

# LOS ANGELES COUNTY DEPARTMENT OF REGIONAL PLANNING

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January 21, 2025

The Honorable Board of Supervisors  
County of Los Angeles  
383 Kenneth Hahn Hall of Administration  
500 West Temple Street  
Los Angeles, CA 90012

Dear Supervisors:

**PUBLIC HEARING ON THE WESTSIDE AREA PLAN  
PROJECT NO. 2023-001700-(2,3)  
ADVANCE PLANNING CASE NO. RPPL2023002448  
GENERAL PLAN AMENDMENT NO. RPPL2023002433  
ZONE CHANGE NO. RPPL2023002450  
ENVIRONMENTAL ASSESSMENT NO. RPPL2023002449  
(SECOND, THIRD SUPERVISORIAL DISTRICTS) (3-VOTES)**

**SUBJECT**

The recommended actions are to certify the Final Program Environmental Impact Report (PEIR) and approve the Westside Area Plan (WSAP) and the associated amendments to: (1) the General Plan and its accompanying Land Use Policy Map; and (2) Title 22 (Planning and Zoning) of the Los Angeles County Code, including the zoning map, collectively known as the "Project." The WSAP is a component of the General Plan that guides development in the nine unincorporated communities within the Westside Planning Area (Planning Area) over the next 20 years. The seven unincorporated communities within the Planning Area include the following: Ladera Heights and View Park/Windsor Hills; Marina del Rey; Ballona Wetlands; West Los Angeles (Sawtelle Veterans Affairs [VA]); West Fox Hills; Franklin Canyon; and Gilmore Island.

The associated amendments to the General Plan and Title 22 implement the goals and policies of the WSAP and maintain consistency between the General Plan, WSAP, and WSAP's implementing documents.

**IT IS RECOMMENDED THAT THE BOARD AFTER THE PUBLIC HEARING,**

1. Certify that the Final PEIR (Environmental Assessment No. RPPL2023002449) for the Project has been completed in compliance with the California Environmental Quality Act (CEQA) and reflects the independent judgment and analysis of the County; find that the Board has reviewed and considered the information contained in the Final PEIR prior to approving the Project, adopt the mitigation monitoring program, finding that the mitigation monitoring program is adequately designed to ensure compliance with the mitigation measures during project implementation; and determine that the significant adverse effects of the project have either been reduced to an acceptable level or are outweighed by the specific overriding considerations of the Project, as outlined in the Environmental Findings of Fact and Statement of Overriding Considerations, which findings and statement are adopted and incorporated by reference;
2. Indicate its intent to approve the Project (Project No. 2023-001700-(2,3), Advance Planning Case No. RPPL2023002448, General Plan Amendment No. RPPL2023002433, Zone Change No. RPPL2023002450, as recommended by the Regional Planning Commission (RPC); and
3. Instruct County Counsel to prepare the necessary final documents for the Project and bring them back to the Board for their consideration.

**PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION**

Approval of the recommended actions will certify the Final PEIR and establish a policy framework for the Westside Planning Area. As a policy document and a component of the General Plan, the WSAP directs future development and land use decisions to achieve a shared vision for the built environment within the Planning Area. The WSAP promotes active, healthy, and safe intergenerational neighborhoods where residents are well connected to great places to live, work, shop, recreate, and gather; fosters economic vitality while serving local needs; protects and preserves natural resources and open spaces; and supports sustainable mobility options in an enhanced built environment. To achieve this vision, the WSAP Project is shaped by the following five guiding principles: 1) Community Character, 2) Growth and Land Use Development, 3) Environment, 4) Economic Health, and 5) Mobility. Furthermore, approval of the recommended actions will assist the County in meeting a portion of its Regional Housing Needs Allocation (RHNA) through land use changes in the Planning Area to ensure compliance with the State Housing Element Law, Government Code sections 65580 – 65589.11.

On October 23, 2024, the RPC held a public hearing and voted unanimously to recommend approval of the Project with the following recommendations: 1) Move to recommend to the Board to prioritize a historic survey to preserve the historic and cultural resources of the communities, and cultural capital, 2) Move to recommend stronger coordination with City of Los Angeles in planning efforts within the Westside Planning Area, 3) Move to recommend that the Department include early and ongoing robust and meaningful engagement in the development of the Capital Improvement Plan for the Westside Planning Area, and 4) Move to recommend to the Board to raise concerns to the State over the continued establishment of housing State mandates that do not provide the necessary time and space to comprehensively engage with

the community and develop local solutions to the housing crisis. Please see Attachments 9 and 10 for RPC proceedings and resolution.

