

SB 79 Community Meeting Q & A
Tuesday, August 25, 2026

Ana Fernandez

Aug 25

Discussion

Thank you for your questions. There are 4 speakers waiting.

Brian O'Neil

Aug 25

Question

In Option 1, would the 89 parcels that would be opened up to upzoning be restricted to 28' height? Regarding specifically to the proposed 2904 Delaware Ave plan that is 40' and 3 floors of height, can this specific proposal be limited to 28' height by the city?

Anonymous User (Guest)

Aug 25

Question

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Anonymous User (Guest)

Yesterday at 7:30 PM

Can you turn the camera on so we can see who is speaking?

Jesse Brown

Yesterday at 7:42 PM

Unfortunately, we have limited audio/visual capacities for the community meeting and the presentation visual and meeting audio are only available for the only presentation.

Anonymous User (Guest)

Yesterday at 7:48 PM

If the City Council had a real concern for impact, where was their concern for the density and impact on infrastructure re: the high mixed used projects they approved for Ocean Park Blvd between 34th Street and 28th Street? Why did the Council approve more than the State demanded?

Anonymous User (Guest)

Aug 25

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Edited

Question

You have all those empty lots on Nebraska / Stewart and down Colorado Blvd. Why not use this empty space?? This neighborhood has suffered under Metro maintenance yard & Kite Pharma's multiple disturbances for years. Bundy & Exposition Blvd is building like 1000 units. Why keep destroying our little neighborhood for greed? New tenants on

Delaware will not be using metro, only workers and students from outside SM use it, as well as homeless people menacing our streets.

Juan Padilla,
Delaware Ave.

Anonymous User (Guest) Aug 25

Question

We can't see what is happening in the room. Can you put the room on camera?

Ana Fernandez

Yesterday at 7:03 PM

Thank you for sharing your concern. Unfortunately, we have limited capabilities with the audio/visual with Teams.

Anonymous User (Guest)

Yesterday at 7:05 PM

Why are you using Teams then for a community meeting? Set a laptop up with a view. You can do that. Or you could use zoom.

Anonymous User (Guest)

Aug 25

Question

Why are Planning and the Council not looking at an option that includes **ALL** the development around the Bundy station, including on the LA side, when they propose options to meet the requirements to freeze the impact of SB79.

I feel like all the numbers for the options for satisfying the SB79 requirements to freeze the development in our neighborhood were unfortunately not accurate with only the Santa Monica numbers.

There are 3, eight-story buildings with 600 units being built on Bundy next to the station. (<https://la.urbanize.city/post/wood-framing-rises-600-apartments-near-expobundy-station>)

And there are an additional 600 units on the corner of Bundy and Olympic in the West Edge development.

I realize that the city of LA may not be providing our planning department with their figures, but our planning department must be able to access publicly available data to determine if they can satisfy the density requirements to pause the detrimental effects of SB79 on our neighborhood if they include units and potential units within the **entire** green circle in the Bundy/Expo target.

Anonymous User (Guest)

Yesterday at 7:03 PM

Could you ask those with questions to say who they are, for those of us online?

Anonymous User (Guest)

Yesterday at 7:06 PM

2904 and 2958 Delaware are examples of what will happen if Santa Monica does NOT act!

Anonymous User (Guest)

Yesterday at 7:18 PM

how many more people are in line to ask questions

Ana Fernandez

Yesterday at 7:18 PM

There are currently 3 more speakers waiting.

Anonymous User (Guest)

Yesterday at 7:21 PM

Do state bonuses go on top of the interim standard, so it will be taller and more units with bonuses?

Anonymous User (Guest)

Yesterday at 7:24 PM

It is LA's inadequate zoning that forces Santa Monica to adjust, so as to protect the Pico neighborhood.

Anonymous User (Guest)

Yesterday at 7:26 PM

The staff report said R2 and R3 will NOT have displacement risk because those parcels already have more units on them so developers don't have an incentive to tear them down and rebuild to get no additional units. On the other hand, R1 has way more redevelopment and displacement risk because tearing down one or two units to build 6 pencils! Please confirm there is MORE displacement risk by upzoning R1.

I am not asking about your voluntary/involuntary distinction for which you have no data and should not be opining. I just want you to concede that R1 has more REDEVELOPMENT risk.

We know council did this on purpose because Natalya asked to confirm they would get MORE new units from R1, even though that is not actually required by SB79.

Anonymous User (Guest)

Yesterday at 7:29 PM

Would the 89 parcels be restricted to 28ft height? What happens to the 2904 plan which is proposed to go up to 40ft / 3 floors in height? Can we apply the height limit to 2904 in case the council decides to upzone this neighborhood?

Anonymous User (Guest)

Yesterday at 7:31 PM

If the state didn't say we have to cover all the units, we should not be covering the units. Why would we do more and displace more if we don't have to? Why wouldn't we insist on combining with LA. It's hard to believe you can't get an answer if you really worked with LA.

