



DRAFT WESTSIDE AREA PLAN

Public Review Meeting

June 25, 2024

AGENDA

TOPICS

1. Welcome/Introductions
2. Project Overview
3. Community Engagement
4. Draft Westside Area Plan
5. Draft Program Environmental Impact Report
6. Questions and Answers
7. Closing Remarks

Introductions

LA County Department of Regional Planning

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

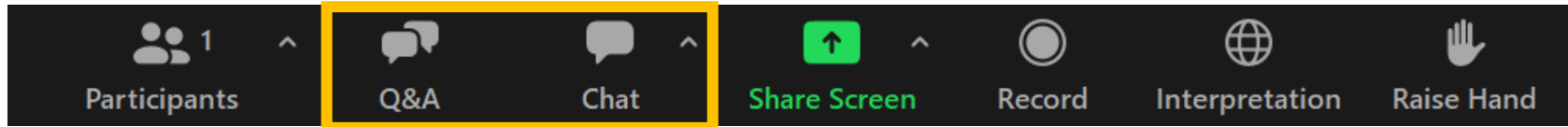
PlaceWorks

- Jonathan Nettler, AICP
- Addie Farrell, Environmental Planner

Meeting Attendee Guide

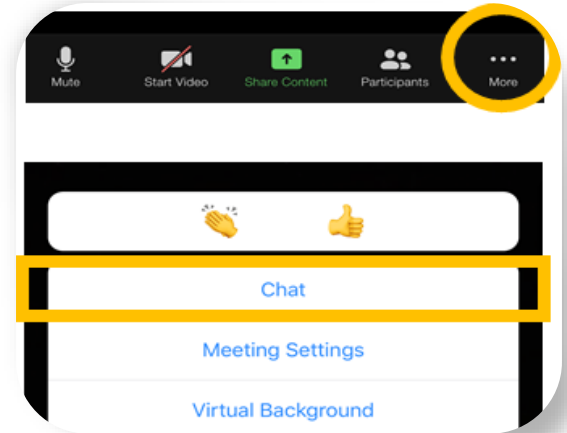
On a Computer

To submit a written comment, at the bottom of your screen select the **Chat** icon to type a comment or select **Q&A** to ask the moderator a question



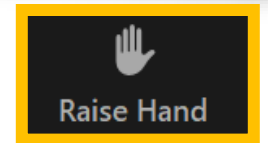
On a Mobile Device

At the bottom of your screen, select the **More (...)** icon, **Chat** option will appear



All meeting attendees will be muted. To submit a verbal comment

Click “Raise Hand”, the host will unmute you and you have 2 minutes for comment



If joining on telephone: you can submit a verbal comment

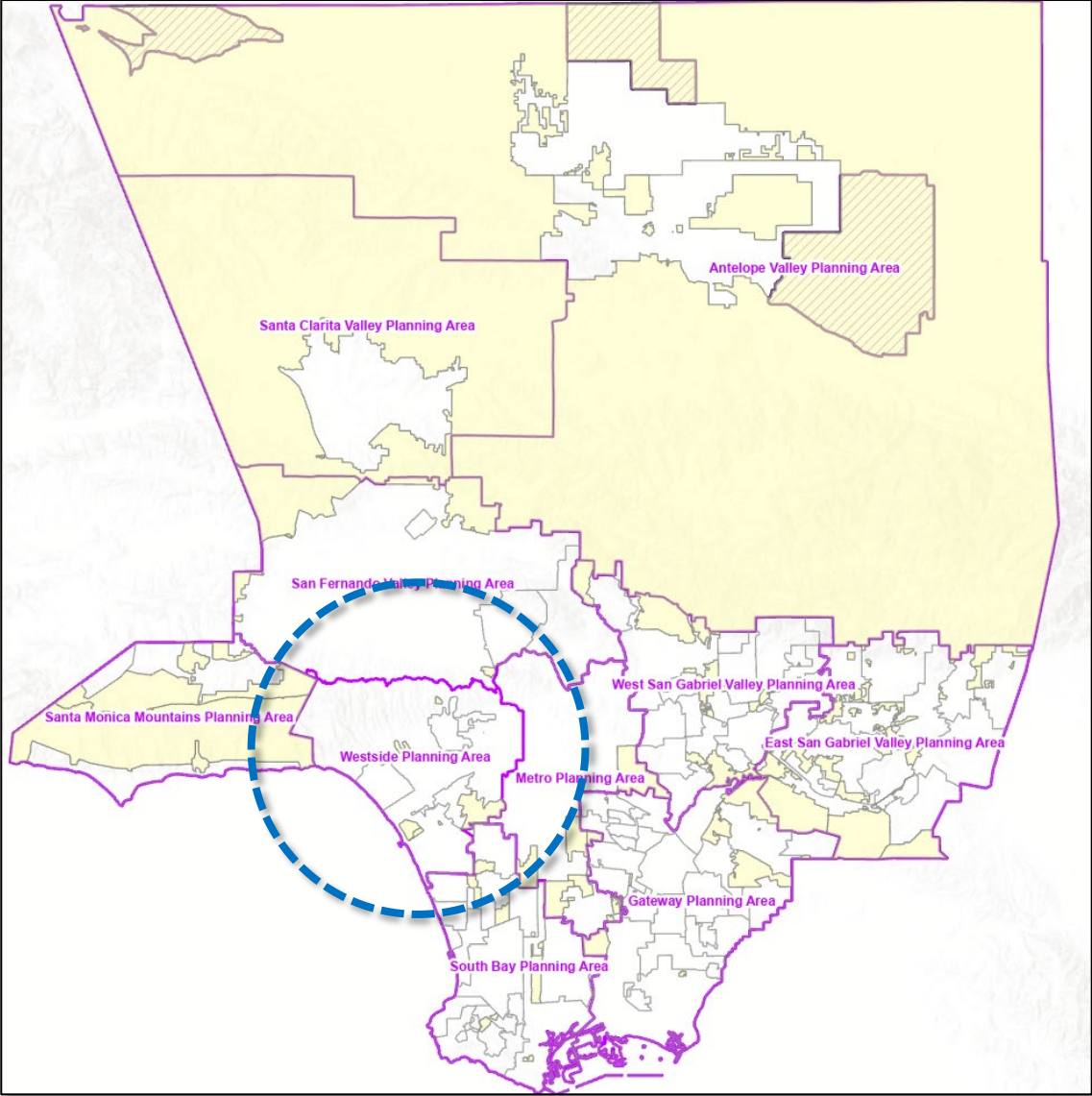
Dial *9 to Raise Hand, Dial *6 to Unmute, and you have 2 minutes for comment



Project Overview

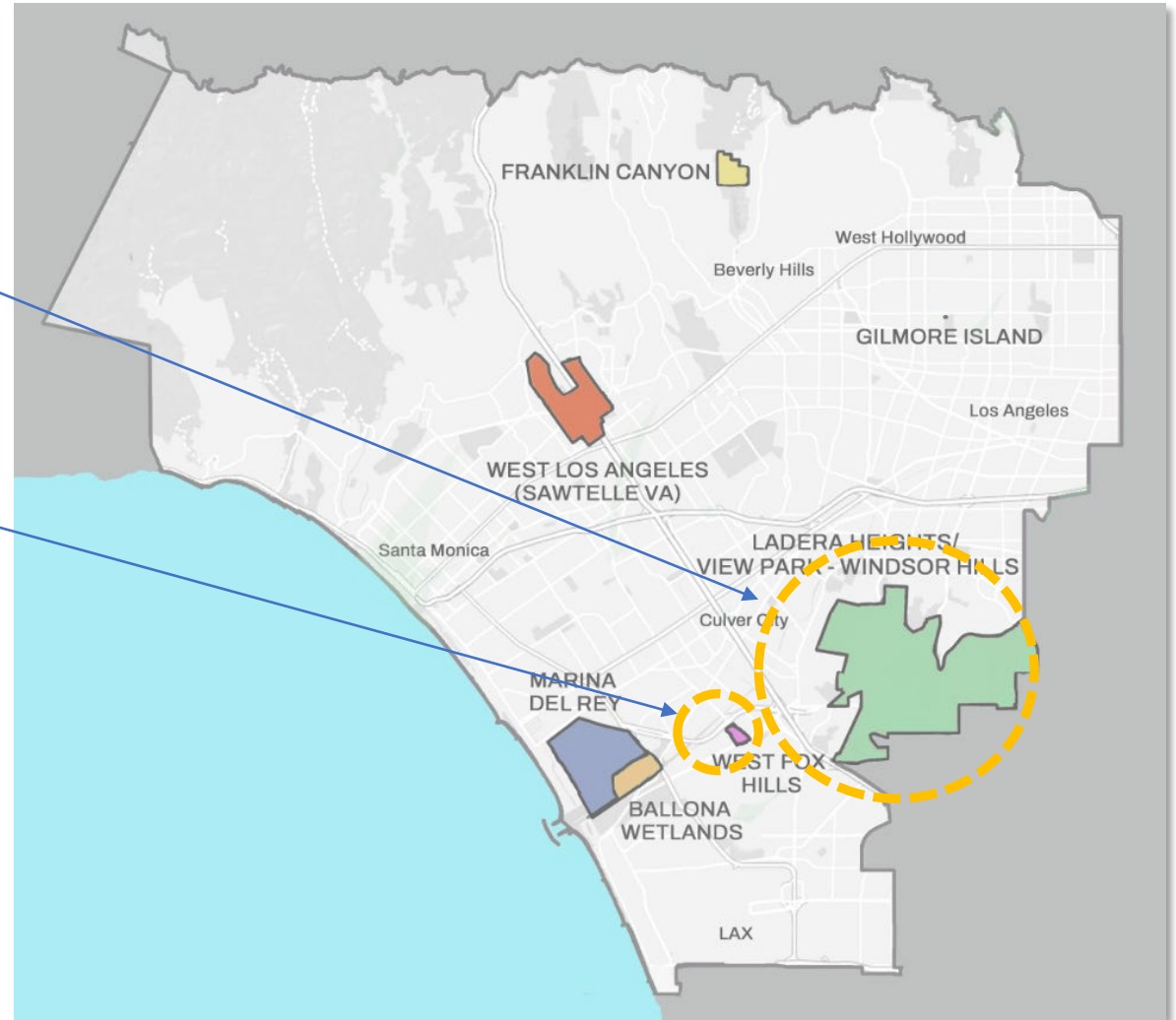
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LA County Planning Areas



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)



