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January 21, 2025

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
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Los Angeles, CA 90012

Dear Supervisors:

PUBLIC HEARING ON THE WESTSIDE AREA PLAN
PROJECT NO. 2023-001700-(2,3)
ADVANCE PLANNING CASE NO. RPPL2023002448
GENERAL PLAN AMENDMENT NO. RPPL2023002433
ZONE CHANGE NO. RPPL2023002450
ENVIRONMENTAL ASSESSMENT NO. RPPL2023002449
(SECOND, THIRD SUPERVISORIAL DISTRICTS) (3-VOTES)

SUBJECT

The recommended actions are to certify the Final Program Environmental Impact Report (PEIR) and approve the Westside Area Plan (WSAP) and the associated amendments to: (1) the General Plan and its accompanying Land Use Policy Map; and (2) Title 22 (Planning and Zoning) of the Los Angeles County Code, including the zoning map, collectively known as the "Project." The WSAP is a component of the General Plan that guides development in the nine unincorporated communities within the Westside Planning Area (Planning Area) over the next 20 years. The seven unincorporated communities within the Planning Area include the following: Ladera Heights and View Park/Windsor Hills; Marina del Rey; Ballona Wetlands; West Los Angeles (Sawtelle Veterans Affairs [VA]); West Fox Hills; Franklin Canyon; and Gilmore Island.

The associated amendments to the General Plan and Title 22 implement the goals and policies of the WSAP and maintain consistency between the General Plan, WSAP, and WSAP's implementing documents.

IT IS RECOMMENDED THAT THE BOARD AFTER THE PUBLIC HEARING,

1. Certify that the Final PEIR (Environmental Assessment No. RPPL2023002449) for the Project has been completed in compliance with the California Environmental Quality Act (CEQA) and reflects the independent judgment and analysis of the County; find that the Board has reviewed and considered the information contained in the Final PEIR prior to approving the Project, adopt the mitigation monitoring program, finding that the mitigation monitoring program is adequately designed to ensure compliance with the mitigation measures during project implementation; and determine that the significant adverse effects of the project have either been reduced to an acceptable level or are outweighed by the specific overriding considerations of the Project, as outlined in the Environmental Findings of Fact and Statement of Overriding Considerations, which findings and statement are adopted and incorporated by reference;

2. Indicate its intent to approve the Project (Project No. 2023-001700-(2,3), Advance Planning Case No. RPPL2023002448, General Plan Amendment No. RPPL2023002433, Zone Change No. RPPL2023002450, as recommended by the Regional Planning Commission (RPC); and

3. Instruct County Counsel to prepare the necessary final documents for the Project and bring them back to the Board for their consideration.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

Approval of the recommended actions will certify the Final PEIR and establish a policy framework for the Westside Planning Area. As a policy document and a component of the General Plan, the WSAP directs future development and land use decisions to achieve a shared vision for the built environment within the Planning Area. The WSAP promotes active, healthy, and safe intergenerational neighborhoods where residents are well connected to great places to live, work, shop, recreate, and gather; fosters economic vitality while serving local needs; protects and preserves natural resources and open spaces; and supports sustainable mobility options in an enhanced built environment. To achieve this vision, the WSAP Project is shaped by the following five guiding principles: 1) Community Character, 2) Growth and Land Use Development, 3) Environment, 4) Economic Health, and 5) Mobility. Furthermore, approval of the recommended actions will assist the County in meeting a portion of its Regional Housing Needs Allocation (RHNA) through land use changes in the Planning Area to ensure compliance with the State Housing Element Law, Government Code sections 65580 – 65589.11.

On October 23, 2024, the RPC held a public hearing and voted unanimously to recommend approval of the Project with the following recommendations: 1) Move to recommend to the Board to prioritize a historic survey to preserve the historic and cultural resources of the communities, and cultural capital, 2) Move to recommend stronger coordination with City of Los Angeles in planning efforts within the Westside Planning Area, 3) Move to recommend that the Department include early and ongoing robust and meaningful engagement in the development of the Capital Improvement Plan for the Westside Planning Area, and 4) Move to recommend to the Board to raise concerns to the State over the continued establishment of housing State mandates that do not provide the necessary time and space to comprehensively engage with

the community and develop local solutions to the housing crisis. Please see Attachments 9 and 10 for RPC proceedings and resolution.

In addition, to correct an oversight and ensure compliance with State law, staff made revisions to the draft ordinance to include amendments to the County's Inclusionary Housing Ordinance Sections 22.121.010 and 22.121.030. This update implements the Housing Element and requires a 20 percent affordable housing set-aside for lower-income households on all rezoned parcels, pursuant to California Government Code sections 65583.2(c) and (h).

Key Components

The Project includes the following key components:

Westside Area Plan (WSAP)

As a policy document and a component of the General Plan, the WSAP (Exhibit D) directs future development and land use decisions to achieve a shared vision for managing growth and the built environment within the Planning Area.

The vision of the WSAP, which was informed through stakeholder engagement, guides the Planning Area toward sustainable development while recognizing and celebrating history, people, diversity, and culture. The WSAP includes six elements (Chapters 2-7, *Historic Resources Element; Land Use Element; Mobility Element; Economic Development Element; Conservation and Open Space Element; and Public Services and Facilities Element*), which include goals and policies to address the unique conditions and needs of the seven individual communities in the Planning Area. The WSAP also includes Chapter 8, *Implementation Programs,* which contains actions to implement policies from the six elements at both the areawide and community-specific scales. The draft WSGVAP is included as Attachment 3.

General Plan Land Use Policy and Zoning Maps

The following describes changes to the General Plan Land Use Policy Map and Zoning Maps (Attachments 4 and 5).

Housing Element Rezoning Program

These changes are required to meet the RHNA as identified in the Housing Element, which includes a list of sites to be redesignated by 2025to accommodate the County's RHNA shortfall, pursuant to Government Code section 65583(c)(1)(A).

A total of 62 lots are proposed to be redesignated to accommodate 5,548 potential housing units. These lots are generally located along major commercial corridors and proposed to be redesignated to Mixed Use (MU). The proposed MU land use designation allows for pedestrian-friendly and community-serving commercial uses that encourage walking, bicycling, and transit use, residential and commercial mixed uses, and multifamily residences. The MU land use designation allows a residential density of 50 to 150 dwelling units per net acre and a maximum FAR of 3.0 for non-residential and mixed-use development.

Administrative Changes

State law requires that zoning be consistent with the General Plan. A total of 810 administrative changes are proposed for the Planning Area, which is approximately 80% of the proposed changes. The changes include fixes to inconsistencies between existing land use/development or land use category and zoning to better reflect the existing, on-the-ground uses; and fixes to unnecessary split-zoning.

Opportunity Sites

The land use changes for the Opportunity Sites implement the WSAP's and General Plan's goals to increase housing diversity and commercial options along major corridors and near transit, increase housing opportunities, bring diverse land uses in proximity to residential neighborhoods, promote walkable communities, and focus growth in areas with existing infrastructure while preserving the community's character and culture. There are 10 Opportunity Sites.

The Opportunity Sites were selected based on comprehensive research and community input. With a few exceptions, these sites are identified in the Housing Element. They are areas suitable for new residential, commercial, and mixed-use development with characteristics such as large, surface parking lots, the presence of vacant commercial and office buildings, and underutilization or underdevelopment. In project surveys and comments during public meetings, community members expressed their desire to preserve the characteristics of single-family residential neighborhoods and their preference to see growth along the commercial corridors (i.e., Slauson Avenue). Staff held a series of Opportunity Sites workshops to inform the community about the potential sites and reflected community feedback to finalize the selection process.

Zoning Code/Title 22 – Westside Planning Area Standards District (PASD)

The Westside PASD is established to enhance the character of the seven unincorporated communities within the Planning Area. The PASD implements the goals and policies of the WSAP. New areawide and community-specific standards were developed in response to community feedback. The Ordinance is attached as Attachment 6.

PASD Areawide Development Standards

This section contains new standards applicable to the Planning Area. New standards include height limits, requirements for visually unobtrusive service areas and mechanical equipment, and provision for landscaped buffers and screening.

PASD Zone Specific Development Standards

New standards are proposed to apply to all mixed-use zones. New standards include requirements for loading spaces, utilization of decorative fencing or landscaping, and restrictions to loading and unloading time.

Baldwin Hills Community Standards District (CSD)

The existing standards in the Baldwin Hills CSD are moved to the PASD. The figure maps are renumbered.

Ladera Heights CSD

This section contains new standards applicable to the Ladera Heights CSD. New standards include requirements for a height limit for all mixed-use zones as well as shielding of lighting, provisions for fence transparency, and establishment of front yard setback overlays for all residential zones.

View Park/Windsor Hills CSD

This section contains new standards applicable to the View Park/Windsor Hills CSD. New standards include requirements for a height limit for all mixed-use zones as well as shielding of lighting, provisions for fence transparency, and establishment of front yard setback overlay zones for all residential zones.

Implementation of Strategic Plan Goals

The Project supports the County's *Strategic Plan North Star 1: Make Investments That Transform Lives; Focus Area Goal C. Housing and Homelessness; Strategy i: Affordable Housing* by allowing higher density housing development in certain areas where appropriate and increasing housing options.

The Project supports the County's Strategic Plan *North Star 2: Foster Vibrant and Resilient Communities; Focus Area Goal D. Sustainability; Strategy i: Climate Health* by establishing policies that support climate change mitigation in neighborhoods, workplaces, and community facilities. Additional supportive policies and programs include promoting walkable neighborhoods for improved access to recreation, retail, and services, as well as mixed-use developments. The Project also supports *Strategy iii: Natural Resources* by supporting conservation of natural resources and open space, and by directing future development away from hazard and natural resource areas. In addition, the Project supports *Strategy iv: Environmental Justice* through polices that address environmental justice, improved air and water quality, and remediation of polluted properties. Further, the Project supports *Focus Area Goal E. Economic Heath, Strategy ii: Small Business* with policies that promote the establishment and resilience of small businesses.

FISCAL IMPACT/FINANCING

Approval of the Project will not result in any significant new direct costs to the Department of Regional Planning (DRP) or other County departments and agencies.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

The Project supports the General Plan's policies to improve housing choice and affordability for residents of various incomes, promote infill development, support a mix of land uses that promote bicycling and walking, encourage compatible land uses that also foster economic development while addressing environmental justice, improve access to recreational spaces, support conservation of sensitive natural and biological resource areas, and ensure limited impacts to sensitive natural and scenic resources.

In addition to the public hearing conducted by the RPC on October 23, 2024, a public hearing before the Board is required pursuant to County Code section 22.232.040.B.1. Required notice (Attachment 11) has been given pursuant to the procedures and requirements set forth in County Code section 22.222.180. A summary of the engagement strategies and activities is included as Attachment 7.

ENVIRONMENTAL DOCUMENTATION

Staff has determined that an Environmental Impact Report (EIR) was necessary for the Project. A PEIR was prepared in compliance with the CEQA and County environmental guidelines to identify and mitigate any environmental impacts from the Project.

The PEIR concludes that the Project would have potentially significant impacts that could be reduced, avoided, or substantially lessened through implementation of mitigation measures to the following areas, requiring a Mitigation Monitoring Program: Biological Resources, Cultural Resources, Geology and Soils, and Tribal Cultural Resources. The PEIR concludes that impacts to Air Quality, Noise, and Transportation are significant and unavoidable, requiring a Statement of Overriding Considerations. The Final PEIR and CEQA Findings of Fact and Statement of Overriding Considerations are included as Attachment 8.

The Final PEIR addresses the comments received during the June 18, 2024, to August 16, 2024 public comment period. DRP held a virtual public meeting on June 25, 2024, and an in-person public meeting on August 1, 2024 to discuss the findings of the Draft PEIR. The Project has economic, social, legal, and other considerable benefits that outweigh the significant and unavoidable environmental effects. The Project creates opportunities for housing development; encourages reduction of vehicle miles traveled by placing services near residential uses and promoting other forms of mobility aside from single occupancy vehicles; prioritizes conservation of sensitive natural and scenic resources; supports attainment of state, regional, and County goals for GHG emission reductions; encourages economic development opportunities; supports social equity; and promotes environmental justice.

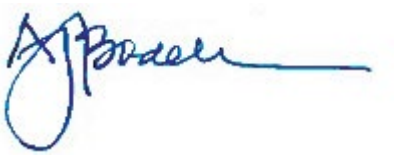
A mitigation monitoring and reporting program is included in the Final PEIR and is adequately designed to ensure compliance with the mitigation measures during Project implementation.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

Approval of the Project will not significantly impact County services.

For further information, please contact Julie Yom of the General Plan/Transit Oriented Communities Section at (213) 974-6316 or jyom@planning.lacounty.gov.

Respectfully submitted,



AMY J. BODEK, AICP
Director of Regional Planning

AJB:CC:ER:JY:ia

Attachments:

1. Project Summary
2. Proposed Amendments to the General Plan
3. Proposed Westside Area Plan
4. Proposed Land Use Policy Maps
5. Proposed Zone Change Maps
6. Proposed Title 22 Amendments
7. Community Engagement Summary
8. CEQA Final PEIR and Attachments
9. Regional Planning Commission Hearing Proceedings
10. Regional Planning Commission Resolution
11. Hearing Notice

c: Executive Office, Board of Supervisors
Assessor
Chief Executive Office
County Counsel
Public Works

S_1_21_2025_AP_BL_WSAP

Attachment 1: Project Summary

COUNTY OF LOS ANGELES
DEPARTMENT OF REGIONAL PLANNING

PROJECT SUMMARY

PROJECT DESCRIPTION:

The Project consists of the Westside Area Plan (WSAP) and the associated amendments to: (1) the General Plan and its accompanying Land Use Policy Map; and (2) Title 22 (Planning and Zoning) of the Los Angeles County Code, including the Zoning Map. The WSAP is a component of the General Plan that guides development in the seven unincorporated communities within the Westside Planning Area (Planning Area) – Ladera Heights, View Park/Windsor Hills; Marina del Rey; Ballona Wetlands; West Los Angeles (Sawtelle Veterans Affairs [VA]); West Fox Hills; Franklin Canyon; and Gilmore Island--over the next 20 years. The associated amendments to the General Plan and Title 22 implement the goals and policies in the WSAP and maintain consistency between the General Plan, the WSAP, and the WSAP's implementing documents.

REQUEST:

Approval and adoption of the WSAP and the associated amendments to the General Plan and Title 22, collectively referred to as the "Project"; certification of the Project Final Programmatic Environmental Impact Report (PEIR); adoption of the Project Mitigation Monitoring and Reporting Program; and adoption of the Project Environmental Findings of Fact and Statement of Overriding Considerations.

LOCATION:

Supervisorial Districts 2 and 3

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RPC HEARING DATE(S):

October 23, 2024

MEMBERS VOTING AYE: Commissioners Duarte-White, Louie, O'Connor, Moon, Hastings

MEMBERS VOTING NAY: None

MEMBERS ABSENT: None

MEMBERS ABSTAINING: None

KEY ISSUES: The Project amends the General Plan to incorporate the WSAP, including its accompanying Land Use Policy Map, to guide development in the seven unincorporated communities within the Planning Area.

The Project creates the potential for 5,548 additional housing units by completing land use policy and zone changes identified by the Housing Element and opportunity sites identified in the WSAP.

The Project amends Title 22 to (1) establish the Westside Planning Area Standards District (PASD) with two new Community Standards Districts (CSDs) for the communities of Ladera Heights and View Park/Windsor Hills and one reserved CSD for potential future community-specific development standards for the unincorporated Del Rey; (2) establish a 45 foot height limit for the mixed-use development zone; (3) maintain and preserve the existing characteristics in residential zones; and (4) require housing developments on certain parcels in the Planning Area to provide an affordable housing set-aside per State law.

MAJOR POINTS FOR: The Project (1) improves housing choice and affordability for residents of various incomes; (2) promotes infill development; (3) encourages active transportation, safety, and mobility; (4) promotes environmental justice; (5) streamlines and standardizes zoning regulations; and (6) encourages compatible land uses that foster economic development and neighborhood connectivity. The Project also ensures compliance with the Housing Element Law.

MAJOR POINTS AGAINST: The Project proposes land use and zoning changes that would allow for moderate density residential development. Many residents of Ladera Heights, View Park/Windsor Hills have voiced their opposition to the rezoning due to concerns about increased density, traffic, and impacts on public services.

Attachment 2: Proposed Amendments to the General Plan

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Chapter 5: Planning Areas Framework

I. Planning Areas Framework

The Los Angeles County General Plan is the foundational document for all community-based plans that serve the unincorporated areas. The purpose of the Planning Areas Framework is to provide a mechanism for local communities to work with the County to develop plans that respond to their unique and diverse character. As shown in Figure 5.1, the General Plan identifies 11 Planning Areas, which make up the Planning Areas Framework. The 11 Planning Areas are:

- Antelope Valley Planning Area
- Coastal Islands Planning Area
- East San Gabriel Valley Planning Area
- Gateway Planning Area
- Metro Planning Area
- San Fernando Valley Planning Area
- Santa Clarita Valley Planning Area
- Santa Monica Mountains Planning Area
- South Bay Planning Area
- West San Gabriel Valley Planning Area
- Westside Planning Area

Figure 5.1 Planning Areas Framework Map

The General Plan provides goals and policies to achieve countywide planning objectives for the unincorporated areas, and serves as the foundation for all community-based plans, such as area plans, community plans, and coastal land use plans. Area plans focus on land use and policy issues that are specific to the Planning Area. Community plans cover smaller geographic areas within the Planning Area, and address neighborhood and/or community-level policy issues. Coastal land use plans are components of local coastal programs, and regulate land use and establish policies to guide development in the coastal zone.

Figure 5.2 shows the relationship of the General Plan to community-based plans. All community-based plans are components of the General Plan and must be consistent with General Plan goals and policies.

The following is a list of community-based plans:

- ~~Altadena Community Plan~~
- Antelope Valley Area Plan
- East San Gabriel Valley Area Plan
- Marina del Rey Local Coastal Land Use Plan

- Malibu Local Coastal Land Use Plan
- Metro Area Plan
- Santa Monica Mountains North Area Plan
- Santa Catalina Island Local Coastal Land Use Plan
- Santa Clarita Valley Area Plan
- South Bay Area Plan
- Twin Lakes Community Plan
- West San Gabriel Valley Area Plan
- Westside Area Plan

…

Attachment 3: Proposed Westside Area Plan

LA COUNTY PLANNING

WESTSIDE AREA PLAN

Los Angeles County | Public Hearing Draft, September 2024

LA COUNTY
PLANNING

WESTSIDE AREA PLAN

for Los Angeles County

Public Hearing Draft | September 2024

Prepared By: PlaceWorks

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Department of Beaches and Harbors
Department of Economic Opportunity
Department of Parks and Recreation
Department of Public Health
Department of Public Works
Fire Department
Office of County Counsel

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LA COUNTY PLANNING
Westside Area Plan

1. Introduction

1 INTRODUCTION

1.1 Overview

The Westside Area Plan (WSAP or Plan) is a policy document intended to direct future development and land use decisions. It establishes goals and policies to guide growth within the Westside Planning Area and contains maps to identify where uses such as housing, jobs, and open space should be improved or preserved. The WSAP puts forth a shared vision that anticipates and stewards changes to the built environment over the next two decades. It provides a framework for the County of Los Angeles (County), the development community, business owners, and residents to shape future growth coupled with the conservation of existing resources. The WSAP is one of eleven planning areas in the County and focuses on land use and policy issues specific to the unique characteristics and needs of the WSAP's communities.

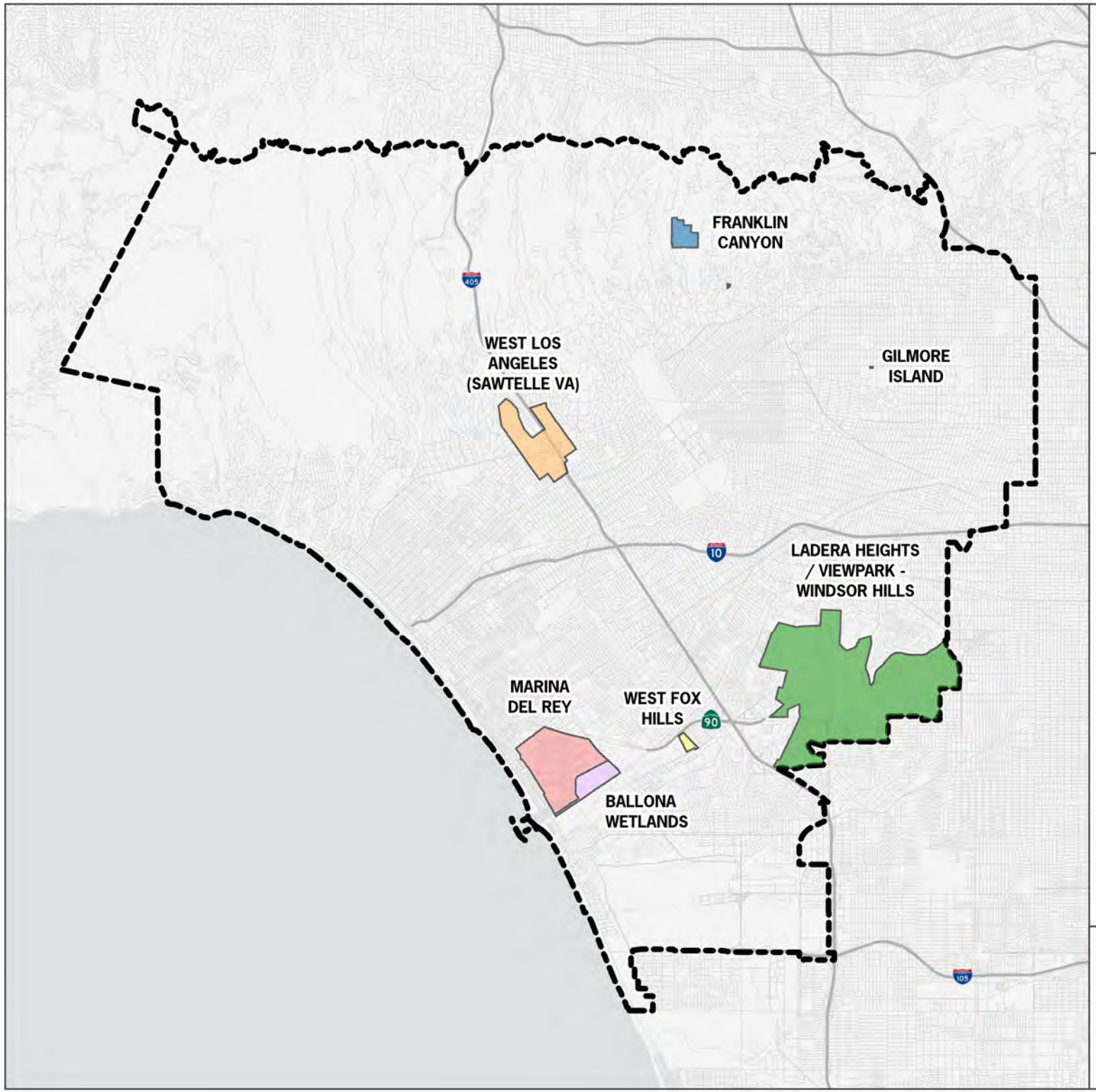
1.2 Communities, Vision, and Guiding Principles

1.2.1 Communities

The Westside Planning Area (Planning Area) is comprised of a western portion of Los Angeles County and totals approximately 145 square miles, of which the unincorporated communities occupy 7.4 square miles. It encompasses the eastern extension of the Santa Monica Mountains on the north and is bounded by the Pacific Ocean on the west, Los Angeles International Airport in the south, and an irregular boundary generally running along Eastern Avenue, Centinela Boulevard, Crenshaw Boulevard, and the 405 freeway in the east.

The Planning Area consists of seven unincorporated communities (see Figure 1-1, *WSAP Communities*):

- Ladera Heights and View Park-Windsor Hills
- West Fox Hills
- Marina del Rey
- Ballona Wetlands
- West Los Angeles (LA) (Sawtelle Veterans Affairs [VA])
- Franklin Canyon
- Gilmore Island



Los Angeles County

Westside Area Plan

Fig. 1-1 Westside Planning Area

- Westside Planning Area
- Ballona Wetlands
- Franklin Canyon
- Gilmore Island
- Ladera Heights / View Park - Windsor Hills
- Marina Del Rey
- West Fox Hills
- West Los Angeles (Sawtelle VA)
- Freeway

LOS ANGELES COUNTY
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Source: DRP GIS Section 2024, PlaceWorks 2024

As of 2022, the Planning Area's population was 32,712 people and consisted of 15,425 households. Many households in the planning area are more affluent than the County average, with median household incomes of $126,729, compared to the County's $76,367. Residents are also highly educated. Many adult residents (65 percent) have a bachelor's, graduate, or professional degree, with another 22 percent receiving some college education.

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. The Ballona Wetlands is a significant ecological resource owned by the state of California, managed by the California Department of Fish and Wildlife, and subject to an ongoing multiagency restoration project.

