

The Venice Neighborhood Council supports Citywide SB 79 Implementation Option C1, which is the more equitable path forward for all L.A. communities. Option C1 would delay implementation of SB 79 in low-resource areas, high fire severity zones, HPOZs, and low sea level areas until 2030. Option C1 also proactively “incentivizes” all qualifying single-family and low-density neighborhoods to allow 3-story apartment buildings with 4-16 units, rather than the 7-story apartment buildings mandated under SB 79 and includes these incentives for neighborhoods near any rail stops not exempted.

Our support for SB 79 Implementation Option C1 is conditioned on the following:

1. The proposed density changes must be clearly defined as an “incentive” program, not a rezoning or upzoning of these neighborhoods, allowing the incentives to be withdrawn if SB 79 is amended or repealed.
2. All existing setback requirements of the underlying zoning must be maintained.
3. All affected property owners and residents must receive mailed notification of the proposed changes to ensure robust outreach beyond online notifications.

Council File CF 25-1083