



clerk CIS <clerk.cis@lacity.org>

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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, CPC@lacity.org, jendevore@gmail.com

Wed, May 20, 2026 at 11:59 AM

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(10) Nay(2) Abstain(1) Ineligible(0) Recusal(0)

Date of NC Board Action: 05/13/2026

Type of NC Board Action: Against

### Impact Information

Date: 05/20/2026

Update to a Previous Input: No

Directed To: City Planning Commission, City Council and Committees

Council File Number: 25-1083

City Planning Number:

Agenda Date:

Item Number:

Summary: RE: Low-Rise Ordinance and Phase Implementation Ordinance to Implement SB 79 The Greater Neighborhood Council opposes the two above noted ordinances because due, primarily, to the arbitrary reduction of rear setbacks and the lack of transparency regarding the permanent rezoning of eligible properties. (See attached PDF for full CIS.)

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May 16, 2026

Honorable City Council  
c/o Office of the City Clerk  
Los Angeles City Hall  
200 North Spring Street, Room 395  
Los Angeles, CA 90012

TO: Mayor Karen Bass, City Council Members

**RE: Low-Rise Ordinance and Phase Implementation Ordinance to Implement SB 79**

The Greater Wilshire Neighborhood Council requests that the following Community Impact Statement be added to **Council File 25-1083** in opposition to the proposed Low-Rise Ordinance and Phased Implementation Ordinance to Implement SB 79.

**COMMUNITY IMPACT STATEMENT**

The Greater Neighborhood Council opposes the two above noted ordinances because due, primarily, to the arbitrary reduction of rear setbacks and the lack of transparency regarding the permanent rezoning of eligible properties.

Further this Community Impact Statement is based on the action taken at the regularly scheduled Board of Directors meeting on May 13, 2026 when the Greater Wilshire Neighborhood Council adopted the following motion by a vote of 10 yes, 2 no, 1 abstaining and directed that a Community Impact Statement be filed reflecting its position.

Motion: The GWNC LUC hereby moves to oppose the Planning Department's current recommendations for the implementation of SB 79, with specific focus on the arbitrary reduction of rear setbacks and the lack of transparency regarding permanent rezoning. The GWNC LUC further resolves to:

1. Demand Data-Driven Planning: Call upon the Planning Department and the Planning Commission to provide data justifying why a reduction from 15-foot to 4-foot rear setbacks is necessary, given that local studies show SB 79 requirements can be met under existing setback standards. This proposed reduction makes no sense since the Los Angeles Municipal Code (LAMC), which mandates a 15-foot rear yard and 5-foot side yards for multi-family zones like RD1.5, R3, and R4. The Department attempts to justify this reduction by citing Accessory Dwelling Unit (ADU) standards which allow 4 ft setbacks. ADUs were intended as small,



secondary units and not multi-story buildings with far greater occupancy and risk. There is no justification to apply the same standards.

2. **Oppose Permanent Rezoning via Overlays:** Formally object to any implementation strategy that results in permanent density increases that cannot be reversed should SB 79 be repealed or modified, as this bypasses the standard public input process for rezoning. We ask that the implementation of SB 79 is not a rezoning nor an overlay, but an incentive that must be revokable if SB 79 is repealed or amended to a lower density and/or a revised definition of a qualifying transit stop.
3. **Formal Opposition for May 14th Meeting:** Submit this motion and supporting technical evidence to the Planning Commission prior to the May 14th meeting to ensure the Planning Commission is aware of the community's opposition and the viable alternatives that maintain 15-foot setbacks.
4. **Authorized Distribution:** That the City authorize the immediate distribution of educational materials and graphics to our membership to ensure residents are fully informed of the physical impacts of these proposals.
5. **Exempt HPOZs:** Clarify language in the Phased Implementation Ordinance and Low-Rise Ordinance to explicitly exempt HPOZs without qualification.
6. **Proposed Amendment to allow 4-story multi-family buildings in residential zones subject to SB 79:** The GWNC opposes a last-minute motion introduced by City Council Members Raman and Soto-Martinez for consideration by the Planning Commission at its May 14, 2026 meeting. This amendment reargues the height authorized under SB 79 phased implementation by allowing four story multi-family buildings in residential areas if the developer provides the least possible amount of affordable housing. This motion changes the rules of the game for implementing SB 79 as adopted by the City Council on March 24, 2026. These rules limited multi-family development to three stories in SB 79 residential areas. The one or two affordable units required by this motion would be inconsequential in meeting the State's mandated affordable housing needs, particularly when contrasted with the additional height and density intrusions that this motion introduces, with no evidentiary basis, at this time into existing, thriving, one- and two-story residential neighborhoods.
7. **Community Impact:** Preservation of neighborhood infrastructure, privacy, safety in light of recent historic fires taken place in and around LA, and local land-use control.

Sincerely,

*Jennifer DeVore*

Jennifer DeVore  
GWNC President