Marina del Rey is in the Coastal Zone, and a Local Coastal Program amendment is not within the scope of this project. The 2008 Marina del Rey Affordable Housing Policy will be revised and updated to help ensure compliance with the State Mello Act and to increase affordable housing stock. All projects in Marina del Rey undergoing demolition, conversion to a new use, or substantial rehabilitation will be required to replace all existing low- and moderate-income units. Additionally, newly constructed projects and projects undergoing substantial rehabilitation will be required to provide a set aside of 20 percent of the units for low-income housing. The Los Angeles County Development Authority (LACDA) will make Mello Act determinations and work with the Department of Regional Planning (DRP) and Department of Beaches and Harbors (DBH) to implement this policy. As of the date of this Area Plan, DBH has initiated a planning process to identify development options and recommendations for properties with expiring leaseholds in the near future, under the moniker "Marina del Rey for All".

The unincorporated area of West LA (Sawtelle VA), with the exception of a small privately-owned parcel, is comprised of the United States Department of Veterans Affairs West LA campus, which provides services to veterans and is being further developed with permanent supportive housing under a separate master plan. The 2021-2029 Housing Element allocates 1,032 new units of housing in the West LA (Sawtelle VA) area.

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 complex. 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.

The unincorporated community of Ladera Heights is a relatively affluent community with a population of more than 6,500 residents in 2021, of which 30 percent were seniors over the age of 64, 71 percent of its population identified themselves as Black, and the median household income was $113,462, which is greater than that of Los Angeles County ($76,367). Most have attained higher education (60 percent), and another 27 percent have some college education. Residents primarily work in the service industry (46 percent); finance, insurance, and real estate (24 percent); and retail trade (19 percent). The majority of Ladera Heights residents are homeowners (67.2 percent).

The unincorporated area of View Park-Windsor Hills is immediately east of Ladera Heights, with similar population characteristics. As of 2021, its population was more than 11,000 residents, 78 percent of whom identified as Black, with household incomes averaging $101,448. Comprising nearly 1,800 properties, View Park is one of the largest National Register historic districts in California, the largest district in the U.S. designated for its association with African American history, and home to the County's first local landmark.

Most residents of View Park-Windsor Hills are highly educated: 58 percent have college or professional degrees, and another 27 percent have some college education. Most residents are homeowners (71.7 percent). Many residents work in similar industries as their Ladera Heights neighbors: service (55 percent); retail trade (21 percent); and finance, insurance, and real estate (8 percent). Residents in View Park-Windsor Hills are slightly younger than those in Ladera Heights; however, seniors over 64 years old still represent more than a quarter (26 percent) of the overall population. Most residents in View Park-Windsor Hills live in single family homes or small apartment complexes.

The Ladera Heights and View Park-Windsor Hills communities are predominantly developed with residential neighborhoods and commercial corridors and centers, a small office campus, and civic and educational facilities, parks, and open spaces. Commercial uses and apartments are largely concentrated along Slauson Avenue, with a few distinct pockets on Centinela Avenue, West 54th Street, and the Overhill/La Brea intersection. The Inglewood Oil Field and Kenneth Hahn State Recreation Area account for the majority of the land in the north-central portion of the communities, with the West Los Angeles College and Holy Cross Cemetery along the western edge.

The unincorporated area of West Fox Hills, also known by residents as “Unincorporated Del Rey,” is a small, primarily residential community bordering the City of Los Angeles neighborhoods of Playa Vista to the south and Del Rey to the east, north and west. A small corridor of commercial and office uses is along Centinela Avenue. As of 2021, the West Fox Hills neighborhood has 456 residents in 219 households. The majority are renter households (83.6 percent). Median household incomes are $80,564. The two most common industries that residents work in are service (68 percent) and finance, insurance, and real estate (23 percent). Over 97 percent of the residents have a bachelor’s, graduate, or professional degree or some college education. It is a racially and ethnically diverse neighborhood—50 percent of the population identify as White, and Asian and Hispanic/Latino residents represent 25 percent and 19 percent, respectively, of all community members.

1.2.2 Vision and Guiding Principles

VISION

The unincorporated communities of Los Angeles the County's Westside encompass vibrant neighborhoods that collectively recognize and celebrate history, people, diversity, and culture. The Westside Area Plan (WSAP or 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.

The WSAP is grounded in the community's aspirations for how their neighborhoods and districts will evolve. The Plan represents a shared image of the future that residents hope to create and reflects the qualities and uniqueness which distinguish these as special places, to live, work, and play. These hopes are encapsulated in the above Vision Statement, which was developed with input from a robust program of public workshops and surveys.

GUIDING PRINCIPLES

The Vision is carried out through five principles that guide the establishment of the goals and policies of the WSAP.

1. **Community Character**

Preserve the Westside's character by ensuring future growth is integrated into neighborhoods, commercial districts, and open spaces with designs, densities, and variation that complement community scale and quality and contribute to a more walkable and accessible environment.

2. **Growth and Land Use Development**

Prioritize community-serving uses that are accessible to residents, 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.

3. **Environment**

Protect and restore open spaces and natural resources for ecosystem services, social benefits to vulnerable populations, and environmental justice for historically burdened communities while emphasizing sustainable building practices and implementing infrastructure improvements that are environmentally sensitive and minimize impacts on energy, water, air, and climate.

4. Economic Health

Foster the economic health and prosperity of local businesses by promoting a mix of uses and adaptability of buildings in response to the evolving commercial marketplace, nurturing small businesses, and attracting job opportunities and commercial services that serve local residents.

5. Mobility

Improve a diversity of travel choices by enabling residents to efficiently and safely access destinations throughout the community by walking, biking, using public transit, and emerging forms of transportation, in addition to driving by automobile.

1.3 Organization of the Area Plan

The Area Plan is organized into the following nine chapters.

- **Chapter 1, Introduction,** describes the purpose of the WSAP, the Westside communities, the vision statement and guiding principles, Plan's organization, and its relationship to other documents.
- **Chapters 2 through 7** comprise the six WSAP elements, each presenting background information regarding existing conditions, key findings and conclusions. The Vision is carried out through all the chapters and the background information as well as the key findings inform the goals, and policies of each element. They are generalized for the Planning Area and detailed for the Ladera Heights, View Park-Windsor Hills, and West Fox Hills unincorporated communities.
  - **Chapter 2**, **Historic Resources Element,** describes the history of community settlement and development, identifies historic sites and buildings, and guides the recognition and protection of these people, places and patterns.
  - **Chapter 3, Land Use Element**, gives guidance on the regulation and distribution of land uses to promote sustainable growth patterns in support of the Plan's Vision.
  - **Chapter 4, Mobility Element**, provides goals and policies that support efficient and safe mobility across diverse modes, with an emphasis on facilitating active transportation and transit use.
  - **Chapter 5, Economic Development Element**, outlines a framework for an economically and fiscally equitable and sustainable Planning Area, including the maintenance of existing and attraction of new businesses needed and desired by residents, mitigation of displacement, and equitable job access.
  - **Chapter 6, Conservation and Open Space Element**, establishes goals and priorities to guide conservation of open space, biological, water, and scenic resources in the Planning Area.
  - **Chapter 7, Public Facilities and Services Element,** lays out goals, policies, and strategies to address the park and recreation needs of the Planning Area.
- **Chapter 8, Implementation Programs and Actions**, contains a list of programs that will further implement the goals and policies in Chapters 2 through 7. The chapter describes which County departments and agencies are responsible for implementation programs and sets a time frame for completion of these programs.

1.4 How to use the Area Plan

The WSAP outlines the vision, goals, policies, and programs that will shape the land, communities, neighborhoods, and places of the Westside Area. The WSAP, used in conjunction with the General Plan, will guide decision-making regarding land use, mobility, and infrastructure improvements, public facilities and services, and environmental resource conservation and serve several important roles: (1) Set direction for County administration, County staff, and elected and appointed officials, including County planning commissioners, regarding the long-range land use needs of those who live, work, and recreate in the Westside communities; (2) Inform community-based organizations, business owners, developers, designers, and builders about the County's policy for the Planning Area's built environment; and (3) Communicate the agreed-upon future form of the Planning Area communities to ensure accountability of decision makers in achieving the goals of this plan. Table 1-1, User Groups and Intended Use of the Area Plan, outlines how the plan may be referenced by three main user groups.

Table 1-1 User Groups and Intended Use of the Area Plan

Main User	Intended Use of the Area Plan
County Staff, Commissions, and Elected Officials	• Provides direction regarding the long-range land use needs and priorities for those that live, work, and recreate in the Westside communities. • Communicates the agreed-upon future distribution, density/ intensity, and form of development in the Westside communities to ensure accountability of decision-makers in achieving the goals of this plan. • Helps guide the County's capital improvements program, zoning ordinance, and zoning maps for future improvements and developments. • Encourages alignment with other County planning documents, including but not limited to the Vision Zero Plan, Climate Action Plan, and the Our County Sustainability Plan. • References regulations that exist across multiple plans to simplify and streamline land use and zoning regulations.
Developers/Designers/ Builders	• Clarifies the County's policies and standards for how land is to be developed and specifies sites where opportunities for redevelopment are anticipated.
Residents/Community Organizations/Business Owners	• Holds the County administration accountable for implementing the identified goals and policies. • Informs the County's future plans and land use priorities. • Identifies current trends and economic development opportunities.

1.5 Relationship to other County and Regional Plans

1.5.1 General Plan

The General Plan is the foundational document for all community-based plans that serve the unincorporated areas. To effectively plan and coordinate development in unincorporated areas across a large geographic range, the County adopted a "Planning Areas Framework" in 2015 as part of the General Plan. The Planning Areas Framework provides a mechanism for local communities to work with the County to develop plans that respond to their unique and diverse character and circumstance. This framework identifies 11 Planning Areas, including the Westside Planning Area. The General Plan provides goals and policies to achieve countywide planning objectives for unincorporated areas. From here, the County can develop area plans that are tailored to the unique geographic, demographic, economic, and social diversity of each Planning Area. All area plans are components of and must be consistent with the General Plan goals and policies.

Countywide General Plan Guiding Principles

The General Plan provides the policy framework and establishes the long-range vision for how and where unincorporated areas will grow. It establishes goals, policies, and implementation programs to foster healthy, livable, and sustainable communities. As a component of the General Plan, the WSAP is guided by the six General Plan Guiding Principles, which provide the foundation of the WSAP and inform its goals, policies, and implementation actions.

1. **Employ smart growth**: Shape new communities to align housing with jobs and services; protect and conserve the County's natural and cultural resources, including the character of rural communities.
2. **Ensure community services and infrastructure is sufficient to accommodate growth**: Coordinate an equitable sharing of public and private costs associated with providing appropriate community services and infrastructure to meet growth needs.
3. **Provide the foundation for a strong and diverse economy:** Protect areas that generate employment and promote programs that support a stable and well-educated workforce. This will provide a foundation for a jobs housing balance and a vital and competitive economy in the unincorporated areas.
4. **Promote excellence in environmental resource management:** Carefully manage the County's natural resources, such as air, water, wildlife habitats, mineral resources, agricultural land, forests, and open space, in an integrated way that is both feasible and sustainable.
5. **Provide healthy, livable, and equitable communities**: Design communities that incorporate their cultural and historic surroundings, are not overburdened by nuisance and negative environmental factors, and provide reasonable access to food systems. These factors have a measurable effect on public well-being.

6. **Promote strengths, community voice, and equity outcomes:** Seek out special places or traditions that are significant to the community and recommend ways to preserve and celebrate them.

Other General Plan Components

Housing Element

The WSAP directly implements the General Plan's 2021-2029 Housing Element as it reinforces its policies and designates the proposed general distribution, location, and extent of land uses for housing at a range of densities to support housing for all income levels. The Southern California Association of Governments' 6th Regional Housing Needs Assessment (RHNA) allocation requires accommodating increased residential densities and additional housing affordability options in the Westside Planning Area, and therefore the WSAP rezones properties and incorporates applicable goals, policies, and strategies to address these RHNA goals. The identification of opportunity sites that could accommodate additional housing in the Land Use Element largely reflects the sites for rezoning identified in Appendix B of the Housing Element.

Los Angeles County Climate Action Plan

In 2015, the County adopted the 2020 Community Climate Action Plan (CCAP) as a component of the Air Quality Element of the General Plan and set a target to reduce emissions by 11 percent by 2020. The document was updated and approved by the Board of Supervisors on April 16, 2024 as the 2045 Climate Action Plan (2045 CAP). The 2045 CAP sets new targets and goals beyond 2020, ties together existing climate change initiatives, and provides a blueprint for deep carbon reductions. The 2045 CAP builds upon the existing and ongoing efforts of the 2020 CCAP and focuses on actions to reduce greenhouse gas (GHG) emissions associated with community activities in unincorporated areas of the county.

The WSAP aligns with several policies and programs of the CCAP relating to the reduction of GHG emissions, the most significant being the concentration of growth as infill of arterial corridors, near transit, active transportation, and commercial services, as well as expanding pedestrian infrastructure to facilitate walking, biking, and transit use in place of vehicular travel that can lead to increased GHG emissions.

Bicycle Master Plan

The Los Angeles County Department of Public Works (DPW) is updating the County Bicycle Master Plan (BMP). The current BMP was last updated in 2012 and established a vision for biking as a safe and viable means for mobility and recreation. The BMP serves as a guide for the creation and maintenance of safe and accessible bikeways and paths in unincorporated County and along County flood control district channels. The BMP update will propose new bikeways, revisit the feasibility of unconstructed bikeways from the 2012 plan, incorporate new policies to share bikeway facilities with micro-mobility devices, identify first/last mile bikeway improvements to further connect to transit stations

and bus stops, and prepare for the programmatic environmental impact report. The BMP update will engage with community members, community-based organizations, and advisory committees to develop an inclusive and representative BMP. The BMP update is anticipated to be finalized in 2025.

Other County Plans

The WSAP is closely related to other County planning efforts, including relevant transportation and sustainability plans. The goals, policies, and actions in these various plans helped to inform, support, align, and guide the goals, policies, and actions prepared for the WSAP, which also served to further implement each plan.

View Park-Windsor Hills and Ladera Heights Community Safety Traffic Plan

At the time of preparation of the WSAP, DPW is developing a Community Safety Traffic Plan (CSTP) for View Park-Windsor Hills and Ladera Heights. The CSTP consists of traffic engineering reviews that include, but are not limited to, the feasibility of designs for road diets to curb excessive speeding, signal modifications, and residential speed mitigation throughout the community.

Los Angeles County Vision Zero Action Plan

Vision Zero is a traffic safety initiative to eliminate traffic-related fatalities in the County. The Vision Zero Action Plan focuses the County's efforts over the next five years to achieve the goal of eliminating traffic-related fatalities on unincorporated County roadways by 2035. This plan defines a vision for the future and describes objectives and actions to enhance traffic safety in collaboration with government and community partners.

Los Angeles Countywide Comprehensive Parks and Recreation Needs Assessment Plus (PNA+)

Adopted by the Board of Supervisors on December 6, 2022, PNA+ is a national model for park equity and planning that assesses the County's needs with respect to environmental conservation and restoration, regional recreation, and rural recreation. PNA+ builds on the Los Angeles Countywide Parks and Recreation Needs Assessment (PNA) of 2016, which comprehensively analyzes and quantifies the need for parks and recreational facilities in cities and unincorporated areas. PNA+ calls for a holistic approach to conservation through both the conservation and protection of existing valuable natural resources and the restoration of urban degraded lands, forming the basis of the County's strategy to conserve at least 30 percent of lands and waters by 2030 (30x30). It also identifies priority areas for regional recreation and rural recreation using various indicators of population vulnerability and other factors such as access to regional and rural recreation sites via different modes of travel, the availability of such facilities, and the amenities they offer. Appendix A includes the Westside Regional Study Area.

Step by Step Los Angeles County

Los Angeles County Department of Public Health prepared "Step by Step Los Angeles County: Pedestrian Plans for Unincorporated Communities," which was adopted by the County Board of Supervisors in 2019. The document provides a policy framework on how the County proposes to get more people walking, increase pedestrian safety, and support healthy and active lifestyles. It also includes community pedestrian plans for unincorporated communities in the County. The WSAP supports Step by Step Los Angeles County by providing goals and policies related to improving connectivity and pedestrian activity, and by locating new residential development in identified opportunity areas near existing commercial and active transportation corridors.

1.6 Community Engagement

(Left) Open House Event on Aug 24, 2023; (Right) Outreach booth at Taste of Soul Event on October 21, 2023 (LA County Planning)

(Left) Community Meeting on Aug 1, 2024; (Right) Listening Session on Aug 29, 2024 (LA County Planning)

Stakeholder and community engagement was the foundation for preparation of the Area Plan. From the outset of the planning process, more than 46 opportunities were provided for the engagement of residents, businesses, and organizations in in-person and virtual meetings, workshops, and community events, and more than 1,000 individuals participated. As outlined below, each activity was designed to educate the community about the purposes of the WSAP, listen to the insights, concerns, and aspirations of residents and stakeholders, and collaboratively develop the elements of the Plan.

1. Eight workshops for all community residents:
    - On-line workshop introduced the planning program, reviewed and supplemented issues identified in prior surveys, and solicited input for the development of the community's vision for the future.
    - Open house at the Kenneth Hahn State Recreation Area (KHSRA) Visitor Center at which input was received for identifying opportunity sites for the adaptive re-use of existing and/or new housing, commercial, and other uses; employed an interactive mapping exercise with participants identifying images of their preferred uses for each site.
    - Online workshop presented and received comments on preliminary land use recommendations based on input received in the open house.
    - Online workshop presented and received comments on preliminary WSAP goals and policies addressing land use, economic development, mobility, public facilities and services, conservation and open space, and historic resources.
    - An in-person workshop at the KHSRA Visitor Center at which the community reviewed and commented on the Draft Goals and Policies
    - After the release of the Draft Area Plan and EIR for public review on June 18, 2024, three community-wide meetings were held to provide an overview of the Draft Area Plan and EIR, answer questions and receive comments. A virtual meeting was held on June 25, 2024, an in-person meeting was held on August 1, 2024, and a hybrid meeting was held both virtually and in-person on August 29, 2024. Feedback provided at these meetings and submitted via comment letters led to refinements to the Plan.
2. Community events and celebrations provided the opportunity to engage with community members at events hosted by other organizations that draw the attention and participation of many residents. A separate space or time was set aside for the planning team to educate the public regarding the WSAP and receive input about defining issues and opportunities for the future. Among these were the Taste of Soul, Ladera Community Safety Event, Ciclavia, and the County Juneteenth event.
3. The community was invited to meet with planning staff during in-person "office hours" at the Marina del Rey Library and View Park Library to learn about and offer comments about their issues, visions, and feedback on options for the future.

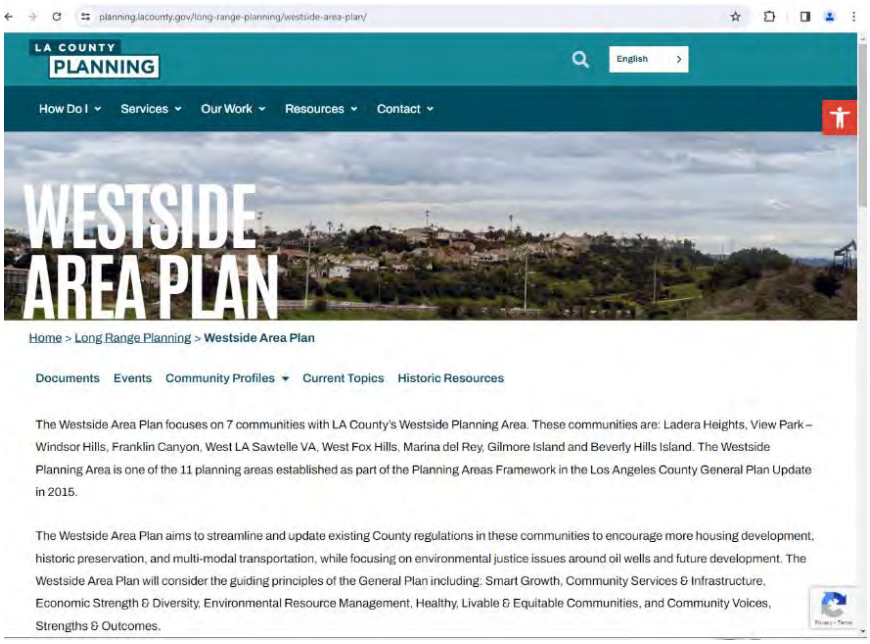
4. Meetings were conducted with the United Homeowners Association, Ladera Heights Civic Association and Del Rey Neighborhood Council to inform residents about the Plan's purpose and workshop schedule, discuss issues, and receive input on their visions for the future and responses to options under consideration.

5. Meetings were held with the Baldwin Hills Conservancy, Streets Are for Everyone (SAFE) organization, West LA College, and the cities of Los Angeles and Culver City.

6. Virtual appointment with a Planner was available to all residents within the Westside Planning Area to book a 20-minute appointment with a project planner to discuss topics related to the WSAP.

7. The WSAP project team sent out 11 newsletters to the project contact list which includes 1,150 individuals with periodic updates on upcoming meetings, project fact sheets, and other WSAP-related information. In addition, the project team frequently used DRP's social media (Facebook, Instagram, and X) to promote WSAP meetings and workshops.

Two digital surveys were conducted throughout the development of the Plan to provide community members with a method to provide input on their insights, concerns, and aspirations. Surveys were oriented to residents of Ladera Heights, View Park-Windsor Hills, and West Fox Hills. 6,170 flyers with survey QR codes and WSAP information were mailed to the residents of Ladera Heights, View Park-Windsor Hills, and West Fox Hills. Approximately 400 responses were received.



Westside Area Plan Project Website (LA County Planning)

The WSAP project website (https://planning.lacounty.gov/long-range-planning/westside-area-plan) was an important means of promoting engagement activities, soliciting comments, and providing background information. The website continues to host a record of the materials presented at public meetings and project documents.

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LA COUNTY PLANNING
Westside Area Plan

2. Historic Resources

2 HISTORIC RESOURCES

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.

2.1 Existing Context

The Westside Planning Area (Planning Area) includes eight largely separate and distinct unincorporated areas. A brief description and history of these areas are provided below, followed by a summary of issues and opportunities related to historic preservation.

2.1.1 Native American History

Native American people based in Los Angeles County have been identified by various names over the past two centuries.[1] The Spanish settlers who colonized the area and developed the Mission San Gabriel Arcángel (San Gabriel Mission) assigned the name "Gabrieleño" to Native Americans associated with the Mission.[2] Tongva, Kizh, and some members of the Cahuilla and Serrano tribes were historically encompassed under this nomenclature. Today, some descendants refer to themselves as either Tongva or Kizh because they are terms of Native rather than Spanish origin.[3] Historically, the Tongva and Kizh were not a single "tribe" but a collection of lineages (a group of families with a common ancestor) that shared a common Uto-Aztecan language, culture, religion, and lifestyle that distinguished them from neighboring groups.

Prior to European contact and colonization, Native Americans in the present-day Westside Planning Area thrived because of their relationship with the land and waters and their stewardship approach to land conservation. Archeological research indicates that habitation sites were hierarchically organized around estuaries, with settlement size dependent on resource availability. Research of flora and fauna remains from the Playa Vista/Ballona Creek area evidence that local estuarine, coastal, and near-coast

[1] Claudia Jurmain and William McCawley, O, My Ancestors: Recognition and Renewal for the Gabrielino-Tongva People of the Los Angeles Area (Berkeley, CA: Heyday Books, 2009), xxvii.

[2] Terms such as "colonization" and similar language will be utilized in discussions related to the history of the Native American community and their experiences in Southern California. For further information please refer to Los Angeles City Planning, "Guidance for the Preparation of Technical Reports and Studies relating to the Tribal Cultural Resource," https://planning.lacity.org/odocument/ab9e5647-1d96-4db7-aab1-2905984fbd1e/TechnicalReports_Studies-TribalCulturalResources.pdf.

[3] William McCawley, *The First Angelinos: The Gabrielino Indians of Los Angeles* (Banning, CA: Malki Museum Press, 1996), 9–10.

resources provided subsistence for people residing near the estuaries.[4] Fishing was mostly limited to near-shore environments with little deep-sea fishing.

Villages were politically autonomous and largely organized through shared kinship ties.[5] While it is difficult to estimate their population over time, evidence suggests that at the time of European contact in the 16th century there may have been 50 to 100 mainland villages reflecting a range in population sizes.[6] Each village was headed by a chief, who was usually descended from the prevailing lineage of the village. The chief typically spoke multiple languages, negotiated social relations, collected taxes, and directed the community's seasonal migrations. In addition to the chief, spiritual leaders also had authority over the tribal community.[7]

Surrounding Indigenous communities included the Chumash, the Tataviam, the Serrano, the Cahuilla, and the Luiseño.[8] Interactions with surrounding groups were frequent and generally peaceful, occurring largely through the channels of intermarriage, matrilocal residence, and/or trade.[9] It appears that the Westside Plan Area First Peoples also shared some rituals with the Chumash to the north, based on the distribution of similar stone effigies in the prehistoric period.[10] With the possible exception of the Chumash, the Westside Plan Area First Peoples were the most populous, and most powerful ethnic nationality in aboriginal Southern California, their influence spreading as far north as the San Joaquin Valley Yokuts, as far east as the Colorado River, and south into Baja California.[11] Their territory was so expansive that it spanned several ecological zones. Consequently, the group's settlement and subsistence patterns varied slightly in each zone based on micro-environmental conditions, but on the whole, they thrived on hunting, gathering, and fishing activities.

