it's improved but perfect example it's not practical in areas like mine to drop our cars to use public transit. Many of us still have to park and ride.

19:53:44 De Wes Chuang a Todos:

Respondiendo a «Even with transit people will still need a vehicle...»:

It will if we keep improving at a non-nimby rate

19:53:57 De Marc Vukceovich a Todos:

Respondiendo a «Even with transit people will still need a vehicle...»:

Alvin, SB 79 is not forcing you to change your transportation — it will merely provide housing for people who want to take transit

19:54:43 De Susan O'Carroll a Todos:

Respondiendo a «Even with transit people will still need a vehicle...»:

According to SCAG only 3.4% of work trips and 3.6% of all trips were by transit in 2019, when transit ridership was higher.

19:54:48 De Tony Gittelson - GWNC / Brookside a Todos:

I thought high fires areas are exempt from SB79? Am I wrong on that?? And I did read the relevant portions of the bill...

19:54:51 De Wes Chuang a Todos:

Respondiendo a «Even with transit people will still need a vehicle...»:

Keep parking and riding, Metro built those for you

19:55:18 De Chris Rhie a Todos:

correct, VFHSZ are not eligible

19:55:30 De Emily Gabel a Todos:

Respondiendo a «I am waiting for a specific reference in SB79 that...»:

Zoning sets the density, height and FAR requirements for development. BUT SB79 dictates the contours of these requirements: no density less than..., no height less than..., no FAR less than.... What local discretion is left? Not parking, not setbacks.

19:55:31 De Chris Rhie a Todos:
VHFHSZ

19:55:57 De Terry Saucier a Todos:

I live in the Valley and as a mom who had kids in 2 different schools, had a job in Century City there is no way I could have gotten them and myself where we needed to be by public transit in a timely manner. If parking is not included, these units would not be a real option.

19:56:04 De Charles Miller, LANCSA Board a Todos:

Respondiendo a «I thought high fires areas are exempt from SB79? A...»:
That's my understanding too. And the Board of Forestry is proposing expanding that zone. I am on the same UCLA group with Diana.

19:56:09 De Chris Tokita a Todos:

YES Jordan

19:56:21 De Laura, she/they, CBE a Todos:

Respondiendo a «Laura, it is disingenuous to refer to SB 79 as a s...»:
I did not refer to it as a streamlining bill, I alluded to the fact that because of OTHER streamlining bills, there are insufficient protections to do environmental assessment in environmental justice communities. I also said, I worry that SB 79 overrides local programs that have an equity-focused approach such as the CHIP which does include environmental assessment specifically in environmental justice communities.

19:56:25 De Marc Vukceovich a Todos:

Respondiendo a «I am waiting for a specific reference in SB79 that...»:
various objective standards that a local jurisdiction can impose

19:56:36 De Tony Gittelson - GWNC / Brookside a Todos:

Aren't talking about highly fire resistant APARTMENT buildings around 'major' transit?
Not that I don't have reservations on SB79, I do...

19:56:50 De Diana Nicole a Todos:

High Fire zones are not exempt from SB 79

19:57:05 De Shannon Toma a Todos:

It's important not to solve one problem with another one

19:57:37 De Jane Demian a Todos:

Respondiendo a «I thought high fires areas are exempt from SB79? A...»:
Large areas of Metro are now expanded to high fire severity zones. I live in NELA and my community is within a high fire zone. But we also have transit....so who decides?

19:57:41 De Chris Tokita a Todos:

SB 79's density is in the middle of the urban core around major transit stops. By far, the highest risk is the sprawl into the urban-wildlife interface. SB 79 is around major transit stops and would not contribute to sprawl—quite the opposite.

19:58:10 De Wes Chuang a Todos:

Agree we shouldn't build even single family homes in the Palisades and Altadena or any fire zones

19:58:12 De Marc Vukceovich a Todos:

Alta Dena and Pallisades are not touched by SB 79, for what its worth!

19:58:46 De M Hales a Todos:

Between 2018- 2022, 61 3-Story Small Lot Townhomes were built 5 feet behind our home, 2 other homes, and an elementary school. They all have individual 2-car garages, yet the surrounding streets are filled with cars from these properties. These townhomes are in Northridge (CD 12). They are listed for over \$1 million now.

