

# WESTSIDE AREA PLAN

PROGRAMMATIC ENVIRONMENTAL IMPACT REPORT (PEIR)  
PUBLIC SCOPING MEETING

THURSDAY, NOVEMBER 30, 2023

Project No. PRJ2023-001700

Advance Planning Case No. RPPL202300244

Environmental Assessment No. RPPL2023002449

General Plan Amendment No. RPPL2023002433

Zone Change No. RPPL2023002450

LA COUNTY

PLANNING

# Agenda

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- 1. Welcome and Introductions**
- 2. Overview of Project Areas and Goals**
- 3. Westside Area Plan Overview**
  - General Plan Amendments
  - Zone Changes
  - Title 22 Amendments
- 4. California Environmental Quality Act (CEQA)**
  - CEQA Requirements
  - Purpose of a Scoping Meeting
  - CEQA Process, Schedule, and PEIR Contents
- 5. Public Comments/Questions**

# Introductions

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## **LA County Department of Regional Planning**

- Julie Yom, AICP, Principal Planner
- Connie Chung, Deputy Director
- Bruce Durbin, Supervising Planner
- Christian Turner, AICP, Regional Planner
- Miriam Thompson, Regional Planner

## **PlaceWorks**

- Addie Farrell, Project Director
- Jennifer Kelley, Project Manager

# Meeting Attendee Guide

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**If joining online or on mobile application:**

