

WESTSIDE AREA PLAN (WSAP) FREQUENTLY ASKED QUESTIONS

Why is the County rezoning and changing the land use category on my property?

These proposed changes are part of the Westside Area Plan. Most of the updates to the Westside Planning Area zoning map are administrative in nature, to bring the zoning and land use policy designation into conformance with one another and ensure compatibility of land uses. These proposed changes reflect the existing land use on the property and/or future land use intention. Some select updates to the Westside Planning Area zoning map are intended to accommodate future housing needs mandated by State Housing Law and opportunity sites proposed as part of the Westside Area Plan. The resulting zoning and land use policy designation will be in conformance with one another and compatible with adjacent land uses.

What is the County's Housing Element update and how did the County select the sites?

The [County's Housing Element Update](#) is in accordance with the [State Housing Laws](#). The County's Housing Element outlines the County's plan to rezone to accommodate the projected housing demand. The rezoning methodology was developed in accordance with State law, which requires local jurisdictions to address historic racial segregation and provide additional housing opportunities in higher-resource areas. The site was methodically selected as staff evaluated over 200,000 parcels in unincorporated LA County on the basis of parcel location/proximity, infrastructure, natural constraints, development potential, economic mobility, environmental justice, and transportation. The County's methodology balances equity with other considerations, such as the amount of County land in naturally constrained and environmentally sensitive areas (such as Fire Hazard Severity Zones and Significant Ecological Areas). To learn more about the methodology for the HE sites, please see [Appendix G of the Housing Element](#).

My property is being rezoned for zoning consistency. What does this mean?

Every parcel in LA County has both zoning and a land use designation, 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.). Currently the zoning and land use of the parcel may not allow for the same number of housing units. The (zoning and/or LU) change is needed to ensuring the land use and zoning are consistent. This is to be in compliance with State law.

Does this zone change authorize any new construction, development, or demolition on my property?

No. This change does not authorize or mandate any new construction, development or demolition on your property. This update is a change to the zoning rules and land use category assigned to the parcel as part of the Westside Area Plan. No action is needed by the property owner to continue the existing allowed uses.

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Does the zone change affect my property taxes?

No. Zone changes do not impact property taxes. Property taxes are impacted when property is purchased and sold, as well as when building permits are issued. For more information about when property taxes are reassessed in Los Angeles County, please visit <https://assessor.lacounty.gov/real-estate-toolkit/when-do-i-get-reassessed>.

The WSAP is proposing unlimited height at the Ladera Center.

The WSAP includes Ladera Center, which is a site that is partially within the County jurisdiction and partially within the City's jurisdiction. The WSAP is not to be confused with LA City's Westside Community Plan (Westchester-Playa del Rey, Palms-Mar Vista-Del Rey, Venice and West LA).

- Per the County Code, MXD zoning allows maximum 65 feet in building height, or maximum 45-feet with stepbacks adjacent to R-1 of R-2.
- LA City's land use category, Regional Center allows unlimited height. However, LA City is reviewing the proposed land use at this site.

The WSAP will rezone single-family neighborhoods and change the existing characteristics by introducing high-rise buildings in single-family residential neighborhoods.

Based on the community input received, the WSAP opportunity sites are concentrated along commercial corridors and away from the single-family neighborhoods. There are goals and policies in the WSAP to protect the existing characteristics of single-family neighborhoods.

I don't like the proposed projects selected as opportunity sites. Can you choose different sites?

The opportunity sites were selected based on research and community input. Based on the community input received from the project survey and comments during public meetings, the community members expressed their desire to preserve the characteristics of single-family residential neighborhoods and preferred to see growth in the commercial corridors.

Why does the WSAP rezoning target Ladera Heights, View Park/ Windsor Hills and West Fox Hills? What about other unincorporated communities such as Marina del Rey and Franklin Canyon?

While the WSAP addresses each of its unincorporated communities, its focus is on Ladera Heights, View Park-Windsor Hills, and West Fox Hills as the remaining areas are managed through other plans, agencies, or agreements. Marina del Rey is in the Coastal Zone, and a Local Coastal Program amendment is not within the scope of this project. The unincorporated area of West LA (Sawtelle VA) is owned by and subject to the jurisdiction of the federal government and is currently undergoing a separate master plan effort. Gilmore Island, a small unincorporated parcel of land in the Fairfax neighborhood of the City of Los Angeles, is occupied by a parking lot integrated cohesively within the overall CBS Television City studio

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complex. Its zoning for Major Commercial (C-MJ) use is consistent with the site's current use and the long-term use of the surrounding properties. Franklin Canyon is largely undevelopable due to its environmental setting, natural resources, and fire hazards and is mostly used as parkland and trails managed by the Mountains Recreation and Conservation Authority.

Our community should not have to accommodate more housing.

This is a Countywide effort. Since 1969, California has required local governments to have Housing Elements to ensure that every jurisdiction plans for its "fair share" of housing. This requires us to not concentrate housing in one particular area, but to equitably distribute housing throughout the jurisdiction. In an effort to equitably distribute housing opportunities, the County came up with a methodology for site suitability that meets State criteria, and that we applied everywhere, taking into account environmental constraints.

The County is obligated to meet the Regional Housing Needs Assessment (RHNA) and apply the rezoning methodology consistently. The State is increasing its purview over local land use, and also increasing enforcement against jurisdictions with noncompliant Housing Elements. This includes suing local jurisdictions that do not comply with State laws, as well as making jurisdictions' eligibility for grant funds for infrastructure and transportation contingent upon having a compliant Housing Element.

The WSAP should allocate housing in other affluent areas including Beverly Hills, Cheviot Hills, and Hancock Park.

