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## Your Community Impact Statement Submittal - Council File Number: 25-1083 - Agenda Item Number: 8A

1 message

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

Fri, Feb 13, 2026 at 4:56 PM

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

To: Clerk.CIS@lacity.org, APCSouthLA@lacity.org, denise@ecwandc.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 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](mailto:empowerla@lacity.org).

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

### Contact Information

Neighborhood Council: Empowerment Congress West

Name: Denise Stansell

Email: [Denise@ecwandc.org](mailto:Denise@ecwandc.org)

The Board approved this CIS by a vote of: Yea(10) Nay(0) Abstain(3) Ineligible(0) Recusal(0)

Date of NC Board Action: 11/17/2025

Type of NC Board Action: For

### Impact Information

Date: 02/14/2026

Update to a Previous Input: Yes

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

Council File Number: 25-1083

City Planning Number:

Agenda Date: 11/17/2025

Item Number: 8A

Summary:

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November 19, 2025  
Los Angeles City Council  
City Hall  
200 N. Spring St.  
Los Angeles, CA 90012

**RE: CF 25-1083 Regarding the impact and implementation of SB79**

Empowerment Congress West Area Neighborhood Council (ECWA) submits this Community Impact Statement, in support of CF25-1083 regarding the impact and implementation of SB 79

Previously, in May 2025, ECWA submitted a CIS supporting CF 25-0002-S19, a motion for the city to oppose SB79, along with many other Neighborhood Councils. The motion was passed by city council, and the city formally adopted an opposition position. Though the bill has passed, many of our stated original concerns remain. As a part of negotiation and amendment on the bill, provisions were included to allow cities leeway in implementation of the bill.

Given the persistent concerns that formed the basis for the city's opposition, we implore the city to continue its protections along these issues and minimize conflict with our diligently created new Housing Element. SB79 specifically allows for waivers or exemption along certain issues via Delayed Implementation and/or a local Alternate Plan. These areas include Fire Zones, Historic Designates, and Low Resource Areas.

Low Resource exemption is of particular concern to stakeholders as our area has a higher-than-average concentration of these zones and is particularly vulnerable to the potential negative effects of speculative activity via residential redevelopment of occupied housing. Especially via a bill that contains a glaring loophole in any requirement to provide Affordable Housing. None is required for projects of 10 or fewer units. At the same time, our local stock of ownership opportunities is lower than many wealthier areas of the city, despite the need for multi-generational housing. Yet the area is poised to have greater reduction than other areas due to the higher concentration of transit. This is an issue of stark conflict with our Housing Element which seeks to concentrate up zoning in Higher Resource areas.

Implementing SB79 "As-is" (an option stated by City Planning) ignores concerns and leaves better outcomes, as allowed, on the table. We implore the city to expend effort and aggressively pursue SB79 options via exemption, Delayed Implementation, and/or Alternate Plan to provide our city with the best possible results.