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# PROJECT OVERVIEW

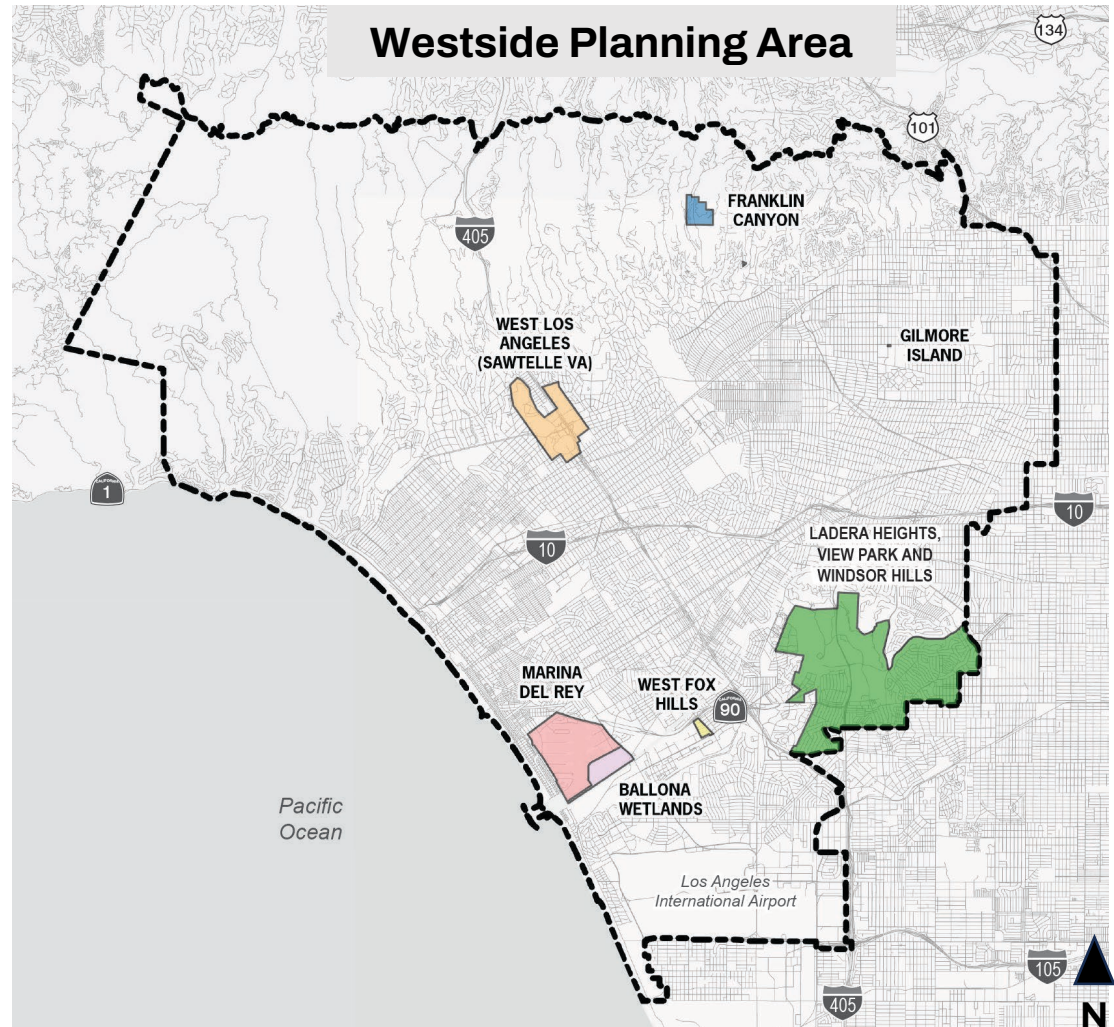
# Project Areas

**LADERA HEIGHTS, VIEW  
PARK, AND WINDSOR HILLS**

**MARINA DEL REY**

**BALLONA WETLANDS**

**WESTSIDE ISLANDS (WEST  
LA/SAWTELLE VA, WEST FOX  
HILLS, FRANKLIN CANYON,  
BEVERLY HILLS, GILMORE  
ISLAND**

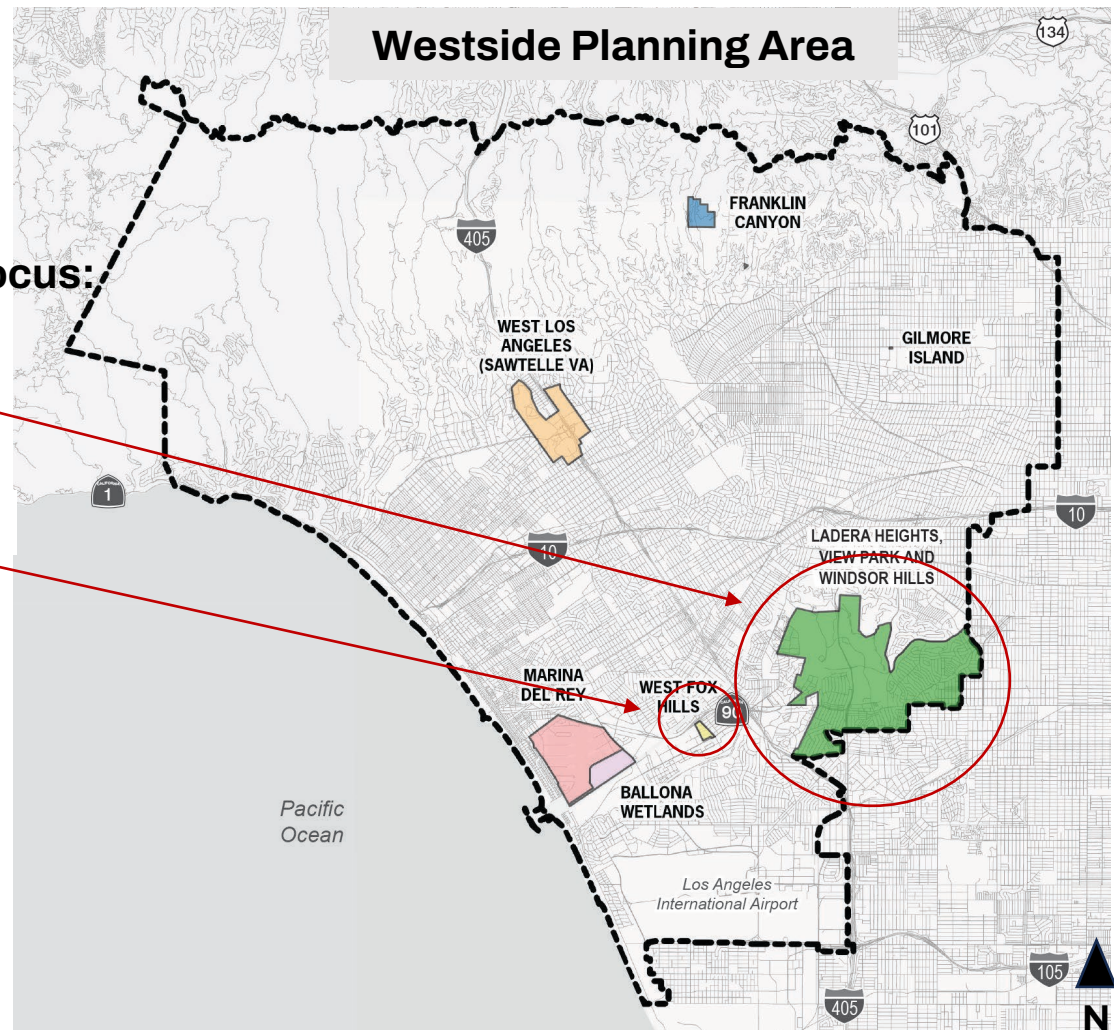


# Focused Project Areas

Unincorporated communities of focus:

LADERA HEIGHTS, VIEW  
PARK, AND WINDSOR HILLS

WEST FOX HILLS



# Vision Statement

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The unincorporated communities