

Communication from Public

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Council File No: 25-0002-S19

Comments for Public Posting: Dear Sirs and Mesdames: I am writing with the following comments on the proposed SB 79 Implementation Ordinance (the Low-Rise Ordinance): 1. Setbacks – I OPPOSE reduction in required side and rear yard setbacks to only 4 feet. Available studies indicate that maintaining 15-foot rear yard setbacks would not preclude achieving SB 79’s development objectives. Such reductions are inconsistent with existing Los Angeles Municipal Code (LAMC) standards, which require a 15-foot rear yard and 5-foot side yards in multifamily zones such as RD1.5, R3, and R4. Serious negative impacts will result from such reduction: Fire safety: the proposed 4-foot separations limit defensible space between buildings, increasing risk of fire spread and impeding fire-fighting efforts. Urban tree canopy and environmental health: approximately 90% of the city’s tree canopy exists on private property. Meaningful tree planting and retention are not feasible within the 4-foot setback, which due to “exiting” criteria must be paved — leading to an urban heat island effect with higher temperatures. Open space and quality of life: private open space is a critical element in overall climate control and quality of life for all residents, especially given the paucity of public open space. 2. Notification – REQUIRE direct public notification to affected property owners and residents. The city must notify by mail all residents and property owners of this major change in land use. The absence of transparency undermines public trust, which is already seriously weakened. 3. Future Implementation – TIE implementation to future changes: this SB 79 implementation ordinance must be expressly tied to, and automatically updated to reflect, any future revisions to, postponement of, or repeal of SB 79. Thank you for your consideration.