

**DRAFT RESOLUTION
REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES
PROJECT NO. PRJ2023-001700
GENERAL PLAN AMENDMENT NO. RPPL2023002433
ZONE CHANGE NO. RPPL2023002450
ADVANCE PLANNING PROJECT NO. RPPL2023002448
ENVIRONMENTAL ASSESSMENT NO. RPPL2023002449**

WHEREAS, the County is authorized to adopt amendments to the General Plan pursuant to the State Law (commencing with §65350 of the California Government Code);

WHEREAS, the County is authorized to adopt amendments to the Zoning Ordinance, pursuant to the State Law (commencing with §65800 of the California Government Code);

WHEREAS, the Regional Planning Commission ("Commission") of the County of Los Angeles ("County") conducted a duly noticed public hearing on the Westside Area Plan Project which include: (1) amendments to the General Plan for and to Title 22 of the Los Angeles County Code ("County Code") to consider establishment of an area plan and changes to the land use and zoning for the unincorporated communities of the Westside Planning Area ("Planning Area") (hereinafter, the "Westside Area Plan" or "WSAP"); an ordinance, (hereinafter, the "Westside Planning Area Standards District" or "WSAP Ordinance"); and (2) Final Program Environmental Impact Report ("FEIR") on October 23, 2024; and

WHEREAS, the Commission finds as follows:

1. The County Board of Supervisors ("Board") adopted the General Plan, pursuant to Government Code section 65300 on October 6, 2015;
2. The WSAP Project is consistent with and implements the General Plan. The General Plan established the Planning Areas Framework Program, Implementation Program LU-1, and created 11 Planning Areas, one of which is the Westside Planning Area. The General Plan serves as the foundation for all community-based plans, such as area plans. Area plans focus on land use and other policy issues that are specific to the Planning Area. Area plans are tailored toward the unique geographic, demographic, and social diversity of the Planning Area;
3. The Westside Planning Area is located in the western portion of Los Angeles County and covers the coastal communities, including Marina del Rey. With a population of approximately 32,000, the Planning Area includes seven unincorporated communities totaling approximately 7.4 square miles, which encompasses the eastern extension of the Santa Monica Mountains to the north and is bounded by the Pacific Ocean to the west, Los Angeles International Airport to the south, and an irregularly shaped boundary generally running along Eastern Avenue, Centinela Boulevard, Crenshaw

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Boulevard, and the 405 freeway in the east. The communities are predominantly residential neighborhoods and commercial corridors and centers, civic and educational facilities, parks, and open spaces;

4. The seven unincorporated communities within the Planning Area are—Ladera Heights, View Park/Windsor Hills; Marina del Rey; Ballona Wetlands; West Los Angeles (Sawtelle Veterans Affairs [VA]); West Fox Hills; Franklin Canyon; and Gilmore Island;
5. 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;
6. The WSAP Project updates the Land Use Policy Map to be consistent with the General Plan Land Use Legend, updates areawide zoning to be consistent with the General Plan Land Use Policy Map, and implements zoning tools to implement the goals and objectives of the General Plan at the local scale;
7. The WSAP Project includes amendments to the General Plan Land Use Policy Map to implement the Area Plan’s and General Plan’s goals to increase housing diversity, increase commercial and mixed-use options along major corridors and near transit, bring diverse land uses in proximity to residential neighborhoods, promote transit use and active transportation for walkable communities, and focus growth in areas with existing infrastructure while preserving the community’s character and culture;
8. The WSAP Project implements zone changes to align with the changes to the Land Use Policy Map known as Opportunity Sites, these sites were selected based on comprehensive research and community input. The specific types of zone changes within the Opportunity Sites are proposed to be redesignated from CG (General Commercial) to MU (Mixed Use) and rezoned from C-3 (General Commercial) to MXD (Mixed Use Development);
9. The WSAP Project amends Figure 5.45: Westside Planning Area Map in the General Plan to update the name change of unincorporated area of West Fox Hills to Del Rey;
10. The WSAP Project provides no-net-loss of housing under Senate Bill No. 330 and provides increased housing opportunities through land use and/or zone changes;

