



# WESTSIDE AREA PLAN

In-person Community Meeting

August 1, 2024  
6:00-8:00 pm



**LA County Westside Area Plan**

**IS NOT**

**City of LA's Westside Community Plans**

# COMMUNITY AGREEMENT

- **Be Kind & Courteous to Each Other.**
  - Patience and understanding are important to ensure each person is heard. This is an environment for learning and mutual understanding.
- **Respect Differences.**
  - Everyone is at a different level of understanding and that is okay. We have to respect each other and where we are in life. Try to monitor your tone and word choice as much as possible.
- **Be gracious.**
  - There is no wrong question or comment.
- **Be Accountable and Receptive**
  - If you have been offended or feel you may have offended someone, take a moment to acknowledge and apologize.

# AGENDA

## TOPICS

1. Welcome/Introductions
2. WSAP Project Overview Presentation
3. Breakout Stations/ Comment Card Submission
4. Responses to comments/questions
5. Closing Remarks

# Comment/Question Cards

- Please write neatly
- Comments or questions on the WSAP or EIR
- Similar questions/comments will be grouped together
- Most questions may already be answered by the FAQ
- Responses to unanswered questions will be posted on project website
- EIR-related questions/comments will be included in the Final EIR

# Introductions

## LA County Department of Regional Planning

- Connie Chung, AICP, Deputy Director
- Edward Rojas, AICP, Assistant Deputy Director
- Bruce Durbin, AICP, Supervising Planner
- Julie Yom, AICP, Principal Planner
- Miriam Thompson, MCRP, Planner

## PlaceWorks

- Addie Farrell

## Supervisor Holly Mitchell's Office



# WSAP Project Overview

**LA COUNTY**  
**PLANNING**



# Area Plan 101

**LA COUNTY**  
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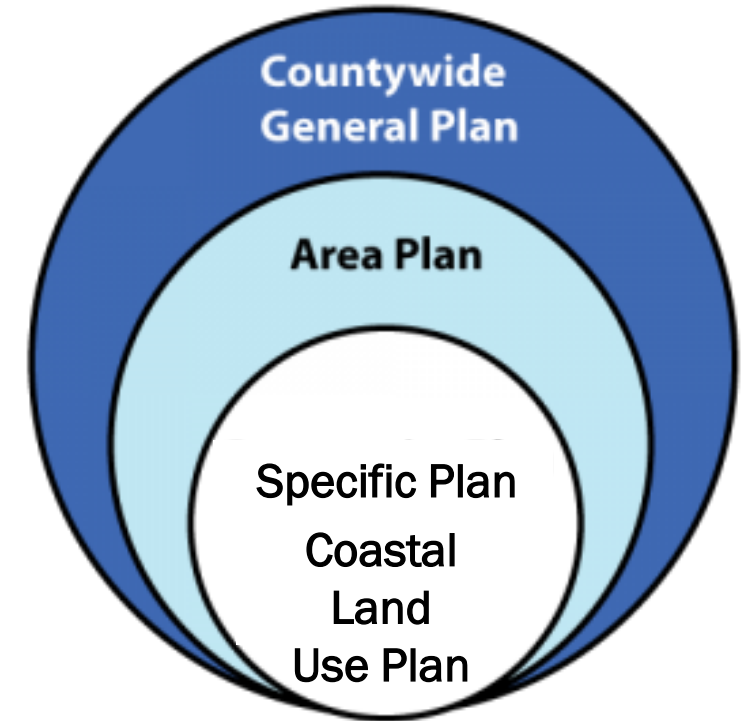


# General Plan vs. Area Plan

**General Plan:** Foundation for all local plans, such as Area Plans, and Coastal Land Use Plans.

**Area Plan:** provides opportunities to **update local planning tools** such as specific plans and community standards districts which involve **changes to zoning and land use**.

**Area Plan:** addresses the same issues as the General Plan, adding **greater specificity to the local context**



# What Is An Area Plan?

Guides future physical land use development for a particular geographic area of the County

Generally, area plans are a part of the General Plan and seek to:

- Involve the community in developing a long-term vision for the area
- Define policies and actions to guide how the area should be maintained/changed
- Identify future land uses in an overall community-wide context: housing, office, industry, commercial, etc.
- Recommend future infrastructure improvements to sidewalks and street networks

Area plans **will not**:

- Reiterate policies already covered in the General Plan
- Address justice/law enforcement, immigration, nutrition, education, medical care, etc.

