



WSAP FACT SHEET (August 29th, 2024)

Why does the Westside Area Plan include rezoning and changing the land use category?

These proposed changes are part of the Westside Area Plan. A majority of the updates to the Westside Planning Area zoning map bring the zoning and land use policy designation into conformance with one another and ensure compatibility of land uses. Other changes are intended to accommodate future housing needs. Both zoning consistency and planning for housing needs are mandated by State law.

Do the zone changes authorize any new construction, development, or demolition on my property?

No. Zoning and land use policy are the rules for the use, design, and development of a property. The zone changes in and of themselves do not remove any existing homes, businesses, or other permitted uses. They do not authorize any new construction, development, or demolition on properties. No action is needed to continue existing allowed uses.

Does the Housing Element only apply to the Westside Planning Area?

This is a Countywide effort. State law requires local jurisdictions to not concentrate housing in one particular area, but to equitably distribute housing throughout the jurisdiction. The State is increasing its purview over local land use, and also increasing enforcement against jurisdictions with noncompliant housing elements. The WSAP is one of multiple planning efforts underway to implement the Housing Element.

What about displacement and affordable housing?

There are existing tools, such as rent stabilization and tenant protections, that protect existing residents, and the following protections to ensure that affordable housing is included in new development:

- The Inclusionary Housing Ordinance requires that for housing projects with 5 or more units, 5 - 20% of new units are affordable to lower income tenants or middle-income home buyers. 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 provided.
- The 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

What about parking?

The parking requirements for new housing projects in the Westside Planning Area are governed by the recently adopted Multifamily Residential Parking Ordinance and State law. While the Ordinance and State law include parking reductions, it is important to note that these are minimum requirements and do not preclude a property developer from providing more parking than what is required. Per AB 2097, parking cannot be required for development within one-half mile of a major transit stop. Outside of major transit areas, the Ordinance provides parking reductions for smaller housing developments (10 or fewer dwelling units), and larger housing developments with the provision of Transportation Demand Management measures, which are transportation-related community benefits. Furthermore, the Ordinance makes it easier to do off-site parking and shared parking programs.

<https://planning.lacounty.gov/long-range-planning/multifamily-residential-parking-study/documents/>

What about traffic?

In order for us to meet our sustainability goals and ensure that our neighborhoods are safe and healthy, we need to change the way we get from point A to point B. The County is working toward creating more transportation choices than just driving a car. The WSAP includes mobility policies to encourage stakeholders to walk, bike, take transit, and that mitigate traffic impacts of new development by encouraging mixed use, local serving retail, neighborhood amenities, and safe pedestrian areas that can be accessed without a car.

The Draft PEIR for the WSAP evaluates potential transportation impacts from the implementation of the WSAP and will include an analysis of vehicle miles traveled (VMT). Safety is also an important consideration for mobility strategies. The WSAP is informed by the pending 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.

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

As a next step, we will be partnering with the Department of Public Works (PW) to prepare a capital improvement plan, which will identify infrastructure improvements and financing mechanisms, for the Westside Planning Area.

In addition, LA County Planning and PW has a conceptual approval process for project review and evaluation for ministerial applications for new construction or expansion of development in Zone MXD are referred to PW for review of the project's impacts on infrastructure. For these, projects, the County may require technical studies such as a traffic impact analysis, a certification from the public water purveyor that indicates water facilities in the area are adequate to meet the demands of the project and all other properties served by the same water facility; and a sewer area study to determine the adequacy of the sewage system that will serve the project.

WSAP Project Website: To review project materials, including past meeting presentations and recordings, visit the project website:
<https://planning.lacounty.gov/long-range-planning/westside-area-plan/>

Email: You can email the project team at WestsideAreaPlan@planning.lacounty.gov