The arrival of Spanish explorers in the 1760s ushered in a period during which Native Americans were subjugated to Spanish rule, targets of religious conversion to Catholicism, and enslaved to build and maintain the missions, pueblos, and presidios. Tribes were forced to move from their villages and

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[4] David Maxwell, "Vertebrate Faunal Remains," in *At the Base of the Bluff: Archeological Inventory and Evaluation Along Lower Centinela Creek, Marina Del Rey, California.* Playa Vista Monograph Services Test Excavation Report 4, ed. J. H. Atschul, A. Q. Stoll, D. R. Grenda, and R. Ciolek-Torello (Tucson, AZ: Statistical Research, 2003).

[5] Lowell John Bean and Charles R. Smith, "Gabrieliño," in *California*, ed. Robert F. Heizer, vol. 8, *Handbook of North American Indians*, ed. Robert F. Sturtevant (Washington, DC: Smithsonian Institution, 1978): 538–549, 538; Donn R. Grenda and Jeffrey H. Altschul, "A Moveable Feast: Isolation and Mobility Among Southern California Hunter Gatherers," *in Islanders and Mainlanders: Prehistoric Context for the Southern California Bight*, ed J. Altschul and D. Grenda (Tucson, AZ: SERI Press, 2002), 128–129.

[6] Lowell John Bean and Charles R. Smith, "Gabrieliño," in *California*, ed. Robert F. Heizer, 8, *Handbook of North American Indians*, ed. Robert F. Sturtevant (Washington, DC: Smithsonian Institution, 1978), 540; Heather Valdez Singleton, "Surviving Urbanization: The Gabrielino, 1850-1928," *Wicazo Sa Review* 19, no. 2, *Colonization/Decolonization*, I (Autumn 2004): 49–59, 50.

[7] McCawley, 133–140; Bean and Smith, 544.

[8] Terry L. Jones and Kathryn A. Klar, *California Prehistory: Colonization, Culture, and Complexity* (Plymouth, UK: AltaMira Press, 2007).

[9] John R. Johnson, "Social Responses to Climate Change Among the Chumash Indians of South-Central California," in *The Way the Wind Blows: Climate, History, and Human Action,* ed. R. J. McIntosh, J. A. Tainter, and S. K. McIntosh (New York: Columbia University Press, 2000).

[10] Lynn Hunter Gamble and Glenn S. Russell, "A View from the Mainland: Late Holocene Cultural Developments Among the Ventureno Chumash and the Tongva," in *Catalysts to Complexity: Late Holocene Societies of the California Coast,* ed. J. M. Erlandson and T. L. Jones (Los Angeles: Cotsen Institute of Archaeology, University of California, 2002).

[11] Bean and Smith, 538.

subjected to violence and cultural genocide.[12] Tribes were named after the missions they were forced into, which are reflected in the names of many local tribes today.[13]

Despite centuries of displacement, enslavement, genocide, decimation of land, and broken treaties, Los Angeles County coastal zones "…continue to be active cultural regions here, Tongva communities have renegotiated urban spaces to create living cultural centers."[14]

2.1.2 Ladera Heights and View Park-Windsor Hills

For centuries prior to European colonization, the Tongva and Kizh Peoples inhabited the greater Baldwin Hills area, including today's Ladera Heights and View Park-Windsor Hills. After Spanish and Mexican control and the systematic forced displacement of Native Americans from the area, Ladera Heights and View Park-Windsor Hills were part of the Rancho La Cienega ó Paso de la Tijera, which was granted in 1843. After California was annexed to the United States in 1848, the area continued to be used for ranching.

In 1875 and again in 1886, large portions of the Rancho La Cienega were purchased by Elias J. "Lucky" Baldwin, a pioneering real estate investor, speculator, and businessman. After Baldwin's death, his heirs subdivided and sold portions of the Rancho La Cienega, which became known as "Baldwin Hills." A large expanse of land was sold to the Los Angeles Investment Company (LAIC) which was founded in 1898 to take advantage of California's land boom and grew into one of the largest real estate and land development companies of its time.[15] Over time, the LAIC subdivided and improved many tracts within the former rancho.

Inglewood Oil Field c. 1930. (Los Angeles Times Photographic Archives.)

[12] Language used in this document reflects that recommended by the Guidance for the Preparation of Technical Reports and Studies relating to The Tribal Cultural Resource.

[13] This document acknowledges and respects that each Native American tribe has the right for self-identification and for that choice to be honored. Because the area that now comprises the Westside Planning Area includes the ancestral home of Native American tribes that identify by different names, this document uses the terms "Tongva" and "Kizh" when referring to the WSAP's original and ongoing Native American inhabitants.

[14] Cindi M. Alvitre, "Coyote Tours: Unveiling Native LA," in *Know We Are Here: Voices of Native California Resistance*, ed. Terria Smith (Berkeley, CA: Heyday, 2023), 409.

[15] Kim Hernandez, "The Bungalow Boom: The Working-Class Housing Industry and the Development and Promotion of Early Twentieth-Century Los Angeles," *Southern California Quarterly*, Winter 2010, 354. Quoted in the National Register of Historic Places Nomination, View Park Historic District, 2015-6, 8-1.

View Park Model Home, 1928 (USC Digital Library)

During the 1920s large portions of LAIC's Baldwin Hills holdings were leased for oil exploration. A successful strike in 1924 by the Standard Oil Company established the Inglewood Oil Field, which extends on both the east and west sides of La Cienega Boulevard in the northern portions of the Ladera Heights and View Park-Windsor Hills areas.[16] Oil extraction continues to the present day, and the Inglewood Oil Field is currently the largest urban oilfield in the United States.[17]

The LAIC broke ground for the View Park tracts in the early 1920s and developed 2,300 parcels over the next four decades.[18] Beginning in 1924, the company developed the lower and flatter sections of View Park with modest houses for middle-class buyers, with View Park's hillside tracts developed for more affluent buyers. Residences were designed and built in the popular Period Revival styles of the era, which included Spanish Colonial Revival, Tudor Revival, Mediterranean Revival, and French Revival.

In the 1930s, Los Angeles County collaborated with the Works Progress Administration (WPA) to provide jobs for unemployed people during the Great Depression, while also implementing community improvements and infrastructure. Ladera Park, located south of Slauson Avenue, was opened in 1936 and its construction is associated with the WPA.[19]

Neighboring Windsor Hills was developed by Marlow-Burns & Company beginning in the late 1930s. Windsor Hills homes were largely designed in the popular Period Revival styles as well as more stripped down "Minimal Traditional" styles. More than 275 homes were built between 1937 and 1939, totaling $2,500,000 in construction costs.[20] By 1942, 1,200 homes had been built.[21]

Neighborhood-serving commercial development soon followed along Slauson Avenue to serve the View Park and Windsor Hills residents. Schools, churches, and recreation facilities were also constructed to serve the community.

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[16] Herschel Livingston Driver, "Inglewood Oil Field, Los Angeles County, California," Master of Science, University of Southern California, 1939, v.

[17] Ruben Vives, "Inglewood Oil Field's Neighbors Want Answers About Land Shift," *Los Angeles Times*, June 23, 2012. https://www.latimes.com/local/la-xpm-2012-jun-23-la-me-inglewood-fracking-20120624-story.html.

[18] National Register of Historic Places Nomination, View Park Historic District, 2015-6, 8-3.

[19] Ladera Park Regional Stormwater Project Addendum, prepared by Aspen Environmental Group, March 2018, p. 50.

[20] "Many Homes Built in Windsor Hills," *Los Angeles Times*, May 7, 1939, E2.

[21] "Fifteen New Houses Further Windsor Hills Development," *Los Angeles Times*, January 18, 1842, A7.

After World War II, the LAIC began developing the View Park tracts west of Presidio Drive. The LAIC did not design and build residences in these subdivisions, preferring instead to sell groups of parcels to speculative builders and to individuals seeking to build custom homes. Development occurred in this section of View Park until the neighborhood was fully built in the late 1960s.[22] Many notable modernist architects designed homes in View Park during this period, including Leopold Fischer, Raphael Soriano, H. Roy Kelley, Charles W. Wong, and Robert L. Earl.[23]

As was common practice at the time, restrictive covenants were established in both View Park and Windsor Hills prohibiting the sale of homes to people of color and those of the Jewish faith. Supreme Court decisions in 1948 and 1953 diminished the use of restrictive covenants. They were finally deemed illegal by the Fair Housing Act of 1968.[24]

In response to the increased demand for housing after World War II, the LAIC subdivided and developed Ladera Heights. Following its earlier development patterns, the LAIC built many of the houses for sale in Ladera Heights, but also sold parcels to independent building contractors and owners who constructed custom homes. Homes in various post-war styles, from variations on the Ranch style to Mid-Century Modern were developed throughout Ladera Heights. LAIC developed Ladera Heights in phases through the early 1960s.[25]

The initial offering in 1947 included 124 single-family residences on wide lots, facilitating the development of newly popular Ranch-style homes. The LAIC appears to have built some homes on speculation, with unimproved lots also available for purchase. The LAIC also offered 15 duplex lots and 20 triplex lots for multi-family residential development.[26] Multi-family garden apartments were also developed in Ladera Heights.[27]

Linnell Residence, 6443 S. Halm Avenue (Historic Resources Group)

[22] National Register of Historic Places Nomination, View Park Historic District, 2015-6, 8-5.

[23] For exact addresses of these homes, please consult the National Register Nomination for the View Park Historic District.

[24] Douglas Flamming, *Bound for Freedom: Black Los Angeles in Jim Crow America* (Berkeley: University of California Press, 2005), 69; Lawrence B. De Graaf and Quintard Taylor, "Introduction," in *Seeking Eldorado: African Americans in California*, ed. Lawrence B. De Graaf, Kevin Mulroy, and Quintard Taylor (Los Angeles: Autry Museum of Western Heritage, 2001), 3–69; Wendy Plotkin, "Restrictive Covenants," in *Encyclopedia of American Urban History,* vol. 2, ed. David Goldfield (Thousand Oaks: Sage, 2007), 681.

[25] Because Ladera Heights remained undeveloped until the 1960s, the area was not coded on redlining maps.

[26] "Sale of 72 Sites in 10 Days Told," *Los Angeles Times*, March 5, 1950, E4.

[27] "78% of Ladera Heights Lots Reported Sold in Four Weeks," *Los Angeles Times*, January 21, 1951, E9.

Ladera Heights is home to a large number of Ranch-style homes and Mid-Century Modern homes. Examples include the Linnell Residence at 6443 S. Halm Avenue designed by Charles W. Wong in 1965; the Engleman Residence at 6440 S. Halm Avenue designed by Paul Bennet, AIA, in 1964; and several other residences designed by these and other architects.

In the late 1950s, economically successful Black families began purchasing homes in the View Park-Windsor Hills area. These families were often met by racial intimidation and violence from their White neighbors. Despite these intimidation efforts, Blacks persisted in their efforts to purchase homes. By 1980, Black residents outnumbered Whites,[28] and Ladera Heights and View Park-Windsor Hills, along with neighboring Baldwin Hills, became a vibrant and proud community exemplifying Black achievement and success. Today, View Park-Windsor Hills and Ladera Heights are among the wealthiest majority Black communities in the United States.

The Doumakes House, 4918 Angeles Vista Boulevard (Historic Resources Group)

In 2014, the View Park neighborhood was listed in the National Register of Historic Places for its architectural, cultural, and historical significance.[29] The Doumakes House at 4918 Angeles Vista Boulevard in View Park, a Spanish Colonial Revival style house constructed in 1928, was designated Landmark No. 1 by the County of Los Angeles (County) in 2016.

The northern portion of the View Park-Windsor Hills area is dominated by the Kenneth Hahn State Recreation Area. The park contains the site of the former Baldwin Hills Reservoir, which collapsed in 1963, causing catastrophic flooding in the surrounding neighborhoods. The site was determined inappropriate for a reservoir and Los Angeles County began negotiations to acquire the site for recreational purposes. Fifteen years later, through an effort spearheaded by County Supervisor Kenneth Hahn, a new park, then named the Baldwin Hills State Recreation Area, was opened to the public. It was renamed in 1988 to honor Supervisor Hahn.[30]

[28] National Register of Historic Places Nomination, View Park Historic District, 2015-6, 8-13.

[29] National Register of Historic Places Nomination, View Park Historic District, 2015-6, 8-8.

[30] Bob Pool, "Serene Hilltop Marks Site of Landmark Disaster," *Los Angeles Times*, December 11, 2003.

2.1.3 Marina del Rey

Marina del Rey 1964 (Los Angeles Public Library)

Although less than a square mile in size, the Marina del Rey community is home to over 9,000 people and attracts many more visitors. Prior to European colonization, the Tongva and Kizh Peoples inhabited the greater Marina del Rey area. Under Spanish and Mexican control, Marina del Rey was part of the Rancho La Ballona. The area remained largely undeveloped into the mid-20th century. Present-day Marina del Rey was conceived as a self-contained residential and leisure community, with the first master plan designed by Victor Gruen Associates in 1960.[31] Construction of a breakwater, completed in 1965, established the harbor at the center of the development. Multi-family residential and commercial development immediately followed and would continue throughout the 1960s and 70s. Civic amenities including the 10-acre Burton Chace Park, a post office and a fire station were also constructed. While much of Marina del Rey has been redeveloped and altered over time, several buildings from the 1960s and 70s remain.

2.1.4 West Los Angeles/Sawtelle Veterans Administration

West Los Angeles (LA)/Sawtelle Veterans Administration (VA) community is in West Los Angeles just west of Westwood and UCLA. Prior to European colonization, the Tongva people occupied the area. During Spanish and Mexican control, the West LA/Sawtelle VA community spanned two ranchos: the Rancho San Vicente y Santa Monica on the west and the Rancho San Jose de Buenos Ayres on the east. In December of 1887, the Pacific Branch of the National Home for Disabled Veteran Soldiers was established on donated land now known as the West LA/Sawtelle VA.[32] The Pacific Branch was the second branch west of the Mississippi River and soon became known locally as the "Soldier's Home."[33]

In 1904, the Soldier's Home became a stop on the Pacific Electric "Balloon Route" interurban rail line.[34] The train depot still stands (Building #66) and is listed on the National Register of Historic Places. The site was in almost continuous development for the first 20 years with the construction of barracks, a new hospital wing, a kitchen, residences for administrators, a guardhouse, barn and corral, recreational

[31] David Gebhard and Robert Winter, *A Guide to Architecture in Los Angeles & Southern California* (Salt Lake City, UT: Peregrine Smith Books, 1982), 63.

[32] U.S. Department of Veterans Affairs, *West Los Angeles Campus Master Plan 2022*, March 12, 2022, 64.

[33] It is now known as the Veterans Administration Hospital.

[34] U.S. Department of Veterans Affairs, *West Los Angeles Campus Master Plan 2022*, March 12, 2022, 64.

West Los Angeles VA Building 66, Row 10 (Historic Preservation Solutions LLC)

facilities, a library, post office, and chapel. Large areas of the site served as a working farm supplying grains, vegetables, and fruit for the kitchen.

In 1930, the National Homes for Disabled Volunteer Soldiers merged with the Bureau of Pensions, creating the Veterans Administration. The aging of veterans from World War I precipitated a major expansion of the Soldier's Home, and a number of new buildings and site improvements were constructed between 1921 and 1930. During the late 1930s, additional improvements including new buildings were completed with assistance from the Works Progress Administration. The hospital was also subjected to new waves of construction during the 1930s as the Veterans Administration modernized and centralized care.[35] Over time, medical research became an increasing part of activities at the West LA/Sawtelle VA community VA hospital site. By the late 1960s, a trend of consolidation in health care services was underway, and the campus began leasing land to other government agencies.

Under the auspices of the Veteran's Administration, the West LA/Sawtelle VA community area was the subject of a substantial historic resources survey and evaluation. In 2014, a large portion of the West LA/Sawtelle VA area was listed in the National Register of Historic Places as a historic district: the West Los Angeles Veterans Affairs National Register Historic District (WLA VA NRHD). In addition to the Streetcar Depot (Building No. 66), the Wadsworth Chapel (Building No. 20) is also listed in the National Register as individual historic resources.[36]

[35] U.S. Department of Veterans Affairs, National Register of Historic Places Nomination for the National Home for Disabled Volunteer Soldiers, Pacific Branch, 2015, 8:50.

[36] Row Ten Historic Preservation Solutions, LLC, West Los Angeles VA National Register Historic District Buildings, May 2018.

2.1.5 Franklin Canyon

Franklin Canyon was occupied by Tongva Peoples prior to European colonization. After colonization, Franklin Canyon was part of the Rancho Rodeo de Las Aguas. Oil tycoon Edward L. Doheny purchased 400 acres of land in Franklin Canyon in 1912 and soon after sold large portions of the land to the City of Los Angeles for William Mullholland's water project. In 1914, construction began on a reservoir in upper Franklin Canyon to distribute the water brought from the Owens Valley. The Franklin Canyon unincorporated area is largely covered in chaparral and natural plantings and is traversed by a number of fire roads and hiking trails. This area is owned by the National Park Service and operated by the Mountains Recreation and Conservation Authority.

Lower Franklin Canyon Reservoir, undated. (Los Angeles Department of Water and Power)

A single Assessor's parcel located at 1312 Ridgecrest Drive was part of the Doheny Ranch Tract purchased by Edward L. Doheny in 1914. As portions of the Doheny Ranch Tract were sold for development, this parcel was subdivided and sold along with an adjacent parcel. Today the parcel is associated with the development of Trousdale Estates by Paul Whitney Trousdale in Beverly Hills.

2.1.6 West Fox Hills

West Fox Hills is a small area (0.07 square mile) characterized primarily by single-family residential development with some light industrial and commercial development at the southeastern end.[37] It remained undeveloped until the 1950s, when over 100 houses were constructed by 1953. In 1960, the acquisition of land at the northern tip of West Fox Hills commenced to facilitate construction of the Centinela Creek Flood Control Channel and the

West Fox Hills Community (outlined), 1971 (UCSB Library)

[37]Los Angeles County, "West Fox Hills Community Profile," https://planning.lacounty.gov/wp-content/uploads/2023/05/Unincorporated-West-Fox-Hills.pdf.

Marina Freeway.[38] Historical aerial photographs of the area show that much of the land along Jefferson Boulevard remained largely undeveloped until 1980 when light industrial and commercial buildings were constructed.

2.1.7 Ballona Wetlands

The Ballona Wetlands Community Area adjacent to Marina del Rey remains an undeveloped wetlands area. Native Americans have been present along Ballona Creek and in the Ballona Wetlands for centuries prior to colonization. During Spanish and Mexican control, the Ballona Creek wetlands were part of the Rancho La Ballona. Today, the Ballona Wetlands unincorporated area contains a variety of habitats that are home to many wildlife species.

2.1.8 Gilmore Island

Gilmore Island is a single Assessor's parcel in the Beverly-Fairfax neighborhood of the City of Los Angeles. The Tongva and Kizh Peoples inhabited the greater area prior to European colonization. Under Spanish and Mexican control, it was part of the Rancho San Rafael. Arthur Freemont Gilmore and Julius Carter purchased 256 acres of the rancho in 1880 and initially used it as a dairy farm. Gilmore struck oil on the property in 1890 and subsequently established the Gilmore Oil Company, which became one of the most important independent oil companies in Southern California. The Gilmore property was developed over time to include the Farmers Market (1934), Gilmore Stadium (1934, demolished), and CBS Television City (1952) and annexed into the City of Los Angeles. Gilmore Island remains the last unincorporated parcel of land relating to the Gilmore family legacy.

2.1.9 Issues and Opportunities

The Westside Planning Area faces opportunities and challenges regarding historic preservation.

Issues

- Lack of community-wide historic resource surveys in the Windsor Hills and Ladera Heights neighborhoods, which are known to contain architecturally distinctive properties designed by noted architects.
- A need for in-depth research into the social and cultural history of the Westside Planning Area to surface neglected and/or unrecognized historic narratives and associated properties.
- Continued alteration of many older and potentially historically significant buildings has removed important features and reduced the historic integrity of these buildings.
- Native American access to ancestral territory located within the Westside Planning Area.

[38] "Right of Way Under Study for Freeway," *Los Angeles Times*, May 22, 1960, WS1.

Opportunities

- The County has established a robust Historic Preservation Program to address the identification, designation, and protection of historic resources. The Los Angeles County Historic Resources Ordinance allows for the designation of structures, sites, objects, trees, landscapes, or natural features as individual local landmarks and for the designation of historic districts. The County's Mills Act Historical Property Contract Program provides property tax relief to owners of historic properties who are willing to invest in the rehabilitation and maintenance of their properties. The County also maintains dedicated planning staff to administer the Historic Preservation Program and distribute information and guidance regarding historic resources to property owners.
- Large areas of the Westside Planning Area have been previously surveyed and evaluated for listing as historic resources. The Veteran's Administration has completed a comprehensive historic resources survey and evaluation of the West LA/Sawtelle VA Community, and a historic district, the West Los Angeles Veterans Affairs National Register Historic District (WLA VA NRHD), was listed in the National Register of Historic Places in 2014. Two buildings, the Wadsworth Chapel (Building No. 20) and the Streetcar Depot (Building No. 66), are also listed in the National Register as individual historic resources.
- The View Park neighborhood was also surveyed and was listed in the National Register of Historic Places in 2014.[39] In addition, the Doumakes House at 4918 Angeles Vista Boulevard in View Park (constructed in 1928) was designated Landmark No. 1 by the County of Los Angeles in 2016.
- The research and historic narratives collected in the nomination and designation documentation for historic resources in the West LA/Sawtelle VA community and the View Park neighborhood have added greatly to relevant historic context now on the public record. These studies provided important baseline information in the preparation of the Westside Planning Area Historic Context Statement, which establishes the foundation for future surveys and identifies historic context topics, survey areas, and individual properties for further study and evaluation for designation eligibility.
- Opportunity to formalize partnerships with Native American tribes and groups for acknowledgement and stewardship of land, including the provision of cultural land access, as recommended in the PNA+.

2.2 Planning Approach

Historic preservation policies have been developed to encourage the identification and protection of historic resources and foster a deeper community engagement with the varied and unique history of the Westside Planning Area. This policy approach aims to provide a framework for effective historic preservation practices that balance the needs of development with the preservation of cultural heritage.

To support these policies, the County has developed a Historic Context Statement (HCS) for the Westside Planning Area. The HCS provides information about historic trends and properties grouped by an important theme in the history of a community, state, or the nation during a particular period of

[39] National Register of Historic Places Nomination, View Park Historic District, 2015-6, 8-8.

time. Because historic contexts are organized by theme, place, and time, they link historic properties to important historic trends. In this way, they provide a framework for determining the significance of a property.[40]

The HCS provides a framework for the continuing process of identifying historic, architectural, and culturally or socially significant resources important within the context of the development of Westside Planning Area, as well as the larger Westside Planning Area Valley region. It can also serve as a guide for citizens, planners, and decision-makers in their ongoing efforts to evaluate the relative significance and integrity of individual properties.

2.3 Goals and Policies

2.3.1 Areawide

Goal H 1 Identification, Documentation, and Designation of Historic Resources

Policies

H 1.1 Establish a comprehensive inventory of historic sites, buildings, and structures beginning with existing documentation. Update inventory regularly as additional information is gathered.

H 1.2 Seek grant funding (Certified Local Government[41] funding and other sources) to conduct further study, including intensive historic resources surveys, of areas within the Westside Planning Area.

H 1.3 Promote existing County efforts to educate property owners about the County's historic preservation program, including criteria for historic significance, the process for nominating and designating historic resources, and incentives for property owners to maintain and restore historic properties through tax credits, grants, or other financial assistance.

[40] National Park Service, *How to Complete the National Register Nomination Form*, National Register Bulletin 16A, U. S. Department of the Interior, Washington, DC, 1997, https://www.nps.gov/subjects/nationalregister/upload/NRB16A-Complete.pdf.

[41] The 1980 amendments to the National Historic Preservation Act of 1966, as amended, provided for the establishment of a Certified Local Government (CLG) Program to encourage the direct participation of local governments in the identification, evaluation, registration, and preservation of historic properties within their jurisdictions and promote the integration of local preservation interests and concerns into local planning and decision-making processes. The CLG program is a partnership among local governments, the State of California (OHP), and the National Park Service (NPS,) which is responsible for administering the National Historic Preservation Program. As part of the CLG Program, federal grants are awarded annually to local governments to assist with historic preservation programs.