19:58:51 De Tony Gittelson - GWNC / Brookside a Todos:

This is from the text of SB 79==>

19:58:52 De Shannon Toma a Todos:

And we shouldn't be building where evacuation routes will be blocked with traffic by increased density

19:58:53 De Tony Gittelson - GWNC / Brookside a Todos:

{6288D7CF-8B0F-4489-B30C-C82164357C75}.png

19:59:13 De Wes Chuang a Todos:

Respondiendo a «Alta Dena and Pallisades are not touched by SB 79,...»:
Good then it's not an argument against the bill

19:59:31 De Alvin Waters a Todos:

Respondiendo a «And we shouldn't be building where evacuation rout...»:
I agree. Many parts of the North San Fernando Valley are vulnerable to that

19:59:33 De Susan O'Carroll a Todos:

Respondiendo a «I thought high fires areas are exempt from SB79? A...»:
You have to follow the chain of cited code sections in the bill to see where the exceptions are. I've been told by someone who did that, but haven't verified, that if you meet fire code building codes you can still build in fire areas. You should double-check this since I haven't.

19:59:56 De Tony Gittelson - GWNC / Brookside a Todos:

Respondiendo a «{6288D7CF-8B0F-4489-B30C-C82164357C75}.png»:
The text of SB79 says it must comply with high fire sensitivity areas...unless I am reading it wrong.

20:00:00 De Emily Gabel a Todos:

Respondiendo a «I am waiting for a specific reference in SB79 that...»:

And what would those look like? Cannot be architectural, cannot be open space, cannot be anything that a developer says would "chill" the ability of the project proponent to construct the housing project.

20:00:02 De Charles Miller, LANCSA Board a Todos:

Thank you for joining us this evening. Our evaluation form may be accessed here.

20:00:35 De Emily Gabel a Todos:

Respondiendo a «I am waiting for a specific reference in SB79 that...»:

What is truly weird about SB79 is that no affordable housing is required.

20:00:38 De Phyllis Ling, Stop The Gondola a Todos:

Respondiendo a «SB 79 is specific about what it means by a major t...»:

Metro's definition of "Major Transit Stop" for TOC:

<https://www.metro.net/about/toc-technical-assistance-program/>

20:00:44 De Stephen Paddock MVCC-PLUM Chair a Todos:

Respondiendo a «Even with transit people will still need a vehicle...»:

I use transit when it is available but unfortunately with where I have worked and with child care responsibilities transit does not seem to be an option.

20:01:02 De Marc Vukceвич a Todos:

Respondiendo a «I am waiting for a specific reference in SB79 that...»:

affordable housing is required, its in the text of the bill emily

20:01:09 De Diana Nicole a Todos:

Respondiendo a «{6288D7CF-8B0F-4489-B30C-C82164357C75}.png»:

What do you think "comply" means?

20:01:32 De Emily Gabel a Todos:

Respondiendo a «I am waiting for a specific reference in SB79 that...»:

It only starts at the 11th unit. 10 or fewer get a pass.

20:01:36 De Marc Vukceвич a Todos:

Respondiendo a «I am waiting for a specific reference in SB79 that...»:

objective standards can be architectural and open space

20:01:48 De Susan O'Carroll a Todos:

Laura Friedman's bill from a few years ago removes the ability to require parking near transit.

20:02:03 De Alvin Waters a Todos:

I didn't find anything in the language of the bill about parking so that's where I'm deeply concerned so maybe an amendment to the language to clarify that is critical

20:02:10 De Tony Gittelsohn - GWNC / Brookside a Todos:

Respondiendo a «{6288D7CF-8B0F-4489-B30C-C82164357C75}.png»:
Read section (3)

20:02:12 De Tony Gittelsohn - GWNC / Brookside a Todos:

Respondiendo a «{6288D7CF-8B0F-4489-B30C-C82164357C75}.png»:
{2E9E8031-ACDB-4D80-97B1-9E95EC714222}.png

20:02:18 De Wes Chuang a Todos:

2 miles is easily bikable if you are able-bodied

20:02:19 De Marc Vukcevic a Todos:

Respondiendo a «I am waiting for a specific reference in SB79 that...»:
yes 10 or fewer get a pass but please acknowledge that affordable housing is required otherwise

20:02:41 De Tony Gittelsohn - GWNC / Brookside a Todos:

Respondiendo a «{6288D7CF-8B0F-4489-B30C-C82164357C75}.png»:
"The proposed project shall comply with all other requirements of Section 65913.4, including, but not limited to, the prohibition against a site that is within a very high fire hazard severity zone, pursuant to subparagraph (D) of paragraph (6) of subdivision (a) of Section 65913.4."