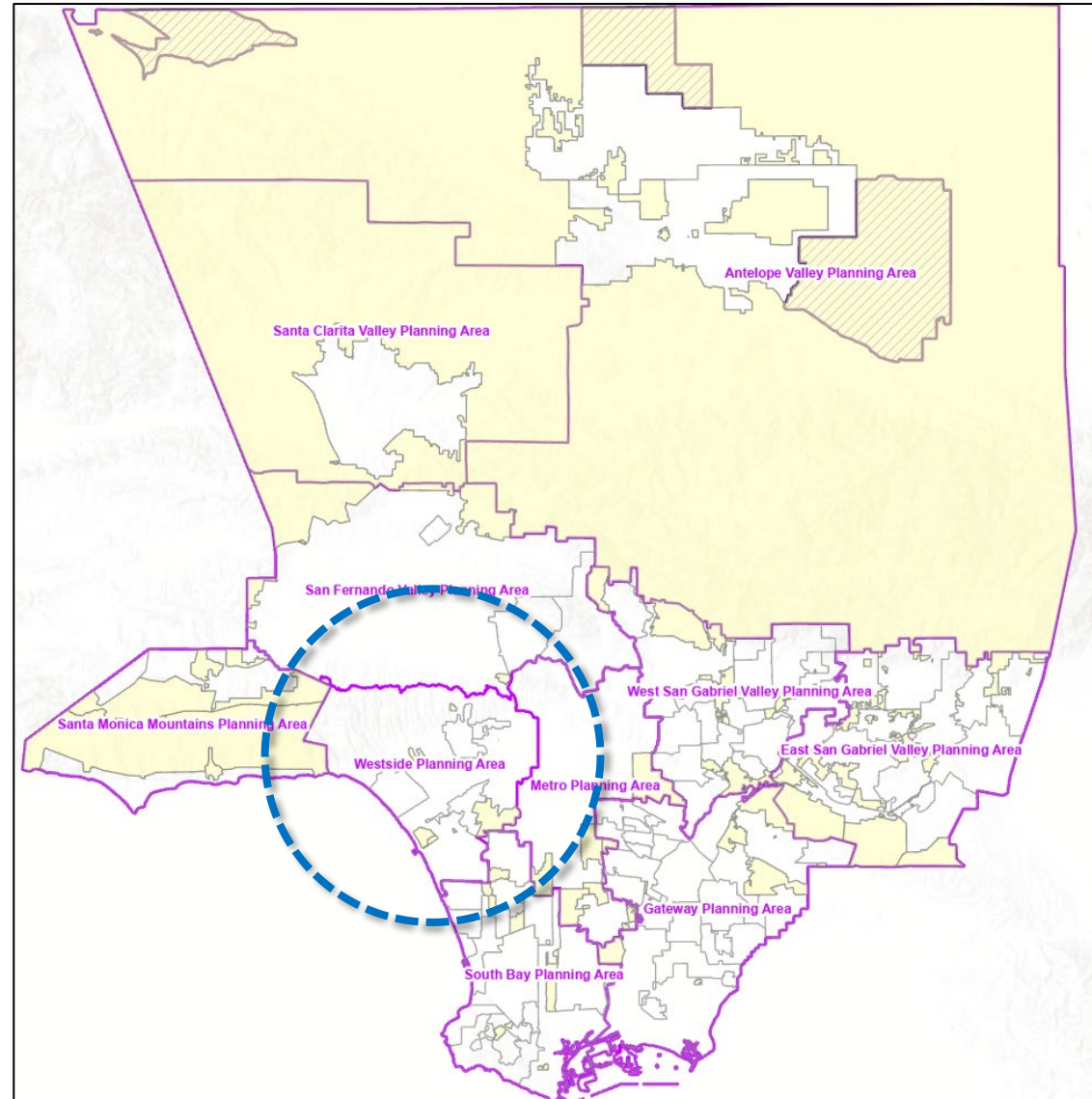


# Draft Westside Area Plan

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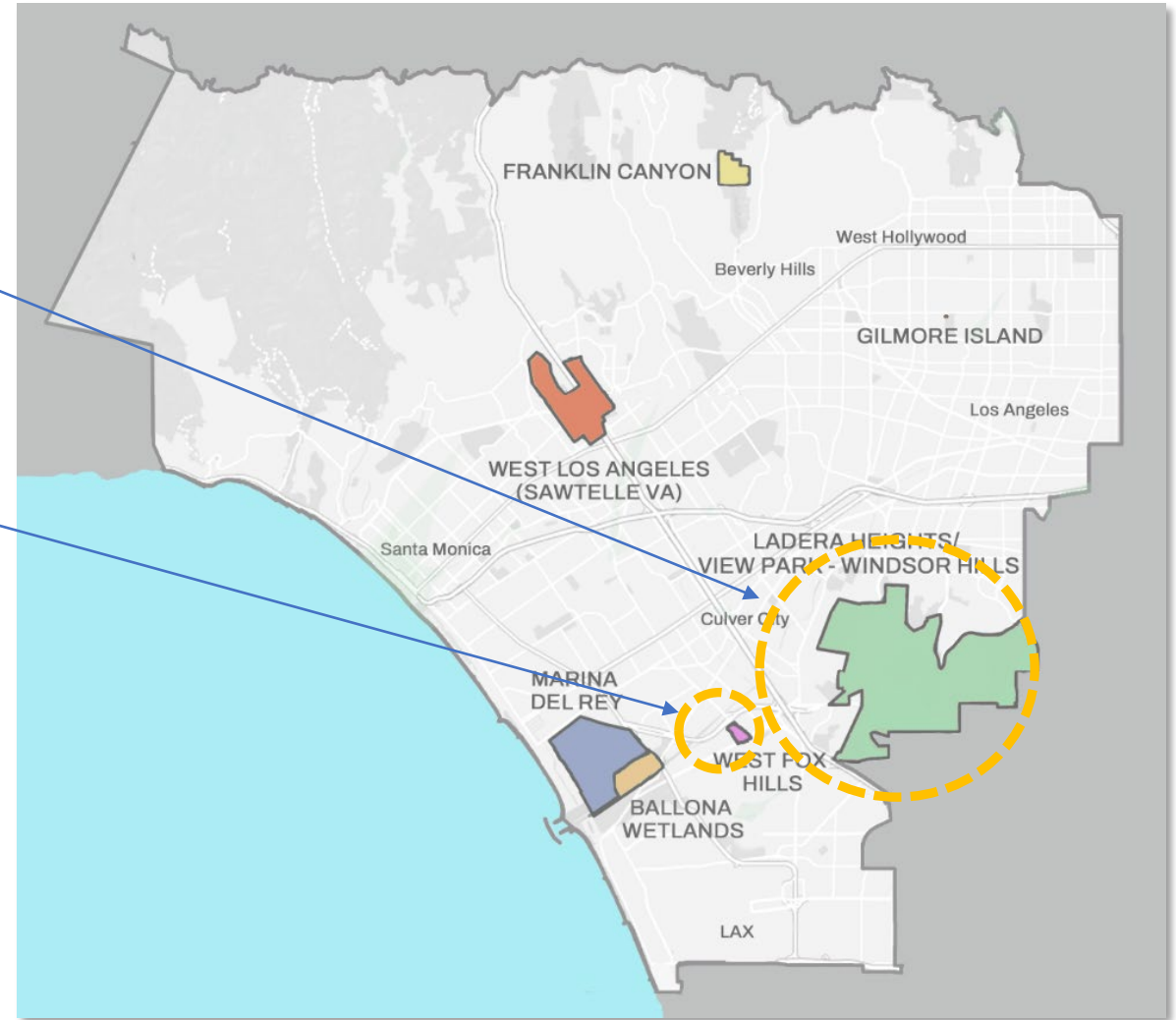