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11. The WSAP Project includes a Zoning Consistency Program to implement zone changes to ensure consistency between the General Plan Land Use Policy Map and the Zoning Map. Zone changes are proposed on the 810 lots that are proposed to be redesignated on the Land Use Policy Map. Zone MXD is proposed on lots that are re-designated MU, Zone R-3 (Limited Density Multiple Residence) is proposed on lots that are re-designated H30 (Residential 30), Zone R-2 (Two Family Residence) is proposed on lots that are re-designated H18 (Residential 18), and Zone O-S (Open-Space) is proposed on lots that are re-designated OS-PR (Parks and Recreation) or OS-W(Water);
12. The Southern California Association of Governments determined that the County's Regional Housing Needs Allocation ("RHNA"), or fair share of the regional housing need, for the period October 15, 2021 – October 15, 2029, is 90,052 units for the unincorporated areas;
13. The Revised Housing Element, which was adopted by the Board on May 17, 2022, and certified by the State Department of Housing and Community Development on May 27, 2022, identifies various strategies to demonstrate the County's ability to accommodate its RHNA;
14. The County determined there is not sufficient capacity to accommodate the RHNA. Rezoning is therefore required to accommodate the RHNA shortfall, pursuant to Government Code section 65583(c)(1)(A);
15. The County will complete the rezoning through various community-based efforts and programs, as outlined in the Housing Element, including the Westside Area Plan, described in Program 20 and Program 17: Adequate Sites for RHNA of the Housing Element;
16. Pursuant to Program 20: Westside Area Plan of the Housing Element, the WSAP Project incorporates the proposed changes in the Housing Element Rezoning Program on sites listed in Appendix B of the Housing Element to accommodate a portion of the County's RHNA shortfall (4,915 units);
17. During public outreach, community members expressed concerns about the proposed rezoning on lots along Springpark Avenue, Fairview Boulevard, and on 59th Street. The concerns were regarding potential increase in traffic along Springpark Avenue and Fairview Boulevard and the close proximity to adjacent R-1 neighborhoods for the properties on 59th Street. These sites were included in the Housing Element Rezoning Program to accommodate a total of 1,161 units.
18. In response to the public comments, staff revised the Project to not rezone the lots along Springpark Avenue, Fairview Boulevard, and 59th Street and alternatively identified the sites listed below to be rezoned, which accommodates a total of 1,794 units. This not only ensures compliance with

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the RHNA no-net-loss requirement in the California Government Code Section 65863 but also creates surplus units. The sites to be rezoned are:

- Wateridge Business Center: APNs 4201-003-046, 4201-003-057, 4201-003-061, and 4201-003-062, which are proposed to be redesignated from CG to MU and rezoned from C-3 to MXD.
- Home Depot: APNs 4201-003-041 and 4201-003-043, which are proposed to be redesignated from CG to MU and rezoned from C-3 to MXD.
- Slauson and Heatherdale: APNs 4019-012-008 and 5009-003-022, which are proposed to be redesignated from CG to MU and rezoned from C-3 to MXD.
- Slauson and Overhill: APN 5008-015-047, which is proposed to be redesignated from CG to MU and rezoned from C-3 to MXD.

19. The WSAP Project includes an amendment to the General Plan Land Use Policy Map to allow for higher density residential and mixed-use development in appropriate areas of the unincorporated communities of Ladera Heights, View Park/Windsor Hills and West Fox Hills (Del Rey) to accommodate a total of 5,548 units;
20. A notice of a proposed change to land use and/or zoning designation was sent to approximately 1,207 property owners on May 9, 2024 . Staff received inquiries and feedback from property owners and made appropriate revisions;
21. The availability of Geographic Information Systems (GIS) technology allows for the development of parcelized and digitized maps. The WSAP Project includes not only static maps, but GIS data that generate maps and figures in multiple, dynamic ways. The maps are available online at: <https://planning.lacounty.gov/long-range-planning/westside-area-plan/maps/>
22. Pursuant to County Code Section 22.244.040, the Ordinance is consistent with the principles of the General Plan and supportive of the goals and policies of the General Plan in that it promotes environmentally sensitive and sustainable design, addresses scenic and biological impacts, promotes pedestrian-oriented design, ensures that new development addresses its context, and strengthens and enhances development in the Planning Area;
23. The Ordinance is established to implement specific development standards for and enhance the character of the unincorporated communities of the Planning Area. The Ordinance is necessary to ensure that the goals and policies of the Area Plan and the community-specific regulations for each community are accomplished in a manner which protects the health, safety, and general welfare of the community;