Proposed Land Use + Zoning Updates

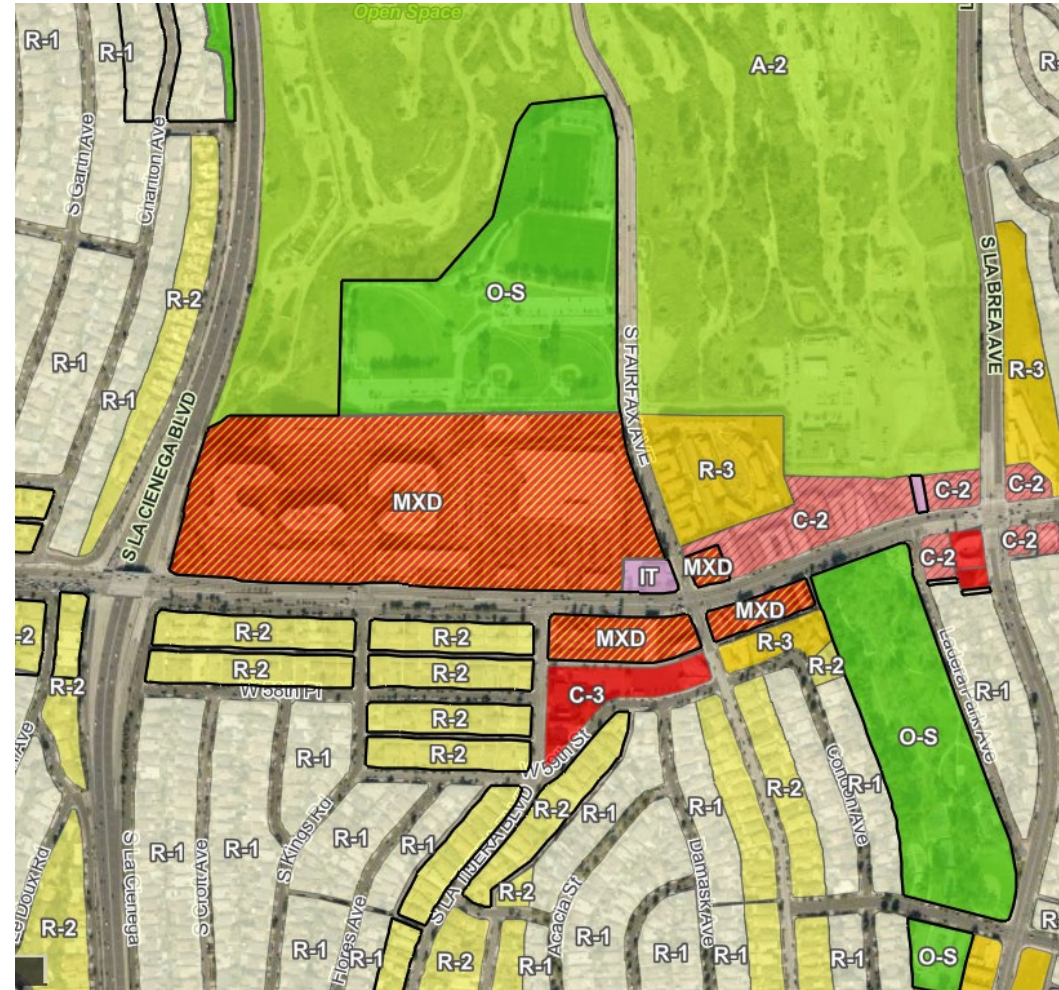
WSAP Proposed Land Use and Zoning:

- **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:
 - Technical Cleanup
 - Housing Element
 - Opportunity Sites



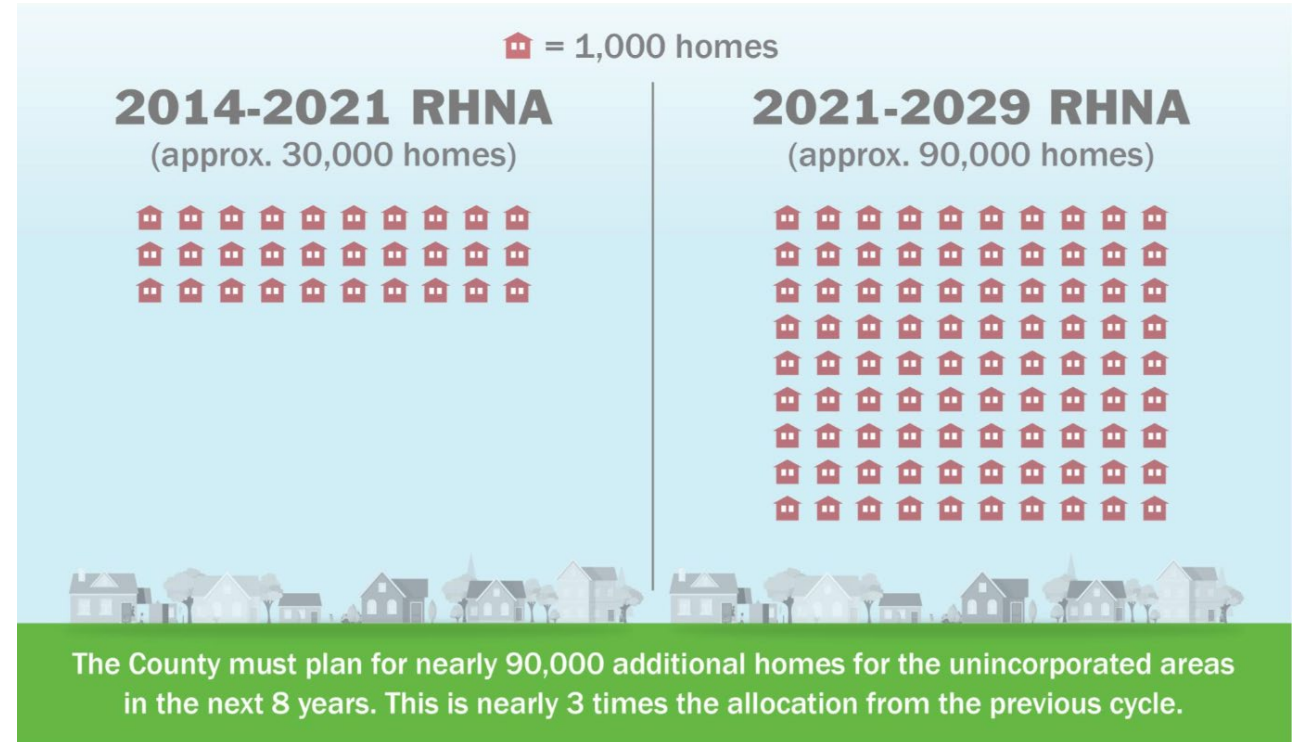
Technical Cleanup

- California Government Code 65860
- Review of zoning and land use consistency
- Proposed updates to zoning or land use to correct inconsistencies

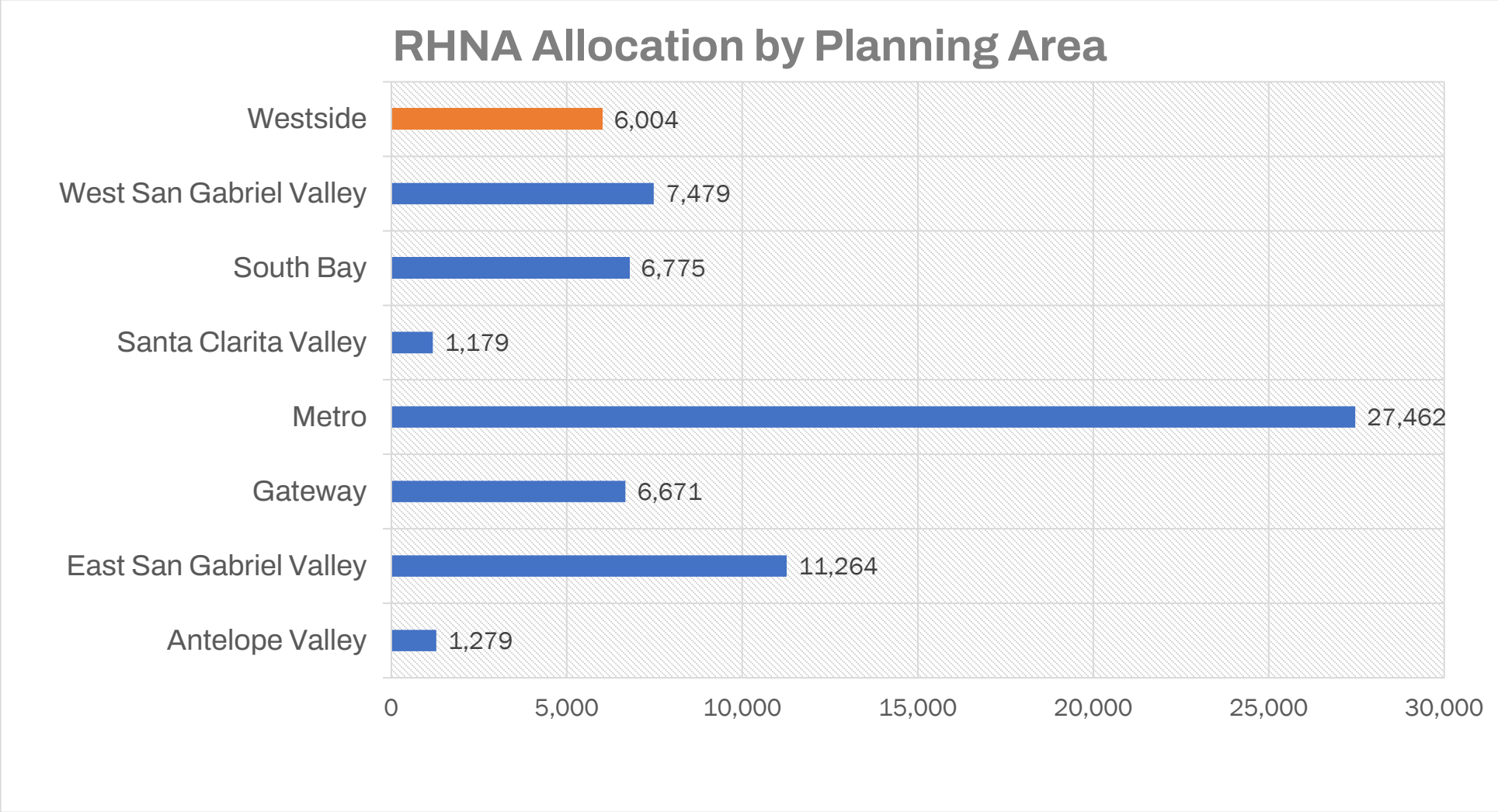


Housing Element

- 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 Legislative Environment

- **SB 35 (Affordable Housing Streamlined Approval)**
- **SB 330 (Housing Crisis Act of 2019)**
- **SB 9 (Ministerial Approval of Up to Two SFRs)**
- **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