20:02:50 De Diana Nicole a Todos:

Respondiendo a «{6288D7CF-8B0F-4489-B30C-C82164357C75}.png»:
SB 79 does not ban all high-density development in Very High Fire Hazard Severity Zones. It only blocks those projects from using the fast-track ministerial process. Developers can still build in VHFHSZs under SB 79 by following the normal (but now heavily constrained) local approval process — and cities can't use zoning or height/density limits to stop them.

20:03:00 De Wes Chuang a Todos:

There are many first/last mile options than walking

20:03:01 De Marc Vukcevic a Todos:

Respondiendo a «I didn't find anything in the language of the bill...»:
What language would you want to see

20:03:02 De Michael Canavan a Todos:

Respondiendo a «SB 79 is specific about what it means by a major t...»:
Metro's definition does not apply here. Read the bill's definition.

20:03:16 De Emily Gabel a Todos:

Respondiendo a «I am waiting for a specific reference in SB79 that...»:
Well, that is a hard lift for me. If 10 luxury units can be built across multiple properties, we never get developers to build affordable housing.

20:04:04 De Marc Vukceovich a Todos:

Respondiendo a «{6288D7CF-8B0F-4489-B30C-C82164357C75}.png»:
the process to deal with SB 79 in VHFSFZ is CEQA

20:04:05 De Diana Nicole a Todos:

SB 79 does not ban high-density development in Very High Fire Hazard Severity Zones. It only blocks those projects from using the fast-track ministerial process. Developers can still build in VHFHSZs under SB 79 by following the normal (but now heavily constrained) local approval process — and cities can't use zoning or height/density limits to stop them.

20:04:05 De Susan O'Carroll a Todos:

See AB 1482 from 2019 which removes the ability to require parking.

20:04:17 De Marc Vukceovich a Todos:

The City of LA forces development to remove trees which is such a shame

20:04:29 De Diana Nicole a Todos:

And it's much hotter here than SF

20:04:41 De Chris Tokita a Todos:

I LIVE HERE AND LOVE SB 79

20:04:42 De Alvin Waters a Todos:

Respondiendo a «I didn't find anything in the language of the bill...»:
an amendment to the parking requirements in building in areas where transit is not reliable. I know you may disagree but I unapologetically stand on principle

20:05:16 De Noah Schneider a Todos:

Building infill within a half mile of transit is the best thing we can do for the environment. The alternative is not less growth total; we just force the growth to sprawl, which is much more unhealthy and car-dependent and uses more energy.

20:05:45 De Emily Gabel a Todos:

Respondiendo a «I am waiting for a specific reference in SB79 that...»:

In conclusion, since real estate finance observes highest and best use, I imagine most developers will go small — 10 units or less — or go big with large projects that can subsidize lower income housing. However, that approach will never help cities meet the RHNA numbers put on them by the State.

20:05:47 De Wes Chuang a Todos:

Respondiendo a «Building infill within a half mile of transit is t...»:
don't miss the forest for the trees is what you're saying

20:05:50 De Marc Vukceovich a Todos:

Respondiendo a «See AB 1482 from 2019 which removes the ability to...»:
thats not what the bill does

20:06:08 De Awoenam Mauna-Woanya a Todos:

Joanne. There are currently 70,000 people experiencing homelessness in LA County alone. We need housing.

20:06:47 De John Kerr a Todos:

Thank you @Lisa Hart for pushing back on the trimpian label

20:07:18 De Noah Schneider a Todos:

Statewide measures must happen because localities are the cause of the housing crisis by limiting dense growth and forcing sprawl on us. City-led limits to growth for the last several decades have caused our housing crisis. Cities will not produce infill housing on their own.

20:07:22 De Diana Nicole a Todos:

Respondiendo a «Building infill within a half mile of transit is t...»:

I agree that well-planned infill can reduce sprawl and car dependency — but SB 79 is a blunt instrument. It upzones by-right in every half-mile transit zone, even in Very High Fire Hazard Severity Zones where state fire scientists warn that building separation is critical to prevent urban fire contagion. This isn't a choice between sprawl and safe infill — it's about making sure growth happens in locations and forms that actually protect people and the environment. Packing more residents into high-risk fire zones is not climate-smart housing policy; it's climate denial with better marketing

20:07:23 De Glenn Bailey a Todos:

According the Department of City Planning, the EXISTING zoning, if built out, would accommodate a population of 8 million.

