

WHEREAS, on February 18, 2026, the Los Angeles City Planning Department submitted a complex 69-page letter to the City Council's Planning and Land Use (PLUM) Committee of recommended actions for the City's Implementation of SB 79 (Recommendation Letter). PLUM immediately scheduled a meeting for February 24, 2026, to hear and act on the Recommendation Letter.

WHEREAS, with two members absent, the PLUM Committee barely achieved a quorum at its February 24, 2026 hearing. Under these circumstances, a unanimous vote by the three attending committee members was required for PLUM to pass any motion. The PLUM Committee could not unanimously agree on a motion but instead forwarded a "Recommendation of the Chair" to the Planning Commission.

WHEREAS, later that same day, February 24, 2026, the GWNC Land Use Committee (LUC) met in regular session to discuss both the Recommendation Letter and the PLUM Chair's Recommendation. Due to its unanswered questions, the LUC did not take action but instead thereafter requested additional information from the Los Angeles City Planning Department and scheduled a special LUC meeting for March 2, 2026, to resume its SB 79 discussion. The requested additional information was to learn the effect of the Recommendation Letter and the Recommendation of the Chair on the Larchmont area and, by implication, on other GWNC neighborhoods.

WHEREAS, on February 26, 2026, clarifying information was provided orally and in writing to a non-Brown Act delegation of the LUC, from both Blair Smith and Kevin Keller from the City Planning Department. The written response from Blair Smith is attached as Exhibit A to this Motion and is incorporated herein. City Planning stated that for now zoning and development incentives in Larchmont will not be impacted by the City's SB 79 Implementation. The information from Blair Smith and Kevin Keller answered the questions from the LUC regular session on February 24, 2026, and serves as the basis for this Motion.

NOW THEREFORE, in response to the foregoing City actions and answers, the GWNC LUC recommends that the Board of the GWNC adopt the following positions and that the Board promptly file a Community Impact Statement (CIS) with this Motion attached as its explanatory letter addressed to the PLUM Committee, the City Council, the Mayor's Office and the City Attorney's Office, as follows:

- The timing of PLUM's February 24, 2026 hearing, less than one week after its receipt of the complicated and far-reaching SB 79 Recommendation Letter from City Planning, failed to give the City's Neighborhood Councils and the public adequate time to review and provide input on the recommendations in time for the PLUM meeting. Due to deadlines imposed by SB 79, citizen participation between now and July 1, 2026, when the City must take final action to implement SB 79, will be extremely limited.

- Because of the extraordinary implications and impact of the SB 79 Recommendation Letter on the City's property owners, every single-family property owner currently or potentially affected by SB 79 must be notified that their single-family properties may be reclassified with incentives to permit higher density uses. Since approximately two-thirds of single-family uses may be reclassified in this manner, it is unconscionable to initiate such a massive de facto "upzoning" without actively informing all affected individuals that their fundamental quality of life is at stake.

- In implementing SB 79, the City should pursue Approach C, Option 1, as described in the Planning Department letter. Approach C, Option 1 allows up to three-story multi-family buildings in eligible single-family residential areas. In conjunction with Approach C, Option 1, the GWNC Land Use Committee also strongly recommends confirmation that all HPOZs, City-designated Historic Districts and sites/areas designated on the National Register of Historic Places also be fully protected from SB 79 development. Two of the three PLUM Committee members who attended the February 24, 2026 meeting voted to fully protect all pre-2015 HPOZs. The letter from the City Planning Department protects "historic resources" which might be interpreted to limit protection to only contributing structures within HPOZs.

- It should be emphasized that Approach C, Option 1, with the HPOZ protection described above, if approved by the City, will be incorporated in a Delayed Effectuation Ordinance to remain in effect until approximately 2030. Therefore, this protection is temporary. Prior to the expiration of the Delayed Effectuation Ordinance, SB 79 requires either the adoption of Alternative Plans, for approval by the State, that rebalance residential growth within the City or all provisions SB 79 will be fully implemented. The GWNC

recommends that upon approval of the Delayed Effectuation Ordinance, the City allocate all necessary resources to initiate the development of Alternative Plans as soon as possible.

- Planning Department staff has stated its understanding that SB 79 implementation is exempt from the provisions of the California Environmental Quality Act (CEQA). A full CEQA analysis would disclose potentially significant impacts on air quality, transportation, and the City's aging infrastructure systems. Recognizing that it is not possible to produce a comprehensive environmental analysis between now and July 1, 2026, the GWNC LUC recommends that any City SB 79 implementation actions provide written justification for the position that the action is exempt from CEQA.