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

LA City SNow <cityoflaprod@service-now.com>

Mon, Mar 23, 2026 at 4:14 PM

Reply-To: LA City SNow <cityoflaprod@service-now.com>

To: Clerk.CIS@lacity.org, CPC@lacity.org, LAFDFireCommission@lacity.org, H.Kline@whcouncil.org

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.

***** This is an automated response, please DO NOT reply to this email. *****

Contact Information

Neighborhood Council: Woodland Hills-Warner Center

Name: Heath Kline

Email: h.kline@whcouncil.org

The Board approved this CIS by a vote of: Yea(13) Nay(0) Abstain(0) Ineligible(1) Recusal(0)

Date of NC Board Action: 03/18/2026

Type of NC Board Action: For if Amended

Impact Information

Date: 03/23/2026

Update to a Previous Input: Yes

Directed To: City Council and Committees, Fire Commission, City Planning Commission

Council File Number: 25-1083

City Planning Number:

Agenda Date: 03/24/2026

Item Number: 4

Summary: The Woodland Hills – Warner Center Neighborhood Council (WHWCNC) Board voted to support Citywide Implementation Option C1 for SB 79 local implementation, with specific conditions. Our attached Community Impact Statement provides detailed rationale for this position. WHWCNC supports Option C1 because it balances meaningful housing capacity increases with critical community safeguards. The Planning Department's February 18, 2026 report confirms that 16% of TOD zones intersect Very High Fire Hazard Severity Zones, including substantial portions of

Woodland Hills. Option C1's 3-story, 4–16 unit scale provides proportionate density without the neighborhood disruption of 7-story buildings that Options 2 and 3 would permit. Our support is conditioned on five essential requirements: (1) density changes must be defined as incentives, not rezoning, allowing withdrawal if SB 79 is amended; (2) existing setback requirements must be maintained; (3) all affected property owners must receive direct mailed notification; (4) Very High Fire Hazard Severity Zones must be excluded pending fire safety analysis; and (5) the Warner Center 2035 Specific Plan must be reviewed for compatibility before TOD designations take effect. Warner Center is already identified in the Planning Department's analysis as an area where existing zoning may meet SB 79 thresholds. Indiscriminate upzoning under Options 2 or 3 risks undermining our carefully negotiated Specific Plan and concentrating inappropriate density in fire-prone areas before adequate infrastructure review. We urge the Council to adopt Option C1 with the conditions outlined in our attached CIS to ensure responsible implementation that protects public safety while meeting housing obligations.

 **WHWCNC CIS CF25-1083 260318.pdf**
48K

COMMUNITY IMPACT STATEMENT

Woodland Hills – Warner Center Neighborhood Council

Council File: CF 25-1083

Re: SB 79 Local Implementation — Support for Citywide Implementation Option C1

Position: Support with Conditions — Citywide Implementation Option C1

Background

On October 10, 2025, Governor Newsom signed Senate Bill 79 (Wiener), the *Abundant and Affordable Homes Near Transit Act*, into law, with an effective date of July 1, 2026. On November 4, 2025, the City Council adopted a motion (CF 25-1083) instructing the Department of City Planning and other departments to prepare reports on SB 79’s provisions and options for local implementation.

On November 17, 2025, the PLUM Committee directed the Department to develop recommendations consistent with Approach C — a Delayed Effectuation strategy paired with a new upzoning ordinance. The City Council adopted those recommendations on December 2, 2025. On February 18, 2026, the Department of City Planning transmitted its follow-up report exploring citywide impacts and specific upzoning options. That February 18 report is the operative Planning Department document before the Council.

Why This Matters to Woodland Hills – Warner Center

Warner Center is specifically identified in the Planning Department’s analysis as one of a handful of station areas where existing zoning capacity is already concentrated and where current development permissions may meet or exceed SB 79 thresholds. This means that under a full, unmodified SB 79 implementation, Woodland Hills and Warner Center face substantial rezoning pressure in lower-density residential areas adjacent to the Warner Center transit corridor.