Goal H 2 Protection of Historic Resources from Demolition and Inappropriate Alteration

Policies

H 2.1 Encourage the adaptive reuse of commercial and civic buildings important to the history and cultural development of the Westside Planning Area through the adoption of an Adaptive Reuse Ordinance.

H 2.2 Develop education materials on the historic architectural styles prevalent within the individual unincorporated communities of the Westside Planning Area, including the important characteristics, features, and materials that define each style. Post this information on the WSAP Historic Resources web page.

H 2.3 Provide guidance and technical assistance for the appropriate maintenance and repair of historic buildings so that their historic character is maintained. Issues addressed should include material treatments, appropriate replacement roof materials and wall cladding, window and door repair and replacement, and compatible additions or alterations. Guidance should include the standards and guidelines for the rehabilitation and treatment of historic resources developed by the National Park Service and the California Office of Historic Preservation.

Goal H 3 Protection of the Historic Character of Neighborhoods and Districts

Policy

H 3.1 Develop guidelines for street and sidewalk improvements, street lighting, retaining walls, and other infrastructure projects to ensure that new construction within and adjacent to historic neighborhoods and districts is compatible in design, scale, and materials.

Goal H 4 Increased Public Awareness of the Westside Area's Unique History

Policies

H 4.1 Organize community workshops and events to raise awareness about the history of the Westside Planning Area.

H 4.2 Prepare outreach materials to inform residents, business owners, and community organizations to identify important and/or neglected historic narratives and related historic assets.

H 4.3 Foster cultural identity and community awareness by creating interpretive programs and multimedia resources highlighting the stories and people important to the cultural identity of the Westside Planning Area. Incorporate physical markers such as plaques or signage for buildings, sites, and districts important to community history.

H 4.4 Collaborate with schools, churches, and community organizations to promote the understanding of local history.

H 4.5 Collaborate with local history groups, preservation advocacy organizations, and homeowner associations to implement tours of historic areas.

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LA COUNTY PLANNING
Westside Area Plan

3. Land Use

3 LAND USE

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.

3.1 Purpose

The Land Use Element provides direction for how existing uses in the Westside Planning Area (Planning Area) can be maintained and enhanced and new development seamlessly integrated to complement and benefit the existing community and sustain its environmental resources. The Land Use Policy Map represents the foundation by which development may be permitted and constructed. It informs how properties may be zoned, their types of allowable uses, and standards for densities/intensities, form and character. The Policy Map is supplemented with goals, policies, and implementation actions to provide a roadmap for achieving the desired uses and patterns of development.

The process of developing the land use plan and its goals and policies was collaborative, bringing together community members and stakeholders with County staff and professional planners. Collectively, they articulated a shared vision for the community's future; identified areas to be conserved for existing uses and those in which new or enhanced uses should be accommodated; and developed policies and actions to ensure that the vision could be achieved. This element presents an analysis of existing land uses, a description of policy approaches developed in response to the issues and opportunities that have been identified, the Land Use Policy Map depicting land uses to be permitted, and goals, policies, and implementation programs.

3.2 Existing Context

An understanding of the Westside's existing land uses provides the basis for identifying issues and opportunities that serve as the foundation for developing the Land Use Policy Map and its corollary goals and policies. This section summarizes the current land uses in the Westside's unincorporated communities and their character and conclusions regarding relevant issues and opportunities. A more detailed description of the existing land use context can be found in the Westside Area Plan's Background Brief report.

3.2.1 Areawide: Existing Land Use

As described in the Westside Area Plan (WSAP or Plan)'s introduction, several of the Planning Area's unincorporated communities are subject to specific plans, federal or State jurisdiction, located in the Coastal Zone, or undergoing master planning processes as parallel efforts separate from the WSAP process.

Ballona Wetlands

The Ballona Wetlands Community Area adjacent to Marina del Rey is a protected area that once served as the natural estuary for neighboring Ballona Creek. The 577-acre site is owned by the state of California and managed by the California Department of Fish and Wildlife.

Marina del Rey

Marina del Rey is a seaside community with an eponymous harbor that is a major boating and water recreation destination of the greater Los Angeles area. The port is North America's largest man-made small-craft harbor and is home to approximately 5,000 boats; over 6,300 multi-family apartments and condominiums; and hotels, restaurants, and marina-related businesses.

West Los Angeles (LA)/Sawtelle Veterans Administration (VA)

The West LA/Sawtelle VA consists of approximately 400 acres that include a medical center, the Los Angeles National Cemetery, permanent housing for homeless veterans, and recreational fields used by local educational institutions. Several historic structures on the campus include a theatre and chapel.

Franklin Canyon

The Franklin Canyon unincorporated area is largely covered in chaparral and natural plantings and is traversed by several fire roads and hiking trails. This area is owned by the National Park Service and operated by the Mountains Recreation and Conservation Authority. It also includes a single Assessor's parcel that forms part of the Trousdale Estates, a single-family residential development.

Gilmore Island

Gilmore Island is a single Assessor's parcel in the Beverly-Fairfax neighborhood of Los Angeles. The parcel is currently occupied by part of a parking lot attached to a television studio.

3.2.2 Focused Planning Area: Existing Land Use

As described in the Introduction, the focus of the WSAP is on the Ladera Heights, View Park-Windsor Hills, and West Fox Hills unincorporated communities. The following describes their existing land uses.

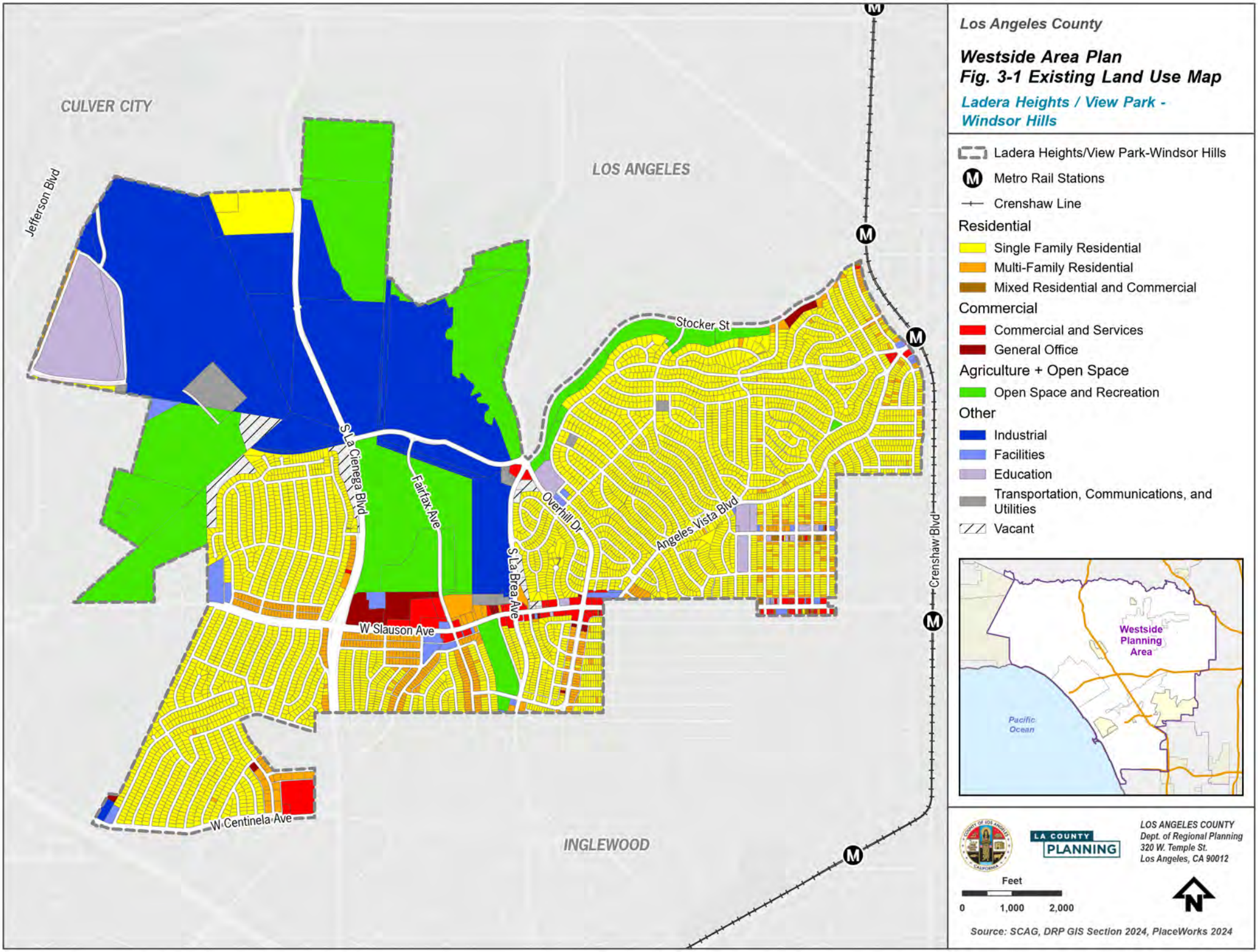
Ladera Heights and View Park-Windsor Hills

The Ladera Heights and View Park-Windsor Hills communities together comprise 3,078 acres and contain a mix of residential neighborhoods, commercial corridors and centers, industrial uses, civic and educational facilities, parks, and open spaces. The largest remaining open spaces are committed to recreation purposes (e.g., Kenneth Hahn State Recreation Area) or are part of the Inglewood Oil Field. The latter use is intended to be phased out over time and will be subject to future comprehensive planning. Figure 3-1 depicts the existing land uses in these communities.

The following summarizes observations regarding the important characteristics and key land use issues associated with the Ladera Heights and View Park-Windsor Hills unincorporated communities.

Key Findings

- Most of the Ladera Heights and View Park-Windsor Hills communities are built out, with little land available to accommodate new development. Consequently, the development of new housing, commercial, or other uses will require redevelopment, infill, intensification, and/or adaptive re-use of existing properties.
- Much of the community is built on hilly terrain and consists predominantly of single-family neighborhoods and large areas of open spaces and trails, distinguishing it from surrounding areas.
- The density and distribution of existing development supports access and travel primarily by automobile, inhibiting pedestrian activity and walkability within the community and between adjoining neighborhoods.


CULVER CITY
LOS ANGELES
INGLEWOOD
Jefferson Blvd
S La Cienega Blvd
Fairfax Ave
S La Brea Ave
Overhill Dr
Stocker St
Angeles Vista Blvd
Crenshaw Blvd
W Slauson Ave
W Centinela Ave
Los Angeles County
Westside Area Plan
Fig. 3-1 Existing Land Use Map
Ladera Heights / View Park - Windsor Hills
Ladera Heights/View Park-Windsor Hills
Metro Rail Stations
Crenshaw Line
Residential
Single Family Residential
Multi-Family Residential
Mixed Residential and Commercial
Commercial
Commercial and Services
General Office
Agriculture + Open Space
Open Space and Recreation
Other
Industrial
Facilities
Education
Transportation, Communications, and Utilities
Vacant
Westside Planning Area
Pacific Ocean
LA COUNTY PLANNING
LOS ANGELES COUNTY
Dept. of Regional Planning
320 W. Temple St.
Los Angeles, CA 90012
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Source: SCAG, DRP GIS Section 2024, PlaceWorks 2024

Residential

Residential uses represent the largest existing use in unincorporated Ladera Heights and View Park-Windsor Hills, making up approximately 37 percent of their total land area. Of the total land area, 1,049 acres (34 percent) are developed with single-family residences, and 104 acres (3 percent) are occupied by multifamily dwellings. Single-family housing is the area's predominant use, with pockets of multifamily housing clustered primarily along West Slauson Avenue, South La Cienega Boulevard, La Tijera Boulevard, South Fairfax Avenue, Overhill Drive, and Stocker Street.

Key Findings

- As throughout California, the demand and need for affordable housing is a critical issue, and the Housing Element identified properties along Slauson Avenue and in commercial centers for its development. In several areas, the maximum density allowed under the current General Plan is less than the minimum specified by the Housing Element as necessary to achieve State-mandated targets for growth. It is incumbent on the Area Plan to reconcile this discrepancy to ensure consistency with the Housing Element.
- In a community survey, some residents indicated a desire for more high-quality affordable housing options that are designed to maintain consistency with existing single-family neighborhoods, which they would like to see preserved as is.

Clockwise from above left: One-story single-family residence with a landscaped front yard. Multifamily residences on Springpark Avenue. Multifamily residences along Slauson Avenue. (PlaceWorks)

Commercial

Commercial uses include single tenant retail stores, multi-tenant shopping centers, and large format retailers. They occupy 42 acres, or approximately 1 percent of the land area in the community. These uses are primarily located along West Slauson Avenue, with scattered pockets such as in Ladera Center and West 54th Street.

Key Findings

- In community surveys, respondents expressed a desire for more commercial options, including retail and large groceries, more stores in the View Park-Windsor Hills section of the community, and more community-oriented uses along Slauson, especially restaurants and minority-owned businesses.
- New development coupled with population growth will increase land values over time and could precipitate the displacement of existing, local-serving businesses. At the same time, maintaining existing businesses and enhancing opportunities for the development of new local-serving businesses is a high priority for the community.
- Underutilized properties, many with extensive surface parking lots, suggest an opportunity for re-use and infill to accommodate new development.
- Smaller parcel sizes and shallow parcel depths along Slauson Avenue and 54th Street limit the scale of potential development unless multiple properties are consolidated.

Clockwise from top left: Ladera Center from Centinela (PlaceWorks).3450 Mt. Vernon Drive, formerly LA Urban League (Google Maps). Commercial center with Home Depot at Slauson and La Tijera (Google Maps). Simply Wholesome restaurant and store (PlaceWorks).

Office

Office uses comprise 20 acres in the community, accounting for approximately 1 percent of the land area. These uses are near and interspersed with retail commercial uses, with most of the office acreage in the Wateridge office campus on the northeast corner of La Cienega Boulevard and Slauson Avenue, immediately west of the large format commercial development. This development includes the Los Angeles County Department of Children and Family Services and several medical and clinic uses and is characterized by large three to five-story office buildings.

Key Finding

- Large surface parking lots in multi-tenant commercial developments and office centers appear to be underutilized and offer the opportunity for development of new housing and/or commercial uses.

Wateridge office campus. (PlaceWorks)

Industrial

Industrial uses comprise approximately 21 percent of the area, approximately 639 acres of contiguous parcels associated with the Inglewood Oil Field. The oil field is currently the largest urban oil field in the nation and is characterized by its large open spaces on which are several hundred pumpjacks and appurtenant equipment and uses.

Key Finding

- It is the County's intention to phase out active resource extraction, which presents the opportunity for redeveloping the Inglewood Oil Field for uses complementing the existing community and the potential restoration of degraded natural habitats. Determining the scope of redevelopment will necessitate a robust planning process in collaboration with the community.

Three views of industrial land uses at the Inglewood Oil Field. Pumpjacks are visible in the background. (LA County Planning, PlaceWorks)

Education

Education uses encompass 85 acres or approximately 3 percent of the community's land area and consist of several elementary and middle schools, and West Los Angeles College (WLAC). WLAC is a public community college of approximately 70 acres at the westernmost boundary of the community, adjacent to Culver City and the Inglewood Oil Field.

Key Finding

- Initially intended as a commuter school, WLAC is increasingly looking for opportunities to house students on or near the campus. Underutilized space on campus, such as surface parking, may provide such an opportunity.

Left to right: 54th Street School. West Los Angeles College. (PlaceWorks)

Public and Quasi-Public Facilities

Public and quasi-public facilities in the planning area include government offices, police and sheriff stations, fire stations, major healthcare and medical centers, libraries, and religious institutions. Properties developed for these uses utilize 30 acres of land in the community, or approximately 1 percent of the total land area.

Key Finding

- No need for additional land designated for public facilities was identified at this time, but such needs may emerge over time as the population continues to evolve.

LA County Fire Department Station 58. (Google Maps)

Open Space and Recreation

Open space and recreation uses consist of local and regional parks, reserved open spaces, and natural areas. These occupy 557 acres, representing the third largest portion, or 17 percent of the community's land area. They primarily consist of the Kenneth Hahn State Recreational Area, a State-owned recreation area managed by the County Department of Parks and Recreation and occupying approximately 212 acres. The parkland includes more than seven miles of trails, a variety of recreation facilities, and native habitat areas. The second largest open space use is the Holy Cross Cemetery and Mortuary, occupying approximately 156 acres. The remaining 179 acres consists of parks and open spaces, including Monteith Park, Ladera Park, the Ruben Ingold Parkway, the Yvonne B. Burke sports complex, and land owned by the Rose Hills Memorial Association.

Key Findings

- Opportunities for new parks and open spaces are limited. Additional recreational space could be accommodated as part of large redevelopment projects or through the temporary activation of vacant or underutilized parcels as mini-parks, utilizing a “lot to spot” model. Additionally, redevelopment of the Inglewood Oil Field could provide an opportunity for additional open space or recreational uses once active extraction has ceased.
- In a community survey, respondents indicated that they would like to have easier access to existing parks, and more trails.

Clockwise from left: Playground equipment at Ladera Park. (PlaceWorks) A sign and viewpoint at Kenneth Hahn State Recreation Area. (LA County Planning)

Transportation, Communications, and Utilities

Transportation, communications, and utilities land uses generally consist of related infrastructure and easements. These uses cover 24 acres, or approximately 1 percent of the land in the community. They include properties owned by Southern California Edison, including a 15-acre site containing the La Cienega Substation, which is mostly within the Inglewood Oil Field and immediately north of the Holy Cross Cemetery and Mortuary.

Key Finding

- It is anticipated that additional land designated for transportation, communications, and utility uses will not be required.

Vacant

Approximately 31 acres of the community's land is vacant, representing close to 1 percent of the total land area. Most parcels identified as vacant are characterized by variable topography with moderate to steep slopes.

Key Finding

- Due to built-out conditions in the community, vacant parcels represent a relatively small but important opportunity for infill development (where appropriate in consideration of the topography of available land available.)

Right-of-Way

Public rights-of-way, including roadways and adjacent landscaped areas, cover approximately 495 acres in the community, representing 16 percent of its total land area.

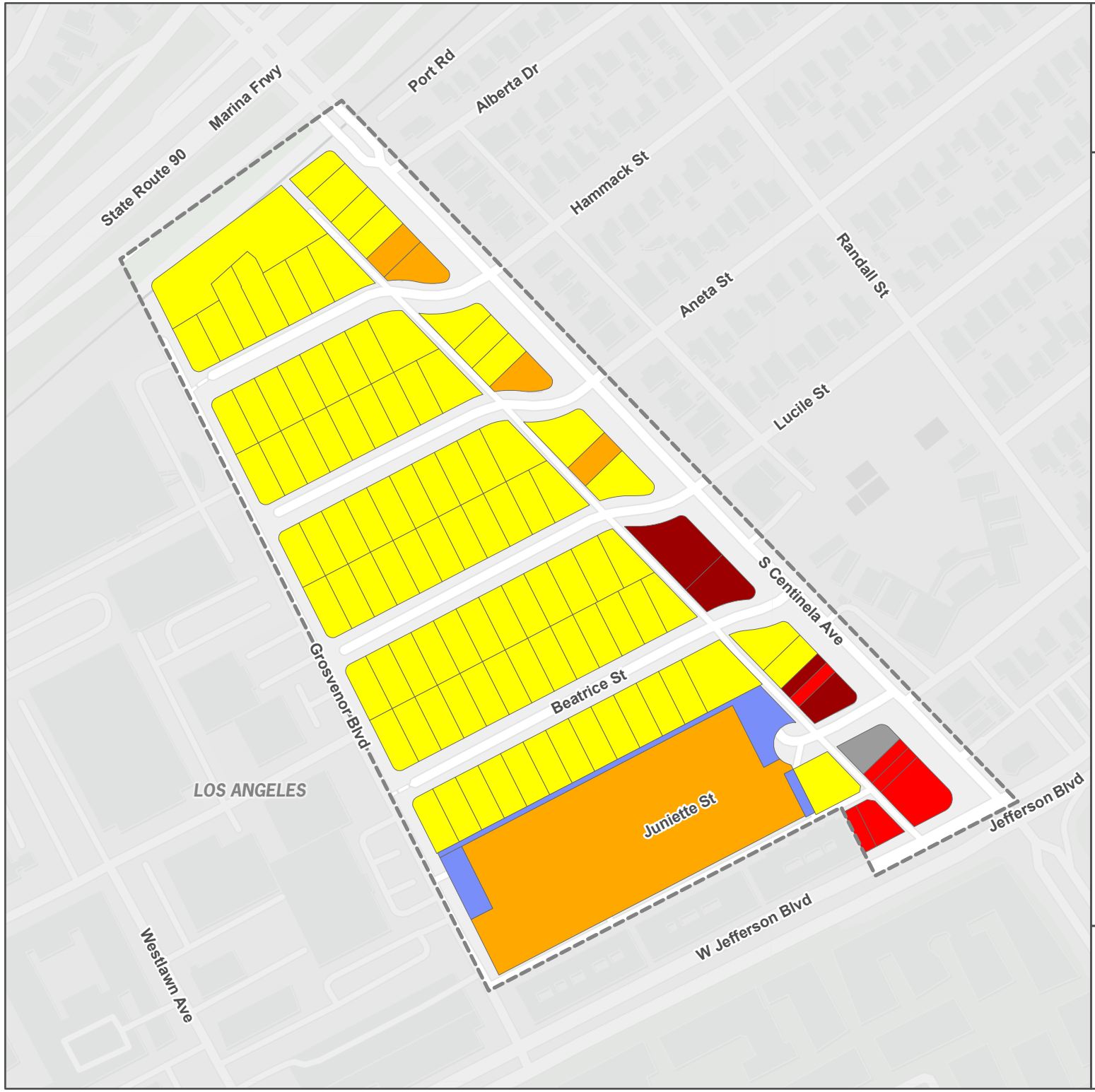
West Fox Hills

The unincorporated area of West Fox Hills, also known to residents as "Del Rey," is a small, primarily residential community south of State Route 90 and west of Interstate 405. Nearby neighborhoods include Playa Vista in the City of Los Angeles to the south and Marina del Rey to the west. Figure 3-2 shows existing land uses in West Fox Hills. The community comprises 31 acres that consists mostly of residential uses, with commercial services along its eastern boundary on South Centinela Avenue. A large multifamily apartment complex is on its southern edge.

The following summarizes observations regarding the important characteristics and key land use issues associated with the West Fox Hills unincorporated community.

Key Findings

- Most of the West Fox Hills community is built out, with little land available to accommodate new development. Consequently, the development of new housing, commercial, or other uses will require redevelopment, infill, intensification, and/or adaptive re-use of existing properties.



Los Angeles County

Westside Area Plan
Fig. 3-2 Existing Land Use Map

West Fox Hills

West Fox Hills

Existing Land Use (SCAG 2019)

Residential
- Single Family Residential
- Multi-Family Residential

Commercial
- Commercial and Services
- General Office

Other
- Facilities
- Transportation, Communications, and Utilities

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Feet

0 180 360

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Source: SCAG, DRP GIS Section 2024, PlaceWorks 2024

- The density and distribution of existing development supports access and travel primarily by automobile, inhibiting pedestrian activity and walkability within the community and between adjoining neighborhoods.

Residential

Residential uses in the West Fox Hills community occupy approximately 17 acres, or 59 percent of the community's total area—14 acres (45 percent) are developed with single-family residences, and 4 acres (14 percent) are occupied by multifamily housing. Though single-family housing is predominant, several multifamily buildings are located along Jefferson Boulevard between Grosvenor Boulevard and Centinela Avenue, and on parcels along South Centinela Avenue north of Jefferson Boulevard, interspersed with single-family housing.

Key Finding

- As throughout California, the demand and need for affordable housing is a critical issue, and the County's 2021-2029 Housing Element identified properties along South Centinela for its development. The maximum density allowed under the current General Plan is less than the minimum specified by the Housing Element necessary to achieve State-mandated targets for growth. It is incumbent on the WSAP to reconcile this discrepancy to ensure consistency with the Housing Element

Single-family residences in West Fox Hills, with a commercial building at the edge of the community visible at right. (Google Maps)

Commercial

Commercial and service uses in the West Fox Hills community are limited, consisting of a gas station and auto shop, and occupy approximately 0.6 acre or approximately 2 percent of the land in the community. These are at the northwest corner of South Centinela Avenue and Jefferson Boulevard.

Key Finding

- The commercially developed properties on Centinela are designated to be rezoned for housing development by the 2021-2029 Housing Element.

Aerial view of commercial uses in West Fox Hills. (Google Maps)

Office

Office uses occupy 0.7 acres in the community, accounting for approximately 2 percent of its land area. Office uses front South Centinela Avenue between Juniette Street and Lucile Street, and consists of small one- and two-story office buildings.

Key Finding

- Properties developed for offices uses in the community are designated to be rezoned to accommodate housing development by the Housing Element.

Aerial view of office uses in West Fox Hills. (Google Maps)

Public and Quasi-Public Facilities

Public and quasi-public facilities in the West Fox Hills community include parking and alleyway access areas. Parcels developed for these uses cover 0.6 acres, or approximately 2 percent of the land area.

