

# Studio City Residents Association



**Single-family neighborhoods  
are the target**

# How to Fight SB 79

## Legislative Process

Senate (SB)   ←   House of Origin   →   Assembly (AB)

Introduced and assigned by each House to committees

Committee 1  
Housing

Committee 2  
Local  
Government

Committee 3  
Appropriations

Any committee can kill the bill.

If the bill passes all the committee hearings it goes to a full Senate or Assembly floor vote

If it passed the bill goes to the opposite House and the process starts again.

If the Bill passes both Houses, it goes to the Governor.

The Governor can sign, veto or do nothing (and it still becomes law).



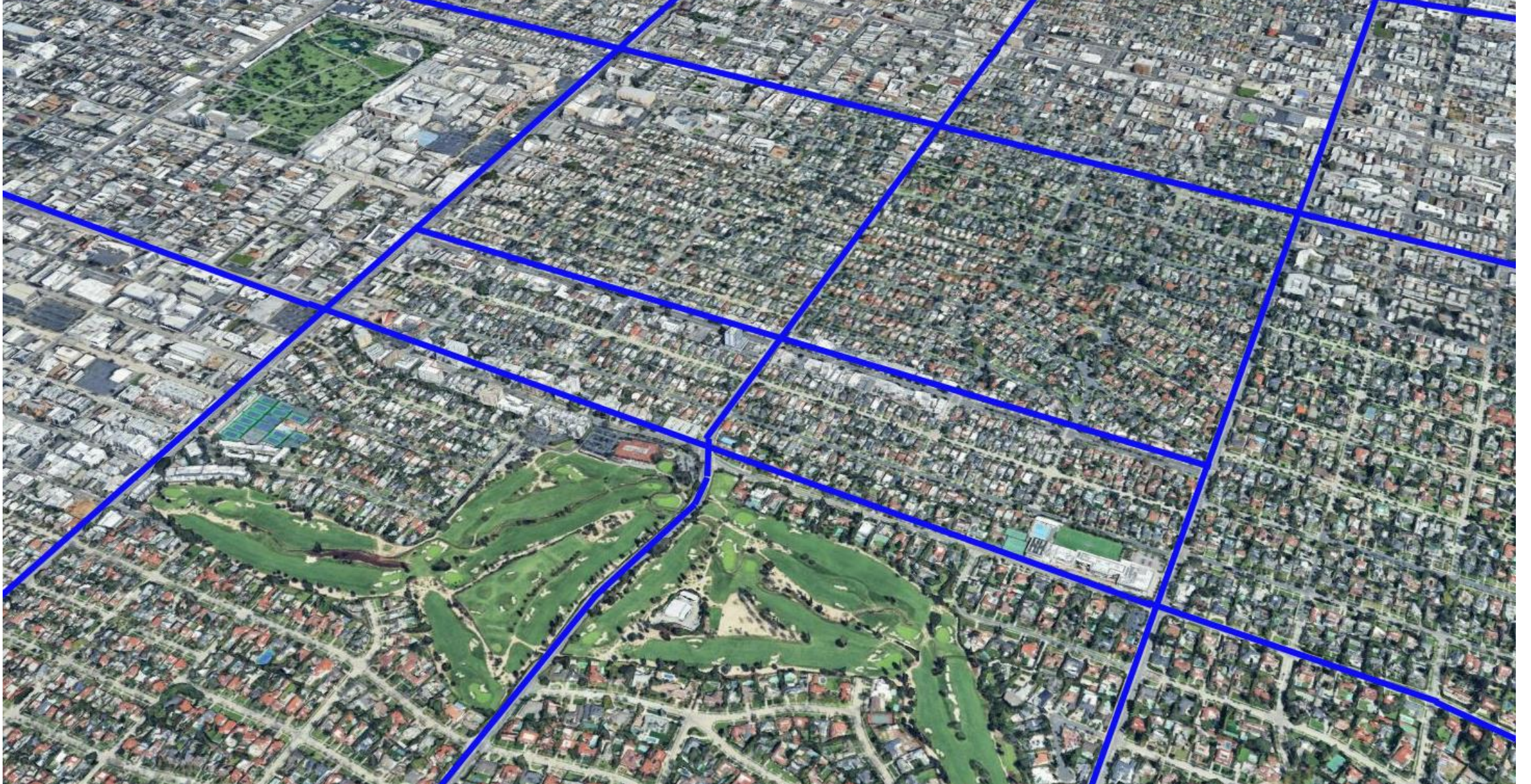
SB 79 – Allows 65 – 75-foot-high by-right apartment buildings anywhere within a half mile radius (including single-family neighborhoods) of qualifying bus stops and rail stops. A qualifying bus stop services a bus route that at some part of its route passes through a “priority bus lane”. SB 79 does not require any affordable housing units.

SB 677 – Modifies SB 9, removes ownership requirement, allows for developing adjacent lots, removes all other requirements, and prevents 2 units of at least 1,750 net habitable space on each lot.

AB 647 – Allows no more than 8 housing units located on a lot. The bill would prohibit setbacks, lot coverage limitation, floor area ratio, or other standards that limit residential development capacity.