of Los Angeles County's Westside encompass vibrant neighborhoods that collectively recognize and celebrate history, people, diversity, and culture.

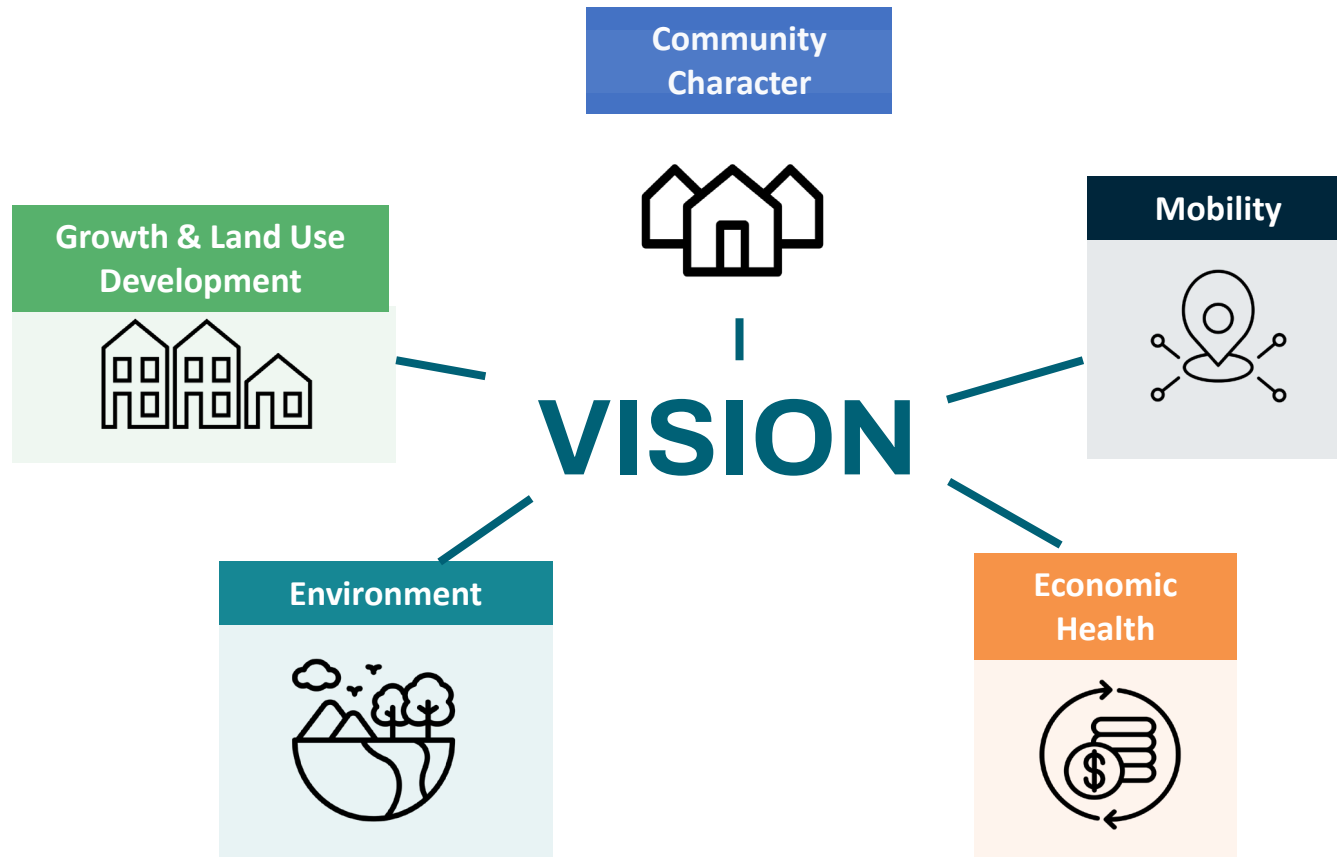
The Westside Area Plan furthers the efforts to promote **active, healthy, and safe intergenerational neighborhoods** where residents are well connected to **great places to live, work, shop, recreate, and gather**; to foster **economic vitality** while serving **local needs**; to protect and preserve **natural resources and open spaces**; and to support sustainable **mobility options** in an enhanced built environment.