- 12 sites selected through community input
- Protect existing neighborhoods, natural resources and open spaces
- Focus change along commercial areas
- Increase neighborhood-serving amenities
- Leverage transit access
- Greater mix of uses and housing types
- Improve walkability

Zoning Code Amendments

The Project would amend Planning and Zoning (Title 22) of the County Code to:

- Establish a **Planning Area Standards District (PASD)** to create development standards that are specific to the Westside:
 - Maintain and preserve the existing characteristics of residential neighborhoods

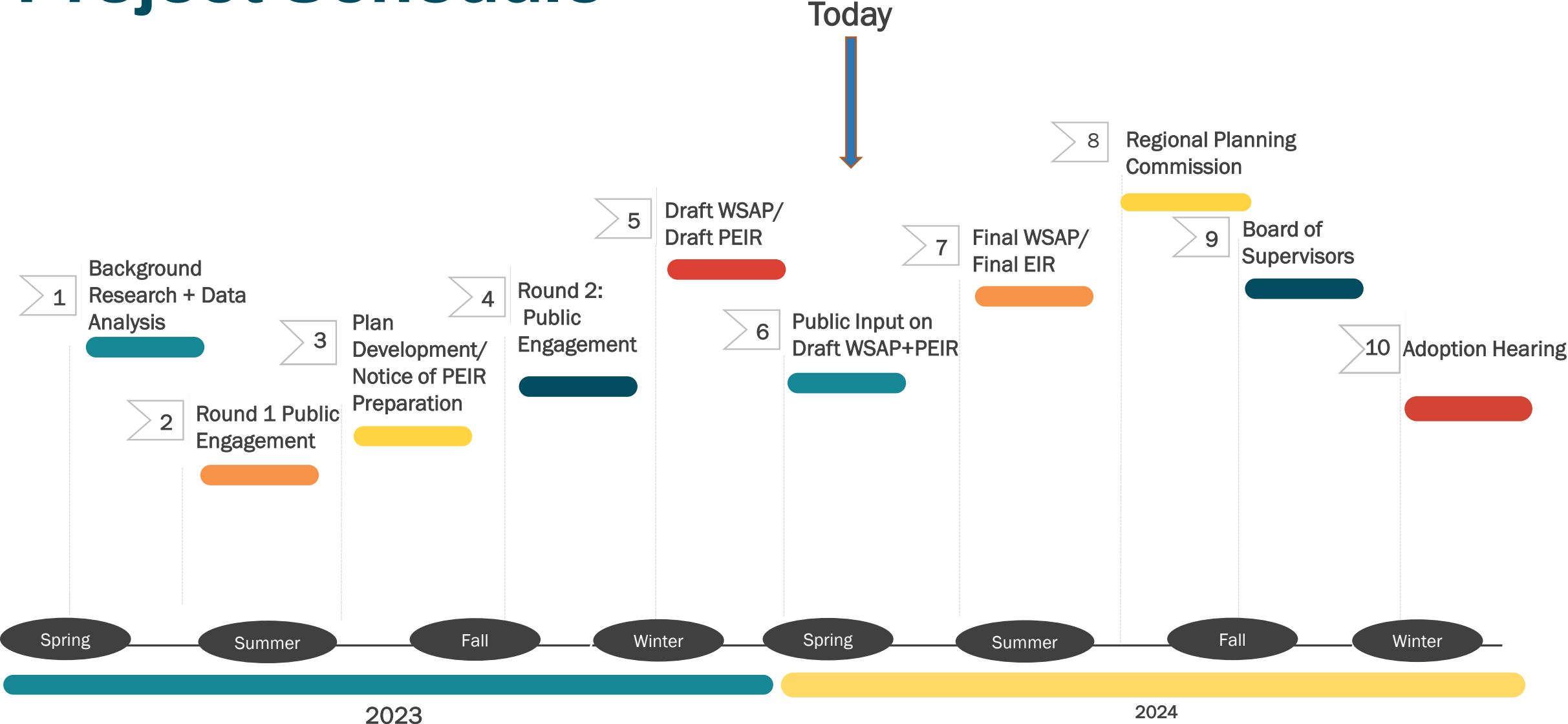
General Planning Process



Decision-Making Process

- **Who are the decision-makers?**
 - LA County Regional Planning Commission (RPC)
 - LA County Board of Supervisors
- **When will information be presented to the decision-makers?**
 - October 2024 – RPC public hearing
 - December 2024 – Board public hearing
- **Key public engagement points**
 - Until August 1 – Public review of draft Area Plan and EIR
 - Late summer 2024 – Release of public hearing draft documents
 - October 2024 – RPC public hearing
 - December 2024 – Board public hearing

Project Schedule





Community Engagement



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Community Engagement

Outreach Activities	Number
Meetings with CBOs and Home Owners 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	6
Library Office Hours	3
Community Events	4
Email Newsletters	16



Community Engagement

- Community Survey: **May - December 2023**
- **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
- **6/18/24:** NOA and meeting flyer mailings



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Community Survey

- May 2023 – December 2023
 - 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. Please provide comments to the following e-mail address by August 1, 2024: 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



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

SOCIAL MEDIA @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

SOCIAL MEDIA

@LACDRP

VISIT

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

FILL OUT THIS ONLINE SURVEY

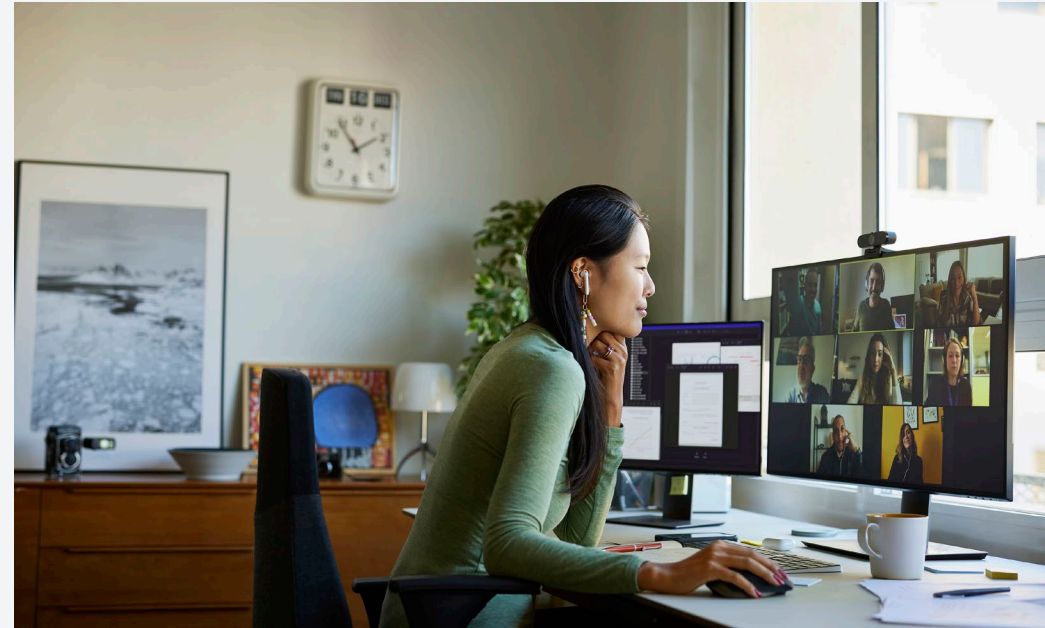
Share your thoughts on ways to improve your neighborhood!



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>.



The image features a background of a faded aerial photograph of a city, showing streets, buildings, and green spaces. A teal geometric pattern of overlapping squares is visible at the bottom of the page. The main title is centered in the upper half of the image.

Draft Westside Area Plan

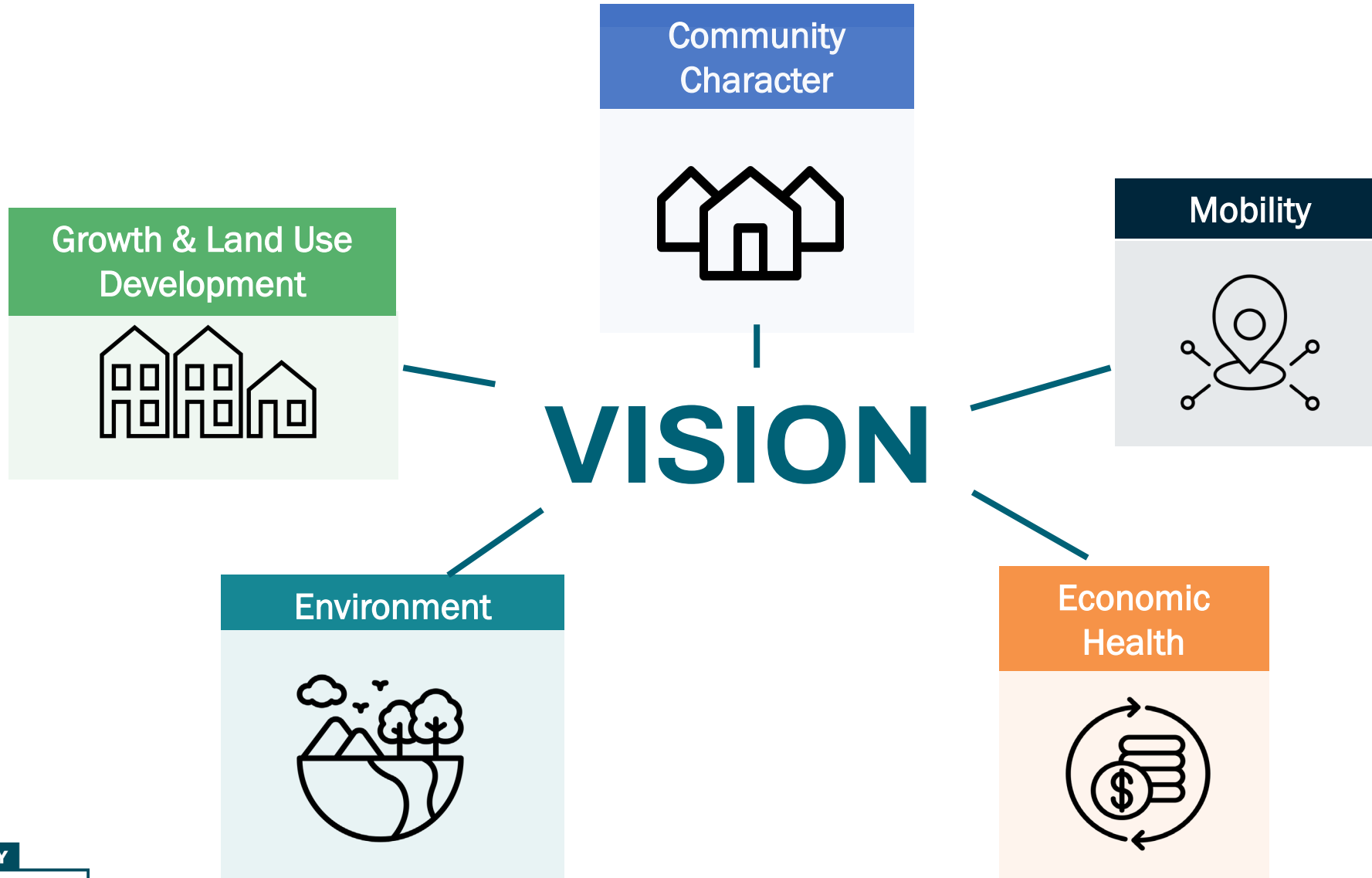
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Vision Statement

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



Historic Resources Element

Vision: Celebrate the cultural identity of the Westside Planning Area through the **preservation and protection of resources** associated with the **diverse histories** of its component communities.