# What is SB 79







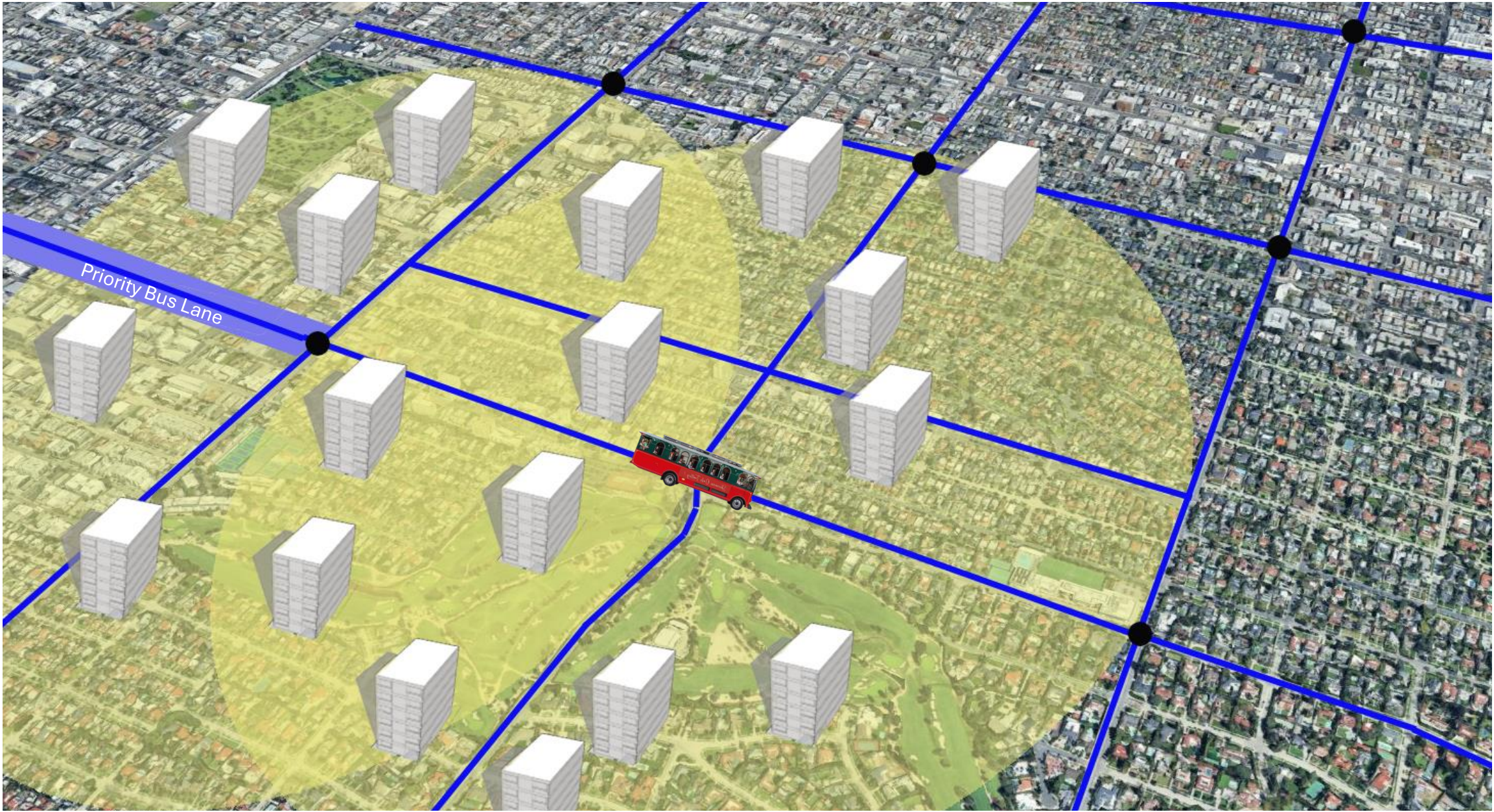




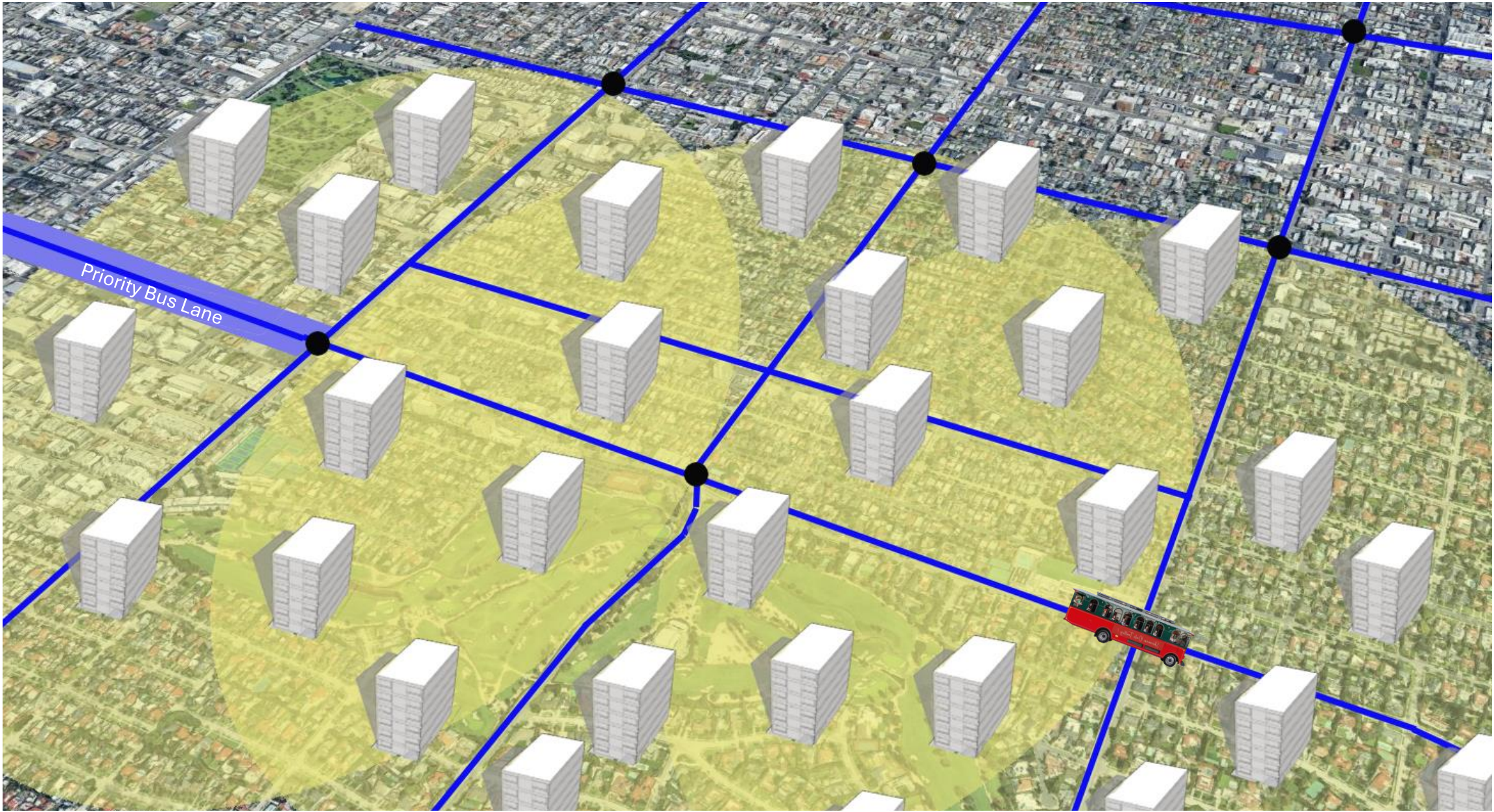




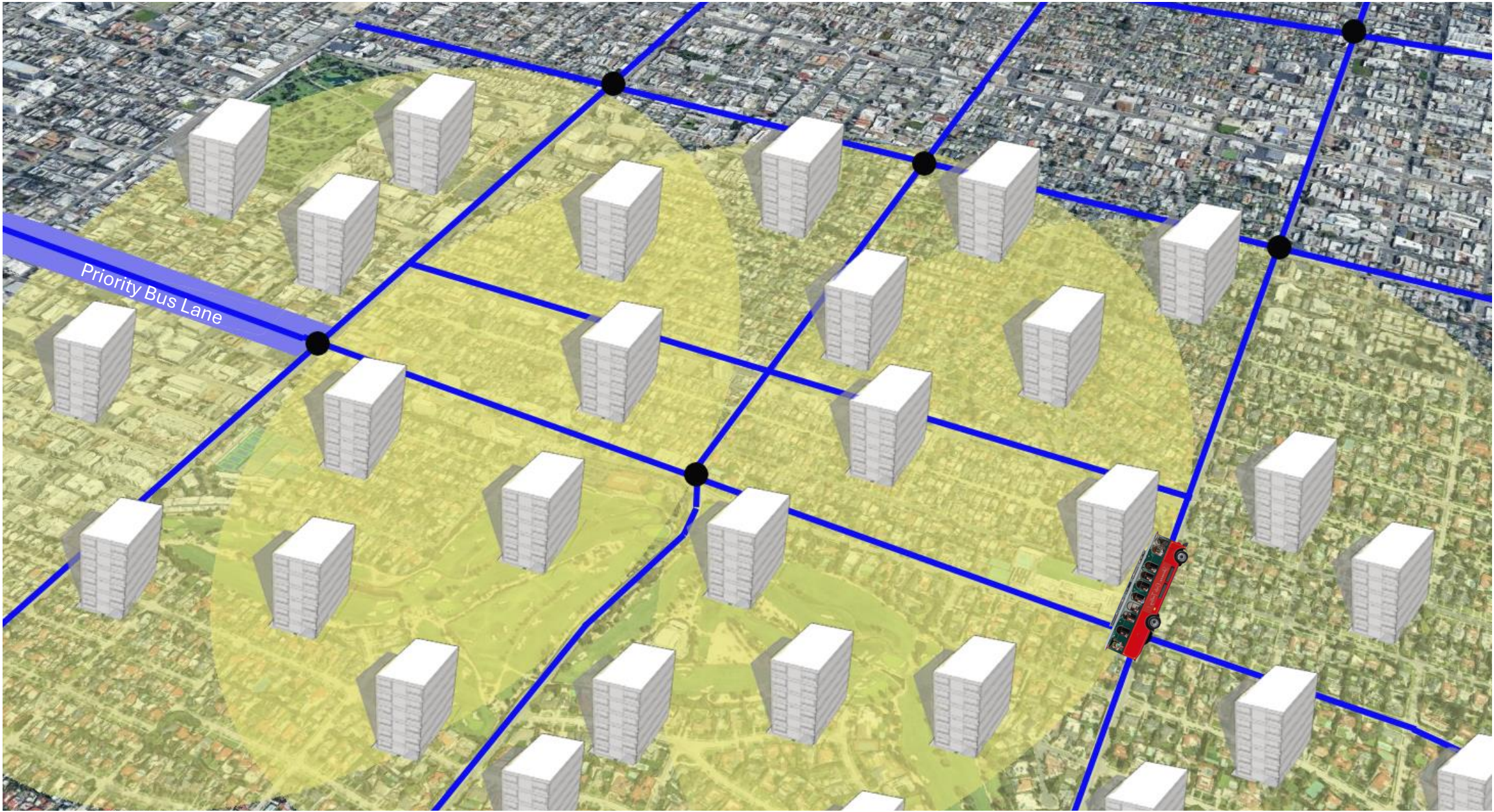