# LA County Planning Areas



# Westside Planning Area

- Ladera Heights, View Park and Windsor Hills
- Marina del Rey
- Ballona Wetlands
- Westside Islands (West LA/Sawtelle VA, **West Fox Hills**, Franklin Canyon, Gilmore Island)



# Project Components: Area Plan + EIR

## Area Plan

A comprehensive policy document that includes the following elements:

- Historic Resources
- Land Use
- Mobility
- Economic Development
- Conservation and Open Space
- Public Facilities and Services

Goals & Policies

Implementation Programs

## Environmental Impact Report (EIR)





# WSAP Document Availability

**Project Website:** <https://planning.lacounty.gov/long-range-planning/westside-area-plan/>

## Public Libraries

- View Park Bebe Moore Campbell Library  
3854 W 54th Street  
Los Angeles, CA 90043
- Baldwin Hills Branch Library  
2906 S La Brea Avenue  
Los Angeles, CA 90016
- Angeles Mesa Branch Library  
2700 W 52nd Street  
Los Angeles, CA 90043
- Inglewood Public Library  
101 W Manchester Blvd  
Inglewood, CA 90301
- Lloyd Taber Library/Marina del Rey Library  
4533 Admiralty Way  
Marina Del Rey, CA 90292

**Submit Comments:** [WestsideAreaPlan@planning.lacounty.gov](mailto:WestsideAreaPlan@planning.lacounty.gov)

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# **WSAP Proposed Land Use + Zoning Updates**



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# Proposed Land Use + Zoning Updates

## NOT ALL Rezoning is Upzoning

### WESTSIDE AREA PLAN:

- **does NOT** require any property owner to do anything or build anything
- **does NOT** require the County to build anything

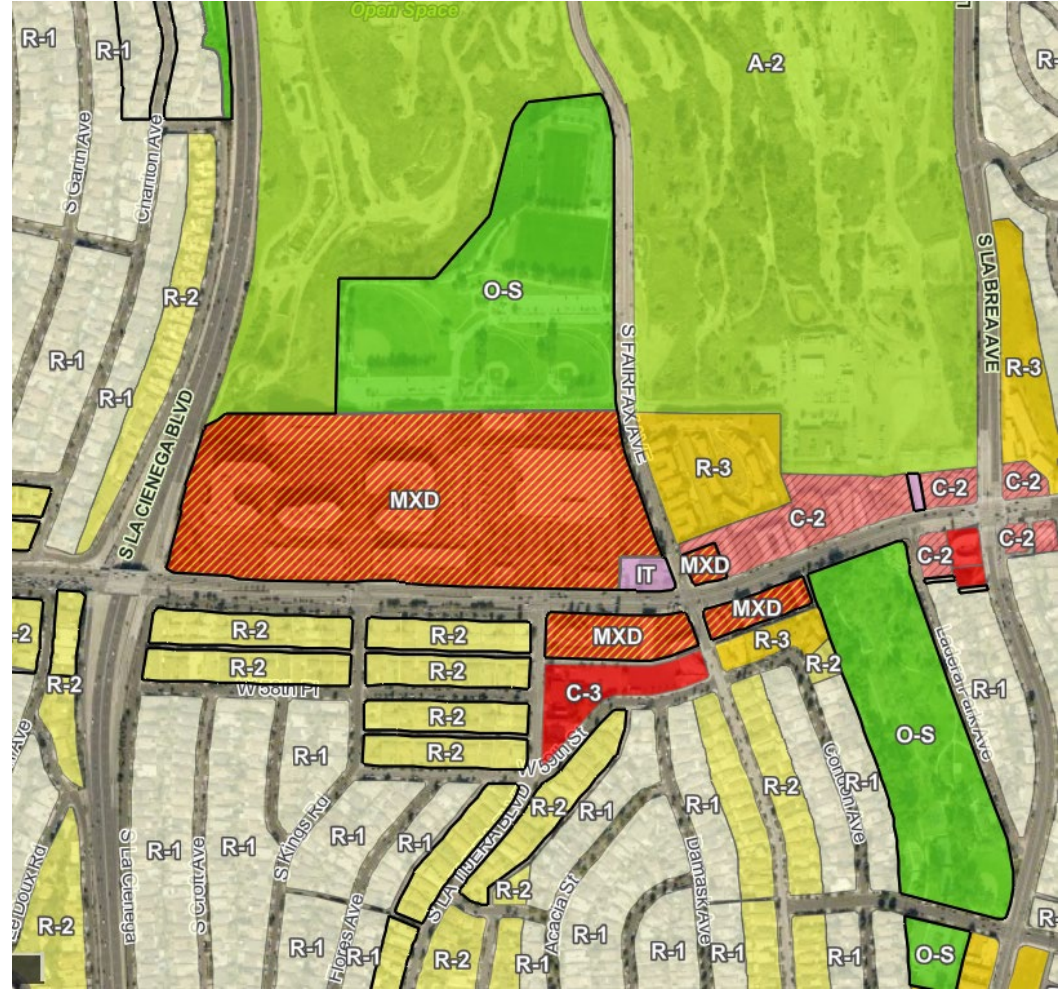


# Proposed Land Use + Zoning Updates

# Land Use + Zoning Map Updates

- A review of all properties in the Westside Planning Area was completed with changes proposed in the following categories:

1. Technical Cleanup
2. Housing Element
3. Opportunity Sites



# Technical Cleanup

- California Government Code 65860: Zoning and Land Use must be consistent
- Proposed updates to zoning or land use to correct inconsistencies

Zoning		Land Use	
Abbreviation	Full Name	Code	Purpose
R-1	Single-Family Residence	H9	Single Family residences
R-2	Two-Family Residence	H18	Single family residences; two family residences
R-3	Limited Density Multiple Residence		