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24. The Ordinance establishes a Planning Area Standards District (“PASD”) for the Planning Area, and establishes Community Standards Districts (“CSDs”) for Ladera Heights, and View Park/Windsor Hills;
25. The Ordinance takes the existing Baldwin Hills CSD and incorporates the existing standards to the PASD. The figure maps are renumbered;
26. The Ordinance contains regulations and standards to address the specific character and needs of the communities of the Westside Planning Area, including but not limited to the regulations for building height limits in MXD zones, requirements for visually unobtrusive service areas and mechanical equipment, provision of landscaped buffer and screening, utilization of decorative fencing or landscaping, provisions for fence transparency, and establishment of front yard setback overlay zones for all residential zones;
27. The Ordinance includes amendments to the County’s Inclusionary Housing Ordinance to ensure compliance with the State-mandated inclusionary zoning on affected parcels in the unincorporated communities of Ladera Heights, View Park/Windsor Hills, and West Fox Hills (Del Rey);
28. Government Code section 65583.2(c) requires that housing developments on sites identified to accommodate very low- and/or lower-income units in the Sites Inventory must provide a 20 percent affordable housing set-aside for lower income households if the sites were nonvacant and identified in a previous housing element or vacant and identified in two consecutive previous housing elements;
29. Government Code section 65583.2(h) further requires that housing developments on sites that are rezoned to accommodate very low- and/or lower-income units must provide a 20 percent affordable housing set-aside for lower income households;
30. The Ordinance is necessary to ensure that the goals and policies of the WSAP are implemented in a manner that protects the health, safety, and general welfare of the community;
31. Pursuant to County Code Section 22.244.040, the Ordinance is consistent with the principles of the General Plan and supportive of the goals and policies of the General Plan. In particular, the Ordinance is consistent with the Housing Element in that it promotes a diversity of housing types, mixed-income neighborhoods, and infill development and redevelopment that strengthens and enhances communities in the unincorporated LA County;
32. Pursuant to County Code Section 22.244.040, the Ordinance is consistent with other applicable provisions of Title 22, including Section 22.02.050 pertaining to zoning consistency with the General Plan;

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33. Pursuant to Section 1.5.1 of the Airport Land Use Commission (“ALUC”) Review Procedures, all General Plan Amendments and zoning ordinances must be consistent with the County Airport Land Use Plan, if the General Plan Amendment or ordinance includes areas that are within an airport influence area. Because no unincorporated property in the Planning Area is within an airport influence area, the WSAP Project does not involve an area of concern from an airport compatibility perspective;
34. In accordance with California Public Resources Code section 21080.3.1 and Government Code section 65352.3, California Native American Tribes traditionally and culturally affiliated with the project area that have requested project notification were notified and invited to request consultation regarding the WSAP Project;
35. One written response was received from the Gabrieleno Band of Mission Indians – Kizh Nation (Tribe). The letter states that the Tribe is in agreement with the General Plan Amendment and requests consultation for any future projects involving ground disturbance within the Project area;
36. A Program Environmental Impact Report (EIR) was prepared in compliance with the California Environmental Quality Act (“CEQA”) and the County environmental guidelines. The draft Area Plan and draft PEIR were circulated for a 45-day public review period from June 18, 2024, to August 1, 2024. Staff held a virtual public meeting on June 25, 2024. In response to requests received during the public comment period, the comment period was extended an additional 15 days, to conclude on August 16, 2024. An additional in-person informational meeting was held on August 1, 2024. In conjunction with the release of the draft documents, newsletters and notices were emailed to community stakeholders, newspaper notices were published, and the draft documents were placed for review at five County libraries within the Planning Area;
37. The Final PEIR concludes that the Project would result in less than significant impacts to the following areas: Aesthetics; Air Quality; Biological Resources; Cultural Resources; Energy; Geology and Soils; Greenhouse Gas (GHG) Emissions; Hazards and Hazardous Materials; Hydrology and Water Quality; Land Use and Planning; Noise; Population and Housing; Public Services; Recreation; Transportation; Tribal Cultural Resources; Utilities and Service Systems; and Wildfire. 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. However, impacts to Air Quality, Noise, and Transportation were determined to be significant and unavoidable, requiring a Statement of Overriding Considerations;