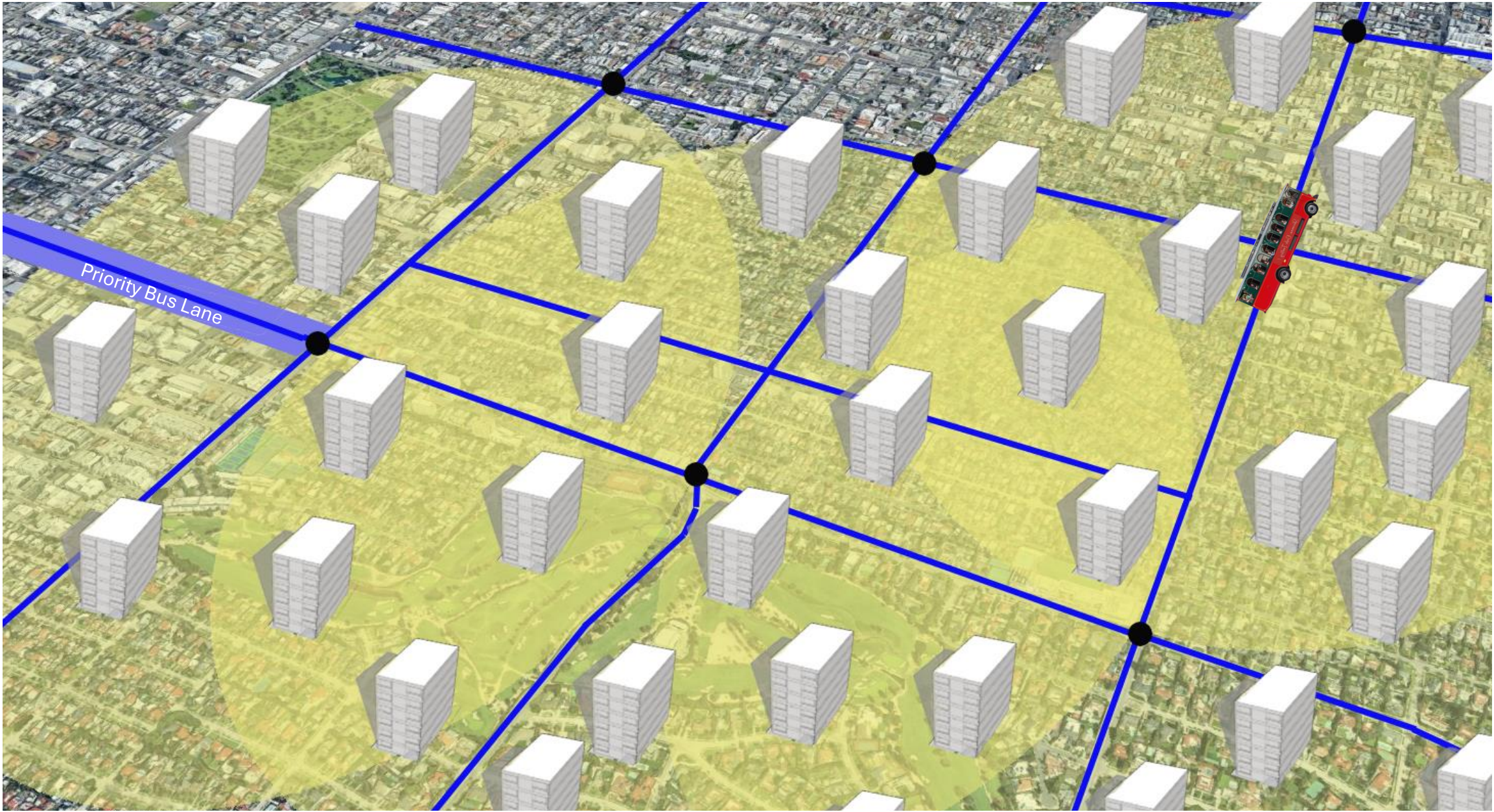




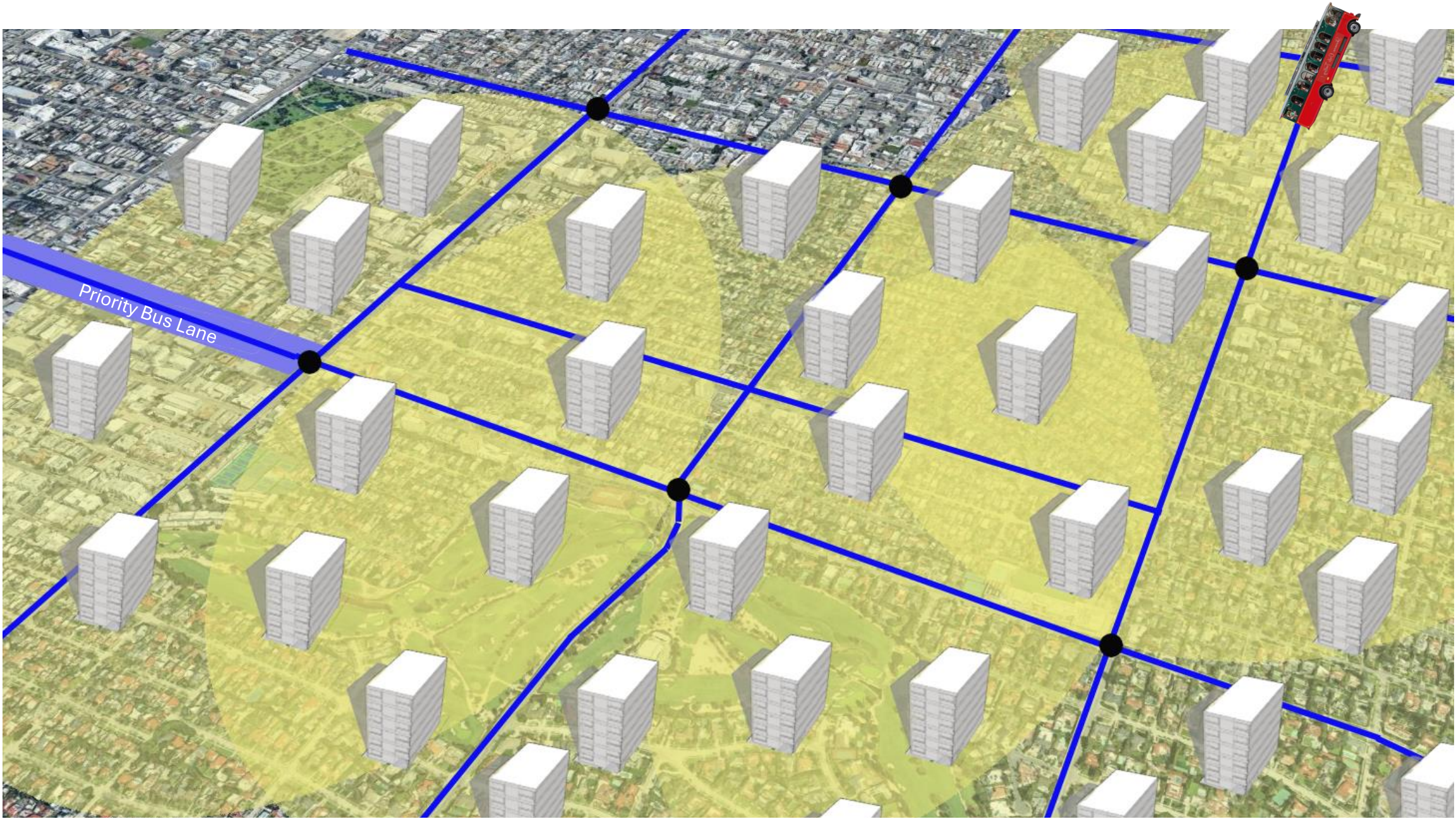




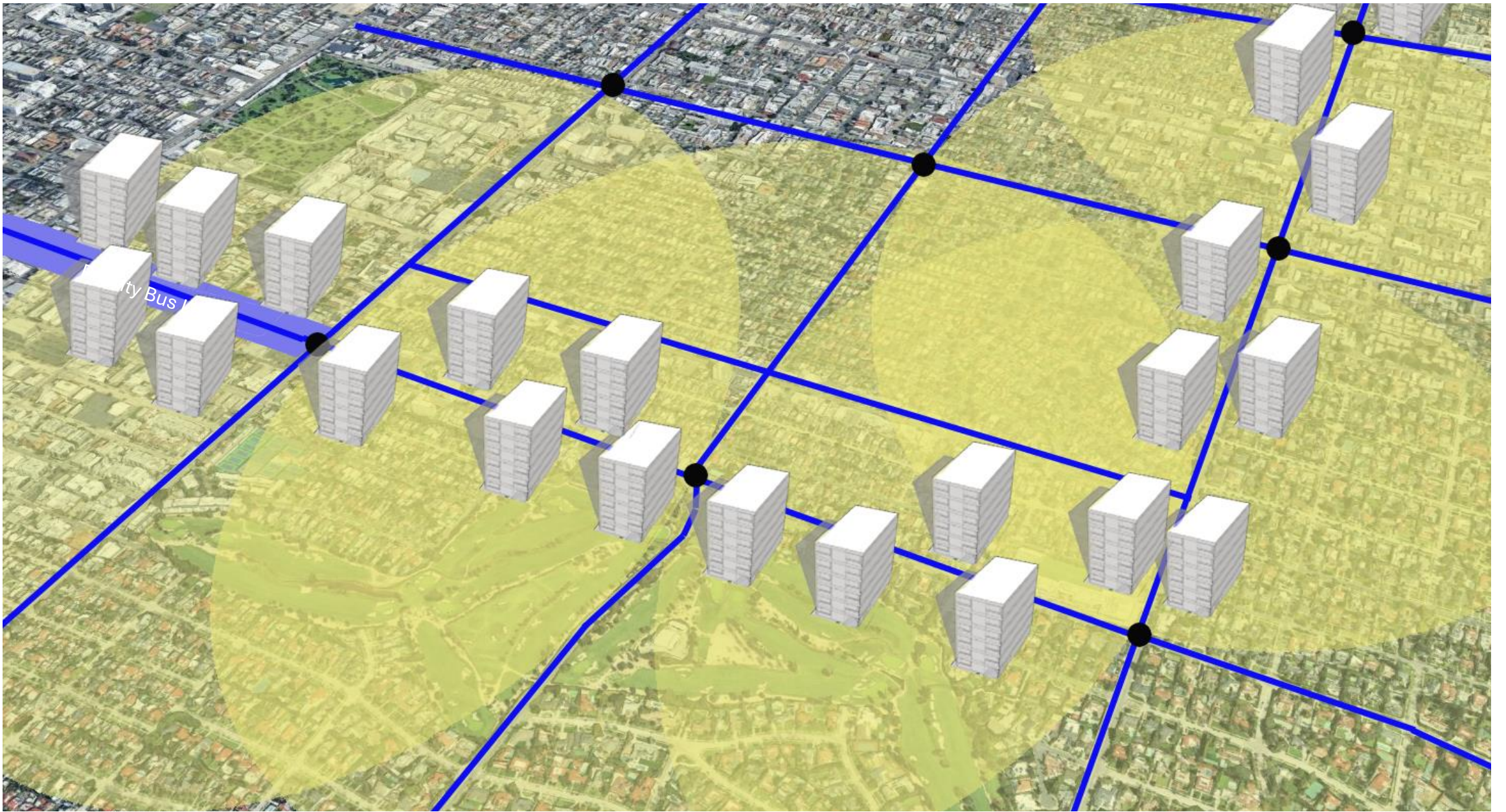






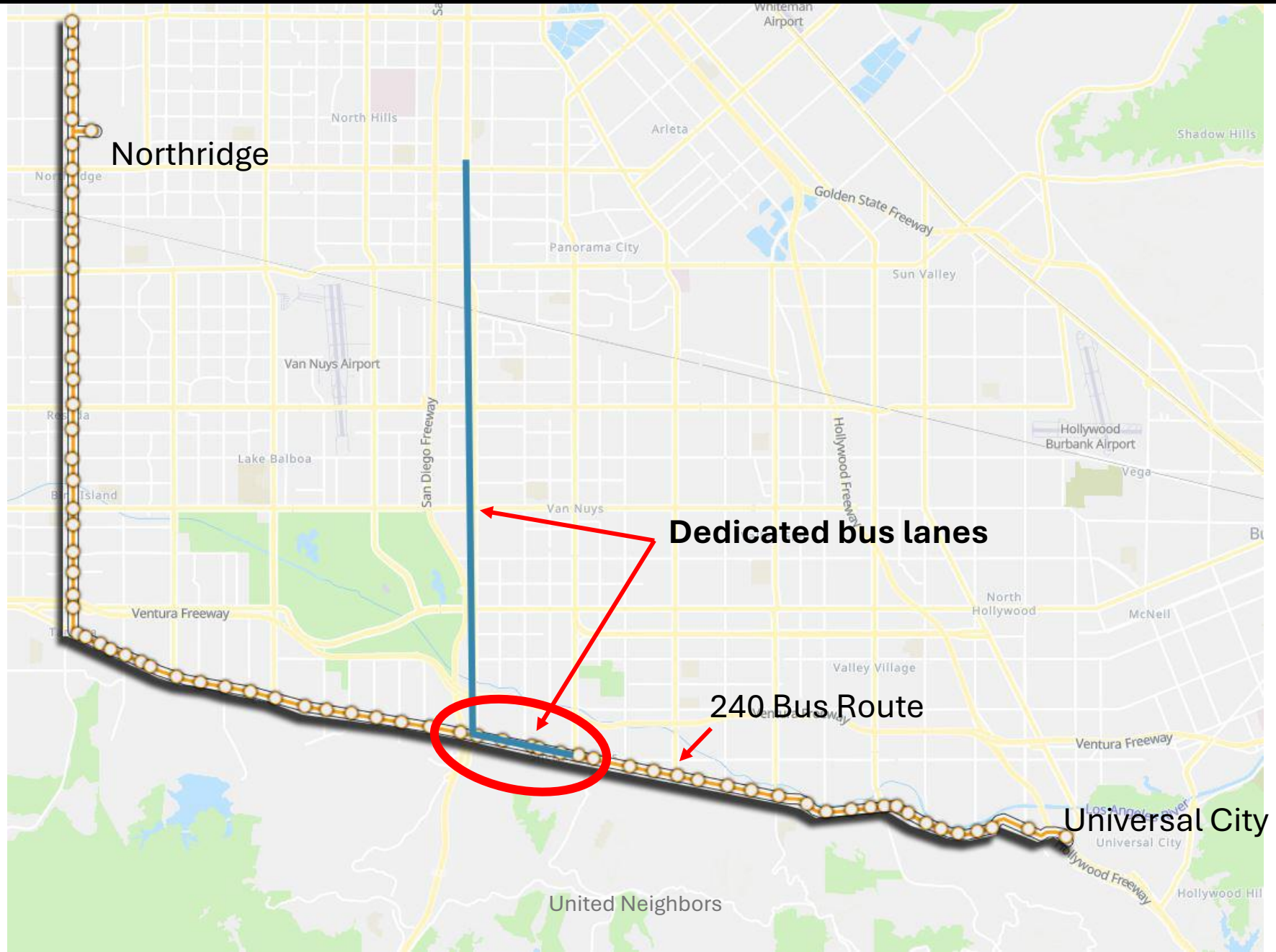






