

Background: PPCC LUC-recommended motion to oppose SB 79

Bill text: https://leginfo.legislature.ca.gov/faces/billTextClient.xhtml?bill_id=20250260SB79

Commentary:

<https://www.kqed.org/news/12031302/wieners-controversial-bill-to-allow-housing-near-transit-is-back>

<https://cal.streetsblog.org/2025/03/17/wiener-introduces-legislation-to-increase-housing-density-near-transit>

SB 79 is another bill by Sen. Wiener, seeking to streamline approval of very high multistory housing (up to seven stories) near certain bus stops and rail lines, regardless of zoning, local circumstances or safety considerations (i.e., including in single-family home /R-1 neighborhoods). The bill does not include an unconditional exemption for the Very High Fire Hazard Severity Zone (VHFHSZ). All of Pacific Palisades is in the designated VHFHSZ. The bill would also require approval of such housing even if a municipality, such as Los Angeles, already has an approved and compliant Housing Element.*

Relevant Code Section: CA Pub Res Code Sec. 21064.3: *“Major transit stop” means a site containing an existing rail transit station, a ferry terminal served by either a bus or rail transit service, or the intersection of two or more major bus routes with a frequency of service interval of 15 minutes or less during the morning and afternoon peak commute periods.”*

It’s unclear where “major transit stops” were previously located in the Palisades (perhaps PCH & Sunset), but it’s possible that one or more such stops could be included in the future rebuilding, in or near low-density/R1 residential neighborhoods – in which case, if SB 79 passes, very high multifamily buildings – *increasing density and changing community character* – would result in our traditional low-density neighborhoods.

Resolution in City Council by CM Lee (second CW Park) to *oppose SB 79*:

https://clkrep.lacity.org/online/docs/2025/25-0002-S19_misc_03-28-25.pdf

Council File 25-0002-S19:

<https://cityclerk.lacity.org/lacityclerkconnect/index.cfm?fa=ccfi.viewrecord&cfnumber=25-0002-S19>

PPCC has long opposed housing bills which increase density in our low-density neighborhoods, and which threaten public safety by failing to include an unconditional exemption for the VHFHSZ. See our Statement: <https://pacpalicc.org/wp-content/uploads/2025/02/PPCC-Policy-Statement-Density-Public-Safety.pdf>.

And see the PPCC position letter in March 2025, opposing another density bill by Wiener, SB 677:

<https://pacpalicc.org/wp-content/uploads/2025/03/PPCC-Letter-re-SB-677.pdf>.

The LUC recommends that the Board pass the proposed motion to oppose SB 79 and support the resolution by CM Lee in CF 25-0002-S19 – which would be entirely consistent with PPCC’s long-expressed positions on such housing density bills.**

* The Housing Element is a section of the City’s General Plan, which is required by state law to be updated periodically and demonstrates the City’s ability to provide housing in accordance with the state’s “regional housing needs assessment,” i.e., there is no need in Los Angeles for the state to impose even more limits on local control and force approval of more housing and more density in areas where it is not needed, would not be appropriate and/or would be unsafe.

** **NOTE ALSO:** Westside Neighborhood Council recently passed a motion to oppose SB 79; a motion to oppose the bill sponsored by Westside NC (and possibly also by PPCC if this motion passes on 4/10/25) will be on the agenda of the next board meeting of the Westside Regional Alliance of Councils (WRAC) on 4/21/25. PPCC is a member of WRAC, which in turn has long-opposed these types of housing density bills that seek to eliminate local control over planning & zoning matters.