

Communication from Public

Name: Theo Swerissen

Date Submitted: 06/03/2026 02:51 PM

Council File No: 25-1083

Comments for Public Posting: See letter attached: 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.

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:

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