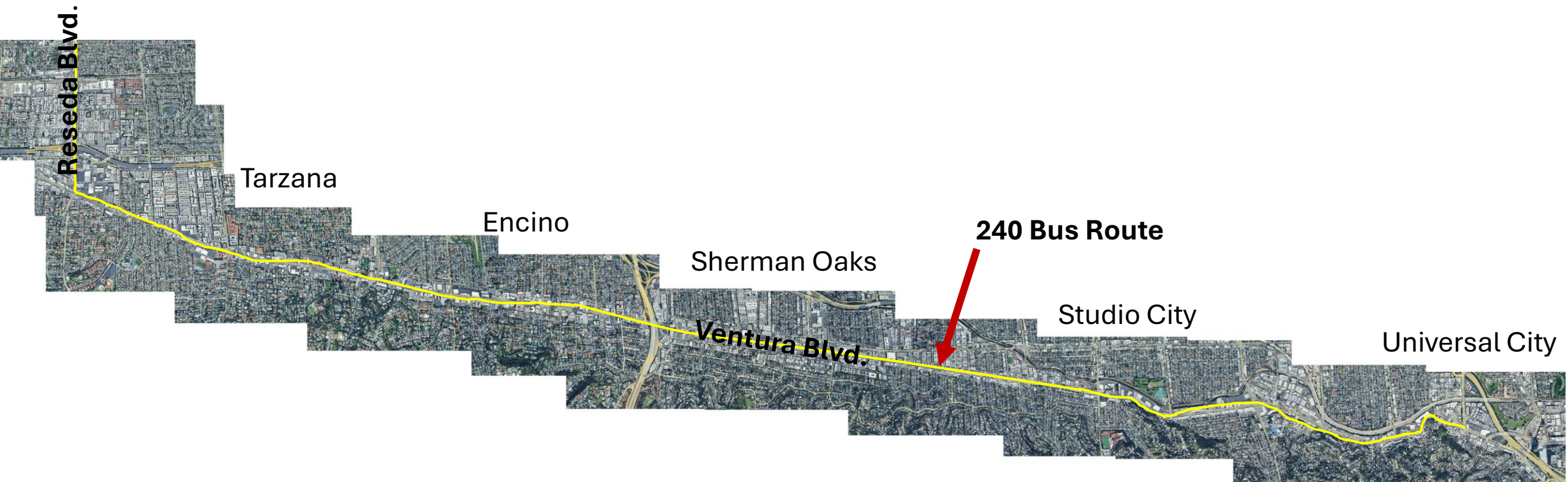


# Impact of SB 79



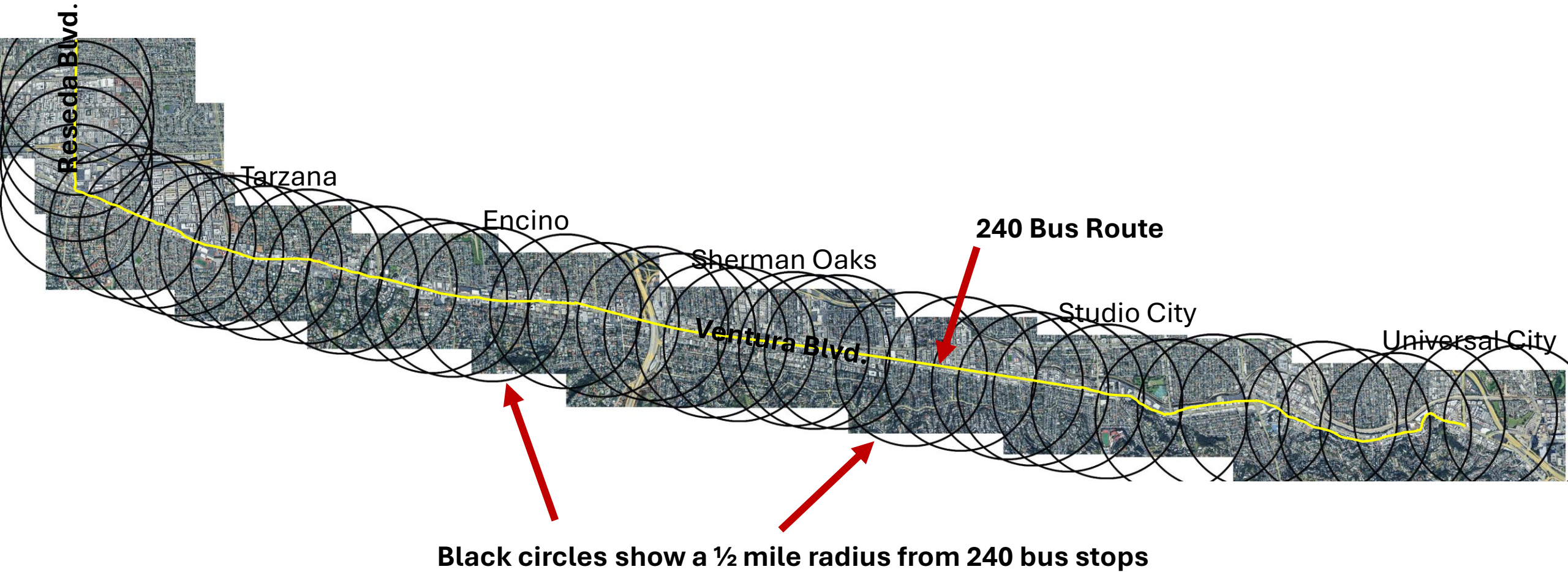


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