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## Westside Area Plan FACT SHEET - May 2024

### Project Background

The Los Angeles County Planning Department (LA County Planning) is preparing the Westside Area Plan (WSAP). The WSAP is a long-range planning process for goals and policies to manage future community growth through 2045. The unincorporated communities within the Westside Planning Area are: Ladera Heights, View Park – Windsor Hills, Franklin Canyon, West Los Angeles Sawtelle Veterans Affairs (VA), West Fox Hills, Marina del Rey, and Gilmore Island.

The Westside Area Plan is a component of the General Plan, which encourages housing opportunities, promotes historic preservation, fosters economic vitality, protects and preserves natural resources and open spaces, and supports sustainable mobility options in an enhanced built environment.

### Proposed Westside Area Plan Goals Include:

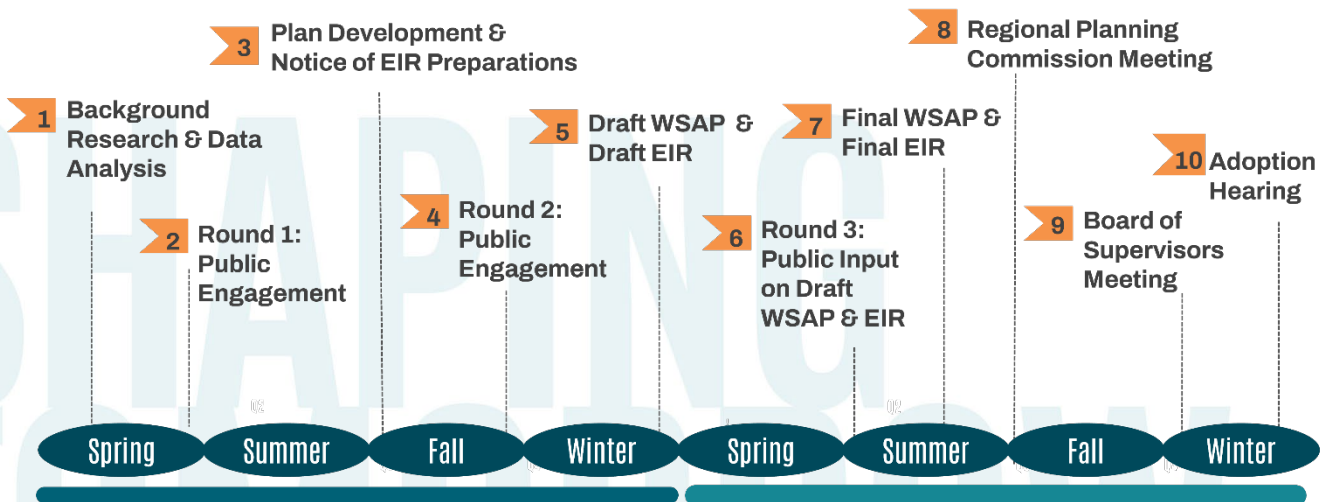
- Improve *access to parks and trails*.
- Identify culturally *significant landmarks*, define and amplify *community identity*.
- Improve *pedestrian and traffic safety* throughout the area.
- Address *housing affordability* while considering land costs and scarcity.
- Propose strategies to *revitalize commercial corridors*.

To learn more about the General Plan, please visit: [bit.ly/3Q7Y9co](https://bit.ly/3Q7Y9co)

To learn more about the Westside Area Plan, please visit our website: [bit.ly/WSAPsite](https://bit.ly/WSAPsite) or email us at: [WestsideAreaPlan@planning.lacounty.gov](mailto:WestsideAreaPlan@planning.lacounty.gov)

### Westside Area Plan Schedule

The WSAP is a long-term, two-year effort that was initiated in fall 2022. Initial phases included research and analysis, community outreach, and the preparation of the Area Plan and CEQA Environmental Impact Report. More opportunities for input will be coming in spring and summer 2024. The public hearing before the County Board of Supervisors is anticipated for December 2024.



2023

2024

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## Land Use and Zoning

Every parcel in LA County has both zoning and a land use designation on the Land Use Policy Map, which together, determine what can be built on the property.

- The **land use** describes the general intended uses (e.g., commercial or park land) and the number of units or size of buildings allowed on the parcel.
- The **zoning** specifies the types of buildings (e.g., single-family homes, apartments, townhouses, etc.), permitting procedures, other specific uses, and development standards (e.g., maximum building height, setbacks, etc.).

A major component of the Westside Area Plan involves ensuring the land use and zoning are consistent with State laws and the General Plan, and address the current and future needs of the community.

## What Does the Westside Area Plan Specifically Change?

The Westside Area Plan is a planning document that focuses on land use and other policy issues specific to the Westside Planning Area. The plan, which is developed through a community-informed process, contains goals and policies to guide long-term growth of the Planning Area.

To view a map of the proposed Land Use and Zoning changes in the WSAP, visit: [bit.ly/MapWSAP](https://bit.ly/MapWSAP)

The WSAP does not **remove any existing homes, businesses, or other permitted uses**. Additionally, any **proposed zoning or land use changes will NOT involve any actual development**. It is up to the property owner to decide whether they would like to maintain their property as-is or redevelop the property. If they choose to redevelop the property, they will need to do so based on the land use and zoning designations at that time. No action is needed by the property owner to continue the existing allowed uses.

## Learn More About the Westside Area Plan

For more information about the plan, community input, past presentations and recordings, and future opportunities to engage, please visit the project website or contact us via email.

- **Website:** [bit.ly/WSAPsite](https://bit.ly/WSAPsite)
- **Email:** [westsideareaplan@planning.lacounty.gov](mailto:westsideareaplan@planning.lacounty.gov)