20:07:35 De Joanne D'Antonio, a Todos:

low income renters are being displaced\

20:07:42 De Marc Vukceovich a Todos:

LA City's budget crisis cut urban tree programs

20:07:54 De John Kerr a Todos:

https://data.streetsforall.org/blog/sb79_zoning_budget

20:08:00 De Wes Chuang a Todos:

Respondiendo a «Building infill within a half mile of transit is t...»:
but I just read it considers fire zones

20:08:06 De Phyllis Ling, Stop The Gondola a Todos:

Respondiendo a «SB 79 is specific about what it means by a major t...»:

I did read the definition. It says ““or otherwise so designated by the applicable authority.”
I understand Metro’s definition doesn’t apply now, but it very well could if Metro follows past precedent in TOC.

20:08:09 De Diana Nicole a Todos:

I agree that well-planned infill can reduce sprawl and car dependency — but SB 79 is a blunt instrument. It upzones by-right in every half-mile transit zone, even in Very High Fire Hazard Severity Zones where state fire scientists warn that building separation is critical to prevent urban fire contagion. This isn’t a choice between sprawl and safe infill — it’s about making sure growth happens in locations and forms that actually protect people and the environment. Packing more residents into high-risk fire zones is not climate-smart housing policy; it’s climate denial with better marketing

20:08:22 De Chris Tokita a Todos:

[How Land Use Reform Could Help Solve the Los Angeles Budget Crisis \(report link\)](#)

20:08:40 De Chris Rhie a Todos:

No, this is false. Very High Fire Hazard Severity Zones are excluded - see above screenshot.

20:09:03 De Laura, she/they, CBE a Todos:

I have to go, thank you for the invitation. goodnight.

20:09:12 De jackie Kroskirty a Todos:

We’ve had two tsunami warnings and no plan and insufficient infrastructure for exiting the area. We have few green spaces.

20:09:17 De Laura, she/they, CBE a Todos:

thank you

20:09:21 De Wes Chuang a Todos:

Respondiendo a «Financial analysis showing that SB 79 would be a b...»:
TL;DR we need more taxpayers

20:09:23 De Joanne D'Antonio, a Todos:

The reality is that we are being driven out of the city.

20:09:24 De Awoenam Mauna-Woanya a Todos:

Also, we have a greenhouse gas emission problem. Let's not get distracted by trees as an alternative solution to the housing and climate issue. Urban tree canopies mitigate urban heat. The most efficient way to improve our emissions is to be more efficient about where we build and the types of housing we built.

20:09:52 De Noah Schneider a Todos:

Respondiendo a «According to the Department of City Planning, the EXI...»:

Yes, but existing zoning is unworkable. We have to look at units that LA actually allows to be built. Would love existing zoning to work but it does not.

20:09:57 De Chris Tokita a Todos:

Good thing SB 79 would bring in tax revenue!

20:10:06 De Awoenam Mauna-Woanya a Todos:

Respondiendo a «The reality is that we are being driven out of the...»:

You're not being driven out of the city. People don't have housing. You're advocating for preventing housing from being built. This bill allows more people to get housing!

20:10:08 De Charles Miller, LANCSA Board a Todos:

Thank you for joining us this evening. Our evaluation form may be accessed here.

20:10:11 De Diana Nicole a Todos:

SB 79 does not ban high-density development in Very High Fire Hazard Severity Zones. It only blocks those projects from using the fast-track ministerial process. Developers can still build in VHFHSZs under SB 79 by following the normal (but now heavily constrained) local approval process — and cities can't use zoning or height/density limits to stop them.

20:10:23 De Susan O'Carroll a Todos:

Respondiendo a «SB 79 is specific about what it means by a major t...»:

Intervals of 20 minutes, not 15

20:10:42 De Marc Vukceвич a Todos:

Stacy is being incredibly disingenuous. Most development pays for new sidewalks, sewers, and roadways as a condition of approval on top of that you see additional property tax and sales tax revenue.

20:10:48 De Terry Saucier a Todos:

When taking into account the number of units needed and where - the numbers need to take into account the fact that many single family residences can now have 2 ADUs. This is happening throughout the valley. Additionally, 1,000s of condos and apartments have been

and are being built in District 3 e.g. Warner Center. In fact, by 2035 more than 20,000 residential dwelling units will be added

20:10:51 De Kathleen Edwards, NWNC a Todos:

Respondiendo a «Financial analysis showing that SB 79 would be a b...»:
Disagree, Chris. Misinformation.

