



clerk CIS <clerk.cis@lacity.org>

Your Community Impact Statement Submittal - Council File Number: 25-0002-S19

1 message

LA City SNow <cityoflaprod@service-now.com>
Reply-To: LA City SNow <cityoflaprod@service-now.com>
To: Clerk.CIS@lacity.org, H.Kline@whcouncil.org

Tue, Jul 1, 2025 at 11:23 AM

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 to 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 rResolution 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.

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

Contact Information

Neighborhood Council: Woodland Hills-Warner Center

Name: Heath Kline

Email: h.kline@whcouncil.org

The Board approved this CIS by a vote of: Yea(17) Nay(0) Abstain(0) Ineligible(0) Recusal(0)

Date of NC Board Action: 06/30/2025

Type of NC Board Action: For

Impact Information

Date: 07/01/2025

Update to a Previous Input: No

Directed To: City Council and Committees

Council File Number: 25-0002-S19

City Planning Number:

Agenda Date:

Item Number:

Summary: We urge you to pass Council File 25-0002-S19 and direct City lobbyists to oppose SB 79. This bill would force cities like Los Angeles to allow dense, market-rate housing near bus stops with no regard for affordability, infrastructure, or local input. At a time when our roads are deteriorating, our budget is in crisis, and emergency services are stretched thin, SB 79 would impose population growth that our city is simply not equipped to handle. Los Angeles does not oppose housing. In fact, the City has already adopted a fully compliant Housing Element after meaningful public engagement. What we oppose are state mandates that ignore local planning efforts and impose unrealistic demands without funding or

strategy. SB 79 claims to promote affordability but requires no affordable units. It promotes transit-oriented development despite declining ridership and data showing the vast majority of residents near transit still rely on driving. This is not smart planning—it is wishful thinking. Los Angeles families deserve functional neighborhoods with working infrastructure, reliable services, and housing that meets real community needs—not speculation-driven development. SB 79 undermines these goals by bypassing local governments, environmental review, and the planning tools cities need to build responsibly. This is why we are asking the City Council to act now. Pass Council File 25-0002-S19. Make it clear that Los Angeles will not stand idle while Sacramento imposes fantasy-driven mandates that threaten the health of our city. Direct our lobbyists to take a strong and public stand. Join the many cities, advocates, your fellow Los Angeles state senators and assembly members who have opposed this bill, and residents across California who support real solutions that are equitable, effective, and grounded in reality. SB 79 has already passed the Senate by a narrow margin and is now in the Assembly, so the time to act is now to let our state assembly members know how destructive

 **WHWCNC CIS CF25-0002-S19.pdf**
356K

Board

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August Steurer, At-Large

*Board Authorized Submittal
by Heath Kline
for
Dena Weiss, President
d.weiss@whcouncil.org*

Action Passed on 06/30/2025

Members Present: 17
Quorum: 13

Members voting Aye: 17
Members voting Nay: 0
Members Abstaining: 0

Members Ineligible: 0
Members Recused: 0

*Contact Persons:
H,Kline@whcouncil.org
A,Steurer@whcouncil.org*

Community Impact Statement (CIS) in Support of City Council File [CF 25-0002-S19](#)

ITEM: Senate Bill 79 (Wiener) - Transit-Oriented Development

POSITION: Support the Original Resolution

REQUESTED ACTION: Approve [CF 25-0002-S19](#), which establishes the City's opposition to Senate Bill 79 in the 2025-26 State Legislative Program unless amended to exempt municipalities with a state-approved and compliant Housing Element.

WHWCNC STAKEHOLDERS BELIEVE SB79 WILL DEVASTATE NEIGHBORHOODS ACROSS THE CITY, ESPECIALLY THEIRS

Because our stakeholders believe:

- 65-foot buildings will replace their homes, endangering their neighborhoods
- They will achieve downtown density on Rural Streets.
- Their water supply will fail, and the pressure won't be there for a city fire
- They expect that lengthy rolling blackouts are more likely to occur during heat waves and winter storms
- Traffic will gridlock on every 2-lane street when they can't get on the highways, where buses are stuck
- Their affordable houses will be demolished or become unaffordable as luxury high- market-rate apartments will price them out
- Despite its intentions for affordable, equitable housing, SB79 does the opposite
- Affordable areas will be gentrified, requiring people of color to move away from transit
- Their families will be forced to leave LA when they cannot afford a house
- You, the City Council, are doing nothing to stop this!

