



clerk CIS <clerk.cis@lacity.org>

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## Your Community Impact Statement Submittal - Council File Number: 21-1230-S5

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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  
Cc: h.kline@whcouncil.org

Fri, Nov 15, 2024 at 6:50 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 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](mailto: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](mailto:h.kline@whcouncil.org)

The Board approved this CIS by a vote of: Yea(16) Nay(1) Abstain(0) Ineligible(1) Recusal(0)

Date of NC Board Action: 11/13/2024

Type of NC Board Action: Against Unless Amended

### Impact Information

Date: 11/15/2024

Update to a Previous Input: No

Directed To: City Council and Committees

Council File Number: 21-1230-S5

City Planning Number:

Agenda Date: 11/19/2024

Item Number:

Summary: The Woodland Hills - Warner Center Neighborhood Council (WHWCNC) strongly opposes proposed modifications to single-family zoning within the Citywide Housing Incentive Program (CHIP). While acknowledging the City's obligation to meet state-mandated housing targets under RHNA, the Planning Department has demonstrated that these goals can be achieved without altering single-family zones. The WHWCNC supports Draft #3 of the Housing Element/CHIP Ordinance as presented but rejects all seven options in Exhibit D that would permit multi-family development in single-family neighborhoods. Key concerns include the reduction of single-family homeownership

opportunities, potential increases in housing costs due to reduced single-family home supply, and workforce displacement risks. The Neighborhood Council specifically objects to provisions allowing Faith-Based Organizations to expand multi-family development up to 528 feet into neighboring single-family properties. Additionally, the WHWCNC advocates for the removal of publicly owned and Faith-Based properties in very high fire zones from redevelopment consideration. The Woodland Hills – Warner Center Neighborhood Council calls for maintaining single-family neighborhood integrity while meeting state housing mandates through alternative means outlined in the Planning Department's report. Before any future modifications to single-family zoning are considered, the WHWCNC demands comprehensive economic and social impact analyses. This position will be formally communicated to the City Council, Mayor's office, and Department of City Planning. This measured approach supports housing development while protecting established neighborhood character and addressing legitimate community concerns about safety, property values, and quality of life.

Ref:MSG11434261

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 **CIS Nov24 CF-21-1230-SI CHIP Housing.pdf**  
235K

## Resolution/Community Impact Statement

### Board

*President Dena Weiss, Area 4 CB Org.*

*Vice Pres. Tracey Rosen, Area 3 Res.*

*Treasurer Heath Kline, Area 6 Bus.*

*Secretary Karen DiBiase, Area 1 Bus.*

*Parliamentarian Don Patterson, Area 4 Res.*

*Karen DiBiase, Area 1 Res.*

*Geoffrey Hobson, Area 1 Bus.*

*Shelly Swartz, Area 1 CB Org.*

*Reina Cerros McCaughey, Area 1 Alt.*

*Julian Tu, Area 2 Res.*

*Masha Dowell, Area 2 Bus.*

*Tracey Rosen Area 3 Res*

*Dean Matthews, Area 3 Bus.*

*Harout Aristakesian, Area 3 CBO*

*Jayce Baron, Area 3 Alt.*

*Don Patterson, Area 4 Res.*

*Martin Lipkin, Area 4 Bus.*

*Dena Weiss, Area 4 CBO.*

*Steve Sommers, Area 5 Res.*

*Julie Waltrip, Area 5 Bus.*

*Bill Barnett, Area 6 Res.*

*Heath Kline, Area 6 Bus.*

*Megan Jacoby, Area 6 CBO*

*Kate Kennedy, Area 7 Res.*

*Rosaleen O'Sullivan, Area 7 Bus.*

*Joyce Fletcher, Area 7 CB Org.*

*August Steurer, At-Large*

*Board Authorized Submittal  
by Heath Kline*

*for*

*Dena Weiss, President*

*d.weiss@whcouncil.org*

**Action Passed on 11/13/2024**

**Members Present: 18**

**Quorum:13**

**Members voting Aye: 16**

**Members voting Nay: 1**

**Members Abstaining: 0**

**Members Ineligible: 1**

**Members Recused: 0**

*Contact Persons:*

*[D.Patterson@whcouncil.org](mailto:D.Patterson@whcouncil.org)*

*[M.Lipkin@whcouncil.org](mailto:M.Lipkin@whcouncil.org)*

### **Council File 21-1230-S5 Opposition to Inclusion of Single-Family Zoning Options in the Citywide Housing Incentive Program (CHIP)**

WHEREAS, the City of Los Angeles is mandated by the State to increase its residential zoning capacity to meet the Regional Housing Needs Assessment (RHNA) over eight years; and,

WHEREAS, the City Council must approve an updated Housing Element to the city's General Plan by the February deadline to avoid triggering the State's Builder's Remedy; and,

WHEREAS, the Department of City Planning has engaged in the Housing Element Rezoning Program, resulting in multiple ordinances including the Citywide Housing Incentive Program (CHIP); and,

WHEREAS, the Planning Department's report clearly demonstrates that sufficient zoning capacity can be achieved to meet the State's mandate without rezoning single-family areas; and,

WHEREAS, the Planning Department has presented six optional strategies that would extend CHIP to single-family dwelling (SFD) zones; and,

WHEREAS, these options fail to address potential negative impacts, including:

1. Reduced opportunities for single-family home ownership, contradicting the preference of many apartment renters;
2. Potential increase in SFD prices due to reduced supply, decreasing affordability;
3. Possible economic consequences include workforce displacement and business relocation;

NOW, THEREFORE, BE IT RESOLVED,

that the Woodland Hills – Warner Center Neighborhood Council:

1. SUPPORTS the adoption of the Los Angeles City Planning Commission's recommendation to approve Draft #3 of the Housing Element/CHIP Ordinance as presented by the Planning Department;
2. OPPOSES the inclusion of any of the seven Exhibit D "options" that would open single-family neighborhoods to multi-family zoning;

## Resolution/Community Impact Statement

3. CALLS FOR removal of publicly owned and Faith-Based properties located in very high fire zones from consideration of redevelopment within the draft ordinance.
4. ASKS FOR deletion from the Ordinance for the Faith-Based Organizations ability to develop multifamily projects in single family zones beyond their existing property lines to as much as 528 feet into neighboring properties.
5. URGES the City Council to maintain the integrity of single-family neighborhoods while meeting the State's housing mandate through other means, as outlined in the Planning Department's report;
6. CALLS FOR a more comprehensive analysis of the economic and social impacts of any proposed changes to single-family zoning before such changes are considered in the future;
7. DIRECTS the President of the Neighborhood Council to send a letter to the City Council, the Mayor's office, and the Department of City Planning conveying this position.