20:11:06 De Awoenam Mauna-Woanya a Todos:

Respondiendo a «Financial analysis showing that SB 79 would be a b...»:
@Kathleen Edwards, NWNC Kathleen, please tell us how this is misinformation

20:11:15 De Marc Vukceвич a Todos:

Most new development pays for local betterments, Stacy is wrong

20:11:25 De Emily Gabel a Todos:

There is a significant gap in understanding about real estate finance and development. Simply put, developers go for highest and best use: what gives the greatest return? 10 units or fewer. Luxury market rate.

20:11:33 De Tony Gittelson - GWNC / Brookside a Todos:

wasn't this set to go to 8:30P?

20:11:34 De Marc Vukceвич a Todos:

there are better reasons to not like SB 79 than the BS Stacy just spewed

20:11:59 De Stacy, Developers Sustainable Guidelines a Todos:

Marc - the city is limited by law by what we can pass through, and we cannot pass through these costs.

20:12:09 De Marc Vukceвич a Todos:

You have mitigation fees

20:12:14 De Marc Vukceвич a Todos:

you have roadway dedications

20:12:21 De Marc Vukceвич a Todos:

you have sidewalk improvements

20:12:35 De Alvin Waters a Todos:

Respondiendo a «wasn't this set to go to 8:30P?»:
Some of us have committee updates to give

20:12:41 De Marc Vukceвич a Todos:

and then from there, property tax, more sales tax, and a utility tax

20:12:50 De Wes Chuang a Todos:

Respondiendo a «you have sidewalk improvements»:
you have more taxpayers

20:12:57 De Joanne D'Antonio, a Todos:

If we have mitigation trees. why is the canopy in decline? No place to plant!

20:12:57 De Marc Vukceвич a Todos:

Infill development is a financial good for Cities @Stacy, Developers Sustainable Guidelines

20:13:04 De Diana Nicole a Todos:

This is not an affordable housing bill

20:13:08 De Anders Johnson a Todos:

<https://www.lao.ca.gov/Reports/2016/3345/Low-Income-Housing-020816.pdf>

20:13:25 De Stacy, Developers Sustainable Guidelines a Todos:

Respondiendo a «you have roadway dedications»:
A city cannot impose developer fees to fund general infrastructure improvements needed because of pre-existing deficiencies. That's law.

20:13:35 De Alvin Waters a Todos:

Respondiendo a «This is not an affordable housing bill»:
I didn't see anything in the bill about affordability either

20:13:35 De Joanne D'Antonio, a Todos:

And a new tree take 20 years to mature.

20:13:39 De Marc Vukceвич a Todos:

Respondiendo a «This is not an affordable housing bill»:
SB 79 will build more affordable housing than any other bill in the state of California

20:13:53 De Joanne D'Antonio, a Todos:

And is water hungry in the early years

20:13:53 De Marc Vukceвич a Todos:

Respondiendo a «This is not an affordable housing bill»:
it is a mandates requirement in the bill

20:14:17 De Susan O'Carroll a Todos:

Respondiendo a «you have roadway dedications»:
Stacy do you have a citation for that? I have been looking for it.

20:14:19 De Diana Nicole a Todos:

The short answer: SB 79 is primarily a market-rate housing bill with a small affordable set-aside.

20:14:19 De Kathleen Edwards, NWNC a Todos:

Respondiendo a «This is not an affordable housing bill»:
Right, Diana!

20:14:23 De Marc Vukceвич a Todos:

Respondiendo a «you have roadway dedications»:
The city does it all the time

20:14:24 De Marc Vukceвич a Todos:

Respondiendo a «you have roadway dedications»:

<https://permitmanual.engineering.lacity.gov/other-boe-permitsprocesses/technical-procedures/01-dedication-processing>

20:14:36 De Marc Vukceвич a Todos:

Respondiendo a «you have roadway dedications»:
<https://pw.lacounty.gov/smpm/landrecords/HighwayMaps.aspx>

20:15:05 De Kathleen Edwards, NWNC a Todos:

Respondiendo a «This is not an affordable housing bill»:
Marc, you could not be more wrong, on most points!

20:15:17 De Marc Vukceвич a Todos:

The short answer: SB 79 will build more affordable and more market rate units than any bill the legislature has ever passed

20:15:30 De Emily Gabel a Todos:

Respondiendo a «This is not an affordable housing bill»:
@Marc Vukceвич total fiction as long as no more than 10 units are built, no affordable required. 10 luxury units, with parking. People with cars tend not to ride transit.

20:15:32 De Stacy, Developers Sustainable Guidelines a Todos:

Respondiendo a «you have roadway dedications»:
Bixel Associates v. City of Los Angeles, 216 Cal.App.3d 1210 - the California court of appeal held that the developer fees must be limited to direct impacts from the new project. Cannot use the fees for broader fixes because it is unlawful special taxes.