Existing	R-3/H18	Inconsistent
Proposed	R-2/H18	Consistent





# Technical Cleanup

- Review of zoning and land use consistency
- Proposed updates to zoning or land use to correct inconsistencies

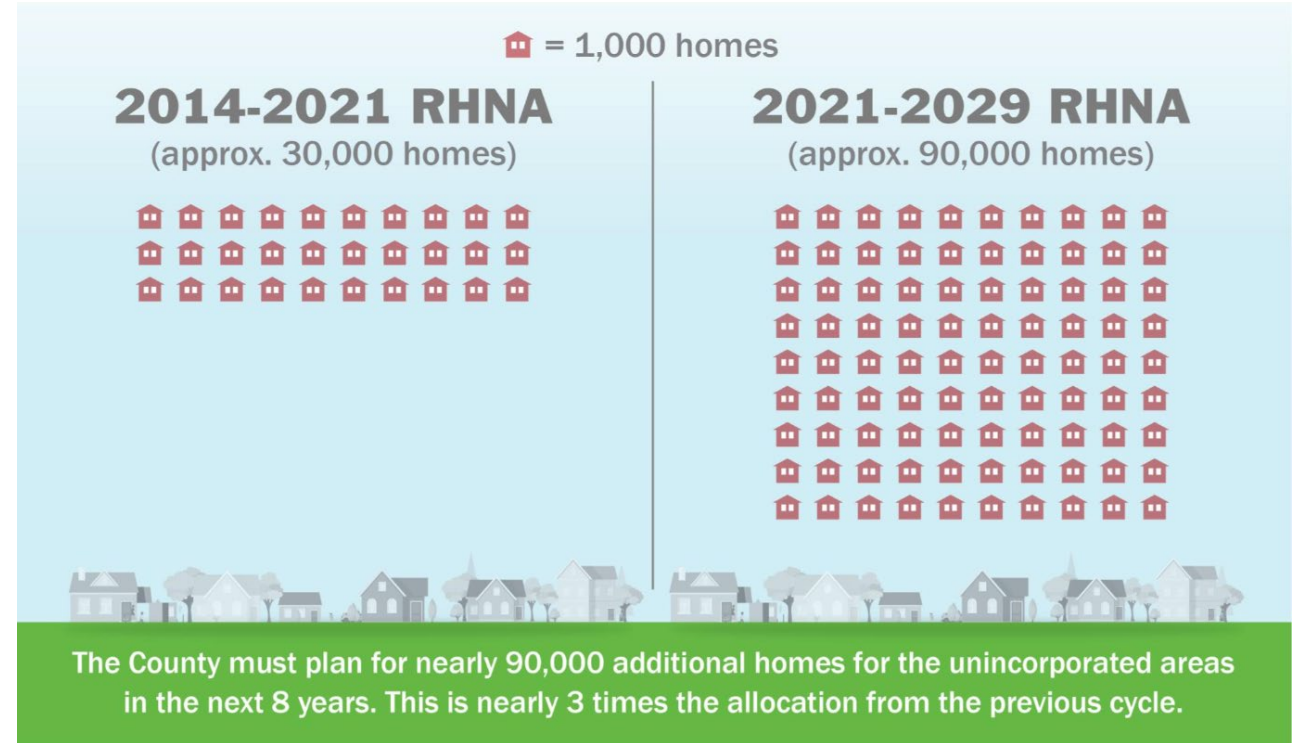
Existing	R-1/W	inconsistent
Proposed	O-S/W	Consistent



