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## Your Community Impact Statement Submittal - Council File Number: 25-1083

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

Thu, Mar 12, 2026 at 5:15 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](mailto:empowerla@lacity.org).

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

### Contact Information

Neighborhood Council: Greater Wilshire

Name: Jennifer DeVore

Email: [jendevore@gmail.com](mailto:jendevore@gmail.com)

The Board approved this CIS by a vote of: Yea(19) Nay(0) Abstain(1) Ineligible(0) Recusal(0)

Date of NC Board Action: 03/11/2026

Type of NC Board Action: For

### Impact Information

Date: 03/13/2026

Update to a Previous Input: No

Directed To: City Council and Committees

Council File Number: 25-1083

City Planning Number:

Agenda Date:

Item Number:

Summary: The GWNC supports Approach C, Option 1 for the implementation of SB79. In conjunction with Approach C, Option 1, the GWNC also strongly recommends confirmation that all HPOZs, City-designated Historic Districts and sites/areas designated on the National Register of Historic Places also be fully protected from SB 79 development. Because of the extraordinary implications and impact of the SB 79 Recommendation Letter on the City's property owners, every single-family property owner currently or potentially affected by SB 79 must be notified that their single-family properties may be reclassified with incentives to permit higher density uses. The GWNC recommends that upon approval of the Delayed Effectuation Ordinance, the City allocates all necessary resources to initiate the development of Alternative

Plans as soon as possible. The GWNC LUC recommends that any City SB 79 implementation actions provide written justification for the position that the action is exempt from CEQA. Based on the information provided by the City Planning Department & as discussed in the recent PLUM meeting, the city plans to implement SB79 without changing the underlying zoning classifications (e.g. R-1) of eligible properties. This measure will allow the city to apply existing applicable zoning standards (e.g. setbacks) to properties supporting multi-family structures in what are now lower density zones. The GWNC supports this approach to keep the underlying zoning the same but to provide more density by changing the description of what is allowable in each zone. (Please see full CIS in attached PDF)



**GWNC SB79 Option C1 .pdf**

74K

## GWNC Recommends Option C1 for SB79 Implementation

WHEREAS, on February 18, 2026, the Los Angeles City Planning Department submitted a complex 69-page letter to the City Council's Planning and Land Use (PLUM) Committee of recommended actions for the City's Implementation of SB 79 (Recommendation Letter). PLUM immediately scheduled a meeting for February 24, 2026, to hear and act on the Recommendation Letter.

WHEREAS, with two members absent, the PLUM Committee barely achieved a quorum at its February 24, 2026 hearing. Under these circumstances, a unanimous vote by the three attending committee members was required for PLUM to pass any motion. The PLUM Committee could not unanimously agree on a motion but instead forwarded a "Recommendation of the Chair" to the Planning Commission.

WHEREAS, later that same day, February 24, 2026, the GWNC Land Use Committee (LUC) met in regular session to discuss both the Recommendation Letter and the PLUM Chair's Recommendation. Due to its unanswered questions, the LUC did not take action but instead thereafter requested additional information from the Los Angeles City Planning Department and scheduled a special LUC meeting for March 2, 2026, to resume its SB 79 discussion. The requested additional information was to learn the effect of the Recommendation Letter and the Recommendation of the Chair on the Larchmont area and, by implication, on other GWNC neighborhoods.

WHEREAS, on February 26, 2026, clarifying information was provided orally and in writing to a non-Brown Act delegation of the LUC, from both Blair Smith and Kevin Keller from the City Planning Department. The written response from Blair Smith is attached as Exhibit A to this Motion and is incorporated herein. City Planning stated that, for now, zoning and development incentives in Larchmont will not be impacted by the City's SB 79 Implementation. The information from Blair Smith and Kevin Keller answered the questions from the LUC regular session on February 24, 2026, and serves as the basis for this Motion.

NOW THEREFORE, in response to the foregoing City actions and answers, the GWNC adopts the following positions and will file a Community Impact Statement (CIS) with this Motion attached as its explanatory letter addressed to the PLUM Committee, the City Council, the Mayor's Office and the City Attorney's Office, as follows:

– The timing of PLUM's February 24, 2026 hearing, less than one week after its receipt of the complicated and far-reaching SB 79 Recommendation Letter from City Planning, failed to give the City's Neighborhood Councils and the public adequate time to review and provide input on the recommendations in time for the PLUM meeting. Due to deadlines imposed by SB 79, citizen participation between now and July 1, 2026, when the City must take final action to implement SB 79, will be extremely limited.

– Because of the extraordinary implications and impact of the SB 79 Recommendation Letter on the City's property owners, every single-family property owner currently or potentially affected by SB 79 must be notified that their single-family properties may be reclassified with incentives to permit higher density uses. Since approximately two-thirds of single-family uses may be reclassified in this manner, it is unconscionable to initiate such a massive de facto "upzoning" without actively informing all affected individuals that their fundamental quality of life is at stake.

- In implementing SB 79, the City should pursue Approach C, Option 1, as described in the Planning Department letter. Approach C, Option 1 allows up to three-story multi-family buildings in eligible single-family residential areas. In conjunction with Approach C, Option 1, the GWNC Land Use Committee also strongly recommends confirmation that all HPOZs, City-designated Historic Districts and sites/areas designated on the National Register of Historic Places also be fully protected from SB 79 development. Two of the three PLUM Committee members who attended the February 24, 2026 meeting voted to fully protect all pre-2015 HPOZs. The letter from the City Planning Department protects “historic resources” which might be interpreted to limit protection to only contributing structures within HPOZs.
- It should be emphasized that Approach C, Option 1, with the HPOZ protection described above, if approved by the City, will be incorporated in a Delayed Effectuation Ordinance to remain in effect until approximately 2030. Therefore, this protection is temporary. Prior to the expiration of the Delayed Effectuation Ordinance, SB 79 requires either the adoption of Alternative Plans, for approval by the State, that rebalance residential growth within the City or all provisions of SB 79 will be fully implemented. The GWNC recommends that upon approval of the Delayed Effectuation Ordinance, the City allocates all necessary resources to initiate the development of Alternative Plans as soon as possible.
- Planning Department staff has stated its understanding that SB 79 implementation is exempt from the provisions of the California Environmental Quality Act (CEQA). A full CEQA analysis would disclose potentially significant impacts on air quality, transportation, and the City’s aging infrastructure systems. Recognizing that it is not possible to produce a comprehensive environmental analysis between now and July 1, 2026, the GWNC LUC recommends that any City SB 79 implementation actions provide written justification for the position that the action is exempt from CEQA.
- Based on the information provided by the City Planning Department & as discussed in the recent PLUM meeting, the city plans to implement SB79 without changing the underlying zoning classifications (e.g. R-1) of eligible properties. This measure will allow the city to apply existing applicable zoning standards (e.g. setbacks) to properties supporting multi-family structures in what are now lower density zones. The GWNC supports this approach to keep the underlying zoning the same but to provide more density by changing the description of what is allowable in each zone.