

2025 049736

FILED
 Mar 11 2025
 Dean C. Logan, Registrar - Recorder/County Clerk
 Electronically signed by CARINA CHEN

CEQA: California Environmental Quality Act

NOTICE OF DETERMINATION

To:	<input checked="" type="checkbox"/>	Office of Land Use and Climate Innovation 1400 Tenth Street, Room 121 Sacramento, CA 95814	From:	County of Los Angeles Department of Regional Planning 320 West Temple Street, 13 th Floor Los Angeles, CA 90012
	<input checked="" type="checkbox"/>	Los Angeles County Clerk 12400 Imperial Highway Norwalk, CA 90650	Applicant:	County of Los Angeles

Subject: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

Los Angeles County Westside Area Plan Final Program Environmental Impact Report
 Project Title

2023110409	Julie Yom	(213) 974-6424
State Clearinghouse Number (If submitted to Clearinghouse)	Contact Person	Area Code/Telephone/Extension

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.

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 5,966 households and 239,000 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.

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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 WSAP to meet the RHNA goals for the County identified in the Housing Element.

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.

This is to advise that the County of Los Angeles has approved the above described
(Lead Agency or Responsible Agency)

project on March 11, 2025 and has made the following determinations regarding the above described project:
(Date)

1. The project [will will not] have a significant effect on the environment.
2. An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
 A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures [were were not] made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan [was was not] adopted for this project.
5. A Statement of Overriding Considerations [was was not] adopted for this project.
6. Findings [were were not] made pursuant to the provisions of CEQA.

This is to certify that the Final PEIR with comments and responses and the record of project approval is available to the General Public at:

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

Date received for filing and posting at OPR:

Julie Yan, Principal Planner 3/11/2025
Signature (Public Agency) and Title Date

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THIS NOTICE WAS POSTED
ON March 11 2025
UNTIL April 10 2025
REGISTRAR - RECORDER/COUNTY CLERK