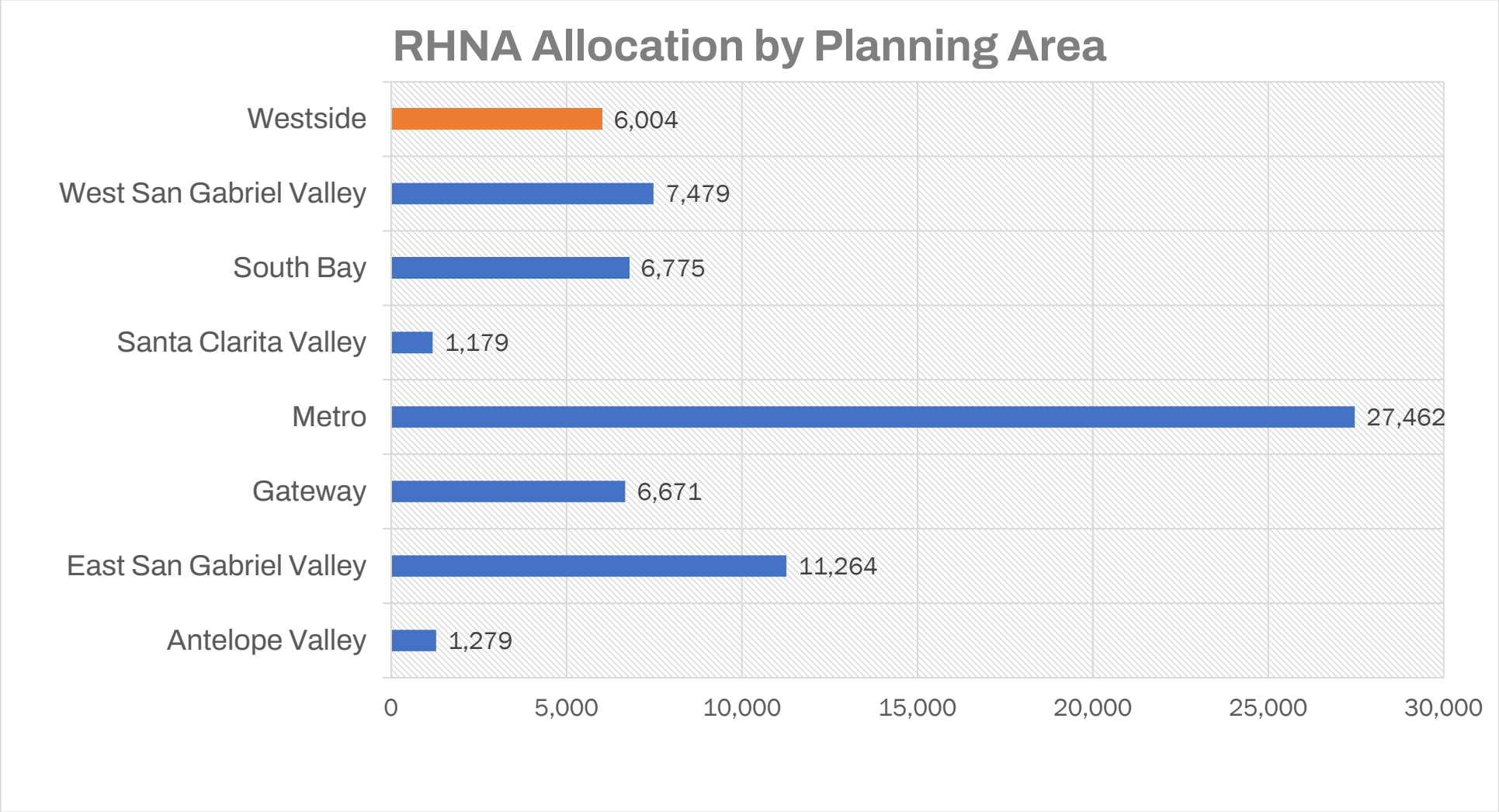


# Housing Element

- Housing policy guide for the County's unincorporated areas
- State requirement since 1969
- Every local government must accommodate its “fair share” of housing
- Identified housing conditions and needs, and establishes the County's housing strategy through goals and policies
- Updated every eight years



# Housing Element



# Housing Element

## Where should more multi-family housing be built?

- Outside of environmentally sensitive or naturally constrained areas
- Near transit, amenities and services
- Within areas served by existing infrastructure (e.g. public water and sewer)
- Within higher resource areas for educational attainment and economic mobility
- Suitable land for multi-family housing development (age of building, land value vs cost of improvements, etc.)



# State Legislatures

- **SB 4 (Affordable Housing on Faith Lands Act)**
- **SB 9 (Ministerial Approval of Up to Two SFRs)**
- **SB 35 (Affordable Housing Streamlined Approval)**
- **SB 330 (Housing Crisis Act of 2019)**
- **SB 897 and AB 2221 (Accessory Dwelling Units and Junior Accessory Dwelling Units)**
- **And many others...**

Limits local government's ability to deny, reduce the density, or render housing development projects infeasible.

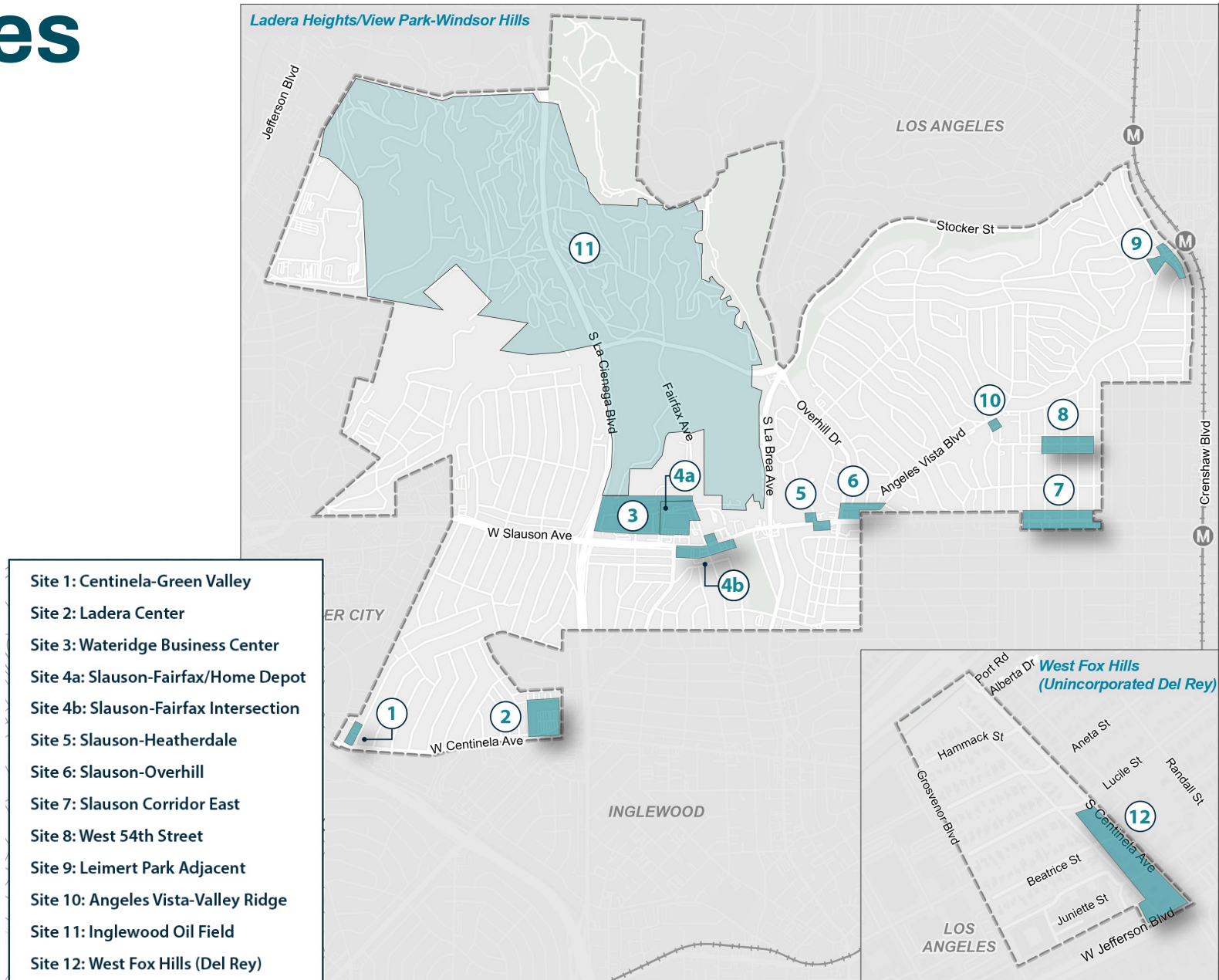


California Department of  
**Housing and Community  
Development**



# Opportunity Sites

- Protect existing neighborhoods, natural resources and open spaces
- Focus change along Slauson Ave and commercial areas
- Increase neighborhood-serving amenities
- Leverage transit access
- Greater mix of uses and housing types
- Improve walkability





