



clerk CIS <clerk.cis@lacity.org>

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

1 message

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

Mon, Mar 23, 2026 at 7:22 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 to 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: Coastal San Pedro

Name: Dean Pentcheff

Email: pentcheff@gmail.com

The Board approved this CIS by a vote of: Yea(7) Nay(0) Abstain(9) Ineligible(1) Recusal(0)

Date of NC Board Action: 03/16/2026

Type of NC Board Action: For if Amended

Impact Information

Date: 03/24/2026

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: Resolved, the Coastal San Pedro 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 not exempted. Further resolved, the Coastal San Pedro

Neighborhood Council's 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.



Letter to Tim McOsker supporting Citywide SB 79 Implementation Option C1.pdf

193K



COASTAL SAN PEDRO NEIGHBORHOOD COUNCIL

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March 23, 2026

Tim McOsker
Los Angeles City Councilmember, CD15
City Hall, 200 N. Spring Street
Los Angeles, CA 90012

Via email: councilmember.McOsker@lacity.org

Re: Support for Citywide SB 79 Implementation Option C1, Council File 25-1083

The following motion was approved by the Coastal San Pedro Neighborhood Council Board at the March 16, 2026 Board meeting:

Resolved, the Coastal San Pedro 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 not exempted.

Further resolved, the Coastal San Pedro Neighborhood Council’s 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 Robin Rudisill, Chair of the Coastal San Pedro Neighborhood Council Planning, Land Use & Transportation Committee, at 310-721-2343 should you have any questions related to this letter and motion.

Sincerely,

Doug Epperhart, President
On behalf of the Coastal San Pedro Neighborhood Council Board

cc:

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Hydee.FeldsteinSoto@lacity.org

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