

Communication from Public

Name: Sheryl Schott

Date Submitted: 05/09/2026 11:07 AM

Council File No: 25-1083

Comments for Public Posting: May 9, 2026 CPC-2026-1797-CA City Planning Commission President Lawshe and Members of the City Planning Commission: I am writing to seriously oppose the provision within the proposed SB 79 Implementation Ordinance (the Low-Rise Ordinance) that would reduce required side and rear yard setbacks. While we recognize the City's obligation to comply with state law, the reducing of rear and side yard setbacks to four feet is neither required nor necessary to achieve SB 79's housing density. Available studies indicate that maintaining 15-foot rear yard setbacks would not preclude achieving SB 79's development objectives. These recommended reductions maximize lot coverage at the expense of basic protections. This is further destructive and destabilizing to our single family neighborhoods. The Planning Department's responsibility is to safeguard public well-being and neighborhood stability—not to facilitate development patterns that undermine them. Reducing setbacks to four feet would have several serious impacts:

- Fire safety: In a city where wind-driven fires are always a possibility, it is unconscionable that a four-foot rear and side setback are being recommended. Four-foot separations limit defensible space between structures, increasing the risk of fire spread and constrains the emergency access for firefighting equipment.
- 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 four-foot setbacks which due to "exiting" criteria must be paved. The size of the building and the hardscape around it will contribute to the urban heat island effect, resulting in higher temperatures.
- Private open space and quality of life: In a climate that supports year-round outdoor living, reducing adjacent apartment house setbacks will unnecessarily diminish quality of life for all residents. These are not abstract planning considerations; they directly affect how residents live day to day.

While we appreciate the proposal to maintain 15-foot front yard setbacks, this does not address the areas of greatest impact. Front yards already benefit from the buffer of streets and sidewalks. The most significant points of interface between new development and existing homes occur along rear and side property lines—precisely where the greatest reductions are proposed. These reduced setbacks are inconsistent with existing Los Angeles Municipal

Code (LAMC) standards, which require a 15-foot rear yard and five-foot side yards in multi-family zones such as RD1.5, R3, and R4. The department's reliance on Accessory Dwelling Units (ADU) standards to justify 4 ft setbacks is misplaced. ADUs are intended as small, secondary units-not multi-family buildings with substantially greater occupancy, intensity, and risk. We also wish to express concern regarding the lack of direct public notification to affected property owners and residents. This complete absence of transparency undermines public trust in the planning process. The City must notify by mail all residents and property owners of this major change in land use. In addition, we request this SB 79 implementation ordinance 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. Respectfully,
Sheryl Schott Farmdale Ave N Hollywood, CA 91602



A Semptra Energy utility®

Residential Rebate Program

Enrollment Number: 13804973 Application Date: 6/27/2025

Customer Information

Account Number:	<u>*****774</u>	Name on Account:	<u>*****</u>
Installation Address:	<u>4417 FARMDALE AVE N HOLLYWOOD CA 91602-2001</u>	Mailing Address:	<u>*****</u>
Primary Phone:	<u>*****</u>	Fax:	<u>*****</u>
Alternate Phone:	<u>*****</u>	Email:	<u>*****</u>

Contact Information

First Name:	<u>ronald</u>	Last Name:	<u>schott</u>
Primary Phone:	<u>(818) 429-4186</u>	Fax:	<u></u>
Alternate Phone:	<u></u>	Email:	<u>schottsher@gmail.com</u>

Property Information

Building Type:	<u>Residential - Single Family</u>	Occupancy Status:	<u>Owner</u>
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Payee Information

Name: Payment will be issued in the name of the account holder and sent to the mailing address on file.

Equipment Information

Item	Quantity
Tankless Water Heaters	1
Onsite verification may be required before payment is issued.	

Terms and Conditions

1. To be eligible for a rebate, I understand that: (a) I must be a residential customer on a residential rate with an active meter serviced by Southern California Gas Company for the installation address and, (b) the product(s) I have installed must qualify as described on the specification sheet incorporated herein by this reference and be designed to reduce my consumption of the energy distributed to me by SoCalGas at the installation address above. I understand I must complete a separate application for each installation address for which I am requesting a rebate. All uses herein of the words "install," "installation" or similar phrases shall mean complete installation such that the subject products are fully functional.
2. I understand the rebate offer is limited to residential customers for residential use. The energy-efficient product(s) must be installed in a residential dwelling within SoCalGas' service area. The dwelling unit must be fully constructed and occupied.