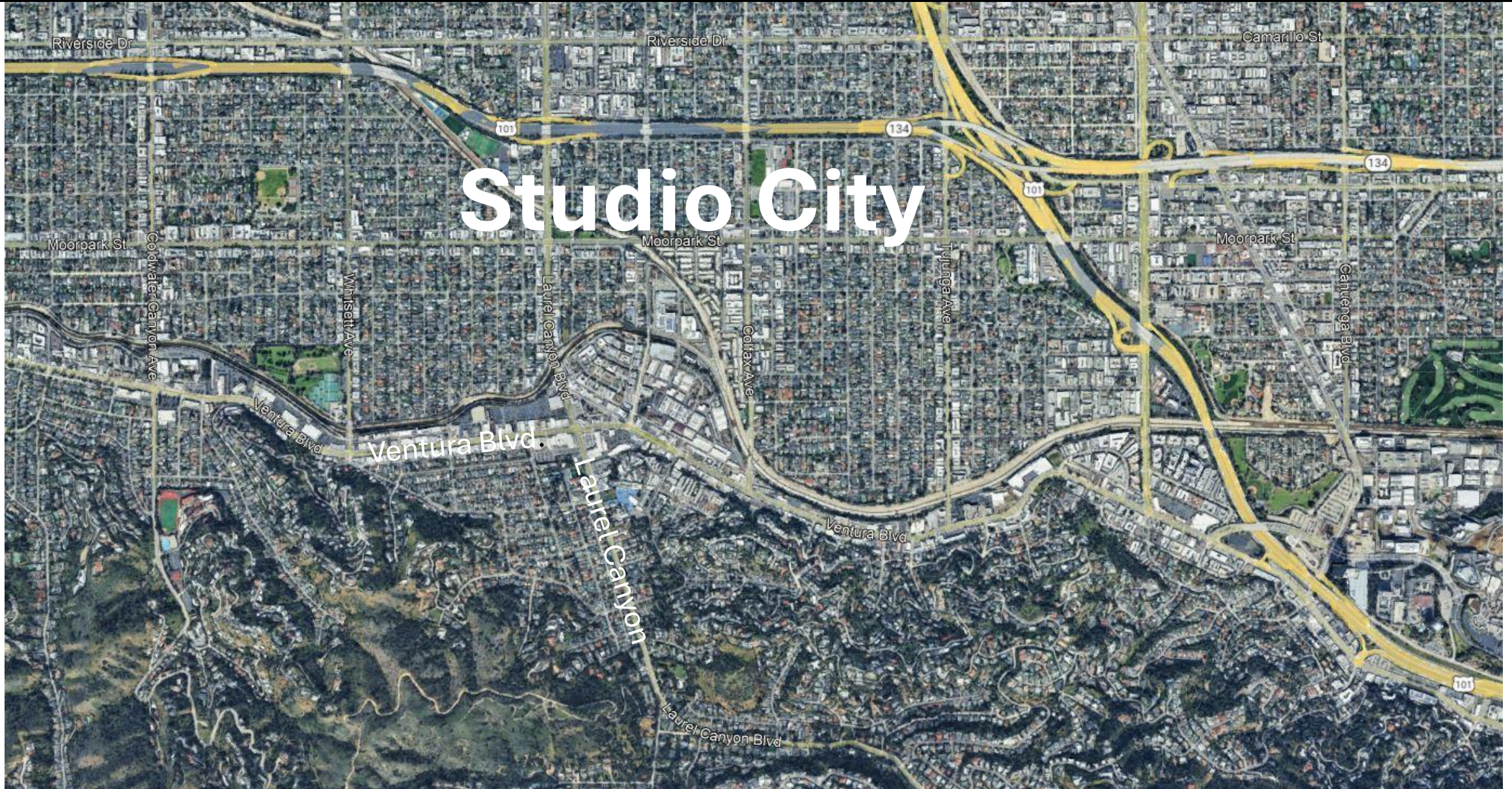


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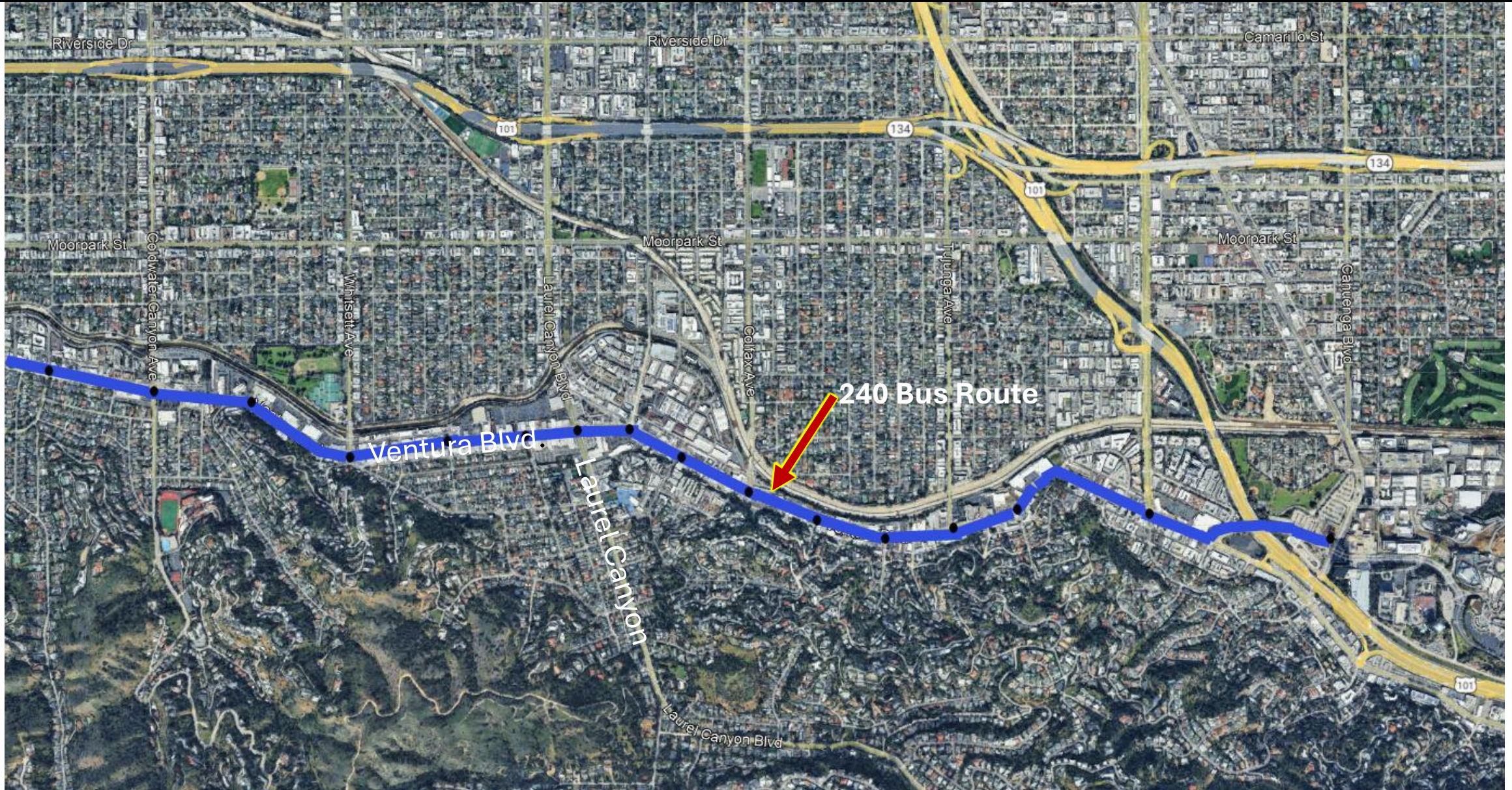