# Opportunity Sites

- **Aug 2023:** Open House (in-person)
- **Sept 2023:** Two Library Office Hours (in-person)
- **Nov 2023:** Opportunity Sites Presentation and Workshop (virtual)

Results by Launch

Results by Respondent

## Site 5

Westside Area Plan Opportunity Sites Presentation Meeting (Virtual) • 9 Responses

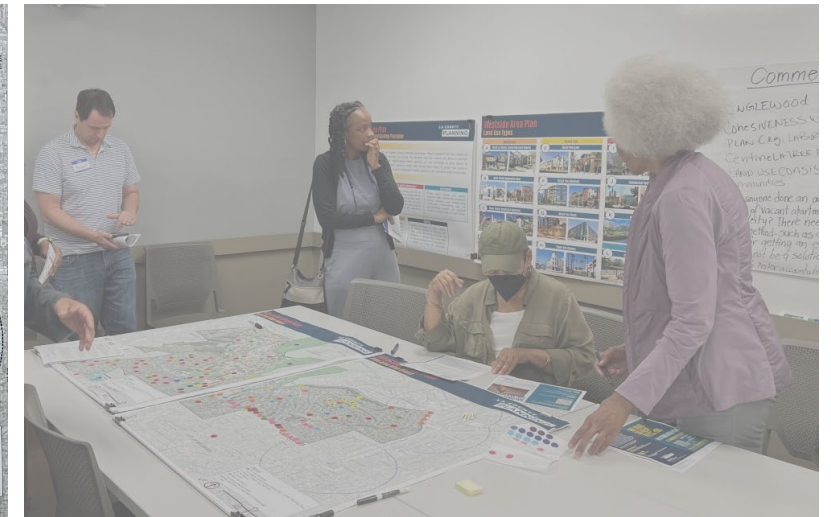
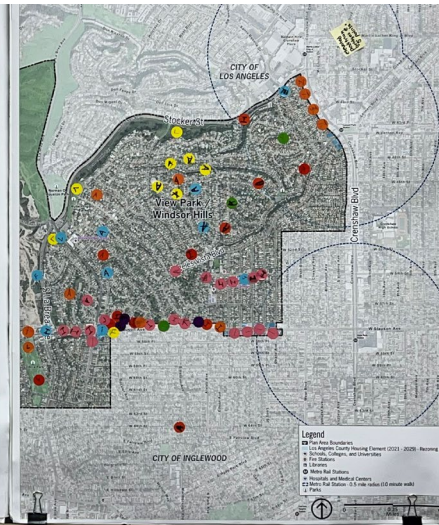
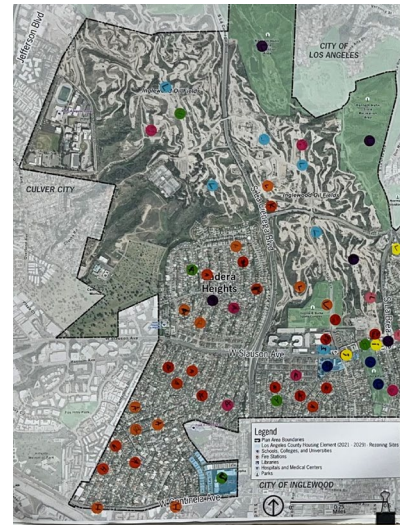
### 1. Site 5 - Mixed Use Commercial (Single Choice) \*

9/9 (100)% answered

I like it 6/9 (67%)

I have another idea for this site 0/9 (0%)

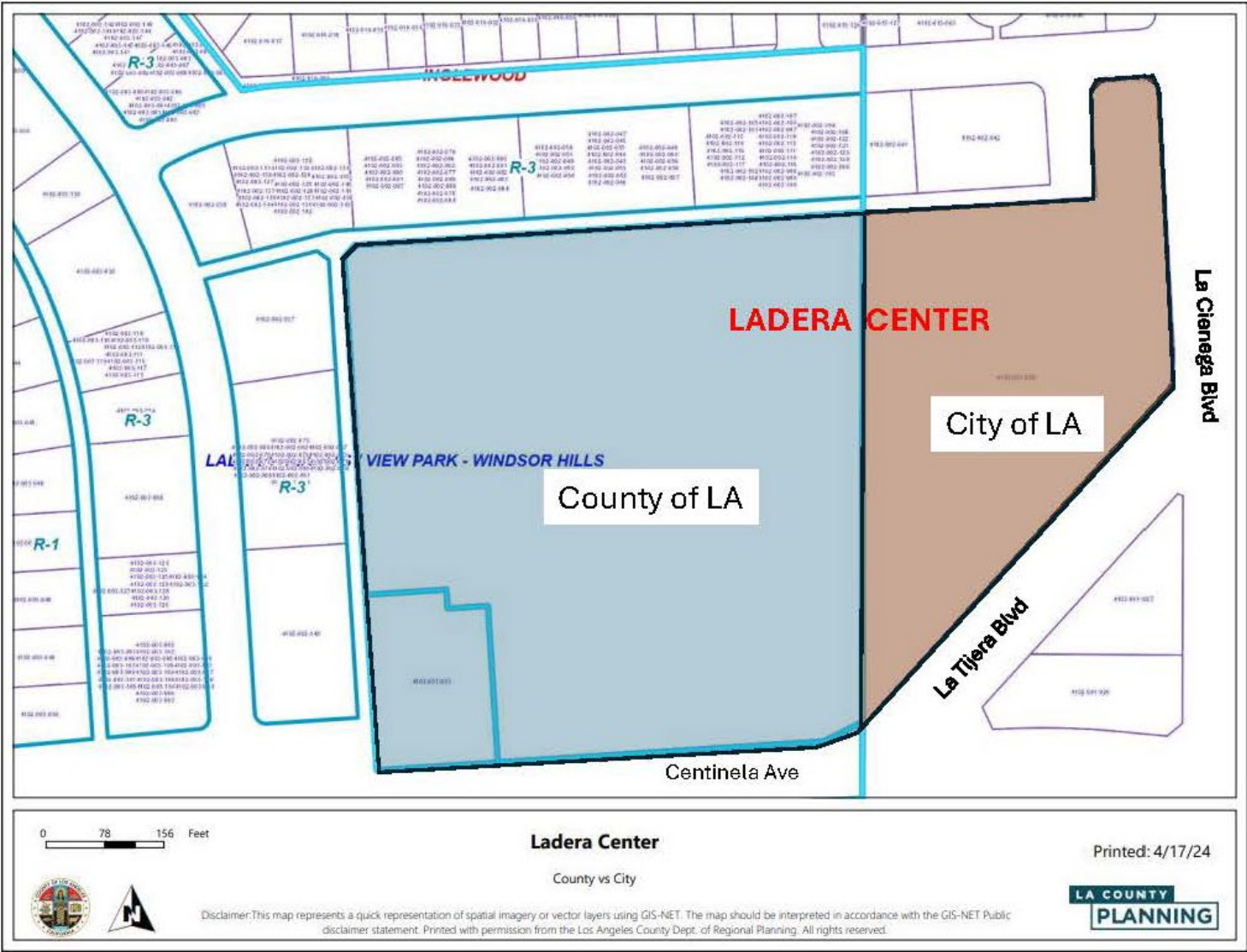
No opinion 3/9 (33%)





