



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, vic@westlasawtelle.org

Sun, Aug 24, 2025 at 7:16 PM

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.

***** 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

The Board approved this CIS by a vote of: Yea(7) Nay(3) Abstain(0) Ineligible(0) Recusal(0)

Date of NC Board Action: 06/25/2025

Type of NC Board Action: For

Impact Information

Date: 08/25/2025

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: Summary: The West Los Angeles Sawtelle Neighborhood Council opposes SB 79 (Wiener), which further erodes local control over land use and zoning decisions, requires streamlined approval of very high multifamily buildings near certain bus stops and rail lines in single-family neighborhoods even when municipalities such as Los Angeles already have a state-approved and compliant Housing Element, and compromises public safety by failing to include an unconditional exemption for the Very High Fire Hazard Severity Zone. The West Los Angeles Sawtelle Neighborhood Council Board requests that CD11 and the City Council lobby its State of California legislators to oppose SB79. Bill would

allow high-density ED1-type apartments to be built by-right in R1 and R2 zones within ½ mile of high-quality bus lines and rail stations. Los Angeles Mayor Bass voted to prevent high-density ED1 apartments in R1 zones, because the city already has enough zoning for its housing needs. Vote: Motion passed: 7-0-3 PLEASE REFER TO ATTACHED DOCUMENT FOR COMPLETE BACKGROUND STATEMENT.

 **CIS PCN 25-0002-S19 (Oppose SB 79).pdf**
168K



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WEST LA SAWTELLE NEIGHBORHOOD COUNCIL

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LOS ANGELES CITY COUNCIL

Council File Number: 25-0002-S19

City Planning Case Numbers: N/A

June 25, 2025

Resolution: The West Los Angeles Sawtelle Neighborhood Council Board requests that CD11 and the City Council lobby its State of California legislators to oppose SB79.

Vote: Motion passed: 7-0-3

Summary: Bill would allow high-density ED1-type apartments to be built by-right in R1 and R2 zones within ½ mile of high-quality bus lines and rail stations.

Los Angeles Mayor Bass voted to prevent high-density ED1 apartments in R1 zones, because the city already has enough zoning for its housing needs.

Key Points of Discussion:

Los Angeles has a sufficient amount of land zoned for high density housing already, to provide all the housing that is needed.

This bill should be focused on suburban cities that do not have sufficiently zoned land for apartments, and oppose affordable housing.

Los Angeles (and other large urban cities) that have approved Housing Elements with sufficiently zoned land for apartments should be exempt.

SB79 does not require affordability (like Los Angeles' ED1, CHIP and TOC programs do).

SB79 does not ensure that public infrastructure is available for a huge increase in density in R1 and R2 areas.

Los Angeles and our NC support a balanced approach with higher density along corridors (near infrastructure like transit, shops, jobs, schools), and requiring higher density housing to still provide vitally important open space and greenery to improve tenant quality of life.

Moreover, as recognized by City Attorney Hydee-Feldstein Soto in her opposition to SB 79, the bill fails to provide a funding mechanism for crucial required infrastructure and public safety improvements, and would “impose billions of dollars of costs on Los Angeles and other local jurisdictions, undermine local governance, circumvent local decision-making processes, and impose unintended burdens on communities.”¹

As the City Attorney also stressed in her letter: “Article XIII, Section 25(a)(3) of the California Constitution expressly provides that ‘public safety is the first responsibility of local government.’”

SB 79 will dangerously compromise public safety in our communities, thus violating the California Constitution. It would impermissibly and severely strain the City's budget, substantially undermine local decision-making.

<https://westsidecouncils.com/wp-content/uploads/2025/05/Microsoft-Word-05.23.2025-SB-79-Opposition-Letter-.docx.pdf>. See also WRAC's adopted position opposing all bills mandating housing density that fail to provide funding mechanisms to accompany the bills

<https://westsidecouncils.com/motion/oppose-legislation-mandating-housing-density-without-funding-mechanisms/>

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.

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