Key *Finding*

- No need for additional land designated for public facilities was identified at this time, but such needs may emerge over time as the population continues to increase.

Transportation, Communications, and Utilities

Transportation, communications, and utilities land uses generally consist of related infrastructure and easements. These comprise 0.1 acres, or less than 1 percent of land in the community. The property in this category is a lot owned by Southern California Edison at the intersection of South Centinela Avenue and Juniette Street.

Key Finding

- It is anticipated that additional land designated for transportation, communications, and utility uses will not be required.

3.3 Planning Approach

The Land Use Element defines goals, policies, and implementation actions for the conservation of existing uses and future development consistent with the WSAP's overall Vision. The following describes the underlying premises.

Managed Growth

The Land Use Element recognizes that existing residential neighborhoods, parklands, and open spaces are valued by community residents, and consequently provides for their character and quality to be maintained while targeting new housing and commercial uses to primary corridors and commercial centers.

Housing for All Residents

While single-family housing has been the predominant housing type in the community, the WSAP acknowledges the critical need for and provides capacity to accommodate a greater diversity of housing units that are affordable to all. Because the Westside Area communities are largely built out, new housing will be directed to places not traditionally developed for its use, including commercial areas and office campuses with extensive surface parking or that are otherwise underutilized today. The Plan promotes the development of mixed-use buildings where housing is above ground-floor retail or office uses in addition to free-standing apartments and condominiums in these areas. This is consistent with and implements policies of the Housing Element.

Thriving Commercial Uses

In the past decade, and particularly since the pandemic, there has been a significant change in market behavior, shifting many retail purchases from brick-and-mortar stores to online sites. Many businesses that used to serve the community have closed, and many of those remaining are concerned about their economic future. Commercial districts throughout the region have experienced vacancies and declining business activity. Recognizing their importance, the Land Use Element provides greater flexibility and opportunities for more diverse development in these areas. This includes the opportunity to develop a mix of uses in areas historically designated exclusively for commercial uses. Integration of housing and non-residential uses expands the customer base and economic vitality of areas traditionally developed for retail and office uses.

Businesses That Serve Community Residents

Many residents have voiced their desire for businesses that serve and are accessible to their neighborhoods and reflect the history and culture of the Ladera Heights and View Park-Windsor Hills communities. Restaurants, coffee shops, florist shops, "mom-and-pop" stores, and similar small establishments that are owned and operated by local merchants are prioritized by the Plan's policies.

Walkable Neighborhoods and Districts

Transportation in the community today is primarily by automobile. New mixed-use development along Slauson Avenue, at Ladera Center, and in other commercial districts will promote a more active pedestrian environment and provide better access to and from adjoining residential neighborhoods.

Access To Parks and Healthy Foods

As communities change and grow, mindful land use planning can help ensure that all residents have access to resources, allowing them to live physically, socially, and mentally healthy lives. A balanced mix of housing, commercial services, and parklands can encourage the development of a healthy community. Access to grocery stores selling healthy foods, walkable neighborhoods and accessible parks, and community events and activities can all help realize the area's identity as a "complete community," with the distribution of land uses helping to facilitate healthy lifestyles.

Places for Celebrating Community, Culture, and History

As new commercial and mixed-use projects are developed over time, the Plan promotes the inclusion of publicly accessible plazas and courtyards where residents can gather, participate in events, and celebrate the history and culture of the community. Paintings, murals, sculptures, and other forms of art from local artists that reflects local culture and history can be integrated with development in these public spaces, comparable to "Destination Crenshaw."

Enhanced Environmental Sustainability

Environmental stewardship involves more than just the protection of open spaces; it requires mitigating and diminishing the impact of human activities on the environment. While the State building code requires practices that reduce the environmental impacts of individual projects, the planning and distribution of land uses at a community scale can help reduce contributions to climate change and air pollution by reducing automobile use through compact development patterns and a better balance of housing and jobs, keeping daily trips and commuting shorter and, where possible, eliminating the need for automobile usage.

3.4 Land Use Policy Maps

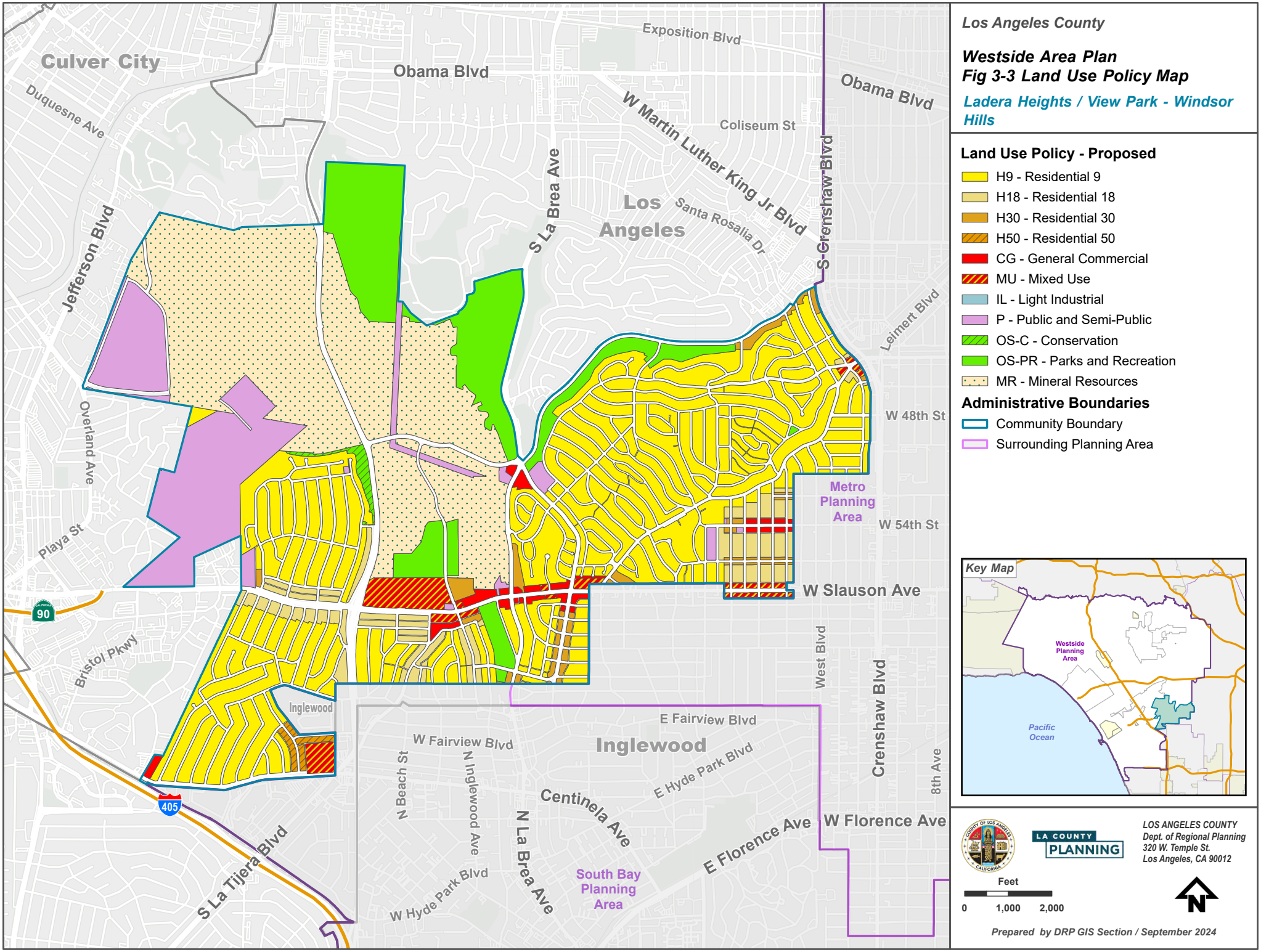
Figures 3-3 and 3-4, the Land Use Policy Maps (Maps), depict the designations for the types of land use to be permitted in the Ladera Heights, View Park-Windsor Hills, and West Fox Hills communities. As described, the Maps seek to preserve community assets, such as established residential neighborhoods, while focusing on underutilized, primarily commercial sites as areas of potential change. The Maps also modify previous designations to better align with on-the-ground conditions and to ensure consistency with zoning designations.

Opportunity Sites

The Ladera Heights, View Park-Windsor Hills, and West Fox Hills communities are largely built out, with little land available for new development. An exception is the Inglewood Oil Field for which the Baldwin Hills Community Standards District (BHCSD) prohibits new oil wells and production and designates existing uses as "non-conforming," anticipating their phased removal and reuse in the future. Given the lack of vacant land outside of the Oil Field, areas suitable for new residential, commercial, and mixed-use development will largely occur on sites with characteristics such as large surface parking lots, the presence of vacant commercial and office buildings, and underutilization or underdevelopment. A public process involving the collaboration of planning staff and the community contributed to the identification of sites with these characteristics warranting consideration for intensification or a change of use. These, in addition to the Inglewood Oil Field, are described herein as "Opportunity Sites" and are identified on Figures 3-5 and 3-6. Note that two sites discussed in the *Public Review Draft Westside Area Plan*, June 2024, (Sites 1 and 10) have been deleted in response to comments received in public meetings and the numbering of the remaining sites has not been modified for this document.

In the following section, existing uses are illustrated in text and aerial images, considerations for determining potential changes are noted, and concepts and precedent images describing potential future land uses are included for each opportunity site. While the Inglewood Oil Field offers the opportunity for future changes of use, the WSAP implements the provisions of the BHCSD and defers recommendations for new land uses to future planning studies. Goals and policies providing specific recommendations regarding redevelopment by area can be found in Section 3.5, Goals and Policies.

Though it is not identified as a formal Opportunity Site, the Gilmore Island parcel is proposed for a change of land use and zoning to accommodate mixed uses, allowing for a range of future uses aligned with the planned redevelopment of the studio area, as depicted in Appendices A and B.



Los Angeles County

Westside Area Plan
Fig 3-3 Land Use Policy Map

Ladera Heights / View Park - Windsor Hills

Land Use Policy - Proposed

- H9 - Residential 9
- H18 - Residential 18
- H30 - Residential 30
- H50 - Residential 50
- CG - General Commercial
- MU - Mixed Use
- IL - Light Industrial
- P - Public and Semi-Public
- OS-C - Conservation
- OS-PR - Parks and Recreation
- MR - Mineral Resources

Administrative Boundaries

- Community Boundary
- Surrounding Planning Area

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Feet

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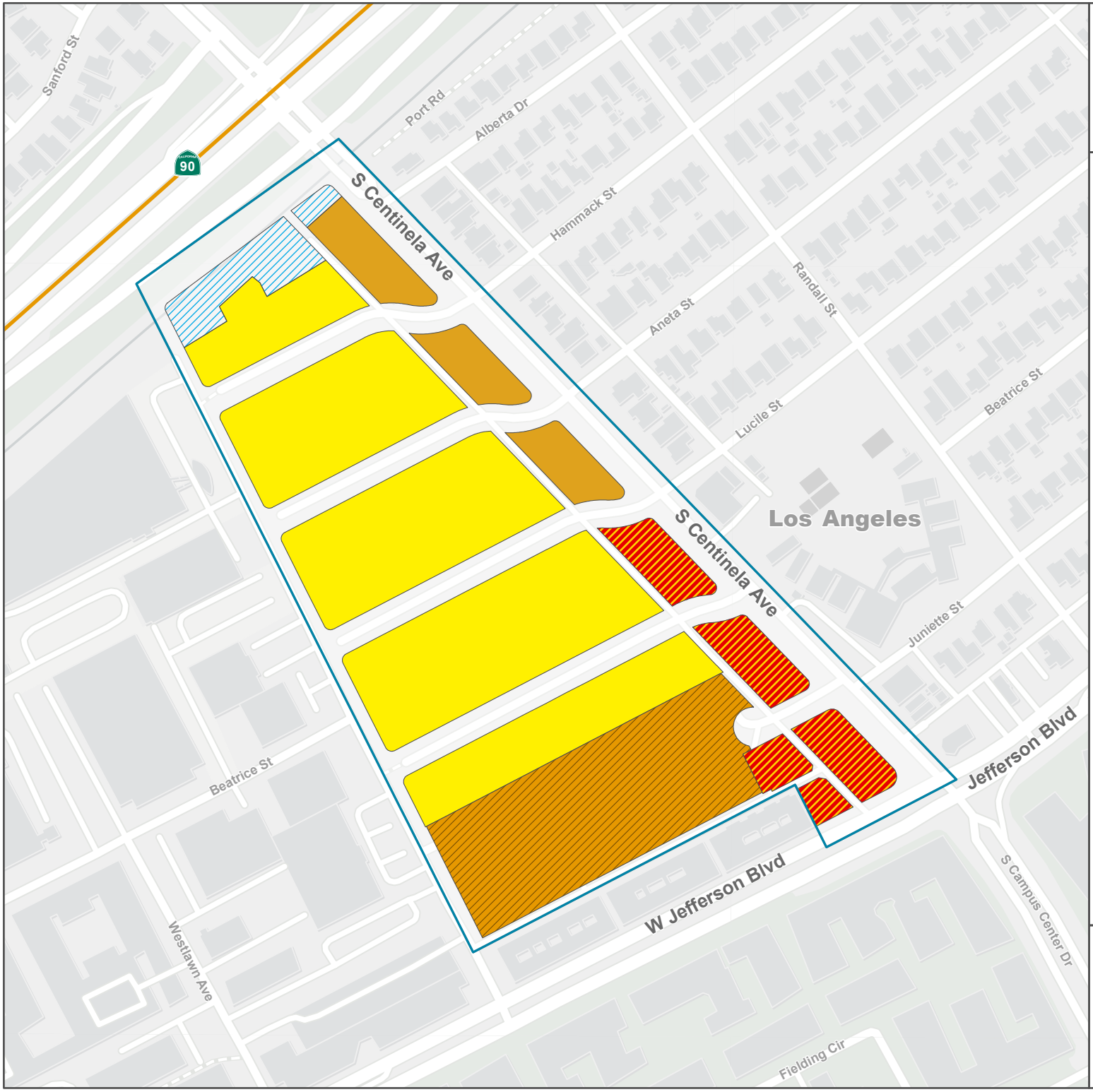
Prepared by DRP GIS Section / September 2024



Los Angeles County

Westside Area Plan

Fig. 3-4 Land Use Policy Map

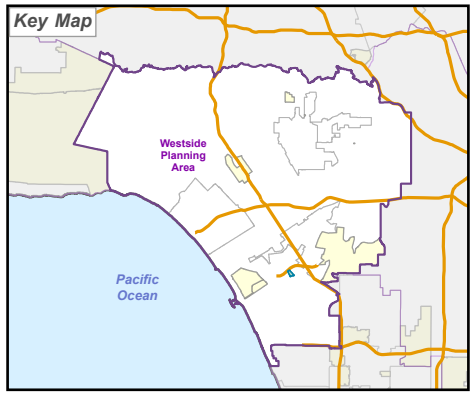
West Fox Hills

Land Use Policy - Proposed

- H9 - Residential 9
- H30 - Residential 30
- H50 - Residential 50
- MU - Mixed Use
- W - Water

Administrative Boundaries

- Community Boundary



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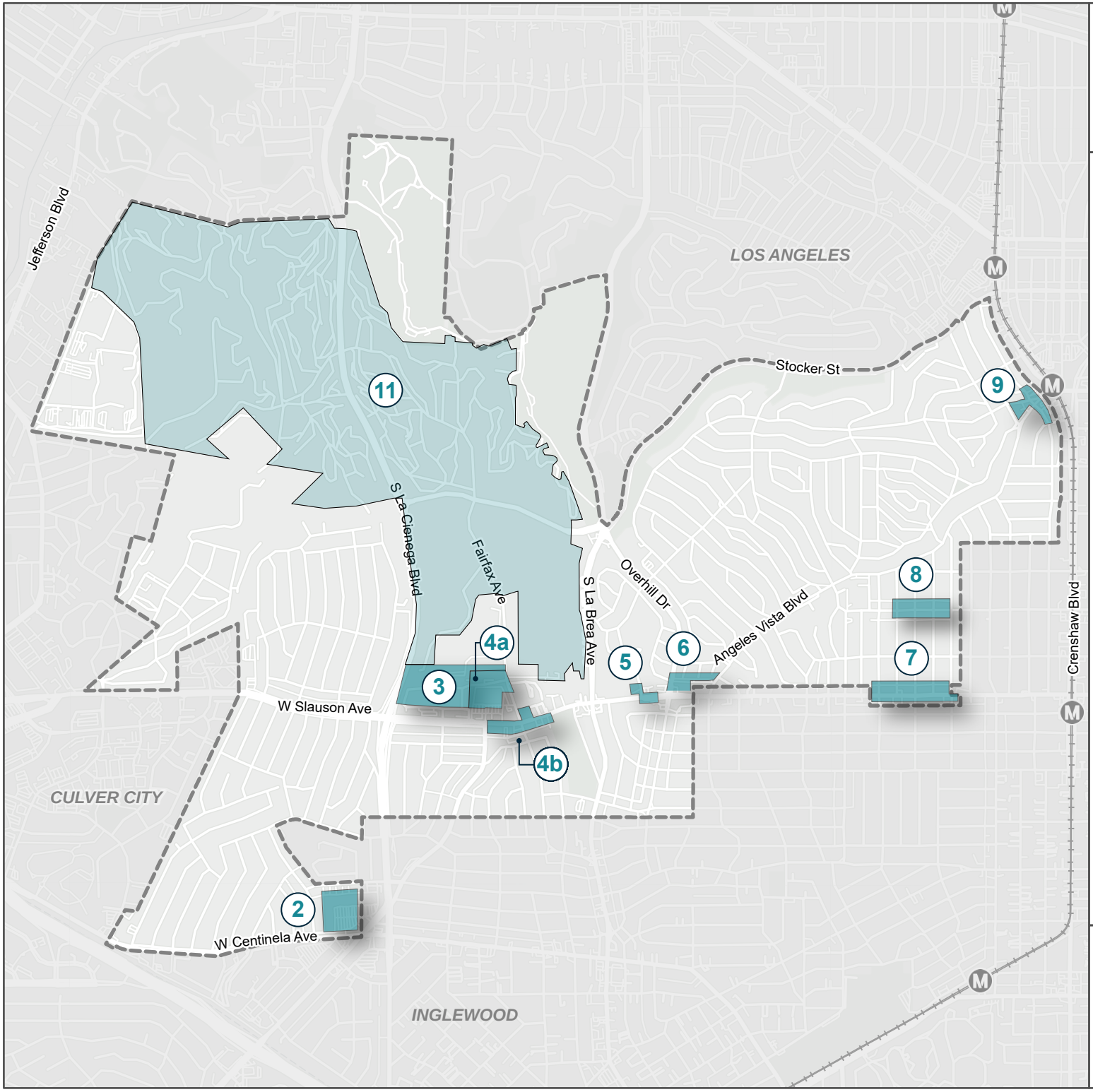

Los Angeles County

Westside Area Plan
Fig. 3-5 Opportunity Sites

Ladera Heights / View Park - Windsor Hills

- Ladera Heights/View Park-Windsor Hills
- Metro Rail Stations
- Crenshaw Line
- Opportunity Site

Site 2: Ladera Center
Site 3: Wateridge Business Center
Site 4a: Slauson-Fairfax/Home Depot
Site 4b: Slauson-Fairfax Intersection
Site 5: Slauson-Heatherdale
Site 6: Slauson-Overhill
Site 7: Slauson Corridor East
Site 8: West 54th Street
Site 9: Leimert Park Adjacent
Site 11: Inglewood Oil Field

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Feet
0 1,000 2,000

Source: DRP GIS Section 2024, PlaceWorks 2024

Los Angeles County

Westside Area Plan
Fig. 3-6 Opportunity Sites

West Fox Hills

West Fox Hills

Opportunity Sites

Site 12: West Fox Hills (Del Rey)

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Feet

0 180 360

Source: DRP GIS Section 2024, PlaceWorks 2024

Ladera Heights

Site 2: Ladera Center

Existing Conditions:

- Multi-tenant commercial center and large surface parking lot.

Considerations:

- Offers opportunity for more intensive development coupled with the consolidation of parking spaces in a structure.
- Opportunity to enhance economic activity by adding housing and expanding customer base for businesses.
- Over time, current commercial buildings may be adaptively re-used or replaced due to marketplace shifts to online retailing.
- A portion of the site is in the City of Los Angeles; redevelopment will need to be coordinated with adjoining jurisdiction.

Land Use Concept (see illustrative image at lower left):

- Multi-family residential and/or mixed-use buildings integrating housing with commercial in a pedestrian-active “village center” clustered around plazas and open spaces. New buildings would be scaled and designed to create a compatible transition with adjacent residential neighborhoods.

Ladera Heights

Site 3: Wateridge Business Center

Existing Conditions:

- Surface parking lots in an office campus.

Considerations:

- Underutilized surface parking lots provide the opportunity for more intensive development.

Land Use Concept (see illustrative image at lower left):

- Redevelopment of parking areas for multi-family housing and/or mixed-use buildings integrating housing with commercial uses. New buildings clustered along and oriented to internal streets, walkways and plazas to create an active pedestrian environment. Incorporate extensive landscaping to complement adjacent recreational facilities and open space and reduce heat island effects.
- Potentially reuse some existing office space for housing or retail uses if high vacancy rates persist.

Ladera Heights

Site 4a: Slauson-Fairfax/Home Depot Center

Existing Conditions:

- Surface parking lots and retail in a commercial center.

Considerations:

- Provides the opportunity for more intensive development.
- Evolution of current commercial uses over time due to marketplace shifts to online retailing may facilitate development of new commercial and/or housing uses.

Land Use Concept (see illustrative image at lower left):

- Infill development of surface parking lots for commercial uses and/or multi-family housing in a pedestrian-active "village center" with buildings clustered around and oriented to internal streets, walkways plazas, and open spaces. Incorporate extensive landscaping to enhance pedestrian activity and reduce heat island effects.
- Existing commercial buildings may be retained or adaptively re-used and integrated with new development.

Ladera Heights

Site 4b: Slauson-Fairfax Intersection

Existing Conditions:

- Underutilized properties with large surface parking lots and structures set back from the street along Slauson Avenue.

Considerations:

- Underutilized properties provide the opportunity for more intensive development.

Land Use Concept (see illustrative image at lower left):

- Housing above ground-floor commercial and design of street fronting buildings to enhance pedestrian activity, complementing "village center" redevelopment of commercial areas northwest of the Slauson and Fairfax intersection.

View Park/Windsor Hills

Site 5: Slauson-Heatherdale

Existing Conditions

- Underutilized properties along Slauson. Hotel and surface parking on south side, vacant parcel with small structure on north side.

Considerations

- Offers opportunities for infill development on surface parking lots and/or underutilized sites.
- Opportunity to add housing or businesses that are oriented to, easily accessible, and walkable from adjoining neighborhoods.

Land Use Concept (see illustrative image at lower left):

- Stand-alone housing or mixed-use buildings with housing above ground-floor commercial uses that serve and are accessible to residents in adjoining neighborhoods.
- Improved pedestrian environment with buildings fronting and oriented to the Slauson Avenue frontage.

View Park/Windsor Hills

Site 6: Slauson-Overhill

Existing Conditions:

- Underutilized property northeast of the intersection of Overhill and Slauson. Large surface parking lots to the rear of street-fronting commercial uses.

Considerations:

- Opportunities for infill development on surface parking lots and/or underutilized sites.
- Opportunity to add businesses that complement the intersection's historical role as a commercial center and are oriented to, easily accessible, and walkable from adjoining neighborhoods.

Land Use Concept (see illustrative image at lower left):

- Stand-alone housing or mixed-use buildings with housing above ground-floor commercial.
- Retain existing businesses and accommodate new businesses serving and accessible to residents in adjoining neighborhoods.

View Park/Windsor Hills

Site 7: Slauson Corridor East

Existing Conditions:

- Underutilized commercial corridor along Slauson.

Considerations:

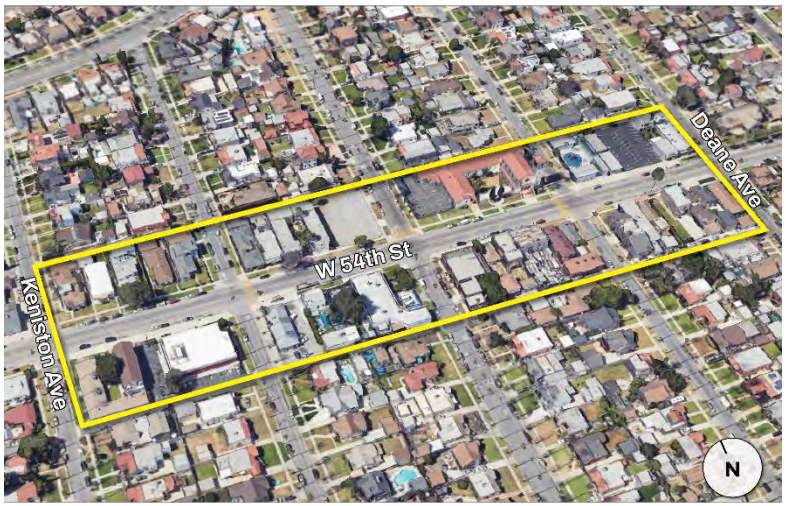
- Continuity and orientation of the buildings to the street frontage offer the opportunity to activate the street for pedestrian activity.
- Shallow parcel depths and sizes limit the footprint and scale of development that can be constructed, unless parcels are consolidated.
- Opportunity to add businesses that are oriented to, easily accessible, and walkable from adjoining neighborhoods.

