

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

In accordance with the California Environmental Quality Act (CEQA), the County of Los Angeles (County), as lead Agency, has filed a Notice of Availability (NOA) of a Draft Program Environmental Impact Report (PEIR) for the proposed Westside Area Plan (WSAP or proposed Project). The Draft PEIR has been prepared in conformance with CEQA (Public Resources Code Section 21000, et seq.) and the State CEQA Guidelines (California Code of Regulations, Title 14, Section 15000, et seq.). This notice provides agencies, organizations, and other interested parties with a summary of the proposed Project and its location, the potential environmental effects, information regarding the availability of the Draft PEIR for public review, details regarding how to attend a public informational meeting, and the timeframe for submitting comments on the Draft PEIR.

**PUBLIC REVIEW PERIOD: The formal public review period for the Draft PEIR begins June 18, 2024, and ends on August 1, 2024,** meeting the 45-day minimum required under CEQA. All comments received by the closing of the public review period will be included in the Final Program Environmental Impact Report (Final PEIR), along with the County's written responses. When submitting written comments, please reference the project name and number and include your contact information. Any comments provided should identify specific topics of environmental concern. Responsible and trustee agencies are requested to indicate their statutory responsibilities in connection with the proposed Project when responding. Should you have any questions, please call (213) 974-6424.

Though email is the preferred form of communication, you may direct your written comments via email and/or U.S. Postal Service no later than 5:00 pm on August 1, 2024, to:

Los Angeles County Department of Regional Planning  
Attn: Julie Yom, AICP, Principal Planner  
320 West Temple Street, 13<sup>th</sup> Floor  
Los Angeles, CA 90012  
[WestsideAreaPlan@planning.lacounty.gov](mailto:WestsideAreaPlan@planning.lacounty.gov)

***All written comment letters/emails will be included in an appendix in the Final PEIR and responded to in the Response to Comments section of the final document.***

**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

**NOTICE OF PUBLIC MEETING:** Consistent with Assembly Bill 361, which allows teleconference provisions for local agency meetings, the County will conduct a virtual Public Meeting to inform the public and interested agencies about the proposed Project and solicit oral and written comments regarding the environmental issues addressed in the Draft PEIR. 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: A digital copy of the WSAP Draft PEIR is available for public review from the following websites:**

<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
- Baldwin Hills Branch Library  
2906 S La Brea Avenue  
Los Angeles, CA 90016
- Lloyd Taber Library/Marina del Rey Library  
4533 Admiralty Way  
Marina Del Rey, CA 90292
- Angeles Mesa Branch Library  
2700 W 52nd Street  
Los Angeles, CA 90043

The hours of operation at each library vary. Please see 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:

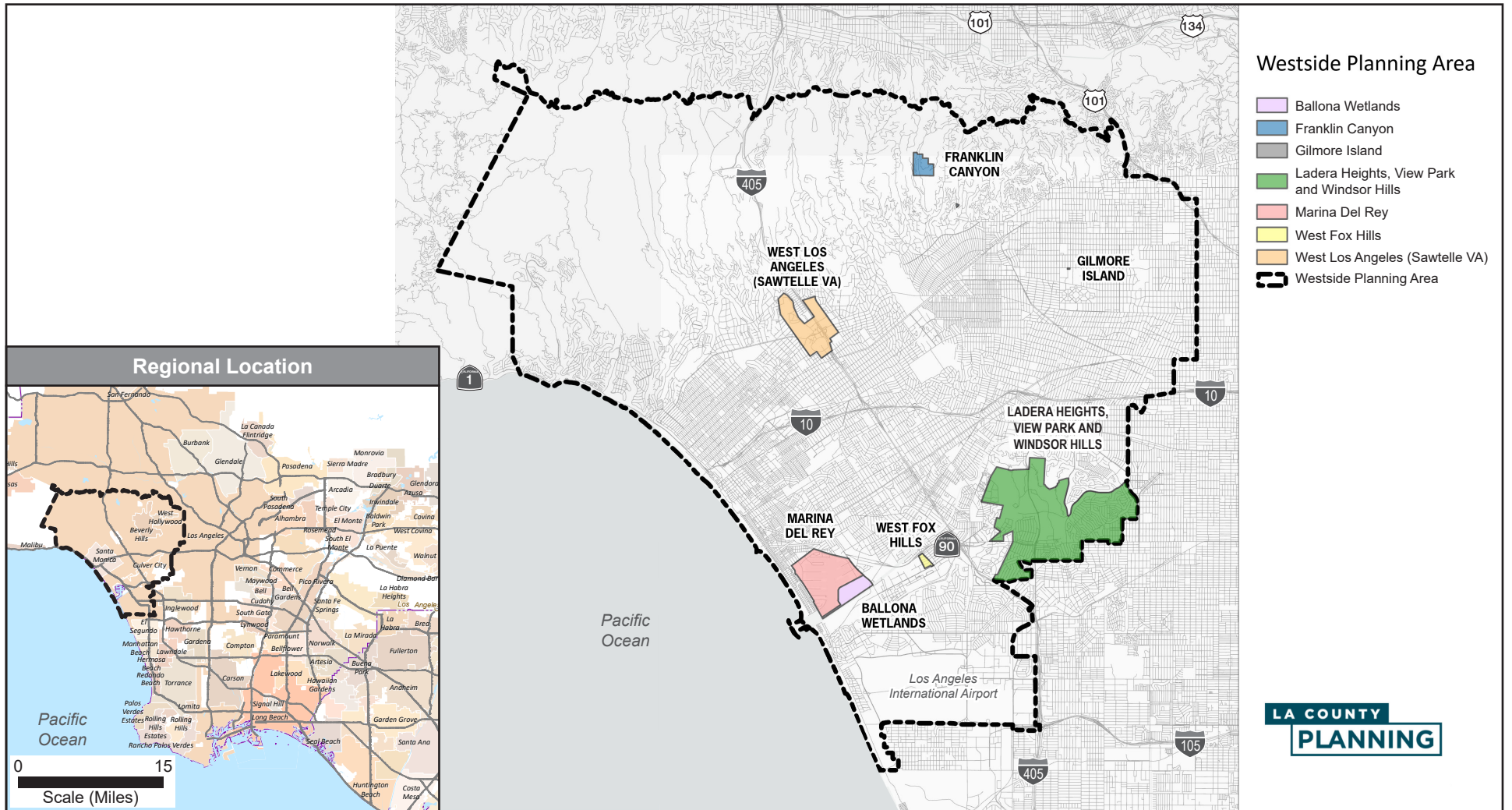
<https://planning.lacounty.gov/long-range-planning/westside-area-plan/>

Thank you for your participation in the environmental review of this Project.

**ATTACHMENTS:** Draft PEIR

Figure 1, Project Location

Figure 1 - Project Location Map



Source: County of Los Angeles 2023; PlaceWorks 2023.