

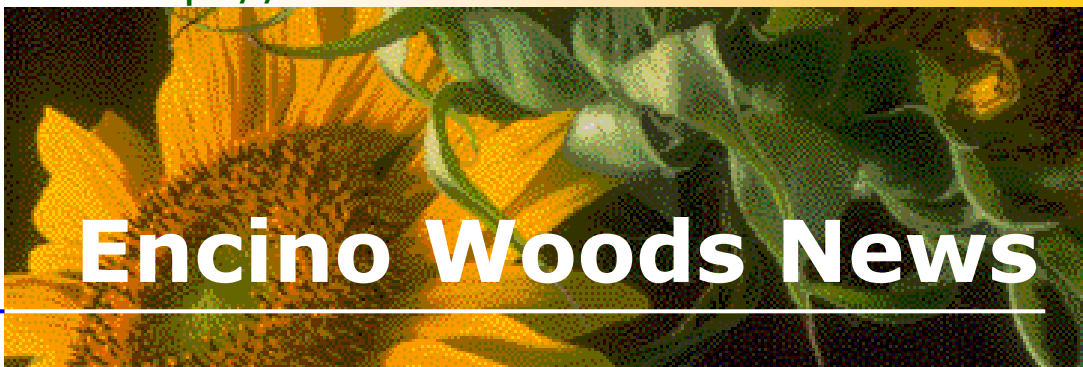
July 2026

Volume 2, Issue 253



Jodie Francisco, SRES®
Your "Eye" On Real Estate
BHHS California
818-970-3936
jodiefrancisco@aol.com
CalDRE License # 01330628

[Http://www.encinowoods.com](http://www.encinowoods.com)



Encino Woods News

SB 79

The state of California has passed a law SB 79 that essentially allows developers to bypass local zoning regulations to build multi-family housing in areas near transit. California Senate Bill 79, the Abundant and Affordable Homes Near Transit Act, requires cities in qualifying urban counties to upzone areas within one-half mile of major transit stops. It overrides restrictive local zoning to allow dense, multi-story residential development and goes into effect on July 1, 2026. SB 79 legally mandates that qualifying cities approve multi-story, multi-family housing projects within a half-mile of public transit. It preempts local control to allow housing of 4 to 9 stories (depending on transit proximity) and includes provisions for inclusionary, affordable housing (e.g., 13% for lower-income households) Rather than fully adopting the state's broad SB 79 upzoning, the Los Angeles City Council delayed citywide implementation of the bill's provisions. Instead, the city adopted a tailored Low Rise Ordinance that permits 2-to-4 story multi-family buildings near over 50 transit station areas, while also protecting designated historic zones (HPOZs).

Your Encino Woods Specialist



Tip of the Month:

Reminder to keep your Video Doorbells Charged! I go to so many houses where the doorbell isn't working! Also you can program your ring with a message by going to your settings. They have fun seasonal messages too!

Hot Properties

Just Sold/Pending

649 Burning Tree 4+2 ((2411 sq ft)	\$899,000 pending
14451 Greenleaf 2+1 (1278 sq ft)	\$1,275,000 pending
5050 Petit 2+2 (1776 sq ft)	\$1,200,000 sold
5130 Woodley 3+3 (2849 sq ft)	\$2,103,450 sold
5018 Woodley 5+5.5 (4460 sq ft)	\$2,625,000 sold
15719 Hartsook 4+4.5 (3428 sq ft)	\$2,725,000 sold
16728 Morrison 7+6.5 (5600 sq ft)	\$3,925,000 sold



www.facebook.com/EncinoWoods

If your home is currently listed this is not intended as a solicitation. Information from public records or CRMLS as of 07/24/2026 and does not necessarily represent sales of Berkshire Hathaway or Jodie Francisco. Properties listed/sold by Jodie Francisco in **Bold**.