In addition, to correct an oversight and ensure compliance with State law, staff made revisions to the draft ordinance to include amendments to the County's Inclusionary Housing Ordinance Sections 22.121.010 and 22.121.030. This update implements the Housing Element and requires a 20 percent affordable housing set-aside for lower-income households on all rezoned parcels, pursuant to California Government Code sections 65583.2(c) and (h).

### **Key Components**

The Project includes the following key components:

#### **Westside Area Plan (WSAP)**

As a policy document and a component of the General Plan, the WSAP (Exhibit D) directs future development and land use decisions to achieve a shared vision for managing growth and the built environment within the Planning Area.

The vision of the WSAP, which was informed through stakeholder engagement, guides the Planning Area toward sustainable development while recognizing and celebrating history, people, diversity, and culture. The WSAP includes six elements (Chapters 2-7, *Historic Resources Element*; *Land Use Element*; *Mobility Element*; *Economic Development Element*; *Conservation and Open Space Element*; and *Public Services and Facilities Element*), which include goals and policies to address the unique conditions and needs of the seven individual communities in the Planning Area. The WSAP also includes Chapter 8, *Implementation Programs*, which contains actions to implement policies from the six elements at both the areawide and community-specific scales. The draft WSGVAP is included as Attachment 3.

#### **General Plan Land Use Policy and Zoning Maps**

The following describes changes to the General Plan Land Use Policy Map and Zoning Maps (Attachments 4 and 5).

##### **Housing Element Rezoning Program**

These changes are required to meet the RHNA as identified in the Housing Element, which includes a list of sites to be redesignated by 2025 to accommodate the County's RHNA shortfall, pursuant to Government Code section 65583(c)(1)(A).

A total of 62 lots are proposed to be redesignated to accommodate 5,548 potential housing units. These lots are generally located along major commercial corridors and proposed to be redesignated to Mixed Use (MU). The proposed MU land use designation allows for pedestrian-friendly and community-serving commercial uses that encourage walking, bicycling, and transit use, residential and commercial mixed uses, and multifamily residences. The MU land use designation allows a residential density of 50 to 150 dwelling units per net acre and a maximum FAR of 3.0 for non-residential and mixed-use development.

#### Administrative Changes

State law requires that zoning be consistent with the General Plan. A total of 810 administrative changes are proposed for the Planning Area, which is approximately 80% of the proposed changes. The changes include fixes to inconsistencies between existing land use/development or land use category and zoning to better reflect the existing, on-the-ground uses; and fixes to unnecessary split-zoning.

#### Opportunity Sites

The land use changes for the Opportunity Sites implement the WSAP's and General Plan's goals to increase housing diversity and commercial options along major corridors and near transit, increase housing opportunities, bring diverse land uses in proximity to residential neighborhoods, promote walkable communities, and focus growth in areas with existing infrastructure while preserving the community's character and culture. There are 10 Opportunity Sites.

The Opportunity Sites were selected based on comprehensive research and community input. With a few exceptions, these sites are identified in the Housing Element. They are areas suitable for new residential, commercial, and mixed-use development with characteristics such as large, surface parking lots, the presence of vacant commercial and office buildings, and underutilization or underdevelopment. In project surveys and comments during public meetings, community members expressed their desire to preserve the characteristics of single-family residential neighborhoods and their preference to see growth along the commercial corridors (i.e., Slauson Avenue). Staff held a series of Opportunity Sites workshops to inform the community about the potential sites and reflected community feedback to finalize the selection process.

#### **Zoning Code/Title 22 – Westside Planning Area Standards District (PASD)**

The Westside PASD is established to enhance the character of the seven unincorporated communities within the Planning Area. The PASD implements the goals and policies of the WSAP. New areawide and community-specific standards were developed in response to community feedback. The Ordinance is attached as Attachment 6.

#### PASD Areawide Development Standards

This section contains new standards applicable to the Planning Area. New standards include height limits, requirements for visually unobtrusive service areas and mechanical equipment, and provision for landscaped buffers and screening.

#### PASD Zone Specific Development Standards

New standards are proposed to apply to all mixed-use zones. New standards include requirements for loading spaces, utilization of decorative fencing or landscaping, and restrictions to loading and unloading time.

#### Baldwin Hills Community Standards District (CSD)

The existing standards in the Baldwin Hills CSD are moved to the PASD. The figure maps are renumbered.

#### Ladera Heights CSD

This section contains new standards applicable to the Ladera Heights CSD. New standards include requirements for a height limit for all mixed-use zones as well as shielding of lighting, provisions for fence transparency, and establishment of front yard setback overlays for all residential zones.

#### View Park/Windsor Hills CSD

This section contains new standards applicable to the View Park/Windsor Hills CSD. New standards include requirements for a height limit for all mixed-use zones as well as shielding of lighting, provisions for fence transparency, and establishment of front yard setback overlay zones for all residential zones.