The Planning Department found that 60% of the City’s SB 79 TOD zones are comprised of majority low-density sites, and that 57% of TOD zones are made up of majority lower-opportunity areas — meaning SB 79 disproportionately impacts neighborhoods with higher rates of segregation and poverty.

Critically, the bill also affects Very High Fire Hazard Severity Zones (VHFHSZs), with 16% of all TOD zones intersecting VHFHSZs, including three station areas located entirely within a VHFHSZ. Portions of the Woodland Hills community fall within designated VHFHSZs, making fire safety a directly relevant concern.

The Planning Department’s Upzoning Options Under Approach C

The February 18, 2026 report presents three upzoning options, all structured to enable a citywide delayed effectuation of SB 79 until approximately 2030:

Option 1 (CT Expansion / C1): Corridor Transition incentives for single-family and low-density sites in Opportunity Stations, allowing 4–16 units at 2–3 stories, with an incremental FAR up to 2.9:1.

Option 2 (TOIA Expansion — Rail Only / C2): Transit Oriented Incentive Area incentives for single-family and low-density sites near operational rail, allowing up to 7 stories and FAR up to 4.5:1, plus Option 1 benefits.

Option 3 (TOIA Expansion — All Stations): Extends TOIA incentives to all Opportunity Stations, not just rail, at the same height and FAR as Option 2.

WHWCNC’s Position and Rationale

The Woodland Hills – Warner Center Neighborhood Council supports the citywide implementation approach most consistent with Option 1 / C1 for the following reasons, grounded in the Planning Department’s own analysis:

1. **Fire Safety:** The Planning Department explicitly identifies VHFHSZs as a basis for delayed effectuation. Substantial portions of Woodland Hills lie within those zones. Concentrating new high-density development in fire-prone hillside-adjacent areas before adequate infrastructure review poses an unacceptable public safety risk.
2. **Proportionate Scale of Density:** Option 1’s 3-story, 4–16 unit scale represents a meaningful increase in housing capacity without the neighborhood disruption of 7-story buildings that Options 2 and 3 would permit near all transit stops, including bus-only stops.
3. **Equity in Implementation:** The Planning Department recommends exempting lower-opportunity areas from upzoning. A more targeted, incentive-based approach avoids concentrating displacement pressure in already-vulnerable communities.
4. **Preserving the Warner Center Specific Plan:** Warner Center is governed by the Warner Center 2035 Specific Plan, a carefully negotiated community planning framework. Indiscriminate upzoning under Options 2 or 3 risks undermining that plan before its full implementation.
5. **Time for Infrastructure Analysis:** SB 79 raises serious questions about the capacity of existing city infrastructure to accommodate substantial new density, given the City’s existing challenges in maintaining and modernizing its systems. A measured, phased approach allows time to assess utility, traffic, and school capacity impacts.

Conditions of Support

WHWCNC conditions its support on the following requirements:

6. **Incentive Designation:** The proposed density changes must be explicitly defined as an incentive program, not a rezoning or upzoning. This distinction ensures the incentives may be withdrawn if SB 79 is amended or repealed.
7. **Setback Preservation:** All existing setback requirements of the underlying zoning must be maintained without exception.
8. **Direct Outreach:** All affected property owners and residents must receive mailed notification of the proposed changes, ensuring robust community outreach that extends beyond digital-only communications.
9. **Fire Hazard Zone Protection:** Areas within Very High Fire Hazard Severity Zones must be excluded from any upzoning until a fire safety and evacuation infrastructure analysis is completed.
10. **Warner Center Specific Plan Compatibility:** The Warner Center 2035 Specific Plan must be reviewed for compatibility before any TOD zone designations take effect in the Warner Center corridor.

Submitted on behalf of:

Woodland Hills – Warner Center Neighborhood Council

Council File CF 25-1083

March 2026