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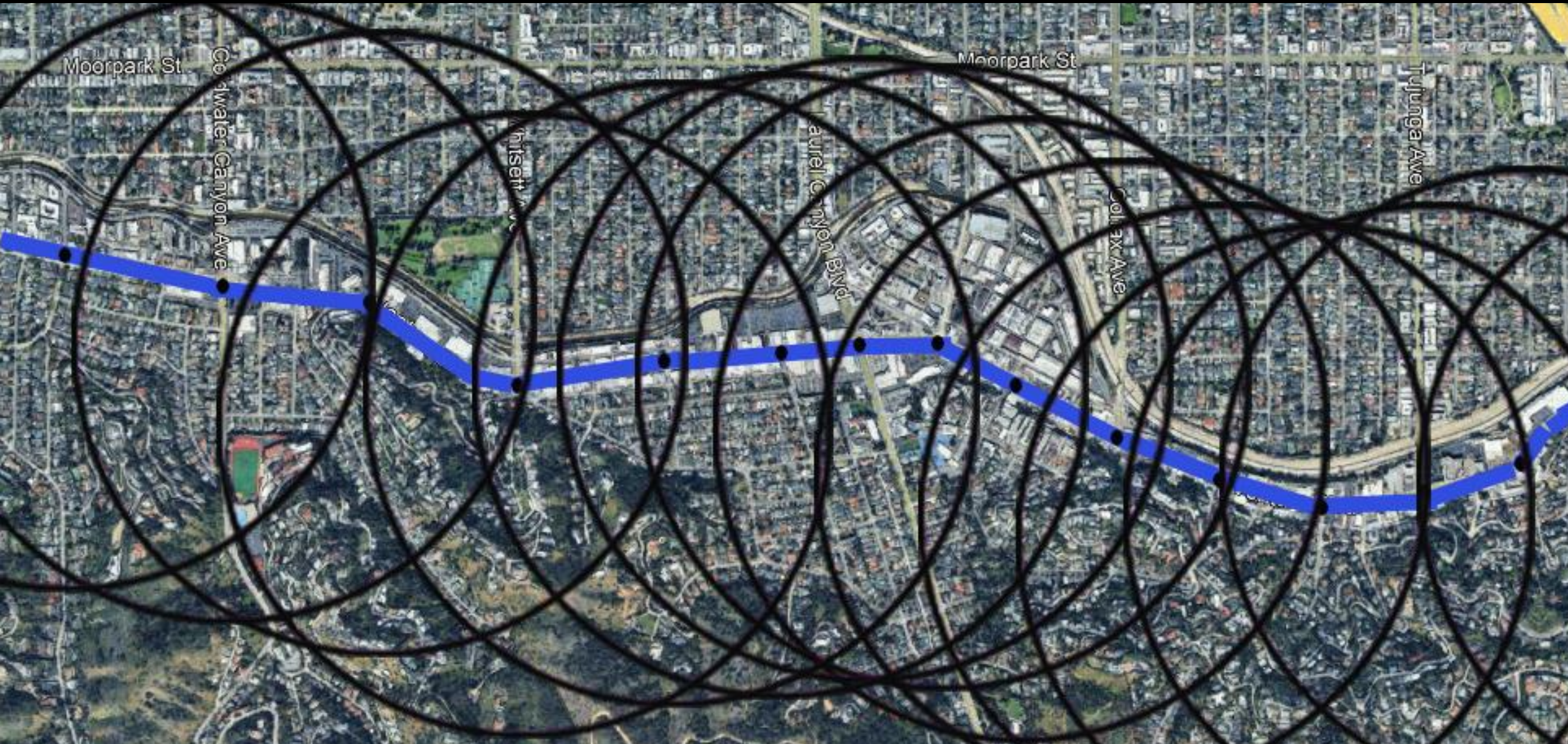


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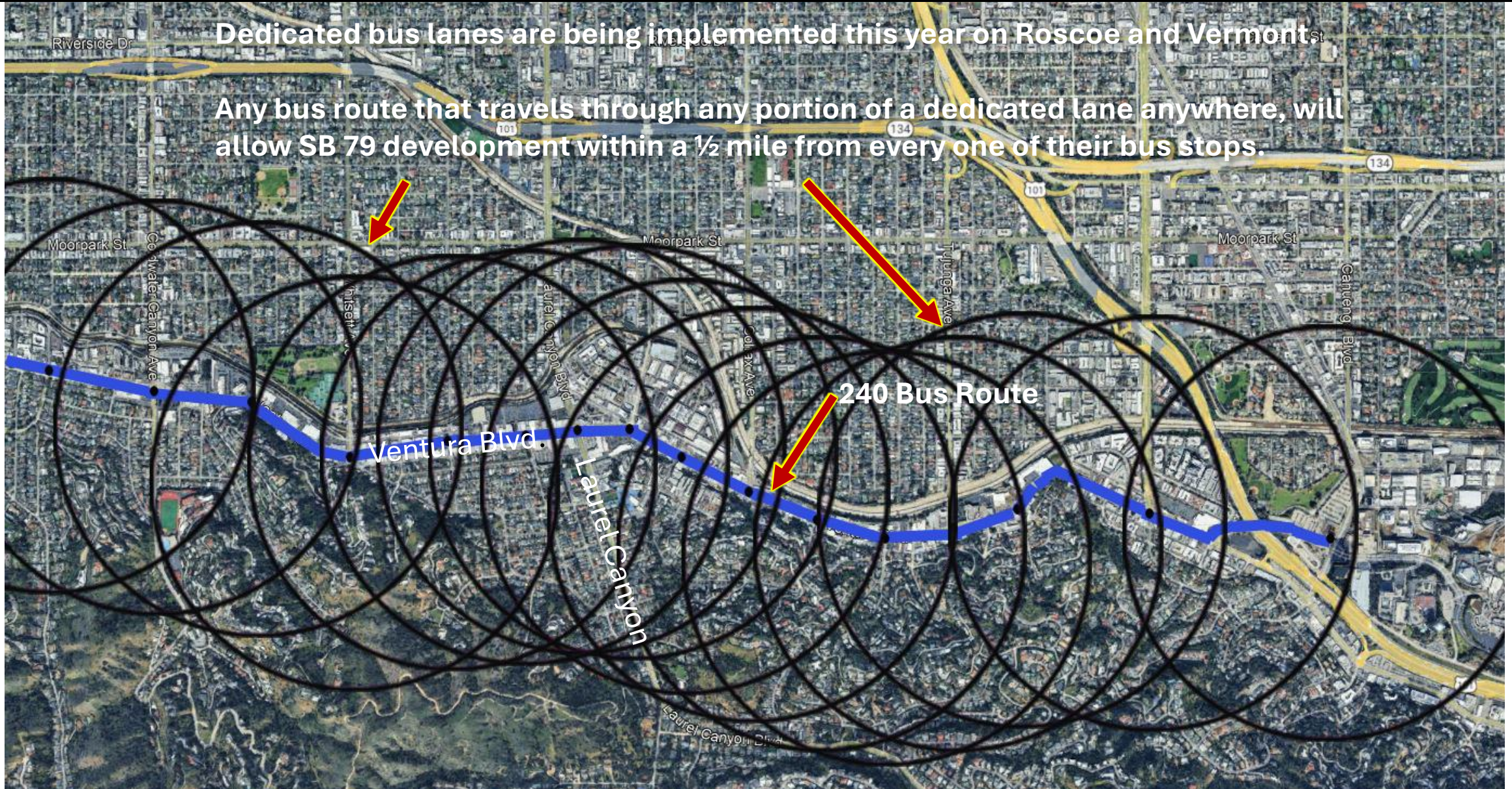




# Impact of SB 79

**Dedicated bus lanes are being implemented this year on Roscoe and Vermont St**

**Any bus route that travels through any portion of a dedicated lane anywhere, will allow SB 79 development within a ½ mile from every one of their bus stops.**





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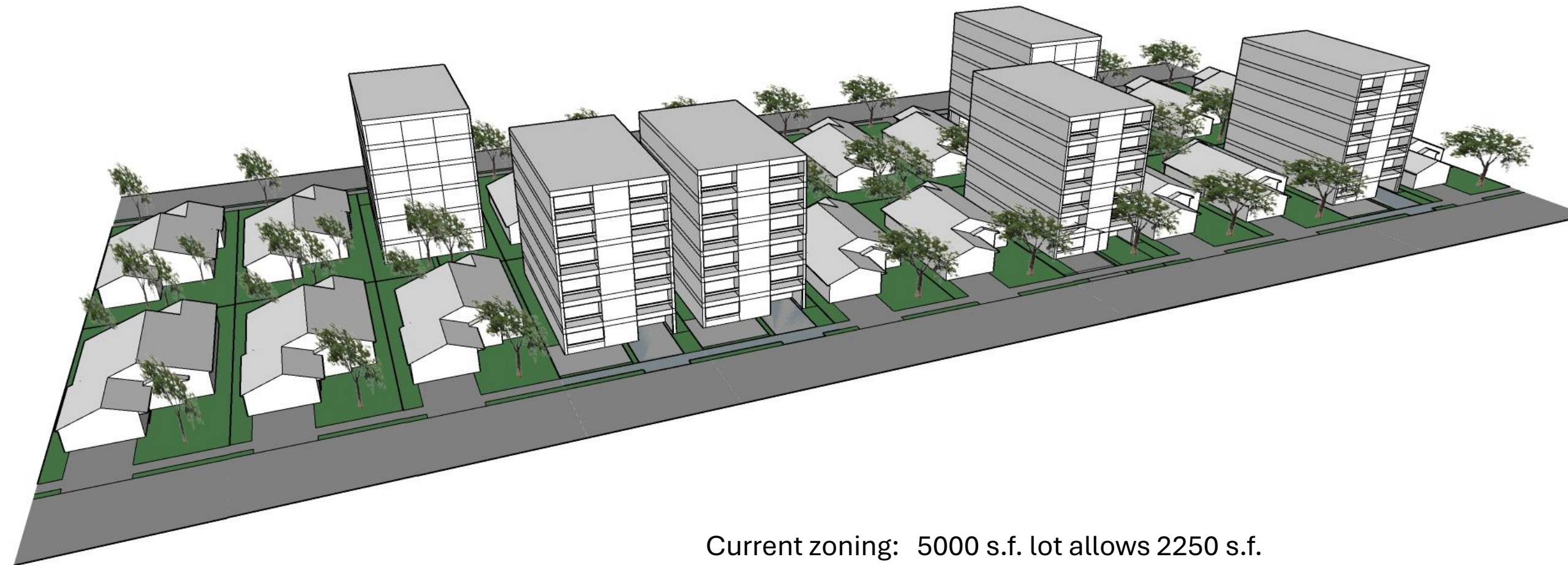


Current zoning: 5000 s.f. lot allows 2250 s.f.