Goals

1. Identification, Documentation, and Designation of Historic Resources.
2. Protection of Historic Resources from Demolition and Inappropriate Alteration.
3. Protection of the Historic Character of Neighborhoods and Districts.
4. Increased Public Awareness of the Westside Area's Unique History.



View Park Model Home, 1928 (USC Digital Library)

Land Use Element

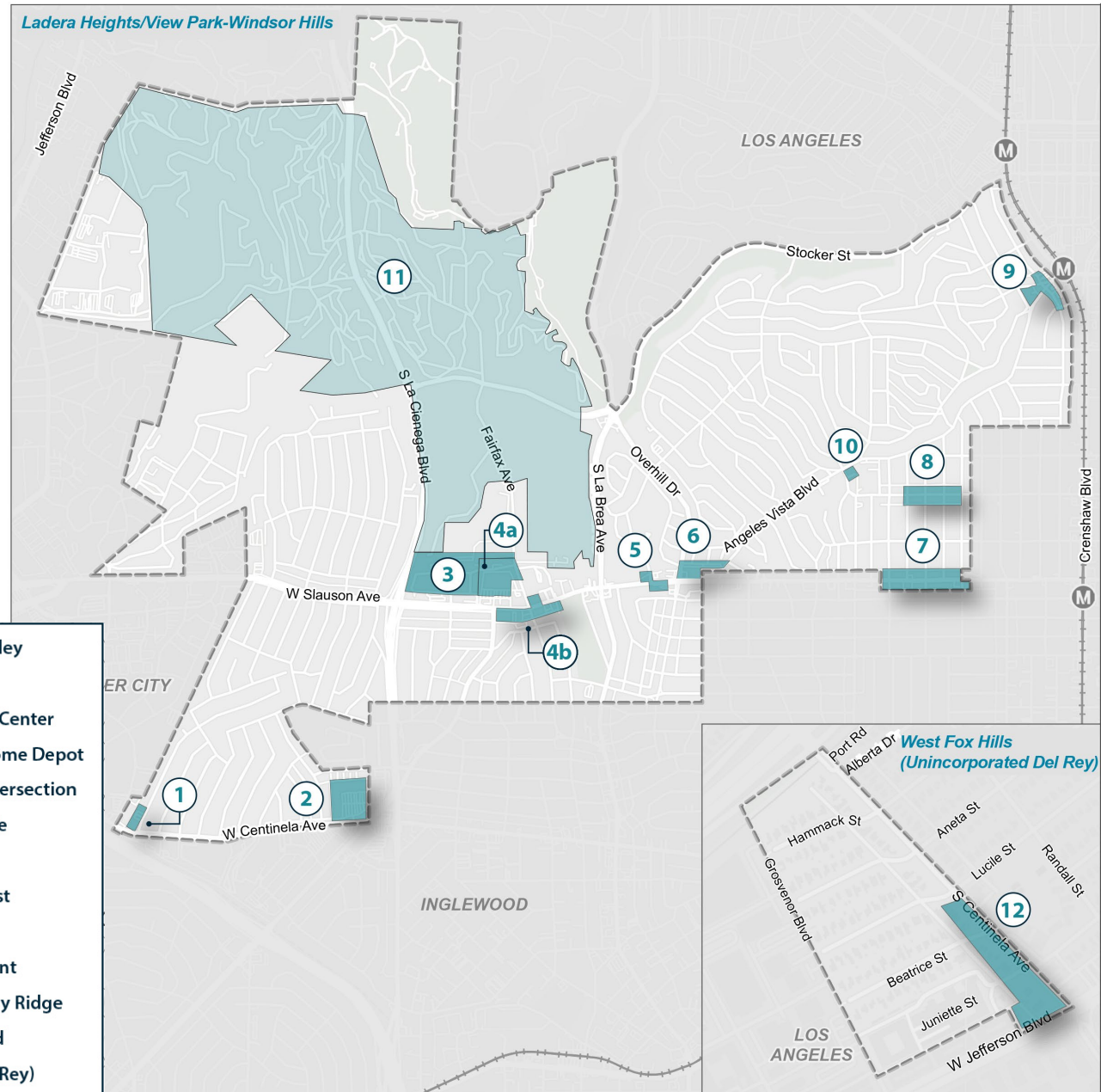
Vision: The Westside Planning Area's unincorporated communities are **active, healthy, and safe neighborhoods** where residents are well connected to great places to live, work, shop, recreate, and gather. **Community-serving uses that are accessible** to residents are prioritized, including a diversity of **housing choices, local businesses, places to dine and be entertained, and community facilities as well as parklands** where residents can gather for events and celebrations. Development of housing and businesses **acknowledges and respects the area's historical and cultural history** and is located and designed to sustain the viability of the Planning Area's **distinctive environmental setting and resources**.

Goals

1. Unincorporated communities with distinct identities and uses.
2. Growth that is sustainable and managed to complement and maintain the character of the existing community.
3. A community of distinct and livable places.
4. A diversity of land uses providing for community needs.
5. Quality residential neighborhoods that are great places to live.
6. Vital and active commercial and mixed-use districts serving residents and visitors to the community.
7. A complete community with uses that support resident needs.
8. A sustainable built environment.
9. A safe built environment and infrastructure.
10. A community invested in planning.
- 11-23. Opportunity Site Goals and Policies