The WSAP is a County plan and only applies to the unincorporated areas in the County. City of Beverly Hills and City of Los Angeles communities are governed by the respective City's planning policies and regulations. Every local jurisdiction in California is obligated to meet the Regional Housing Needs Assessment (RHNA). For reference, RHNA allocations for adjacent cities include:

- City of Los Angeles: 456,643 units
- City of Inglewood: 7,439 units
- Culver City: 3,341 units
- City of Santa Monica: 8,895 units

Is there going to be a public hearing regarding these changes?

Yes. There is a public hearing scheduled before the Regional Planning Commission in October. Please check back in September for the exact date or be signed up to receive our project emails. The project is also anticipated to go before the Board of Supervisors early next year.

What about parking? We already lack parking in the area and having additional housing units will mean demand for more parking.

The parking requirements for new housing projects in the Westside Planning Area will be in conformance with the recently adopted Multifamily Residential Parking Ordinance. The Ordinance takes into account changing community needs for personal vehicle parking, enable more plentiful, affordable housing options in

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unincorporated areas countywide, and encourage the use of a wide range of transportation choices. Parking requirements have been eliminated for development in public transit areas per state law. <https://planning.lacounty.gov/long-range-planning/multifamily-residential-parking-study/documents/>

What about issues with traffic?

The Draft PEIR for the Westside Area Plan (WSAP) evaluates potential transportation impacts from the implementation of the WSAP and includes an analysis of vehicle miles traveled (VMT). The proposed land use and zoning changes for the Ladera Center utilizes the strategy of Infill Development to reduce the VMT within the Westside Planning Area. In essence, the projected increase in retail, commercial, and housing amenities in the area will provide closer opportunities for residents ultimately leading them to drive less distances between their homes, work, and other amenities. Also, the WSAP includes mobility strategies to ensure safe and pedestrian-oriented environments, which will also reduce VMTs and mitigate traffic impacts. The Draft WSAP and PEIR are currently available for a 60-day public review period through August 16.

In addition, Public Works is currently preparing a Community Traffic Safety Plan (CTSP) for the unincorporated communities of Ladera Heights, View Park, and Windsor Hills. The CTSP is a comprehensive and proactive plan that focuses on roadway safety and will include recommendations on road safety treatments to reduce or expand vehicular capacity to extent that it would influence VMT.

What about overcrowded schools? What about water?

Developers must pay school fees when they add units. In addition, in order to get permits, developers must secure a will-serve letter from the local water supplier to verify that the water company can supply the water needed for the development.

Greenfield development is more equitable than overburdening communities of color in urban areas with more density.

We are required to affirmatively further fair housing or prioritize areas with higher resources in terms of educational attainment and job opportunities and show that housing opportunities are distributed fairly and not overconcentrated in areas that already have high rates of poverty and segregation. We have to balance this with other State requirements for site suitability and other environmental and sustainability considerations, such as curbing sprawl.

Upzoning our community will worsen displacement/ gentrification.

The rezoning is focused on commercial corridors. We understand the concern about displacement impacts. In addition to rent stabilization and tenant protections, there are other tools available to protect existing residents and ensure that affordable housing is included in new development:

- The existing Inclusionary Housing Ordinance requires that for housing projects with 5 or more units to provide a percentage of income-restricted affordable units. The number of affordable units that are required depends on the size of the project, whether it's rental or for-sale units, and the level of affordability

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provided.

- The existing Affordable Housing Preservation Ordinance requires that units that are or were on the site that were occupied by lower income tenants be replaced with units that are affordable at the same income level or below.

How will you address aging infrastructure in urbanized areas where you are increasing allowable density?

The County will be preparing a Capital Improvement Plan for the Westside Planning Area, which will identify and plan for infrastructure needs. Also, note that in order for the County to be eligible for any State funding for infrastructure improvements, we have to be in good standing with current state mandates, including the housing element requirement.

Is the WSAP team working with adjacent jurisdictions?

We have been meeting with the planning staff at the City of Los Angeles and Culver City to discuss the WSAP as well as their planning efforts. In regard to the Ladera Shopping Center, we are working closely with the City of Los Angeles Planning Department to standardize the zoning and land use at the site.

How has the WSAP project team conducted Community Engagement to inform the community about the project?

The County has been conducting outreach in Ladera Heights, View Park/Windsor Hills. Since August 2023 including in-person meetings, virtual meetings, workshops, and participating in community-hosted events. Recordings and presentation materials of these previous outreach efforts are available on the project website: <https://planning.lacounty.gov/long-range-planning/westside-area-plan/announcements-and-events/>.

From June – December 2023, the project team distributed two community surveys (one for West Fox Hills and another one for Ladera Heights, View Park/Windsor Hills) to solicit initial feedback. The project team also mailed out flyers to property owners, sent out rezoning letters, posted project flyers at key businesses and community gathering sites, posted project information on County social media accounts (facebook, Instagram, twitter), attended various community group meetings (United Homeowners Association, Ladera Heights Civic Association, Del Rey Neighborhood Council, and etc.), held office hours at local libraries, conducted meetings with local groups and agencies (West LA College, Baldwin Hills Conservancy, etc.) and have sent out project updates to the project contact list. If you are not yet signed up to the project contact list and wish to sign up, please visit: <https://planning.lacounty.gov/long-range-planning/westside-area-plan/>. The sign-up field is located at the bottom of the page.

Lastly, the project team has been hosting virtual office hours for community members to talk with a planner about the Westside Area Plan. If you have any questions about the WSAP or specific questions about what the WSAP means to your property, you can schedule a 20-minute consultation with a project planner here: <https://bit.ly/3QzyLMM>.