SB 79: will allow 6- 7 stories, 9 - 11 units, 15,000 – 17,500 s.f.



# Impact of SB 79

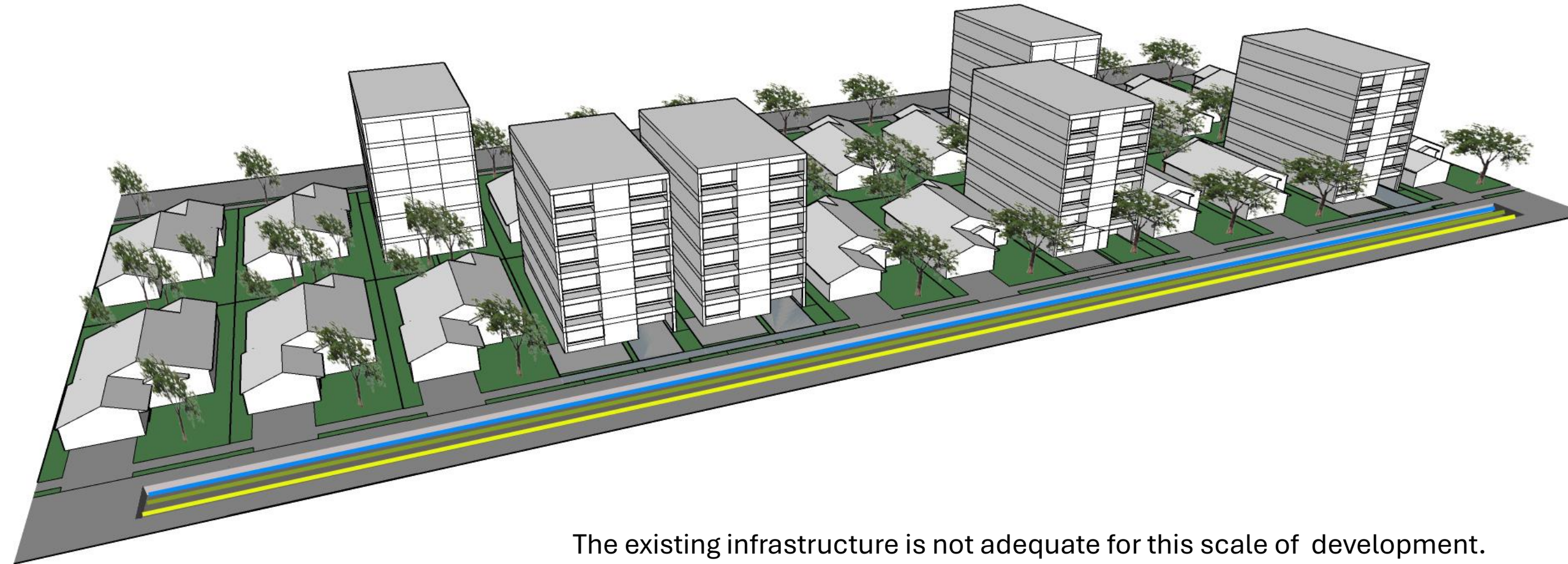


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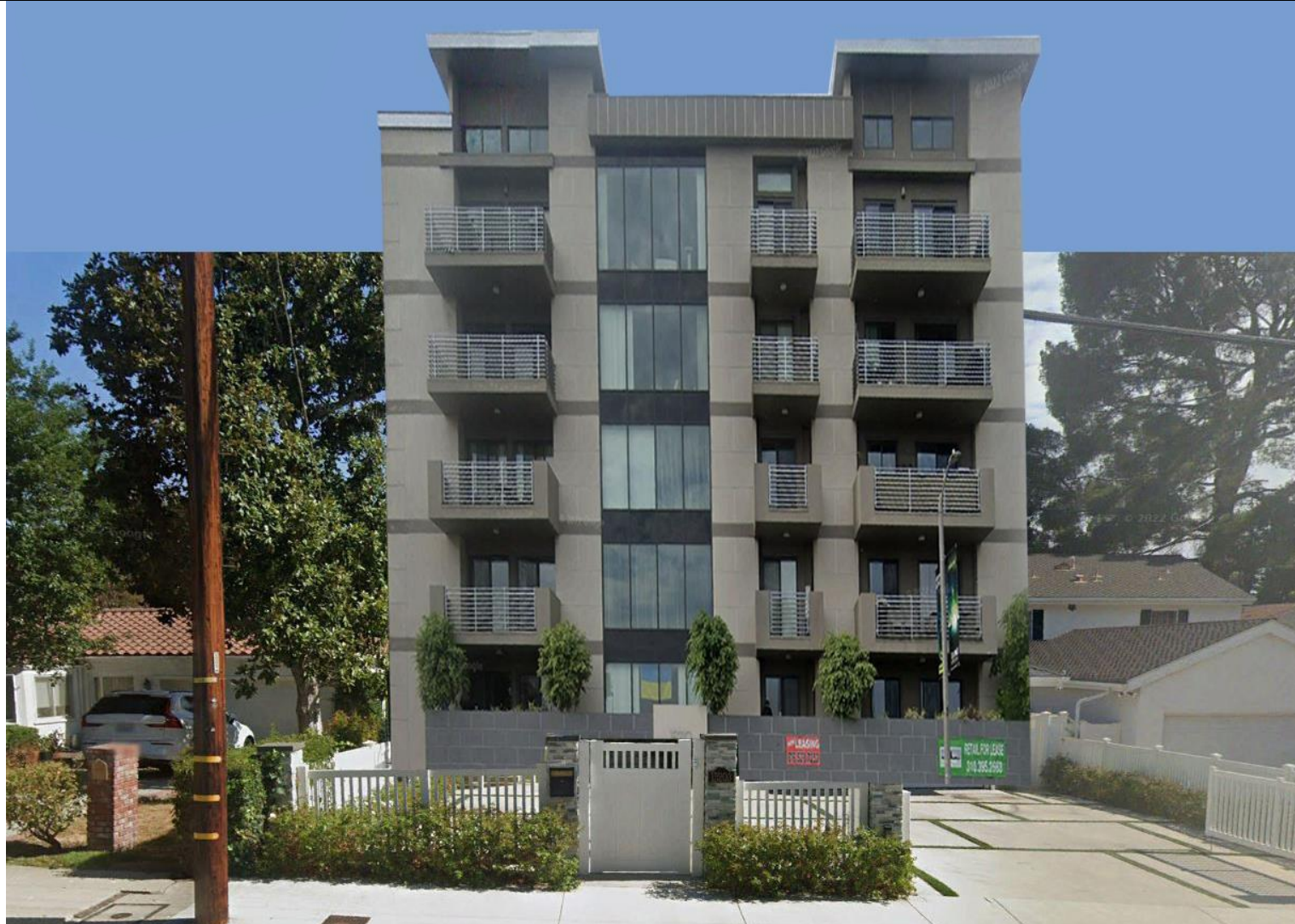
# Impact of SB 79



The existing infrastructure is not adequate for this scale of development.  
Our taxes will increase to cover the costs to upgrade the systems.



# SB 79



**A SIX STORY APARTMENT HOUSE IN A SINGLE-FAMILY NEIGHBORHOOD  
THE IMPACT OF SB 79 A HALF MILE FROM A BUS OR RAIL STOP**



# How to Fight SB 79



April 1, 2025

Honorable Maria Elena Durazo, Chair  
Senate Local Government Committee  
Sacramento, California 95814

Subject: Oppose SB 79 as written

Dear Senator Durazo,

United Neighbors, a broad coalition of community groups, opposes Senate Bill 79 as currently written. This bill allows 65-foot-high apartment developments within a one-half-mile radius of any rail stop or any bus stop, if the bus line uses a dedicated bus lane in some portion of its route and has a 15-minute headway. Those two qualifiers will randomly impact huge areas of single-family neighborhoods, affordable multi-family housing, light industrial zones, and Historic Districts. And with no environmental guardrails this bill could impact hillsides, fire zones, and other sensitive areas of a City. The bill mandates no affordable units.