# Ladera Shopping Center

	County	City
Existing Land Use	General Commercial	Community Commercial
Proposed Land Use	Mixed-Use	Regional Center
Height	Maximum 65 feet	Unlimited height
Land use intensity	50-150 du/acre, FAR 3.0	FA (limited by Floor Area)



# Next Steps

- August 16 – Close of public comments period on draft Area Plan and EIR
- Fall 2024 – Release of public hearing draft documents
- October 2024 – RPC public hearing
- January 2025– Board public hearing



# Community Engagement

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# Community Engagement

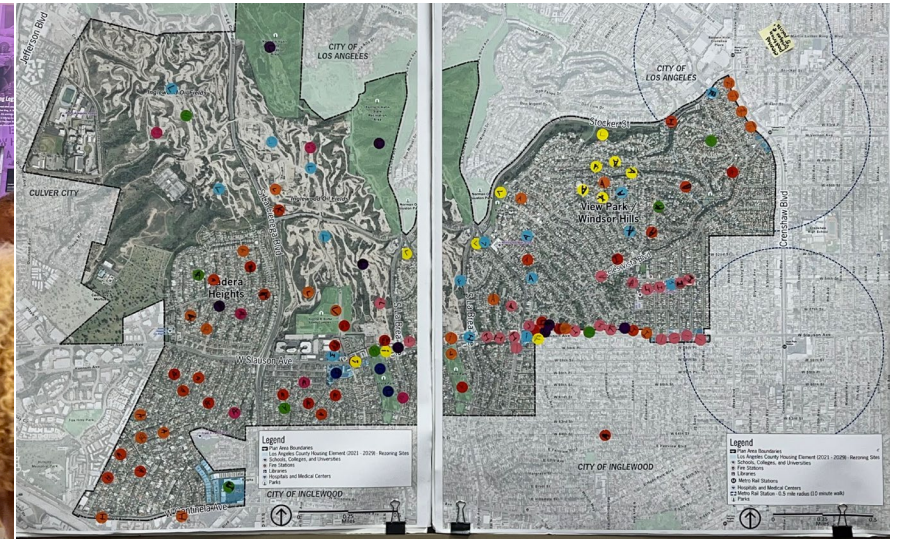
Outreach Activities	Number
Meetings with CBOs and Homeowners Associations	7
Joint Program/Project Outreach (Baldwin Hills Community Standards District, Public Works Community Traffic Safety Plan)	3
External Agencies, surrounding jurisdictions	8
Community-wide Meetings	10
Library Office Hours	3
Community Events	4
Email Newsletters	18





# Community Meetings

- **8/10/23:** Project Kickoff Meeting
- **8/24/23:** Open House at Kenneth Hahn State Recreation Area
- **9/14/23:** Marina Del Rey Library Office Hours
- **9/18/23:** View Park Library Office Hours
- **11/9/23:** Opportunity Sites Presentation/Meeting
- **11/30/23:** CEQA Scoping Meeting
- **12/28/23:** Historic Context Statement Presentation
- **2/13/24:** Discussion on Goals and Policies/Meeting
- **2/20/24:** Goals and Policies Workshop at Kenneth Hahn Park
- **6/25/24:** NOA/ Draft WSAP+ PEIR Community Meeting



# Outreach:

## Adjacent Jurisdictions, agencies, and community organizations

City of Los Angeles

Culver City

Baldwin Hills Urban and Watershed Conservancy

Baldwin Hills CSD Community Advisory Panel

Del Rey Neighborhood Council

United Homeowners Association

Ladera Heights Civic Association

### **Community Events**

DPW Community Traffic Safety Plan Community Meeting

Taste of Soul

CicLavia

County Juneteenth Event



# Community Survey

- May 2023 – December 2023
  - Two Community Surveys: Ladera Heights, View Park/Windsor Hills and West Fox Hills
  - Gathered community input about the Westside communities
  - 387 Responses



# Project Flyers

June 2023 & June 2024

- Mailed (USPS) to approximately 6,300 property owners

## AVAILABILITY OF DRAFT WESTSIDE AREA PLAN DOCUMENTS

The draft Westside Area Plan (WSAP), draft implementing ordinance, and draft Program Environmental Impact Report (PEIR) are available for public review starting **June 18, 2024**. The public review period will be open for 45 days, through **August 1, 2024**.