20:15:37 De John Kerr a Todos:

Thank you, Jordan!

20:15:41 De Joanne D'Antonio, a Todos:
Build the housing in commercial areas!

20:15:53 De Diana Nicole a Todos:
The “more supply lowers prices” line sounds tidy in Econ 101, but it’s misleading when applied to California housing markets, especially with SB 79.

20:16:01 De US - Pamela - She/her/ella a Todos:
I agree with Diana and Keren. More affordable housing near public transit makes sense. However, California is a huge state, and Los Angeles is a huge county. Geography and demographics vary greatly. For example, areas like the San Fernando Valley don’t have transit systems as frequent as those in Downtown LA.

For people who do take the bus, it can be unbearably hot to wait without shade. Then, once the bus arrives, if it’s not already full and actually stops, it’s often crowded and unreliable, making it a difficult option for working class residents without a vehicle.

In addition to building affordable housing, we should also prioritize improving the frequency and reliability of transit systems in commuting cities, along with efforts to decentralize job and service hubs.

20:16:02 De Marc Vukceвич a Todos:
Respondiendo a «you have roadway dedications»:
Yes not for broader fixes but for fixes associated with the impact of the development

20:16:06 De Marc Vukceвич a Todos:
Respondiendo a «you have roadway dedications»:
if it has a nexus

20:16:07 De Diana Nicole a Todos:
The “more supply lowers prices” line sounds tidy in Econ 101, but it’s misleading when applied to California housing markets, especially with SB 79.

20:16:13 De Wes Chuang a Todos:
Too bad we didn't build nearly as much housing at any affordability rate 30 years ago because those would become "affordable"

20:16:20 De Anders Johnson a Todos:
Some recent articles and reports on affordability and housing production:

<https://www.pew.org/en/research-and-analysis/articles/2025/07/31/new-housing-slows-rent-growth-most-for-older-more-affordable-units>

<https://www.lao.ca.gov/Reports/2016/3345/Low-Income-Housing-020816.pdf>

<https://turnercenter.berkeley.edu/wp-content/uploads/2024/04/Inclusionary-Zoning-Los-Angeles-April-2024.pdf>

20:16:50 De Stacy, Developers Sustainable Guidelines a Todos:

Respondiendo a «you have roadway dedications»:

No, linkage fees are allowed. Not the infrastructure that is needed.

20:16:52 De Marc Vukceovich a Todos:

Respondiendo a «The “more supply lowers prices” line sounds tidy i...»:

more housing supply reduces prices, just take a basic class on housing at UCLA

20:16:56 De Alvin Waters a Todos:

Respondiendo a «I agree with Diana and Keren. More affordable hous...»:

A lot of the people who think it's the case San Fernando Valley transit is frequent are not local here. Agree with your point

20:17:09 De John Kerr a Todos:

So in LA that's just the G and J lines

20:17:24 De Joanne D'Antonio, a Todos:

Developers don't like building affordable housing. Right now ED 1 projects are creating vacant lots.

20:17:44 De Wes Chuang a Todos:

Respondiendo a «The “more supply lowers prices” line sounds tidy i...»:

Well it does but who knows by how much

20:18:07 De Diana Nicole a Todos:

The “just build more” supply argument ignores location-specific safety constraints. Increasing supply in Very High Fire Hazard Severity Zones adds risk without meaningfully affecting regional affordability.

20:18:11 De Emily Gabel a Todos:

Respondiendo a «The “more supply lowers prices” line sounds tidy i...»:

Yep. Housing costs only reduce: when there is a serious recession/depression/foreclosures like 2008, mortgage payments are stretched out over a longer period of time....40 years.

20:18:27 De Michael Canavan a Todos:

There is no SFH affordability. How many of us if we had to buy today could afford one?

20:18:30 De Mike Callahan a Todos:

Respondiendo a «The “more supply lowers prices” line sounds tidy i...»:

Only true at equilibrium conditions and with buyer and seller fully informed. You need to read the fine print.

20:18:31 De Marc Vukceвич a Todos:

Respondiendo a «you have roadway dedications»:

If you need to do major capitol then yeah you can't make private development do that

20:18:31 De Noah Schneider a Todos:

Market rate housing pushes down rents. Basic supply in demand, proven by every new study in the past 5 years: Full article: Supply Skepticism Revisited; America's housing affordability crisis and the decline of housing supply | Brookings. I would check your sources Mariane!