Los Angeles's recently approved Housing Element, a professionally studied and



# How to Fight SB 79

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Los Angeles's recently approved Housing Element, a professionally studied and analyzed urban plan, demonstrates the City's ability to meet the State's housing mandate at every level of affordability. LA's Housing Element clearly understood the need to add more density but also the need to protect the quality of life that makes communities unique and creates a sense of neighborhood. SB79 negates local government's ability to plan a City, even when compliant with state mandates.

Senate Bill 79 as written:

- Requires no affordable units.
- Allows haphazard construction of developments, stressing a City's infrastructure and budget.
- Accepts no public input.
- Grants developers the right to build only market rate apartments
- Interferes with a city's ability to meet its already substantial RHNA-mandated goals of affordability.
- Impacts those who need to live near transit and are unable to afford market-rate housing.
- Replaces single-family homes with apartments, making existing homes even more expensive.
- Makes it harder for middle and working-class families to build generational wealth by becoming homeowners
- Dismisses Historic Districts across the City which are vulnerable to gentrification. Cities protect Historic Districts to encourage private



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- Makes it harder for middle and working-class families to build generational wealth by becoming homeowners
- Dismisses Historic Districts across the City which are vulnerable to gentrification. Cities protect Historic Districts to encourage private investment in the rehabilitation and reuse of historic buildings, leading to economic revitalization.
- Destroys light-industrial areas that will be the location of tomorrow's jobs, removing a critical opportunity for a work-life balance.

Local governments need to be the stewards of good urban planning while also answering the State's housing mandates, but they should not be forced to enact bad bills that ignore good planning standards, ignore the need for more affordable housing, and ignore the need to protect the well-being of their



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- Destroys light-industrial areas that will be the location of tomorrow's jobs, removing a critical opportunity for a work-life balance.

Local governments need to be the stewards of good urban planning while also answering the State's housing mandates, but they should not be forced to enact bad bills that ignore good planning standards, ignore the need for more affordable housing, and ignore the need to protect the well-being of their residents.

We hope you will oppose SB 79 unless amended to exempt single-family, affordable multi-family, light industrial, and Historic Districts.

Thank you,

Maria Pavlou Kalban

United Neighbors

Cindy Chvatal-Keane

United Neighbors



# How to Fight SB 79



## Help Us Fight State Bill 79 SENATOR LETTERS

Hi Everyone,

Hopefully by now, you have submitted your letters to the legislative portal.

Now the next step, reaching out to the committee hearing the bill. Deals are being made to get this SB 79 passed and we need to be heard.

Here is where some of these **Senate Appropriations Committee** members currently stand:

Chair, Anna Caballero *Fresno area*: **YES**

Aicha Wahab *Fremont area*: **NO**

United Neighbors



# How to Fight SB 79

Here is where some of these **Senate Appropriations Committee** members currently stand:

Chair, Anna Caballero *Fresno area*: **YES**

Aisha Wahab *Fremont area*: **NO**

Laura Richardson *San Pedro*: **UNCLEAR**

Tim Grayson *Lafayette*: **UNCLEAR**

Kelly Seyarto *Temecula*: **NO**

Chris Cabaldon *Sonoma*: **YES**

Megan Dahl *Shasta*: **UNCLEAR**

Laura Richardson is part of our LA delegation. We need a "no" vote from her.

Here's what to do:

Send an email to these Senators using the click and send links below.

Please add their corresponding Legislative Director to cc before you send.

Thank you all,

We can do this!

Maria, Cindy, Jeff, Marc

**Click The Senators Below to Generate an email to them:**



# How to Fight SB 79

Click The Senators Below to Generate an email to them:

Dist 1 - [Senator Dahle](#) (cc: [doria.wallentine@sen.ca.gov](mailto:doria.wallentine@sen.ca.gov))

Dist 3 - [Senator Cabaldon](#) (cc: [tobias.uptain-villa@sen.ca.gov](mailto:tobias.uptain-villa@sen.ca.gov))

Dist 9 - [Senator Grayson](#) (cc: [samantha.yturalde@sen.ca.gov](mailto:samantha.yturalde@sen.ca.gov))

Dist 10 - [Senator Wahab](#)

Dist 14 - [Senator Caballero](#) (cc: [paloma.elizalde@sen.ca.gov](mailto:paloma.elizalde@sen.ca.gov))

Dist 32 - [Senator Seyarto](#) (cc: [nicolas.gauthier@sen.ca.gov](mailto:nicolas.gauthier@sen.ca.gov))

Dist 35 - [Senator Richardson](#) (cc: [autumn.ogden-smith@sen.ca.gov](mailto:autumn.ogden-smith@sen.ca.gov))

**\*PLEASE MAKE SURE TO SIGN YOUR NAME AND NEIGHBORHOOD AND/OR GROUP/  
ASSOCIATION\***



# New State Legislation



**What we have done:**

**Sent letters to the legislative portal in Sacramento**

**Sent letters to our state senator (3 times)**

**Sent letters to Chair of Local Government: Maria Elena Durazo**

**Sent letters to the Mayor**

**Sent letters to our Councilmember**

**Sent letters to Council File. 25-0002-S19**

<https://cityclerk.lacity.org/lacityclerkconnect/>



# New State Legislation



**Are we alone? No, all the the state is mobilized to fight.**

**What you need to do:**

**Letter to Appropriation Committee members. SCRA has the Click & Send**

**Letter to Senator Stern: [senator.stern@senate.ca.gov](mailto:senator.stern@senate.ca.gov)**

**Letter to the Mayor: [karen.bass@lacity.org](mailto:karen.bass@lacity.org) cc [marissa.bowman@lacity.org](mailto:marissa.bowman@lacity.org)**

**Letter to Harris-Dawson: [councilmember.harris-dawson@lacity.org](mailto:councilmember.harris-dawson@lacity.org)**

**Letter to Nithya: [contactcd4@lacity.org](mailto:contactcd4@lacity.org)**



# New State Legislation

## RESOLUTION

WHEREAS, any official position of the City of Los Angeles with respect to legislation, rules, regulations, or policies proposed to or pending before a local, state or federal governmental body or agency must have first been adopted in the form of a Resolution by the City Council; and

WHEREAS, the City of Los Angeles recognizes the importance of addressing the availability of affordable housing in a fair, equitable, and community-focused manner; and

WHEREAS, existing law under SB 375 (Steinberg, 2005) encourages coordination of housing and transportation policy, with greater land use intensity and more housing near transit. Additionally, under AB 2097 (Friedman, 2022) and AB 2011 (Wicks, 2022), existing law preempts certain local land use restrictions that limit housing near transit and allows greater densities near transit; and

WHEREAS, SB 79 establishes new state zoning standards around train stations and major bus stops (bus rapid transit stops) that allow for multi-family homes up to seven stories near immediately surrounding major transit stops, with lower height standards extending up to half a mile away from such stops; and

WHEREAS, while the intent of SB 79 may be to address issues around the supply of housing, the bill's provisions further undermines local governance, circumvents local decision-making processes, and imposes unintended burdens on communities; and

WHEREAS, the City of Los Angeles has a strong interest in maintaining, what little remains, of local control over land use and zoning laws to best serve the needs of its residents, ensure community input, and protect the unique character of its neighborhoods.

NOW, THEREFORE, BE IT RESOLVED, that by adoption of this Resolution, the City of Los Angeles hereby includes in its 2025-26 State Legislative Program OPPOSITION for SB 79 (Wiener) unless amended to exempt municipalities with a state-approved and compliant Housing Element.

PRESENTED BY \_\_\_\_\_  
JOHN S. LEE

United Neighbors



# New State Legislation

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PRESENTED BY \_\_\_\_\_

JOHN S. LEE

Councilmember, 12<sup>th</sup> District



# New State Legislation

Template letter to  
the Mayor &  
Councilmembers

Dear Council President Harris-Dawson,

The **Resolution to Oppose SB 79 unless amended to exempt municipalities with a certified Housing Element** introduced by Councilmember Lee is a very consequential resolution for LA to consider. We hope you can schedule it for a vote in the Rules Committee/ City Council quickly. This bill can potentially hinder the City's ability to meet the RHNA mandate for more affordable housing. We have been in full support of the Housing Element that exempts single family, historic districts, and light industrial zones and find it disheartening that Senator Wiener can upend the City's efforts with little data to prove the need to do so.

Respectfully,  
[Your name}  
[Your community]



# New State Legislation

## Template letter to the Senators

Dear Senator ,

We oppose SB 79 as currently presented because it needlessly threatens single-family neighborhoods, affordable multi-family, Historic Districts, and light-industrial zones.

Los Angeles's Housing Element substantially increases the city's multi-family housing capacity on transit and commercial corridors in high resource areas meeting the State's housing mandates at all levels of affordability 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 that have met all the state's RHNA mandates for housing should not be forced to densify their communities further with SB 79.

We urge you to oppose SB 79 unless amended to retain local control.

Sincerely,  
[Your Name]  
[Your Organization]



# New State Legislation



Contact Maria Pavlou Kalban: [mpkalban@gmail.com](mailto:mpkalban@gmail.com)