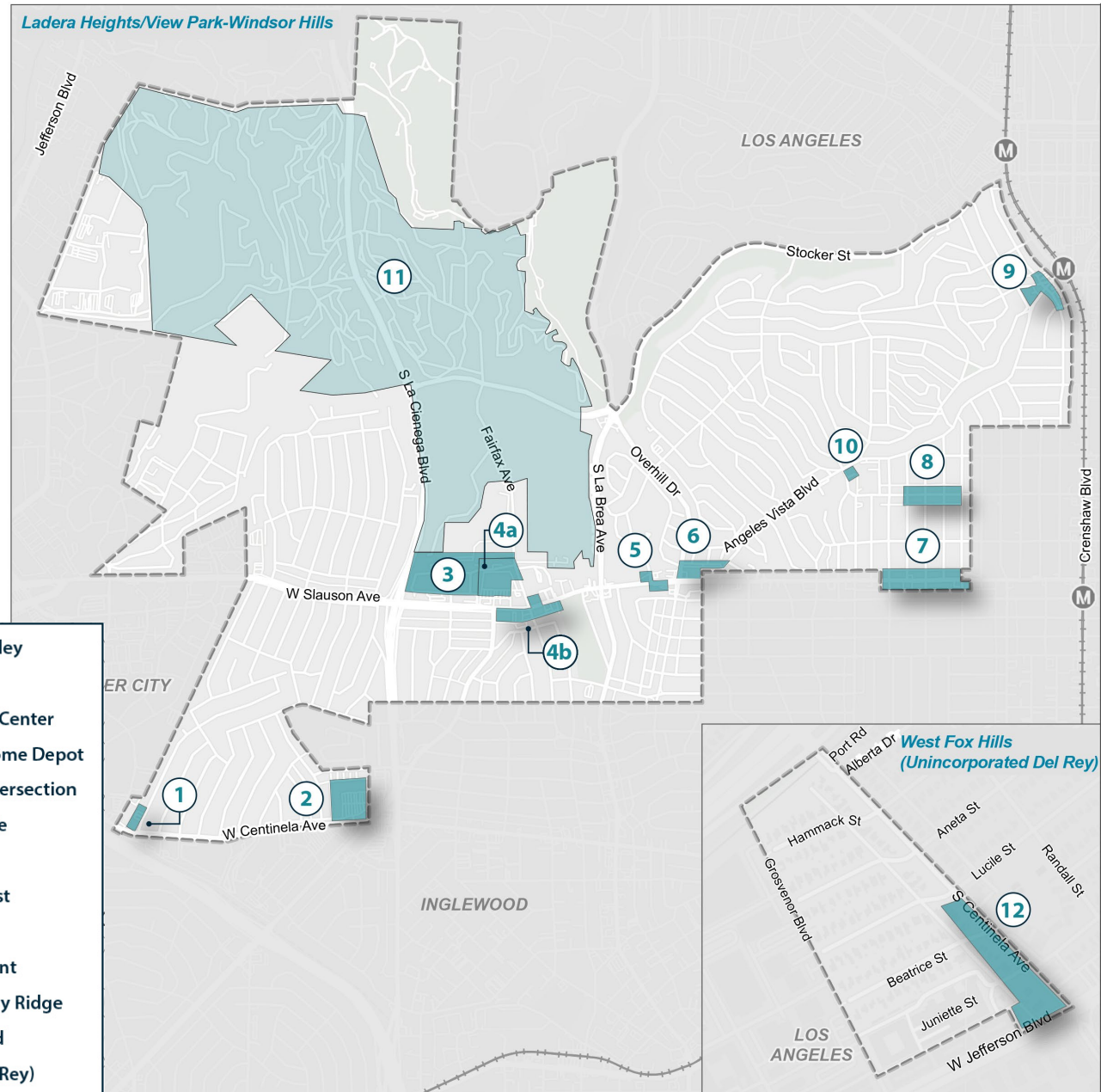
Opportunity Sites

- 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

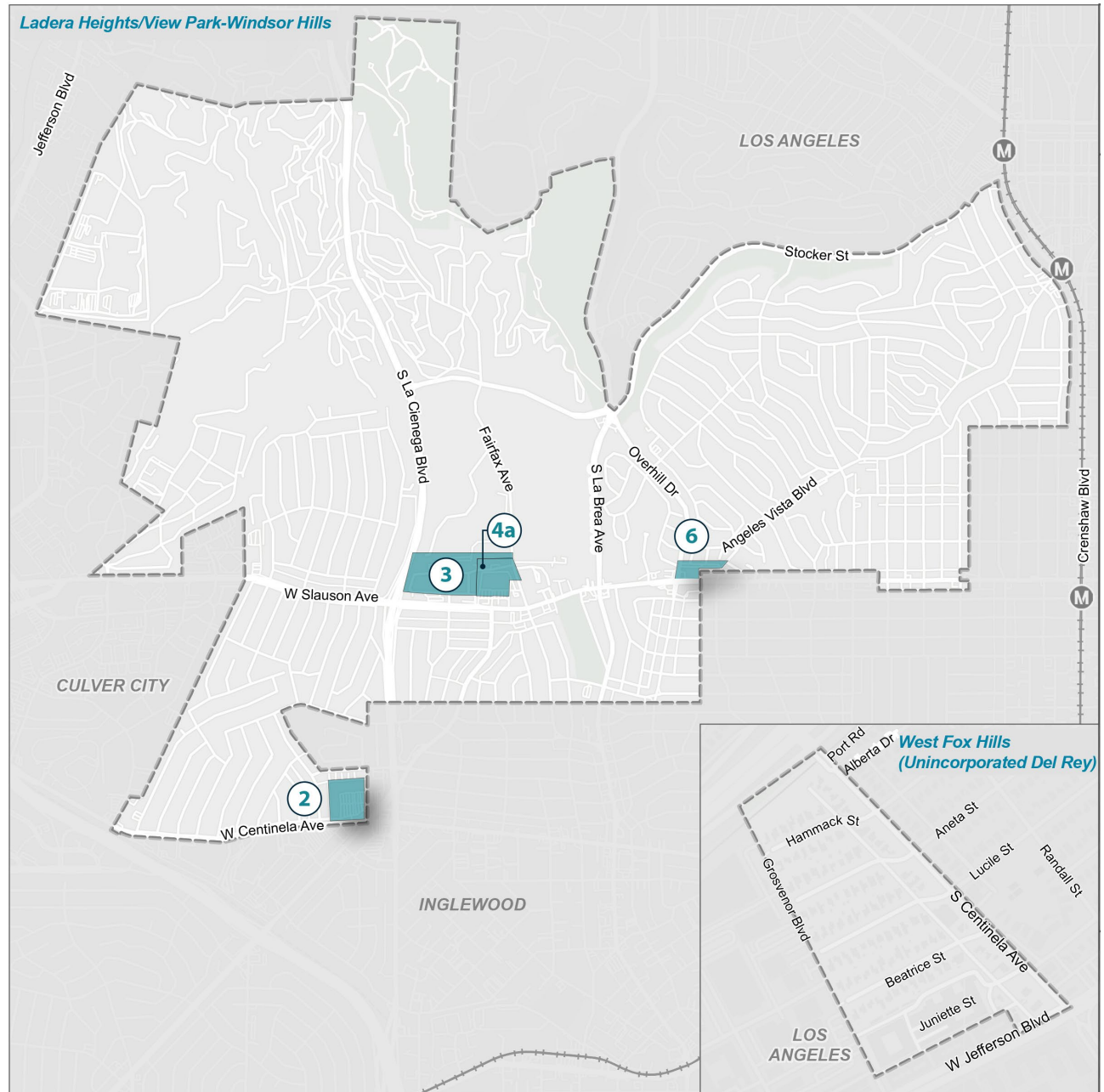
- County's adopted Housing Element (2022) provided capacity for additional housing units in the Plan Area
- Community Plan must retain equal or greater capacity for new housing units
- If not at locations indicated in Housing Element, realistic housing capacity must be accommodated elsewhere in the Plan Area



Opportunity Sites

Existing Commercial and Office Centers to Accommodate Mixed-Use and/or Housing Infill

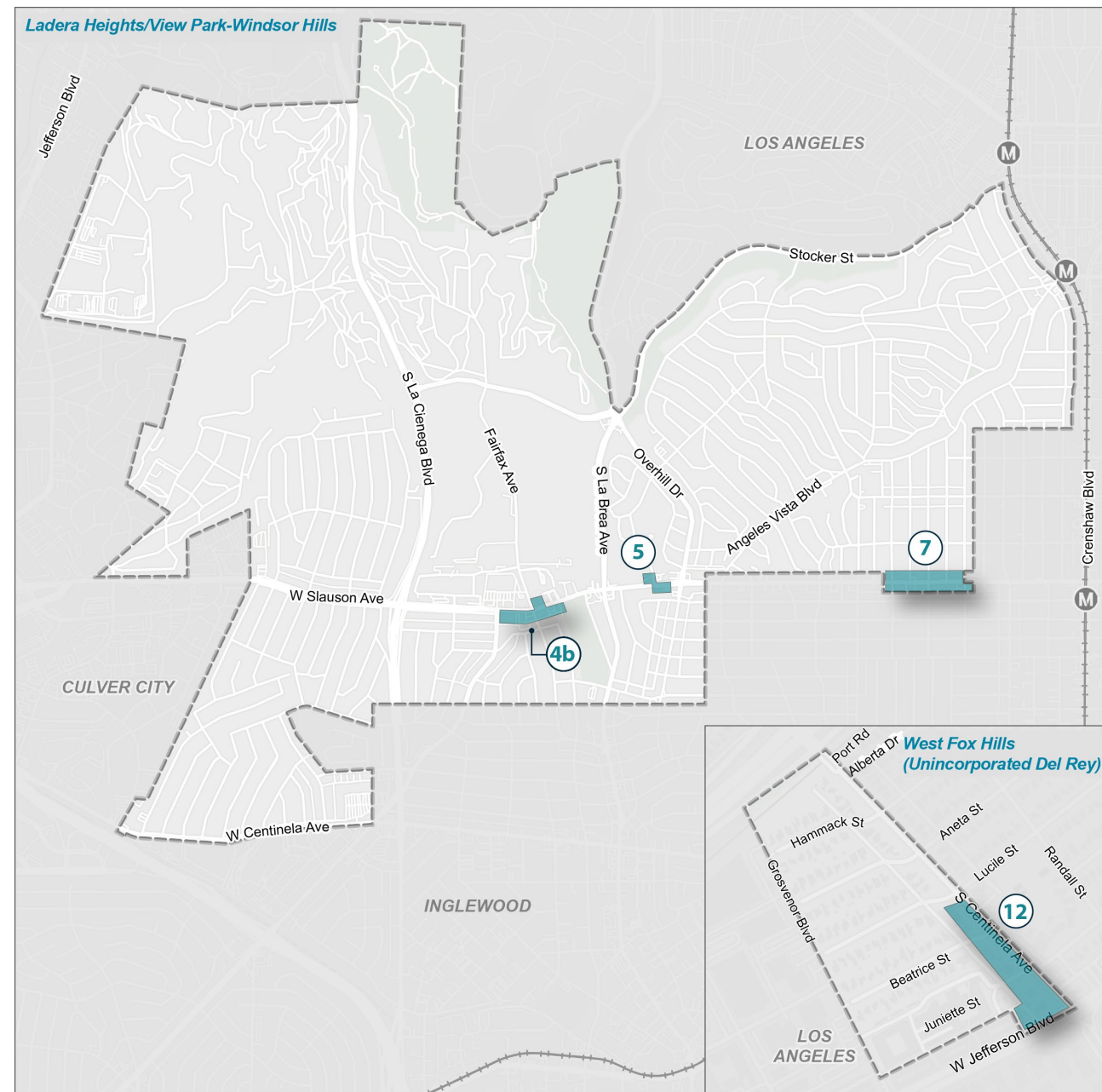
- 2: Ladera Center
- 3: Wateridge Business Center
- 4a: Slauson-Fairfax/Home Depot Center
- 6: Slauson-Overhill



Opportunity Sites

Corridors to Accommodate Mixed-Use and/or Housing Infill, with Street-Fronting/ Pedestrian-Oriented Buildings

- 4b: Slauson-Fairfax Intersection
- 5: Slauson-Heatherdale
- 7: Slauson Corridor East
- 12: West Fox Hills (Del Rey)



