

## Communication from Public

**Name:** Carolyn Kamii

**Date Submitted:** 05/12/2026 02:45 PM

**Council File No:** 25-1083

**Comments for Public Posting:** I vehemently oppose SB 79 and the lack of oversight it allows to rezone our neighborhood without proper study and how it impacts traffic, utility usage, overdensity with lack of adequate parking, bringing more crime here. I oppose this 4' rear setback, which is an awful idea. I saw the monstrosity Linea built at Sepulveda and Pico adding incredible traffic to a dangerous intersection. Then another monstrosity was built 2 blocks south below Exposition Blvd on the East side of Sepulveda, which lacks adequate parking inside the multi story building. Even though the building just opened and only a handful of residences are occupied, the side streets are completely jammed with residents parking on the side street and now you can barely negotiate getting through the side street since there was not enough planning in erecting the multi story building. There is infinitely more crime on our street which is a few blocks away - 10 years ago there was no daily glass smashing of car windows and theft. Now there is glass smashing on a frequent basis, along with ongoing theft from homes and cars. It's a shame that we have inadequate planning before these urban projects are approved and developed.

## Communication from Public

**Name:** Stephen Resnick  
**Date Submitted:** 05/11/2026 03:00 PM  
**Council File No:** 25-1083

**Comments for Public Posting:** 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. Respectfully, Stephen Resnick Westwood

## Communication from Public

**Name:** Westwood Homeowners Association

**Date Submitted:** 05/11/2026 03:03 PM

**Council File No:** 25-1083

**Comments for Public Posting:** I am writing with the following comments on the proposed SB 79 Implementation Ordinance (the Low-Rise Ordinance):

- 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.
- 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.
- 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. Respectfully, Westwood Homeowners Association  
Stephen Resnick, President