



clerk CIS <clerk.cis@lacity.org>

---

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

---

LA City SNow <cityoflaprod@service-now.com>  
Reply-To: LA City SNow <cityoflaprod@service-now.com>  
To: Clerk.CIS@lacity.org  
Cc: jacobnwwnc@gmail.com

Thu, Nov 7, 2024 at 9:04 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: North Westwood

Name: Jacob Wasserman

Email: [jacobnwwnc@gmail.com](mailto:jacobnwwnc@gmail.com)

The Board approved this CIS by a vote of: Yea(9) Nay(4) Abstain(1) Ineligible(0) Recusal(0)

Date of NC Board Action: 04/03/2024

Type of NC Board Action: For if Amended

### Impact Information

Date: 11/07/2024

Update to a Previous Input: No

Directed To: City Council and Committees

Council File Number: 21-1230-S5

City Planning Number:

Agenda Date:

Item Number:

Summary: NWWNC opposes any attempt to prevent new housing from being banned in single-family zones. Single-family zoning—which amounts to banning duplexes, triplexes, cottage apartments, bungalow courts, small apartments, etc.—began as a product of and is a continued legacy of racial and class segregation. We are in the midst of a dire housing crisis, and allowing new housing in well-resourced areas of the city is a necessary step to furthering fair housing. The City itself acknowledges the problem. As the Planning Department wrote in October 2023: "In Los Angeles, 72% of land permitting residential uses is restricted to the development of single-family housing....Furthermore, in Higher Resource

Areas of the City, 76% of land is zoned for the development of single-family housing....This has created clear disparities in housing access throughout the City.” For this reason, our Council supports allowing for Affordable Housing Overlay incentives, Transit Oriented Communities Affordable Housing Incentives, streamlining under the codification of Executive Directive 1, and other such housing production programs in single-family zones. Option 1 of the “Single-family Considerations” discussed at the City Planning Commission on September 26, 2024 most closely aligns with our requests herein. We ask that City Council incorporate it into the final ordinances. We also strongly dispute that there is enough capacity on commercial corridors to meet housing demands and state mandates. Not only is this not supported by data and research, but it relegates renters to pollution, noise, traffic, and street safety dangers of major arterials. Finally, this notion ignores the fact that, in our neighborhood, single-family zones directly abut some of the densest concentrations of jobs and opportunities in the state, such as UCLA and central Westwood. If housing should go in commercial corridors, then these single-family zones certainly should qualify, given their proximity to a mega employment hub.

Ref:MSG11395886

---

 **CIS\_Housing Element Implementation.pdf**  
160K



- COMMUNITY IMPACT STATEMENT -

Summary:

The North Westwood Neighborhood Council opposes any attempt to prevent new housing from being banned in single-family zones in Los Angeles. Single-family zoning—which amounts to banning duplexes, triplexes, cottage apartments, bungalow courts, small apartments, etc.—began as a product of and is a continued legacy of racial and class segregation. We are in the midst of a dire housing crisis, and allowing new housing in well-resourced areas of the city is a necessary step to furthering fair housing.

As [preeminent housing researchers at UCLA](#) write: “Privileging of single-family homes, normally called R1 zoning, exacerbates inequality and undermines efficiency. R1’s origins are unpleasant: Stained by explicitly classist and implicitly racist motivations, R1 today continues to promote exclusion. It makes it harder for people to access high-opportunity places, and in expensive regions it contributes to shortages of housing, thereby...forcing many housing consumers to spend more on housing.”

And the City of Los Angeles itself acknowledges the problem. As [the City Planning Department wrote in October 2023](#): “In Los Angeles, 72% of land permitting residential uses is restricted to the development of single-family housing....Furthermore, in Higher Resource Areas of the City, 76% of land is zoned for the development of single-family housing....This has created clear disparities in housing access throughout the City. In particular, the lack of affordable housing constructed in Higher Resource Areas contributes to limited access for many Angelenos to place-based opportunities including jobs, transit, and high-performing schools.”

For this reason, our Council supports allowing for Citywide Housing Incentive Program incentives, Affordable Housing Overlay incentives, Transit Oriented Communities Affordable Housing Incentives, streamlining under the codification of Executive Directive 1, and other such housing production programs in single-family zones. We oppose the City Planning Department’s plans to exempt them, which appear influenced by political pressure from an unrepresentative, minority opinion.

Option 1 of the [“Single-family Considerations”](#) discussed at the City Planning Commission on September 26, 2024 most closely aligns with our requests herein. We ask that City Council incorporate it into the final ordinances.

We also strongly dispute the notion that there is enough capacity on commercial corridors to meet housing demands and state mandates. Not only is this not supported by data and research, but also, it relegates renters, those living in apartments, and those living in new subsidized housing to the pollution, noise, traffic, and street safety dangers of the city's major arterials and commercial corridors and bars those same people from neighborhoods away from those.

Finally, this notion ignores the fact that, in our neighborhood, single-family zones directly abut some of the densest concentrations of jobs and opportunities in the state, such as UCLA and central Westwood. If housing should go in commercial corridors, then these single-family zones certainly should qualify, given their immediate proximity to a mega employment hub.

Council File: [21-1230-S5](#)

Title: Citywide Housing Incentive Program / Citywide Code Amendment

Position: For if Amended

Council File: [21-1230-S6](#)

Title: Citywide Code Amendment (CA) / Environmental Clearance (EIR) / Proposed Housing Element Sites and Minimum Density Ordinance

Position: For if Amended

Council File: [21-1230](#)

Title: Housing Element / General Plan / 2021-2029

Position: For if Amended

City Planning Case Number: [CPC-2020-1365-GPA](#)

Title: Citywide Housing Element 2021-2029 Update

Position: For if Amended

City Planning Case Number: [ENV-2020-6762-EIR](#)

Title: Citywide Housing Element 2021-2029 and Safety Element Update

Position: For if Amended

City Planning Case Number: [ENV-2020-6762-EIR-ADD1](#)

Position: For if Amended

City Planning Case Number: [ENV-2020-6762-EIR-ADD2](#)

Position: For if Amended

Council File: [21-1230-S3](#)

Title: Housing Element / Equity Indicators and Methodologies / Future Land Use

Position: For

City Planning Case Number: [CPC-2023-7068-CA](#)

Title: Code Amendments to Implement the Housing Element and the Associated Housing Element Rezoning Program

Position: For if Amended

City Planning Case Number: [CPC-2024-387-CA](#)

Title: The Proposed Ordinance Aims to Fulfill Housing Element Requirements of Establishing Regulations Regarding Affordable Housing Devel., Housing Replacement Requirements, and to Comply with State Law

Position: For if Amended