If SB79 passes, you will be held accountable when these systems collapse. When infrastructure fails and families flee LA, the stakeholders still here will remember your inaction.

Despite its noble goals, SB79's policies represent catastrophically poor policy design.

Its strategy logically leads to the predictable **INFRASTRUCTURE BREAKDOWNS**. Why, because it's impossible to upgrade the city's infrastructure for every block concurrently multiple times. Even the City Attorney knows:

• **\$ 1.6 billion+ in unfunded costs**, which the city cannot afford, if just three new developments were to be built in each Neighborhood Council area, as the city is not allowed to charge developers fees for upgrading infrastructure

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- Power grid collapses. We currently have only 4% of our lines underground, and following recent disasters, the necessary future undergrounding of transmission lines will cost 10-14 times more than the overhead lines.
 - Water pressure will drop, sewers will overflow, and there will be rolling blackouts during heat waves.
 - LA cannot maintain the streets, let alone repair the missing and broken sidewalks it currently has, much less expand them.
 - SB79 diverts density from RHNA-allocated corridors in the approved Housing Element, having the easiest to maintain infrastructure capacity, to neighborhoods around random bus stops that lack it
 - The strategy requires widening all streets, not just some. **FALSE TRANSIT & EMPLOYMENT ASSUMPTIONS**
 - **Up to 42,704 units around a single bus stop that the bus route can never service.**
 - **Just six bus stops will suffice for the city's housing element of 255,000 units when**

SB79 targets hundreds of bus stops.

- Metro ridership has declined since 2014; 95% of trips in the US are still driven by car.
- This takes away local control, creating an over-reliance on transit instead of fostering complete communities with employment opportunities nearer to housing.
- Inevitably, traffic gridlock worsens as residents commute elsewhere for work.
- The scattered single-level retail can't provide jobs for the mandated housing density.
- A half-mile radius is a fraud because most people cannot walk a straight path to transit.

THE BIGGEST LIE IS SB79: IT FAILS TO INCREASE AFFORDABLE HOUSING

- **SB79 requires ZERO affordable housing** (very low to workforce) despite its title
- Building market-rate housing attracts high-income residents, moving out more affordable units, keeping local prices high, and even raising them above what exists
- Destroys the supply of single-family homes, forcing families to leave the city because prices rise due to reduced supply.
- No requirement to replace rent-controlled units or covenanted units.
- Destroys naturally occurring affordable housing for premium apartments
- Gentrification pushes the people who need to walk to transit away from the transit
- The density created massively exceeds LA's entire Housing Element requirement
- **Allows development based on a future transit route that might never happen**

The California League of Cities, the LA City Attorney, and social justice organizations oppose SB79. Multiple cities are filing legal-constitutional challenges.

Time is running out. The City Council must pass CF 25-0002-S19 immediately and then:

1. **Direct city lobbyists to oppose SB79** before we head to a systems collapse
2. **Advocate for infrastructure-first development** that works with capacity, not against it
3. **Defend LA's successful Housing Element** from stupid, blind, uninformed state override
4. **Do something instead of NOTHING!**
5. **For addition information on why the WHWCNC opposes SB-79 see:**

<https://whcouncil.org/wp-content/uploads/2025/06/WHIP-Report-on-CF-25-0002-S19.pdf>

Los Angeles has already demonstrated that housing can be achieved through evidence- based planning, meeting the state-required RHNA number.

Vote YES on CF 25-0002-S19. Act now or own the consequences of system failure.

RESPECTFULLY SUBMITTED:

Dena Weiss, President

Woodland Hills – Warner Center Neighborhood Council June 30, 2025