20:18:36 De Kathleen Edwards, NWNC a Todos:

Respondiendo a «you have roadway dedications»:

👍 Right, Stacy! Mark...no clue. History proves you wrong!

20:18:46 De Marc Vukceвич a Todos:

Respondiendo a «you have roadway dedications»:

but SB 79 cannot fix all of LA's woes

20:18:47 De Alvin Waters a Todos:

Not everyone wants to rent forever. Some people have a desire to own. That's the assumption SB 79 makes

20:19:03 De Diana Nicole a Todos:

Upzoning increases land value, which can actually make housing less affordable in the short-to-medium term as land costs eat into the feasibility of affordable projects.

20:19:04 De John Kerr a Todos:

SFH are not affordable!

20:19:16 De Keren Waters a Todos:

For point of clarification, the ADUs being built in the North Valley are on average \$2,795 for a studio and over \$3,500 and up per unit, depending on the number of bedrooms. The building is out of control. The market values mandate the rental costs.

20:19:17 De Michael Canavan a Todos:

Not doing the job.

20:19:19 De Marc Vukceвич a Todos:

Marianne describing single family housing as affordable is a huge joke

20:19:31 De Susan O'Carroll a Todos:

Respondiendo a «you have roadway dedications»:

Thanks Stacey. And a recent court case and SB 937, 2024 makes linkage fees harder.

20:19:32 De Marc Vukceovich a Todos:

\$3.5 million dollars for a SFH

20:19:32 De Noah Schneider a Todos:

people can have single family homes if they want to; zoning gives that choice. single family housing is not more affordable than the apartments though Marianne.

20:19:52 De Tony Gittelsohn - GWNC / Brookside a Todos:

We never ever come close to meeting our affordability requirements in the RHNA.

20:20:04 De Diana Nicole a Todos:

Respondiendo a «people can have single family homes if they want t...»:
but they can't have single family housing communities.

20:20:06 De Marc Vukceovich a Todos:

Respondiendo a «We never ever come close to meeting our affordabil...»:
79 will make it easier

20:20:06 De Charles Miller, LANCSA Board a Todos:

Thank you for joining us this evening. Our evaluation form may be accessed here.

20:20:07 De Michael Canavan a Todos:

Respondiendo a «We never ever come close to meeting our affordabil...»:
Maybe we should give it a shot.

20:20:32 De Wes Chuang a Todos:

Respondiendo a «The “just build more” supply argument ignores loca...»:
Then don't build there

20:21:19 De Michael Canavan a Todos:

Can we find an accurate SB 79 applicability map and post it?

20:21:19 De Marc Vukceovich a Todos:

Basic bus stops are not included in SB 79, another thing Stacy mislead on

20:21:19 De Diana Nicole a Todos:

True — single-family homes aren't inherently affordable here. But neither are market-rate apartments under SB 79. Zoning type doesn't set the price — land value, construction costs,

and profit margins do. SB 79's affordability requirement is so small that most units will be market-rate, and in high-demand areas that still means expensive rents. The real question isn't whether it's a house or an apartment — it's whether policy actually delivers homes people can afford, in safe locations.”

20:22:02 De Michael Canavan a Todos:

Respondiendo a «True — single-family homes aren't inherently affor...»:
SB 79 has to comply with local inclusionary ordinances

20:22:02 De Marc Vukceovich a Todos:

Respondiendo a «True — single-family homes aren't inherently affor...»:
a 3 million dollar home is infinitely less approachable than even very high rent

20:22:02 De Diana Nicole a Todos:

Respondiendo a «The “just build more” supply argument ignores loca...»:
that would be ideal but SB 79 promotes building in the High Fire Severity Zone

20:22:28 De Noah Schneider a Todos:

Respondiendo a «True — single-family homes aren't inherently affor...»:
I agree that market rate apartments are not currently affordable, but they are way cheaper than single family homes. Market rate being as expensive as it is is due to lack of housing supply growth. More housing lowers costs.

20:23:03 De Marc Vukceovich a Todos:

If you love SB 79, heart this message !!!

20:23:12 De Joanne D'Antonio, a Todos:

Yes, it is scary getting home from the bus line at night and hot during the day.

20:23:26 De Chris Tokita a Todos:

Thank you for sharing Lisa!

20:23:28 De John Kerr a Todos:

For a 1MM SFH, mortgage is ~4K a month , median rent is in the low 2Ks

20:23:33 De Tony Gittelsohn - GWNC / Brookside a Todos:

Respondiendo a «We never ever come close to meeting our affordabil...»:
I want to like SB79 a lot more than I currently do. It will attract huge fire from HOAs & NIMBY groups. It will definitely change many SFH neighborhoods...and maybe that is the trade-off. I do think we can build A LOT more housing along our corridors & transitional corridors.

