 

TARZANA NEIGHBORHOOD COUNCIL

P.O. BOX 571016

**TARZANA, CA 91357**

**tnc@tarzananc.org**

March 25, 2025

Honorable Bob Blumenfield

Councilmember City Council District 3

200 N. Spring St #465

Los Angeles, CA 90012

Dear Councilmember Blumenfield,

The Tarzana Neighborhood Council requests that you introduce a motion in City Council to make it the official policy of the city of Los Angeles to oppose SB79 recently introduced by State Senator Weiner.

SB79 expands the area around transit for the construction of six to seven story apartments in all zones, extending it to a full one-half mile. Although SB79 begins by referring to fixed rail lines, further on in the proposed legislation it expands to include busways and other bus corridors by the citation of Public Resources Code Sec 21155. When defining major transit stops Section 21155 states ”A major transit stop is as defined in Section 21064.3, except that, for purposes of this section, it also includes major transit stops that are included in the applicable regional transportation plan. For purposes of this section, a high-quality transit corridor means a corridor with fixed route bus service with service intervals no longer than 15 minutes during peak commute hours”. It also includes buses that use “ transit priority lanes for some or all of the route”. .There are several bus lines throughout the valley and greater Los Angeles that fit within this definition.

Projects that are proposed pursuant to SB79 would qualify for ministerial approval. Although the bill cites height of 75 feet, 65 feet and 55 feet projects could qualify for density bonuses allowing structures perhaps as tall as 105 feet.

All of this ignores the underlying zoning. Any land within the one-half mile radius, residential, industrial or commercial is fair game for development. Valley residents have just been involved in a major effort to preserve single family residential areas. Their efforts helped with the development of the recently adopted Housing Element of the General Plan. SB79 would render much of this hard work null and void.

Although SB79 is in the early stages of legislative life, we urge you to move forward with proposing the city oppose it.

Thank you for your consideration of this important matter.

Respectfully,

Leonard Shaffer

President, Tarzana Neighborhood Council

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