

Communication from Public

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Comments for Public Posting: I support Option 3 because it provides certainty, focuses growth where the City already planned for it, and preserves homeowner choice. The Bundy/Expo area is a high-opportunity location within walking distance of rail, major employment centers like Riot and Snap, and existing transit plans under the Exposition Corridor Transit Neighborhood Plan. There are no fire or environmental constraints. Many homes within the half-mile radius are nearly 100 years old and no longer meet the needs of current owners. Upzoning does not force anyone to move—it simply gives homeowners the option to stay, redevelop, or sell and downsize locally. Without this option, many residents are effectively trapped. Option 1 creates years of uncertainty and will require more rezoning later. Option 3 allows gradual, market-driven redevelopment, supports housing near jobs and transit, improves air quality, and helps local businesses. The City should adopt Option 3 and allow SB 79-consistent redevelopment in high-opportunity station areas like Bundy/Expo.

To: Los Angeles City Council and Planning and Land Use Management (PLUM) Committee:

“Option 3 doesn’t force change — it gives homeowners options and lets the market decide, while finally putting housing near jobs and rail where the City already planned for growth.”

Dear Honorable Councilmembers and PLUM Committee:

I am writing to urge the City to adopt **Option 3** for local implementation of SB 79 and to allow full TOIA capacity within Opportunity Stations such as the **Bundy/Expo area**.

This comment focuses on three priorities that align with the City’s goals: **certainty, homeowner choice, and housing production in high-opportunity transit locations.**

1. Option 3 Provides Certainty and Avoids a Cycle of Future Rezoning

Option 3 is the only approach that meaningfully aligns local zoning capacity with SB 79 and reduces the need for additional rezoning before 2030.

Option 1, by contrast, creates limited capacity and virtually guarantees that many areas will need to be rezoned again during the Local Alternative Plan process. This prolongs uncertainty for:

- Homeowners
- Residents
- Small property owners
- Local businesses
- The housing market

Delay without sufficient capacity leaves communities in **long-term planning limbo**, discouraging reinvestment and slowing housing production at a time when the City faces a severe housing shortage.

If the City intends to focus growth in high-opportunity transit areas, Option 3 provides the **predictability and policy clarity** needed to achieve that goal.

2. Growth Should Occur Where the City Has Already Planned for It

The Bundy/Expo station area is exactly the type of location identified in the Housing Element for additional housing:

- High-opportunity census tracts
- Within walking distance of high-quality rail transit
- No Very High Fire Hazard or environmental constraints
- Located within existing planning frameworks, including:
 - **Exposition Corridor Transit Neighborhood Plan (ZI-2490)**
 - **West Los Angeles Transportation Improvement and Mitigation Specific Plan (ZI-2192)**

A significant portion of the surrounding area is **already designated as a transit-oriented planning area**. Option 3 does not introduce a new planning concept—it simply allows zoning capacity to align with long-standing City policy and infrastructure investment.

3. Homeowner Choice — Not Displacement

Upzoning does **not require anyone to move**. It gives property owners options.

Many homes within the half-mile radius of Bundy/Expo are small structures approaching **100 years of age**. For many long-time owners, these properties no longer match their needs due to:

- High maintenance and repair costs
- Rising insurance and property taxes
- Aging-in-place challenges
- Changing household sizes

Option 3 allows homeowners to decide whether to:

- Remain in their home
- Add units or redevelop
- Sell at a premium to a builder
- Downsize into newer housing nearby
- Unlock equity for retirement

Without these options, many residents are effectively **trapped in housing that no longer serves them**.

4. Redevelopment Will Be Gradual and Market-Driven

There is significant uncertainty regarding how many property owners will actually choose to participate in redevelopment.

Not every homeowner will sell. Assemblage requires:

- Multiple willing sellers
- Market feasibility
- Financing
- Long timelines

This uncertainty is a strength. It ensures:

- Incremental, organic neighborhood change
- No sudden or widespread displacement
- Development that reflects real demand rather than speculative overbuilding

Option 3 creates opportunity—not obligation.

5. Delay Without Capacity Restricts Housing

If the City delays SB 79 but limits zoning capacity:

- Property owners cannot act
- Developers cannot assemble viable projects
- Housing production is suppressed
- Residents remain uncertain about future zoning

In practice, delay becomes a **barrier to housing**, not a planning tool.

6. Bundy/Expo Is a Major Employment-Transit Node

Within walking distance of the station are thousands of jobs, including:

- Riot Games campus
- Snap Inc. headquarters
- Berkeley Business Center
- Numerous technology, media, and creative firms

Option 3 would:

- Allow employees to live near work
- Reduce regional commuting and vehicle miles traveled
- Improve air quality
- Support local retail, restaurants, and small businesses
- Attract younger households and strengthen the local economy

Transit-adjacent housing is essential for the continued success of this employment district.

7. Maximizing Public Investment in Transit

The Expo Line represents billions of dollars in public investment. Limiting housing within walking distance of stations undermines the return on that investment.

Transit-accessible land should serve the greatest number of residents possible.

Conclusion

Option 3:

- Aligns with the Housing Element's focus on high-opportunity areas
- Provides certainty and reduces future rezoning needs
- Preserves homeowner choice
- Allows gradual, market-driven redevelopment
- Supports jobs, transit use, air quality, and local economic vitality

Rather than prolong uncertainty through limited upzoning and delay, the City should adopt Option 3 and allow SB 79-consistent redevelopment opportunities in Opportunity Stations such as Bundy/Expo.

Thank you for your consideration.

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Los Angeles