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Your Community Impact Statement Submittal - Council File Number: 25-0848

1 message

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

Tue, Jul 28, 2026 at 4:52 PM

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

To: emdcommunications@lacity.org, Clerk.CIS@lacity.org, Tiffany.Prescott@hacla.org, commission@empowerla.org, CPC@lacity.org, APCNorthValley@lacity.org, ladbs.haulrequest@lacity.org, LAFDFireCommission@lacity.org, gczach@gmail.com

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: Granada Hills North

Name: Graham Czach

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The Board approved this CIS by a vote of: Yea(13) Nay(0) Abstain(1) Ineligible(0) Recusal(0)

Date of NC Board Action: 07/07/2026

Type of NC Board Action: For

Impact Information

Date: 07/28/2026

Update to a Previous Input: No

Directed To: Area Planning Commission - North Valley, Board of Neighborhood Commissioners, Building and Safety Commissioners, City Planning Commission, City Council and Committees, Emergency Operations Board, Fire Commission, Housing Authority of the City of Los Angeles

Council File Number: 25-0848

City Planning Number:

Agenda Date:

Item Number:

Summary: See Attached GHNNC (Granada Hills North Neighborhood Council) Approved CIS in Support of Council File: 25-0848 Regarding AB747 with Recommended Amendments

COMMUNITY IMPACT STATEMENT

Regarding Council File: 25-0848

Position: SUPPORT WITH RECOMMENDED AMENDMENTS

The Granada Hills North Neighborhood Council (GHNNC) supports Council File 25-0848 and applauds the City Council's efforts to review and strengthen the City's implementation of Assembly Bill 747 (Government Code §65302.15), which was enacted to improve evacuation planning and public safety in areas exposed to wildfire and other emergency hazards.

GHNNC urges the City to complete any outstanding reports, analyses, and recommendations directed pursuant to Council File 25-0848 and to make such materials publicly available upon completion. The City Council's directive for interdepartmental review reflects the importance of AB 747 implementation.

Recent disasters throughout California have demonstrated that evacuation planning is not merely a regional policy issue; it is a life-safety issue that directly affects individual communities, neighborhoods, and development decisions. As population density increases and critical infrastructure becomes more strained, evacuation capacity must be evaluated as an essential component of responsible planning.

GHNNC respectfully urges the City Council to ensure that implementation of AB 747 extends beyond citywide planning documents and is meaningfully incorporated into project-level review whenever proposed development may affect evacuation routes, emergency access, emergency response times, or vulnerable populations.

In particular, GHNNC recommends that the City:

1. Require documented evacuation impact analyses for projects serving vulnerable populations, including assisted living facilities, memory care facilities, skilled nursing facilities, hospitals, schools, childcare facilities, and similar uses.
2. Require coordination among the Department of City Planning, Los Angeles Fire Department, Emergency Management Department, Department of Transportation, and other relevant agencies whenever projects are proposed on or adjacent to designated evacuation routes or within Very High Fire Hazard Severity Zones.
3. Require project applicants to demonstrate that surrounding transportation infrastructure and evacuation routes can safely accommodate existing residents, emergency responders, and future occupants during wildfire, earthquake, or other emergency events.
4. Ensure that evacuation analyses and supporting studies are publicly available prior to project approval so that residents, decision-makers, and emergency responders have an opportunity to review and comment on potential impacts.
5. Develop clear and objective standards for evaluating projects located within or adjacent to Very High Fire Hazard Severity Zones, wildfire-prone areas, and known evacuation bottlenecks. Special consideration should be given to facilities housing individuals who may be unable to self-evacuate, including assisted living, memory care, skilled nursing, and similar residential care facilities.
6. Evaluate cumulative impacts created by multiple developments utilizing the same evacuation corridors rather than reviewing projects in isolation.

GHNNC further recommends that the City clarify how AB 747 considerations are incorporated into the review of land use approvals involving dependent populations. Facilities housing elderly residents, memory care residents, persons with disabilities, and others requiring assistance during evacuation present unique public safety considerations that warrant enhanced review.

GHNNC's interest in this matter is not theoretical. The Neighborhood Council has actively participated in the review of the proposed MorningStar of Granada Hills assisted living and memory care project, a development proposed along a constrained evacuation corridor serving surrounding residential neighborhoods, four schools, two houses of worship, and other community facilities. The project would introduce a substantial number of residents who may require staff assistance, medical support, or transportation assistance during an emergency evacuation while utilizing the same roadway network relied upon by surrounding residents, schools, houses of worship, and emergency responders. This situation illustrates the importance of evaluating cumulative evacuation impacts rather than reviewing projects in isolation.

GHNNC is also concerned by situations in which state housing streamlining provisions may be interpreted in a manner that limit environmental review for projects located within or adjacent to wildfire-prone areas and constrained evacuation corridors. During the review of the proposed MorningStar project, community members were informed that provisions of AB 130 may allow certain projects to proceed with reduced environmental review. While GHNNC recognizes the State's interest in increasing housing and residential care opportunities, the Neighborhood Council believes such streamlining should not diminish the City's obligation to evaluate evacuation capacity, emergency access, wildfire risk, and public safety concerns as contemplated by AB 747. Where potential conflicts arise between housing streamlining measures and evacuation planning requirements, the City should clearly demonstrate how public safety obligations are being satisfied prior to project approval.

In particular, developments proposed within Very High Fire Hazard Severity Zones or along designated evacuation routes should be evaluated not only for their impact on future occupants, but also for their effect on surrounding neighborhoods, schools, houses of worship, emergency responders, and other community facilities that depend upon the same transportation network during emergency events. The cumulative impact of existing and proposed uses on evacuation capacity should be clearly analyzed and disclosed.

GHNNC believes the City's experience with the MorningStar proposal illustrates a broader policy question facing Los Angeles: how should evacuation planning requirements be incorporated into land use decisions involving vulnerable populations, wildfire risk, constrained evacuation routes, and increasing development intensity? Council File 25-0848 provides an important opportunity to establish clear, consistent standards that ensure evacuation capacity and public safety receives meaningful consideration in future development decisions throughout the City. For these reasons, GHNNC supports Council File 25-0848 and respectfully requests that the City strengthen and clarify its procedures for evaluating evacuation impacts associated with future development proposals.

Respectfully Submitted,

Brian Allen

Brian Allen

Signed: June 11, 2026

President
Granada Hills North Neighborhood Council