Land Use Concept (see illustrative image at lower left):

- Mixed-use corridor with housing above ground-floor commercial and improved pedestrian experience.
- Improved pedestrian environment with buildings fronting and oriented to the Slauson Avenue frontage and streetscape improvements.
- New buildings scaled and designed to transition to adjacent residential neighborhoods.

View Park/Windsor Hills

Site 8: West 54th Street



Existing Conditions:

- Corridor with neighborhood-oriented uses and small-scale, low-rise buildings developed with local-serving uses, public facilities, churches, and interspersed housing.

Considerations:

- The area's existing character is an important community asset and should be maintained, with new development sensitively integrated.
- Opportunity to add businesses that complement existing uses and are oriented to, easily accessible, and walkable from adjoining neighborhoods.
- Buildings are oriented to tree-lined streets, offering the opportunity to activate pedestrian activity.
- Shallow parcel depths and sizes limit the footprint and scale of development that can be constructed, unless consolidated.

Land Use Concept (see illustrative image at lower left):

- Promote continued mix of uses; retaining existing and accommodating new business serving and accessible to residents in adjoining neighborhoods.
- Housing above ground-floor commercial or stand-alone commercial.
- Scale and design new development to complement and transition smoothly with adjoining single-family neighborhoods.

View Park/Windsor Hills

Site 9: Leimert Park Adjacent

Existing Conditions:

- Underutilized surface parking lots close to the Leimert Park Metro K Line Station.

Considerations:

- Proximity to the Leimert Park Metro K Line Station provides the opportunity for infill and intensification of development.
- Surface parking lots are underutilized and provide the opportunity for infill of commercial and/or housing.
- The Crenshaw-fronting buildings are in the City of Los Angeles, and the parking lots are in the unincorporated County, necessitating coordination of any new development.
- Street frontages are developed with generally wide sidewalks and landscaped parkways and can be improved to enhance pedestrian activity and connectivity to the transit station.

Land Use Concept (see illustrative image at lower left):

- Mixed-use transit-oriented community.
- Housing above ground-floor commercial with improved pedestrian environment and new buildings scaled and designed to transition to adjacent residential neighborhoods.

View Park/Windsor Hills

Site 11: Inglewood Oil Field

Existing Conditions:

- Hillside terrain developed as an active oil field with pumps, tanks, ancillary equipment, energy infrastructure, access roads, and other facilities.
- Disturbed natural environment with isolated/fragmented pockets of native and invasive habitats.

Considerations:

- The County has started the process of amending the Baldwin Hills Community Standards District (September 15, 2021, Board of Supervisors motion) to prohibit new oil wells and allow existing oil wells to continue operating under a nonconforming status with the intent that existing wells and production will be phased out over time.
- The Field is surrounded by and impacted by residential neighborhoods and adjoins Kenneth Hahn State Recreation Area.

Land Use Concept:

- As oil operations are phased out and existing facilities are removed over time, the property may be redeveloped for uses that complement and integrate with the existing community.
- Comments received from the community during the planning process suggested a diverse range of possible uses including parks, recreation facilities, housing and business/office park.
- Disturbed natural environment with isolated/fragmented pockets of native and invasive habitats could be restored.

West Fox Hills (Unincorporated Del Rey)

Site 12: West Fox Hills (Del Rey)

Existing Conditions:

- Commercial corridor containing a mix of economically viable and underdeveloped properties.

Considerations:

- Properties to the west of the corner parcel (gas station) are developed with high-density apartments comparable to those in nearby Playa Vista, exhibiting a strong market support for housing development in this area.
- The scale and design of new development needs to complement and transition smoothly with the adjoining single-family neighborhoods north and west of the intersection.

Land Use Concept (see illustrative image at lower left):

- Mixed-use redevelopment along Jefferson and Centinela.
- Housing above ground-floor commercial with improved pedestrian environment.
- New buildings scaled tallest along Jefferson, then designed to reduce scale north along Centinela and transition to adjacent residential neighborhoods.

Land Use Policy Map Reconciliation

In addition to the Opportunity Sites discussed in the previous section, the WSAP Land Use Policy Map (Figures 3-3 and 3-4) modifies designations for properties to reflect their current use and/or density where they deviate from those depicted by the current General Plan Policy Map. Changes to zoning designations for consistency with the updated Land Use Policy Map or current use and/or density are depicted in Appendix D.

Land Use Policy Map Changes

Table 3-1 identifies the WSAP Land Use Policy Map's changes of land use classifications for Opportunity Sites.

Table 3-1 WSAP Land Use Policy Map's Changes of Land Use Classifications for Opportunity Sites

Location ID	Location	Current Land Use Designation (Designation: Maximum Density, FAR)	Proposed Land Use Designation (Designation: Maximum Density, FAR)
2	Ladera Center	CG: 50, 1.0	MU: 150, 3.0
3	Wateridge Business Center	CG: 50, 1.0	MU: 150, 3.0
4a	Slauson-Fairfax/Home Depot Center	CG: 50, 1.0	MU: 150, 3.0
4	Slauson-Fairfax Intersection	CG: 50, 1.0	MU: 150, 3.0
5	Slauson-Heatherdale	CG: 50, 1.0	MU: 150, 3.0
6	Slauson-Overhill North	CG: 50, 1.0	MU: 150, 3.0
7	Slauson East	CG: 50, 1.0	MU: 150, 3.0
8	West 54th Street	CG: 50; 1.0	CG: 50, 1.0
9	Leimert Park Adjacent	CG: 50, 1.0	MU: 150, 3.0
11	Inglewood Oil Field	MR, P	MR, P
12	West Fox Hills (Del Rey)	CG: 50, 1.0	MU: 150, 3.0

3.5 Goals and Policies

The land use goals and policies of the WSAP supplement those of County's General Plan to address the unique objectives and circumstances of the Westside communities. They provide the roadmap to achieving the Vision and Guiding Principles for the Westside, developed in response to public comments received during the planning process.

3.5.1 AREAWIDE

Goal LU 1 Unincorporated communities with distinct identities and uses.

Policies

LU 1.1 Maintain the diversity, uses, character, and unique identities of the unincorporated communities in the Westside Plan Area.

LU 1.2 Support the maintenance, implementation, and updates of land use plans for the unincorporated communities.

LU 1.3 Ensure that plan updates fully engage the participation of the diverse constituencies of the unincorporated communities.

3.5.2 LADERA HEIGHTS, VIEW PARK-WINDSOR HILLS, AND WEST FOX HILLS

Goal LU 2 Growth that is sustainable and managed to complement and maintain the character of the existing community.

Policies

LU 2.1 Focus growth and the development of new commercial and housing as infill and re-use of commercial corridors and centers, while supporting current businesses and preserving the character of existing residential neighborhoods, parklands, and open spaces.

LU 2.2 Concentrate development in proximity to the Crenshaw Line (K Line) transit station and along major bus corridors, including Slauson Avenue.

LU 2.3 Encourage the revitalization and enhancement of the Slauson Avenue corridor by maintaining or adaptively re-using commercial buildings for neighborhood serving uses, while expanding opportunities for moderate-scale mixed use or housing.

LU 2.4 Encourage the development of small and undersized parcels through lot consolidation to allow market-supportable land uses.

LU 2.5 Anticipate and plan for the long-term redevelopment of the Inglewood Oil Field and ensure that future uses are integrated and connected to the existing community.

LU 2.6 Ensure that plans for growth and development in adjoining municipalities are compatible and correspond with the goals and policies for Ladera Heights, View Park-Windsor Hills, and West Fox Hills communities.

LU 2.7 Control the development of uses that negatively impact and detract from community character and/or safety.

LU 2.8 Consider the impacts of new development on mobility and infrastructure in reviewing and entitling potential development projects consistent with the WSAP I.

Goal LU 3 A community of distinct and livable places.

Policies

LU 3.1 Foster a land use pattern that brings everyday needs and amenities within walking distance of residential neighborhoods by encouraging neighborhood-scale retail and commercial uses adjacent to existing residential.

LU 3.2 Locate and design development to respect the area's natural landforms and open spaces.

LU 3.3 Concentrate development along Slauson Avenue to establish activity centers that promote pedestrian activity, reduce automobile travel, and contribute to the reduction of greenhouse gases.

LU 3.4 Create an active and safe pedestrian environment by improving the sidewalks, intersection crossings, and street frontages.

LU 3.5 Maintain a consistent street wall along key commercial centers and require buildings and entrances to orient to the sidewalk along thoroughfares.

LU 3.6 Facilitate the creation of more mixed-use development that integrates housing with commercial uses to increase the customer base for local businesses and enhances economic activity and vitality.

LU 3.7 Incentivize the inclusion of gathering places in commercial, mixed-use, and multi-family residential projects.

LU 3.8 Require new development along major thoroughfares and at the edges of commercial centers to be located and scaled to provide transitions in building height and bulk, consistent with the character of adjacent low-scale neighborhoods.

LU 3.9 Encourage the integration of neighborhood-specific cultural, historical, and architectural elements in new development and renovations whenever possible.

LU 3.10 Promote the inclusion of public art in commercial and mixed-use projects that reflect the area's historic and cultural heritage.

Goal LU 4 A diversity of land uses providing for community needs.

Policies

LU 4.1 Continue providing for a mix of housing, commercial, community services, and parklands/open spaces that cumulatively contribute to the area's identity and role as a "complete community" for residents.

LU 4.2 Accommodate the development of a wide variety of housing options for residents and workers that are affordable to households of varying income levels.

LU 4.3 Encourage commercial uses that serve and are accessible to adjoining residential neighborhoods.

LU 4.4 Encourage land uses that offer diverse food choices for local residents, including new grocery stores, restaurants, and cafés that provide healthy options, including fresh produce and nutrient-dense foods.

LU 4.5 Encourage and expand uses and spaces that reflect the area's history and culture.

LU 4.6 Provide for recreational activities and the inclusion of parklands and open spaces within the fabric of existing and future land uses.

LU 4.7 Work with West Los Angeles College to explore opportunities to facilitate the provision of student and/or employee housing on the campus and to improve access to the campus from neighboring communities after the Inglewood Oil Field transitions to new uses.

Goal LU 5 Quality residential neighborhoods that are great places to live.

Policies

LU 5.1 Maintain and protect the character and scale of existing residential neighborhoods by prioritizing commercial corridors as the location for large-scale development.

LU 5.2 Encourage the development of small-scale local-serving and community-gathering uses that are within walking distance of residential neighborhoods.

LU 5.3 Ensure that commercial uses within residential neighborhoods are located and designed to be compatible with and complement existing residences with regard to scale, building orientation, setbacks, façade details and ground floor treatments.

LU 5.4 Utilize incentives to encourage the production of affordable housing, consistent with the Economic Development Element and Countywide Housing Element.

LU 5.5 Work with local homeowners associations to address land use issues, needs, and improvements.

Goal LU 6 Vital and active commercial and mixed-use districts serving residents and visitors to the community.

Policies

LU 6.1 Create incentives such as waivers of fees and development standards to attract private investment to revitalize and improve underutilized properties along Slauson Avenue and actively promote their use by commercial property owners and developers.

LU 6.2 Provide flexibility in permitted land uses and enable adaptability and re-use of existing buildings to allow changes responding to evolving markets and preventing vacancies.

LU 6.3 Encourage the redevelopment of existing multi-tenant commercial projects as mixed-use community-oriented centers, increasing the number of residents in proximity to retail and commercial uses, enhancing their economic vitality.

LU 6.4 Promote development that integrates commercial uses and housing within existing commercial corridors, consistent with State legislation.

LU 6.5 Require development to foster pedestrian interest and activity by designing elevations facing primary street frontages with a high level of visual transparency and providing direct pedestrian access to the adjoining street sidewalk.

LU 6.6 Encourage mixed-use development projects to incorporate elements that contribute to a resident's quality of life and promote gathering and activity such as courtyards and plazas.

LU 6.7 Support beautification of existing businesses and encourage improvement of building facades, recognizing opportunities to reflect historic design styles.

LU 6.8 Encourage the development of multi-modal transportation hubs within larger commercial and mixed-use centers.

Goal LU 7 A complete community with uses that support resident needs.

Policies

LU 7.1 Accommodate a wide range of facilities offering services to meet the needs of residents, such as financial and medical services; government and cultural services; services to seniors and youth; and similar uses.

LU 7.2 Accommodate social, religious, cultural, and recreational facilities and programs that equitably meet the diverse needs of residents.

Goal LU 8 A sustainable built environment.

Policies

LU 8.1 Ensure that new development is located and designed to respect natural landforms and topography and protect native ecologies, wildlife, and open spaces.

LU 8.2 Explore methods to stop or reduce the proliferation of broadcast towers on ridgelines through consolidation or redesign.

LU 8.3 Encourage developers to exceed State building codes for site improvements and buildings that reduce the use of energy, water, and nonrenewable resources; reduce pollution and greenhouse gas emissions; and employ other sustainable measures (e.g., LEED, Living Building Challenge).

LU 8.4 Support private development that exceeds minimum site landscaping requirements and reduces the heat island effect by incorporating green roofs and decks, durable awnings, increased tree canopy in lots not covered by buildings, bioswales and similar improvements.

LU 8.5 Incorporate sustainable landscaping and water management practices in parklands and medians and along street frontages and trails (bioswales, permeable surfaces, stormwater capture, native species, etc.).

Goal LU 9 A safe built environment and infrastructure.

Policies

LU 9.1 Ensure that new development is located and designed to protect structures and occupants/users from natural hazards (flooding, landslides, seismic activity, other).

LU 9.2 Monitor pollution, toxic materials, and other impacts from oil field operations and require mitigation while still operational as necessary to protect adjoining neighborhoods and uses.

LU 9.3 Proactively manage vegetation in fire hazard areas.

Goal LU 10 A community invested in planning.

Policies

LU 10.1 Continuously engage community organizations, stakeholders, and traditionally underrepresented groups in the planning process.

LU 10.2 Encourage community engagement processes in the development of projects and infrastructure improvements.

3.5.3 COMMUNITY-SPECIFIC OPPORTUNITY SITES

Figures 3-5 and 3-6 depict areas identified as opportunity sites that have informed the Land Use Policy Map and for which new housing, commercial, and other uses would be encouraged to be developed. The following goals and policies define intentions regarding their uses and character.

Ladera Heights

Site 2: Ladera Center

Goal LU 11 A revitalized and pedestrian-oriented mixed-use center providing services accessible to residents of adjoining neighborhoods and opportunities for new housing development, expanding the customer base for local businesses.

Policies

LU 11.1 Facilitate infill and new development of retail commercial and office uses integrated with housing on the upper levels or to the rear of commercial buildings.

LU 11.2 Promote the inclusion of landscape improvements, active gathering places such as courtyards and plazas, community gardens, and other amenities accessible to the surrounding community.

LU 11.3 Require buildings to be oriented and designed to contribute to an active pedestrian environment.

LU 11.4 Require that building heights be stepped back to transition with adjoining residential neighborhoods.

Site 3: Wateridge Business Center

Goal LU 12 Development of housing as infill on existing parking lots and long-term replacement of existing buildings and parking structures warranted by marketplace changes.

Policies

LU 12.1 Facilitate the development of housing as infill to replace existing surface parking lots.

LU 12.2 Facilitate the development of housing by the adaptive re-use or replacement of existing office and commercial buildings if existing uses discontinue operations.

LU 12.3 Ensure that new buildings are landscaped and designed to complement adjacent recreational facilities and open spaces.

LU 12.4 Encourage pedestrian linkages to current recreational facilities, open spaces, trails and adjacent retail uses. Incorporate pedestrian linkages to any future uses planned for the oil fields.

LU 12.5 Encourage the development of a multi-modal transportation hub independent of or in concert with infill development of the Slauson-Fairfax Home Depot Center.

LU 12.6 Encourage the adaptive re-use and improvement of existing buildings.

LU 12.7 Promote the inclusion of landscape improvements, active gathering places such as courtyards and plazas, community gardens, and other amenities accessible to the surrounding community.

Site 4a: Slauson-Fairfax/Home Depot Center

Goal LU 13 Long-term intensification and development as a pedestrian-oriented mixed-use center incorporating housing with commercial uses.

Policies

LU 13.1 Facilitate the development of housing or mixed-use buildings as infill and replacement of existing surface parking lots and small commercial buildings.

LU 13.2 Allow for the redevelopment of “big-box” commercial buildings for new commercial, housing, and/or buildings integrating housing above or behind ground-level commercial uses.

LU 13.3 Incentivize the development of non-chain, small, and local businesses.

LU 13.4 Promote the inclusion of landscape improvements, active gathering places such as courtyards and plazas, community gardens, and other amenities accessible to the surrounding community.

LU 13.5 Link any redevelopment of this property with infill and new development on the Wateridge property and provide pedestrian linkages to future uses planned for the oil fields.

LU 13.6 Encourage the development of a multi-modal transportation hub independent of or in concert with infill development of the Wateridge Center.

Site 4b: Slauson-Fairfax Intersection

Goal LU 14 Concentration/intensification of commercial and housing development, creating a distinct center on properties abutting the Slauson-Fairfax intersection.

Policies

LU 14.1 Facilitate the development of retail and other commercial uses along the Slauson Avenue frontage, with housing on the second floor and higher and to the rear.

LU 14.2 Improve street frontages with enhanced landscaping, district identification and wayfinding signage, and other amenities.

View Park-Windsor Hills

Site 5: Slauson-Heatherdale

Goal LU 15 Concentration/intensification of commercial and housing development abutting the Slauson-Heatherdale intersection.

Policies

LU 15.1 Facilitate the intensification of retail and other commercial uses on underutilized parcels and hotel site along the Slauson Avenue frontage, with housing on the second floor and higher.

LU 15.2 Locate and design new buildings to integrate with the natural topography.

LU 15.3 Improve street frontages with enhanced landscaping, signage, and other amenities.

Site 6: Slauson-Overhill

Goal LU 16 Concentration/intensification of commercial and housing development, creating a distinct center on properties abutting the Slauson-Overhill intersection.

Policies

LU 16.1 Facilitate the development of retail and other commercial uses along the northern Slauson Avenue frontage and as infill in the surface parking lot, with housing on the second floor and higher and to the rear.

LU 16.2 Prioritize commercial uses that primarily serve adjoining residential neighborhoods and reflect the cultural values of the community.

LU 16.3 Improve street frontages with enhanced landscaping, signage, and other amenities.

Site 7: Slauson Corridor East

Goal LU 17 An active and vital pedestrian-oriented mixed-use corridor maintaining the scale and character of existing development.

Policies

LU 17.1 Facilitate the development of retail and other commercial uses along the Slauson Avenue frontage, with housing on the second floor.

LU 17.2 Prioritize commercial uses that primarily serve adjoining residential neighborhoods and reflect the cultural values of the community.

LU 17.3 Encourage the adaptive re-use and improvement of existing buildings.

LU 17.4 Encourage lot consolidation to support the development of larger floorplate land uses.

LU 17.5 Require that buildings are scaled and designed, and heights limited to transition with adjoining single-family housing neighborhoods.

LU 17.6 Improve street frontages with enhanced landscaping, signage, and other amenities and maintain a consistent street wall.

Site 8: West 54th Street

Goal LU 18 An active and vital pedestrian-oriented mixed-use corridor maintaining the scale and character of existing development.

Policies

LU 18.1 Encourage the development of retail and other commercial uses along the East 54th Street frontage, with housing on the second floor.

LU 18.2 Prioritize commercial uses that primarily serve adjoining residential neighborhoods and reflect the cultural values of the community.

LU 18.3 Encourage the adaptive re-use and improvement of existing buildings.

LU 18.4 Require that buildings are scaled and designed at heights limited to transition with adjoining single-family housing neighborhoods.

LU 18.5 Improve street frontages with enhanced landscaping, signage, and other amenities and to maintain a consistent street wall.

Site 9: Leimert Park Adjacent

Goal LU 19 Concentration of commercial and residential uses providing continuity with properties developed along Crenshaw Boulevard adjacent to the Metro Transit Station.

Policies

LU 19.1 Facilitate the development of retail and other commercial uses on ground floor with housing on the second floor and higher.

LU 19.2 Promote development densities/intensities that encourage transit use by residents and business customers.

LU 19.3 Link development, as appropriate, with planned improvements of adjoining properties fronting on Crenshaw Boulevard.

LU 19.4 Improve street frontages with enhanced landscaping, signage, and other amenities.

LU 19.5 Install monuments, signage, banners, landscaping, and other elements that visually identify the area as the gateway to the Los Angeles Westside Community and/or View Park.

Site 11: Inglewood Oil Field

Goal LU 20 Redevelopment of the Inglewood Oil Field with Uses Contributing to the Quality of Life of Community Residents.

Policies

LU 20.1 Support the abatement of existing oil operations and redevelopment for uses that complement and are integrated with existing neighborhoods and districts.

LU 20.2 Create a compact pattern of uses that is walkable and reduces the need for automobile travel.

LU 20.3 Enable the community to be actively involved in the determining and planning for uses to be developed as replacement of existing Oil Field operations.

LU 20.4 Provide for the linkage of new uses to the existing community with pedestrian and bicycle paths, greenways, and other elements.

LU 20.5 Provide for the restoration of native vegetation and landscapes and integrate with development.

Site 12: West Fox Hills (Del Rey)

Goal LU 21 Housing infill and development along the Centinela Avenue corridor.

Policies

LU 21.1 Facilitate the development of retail and other commercial uses along the Centinela Avenue and Jefferson Boulevard frontages, with housing on the upper floors.

LU 21.2 Require that buildings are scaled, designed, and heights limited to transition with adjoining residential neighborhoods.

LU 21.3 Improve street frontages with enhanced landscaping, signage, and other amenities.

LU 21.4 Consider renaming the area from Fox Hills to a moniker that reflects its location and resonates with its residents and businesses.

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Westside Area Plan

4. Mobility

4 MOBILITY

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.

4.1 Purpose

The Mobility Element guides the maintenance, enhancement, and development of the transportation network (including automobile, pedestrian, bike, and transit) within the unincorporated communities of Ladera Heights, View Park-Windsor Hills, and West Fox Hills. The purpose of the Mobility Element is to plan for a safe multimodal transportation system that addresses challenges and meets the needs of all mobility users in the Westside communities.

The Mobility Element includes a high-level summary of mobility issues and opportunities in the Westside Planning Area (Planning Area), key findings from the existing conditions analysis and input from stakeholder and community members. These issues and opportunities provide the foundation for the development of the element's goals and policies. In addition, the Mobility Element works in conjunction with the Land Use Element to provide safe, efficient transportation connections to various land uses and seeks to meet the transportation needs that align with the land use vision for the Planning Area.

4.2 Existing Context

For reasons described in Chapter 1 - Introduction, the focus areas of the Mobility Element for the Westside Area Plan are the unincorporated communities of Ladera Heights, View Park-Windsor Hills, and West Fox Hills. A comprehensive background study was performed to analyze existing conditions in these focus areas. The analysis of existing transportation conditions encompassed street system, injury/collision history, the public transit system, bicycle facilities, and travel patterns in each community. This section summarizes the existing transportation conditions in the Planning Area and associated mobility issues and opportunities.

4.2.1 Street System and Roadway Safety

The transportation system in Ladera Heights, View Park-Windsor Hills, and West Fox Hills consists of a roadway network including freeways, major and secondary highways, and local streets (Figures 4-1 and 4-2). The San Diego Freeway (I-405) and Marina Freeway (SR 90) provide regional freeway access to the communities. Six major highways run through the communities, including La Cienega Boulevard, La Brea Avenue, Overhill Drive, Stocker Street, Slauson Avenue, and Centinela Avenue. These roadways facilitate the movement of vehicles, trucks, transit vehicles, and pedestrians and consistently experience heavy traffic volumes and congestion, leading to higher frequencies of injury collisions than other streets. Analysis of Transportation Injury Mapping System (TIMS) data spanning 2018 to 2022 reveals clusters of injury collisions on Slauson Avenue and several intersecting north-south highways.

There are two secondary highways that run through Ladera Heights and View Park-Windsor Hills, Fairfax Avenue and Angeles Vista Boulevard, and several local streets. According to TIMS data, Angeles Vista Boulevard and Northridge Drive have disproportionately higher occurrences of collision than other secondary highways and local streets in the community, signaling a need for safety interventions along these corridors.

