



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, chase.puskar@lofeliznc.org

Mon, Dec 22, 2025 at 12:53 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: Los Feliz

Name: Chase Puskar

Email: chase.puskar@lofeliznc.org

The Board approved this CIS by a vote of: Yea(21) Nay(0) Abstain(0) Ineligible(0) Recusal(0)

Date of NC Board Action: 12/16/2025

Type of NC Board Action: Against Unless Amended

Impact Information

Date: 12/22/2025

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 Los Feliz Neighborhood Council opposes the City's current SB 79 implementation posture unless it is corrected. Council has already adopted multiple actions under this file, but the throughline across the Park motion, PLUM recommendations, and Planning reports is consistent: explore legal challenges, study "effectuation," tie housing to infrastructure conditions, and develop a local TOD Alternative Plan that narrows eligibility. This is a structured delay. It is unacceptable and directly worsens the housing crisis. Using deferred maintenance as a basis to stall ministerial approvals repeats a long pattern of self-inflicted barriers that have already produced lawsuits, emergency contracts, and

unnecessary costs. SB 79 becomes operative July 1, 2026. The City cannot add new prerequisites, pause approvals pending studies, or rebuild discretionary control through infrastructure findings or alternate plans. These approaches increase exposure to HCD and Attorney General enforcement. This CIS states our expectation that the City stop engineering delays and comply with SB 79 as written. 1. Remove delay mechanisms and alternate frameworks that narrow or postpone SB 79. 2. Treat infrastructure planning as parallel work, not a gatekeeping tool. 3. Prohibit the City from using any local interpretation, including the restrictive walking distance clause, to narrow the state's half-mile, straight-line eligibility standard for SB 79. 4. Commit to implementing SB 79 on July 1, 2026, using state definitions and objective standards. 5. Publish eligibility mapping and guidance well ahead of that date. 6. Build capacity to exceed SB 79 rather than undermine it. Los Angeles must demonstrate timely compliance and avoid repeating the costly cycle of manufactured obstacles and preventable legal risk.



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SECRETARY
Devin Homsey

- COMMUNITY IMPACT STATEMENT -

Council File: [25-1083](#)

Title: Impacts of SB 79 (Wiener) / Comprehensive Report / City Infrastructure and Utility Systems

Position: Oppose unless Amended

Summary:

The Los Feliz Neighborhood Council opposes the City's current SB 79 implementation posture unless it is corrected. Council has already adopted multiple actions under this file, but the throughline across the Park motion, PLUM recommendations, and Planning reports is consistent: explore legal challenges, study "effectuation," tie housing to infrastructure conditions, and develop a local TOD Alternative Plan that narrows eligibility. This is a structured delay. It is unacceptable and directly worsens the housing crisis.

Using deferred maintenance as a basis to stall ministerial approvals repeats a long pattern of self-inflicted barriers that have already produced lawsuits, emergency contracts, and unnecessary costs. SB 79 becomes operative July 1, 2026. The City cannot add new prerequisites, pause approvals pending studies, or rebuild discretionary control through infrastructure findings or alternate plans. These approaches increase exposure to HCD and Attorney General enforcement.

This CIS states our expectation that the City stop engineering delays and comply with SB 79 as written.

1. Remove delay mechanisms and alternate frameworks that narrow or postpone SB 79.
2. Treat infrastructure planning as parallel work, not a gatekeeping tool.
3. Prohibit the City from using any local interpretation, including the restrictive walking distance clause, to narrow the state's half-mile, straight-line eligibility standard for SB 79.
4. Commit to implementing SB 79 on July 1, 2026, using state definitions and objective standards.

5. Publish eligibility mapping and guidance well ahead of that date.
6. Build capacity to exceed SB 79 rather than undermine it.

Los Angeles must demonstrate timely compliance and avoid repeating the costly cycle of manufactured obstacles and preventable legal risk.

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