Anonymous User (Guest)

Yesterday at 7:33 PM

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Edited

We have been presented with no written questions and responses between the City and HCD. We want you to ask in writing because we do not believe you are trying. When will you ask in writing?

Anonymous User (Guest)

Yesterday at 7:36 PM

Great points Omar!!

Ana Fernandez

Yesterday at 7:39 PM

A Technical Assistance Letter was written to HCD on June 10, 2026. You may view it on the City Council Agenda for June 14, 2026 at this link (Agenda Item 12B): [2026/07/14 05:30 PM City Council Regular Meeting - Web Outline - City of Santa Monica, California](#)

Anonymous User (Guest)

Yesterday at 7:45 PM

You upzoned 1/3 of a parcel on 30th Street in violation of the LUCE and our zoning and claimed that is not spot zoning. How can you possibly say with a straight face that you have to upzone 89 units instead of 55 and that there is no way you could possibly act in a more restrictive manner? You even dismissed drawing a 1/3 circle, which is totally consistent with "transit-oriented" and the circles already drawn, as spot-zoning. Do you really believe that?

Anonymous User (Guest)

Yesterday at 7:47 PM

You did NOT analyze displacement risk in R1 because you don't have the data, so you are making conclusions with no basis.

Sarah Devine

Yesterday at 7:47 PM

A full survey was not done about renter's in the R1 zone you are discussing so it is not thorough.

Anonymous User (Guest)

Yesterday at 7:49 PM

The 5-6 unit \$500k condos to be built on Delaware will not be renters or under rent control.

Anonymous User (Guest)

Yesterday at 7:51 PM

Anon, are you saying you'd rather have renters at 2904 Delaware?

Anonymous User (Guest)

Yesterday at 7:54 PM

It is NOT hard to know the probability on redevelopment of an R1 lot v R2 lot. Would a developer rather get the same potential density or 6-12 times the density? The developers have literally written tons of analysis of what they need to "pencil" and staff knows this. Council knows this. The developer on Delaware knows this and has written to council to this effect. These laws are designed to incentivize demolition and redevelopment and staff knows this so that is why you just sound like liars and nobody can trust anything you say.

Anonymous User (Guest)

Yesterday at 7:58 PM

If the city were genuinely trying to close a window, it would choose the least displacement ASAP and vote ASAP, not wait until OCTOBER. Caroline Torosis has been calling emergency meetings when she is embarrassed yet there is no urgency on SB79. They could have taken the suggestion back in July to upzone R2/R3. Sure seems like a delay to let council's buddies make further applications to destroy this neighborhood.

Anonymous User (Guest)

Yesterday at 7:59 PM

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Edited

You're on notice , city council!!!

Voting coming soon!

Anonymous User (Guest)

Yesterday at 8:02 PM

Even if an R-2/R-3 parcel owner plays the long game and Ellises to be able to develop years from now, the Pico neighborhood residents now living in those apartments are out on the sidewalk within a year.

Anonymous User (Guest)

Yesterday at 8:04 PM

A renter in a single-family home receives NO protection if we let SB79 go into full effect.

Ramirez_Luis

Yesterday at 8:05 PM

rising land values + redevelopment + loss of naturally affordable housing + increasing rents = pressure on longtime residents

Anonymous User (Guest)

Yesterday at 8:06 PM

Santa Monica did not choose the Pico neighborhood for this. The area involved was determined by the state law and the physical location of the Expo/Bundy station.

Ramirez_Luis

Yesterday at 8:09 PM

SB79 language may be "color blind," but the City Council must move with equity, not equality...

Anonymous User (Guest)

Yesterday at 8:12 PM

Santa Monica DID choose this because it endorsed this terrible law as soon as it was proposed. One of only two cities to do so. Because our council is here for the developers and not the residents.

Anonymous User (Guest)

Yesterday at 8:12 PM

SM city needs to sue the state and represent the people, not their own special interests

Anonymous User (Guest)

Yesterday at 8:15 PM

Cities that have sued the state over housing requirements have all lost. Huntington Beach has lost three times.

Sarah Devine

Yesterday at 8:26 PM

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Edited

This neighborhood is already a trap due to the train and the train crossing. The only hospitals are on the north side of town. If you were in an emergency, you

could wait up to 5-7 minutes to cross. Increasing development is only going to make this problem worse.

We talk about Metro - how many city council members ride the train or have ever ridden the train? Have you done a study on how many people in these neighborhoods ride the train?

Anonymous User (Guest)

Yesterday at 8:29 PM

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Edited

What if someone remodels their R1 as a single family home and/or builds an ADU, won't they get reassessed for the density value, even if they are only building a single family home or ADU? Staff should NOT be saying there is no impact when their actually is.