# Guiding Principles

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# Westside Area Plan Project Overview

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## General Plan Amendment

- **Areawide Goals and Policies:** Land Use, Mobility, Conservation and Open Space, Public Services and Facilities, Historic Preservation, and Economic Development.
- **Areawide Implementation Programs**
- **Community Chapters:** With additional goals, policies, and implementation programs that are community-specific.
- **Updates to the land use element to:**
  - Incorporate land use policy changes identified in the Housing Element.
  - Maintain consistency between zoning and land use policy.
  - Redesignate certain areas to facilitate additional housing.

# Westside Area Plan Project Overview

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## Zoning Updates

- Changes would include updating the zoning map for the Westside Planning Area to maintain consistency with existing and updated land use map and incorporate proposed rezoning identified in the Housing Element to meet the Regional Housing Needs Assessment goals for Los Angeles County.

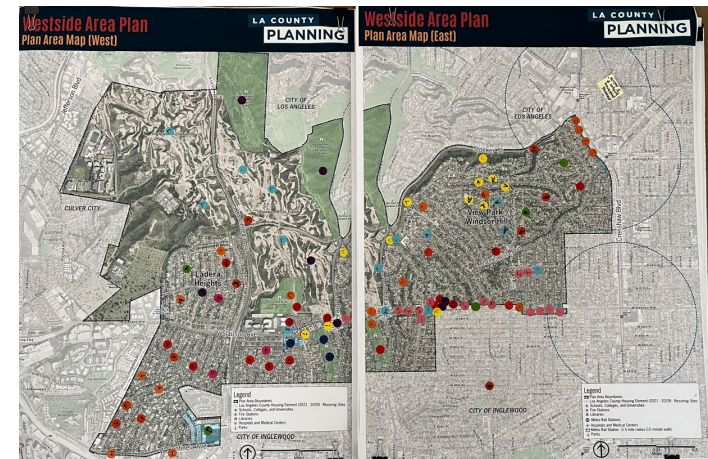
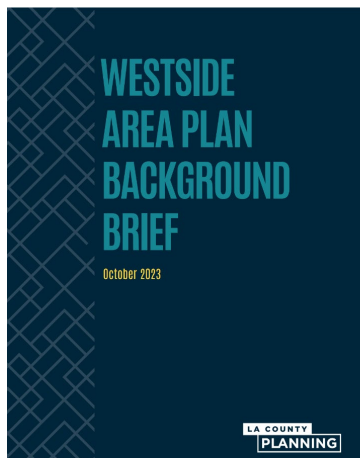
## Advance Planning Case- Title 22

- Title 22 (Planning and Zoning) of the County code would be updated to establish a Planning Area Standards District to create development standards that are applicable to all unincorporated communities in the Westside Planning Area and would include community-specific standards on an as-needed basis.