Opportunity Sites

Housing Infill Parking Lot

- 1: Centinela-Green Valley

Corridor: Infill Mixed Use or Commercial

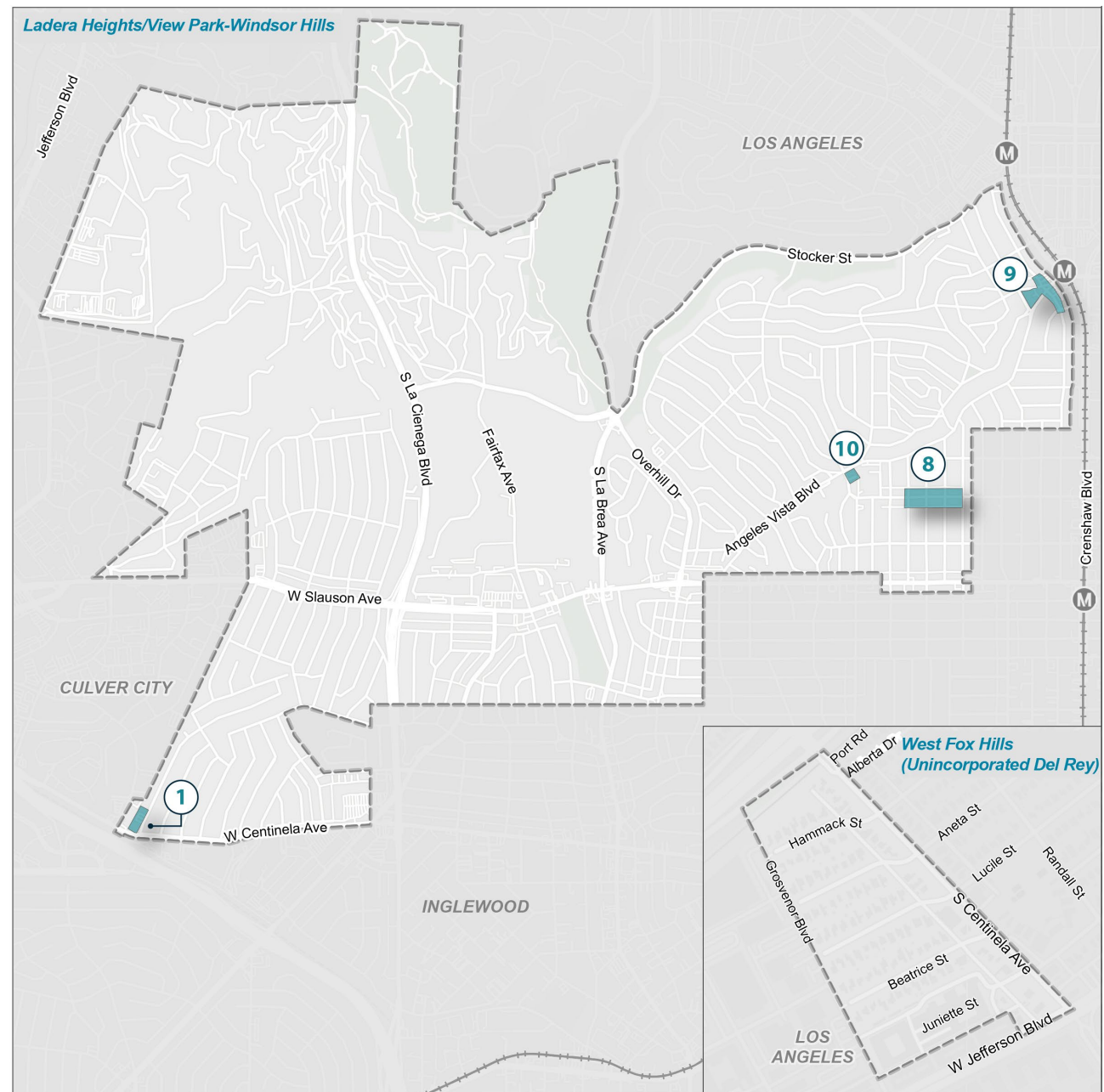
- 8: West 54th Street

Transit Oriented Mixed-Use

- 9: Leimert Park Adjacent

Neighborhood Commercial, or Mixed-Use

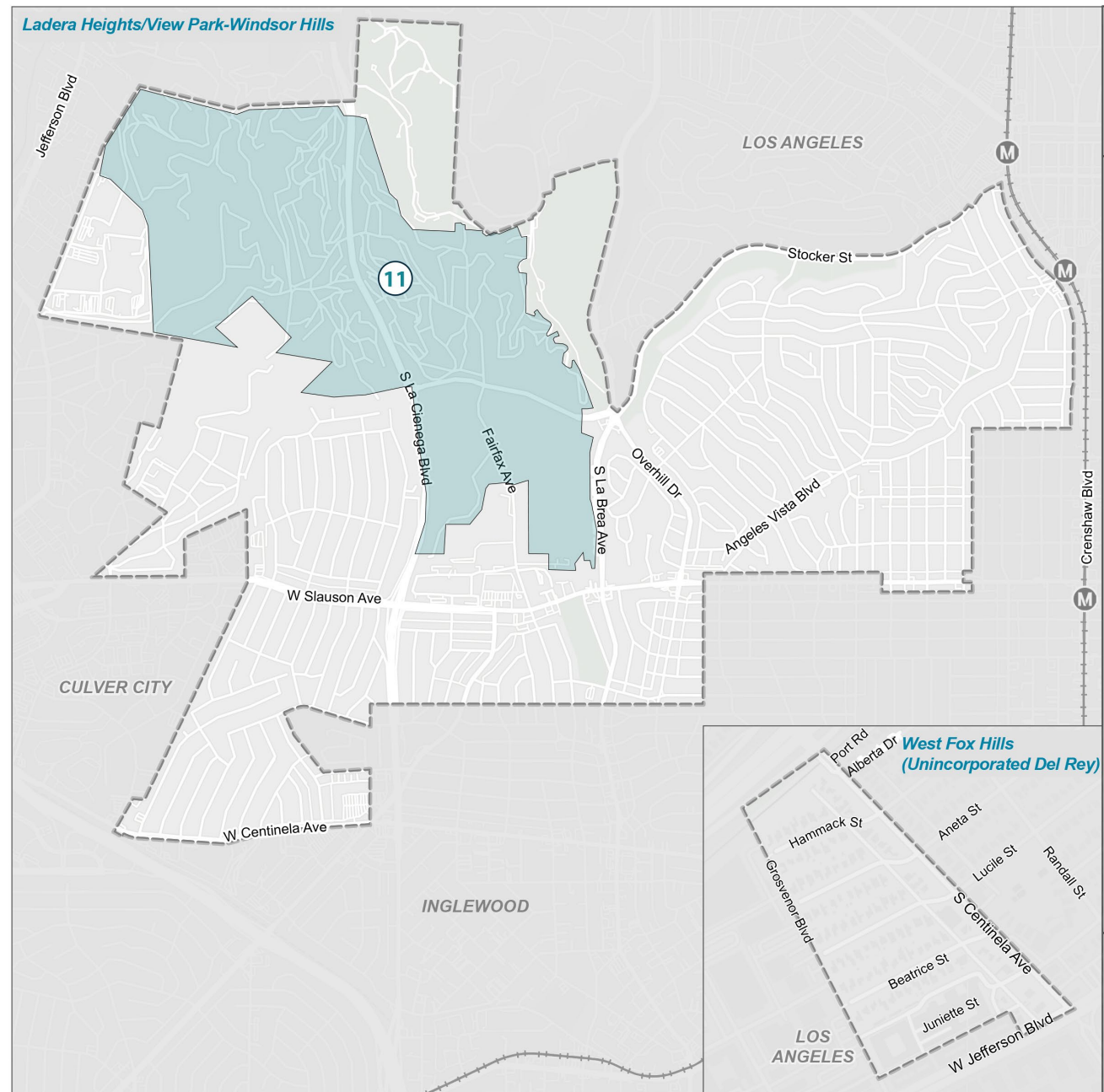
- 10: Angeles Vista-Valley Ridge



Opportunity Sites

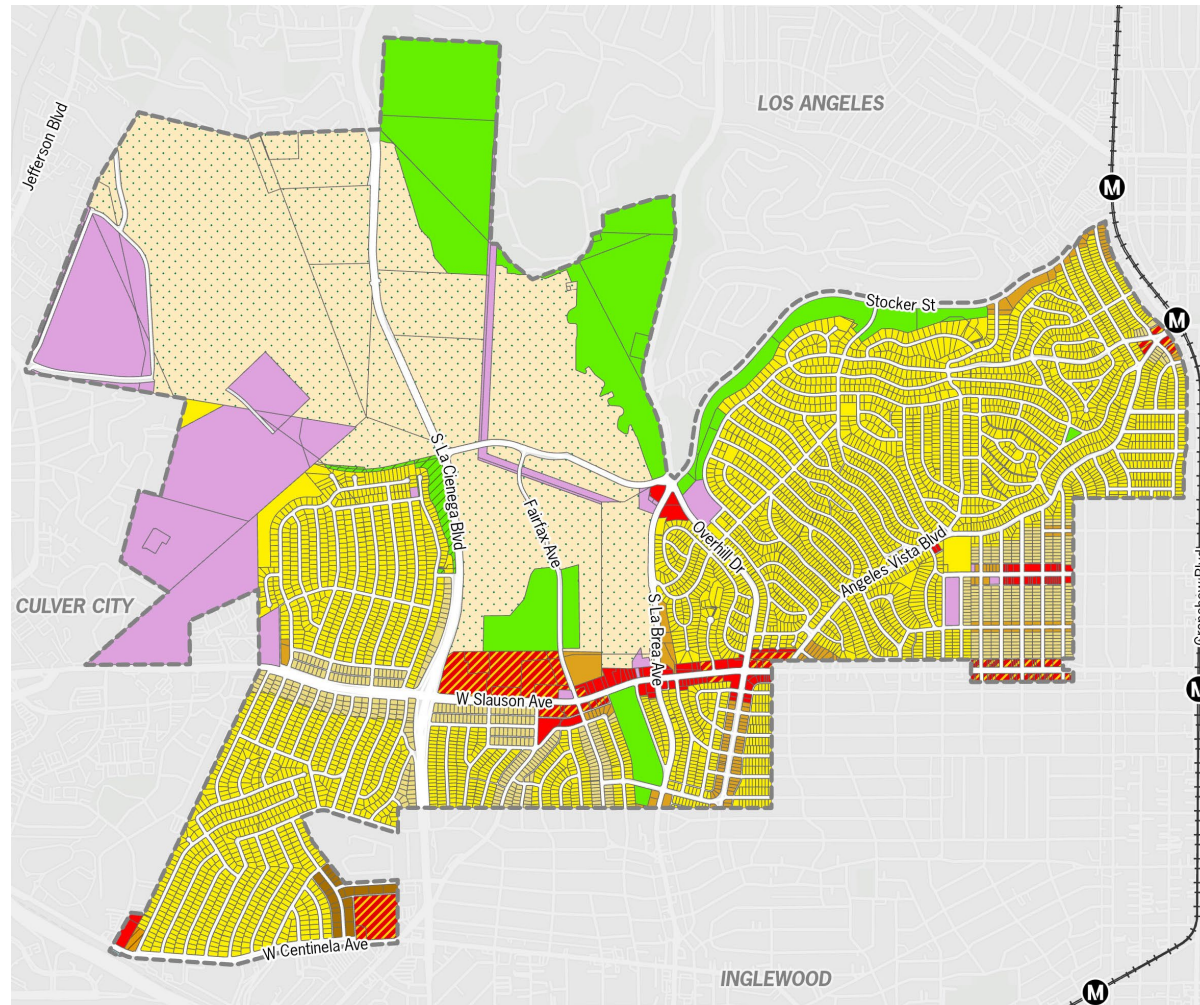
Redevelopment for Uses Complementing Community and Habitat Restoration

- 11: Inglewood Oil Field



Land Use Policy Map

Ladera Heights, View Park and Windsor Hills



West Fox Hills (Del Rey)



M Metro Rail Stations

— Crenshaw Line

Land Use Designations

H9 - Residential 9

H18 - Residential 18

H30 - Residential 30

H50 - Residential 50

H100 - Residential 100

CG - General Commercial

MU - Mixed Use

IL - Light Industrial

P - Public and Semi-Public

OS-C - Conservation

OS-PR - Parks and Recreation

Mineral Resources

Mobility Element

Vision: An enhanced transportation network prioritizes **safety, accessibility, and sustainability** for both residents and local businesses. By providing a **variety of transportation choices**, seamless connections are facilitated between individuals and destinations, thereby improving their lives with convenient access to places to live, work, shop, recreate, and gather.