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38. The Project has environmental, economic, and social benefits that outweigh the unavoidable adverse environmental impacts on short-term air quality, ambient noise level, and ground-borne vibration during construction activities of future development in the Planning Area. In addition, the Project has environmental, economic, and social benefits that outweigh the unavoidable adverse environmental impacts to scenic vistas and visual character or quality of public views; potential increased operation-based exposure to any criteria pollutants for which the Planning Area is in non-attainment and substantial emission exposure in proximity to sensitive receptors; to candidate, sensitive, or special status species and sensitive natural communities; to the significance of a historical resource or the significance of a unique archeological resource; and to vehicle miles traveled (“VMT”) from future development in the Planning Area for discretionary projects, by-right development, activities that are subject to ministerial review, or that are statutorily exempt from CEQA. Implementation of the Project supports attainment of state, regional, and County goals for GHG emission reductions, reduction of VMT, and encouragement of housing and economic development opportunities, social equity, and environmental justice;
39. The Department conducted outreach for the development of the WSAP Project and engaged local stakeholders, community members, neighboring jurisdictions, and local organizations. The Department engaged in a robust and varied outreach strategy, attending events and conducting meetings and workshops throughout the planning process. The Department organized and/or attended 46 events and workshops in support of the WSAP Project;
40. Staff mailed approximately 1,270 courtesy letters to property owners of parcels proposed for zone and/or land use changes. Staff received phone calls and emails, and offered information and guidance to over 140 property owners, business owners, and community members who received the notices;
41. Throughout the planning process, newsletters with information on project website updates, meeting notices, and document availability were disseminated to 1,161 email addresses for property owners, residents, and other interested parties. Staff also facilitated communication with the public via virtual appointments, phone calls, and emails. The WSAP Project documents were available for review period beyond statutory requirements for more than 30 days and up to 60 days;
42. Pursuant to Section 22.222.180 of the County Code, a public hearing notice was published in two local newspapers, *Los Angeles Sentinel* and the *Argonaut*. The public hearing notice was sent by mail to more than 6,300 property owners in the Planning Area and interested parties who signed up for project-related information and departmental contact lists. The public hearing notice and materials were also posted on project website; and

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43. On October 23, 2024, the Commission conducted a duly-noticed public hearing to *[Reserved for Hearing Proceedings]*.

THEREFORE, BE IT RESOLVED THAT the Regional Planning Commission recommends to the County of Los Angeles Board of Supervisors (Board) as follows:

1. That the Board certify the Final PEIR, Environmental Assessment No. RPPL2023002449, by finding, pursuant to CEQA Guidelines section 15090, that the Final PEIR has been completed in compliance with CEQA; that the Final PEIR was presented to and reviewed and considered by the Board prior to approving the Project; and that the Final PEIR reflects the County's independent judgment and analysis;
2. That the Board adopt the proposed CEQA Findings of Fact, that have been prepared pursuant to Public Resources Code sections 21081 and 21081.5, and CEQA Guidelines section 15091;
3. That the Board adopt the proposed Mitigation Monitoring and Reporting Program;
4. That through adopting the proposed Statement of Overriding Considerations prepared pursuant to Public Resources Code section 21081(b) and CEQA Guidelines section 15093, the Board determines that the Project's significant and unavoidable impacts are outweighed by specific social, economic, legal, technological, or other considerations;
5. That the Board hold a public hearing to consider adoption of the WSAP Project, Project No. PRJ2023-001700, Advanced Planning Project No. RPPL2023002448, General Plan Amendment No. RPPL2023002433, Zone Change No. RPPL2023002450, Ordinance No. RPPL2024002448, amending the General Plan to establish the WSAP with the updated Land Use Policy Map for the seven unincorporated communities of the Westside Planning Area, and amending Title 22 to establish the Ordinance and updated zone changes, and find that they are consistent with the General Plan;
6. That the Board adopt the WSAP Project, Project No. PRJ2023-001700, Advanced Planning Project No. RPPL2023002448, General Plan Amendment No. RPPL2023002433, Zone Change No. RPPL2023002450, Ordinance No. RPPL2024002448, the accompanying Land Use Policy Map, zone changes, and Ordinance compatible with and supportive of the goals and policies of the General Plan, in the interest of public health, safety, and general welfare, in conformity with good zoning practice, and consistent with other applicable provisions of this Title 22.

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I hereby certify that the foregoing resolution was adopted by a majority of the voting members of the Regional Planning Commission of the County of Los Angeles on October 23, 2024.

Elida Luna, Secretary
Regional Planning Commission
County of Los Angeles

APPROVED AS TO FORM: OFFICE OF THE COUNTY COUNSEL

By _____
Kathy Park
Deputy County Counsel
County of Los Angeles