# Westside Area Plan Prior Outreach

## Community Workshops

- August 10, 2023 – Virtual Workshop to Provide Plan Overview and Visioning
- August 24, 2023 – Open House Opportunity Sites Mapping Exercise
- September 14 and 18, 2023 – Library Office Hours
- November 9, 2023 – Virtual Opportunity Sites Presentation
- Community survey
- More information about the Westside Area Plan is online

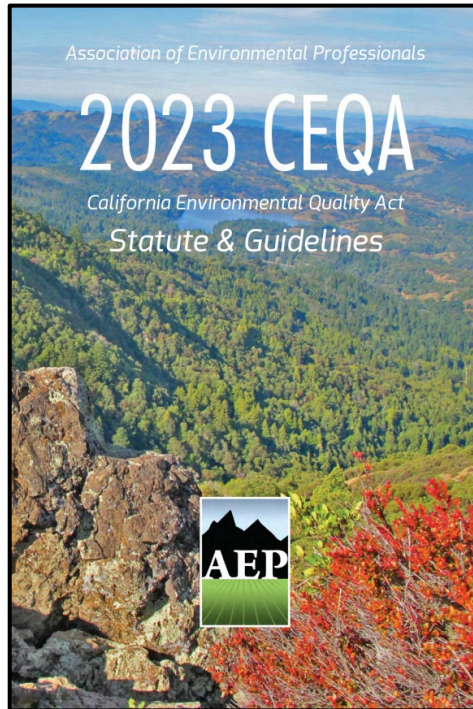


The image features a dark teal background with a repeating geometric pattern of interlocking lines. A lighter teal pattern is visible in the top right corner. The text 'CEQA REQUIREMENTS' is centered in white, bold, uppercase letters.

# CEQA REQUIREMENTS

# California Environmental Quality Act

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1. Inform decision-makers and public about potentially significant physical effects on the environment.
2. Foster interagency coordination.
3. Identify ways to avoid or significantly reduce environmental impacts.
4. Prevent significant avoidable impacts through feasible alternatives and/or mitigation.

# Environmental Impact Report (EIR)

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- If agency determines that a project may have a significant effect on the environment, an EIR must be prepared.
- An EIR must identify mitigation and analyze alternatives.
- Prevent significant avoidable impacts through feasible alternatives and/or mitigation.
- If a project is approved with significant impacts, disclose to the public the reasons why.

