

Communication from Public

Name: Theo Swerissen
Date Submitted: 06/03/2026 02:53 PM
Council File No: 25-1083-S3

Comments for Public Posting: Subject: Public Comment – Council File 25-1083 – Oppose Low-Rise Ordinance (S3) and Urge Stronger Implementation in Highest-Opportunity Areas like Expo/Bundy Dear Members of the City Council and Planning and Land Use Management Committee, I am a property owner within the ½-mile radius of the Expo/Bundy Metro E Line light rail station in a Highest TCAC Opportunity Area. Approximately 20 neighboring properties are also prepared to sell for large-scale redevelopment. I strongly oppose the Low-Rise Ordinance (25-1083-S3) approved by PLUM on May 26, 2026. This program will not deliver meaningful housing on the Westside. High land costs make 2–4 story “missing middle” projects economically unfeasible. The previous version of this program produced zero housing. Expanding it now is a delay tactic that the Planning Department has already admitted will eventually require full SB 79 anyway. Even worse, allowing piecemeal small projects now will fragment ownership and make future large-scale assemblage far more difficult and expensive when full SB 79 rules are eventually implemented. The entire ½-mile radius around Expo/Bundy is one of the highest opportunity and highest resource areas of all transit stops in Los Angeles. It has strong existing redevelopment momentum, excellent rail access, and will soon benefit from the new Great Park at the former Santa Monica Airport. This is exactly the type of location where the City should prioritize maximum density and building size — not scatter low-rise experiments. Additionally, SCAG is currently finalizing SB 79 eligibility maps. Errors in SCAG’s methodology risk further weakening implementation in high-opportunity areas like this one. Accurate mapping aligned with state law is essential. I urge the City Council to: Reject or substantially revise the Low-Rise Ordinance before final adoption. Advance the pending accelerated implementation framework motion (25-1083-S1) so that full SB 79-level density can be delivered sooner in Highest Opportunity Areas like Expo/Bundy. Thank you for your attention. Sincerely, Theo Swerissen, Los Angeles

Subject: Public Comment – Council File 25-1083 – Oppose Low-Rise Ordinance (S3) and Urge Stronger Implementation in Highest-Opportunity Areas like Expo/Bundy

Dear Members of the City Council and Planning and Land Use Management Committee,

I am a property owner within the **½-mile radius** of the Expo/Bundy Metro E Line light rail station in a **Highest TCAC Opportunity Area**. Approximately 20 neighboring properties are also prepared to sell for large-scale redevelopment.

I strongly oppose the **Low-Rise Ordinance (25-1083-S3)** approved by PLUM on May 26, 2026. This program will not deliver meaningful housing on the Westside. High land costs make 2–4 story “missing middle” projects economically unfeasible. The previous version of this program produced zero housing. Expanding it now is a delay tactic that the Planning Department has already admitted will eventually require full SB 79 anyway.

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The **entire ½-mile radius around Expo/Bundy** is one of the **highest opportunity and highest resource areas** of all transit stops in Los Angeles. It has strong existing redevelopment momentum, excellent rail access, and will soon benefit from the new Great Park at the former Santa Monica Airport. This is exactly the type of location where the City should prioritize **maximum density and building size** — not scatter low-rise experiments.

Additionally, SCAG is currently finalizing SB 79 eligibility maps. Errors in SCAG’s methodology risk further weakening implementation in high-opportunity areas like this one. Accurate mapping aligned with state law is essential.

I urge the City Council to:

1. Reject or substantially revise the Low-Rise Ordinance before final adoption.
2. Advance the pending accelerated implementation framework motion (25-1083-S1) so that full SB 79-level density can be delivered sooner in Highest Opportunity Areas like Expo/Bundy.

Thank you for your attention.

Sincerely,
Theo Swerissen, Los Angeles

Communication from Public

Name: Ryan Metheny

Date Submitted: 06/03/2026 10:15 AM

Council File No: 25-1083-S3

Comments for Public Posting: Dear City Clerk Patrice Lattimore, As a Los Angeles resident, I stand with Abundant Housing LA in support of ROBUST IMPLEMENTATION OF SB 79, the Abundant and Affordable Homes Near Transit Act. I recognize the constructive work that the Department of City Planning has done on the proposed SB 79 Phased Implementation and Low-Rise ordinances. Furthermore, I am pleased that the City Planning Commission recommended revising the Low-Rise Ordinance with two key changes advocated for by Abundant Housing LA: the restoration of a REAR YARD OPEN SPACE OPTION for Low-Rise Ordinance projects, and the ALLOWING OF BALCONIES TO ENCROACH INTO THE REQUIRED FRONT YARD SETBACK. These changes will allow greater flexibility in design and in many cases improved livability for residents. As the ordinance moves forward to the Planning and Land Use Management Committee on 5/26, and subsequently to full council, please support these positive refinements to the ordinance. I am also appreciative that the adjustment of the rear setback from 4 to 8 feet, supported by the City Planning Commission, maintained overall building volume by removing the step back requirement. Despite improvements recommended by the City Planning Commission, ADDITIONAL AMENDMENTS MUST BE MADE TO ENSURE PROJECT FEASIBILITY, a goal agreed upon by members of the city council when the council opted to implement SB 79 via the Low-Rise Ordinance rather than via local programs with more expansive building standards. The following changes are essential to ensure that the Low-Rise Ordinance can produce much needed housing in high-resource Transit-Oriented Development (TOD) zones. 1. ALLOW HEIGHT OF FIVE FLOORS AND FORM-BASED DENSITY FOR LOW-RISE PROJECTS OFFERING DEEPER AFFORDABILITY. Economic and feasibility analysis conducted by AECOM identified height as a major barrier to project feasibility for the Low-Rise Ordinance, and the lack of interest from the development community in the ordinance since the Citywide Housing Incentive Program was adopted has provided additional evidence that the program's building standards are too restrictive. The simplest way to ensure greater feasibility is to extend programs with more robust building standards, including the Transit-Oriented Incentive Area (TOIA)

program and the Affordable Housing Incentive Program (AHIP) to the high-resource TOD zones. BUT AT THE VERY LEAST, THE COUNCIL SHOULD BE AMENDING THE LOW-RISE ORDINANCE TO INCLUDE A LOW-RISE BONUS (AS OUTLINED IN EXHIBIT 2B OF CITY PLANNING'S STAFF REPORT) ALLOWING A HEIGHT OF FIVE FLOORS AND FORM-BASED DENSITY IN EXCHANGE FOR DEEPER AFFORDABILITY. This amendment will both increase feasibility and implement council direction to Affirmatively Further Fair Housing by increasing the supply of deed-restricted affordable housing in high-resource TOD zones.

2. ALLOW ATTACHED AT-GRADE PARKING BEHIND UNITS: Requiring that parking be either underground or behind the whole building is unnecessary and expensive. It will prevent many projects from ever getting proposed, as small at-grade parking areas will be the most feasible option for parking provision on many modestly sized parcels. Please allow at-grade attached parking behind sidewalk-oriented units and common space. Los Angeles has an opportunity to implement SB 79 in a way that promotes family-friendly housing and advances fair housing. With the amendments outlined above, the City can better ensure that new zoning capacity becomes real homes, including affordable homes, in the neighborhoods where access to housing opportunity has been most restricted. Sincerely, Ryan Metheny