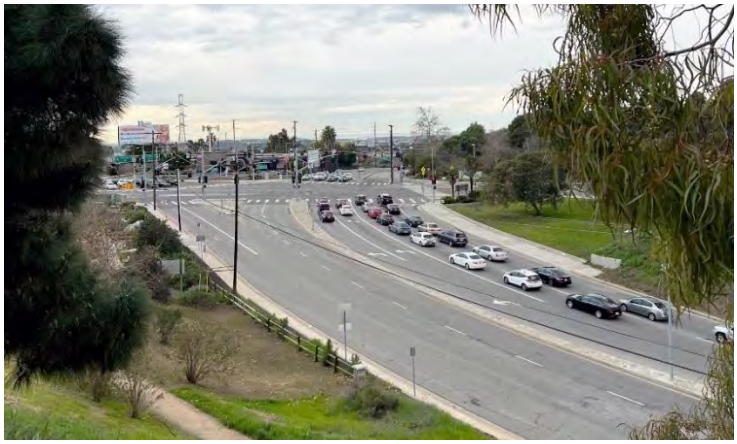


Photo of five-way intersection at La Brea Ave., Stocker St. and Overhill Dr. (LA County Planning)

The County Vision Zero Action Plan has identified 12 Collision Concentration Corridors in the Westside Planning Area, and 8 of them are in the Ladera Heights and View Park-Windsor Hills communities (shown on Figure 4-3).[1] These corridors had three or more fatal and severe injury collisions between 2018 and 2022, indicating that traffic safety measures and Vision Zero actions should be considered.

Los Angeles County Department of Public Works (LADPW) is currently developing a Community Traffic Safety Plan (CTSP) in Ladera Heights and View Park-Windsor Hills. The CTSP offers a strategic opportunity to pinpoint traffic safety focus areas at the community level and provide guidance for the development of infrastructure to safeguard all road users.[2] It provides a toolbox of safety improvements and treatments that is organized by roadway types and recommendation categories, with a specific focus on intersection, roadway, and crossing improvements. In addition, the CTSP proposes recommendations along corridors with safety concerns and funding opportunities.

[1] Los Angeles County, *Vision Zero: A Plan for Safety Roadways 2020-2025,* November 2019. The Los Angeles Vision Zero Collision Concentration Corridors data are available on the County's Open Data Portal, accessed 1/24, https://data.lacounty.gov/maps/35581deb6d9241519a0138f485792ed3_56/about.

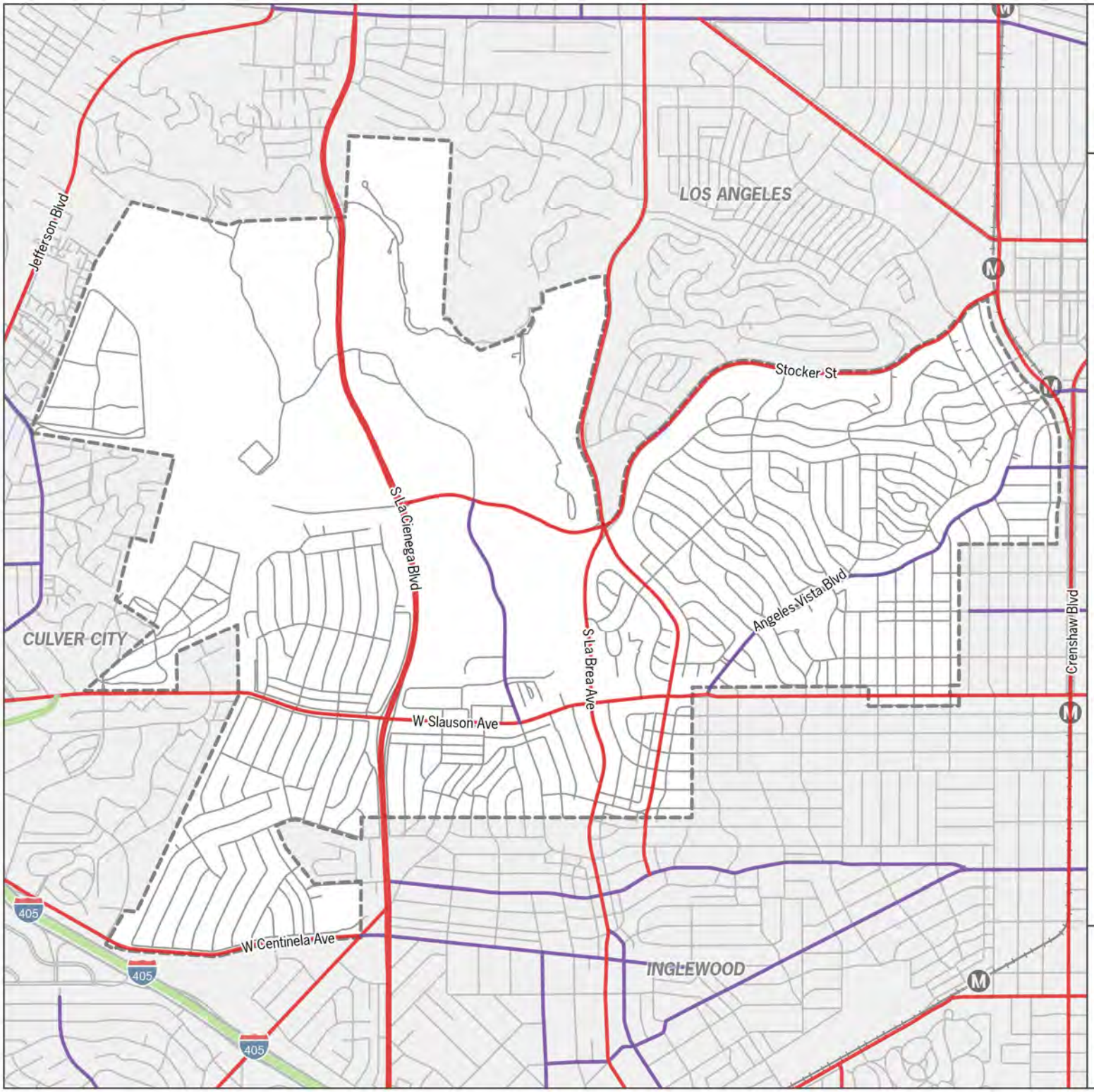
[2] Los Angeles County Department of Public Works and Los Angeles County Supervisor Holly J. Mitchell, *View Park-Windsor Hills and Ladera Heights Community Traffic Safety Plan (Draft),* November 2023, accessed 1/24, https://pw.lacounty.gov/projects/community-traffic-safety-plan/.

Concerns regarding traffic congestion have been raised by the community, with several streets - such as La Cienega Boulevard, Slauson Avenue, and Centinela Avenue – that serve as major thoroughfares connecting the neighborhood to LAX, job centers, and community destinations identified as impeded by high volumes of traffic. While traffic congestion is not an area of concern mandated for environmental analysis as part of the CEQA process owing to the switch to the Vehicle Miles Traveled metric for the evaluation of transportation impacts, it is still an important issue to the County.

The County has implemented procedures for monitoring and addressing traffic issues in the unincorporated areas. First, LADPW uses level of service (LOS) to assess the congestion of roadways in the transportation system. The County's General Plan also provides LOS criteria for assessing the performance of, and determining deficiencies to, roadway segments and intersections. In addition, LADPW maintains a traffic counts database, a rolling five-year compilation of Average Daily Traffic (ADT) data from the unincorporated areas, updated annually[3].

Furthermore, the County has established a process to address concerns relating to local traffic circulation as a direct result of future development. If a development project/application is required to prepare a Traffic Impact Analysis and involves a discretionary action, it is subject to review by the Department of Regional Planning. County Public Works staff may require an analysis in order to determine whether a development project would negatively impact access and circulation. This includes evaluating intersection LOS and vehicle queueing to identify any potential operational deficiencies. Unacceptable or excessive queueing is defined as situations where queues spill over from turn pockets into through lanes or intersections. If the development project is found to cause operational deficiencies, the project applicant may be required to implement corrective actions.

[3] https://pw.lacounty.gov/tnl/trafficcounts/



Los Angeles County

Westside Area Plan
Fig. 4-1 Existing Street System

Ladera Heights / View Park - Windsor Hills

- Ladera Heights/View Park-Windsor Hills
- Metro Rail Stations
- Crenshaw Line
- Freeway
- Major Highway
- Secondary Highway

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Sources: DRP GIS Section 2024, PlaceWorks 2024

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Westside Area Plan
Fig. 4-2 Existing Street System

West Fox Hills

West Fox Hills
Freeway
Major Highway

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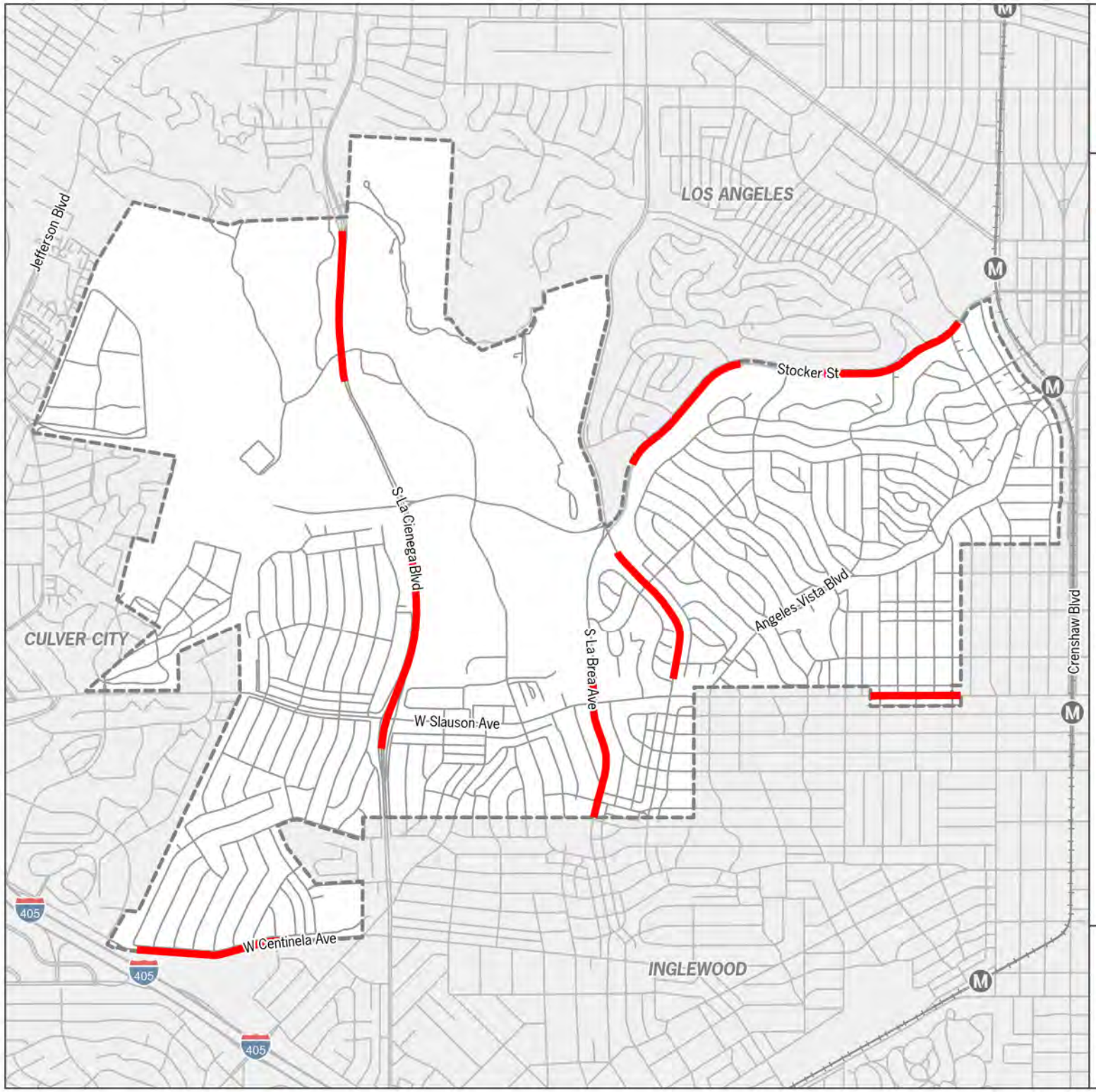
Sources: DRP GIS Section 2024, PlaceWorks 2024



Los Angeles County

Westside Area Plan

Fig. 4-3 Collision Concentration Corridors

Ladera Heights / View Park - Windsor Hills

- Ladera Heights/View Park-Windsor Hills
- LA County Vision Zero Collision Concentration Corridors (CCC)
- Metro Rail Stations
- Crenshaw Line

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Sources: DRP GIS Section 2024, PlaceWorks 2024

4.2.2 Public Transportation System

Ladera Heights, View Park-Windsor Hills, and West Fox Hills are well served by the existing fixed-route transit network. Ladera Heights and View Park-Windsor Hills are adjacent to the Metro K Line along Crenshaw Boulevard, with some sections of the communities within a half-mile radius of Metro K Line stations, including Hyde Park, Leimert Park, and Martin Luther King Jr stations. This geographic proximity presents an opportunity to orient new development around these rail stations and facilitate first/last-mile connections. There are 13 bus routes or shuttles serving Ladera Heights, View Park-Windsor Hills, and West Fox Hills, operated by Metro, City of Los Angeles Department of Transportation (LADOT), Culver City Bus, Big Blue Bus, and LADPW's "The Link." Figures 4-4 and 4-5 show existing transit routes and stops.

Metro Bus along Slauson Avenue (PlaceWorks)

While 92 percent of the geographic area of Ladera Heights, View Park-Windsor Hills, and West Fox Hills have bus stops within a half-mile walking distance, accessing transit on Overhills Drive and Slauson Avenue poses challenges for senior residents and individuals with disabilities. Steep grades, high vehicular speeds, and the absence of pedestrian facilities along some roadways contribute to this difficulty. Transit service in the form of local community circulators or on-demand transit could offer tailored solutions to address this issue, enhancing accessibility for these demographics.

In addressing transit service to recreational destinations, the Link's Baldwin Hills Parklands line currently operates as a shuttle provided by LADPW, connecting to the Kenneth Hahn State Recreation Area to the Metro Expo Line - La Cienega / Jefferson Station. Exploring the extension of this shuttle to encompass Marina del Rey and Ballona Wetlands through Ladera Heights and View Park-Windsor Hills would foster increased connectivity between the communities and these western destinations. This would complement the existing Park to Playa Regional Trail, which currently traverses the northern border of the communities. Together, these enhancements would contribute to a more comprehensive and accessible transit network for residents and visitors.

4.2.3 Bicycle and Pedestrian Facilities

The bicycle network in Ladera Heights and View Park-Windsor Hills (shown on Figure 4-6) includes approximately 1.4 miles of Class III bike routes along Slauson Avenue and Valley Ridge Avenue.[4] A bike route on Slauson Avenue connects to the Class II bike lane east of Angeles Vista Boulevard.[5] There are no existing bicycle facilities in West Fox Hills, though facilities are proposed in the vicinity (shown on Figure 4-7).

Existing bicycle facilities are in the eastern and southern parts of Ladera Heights and View Park-Windsor Hills, with no connection between these two segments. There are gaps between the communities and adjacent bicycle networks in Culver City and Leimert Park. The County Bicycle Master Plan (BMP) proposed facilities along Angeles Vista Boulevard, Stocker Street, Fairfax Avenue, and Overhill Drive. With an ongoing update to the BMP,[6] there's an opportunity to reassess the feasibility of unrealized bikeways from the BMP, bridge existing gaps, and incorporate safety measures into new bicycle facilities in Westside communities.

Pedestrian circulation and access within Ladera Heights, View Park-Windsor Hills, and West Fox Hills is provided primarily through sidewalks, crosswalks, and pedestrian trails. Sidewalk gaps exist along several corridors, such as Slauson Avenue, La Brea Avenue, La Cienega Boulevard, Overhill Drive, Stocker Street, and Centinela Avenue. Multi-use trails and paths also serve as pedestrian facilities, such as the existing Park to Playa Regional Trail and several paths that provide access points to the regional trail.

Pedestrian trail at Reuben Ingold Parkway (LA County Planning)

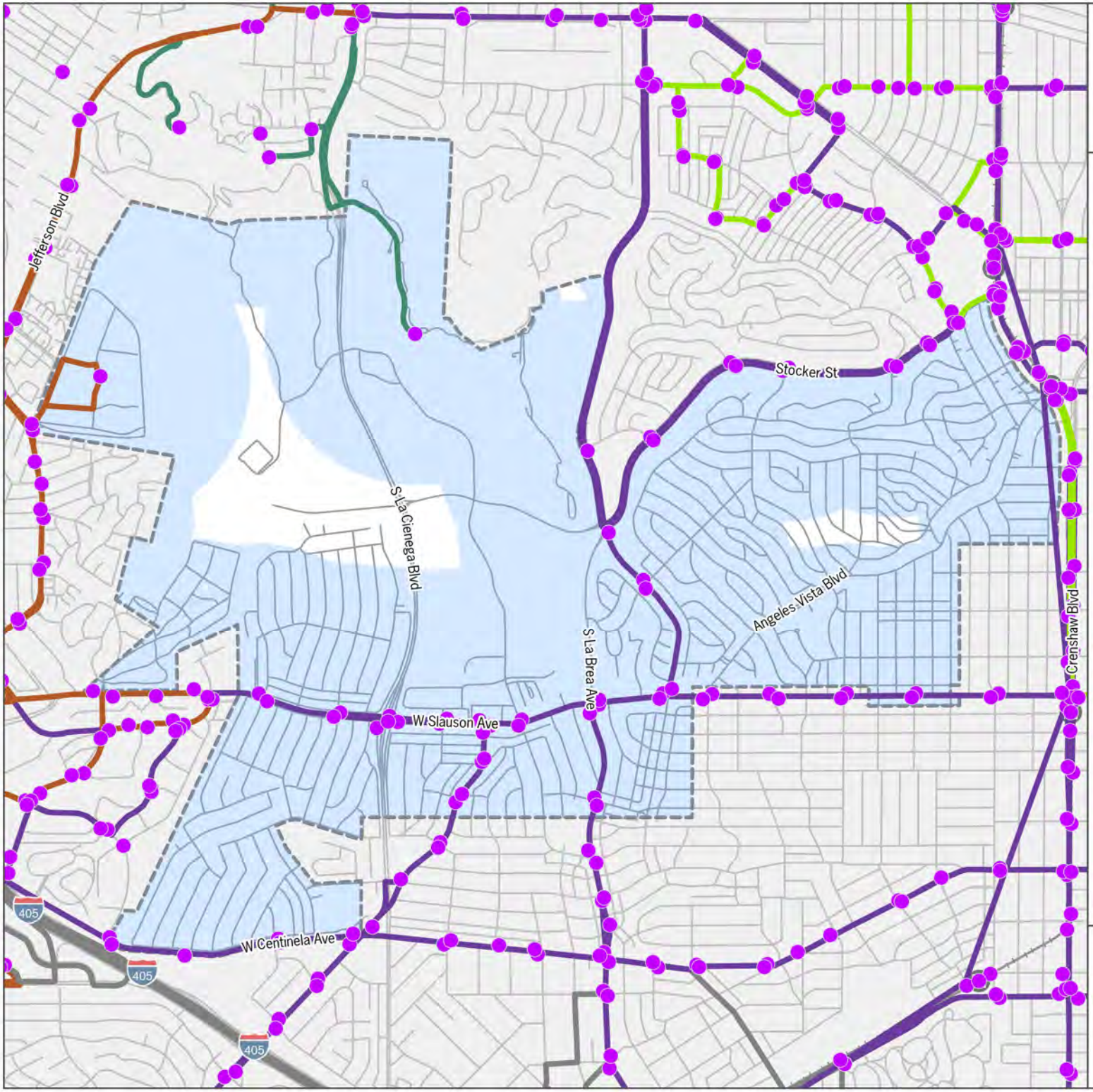
Discontinuous sidewalks and bicycle facilities, natural/steep terrain grades, and high automobile speeds can make it difficult and uncomfortable to navigate the communities as a pedestrian and bicyclist. A community survey conducted as part of the Westside Area Plan (hereinafter “community survey”) indicates that over 60 percent of respondents are eager to witness improved traffic safety in the neighborhood. The feedback highlights specific safety concerns related to walking and biking in Ladera Heights and View Park-Windsor Hills, attributed to high speeds on roadways, existing gaps in bicycle facilities, and the absence of continuous sidewalks. Residents particularly identify streets such

[4] Class III bike routes are defined as facilities shared with motor vehicles.

[5] Class II bike lanes are defined as a portion of the roadway that has been designated by striping, signage, and pavement markings for the preferential or exclusive use of bicyclists.

[6] Los Angeles County, Bicycle Master Plan Update, accessed 1/24, https://pw.lacounty.gov/tpp/bmp/.

as Slauson Avenue, Overhill Drive, Northridge Drive, La Brea Avenue, La Cienega Boulevard, Angeles Vista Boulevard, and Grosvenor Boulevard as unpleasant pedestrian environments. Residents also express a strong desire to improve pedestrian crossing safety, particularly at the five-leg intersection of Stocker Street/La Brea Avenue/Overhill Drive. Additionally, 46 percent of community survey respondents advocate for more street trees to address the shortage of shade, particularly on Slauson Avenue and Angeles Vista Boulevard, to enhance the overall walking experience.



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Westside Area Plan
Fig. 4-4 Transit Routes and Stops

Ladera Heights / View Park - Windsor Hills

- Ladera Heights/View Park-Windsor Hills
- Transit Stops
- Half-mile Buffer of Stops
- LACMTA (Metro)
- Culver City Bus
- LADPW The Link
- LADOT DASH
- Other Transit Operators
- Metro Rail Stations
- Crenshaw Line

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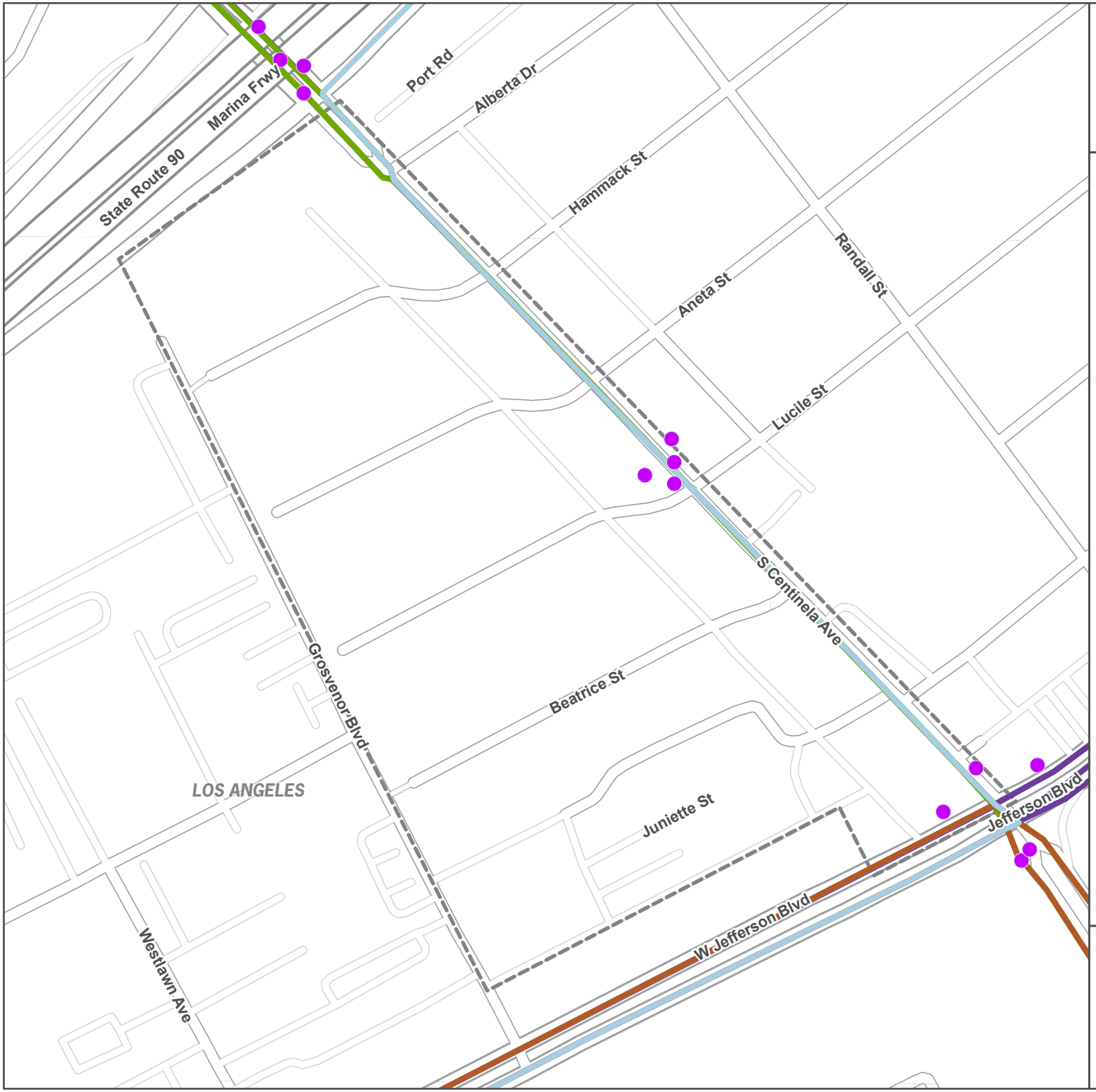
Sources: DRP GIS Section 2024, PlaceWorks 2024



