

# 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**

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### 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:

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March 2026