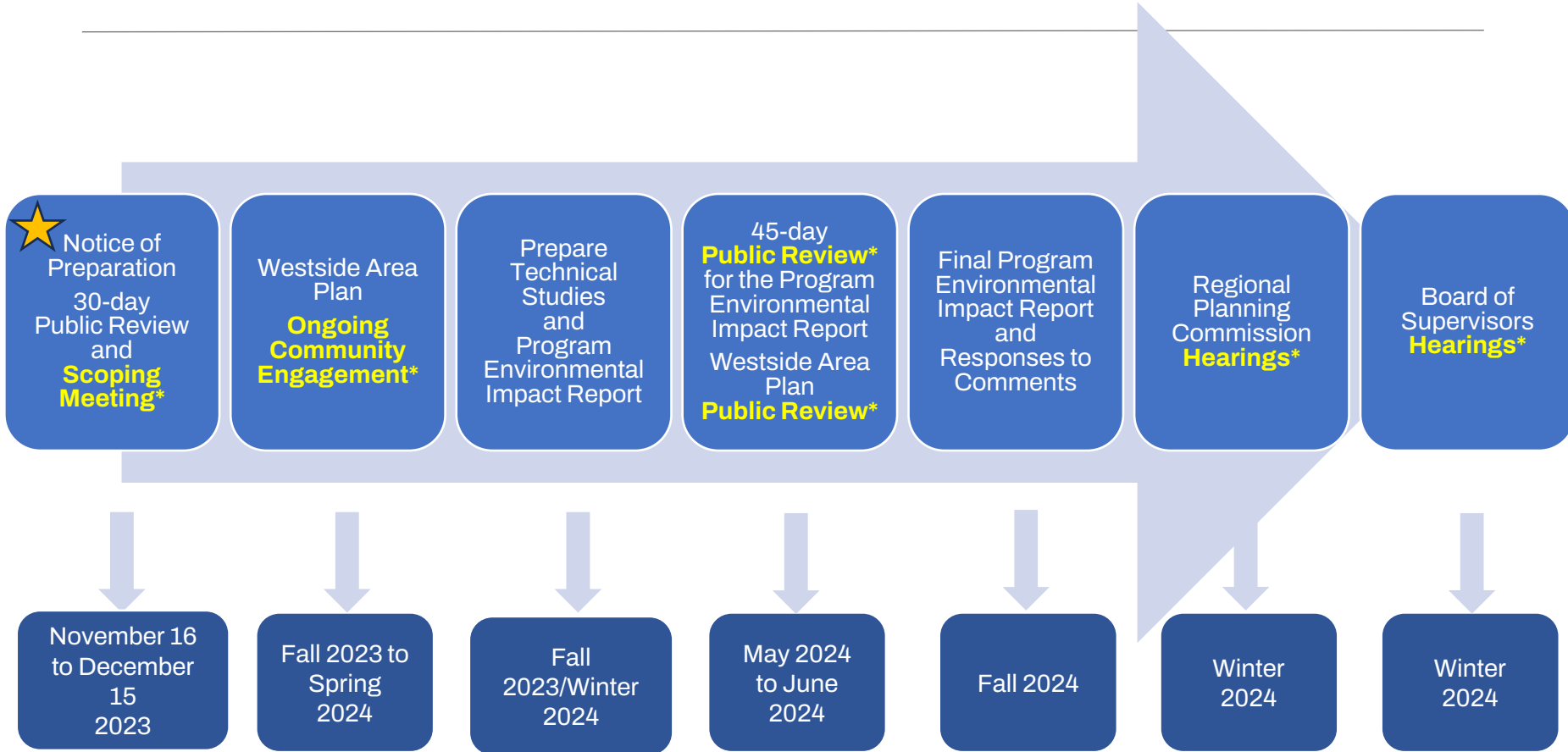
# Program Environmental Impact Report (PEIR)

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- EIR vs. Program EIR (CEQA Guidelines, Section 15168)
- EIR for a series of related actions
- In connection with issuance of rules, regulations, plans or other general criteria to govern the conduct of a continuing program
- Allows the Lead Agency to consider broad policy alternatives and program-wide mitigation measures
- Can be used to simplify the task of preparing environmental documents on later activities in the program



# CEQA Process and Schedule



**\*Opportunities for Formal Public Comment**

# Purpose of a Scoping Meeting

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**To help determine the scope and content of the environmental information to be analyzed in the PEIR through consultation with:**

- Responsible and trustee agencies
- Adjacent cities/counties
- Public transit agencies
- Interested organizations or individuals