### **Implementation of Strategic Plan Goals**

The Project supports the County's *Strategic Plan North Star 1: Make Investments That Transform Lives; Focus Area Goal C. Housing and Homelessness; Strategy i: Affordable Housing* by allowing higher density housing development in certain areas where appropriate and increasing housing options.

The Project supports the County's *Strategic Plan North Star 2: Foster Vibrant and Resilient Communities; Focus Area Goal D. Sustainability; Strategy i: Climate Health* by establishing policies that support climate change mitigation in neighborhoods, workplaces, and community facilities. Additional supportive policies and programs include promoting walkable neighborhoods for improved access to recreation, retail, and services, as well as mixed-use developments. The Project also supports *Strategy iii: Natural Resources* by supporting conservation of natural resources and open space, and by directing future development away from hazard and natural resource areas. In addition, the Project supports *Strategy iv: Environmental Justice* through policies that address environmental justice, improved air and water quality, and remediation of polluted properties. Further, the Project supports *Focus Area Goal E. Economic Health, Strategy ii: Small Business* with policies that promote the establishment and resilience of small businesses.

### **FISCAL IMPACT/FINANCING**

Approval of the Project will not result in any significant new direct costs to the Department of Regional Planning (DRP) or other County departments and agencies.

### **FACTS AND PROVISIONS/LEGAL REQUIREMENTS**

The Project supports the General Plan's policies to improve housing choice and affordability for residents of various incomes, promote infill development, support a mix of land uses that promote bicycling and walking, encourage compatible land uses that also foster economic development while addressing environmental justice, improve access to recreational spaces, support conservation of sensitive natural and biological resource areas, and ensure limited impacts to sensitive natural and scenic resources.

In addition to the public hearing conducted by the RPC on October 23, 2024, a public hearing before the Board is required pursuant to County Code section 22.232.040.B.1. Required notice (Attachment 11) has been given pursuant to the procedures and requirements set forth in County Code section 22.222.180. A summary of the engagement strategies and activities is included as Attachment 7.

### **ENVIRONMENTAL DOCUMENTATION**

Staff has determined that an Environmental Impact Report (EIR) was necessary for the Project. A PEIR was prepared in compliance with the CEQA and County environmental guidelines to identify and mitigate any environmental impacts from the Project.

The PEIR concludes that the Project would have potentially significant impacts that could be reduced, avoided, or substantially lessened through implementation of mitigation measures to the following areas, requiring a Mitigation Monitoring Program: Biological Resources, Cultural Resources, Geology and Soils, and Tribal Cultural Resources. The PEIR concludes that impacts to Air Quality, Noise, and Transportation are significant and unavoidable, requiring a Statement of Overriding Considerations. The Final PEIR and CEQA Findings of Fact and Statement of Overriding Considerations are included as Attachment 8.

The Final PEIR addresses the comments received during the June 18, 2024, to August 16, 2024 public comment period. DRP held a virtual public meeting on June 25, 2024, and an in-person public meeting on August 1, 2024 to discuss the findings of the Draft PEIR. The Project has economic, social, legal, and other considerable benefits that outweigh the significant and unavoidable environmental effects. The Project creates opportunities for housing development; encourages reduction of vehicle miles traveled by placing services near residential uses and promoting other forms of mobility aside from single occupancy vehicles; prioritizes conservation of sensitive natural and scenic resources; supports attainment of state, regional, and County goals for GHG emission reductions; encourages economic development opportunities; supports social equity; and promotes environmental justice.

A mitigation monitoring and reporting program is included in the Final PEIR and is adequately designed to ensure compliance with the mitigation measures during Project implementation.

### **IMPACT ON CURRENT SERVICES (OR PROJECTS)**

Approval of the Project will not significantly impact County services.

For further information, please contact Julie Yom of the General Plan/Transit Oriented Communities Section at (213) 974-6316 or [jyom@planning.lacounty.gov](mailto:jyom@planning.lacounty.gov).

Respectfully submitted,

A handwritten signature in blue ink, appearing to read 'Amy Bodek', with a long horizontal flourish extending to the right.

AMY J. BODEK, AICP  
Director of Regional Planning

AJB:CC:ER:JY:ia

Attachments:

1. Project Summary
2. Proposed Amendments to the General Plan
3. Proposed Westside Area Plan
4. Proposed Land Use Policy Maps
5. Proposed Zone Change Maps
6. Proposed Title 22 Amendments
7. Community Engagement Summary
8. CEQA Final PEIR and Attachments
9. Regional Planning Commission Hearing Proceedings
10. Regional Planning Commission Resolution
11. Hearing Notice

c:     Executive Office, Board of Supervisors  
         Assessor  
         Chief Executive Office  
         County Counsel  
         Public Works

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