The project team encourages you to review these documents and provide comments and feedback so that we can incorporate your feedback in the final WSAP documents. To review project materials please visit: [bit.ly/wsapdocs](https://bit.ly/wsapdocs). Please provide comments to the following e-mail address by August 1, 2024: [WestSideAreaPlan@planning.lacounty.gov](mailto:WestSideAreaPlan@planning.lacounty.gov).

We will be hosting a virtual community meeting to discuss the draft WSAP and the PEIR on Tuesday, June 25, 2024 at 6:00 pm.

Virtual Meeting:

**JOIN US FOR THE  
DRAFT WSAP/PEIR  
COMMUNITY MEETING**

Tuesday, June 25, 2024 at 6:00 pm

Zoom link:

<https://bit.ly/4bZf1dJ>



LOS ANGELES COUNTY  
DEPARTMENT OF REGIONAL PLANNING  
320 West Temple Street, Los Angeles, CA 90012  
T: (213) 974-6316 F: (213) 974-626-0434 TDD: (213) 617-2292

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## WESTSIDE AREA PLAN

**WE WANT TO HEAR FROM YOU!**

Please review the draft WSAP documents on the project website and provide comments.

WEBSITE <https://planning.lacounty.gov/long-range-planning/westside-area-plan>

EMAIL [WestSideAreaPlan@planning.lacounty.gov](mailto:WestSideAreaPlan@planning.lacounty.gov)

SOCIAL MEDIA [f](https://www.facebook.com/LACDRP) [i](https://www.instagram.com/LACDRP) [y](https://www.youtube.com/LACDRP) [in](https://www.linkedin.com/company/LACDRP) @LACDRP

## GET INVOLVED

LA County Planning is engaging community members in the neighborhoods of Ladera Heights, View Park and Windsor Hills to develop the Westside Area Plan. This is a community-based plan to recognize the Westside's Communities as distinct places, and center equity, environmental justice and community health along with unique issues and opportunities in these communities.

Keep an eye out for more ways to get involved in summer and fall 2023!

## JOIN OUR EMAIL LIST

Email us to be added to the list:  
[WestsideAreaPlan@planning.lacounty.gov](mailto:WestsideAreaPlan@planning.lacounty.gov)

## SOCIAL MEDIA

[f](https://www.facebook.com/LACDRP) [i](https://www.instagram.com/LACDRP) [y](https://www.youtube.com/LACDRP) [in](https://www.linkedin.com/company/LACDRP) @LACDRP

## VISIT

[planning.lacounty.gov/long-range-planning/westside-area-plan](https://planning.lacounty.gov/long-range-planning/westside-area-plan)

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# WE WANT TO HEAR FROM YOU

## WESTSIDE AREA PLAN

### A COMMUNITY PLAN FOR

Ladera Heights  
View Park  
Windsor Hills



[forms.office.com/g/QYc2965ZuL](https://forms.office.com/g/QYc2965ZuL)

## FILL OUT THIS ONLINE SURVEY

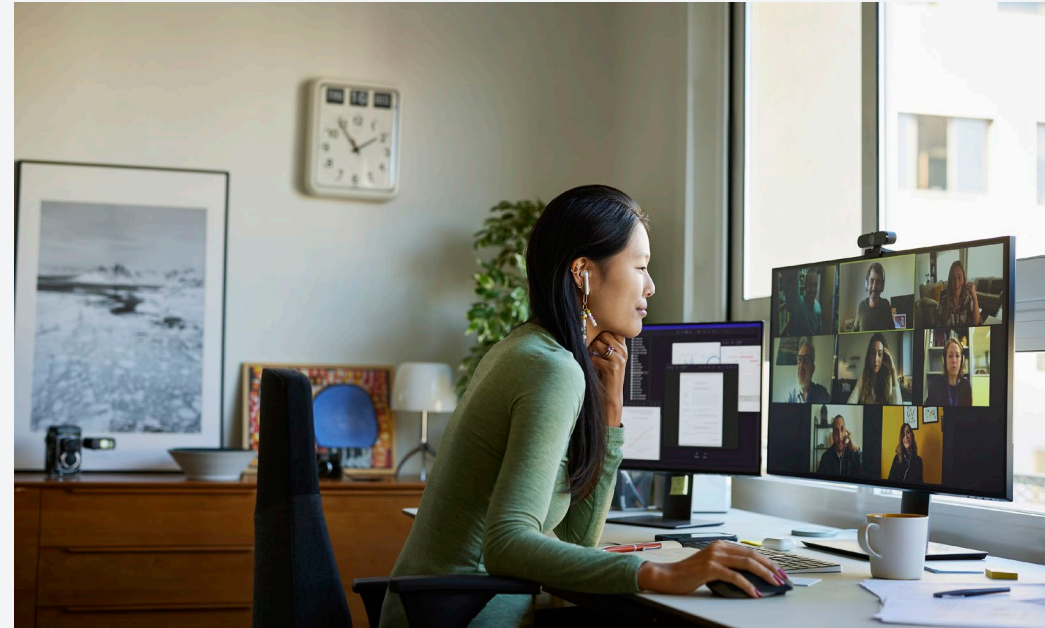
Share your thoughts on ways to improve your neighborhood!



# Virtual Appointments with a Planner

**May 2024- present**

- Sign up to meet with a planner for 20-minutes to discuss the WSAP
- Meet directly with a planner. Schedule here: <https://bit.ly/3QzyLMM>.





# Issues and Concerns

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# Issues and concerns

**I'm against upzoning. Do not change my neighborhood.**

**Why are you targeting our communities?**

**What about gentrification and displacement?**

**Is the WSAP project team working with adjacent jurisdictions?**

**What about parking?**

**What about issues with traffic and traffic safety?**



# Breakout Stations & Comment Card Submission



# Responses to Comments/Questions



**THANK YOU**