



clerk CIS <clerk.cis@lacity.org>

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## Your Community Impact Statement Submittal - Council File Number: 24-1128

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LA City SNow <cityoflaprod@service-now.com>

Sun, May 4, 2025 at 12:39 PM

Reply-To: LA City SNow <cityoflaprod@service-now.com>

To: Clerk.CIS@lacity.org, vic@westlasawtelle.org, CPC@lacity.org, APCWestLA@lacity.org

A Neighborhood Council Community Impact Statement (CIS) has been successfully submitted to your Commission or City Council. We provided information below about CISs and attached a copy of the CIS.

We encourage you to reach out to the Community Impact Statement Filer to acknowledge receipt and if this Community Impact Statement will be scheduled at a future meeting. Neighborhood Council board members are volunteers and it would be helpful if they received confirmation that you received their CIS.

The CIS process was enabled by the Los Angeles Administrative Code §Section 22.819. It provides that, "a Neighborhood Council may take a formal position on a matter by way of a Community Impact Statement (CIS) or written resolution." NCs representatives also testify before City Boards and Commissions on the item related to their CIS. If the Neighborhood Council chooses to do so, the Neighborhood Council representative must provide the Commission with a copy of the CIS or resolution sufficiently in advance for review, possible inclusion on the agenda, and posting on the Commission's website. Any information you can provide related to your agenda setting schedule is helpful to share with the NC.

If the CIS or resolution pertains to a matter *listed on the Commission's agenda*, during the time the matter is heard, the designated Neighborhood Council representative should be given an opportunity to present the Neighborhood Council's formal position. We encourage becoming familiar with the City Council's rules on the subject. At the Chair's discretion, the Neighborhood Council representative may be asked to have a seat at the table (or equivalent for a virtual meeting) typically reserved for City staff and may provide the Neighborhood Council representative more time than allotted to members of the general public. They are also permitted up to five (5) minutes of time to address the legislative body. If the CIS or resolution pertains to a matter *not listed on the agenda*, the designated Neighborhood Council representative may speak during General Public Comments.

We share this information to assist you with the docketing neighborhood council items before your board/commission. If you have questions and/or concerns, please contact the Department of Neighborhood Empowerment at [empowerla@lacity.org](mailto:empowerla@lacity.org).

\*\*\*\*\* This is an automated response, please DO NOT reply to this email. \*\*\*\*\*

### Contact Information

Neighborhood Council: West Los Angeles Sawtelle

Name: Victor Pacheco

Email: [vic@westlasawtelle.org](mailto:vic@westlasawtelle.org)

The Board approved this CIS by a vote of: Yea(9) Nay(0) Abstain(0) Ineligible(0) Recusal(0)

Date of NC Board Action: 04/23/2025

Type of NC Board Action: For

### Impact Information

Date: 05/04/2025

Update to a Previous Input: Yes

Directed To: Area Planning Commission - West Los Angeles, City Council and Committees, City Planning Commission

Council File Number: 24-1128

City Planning Number:

Agenda Date:

Item Number:

Summary: SUMMARY: The West Los Angeles Sawtelle Neighborhood Council supplements its prior support of CF 24-1128 (Dec. 20, 2024 City Council motion to study this issue) by endorsing the following solutions for undeveloped properties and vacant buildings. These measures aim to prevent blight, improve neighborhood appearance, and promote interim uses prior to redevelopment. Background: West Los Angeles Sawtelle is experiencing increased demolition of buildings without immediate redevelopment plans, resulting in long-term vacant lots that harm safety, livability, and neighborhood character. PLEASE REFER TO ATTACHED DOCUMENT FOR COMPLETE BACKGROUND STATEMENT.



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## WEST LA SAWTELLE NEIGHBORHOOD COUNCIL

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## LOS ANGELES CITY COUNCIL

**Council File Number: 24-1128**

**City Planning Case Numbers: N/A**

**04.23.2025**

**MOTION:** On April 23, 2025, the West Los Angeles Sawtelle Neighborhood Council Board of Directors resolved to support Council File: [24-1128](#).

**TITLE:** Abandoned Construction Sites / Site Security / Property Owners Negligence / Accountability Measures / Public Safety

**The Board voted 9-0 to approve.**

**SUMMARY:** The West Los Angeles Sawtelle Neighborhood Council supplements its prior support of CF 24-1128 (Dec. 20, 2024 City Council motion to study this issue) by endorsing the following solutions for undeveloped properties and vacant buildings.

These measures aim to prevent blight, improve neighborhood appearance, and promote interim uses prior to redevelopment.

### **Background:**

West Los Angeles Sawtelle is experiencing increased demolition of buildings without immediate redevelopment plans, resulting in long-term vacant lots that harm safety, livability, and neighborhood character.

### **Problems Identified:**

1. **Blight and Decline**
  - 1.1. Vacant lots attract dumping and weeds, lowering property values and discouraging investment.
2. **Public Safety and Health Hazards**
  - 2.1. Attracts pests and wildlife, increasing health and safety risks.
  - 2.2. Becomes a site for illicit activity.
3. **Loss of Affordable, Usable Space**
  - 3.1. Demolished structures often included rental housing, small businesses, and community uses.
  - 3.2. Premature demolition displaces people and services without guaranteed redevelopment.

### **Proposed Solutions:**

1. **Proof of Financing and Construction Commitment**
  - 1.1. Require verified funding and approved construction timeline before issuing demolition permits.
  - 1.2. All entitlements and permits must be secured in advance.
2. **Mandatory Temporary Occupancy**
  - 2.1. Structurally sound buildings must remain in use until construction begins.
  - 2.2. Encourage short-term leases for residential, commercial, or community purposes.
3. **Strict Vacant Lot Maintenance**
  - 3.1. Demolished sites must be fenced, landscaped, and regularly maintained.
  - 3.2. Noncompliance subject to fines or liens.
4. **Property Tax Incentive**
  - 4.1. Maintain property tax based on the pre-demolition building value to discourage speculative demolitions.

5. **Precedents & Benefits:** Cities like San Francisco and Chicago have adopted similar policies with success. Applying these in West LA Sawtelle will:
  - 5.1. Preserve community character and reduce displacement.
  - 5.2. Discourage speculative demolitions.
  - 5.3. Enhance safety and environmental conditions.

**Ex parte communications: None disclosed by any committee members.**

**Disclosures and conflicts of interest: None disclosed by any committee members.**

**To government agencies: Only the Chair and designated Board members may testify to public agencies on behalf of the West L.A. Sawtelle NC. The Board requests that the Council Office and private/non-profit entities do not testify or speculate on behalf of the NC.**

**.... END OF DOCUMENT ....**