3. **I understand the program term is January 1, 2025 through December 31, 2025, and may end sooner if allocated funds are depleted. Product purchases and installations prior to January 1, 2025 or after December 31, 2025 do not qualify for a rebate.** Resale products, products leased, rebuilt, rented, refurbished, received from warranty or insurance claims, won as a prize, received as a gift, purchased with rewards points, new parts installed in existing products do not qualify. Funds are limited. ALL applications are processed on a first-come, first-served basis, upon receipt, until funds are depleted. INCOMPLETE and INCORRECT APPLICATIONS CANNOT BE PROCESSED. Resubmitted applications are processed on a first-come, first-served basis upon the new receipt date. The program may be modified or terminated without prior notice. In the event rebate amounts change during the program period, the order/purchase data and/or application postmark date will be used to determine product eligibility and rebate amount.

4. I understand that a signed and dated Rebate Application Form, completed Product Form incorporated herein by this reference, all appropriate Proof(s) of Purchase, and other required documentation as referenced in this Application Package must be sent to SoCalGas' Processing Center postmarked by December 31, 2025 to be considered eligible for payment of a rebate. A rebate payment for qualifying product(s) is generally mailed 6 to 8 weeks after SoCalGas receives and approves a completed application, including all required documentation, unless an application is selected for a verification, which may add additional time.

5. I will allow, if requested, SoCalGas' and/or California Public Utilities Commission (CPUC) representative reasonable access to my home or through [geolocation](#) from pictures, video conferencing or onsite visits to verify the installed product I have purchased before a rebate is paid. I understand that a rebate will not be paid if I refuse to participate in any required verification. I understand that SoCalGas may contact the qualifying product vendor and/or installer, if needed, to verify purchase and/or installation and may provide my name and/or address to complete this verification.

6. I have installed qualifying product(s) and understand the energy-efficiency level of the qualifying product(s) (as defined in the Specification Sheet) determines the rebate amount. The rebate amount cannot exceed the purchase price. I understand that I cannot receive a rebate for the same product or equipment from more than one California investor-owned utility or third party energy efficiency program offering rebates, financing or other incentives funded with CPUC Public Goods Charge funds. Products receiving a SoCalGas rebate at the point-of-sale, as an instant markdown, through a Regional Energy Network or Energy Upgrade California™ Home Upgrade, or through a manufacturer/distributor, do not qualify for a mail-in or online rebate. **Products receiving a SoCalGas rebate at the point-of-sale, as an instant markdown, through a Regional Energy Network or Energy Upgrade California™ Home Upgrade, or through a manufacturer/distributor, do not qualify for a mail-in or online rebate.**

7. I agree that the selection of qualifying product(s), selection of manufacturer, dealer, supplier and/or installer, and purchase, installation and ownership/maintenance of the qualifying product(s) referenced in this Application Package are my sole responsibility, and that my manufacturer, dealer, supplier or installer of these products and measures is not an agent or representative of SoCalGas. I understand that SoCalGas makes no representations regarding manufacturers, dealers, contractors, materials or workmanship. I ALSO UNDERSTAND THAT SOCIALGAS MAKES NO WARRANTY, WHETHER EXPRESSED OR IMPLIED, INCLUDING WITHOUT LIMITATION THE IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR ANY PARTICULAR PURPOSE, USE, OR APPLICATION OF THE PRODUCTS OR MEASURES. I agree that SoCalGas has no liability whatsoever concerning (1) the quality, safety and/or installation of the products or measures, including their fitness for any purpose, (2) the estimated energy savings of the products or measures, (3) the workmanship of any third parties, (4) the installation of use of the products or measures including, but not limited to, effects on indoor pollutants, or (5) any other matter with respect to the 2025 Residential Rebate Program. I waive any and all claims against SoCalGas, its parent company, affiliate companies, directors, officers, employees, or agents, arising out of activities conducted by or on behalf of SoCalGas in connection with my application for any rebate(s) under the 2025 Residential Rebate Program. Without limiting the generality of the foregoing, none of such parties shall be liable hereunder for any type of damages, whether direct, indirect, incidental, consequential, exemplary, reliance, punitive, or special damages, including damages for loss of use, regardless of the form of action, whether in contract, indemnity, warranty, strict liability or tort, including negligence of any kind.

8. I am responsible for meeting all program requirements and complying with my state/county/city governments, property owner and/or homeowner's association requirements (if any) in my area regarding local conditions, restrictions, codes, ordinances, rules, and regulations covering this installation. In accordance with California Public Utilities Code section 399.4 (b), the customer (or their contractor) must provide proof of permit closure before SoCalGas will release payment for any rebate or incentive for the purchase or installation of natural gas furnace.

9. If a tenant, I am responsible for obtaining the property owner's permission to install the measure for which I am applying for a rebate. My signature on this application indicates I have obtained this permission.

10. I understand that SoCalGas is not responsible for items lost or destroyed in the mail/transit.

Communication from Public

Name: Victoria Miller

Date Submitted: 05/09/2026 01:03 PM

Council File No: 25-1083

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Victoria Miller Encino, 91436