20:23:34 De Wes Chuang a Todos:

Respondiendo a «The “just build more” supply argument ignores loca...»:

It doesn't? Where do you see it in the bill?

20:23:36 De Noah Schneider a Todos:

Infill development creates walkability. You can't have very walkable neighborhoods with 5k sq. ft lots

20:23:55 De Susan O'Carroll a Todos:

Respondiendo a «The "more supply lowers prices" line sounds tidy i...»:
Both supply and demand determine price.

20:23:57 De Chris Tokita a Todos:



20:24:10 De Diana Nicole a Todos:

There's a movement to build housing in our parks (remember park poor LA). Growth needs to have limits, folks!

20:24:23 De Kathleen Edwards, NWNC a Todos:

Respondiendo a «The "just build more" supply argument ignores loca...»:
Because homes and rents in high density San Francisco are so Affordable??? Baloney.

20:24:27 De Marc Vukceovich a Todos:

Respondiendo a «We never ever come close to meeting our affordabil...»:
which is why we fight the good fight

20:24:36 De Diana Nicole a Todos:

Respondiendo a «Infill development creates walkability. You can't ...»:
Not in the hills, Noah.

20:24:42 De John Kerr a Todos:

Building densely allows more space for parks.

20:25:09 De Noah Schneider a Todos:

Respondiendo a «The "more supply lowers prices" line sounds tidy i...»:
If this was just high and mighty supply and demand without studies I would agree! But studies and academic consensus show that more housing lowers costs and supply constraints raise costs.

20:25:14 De Natalie Freidberg a Todos:

Can you save the chat, pls? Lots of interesting links

20:27:04 De Charles Miller, LANCSA Board a Todos:

Respondiendo a «Can you save the chat, pls? Lots of interesting li...»:

You should be able to do this from your end. Click on the three dots in the header.

20:27:27 De Tony Gittelsohn - GWNC / Brookside a Todos:

Thanks to Lisa & the NC Alliance for the vigorous conversation. SB79 is a complicated but important bill that could impact a lot of housing across the state. A good conversation.

20:28:15 De Wes Chuang a Todos:

Slide: SV79 typo?

20:30:04 De Charles Miller, LANCSA Board a Todos:

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20:33:05 De Keren Waters a Todos:

Thank you Lisa and NCSA. Well done!

20:33:47 De Jerry Yang a Todos:

<https://forms.gle/KeUmmPj4VqfK9xtZ9>

20:33:51 De Jerry Yang a Todos:

^link for YEAC

20:33:55 De Alvin Waters a Todos:

Respondiendo a «The “just build more” supply argument ignores loca...»:

@Kathleen Edwards, NWNC exactly people are commuting over 2 hours who work in the bay area.

20:34:01 De Kathleen Edwards, NWNC a Todos:

“Awareness”??? Or, is it indoctrination and silencing opposing POV?

20:34:03 De Glenn Bailey a Todos:

Charter Reform Commission meetings are important. Visit its website and sign up for notifications

20:34:09 De Charles Miller, LANCSA Board a Todos:

Thank you for joining us this evening. Our evaluation form may be accessed here.

20:34:39 De Tony Gittelsohn - GWNC / Brookside a Todos:

Thanks again for the lively candid conversation!

20:35:02 De M Hales a Todos:

Thank you. Great Meeting!

20:35:11 De Kathleen Edwards, NWNC a Todos:

Respondiendo a «The “just build more” supply argument ignores loca...»:



20:35:42 De Aaron Vanek/MVCC/he-him a Todos:

Thank you for this meeting.

20:36:29 De Glenn Bailey a Todos:

Budget Advocates email: LABudgetAdvocates@gmail.com

20:36:47 De Glenn Bailey a Todos:

Budget Advocates website: www.BudgetAdvocates.org

20:36:55 De Polly Estabrook - GWNC Sustainability Committee a Todos:

Terrific meeting.

20:37:04 De Charles Miller, LANCSA Board a Todos:

Thank you for joining us this evening. Our evaluation form may be accessed [here](#).

20:37:06 De Polly Estabrook - GWNC Sustainability Committee a Todos:

Thank you so much for organizing.

20:37:06 De Kathleen Edwards, NWNC a Todos:

The Mayor seems to be taking the view that NCs (neighbor's opinions), are not important