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## 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, darren@therosegrp.com

Sun, Mar 22, 2026 at 8:08 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: Historic Highland Park

Name: Darren Gold

Email: [darren@therosegrp.com](mailto:darren@therosegrp.com)

The Board approved this CIS by a vote of: Yea(14) Nay(0) Abstain(0) Ineligible(0) Recusal(0)

Date of NC Board Action: 03/05/2026

Type of NC Board Action: For if Amended

### Impact Information

Date: 03/23/2026

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:

Summary: HHPNC supports the City's phased implementation of SB 79, including a citywide delayed effectuation, to allow time for thoughtful planning before full upzoning takes effect. We view SB 79 as an opportunity to expand mixed-income and multifamily housing near transit, consistent with state housing goals and AFFH requirements, but stress that implementation must be carefully calibrated. The HHPNC specifically supports Option 1: Corridor Transition (CT) Expansion as the most measured approach, since it expands incentives near transit and in select opportunity areas while maintaining a lighter rezoning framework and preserving time for further analysis. HHPNC emphasizes the need to protect

sensitive communities, including historic areas and high fire risk zones, and calls for clear community engagement, transparency, and safeguards. Overall, we support mixed-income housing growth that is implemented thoughtfully, with community input and safeguards.

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 **CIS SB79.pdf**  
138K

**HISTORIC HIGHLAND PARK NEIGHBORHOOD COUNCIL**

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Certified as NC #33 May 28, 2002

**CITY OF LOS ANGELES**

CALIFORNIA



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# HISTORIC HIGHLAND PARK NEIGHBORHOOD COUNCIL

## Community Impact Statement

### Re: Support for Phased Implementation and Citywide Delayed Effectuation of SB 79 – Option 1 (Corridor Transition Expansion)

The Historic Highland Park Neighborhood Council (HHPNC) supports the City's recommended phased implementation strategy for SB 79, including a citywide delayed effectuation through upzoning ordinances while the City evaluates appropriate density increases in sensitive communities.

SB 79 provides an opportunity to expand land available for mixed-income, multifamily development near transit in alignment with state housing law, the 2021–2029 Housing Element, and Affirmatively Furthering Fair Housing (AFFH) goals. However, careful calibration is essential; particularly in lower-opportunity areas, Very High Fire Hazard Severity Zones (VHFHSZs), and neighborhoods with significant concentrations of historic and cultural landmarks.

HHPNC supports the Department's recommendation that the City Council instruct the creation of an ordinance to expand applicability of housing incentive programs while allowing time for thoughtful analysis and refinement.

We specifically support **Option 1: Corridor Transition (CT) Expansion** as the most measured approach among the presented options. While this option extends incentives to parcels within half-mile buffers of eligible transit stations and select higher or moderate opportunity census tracts, it represents the lightest rezoning framework and preserves eligibility for delayed effectuation citywide.

Highland Park is a transit-served community that supports increased housing production; particularly mixed-income and affordable housing near transit corridors. At the same time, growth must be introduced responsibly and transparently, with clear community engagement and protections for neighborhood character and safety.

For these reasons, HHPNC supports the Department's recommended phased implementation strategy and Option 1 as a balanced, responsible path forward.