Goals

1. A safe, efficient, and accessible transportation network for all Westside communities.
2. A safe transportation network for users of all ages and abilities.
3. Improved access to reliable, safe, and high-quality transit service.
4. Pedestrian and bicycle infrastructure is safe, connected, and comfortable for users of all ages and abilities.
5. Transportation Demand Management Strategies are promoted to reduce vehicle trips and encourage sustainable transportation.
6. Parking is managed to optimize efficient use of community space.



Photo of five-way intersection at La Brea Ave., Stocker St. and Overhill Dr. (LA County Planning)

Economic Development Element

Vision: Cultivate a dynamic and accessible economic environment for local businesses and residents that fosters **new business and employment opportunities** while **mitigating displacement risks through equitable policies** that acknowledge community strengths, attract investment, and enhance the overall quality of life.

Goals

1. Major redevelopment projects are incentivized to provide public benefits desired by the community.
2. Seniors receive economic support to age in place.
3. Equitable access for residents to good jobs in growing industries.
4. Established businesses and the community's Black legacy are preserved.
5. Vibrant commercial areas that support small businesses.



Simply Wholesome is a Black-owned restaurant at the intersection of Overhill Drive and Slauson Avenue (David Crane, Los Angeles Daily News)

Conservation and Open Space Element

Vision: The Westside Planning Area's natural resources and open spaces are unique features that distinguish the westside communities from adjacent municipalities. The Conservation and Open Space Element supports **sustainably balancing growth and development with the preservation of open spaces, conservation of natural resources, and protection of biological resources**. Existing open spaces will be maintained, preserved, and enhanced, and additional opportunities to expand open spaces and conserve natural resources will be sought.

Goals

1. The natural environment and natural resources are sustained for enjoyment and equitable use by future generations of Westside residents.
2. Biological, natural, and open space resources are protected, conserved, and enhanced.
3. The Inglewood Oil Field is transformed into a public and environmental asset.
4. Resources are conserved and infrastructure is adapted to improve resilience and minimize contributions to climate change.
5. The Westside's scenic resources and natural features are protected from adverse impacts.



The Inglewood Oil Field is adjacent to Kenneth Hahn State Recreation Area. (PlaceWorks, LA County Planning)

Public Facilities and Services Element

Vision: Parks, trails, recreation facilities and programs, and public services nurture the **social, physical, and mental well-being of residents** of the Westside Planning Area. The Public Facilities and Services Element supports a vision of **equitable access to parks and trails, enhanced recreation activities, and robust community facilities** and programs that continue to support the healthy lifestyles of the Westside's current and future residents.

Parks and recreational facilities will contribute to individual health by supporting physical activity and access to the mentally restorative powers of nature. Public facilities and community services such as libraries, schools, and arts and cultural programs will enrich the mind and connect neighbors with each other.

Goals

1. A network of public facilities, public services, parks, and utilities that serve the needs of all Westside residents.
2. Public services and facilities that support the social, physical, and mental health of area residents.
3. Infrastructure and utility systems that provide reliable and equitable services to Westside residents.
4. Community members are informed about and able to take advantage of services and facilities provided by the County and local partners.
5. Accessible and equitable parks and recreational facilities support the health and well-being of Westside residents.



Ladera Park entrance at Slauson Avenue and Ladera Park Avenue (PlaceWorks)

An aerial photograph of a city area, showing streets, buildings, and green spaces, serving as the background for the top half of the page.

Draft Program Environmental Impact Report

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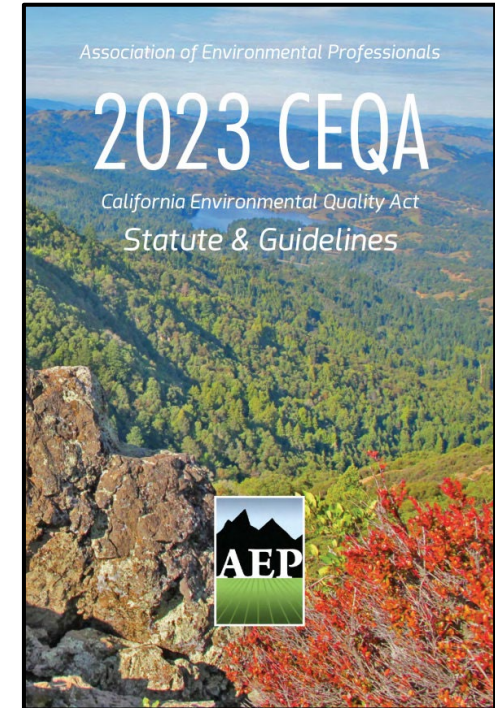
California Environmental Quality Act

Purpose

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

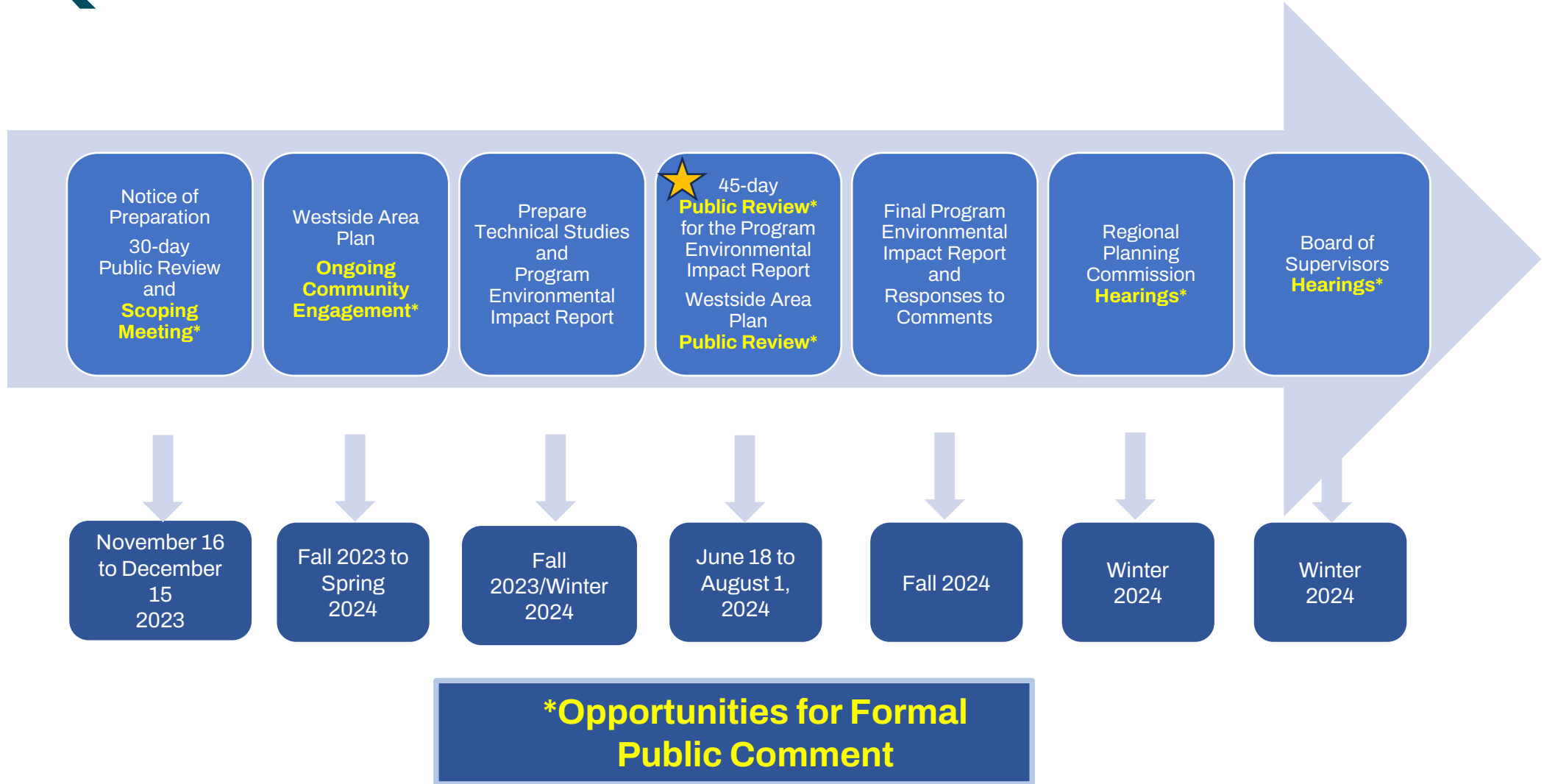
1. If agency determines that a project may have a significant effect on the environment, an EIR must be prepared.
2. An EIR must identify mitigation and analyze alternatives.
3. Prevent significant avoidable impacts through feasible alternatives and/or mitigation.
4. If a project is approved with significant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



Program Environmental Impact Report (PEIR)

- 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



Contents of the PEIR

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

- 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

Types of Impacts Identified in the Draft PEIR

NO IMPACT

- Resources not present
- No potential for impact

LESS THAN SIGNIFICANT

- Would cause no substantial adverse change in the environment
- No mitigation required

LESS THAN SIGNIFICANT WITH MITIGATION

- Could cause significant adverse effect in the environment
- Mitigation measures implemented to reduce impacts

SIGNIFICANT AND UNAVOIDABLE

- Would cause substantial adverse changes in the environment
- All feasible mitigation considered would not reduce impacts

No Impacts or Less than Significant Impacts

- Agriculture and Forestry Resources
- Aesthetic Resources
- Air Quality
 - Conflict with Plans
 - Odors
- Biological Resources
 - Sensitive species and habitats
 - Riparian or sensitive habitat
 - Oak woodlands
 - Local policies and habitat plans
- Energy
- Geologic and Soils
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use
- Mineral Resources
- Population and Housing
- Public Services
- Transportation
 - Conflict with policies
 - Hazards
 - Emergency Access
- Public Services
- Recreation
- Wildfire
- Utilities

Less than Significant Impacts after Mitigation

- **Biological Resources**

- Wildlife movement
- Mitigation Measure BIO-1

- **Cultural Resources**

- Historical
- Archaeological
- Human remains
- Mitigation Measures CUL-1 through CUL-7

- **Paleontological Resources**

- Mitigation Measures GEO-1 and GEO-2

- **Tribal Cultural Resources**

- Mitigation Measures CUL-2 through CUL-6

Significant and Unavoidable Impacts

Air Quality

- Emissions of criteria pollutants
- Exposure of sensitive receptors
- Mitigation Measures AQ-1 and AQ-2

Noise and Vibration

- Construction
- Operation
- Mitigation Measures N-1 - N-3

Transportation

- VMT
- Mitigation Measures T-1 and T-2

Summary of Mitigation Measures

Air Quality

AQ-1: Dust control BMPs

AQ-2: Pollutant emissions BMPs

Biological Resources

BIO-1: Construction timing and measures to reduce impacts to nesting/migrating birds

Cultural Resources

CUL-1: Historic building evaluations

CUL-2 through 6: Archaeological study, monitoring, training, and treatment. Native American coordination.

