

## **NOTICE OF AVAILABILITY OF A DRAFT PROGRAM ENVIRONMENTAL IMPACT REPORT FOR LOS ANGELES COUNTY WESTSIDE AREA PLAN**

Notice is hereby given that the County of Los Angeles (County), as lead agency, has completed the Draft Program Environmental Impact Report (Draft PEIR) in accordance with the California Environmental Quality Act (CEQA) for the proposed project identified below. The purpose of this Notice of Completion and Availability (NOA) is to notify agencies and the general public that the Draft PEIR is now available for public review and to solicit comments on the Draft PEIR.

**DATE:** June 18, 2024  
**PROJECT NAME:** Los Angeles County Westside Area Plan  
**PROJECT/PERMIT NUMBERS:** Project No. PRJ2023-001700  
General Plan Amendment No. RPPL2023002433  
Advance Planning Case No. RPPL2023002448  
Zone Change No. RPPL2023002450  
Environmental Assessment No. RPPL2023002449  
State Clearinghouse No. 2023110409

**PROJECT LOCATION:** The Westside Planning Area (Planning Area), located in the southwest part of Los Angeles County, is one of 11 planning areas identified in the General Plan. The Planning Area includes the following unincorporated communities of the Los Angeles County: Ladera Heights, View Park and Windsor Hills; Marina del Rey; Ballona Wetlands; and Westside Islands, which includes West Los Angeles (Sawtelle Veterans Affairs [VA]), West Fox Hills, Franklin Canyon, and Gilmore Island. Collectively, these communities are referred to as the Westside Planning Area. The Planning Area and its associated communities are identified on *Figure 1, Project Location Map*.

**PROJECT DESCRIPTION:** The Project will establish the Westside Area Plan as part of the County General Plan. The WSAP is a community-based plan that will guide regional growth through horizon year 2045 within the Westside Planning Area. The primary Project components include the following:

**General Plan Amendment No. RPPL2023002433.** The General Plan Amendment would incorporate the WSAP as part of the County General Plan. It defines goals and policies for the unincorporated Planning Area communities of Ladera Heights, View Park, and Windsor Hills, and West Fox Hills. The WSAP includes the following:

- Areawide goals and policies with respect to: Land Use, Mobility, Conservation and Open Space, Public Services and Facilities, Historic Preservation, and Economic Development;
- Action-oriented programs implementing the areawide goals and policies;
- Chapters presenting additional locally defined goals, policies, and implementation programs that are specific to neighborhoods, addressing planning issues unique to these areas that are not addressed through areawide goals, policies, and programs.
- The WSAP would provide for land use changes on identified opportunity sites that would result in increased residential and mixed-use densities totaling 6,489 households and 244,000 square feet of non-residential use to these communities. Updates to the General Plan Land Use Policy Map would:
  - Incorporate land use designations and densities for sites identified to accommodate the Regional Housing Assessment (RHNA) allocation in the adopted 2021-2029 Housing Element;
  - Incorporate designations to accommodate land uses proposed in developing the WSAP; and
  - Maintain consistency between zoning and land use policy. In addition to the identified Opportunity Sites, the WSAP Land Use Policy Map would modify designations for properties to reflect their current use and/or density where these, and the densities for sites identified by the Housing Element, deviate from those depicted by the current General Plan Policy Map.

**Zone Change No. RPPL2023002450.** The zone change would update the zoning map for the Planning Area to maintain consistency with the Land Use Policy Map and incorporate proposed rezoning identified in the Housing Element to meet the RHNA goals for the County.

**Advanced Planning Case No. RPPL2023002448.** Title 22 (Planning and Zoning) of the County code would establish a Planning Area Standards District specifying development standards applicable to all unincorporated communities in the Planning Area and would include community-specific standards.

**SUMMARY OF SIGNIFICANT ENVIRONMENTAL IMPACTS:** As presented in the Draft PEIR, the proposed Project would result in significant unavoidable impacts to Air Quality, Noise, and Transportation. The Draft PEIR evaluated potentially significant environmental effects of the proposed project, identified feasible mitigation measures to lessen such impacts, and identified a range of reasonable alternatives to the proposed Project. The Draft PEIR included analysis on the following environmental topics not expected to result in significant impacts:

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

**PUBLIC REVIEW PERIOD:** The public review period for the Draft PEIR begins on **June 18, 2024**, and ends on **August 1, 2024, 5pm**. Comments may be sent to Los Angeles County Department of Regional Planning, Attention: Julie Yom, 320 West Temple Street, 13th Floor, Los Angeles, CA 90012, or emailed to [WestsideAreaPlan@planning.lacounty.gov](mailto:WestsideAreaPlan@planning.lacounty.gov). All correspondence received shall be considered a public record.

**NOTICE OF PUBLIC MEETING:** All interested parties are invited to attend the virtual meeting to discuss environmental issues addressed in the Draft PEIR. The Public Meeting will involve a presentation reviewing the proposed Project, the environmental review process, and the schedule. The Project's public meeting will be held virtually, online via Zoom Webinar, on **Tuesday, June 25, 2024, at 6:00pm**. The link below will take you to the virtual Public Meeting web page. You may register (with your name and email) at the web page below before or the day of the meeting: <https://bit.ly/4bZf1dJ>

**PUBLIC HEARING:** A public hearing on the proposed Westside Area Plan and the Draft PEIR before the Los Angeles County Regional Planning Commission is tentatively scheduled for **October 2, 2024**. The public hearing will be properly noticed when the hearing date is confirmed.

**DOCUMENT AVAILABILITY:** The Draft PEIR is available for public review online at: <https://planning.lacounty.gov/long-range-planning/westside-area-plan/>. A printed copy of the Draft PEIR is available for public review by appointment during normal business hours at the Los Angeles County Department of Regional Planning's main office (320 W. Temple Street, Los Angeles, CA 90012) starting on **June 18, 2024**. A hard copy of this notice and an electronic copy of the Draft PEIR are available for public review at the following public libraries:

- View Park Bebe Moore Campbell Library 3854 W 54th Street Los Angeles, CA 90043
- Inglewood Public Library 101 W Manchester Blvd Inglewood, CA 90301

- Legal Ad -

- 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
- Lloyd Taber Library/Marina del Rey  
Library  
4533 Admiralty Way  
Marina Del Rey, CA 90292

The hours of operation at each library may vary. Please refer to the County library website to confirm this information before visiting: [lacountylibrary.org](http://lacountylibrary.org)

**PROJECT WEBSITE.** Visit the Westside Area Plan website for more information:

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