

**March 20, 2026**

**To:** Los Angeles City Council Members, Los Angeles City Planning Commission

**Re:** CIS in Support of SB 79 Deferred Implementation – Option C1

**Council File:** 25-1083

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The Westchester–Playa del Rey community strongly supports SB 79 Deferred Implementation **Option C1**, without exceptions or exclusions. Because the City of Los Angeles has already met its state-mandated affordable housing requirements prior to SB 79, a delay in implementation is both reasonable and necessary.

Deferring implementation to January 1, 2030 allows the City time to develop a thoughtful Alternative Plan that addresses **public safety, infrastructure capacity, and community impacts**, while helping prevent **displacement and the loss of rent-stabilized housing**. Recent proposals raise concern. At the February 24, 2026 PLUM Committee meeting, Bob Blumenfield recommended a version of Option C2 that would weaken protections for certain neighborhoods. This approach risks accelerating development without adequate safeguards. For Westchester and Playa del Rey, these concerns are especially significant:

- **Public Safety:** The City has not completed the required evacuation analysis mandated in 2019. Events such as the Palisades Fire demonstrate the importance of planning for emergency access and evacuation—particularly in coastal and airport-adjacent areas with limited routes.
  - **Infrastructure Costs:** Over **\$6 billion in upgrades** may be required, with costs likely borne by taxpayers rather than developers. Local infrastructure is already strained and must be addressed before additional density is introduced.
  - **Displacement Risk:** As noted by Marqueece Harris-Dawson, corporate acquisition and redevelopment have displaced working families in Los Angeles. Without safeguards, similar pressures will intensify in Westchester and Playa del Rey.
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## Why Option C1

- Limits additional height incentives to **three stories through 2030**
- Provides time to address **safety, infrastructure, and environmental constraints**
- Preserves flexibility for a **locally responsive long-term plan**

By contrast, Options C2 and C3 allow significantly greater density and height, with C3 potentially locking in permanent upzoning regardless of future changes.

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## Recommended Protections

To strengthen Option C1, the City should:

- Prohibit demolition of residential housing, especially rent-stabilized units, without verified financing
  - Restrict lot aggregation to prevent large-scale luxury developments
  - Notify R-1 and R-2 property owners of potential zoning changes
  - Provide residents with contact information for state representatives regarding SB 79
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## Conclusion

Option C1 is the most balanced approach. It provides necessary time to address **life safety, infrastructure, and community stability**, while protecting neighborhoods like Westchester and Playa del Rey from unintended consequences of accelerated upzoning.

