



Encino Neighborhood Council

4924 Paso Robles Avenue, Encino CA 91316 Phone: 747.282.0450

Josh Sautter - President
Roy Nwaissier - Vice President
Geraldine Hernandez-Abisror - Secretary
Laure Stevens - Treasurer
Glenn Bailey - Sergeant-at-Arms

Encino Neighborhood Council SB 79 Action Guide

California Senate Bill 79 (SB 79) will allow developers to build seven-story apartment buildings on residential streets that are zoned for single-family homes. This will have a very negative impact on residential neighborhoods in Encino and throughout Los Angeles.

Not only will neighborhoods be destroyed, but apartment building developers will also compete with families to purchase every available home, tear it down and replace it with an apartment building. This will drive up the cost of buying a home and reduce the inventory of single-family homes. Everyone loses except for the developers.

The Encino Neighborhood Council opposes SB 79 by supporting CF 25-0002-S19.

[You can learn more about SB 79 by watching this presentation](#) which was made to the Encino Property Owners Association.

[Letter strongly opposing SB 79 from LA City Attorney Hydee Feldstein Soto](#)

It is crucial for the citizens of Encino to voice their opposition to SB 79 (and support for CF 25-0002-S19) to prevent it from passing. You can do this by providing public comment and by writing to your representatives as suggested below. Act now!

Feel free to modify or personalize any of the recommended text which follows.

TO: senator.stern@senate.ca.gov

CC: info@encinonc.org

Dear Senator Stern,

I oppose SB 79 and urge you to vote NO. Here are the reasons:

1. **SB 79 does not increase the supply of affordable housing.** Though the bill is titled “*Abundant & Affordable Homes Near Transit Act*,” it contains no requirement to build *affordable* housing. To the contrary, the bill simply gifts density bonus incentives once reserved for affordable housing to developers for new **market-rate** multi-family housing.
2. **SB 79 does not benefit families or communities.** Instead, its financial benefits flow to the developers, speculators, and financiers seeking to build new 6-7 story apartment buildings, 100% market-rate, on single family properties and low-density multi-family sites.
3. **SB 79 preempts each community’s Housing Element.** These Housing Elements have been created by the communities themselves and certified by the state. They already identify where the state-mandated amount of new housing can be built – which, in most cases, is on transit and commercial corridors. In other words, California has enough space for the housing it has mandated without building in existing single-family, affordable multi-family, and Historic District neighborhoods. So, SB 79 is entirely unnecessary.
4. **SB 79 destroys local control of housing.** Communities know best where and how to build within their borders. Community Planning Departments have spent several years and millions of dollars to create Housing Elements that satisfy all the State and Federal requirements while creating more affordable housing and protecting our communities from needless densification. SB 79 makes that effort meaningless. Equally ominous, SB 79 makes no provision for the costly infrastructure upgrades its increased densification will require. This leaves communities to foot the bill for those upgrades through increased taxes.
5. **SB 79 weaponizes transit.** Transit should connect us; it should not cause communities to fight against it to save their neighborhoods and sense of community.

California needs true affordable single-family houses desired by young families – but SB 79 ignores that need in favor of market-rate apartments that turns families into renters for life and extinguishes their wish to be part of the American dream. **I urge you to oppose SB 79.**

Sincerely,

[Your Name]

[Your Address]

TO: senator.durazo@senate.ca.gov

CC: info@encinonc.org

Dear Senator Durazo,

Please stop SB 79 and protect our neighborhoods from needless upzoning.

SB 79 is NOT an affordable-homes-near-transit bill.

It's a land grab for developers that puts our communities at risk.

What's Really Going On?

- Los Angeles has already planned for housing—zoning enough land, especially near transit, to meet state requirements through the Housing Element.
- SB 79 overrides local planning and opens the door to market-rate, high-density developments in stable neighborhoods.
- This bill kills incentives for affordable housing and prioritizes developer profits over real community needs.

Who Gets Hurt?

- Middle-class and working-class neighborhoods
- Historic districts
- Low-density multi-family areas

Transit should connect us—not destroy us.

SB 79 uses transit as an excuse to let developers replace single-family homes with luxury apartments.

We Need Homes People Can Afford

Young families need starter homes—not more luxury rental apartments in 7 story buildings with no open space.

Let's help young families own homes again.

Please oppose SB 79.

Sincerely,

[Your Name]

[Your Address]

TO: councilmember.harris-dawson@lacity.org

CC: info@encinonc.org

Dear Council President Harris-Dawson,

I oppose SB 79 as currently written; it would needlessly destroy single-family neighborhoods, and I urge you to support CF 25-0002-S19 in opposition to SB 79. Please quickly bring this to a vote of the LA City Council.

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 allow high density apartment development in single-family neighborhoods which would be allowed by SB 79.

Please take every opportunity to oppose SB 79 unless amended to exempt cities who have achieved State-approved Housing Element plans.

Sincerely,

[Your Name]

[Your Address]

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TO: contactcd4@lacity.org

CC: info@encinonc.org

Dear Councilmember Raman,

I oppose SB 79 as currently written; it would needlessly destroy single-family neighborhoods, and I urge you to support CF 25-0002-S19 in opposition to SB 79.

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 allow high density apartment development in single-family neighborhoods which would be allowed by SB 79.

Please take every opportunity to oppose SB 79 unless amended to exempt cities who have achieved State-approved Housing Element plans.

Sincerely,

[Your Name]

[Your Address]

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TO: karen.bass@lacity.org

CC: marissa.bowman@lacity.org , info@encinonc.org

Dear Mayor Bass,

I oppose SB 79 as currently written; it 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 allow high density apartment development in single-family neighborhoods which would be allowed by SB 79.

Please take every opportunity to oppose SB 79 unless amended to exempt cities who have achieved State-approved Housing Element plans.

Sincerely,

[Your Name]

[Your Address]

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Follow steps below to provide public comment to LA City Council.

You can make public comment to the LA City Council by going to <https://cityclerk.lacity.org/publiccomment/?cfnumber=25-0002-S19> and entering the text below in the box labeled “**Comments for Public Posting.**”

Honorable Members of the City Council: I oppose SB 79 in its entirety unless amended to exclude single-family neighborhoods, historic districts and light industrial zones.

I request the City Council unanimously approve the Resolution to Oppose SB 79 (Council File 25-0002-S19). The State of California must not be allowed to undo the efforts that resulted in the passing of the Housing Element. The Planning Department spent several years and millions of dollars to create a Housing Element that answers all the State and Federal requirements while creating more affordable housing and protecting our communities from needless densification. SB 79 negates and discards this work. It opens single-family neighborhoods, affordable multi-family areas, historic districts and industrial zones to allow the development of apartment buildings as high as seven stories.

SB 79 does not require any affordable housing units and does not require any necessary supporting infrastructure. The result will be developers opting to build SB 79 housing rather than selecting any of the affordability incentives in the CHIP Ordinance. This will hamstring the city's ability to achieve its need for affordable housing as well as being able to meet the State's RHNA mandate.

As developers seek to replace single-family homes with apartment buildings, they will drive up the price of single-family homes as they simultaneously reduce the inventory of single-family homes.

I ask for your leadership in opposing SB 79 unless amended to remove single-family neighborhoods, historic districts and light industrial zones from the bill.