



clerk CIS <clerk.cis@lacity.org>

Your Community Impact Statement Submittal - Council File Number: 25-1083 - Agenda Item Number: 4

1 message

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

Sun, Mar 22, 2026 at 2:26 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 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: Venice

Name: Helen Fallon

Email: helen.fallon@venicenc.org

The Board approved this CIS by a vote of: Yea(11) Nay(6) Abstain(2) Ineligible(0) Recusal(0)

Date of NC Board Action: 03/17/2026

Type of NC Board Action: For if Amended

Impact Information

Date: 03/22/2026

Update to a Previous Input: No

Directed To: City Council and Committees

Council File Number: 25-1083

City Planning Number:

Agenda Date: 03/24/2026

Item Number: 4

Summary: The following motion was approved by the Venice Neighborhood Council Board at the March 17, 2026 meeting: The Venice Neighborhood Council supports Citywide SB 79 Implementation Option C1, which is the more equitable path forward for all L.A. communities. Option C1 would delay implementation of SB 79 in low-resource areas, high fire severity zones, HPOZs (Historic Preservation Overlay Zones), and low sea level areas until 2030. Option C1 also

proactively “incentivizes” all qualifying single-family and low-density neighborhoods to allow 3-story apartment buildings with 4-16 units, rather than the 7-story apartment buildings mandated under SB 79 and includes these incentives for neighborhoods near any rail stops that are not exempted. Our support for SB 79 Implementation Option C1 is conditioned on the following: 1. The proposed density changes must be clearly defined as an “incentive” program, not a permanent rezoning or upzoning of these neighborhoods, allowing the incentives to be withdrawn if SB 79 is amended or repealed. 2. All existing setback requirements of the underlying zoning must be maintained. 3. All affected property owners and residents must receive mailed notification of the proposed changes to ensure robust outreach beyond online notifications. Please contact Mark Mack, Chair of the VNC Land Use & Planning Committee, at Mark.Mack@VeniceNC.org should you have any questions related to this letter and motion.



28-26-VNC letter SB 79 3.17.26.pdf

467K



Venice Neighborhood Council

P. O. Box 550, Venice, CA 90294
www.VeniceNC.org



March 17, 2026

Councilmember Traci Park
Council District 11
200 N. Spring St. #410
Los Angeles, CA 90012

CIS for Council File 25-1083 re. SB 79

The following motion was approved by the Venice Neighborhood Council Board at the March 17, 2026 meeting:

The Venice Neighborhood Council supports Citywide SB 79 Implementation Option C1, which is the more equitable path forward for all L.A. communities. Option C1 would delay implementation of SB 79 in low-resource areas, high fire severity zones, HPOZs (Historic Preservation Overlay Zones), and low sea level areas until 2030. Option C1 also proactively “incentivizes” all qualifying single-family and low-density neighborhoods to allow 3-story apartment buildings with 4-16 units, rather than the 7-story apartment buildings mandated under SB 79 and includes these incentives for neighborhoods near any rail stops that are not exempted.

Our support for SB 79 Implementation Option C1 is conditioned on the following:

- 1. The proposed density changes must be clearly defined as an “incentive” program, not a permanent rezoning or upzoning of these neighborhoods, allowing the incentives to be withdrawn if SB 79 is amended or repealed.**
- 2. All existing setback requirements of the underlying zoning must be maintained.**
- 3. All affected property owners and residents must receive mailed notification of the proposed changes to ensure robust outreach beyond online notifications.**

Please contact Mark Mack, Chair of the VNC Land Use & Planning Committee, at Mark.Mack@VeniceNC.org should you have any questions related to this letter and motion.

Sincerely,

David Feige, President
On behalf of the Venice Neighborhood Council

Cc:

Hydee Feldstein Soto, City Attorney
John Heath, Deputy City Attorney
Star Parsamyan, Chief of Staff, CD-11
Kevin Brunke, Senior Legislative Deputy, CD-11
Juan Fregoso, District Director, CD-11
Craig Bullock, Planning Director, CD-11



Venice Neighborhood Council

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Jeff Khau, Planning Deputy, CD-11
Sean Silva, Venice Field Deputy, CD-11
Ira Brown, City Planner
Mark Mack, Chair, VNC Land Use & Planning Committee
Robin Rudisill, Vice Chair, VNC Land Use & Planning Committee
Shannon Vaughn, Coastal Program Manager, California Coastal Commission
Sarah Christie, Legislative Director, California Coastal Commission
Sean Drake, Legislative Program Manager, California Coastal Commission
Dani Ziff, District Supervisor, California Coastal Commission
Maria Pavlou Kalban, United Neighbors