

## Communication from Public

**Name:**

**Date Submitted:** 03/20/2026 12:24 AM

**Council File No:** 25-1083

**Comments for Public Posting:** I am writing in support of Approach C, Option1 (C-1), as described in the Planning Department recommendation letter of February 18, 2026, for the implementation of SB79 by the City of Los Angeles. In addition, I request that the City Council stand firm and further require the following in conjunction with Option C-1: 1. Clarification that all properties within the boundaries of all HPOZs, City designated Historic Districts and sites/areas designated on the National Register of Historic Places will be fully protected from SB 79 development. As this protection may last for only three (3) years, the City must also allocate all necessary resources to immediately initiate the development of Alternative Plans to ensure these sensitive areas remain protected on-going. 2. Notification by mail to all single-family property owners currently or potentially affected by SB 79 that their single-family properties may be reclassified with incentives to permit higher density uses. Under SB79, close to 66% of single family properties may be reclassified with these incentives. 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. 3. Assurance, by ordinance, that there will be no changes to zoning classifications (e.g, R-1, etc.) made by allowing the "incentives" in (2) above, and if SB79 is repealed or amended, in whole or in part, that these incentive(s) be revoked. 4. Stipulation that any City SB 79 implementation actions include written justification for the position that the action taken is exempt from California Environmental Quality Act (CEQA) regardless of the Planning Department's interpretation that SB 79 implementation is exempt from the provisions of CEQA. A full CEQA analysis would likely disclose potentially significant impacts on air quality, transportation, and the City's aging infrastructure systems. Ray Klein West Los Angeles Council District 5

## Communication from Public

**Name:** Theo Swerissen  
**Date Submitted:** 03/20/2026 08:31 AM  
**Council File No:** 25-1083

**Comments for Public Posting:** Dear Honorable Members of the Los Angeles City Council, I am writing as a homeowner in the Bundy/Expo area to urge the City to move forward with full implementation of SB 79—without delay or partial measures. Currently, there is no clear consensus among Councilmembers or within the PLUM Committee on how SB 79 should be applied. This lack of alignment is creating confusion and prolonged uncertainty for homeowners, residents, and the housing market. There is also a disconnect between how SB 79 options are presented publicly and how they are being advanced. The City’s own materials describe Option 3 as the approach that “maximizes development flexibility and housing capacity near transit citywide.” Yet recent actions suggest more limited approaches combined with delay. At a certain point, delay is simply delay—not planning. A Walkable Jobs-to-Housing Opportunity The Bundy/Expo corridor sits in the middle of a major and growing job center, including Riot Games, Santa Monica Business Park, Snap, WestEdge, Westside Media Center, Westside Towers, and the Lumen West LA campus. Much of this workforce is young and increasingly wants a walkable lifestyle—living near where they work. Yet today, surrounding land remains largely restricted to low-density housing, forcing long commutes into these job hubs. Full implementation of SB 79 would allow: Housing near jobs Walkability and reduced traffic Direct transit access to Downtown LA and Culver City (including major employers like Google and Apple) This is exactly the kind of development pattern the City has long aimed to achieve. Let Homeowners Choose SB 79 does not force change—it provides options. In my neighborhood, many homeowners—including on my own street—would seriously consider selling or redeveloping if the economics made sense. These are voluntary, market-driven decisions that allow residents to: Unlock higher property values Relocate on their own terms Use Proposition 19 to transfer their tax base Today, many 6,000-square-foot lots in this transit-rich area are occupied by one or two people. Preventing change here limits both homeowner opportunity and housing supply. If There’s No Consensus, Let the Market Work If Council and PLUM cannot reach a clear path forward, then the most responsible approach is to allow SB 79 to function as intended. Let homeowners decide. Let the market respond. Let housing be

built where it makes the most sense—near jobs and transit.  
Conclusion Delaying or limiting SB 79 risks continued uncertainty and potential loss of local control as state pressure increases. Los Angeles has a rare opportunity to create a walkable, job-centered community on the Westside. The Bundy/Expo area can lead that transformation—if we allow it. I strongly urge you to support full implementation of SB 79 and avoid delays or partial measures that limit its impact. Let people live near where they work. Let homeowners choose. "One size doesn't fit all but let us decide on the fit, not you." Thank you for your time and consideration.