**This is an information-gathering meeting**

# Contents of the PEIR

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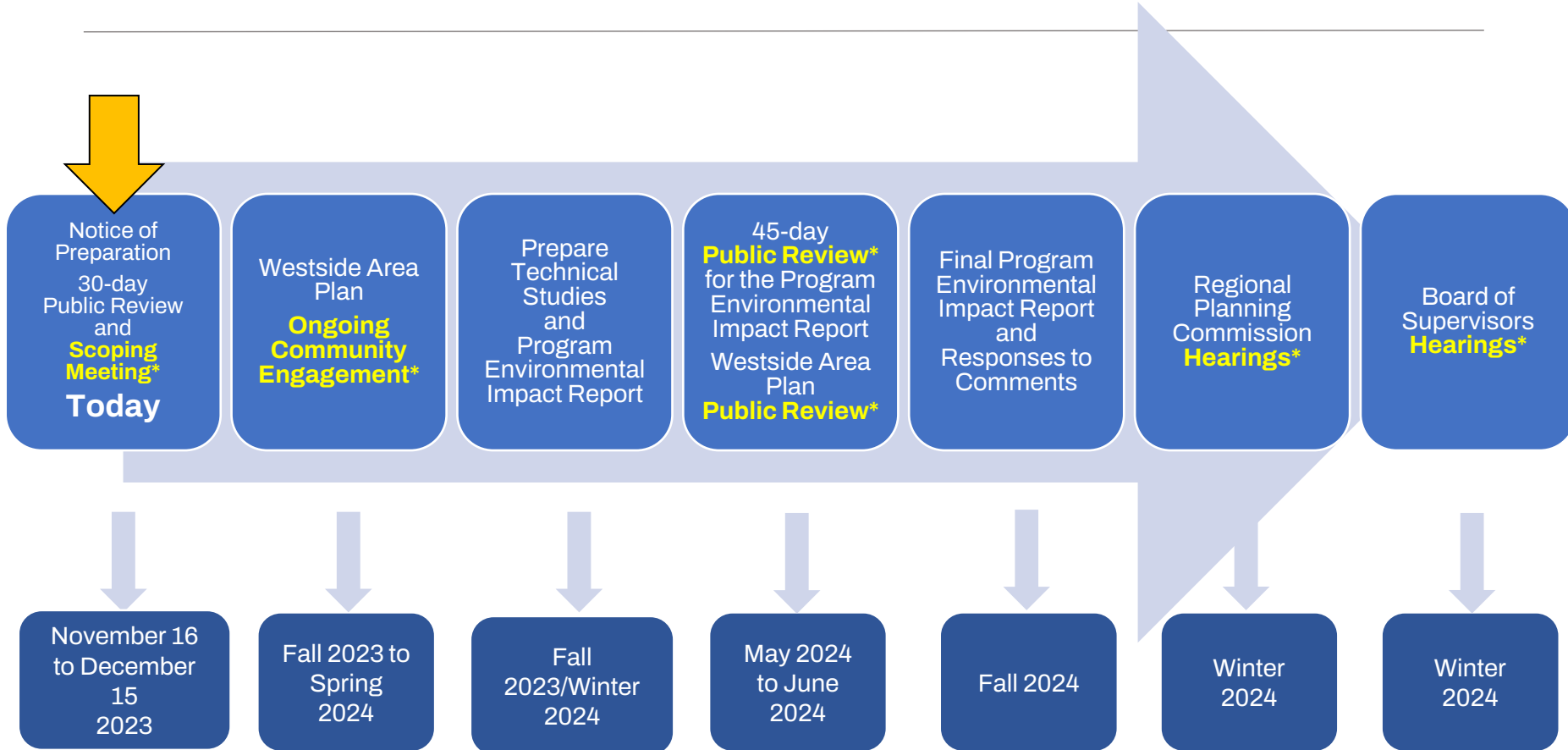
1. Environmental setting (baseline for impact analysis)
2. Project description and objectives
3. Direct, indirect and cumulative impacts analyses
4. Ways to avoid or reduce significant environmental impacts (mitigation measures & alternatives)
5. Effects not found significant
6. Organizations and persons consulted

# CEQA Environmental Topics

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- Aesthetics
- Agriculture & Forestry Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Energy
- Geology & Soils
- Greenhouse Gas Emissions
- Hazards & Hazardous Materials
- Hydrology & Water Quality
- Land Use & Planning
- Mineral Resources
- Noise
- Population & Housing
- Public Services
- Recreation
- Transportation
- Tribal Cultural Resources
- Utilities & Service Systems
- Wildfire

# CEQA Process and Schedule



**\*Opportunities for Formal Public Comment**



# Public Comments

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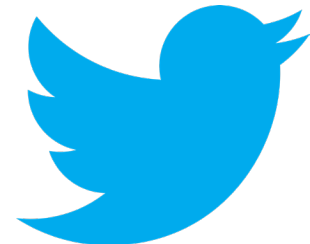
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# Follow Us for WSAP Updates

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[planning.lacounty.gov/ceqa/notices](https://planning.lacounty.gov/ceqa/notices)

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



**@LACDRP**



# How to Provide Comments

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**Submit written comments on Draft PEIR NOP by  
5:30 PM on Friday, December 15, 2023**

Julie Yom, AICP, Principal Planner  
County of Los Angeles  
Department of Regional Planning  
320 West Temple Street, Room 1362  
Los Angeles, California 90012

Our Email Address:

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