CUL-7: Proper treatment of human remains

Paleontological Resources

GEO-1 – GEO-3: Paleontological study, training, and treatment

Noise and Vibration

N-1: Construction BMPs

N-2: Operational noise mitigation plan

N-3: Vibration assessment and construction BMPs

Summary of Mitigation Measures

Transportation (Vehicle Miles Traveled)

T-1: The County will also collaborate with State and other agencies to explore the feasibility of new programs for reducing VMT, such as VMT fees

T-2: Implementation of TDM strategies, where feasible and necessary based on project- and site-specific considerations:

1. Implement Commute Trip Reduction Marketing
2. Provide Ridesharing Program
3. Implement Subsidized or Discounted Transit Program
4. Provide End-of-Trip Bicycle Facilities
5. Provide Employer-Sponsored Vanpool
6. Limit Residential Parking Supply
7. Unbundle Residential Parking Costs from Property Cost
8. Extend Transit Network Coverage or Hours
9. Increase Transit Service Frequency
10. Implement Transit-Supportive Roadway Treatments

Alternatives

Purpose:

“...An EIR shall describe a reasonable range of alternatives to the project, or to the location of the project, which would feasibly attain most of the basic objectives of the project but would avoid or substantially lessen any of the effects of the project and evaluate the comparative merits of the alternatives.”

Selection Criteria:

“The range of alternatives required in an EIR is governed by a “rule of reason” that requires the EIR to set forth only those alternatives necessary to permit a reasoned choice.”

Alternatives

Alternative 1: No Project/Existing General Plan

- No land use or zoning changes
- Land use continue to be guided by adopted General Plan
- No changes associated with 6th Cycle Housing Element
- No impacts, does not meet project objectives

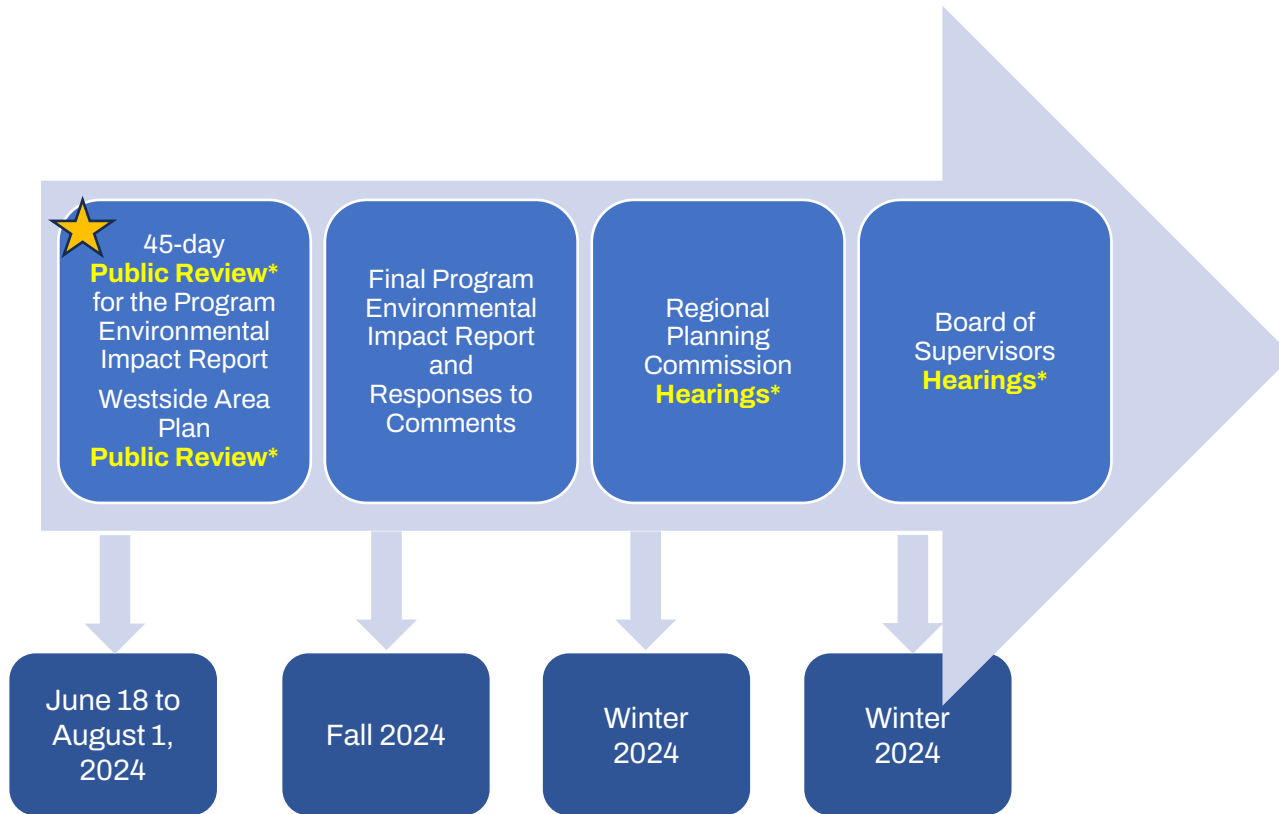
Alternative 2: Housing Element Residential Units Only

- 26 percent reduction in units, equal to those identified in the Housing Element
- Reduced density at same 12 Opportunity Sites
- Reduction in quantitative impacts (AQ, Noise, Traffic), but would remain significant
- Partially meets project objectives

Alternative 3: No Commercial Rezone or Land Use Changes

- Eliminate 244,000 square feet of commercial space (same number of units)
- Same 12 Opportunity Sites
- Slight reduction in quantitative impacts but would remain significant

CEQA Process – Next Steps



- Comment period through **August 1, 2024**
- Preparation of Final EIR
- All comments reviewed and responded to
- Any revisions to Draft PEIR will be made
- Shared with decision-makers and public at least 10-days before public hearings
- Consideration of WSAP and EIR approval



Next Steps

Next Steps

- August 1 – Close of public comments period on draft Area Plan and EIR
- Late summer/fall 2024 – Release of public hearing draft documents
- October 2024 – RPC public hearing
- December 2024 – Board public hearing

Document Availability

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

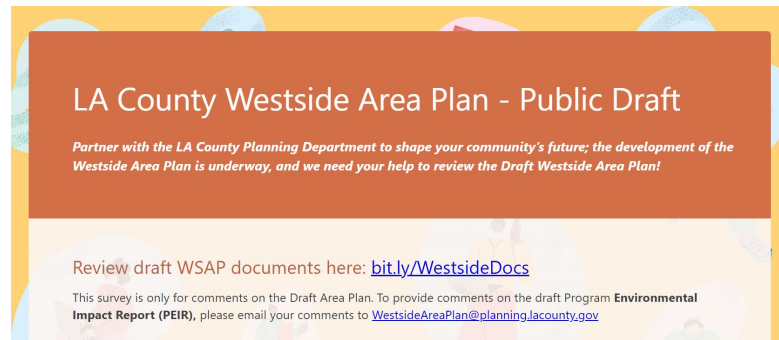
Public Libraries

- 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

How to submit comments

Draft Westside Area Plan

[Comments Form](#)



OR

Via email:

WestsideAreaPlan@planning.lacounty.gov
with subject line "**WSAP comments**"

Draft WSAP PEIR

Via email:

WestsideAreaPlan@planning.lacounty.gov
with subject line "**WSAP PEIR comments**"


OR by mail to:

Julie Yom, Principal Planner

Los Angeles County Department of Regional
Planning

320 W. Temple Street, Room 1362
Los Angeles, California 90012

Comments are due by **5 pm, August 1, 2024**

An aerial photograph of a city area, showing a mix of residential and commercial buildings, roads, and green spaces. The image is semi-transparent, allowing a teal geometric pattern of overlapping squares to be visible at the bottom. The text 'Q&A' is overlaid on the left side of the map.

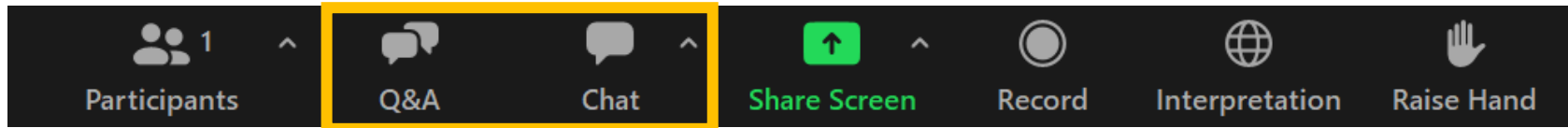
Q&A

LA COUNTY
PLANNING

Meeting Attendee Guide

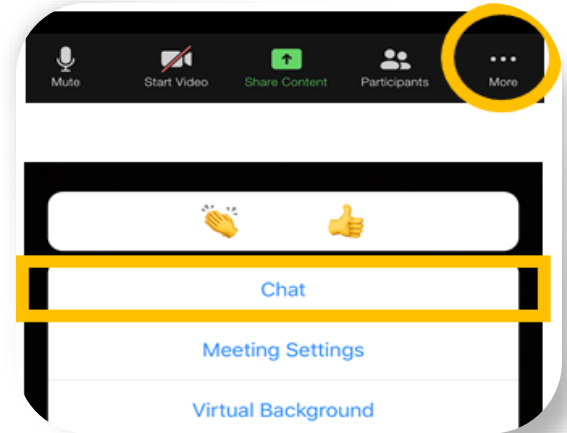
On a Computer

To submit a written comment, at the bottom of your screen select the **Chat** icon to type a comment or select **Q&A** to ask the moderator a question



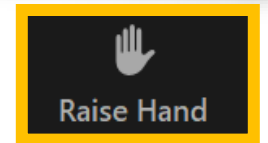
On a Mobile Device

At the bottom of your screen, select the **More (...)** icon, **Chat** option will appear



All meeting attendees will be muted. To submit a verbal comment

Click “Raise Hand”, the host will unmute you and you have 2 minutes for comment



If joining on telephone: you can submit a verbal comment

Dial *9 to Raise Hand, Dial *6 to Unmute, and you have 2 minutes for comment

WSAP Contact Information

Website: planning.lacounty.gov/long-range-planning/westside-area-plan/

Email: WestsideAreaPlan@planning.lacounty.gov

Project
Website



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THANK YOU