Los Angeles County

Westside Area Plan
Fig. 4-5 Existing Transit System

West Fox Hills

- West Fox Hills
- LACMTA (Metro)
- Culver City Bus
- LADOT Commuter Express
- Big Blue Bus
- Transit Stops

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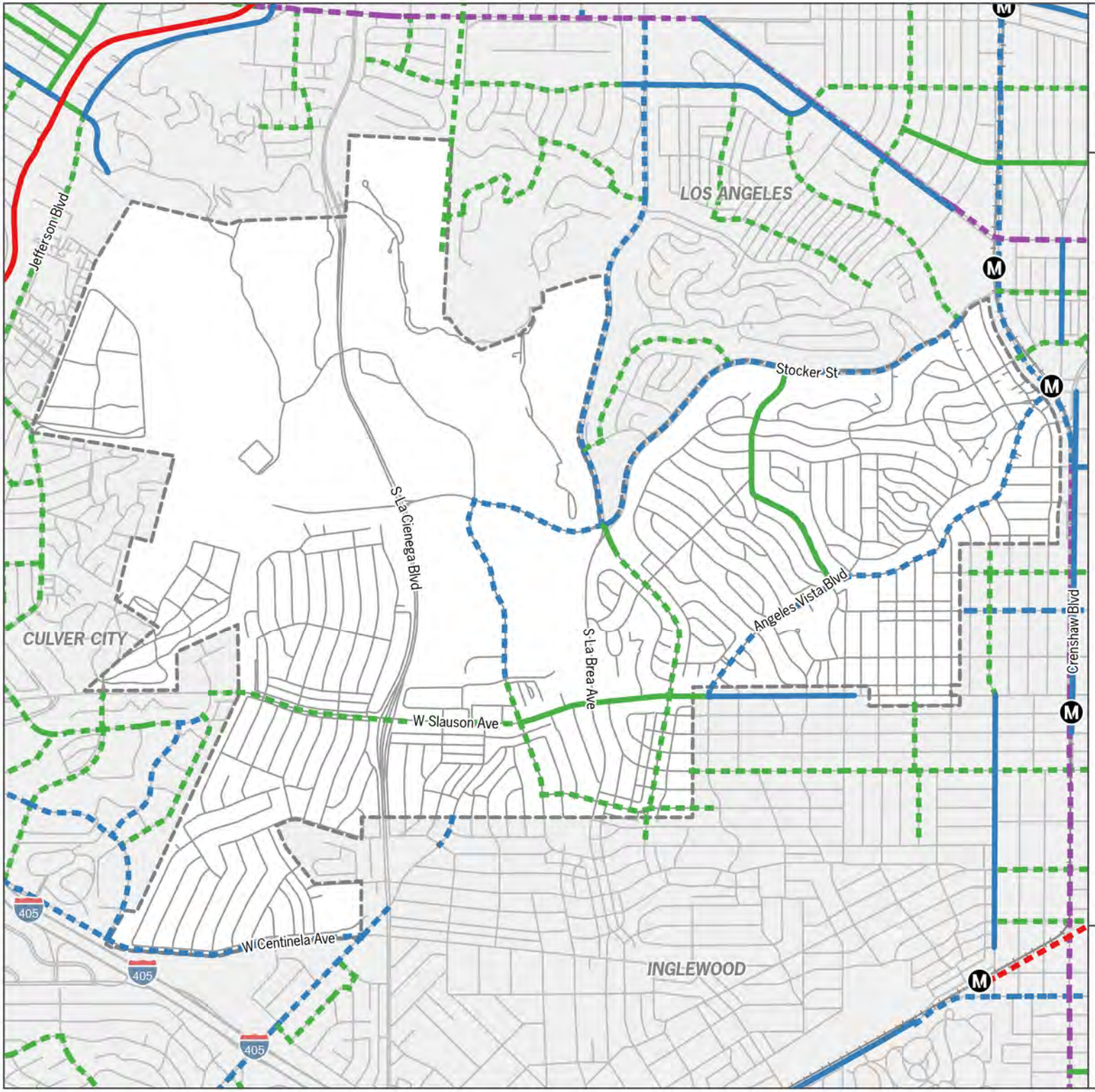
Sources: DRP GIS Section 2024, PlaceWorks 2024



Los Angeles County

Westside Area Plan
Fig. 4-6 Bicycle Facilities

Ladera Heights / View Park - Windsor Hills

- Ladera Heights/View Park-Windsor Hills
- Exiting Class I Bike Path
- Existing Class II Bike Lane
- Existing Class III Bike Route
- Proposed Class I Bike Path
- Proposed Class II Bike Lane
- Proposed Class III Bike Route
- Proposed Class IV Cycle Track
- Metro Rail Stations
- Crenshaw Line

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Sources: DRP GIS Section 2024, PlaceWorks 2024

Los Angeles County

Westside Area Plan
Fig. 4-7 Bicycle Facilities

West Fox Hills

- West Fox Hills
- Proposed Class II Bike Lane
- Proposed Class III Bike Route

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Sources: DRP GIS Section 2024, PlaceWorks 2024

4.3 Planning Approach

The mobility goals and policies have been developed to meet the needs of residents and businesses in the Westside Planning Area, with a specific focus on the communities of Ladera Heights and View Park-Windsor Hills. These goals and policies were developed with input from the community, coordination with ongoing County initiatives, a review of the existing environment, and industry best practices. The intention of the element is to build on the County's ongoing efforts to provide a safe and multimodal transportation system that effectively serves both current demands and future requirements of these communities. Several guiding principles have informed the development of these goals and policies, which are outlined below.

Enhance Traffic Safety

Improving traffic safety not only improves the quality of life for the communities of Ladera Heights and View Park-Windsor Hills, but also creates an environment where residents feel more comfortable utilizing active transportation modes to navigate their communities. The goals and policies related to traffic safety have been developed to address residents' concerns and to integrate concurrent County initiatives, such as the Vision Zero Action Plan and the Community Traffic Safety Plan.

Improve Transit Accessibility

The WSAP strategically proposes to focus new development in proximity to the Metro K Line transit stations and along major bus corridors such as Slauson Avenue. This presents an opportunity to promote transit usage through first/last mile improvements. In addition to traditional fixed-route transit service, the mobility element includes policies of providing more modes of transit that cater to the needs of vulnerable users.

Promote Bikeable and Walkable Communities

Residents in Ladera Heights and View Park-Windsor Hills encounter challenges navigating their neighborhoods on foot or by bike due to network gaps, topographic challenges, and concerns about traffic safety. A primary goal of the mobility element is to cultivate bikeable and walkable communities that connect residents to various amenities, including places to live, work, shop, recreate, and gather. Achieving this vision entails spanning infrastructure gaps and implementing amenities that enhance biking and walking.

Encourage Sustainable Mobility

Transportation demand management (TDM) strategies serve as crucial components in reducing automobile dependency and fostering sustainable mobility. TDM provides a set of proven strategies designed to incentivize and encourage transportation alternatives beyond single-occupancy vehicle usage. While it may not be feasible to replace all automobile trips with other modes of transportation, specific trip types, such as journeys to work and school or localized trips to services within the community, can be targeted for trip reduction strategies. Given that future residences developed in the Area Plan will likely include multifamily housing, there exists an opportunity to explore shared parking policies and other innovative parking management solutions.

4.4 Goals and Policies

4.4.1 Areawide

Goal M 1 A safe, efficient, and accessible transportation network for all Westside communities.

Policies

M 1.1 Partner with the California Highway Patrol to help ensure more thorough reporting of traffic collision data to the Statewide Integrated Traffic Records System (SWITRS).

M 1.2 Implement traffic safety countermeasures along Collision Concentration Corridors that are identified in the Los Angeles County Vision Zero Action Plan.[7]

M 1.3 Work with LA Metro and other transit agencies (such as Culver City Bus, LADOT, LADPW The Link, Big Blue Bus, etc.) to improve the reliability and safety; and provide more modes of transit service tailored to the needs of residents and access to more destinations. Improvements may include improved schedule reliability, reduced headways, increased carrying capacity, enhanced intermodal connections, and safe and comfortable buses.

M 1.4 Partner with regional transit operators and other local operators to provide attractive, convenient, safe, and ADA accessible bus stops, including shade/weather protection, bus shelters, seats, clear sidewalk travel paths, and other amenities, as appropriate.

M 1.5 Encourage transit ridership by providing promotional materials, transit maps, and schedules in County facilities such as public parks, libraries, and fire facilities.

M 1.6 Prioritize the upgrading of pedestrian infrastructure to align with federal, state, and local design guidance and ADA accessibility standards to ensure accessibility for vulnerable users.

[7] The Los Angeles Vision Zero Collision Concentration Corridors data are available on the County's Open Data Portal, accessed 1/24, https://data.lacounty.gov/maps/35581deb6d9241519a0138f485792ed3_56/about.

M 1.7 Improve safety for all modes of transportation on public rights-of-way and manage traffic operation and controls to ensure safe travel by pedestrians and bicyclists.

M 1.8 Work with Los Angeles World Airports (LAWA) to address negative externalities of LAX on local traffic operations, street parking, and traffic safety.

4.4.2 Ladera Heights, View Park-Windsor Hills and West Fox Hills

Goal M 2 A safe transportation network for users of all ages and abilities

Policies

M 2.1 Improve road safety by implementing measures outlined in the View Park-Windsor Hills and Ladera Heights Community Traffic Safety Plan (CTSP). This includes traffic calming measures, intersection improvements, installation of traffic signals, and enhancement of road markings, among other recommendations. The installation of these safety improvements will consider the historic nature of neighborhoods.

M 2.2 Monitor roadway speeds along streets with concerns identified by residents to assess and, as warranted, improve speed management and safety. These streets may include Slauson Avenue, Overhill Drive, Northridge Drive, La Brea Avenue, La Cienega Boulevard, Angeles Vista Boulevard, Stocker Street, 54th Street, Jefferson Boulevard, and other streets flagged by residents for safety concerns.

M 2.3 Annually review the Capital Project Program list and the CEO's Capital Programs for opportunities to incorporate roadway safety improvements proposed by CTSP into upcoming projects.

Goal M 3 Improved access to reliable, safe, and high-quality transit service

Policies

M 3.1 Promote the use of transit by strategically orienting new developments around major transit stops and high-quality transit corridors.[8] Apply the Los Angeles County Transit Oriented District (TOD) Design Guideline to new projects and emphasize design elements that facilitate transit use, including pedestrian walkways, bus plazas, and similar features.

M 3.2 Conduct a feasibility study to extend the Link: Baldwin Hills Parklands shuttle to Marina del Rey and Ballona Wetlands through Ladera Heights and View Park-Windsor Hills.

M 3.3 Encourage convenient and safe transit, pedestrian, and bicycle linkages to/from transit service and mobility hubs by ensuring there are continuous bike and pedestrian pathways within one half mile of transit. Improve first/last-mile connections to Metro K Line stations, including Hyde Park, Leimert Park, Martin Luther King Jr., and Westchester/Veterans stations.

[8] According to Section 21064.3 of Public Resources Code, a major transit stop means a site containing any of the following: (a) An existing rail or bus rapid transit station; (b) A ferry terminal served by either a bus or rail transit service; or (c) The intersection of two or more major bus routes with a frequency of service interval of 15 minutes or less during the morning and afternoon peak commute periods. According to Section 21155 of Public Resources Code, a high-quality transit corridor means a corridor with fixed route bus service with service intervals no longer than 15 minutes during peak commute hours.

Goal M 4 Pedestrian and bicycle infrastructure is safe, connected, and comfortable for users of all ages and abilities.

Policies

M 4.1 Provide continuous pedestrian access along major streets by completing existing sidewalk infrastructure where gaps exist, such as La Brea Avenue between Slauson Avenue and Obama Boulevard, and Overhill Drive between Slauson Avenue and La Brea Avenue. Provide safe, connected and comfortable pedestrian access to Kenneth Hahn Park.

M 4.2 Enhance pedestrian crossing efficiency and safety at the five-leg intersection of Stocker Street/La Brea Avenue/Overhill Drive and intersections around intensified development, such as La Cienega Boulevard/La Tijera Boulevard, Centinela Avenue/La Tijera Boulevard, Slauson Avenue/Fairfax Avenue, Slauson Avenue/Overhill Drive. Potential safety measures include pedestrian bridges, pedestrian signal phases, high-visibility crosswalks, pedestrian head starts, raised crossings, curb extensions, protected intersections etc.

M 4.3 Evaluate hotspots of bike-involved collisions (such as Slauson Avenue and La Brea Avenue) and implement safety measures for new bicycle facilities when updating the Los Angeles County Bicycle Master Plan.

M 4.4 Continue to build out and expand the existing trail and bicycle network in the community, connecting to parks and recreational areas, neighborhood commercial corridors, and other community destinations.

M 4.5 Fill in the existing bicycle network gap between the eastern and southern parts of Ladera Heights and View Park-Windsor Hills, as well as between the community and adjacent bicycle networks in Culver City and Leimert Park.

M 4.6 Continue to promote the community's recreational values by enhancing landscape and trail management in Kenneth Hahn State Recreation Area.

M 4.7 Expand the existing trail network by building safer pedestrian crossing infrastructure and adding signage and wayfinding between parks. Improve pedestrian connections between existing sidewalk and trail infrastructure in the community with future uses on the site of the Inglewood Oil Field.

M 4.8 Provide safe and continuous pedestrian networks that are mindful of user, roadway, and community characteristics through improvements to existing pedestrian areas.

M 4.9 Establish pedestrian and bicycle pathways connecting residential neighborhoods to redeveloped commercial corridors (Slauson Avenue and 54th Street) to promote non-auto travel for short trips.

M 4.10 Provide wide sidewalks, pedestrian lighting, wayfinding signage, enhanced crosswalks with ADA-compliant curb ramps, and other amenities to improve pedestrian safety and comfort to access Metro K Line stations and bus stops.

M 4.11 Enhance the pedestrian experience along Slauson Avenue and 54th Street corridors where new development is concentrated.

M 4.12 Explore planning and constructing a Complete Street[9] along 54th Street that creates a neighborhood-friendly space lined with shops, restaurants, cafes, and other commercial establishments.

M 4.13 Provide a continuous canopy of deciduous trees and diverse landscaping along Slauson Avenue, Angeles Vista Boulevard, and throughout neighborhoods, favoring seasonal variations over year-round coverage.

M 4.14 Work with residents, local businesses, and community organizations to maintain sidewalk cleanliness.

Goal M 5 Transportation Demand Management Strategies[10] are promoted to reduce vehicle trips and encourage sustainable transportation.

Policies

M 5.1 Work with schools, parents, and students to develop Transportation Demand Management (TDM) strategies that encourage active and transit modes of travel to and from school. Update the Los Angeles County Suggested Pedestrian Route to School at least bi-annually with schools' and parents' feedback.

M 5.2 Work with the community and local businesses to develop TDM strategies for commuting (commute trip reduction programs, subsidized or discounted transit passes, etc.) that meet the needs of residents and employees.

M 5.3 Coordinate with residents/employees, transit agencies, and community-based organizations to effectively promote and educate the public about TDM strategies.

Goal M 6 Parking is managed to optimize efficient use of community space.

Policies

M 6.1 Evaluate parking conditions along commercial thoroughfares and in residential neighborhoods and develop recommendations for optimizing parking availability and managing current and future parking demand.

M 6.2 Explore ways to better utilize existing parking facilities through shared parking opportunities and promote smart parking management technologies.

M 6.3 Design commercial and residential parking standards to incentivize and promote transit use and non-motorized transportation.

M 6.4 Manage parking supply through implementation of time limits, pay parking, or permits, while ensuring the preservation of economic development goals.

[9] Complete Streets are streets designed and operated to enable safe use and support mobility for all users. Those include people of all ages and abilities, regardless of whether they are traveling as drivers, pedestrians, bicyclists, public transportation riders, or movers of commercial goods.

[10] According to the Federal Highway Administration, Transportation Demand Management is about providing travelers, regardless of whether they drive alone, with travel choices, such as work location, route, time of travel, and mode. In the broadest sense, demand management is defined as providing travelers with effective choices to improve travel reliability.

LA COUNTY PLANNING
Westside Area Plan

5. Economic Development

5. ECONOMIC DEVELOPMENT

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.

5.1 Purpose

The Economic Development Element serves as a strategic framework aimed at fostering vibrant, sustainable, and resilient economic growth in the Westside Planning Area (Planning Area). This element characterizes the current economic status of the area and outlines a comprehensive approach to guide decision-making, investment, and collaboration among stakeholders, with the goal of promoting equitable growth that benefits both existing and future residents, businesses, and visitors.

This element is designed to address the unique economic needs and aspirations of the Westside Area Plan (WSAP) communities, including mitigating displacement pressures, ensuring the long-term success of small businesses, and advancing employment opportunities. To achieve these objectives, the element begins with a summary of economic issues and opportunities, drawing from key findings in the existing conditions report as well as input gathered from stakeholder and community meetings. This summary forms the foundation for the development of the element's goals and policies section, which are designed to steer the implementation measures aimed at fostering economic success in the communities of the Planning Area.

The Economic Development Element is closely aligned with the Land Use Element, illustrating the intricate relationship between land use and economic growth. By aligning economic needs with the land use vision for the Westside Planning Area, this element ensures that future development is strategic and sustainable, ultimately contributing to the overall prosperity and vitality of the Westside Planning Area.

5.2 Existing Context

5.1.1 Geographical Context

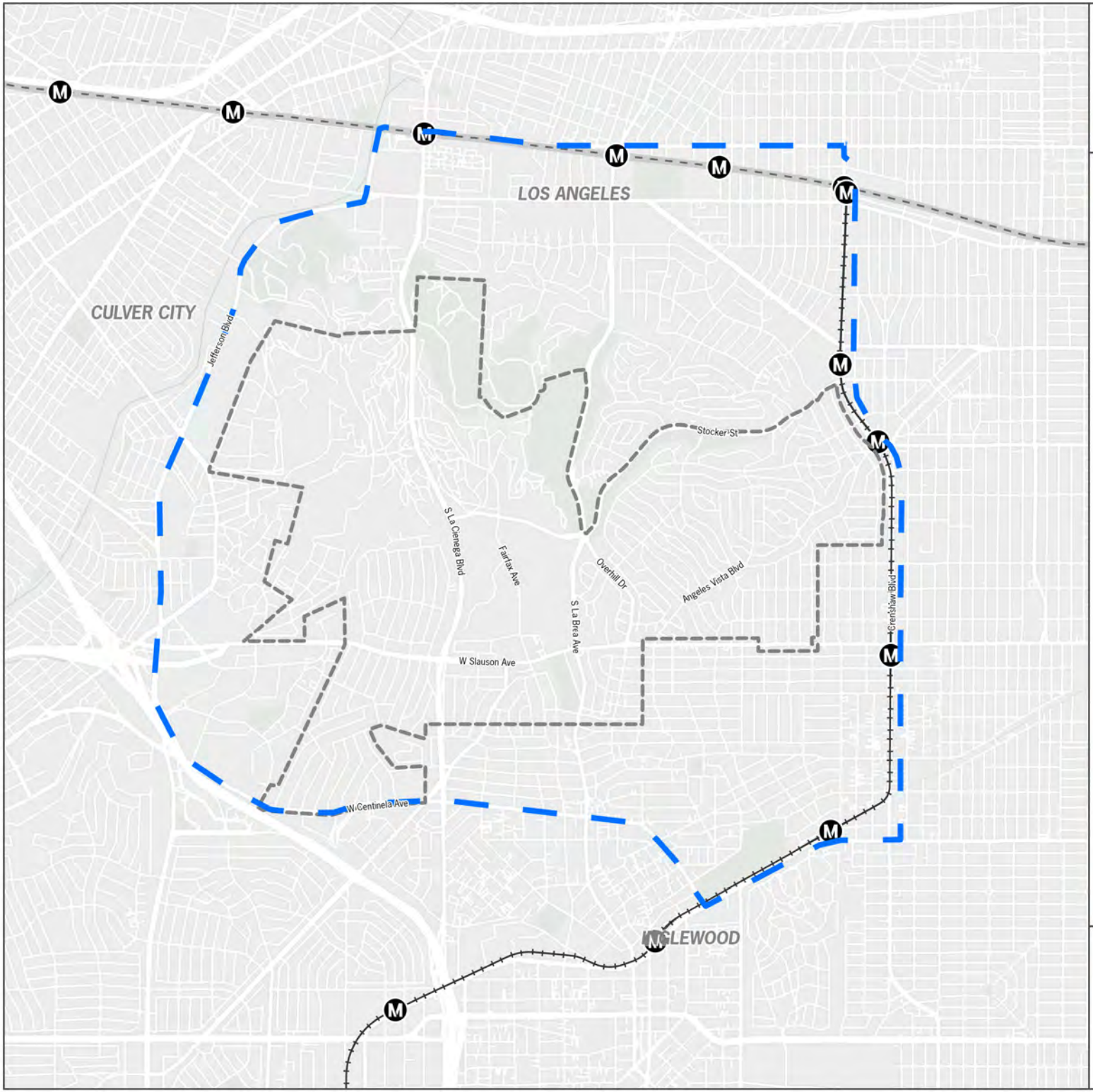
The WSAP communities have a strategic location between Downtown Los Angeles and affluent communities in West Los Angeles. The region boasts proximity to established economic engines, including the Los Angeles International Airport (LAX), several world class universities, and a plethora of technological and scientific companies that have located in the nearby cities and communities of Culver City, Santa Monica, and Playa Vista. In addition, the communities are near areas of major new public and private investment, such as a 5.9-mile light rail line (K-Line) that travels through various South Los Angeles neighborhoods, the City of Inglewood, and eventually LAX, and several new sports and entertainment facilities in Inglewood such as Sofi Stadium, Intuit Dome (under construction), and the already successful Kia Forum. Together, these institutions create a thriving regional economic environment that is continuing to attract new investment.

The K-Line opened in October 2022. (Metro)

5.1.2 Geographies of Analysis

This element evaluates economic trends through three primary geographies: Ladera Heights and View Park-Windsor Hills, a Secondary Market Area, and an Employment Market Area. The Secondary Market Area is bounded by Jefferson/Sepulveda Boulevard to the north and west, Centinela/Florence Avenue to the south, and Crenshaw Boulevard to the east (see Figure 5-1). Culver City, Inglewood, and the City of Los Angeles are neighboring jurisdictions that overlap with the Secondary Market Area. The economic and social characteristics (e.g., job and shopping destinations, living choices, means of transportation) of the Secondary Market Area have the largest direct impact on the economic outcomes of the Ladera Heights and View Park-Windsor Hills communities. This element also uses an Employment Market Area; due to the limited availability of employment data specific to Ladera Heights and View Park-Windsor Hills and the Secondary Market Area, the Employment Market Area is based on the primary ZIP codes[1] that overlap with the Secondary Market Area.

[1] The ZIP codes considered for this economic element include 90016, 90008, 90043, 90302, 90056, and 90230. The 90232 ZIP code does overlap with the Study Area but the concentrations of Entertainment jobs (e.g., Amazon Studios, Sony Pictures) throughout the core of Culver City and in the Hayden Tract would skew the data in a way that is unrepresentative of the larger Employment Market Area.



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Westside Area Plan
Fig. 5-1 Secondary Market Area

Ladera Heights / View Park - Windsor Hills

- Ladera Heights/View Park-Windsor Hills
- Secondary Market Area
- Metro Rail Stations
- Crenshaw Line
- Expo Line

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This element also briefly reviews the West Fox Hills community along Jefferson Boulevard to the west of Ladera Heights and View Park-Windsor Hills. Similar to neighboring communities in the Westside Area, West Fox Hills benefits from its proximity to major job centers, especially Playa Vista, home to prominent companies such as Google, Verizon, and YouTube.

5.1.3 Ladera Heights and View Park-Windsor Hills

The Ladera Heights and View Park-Windsor Hills communities are notable areas of Black affluence in Los Angeles County. Similar to many other American cities during the 1900s, Black people were forced to endure housing discrimination in the form of restrictive covenants and redlining that prevented them from living in the city's most desirable neighborhoods. Nevertheless, many Blacks that were concentrated on Los Angeles' Eastside began to migrate westward into communities such as West Adams, Crenshaw, Baldwin Hills, and Ladera Heights. This area soon became a hub of successful Black doctors, attorneys, and entertainers. By the 1980s, these communities had a majority high-income Black population, a trend that persists today, where the median household income for Black households in Ladera Heights and View Park-Windsor Hills exceeds $100,000 and is 50 percent more than the median income for Black households throughout Los Angeles County.

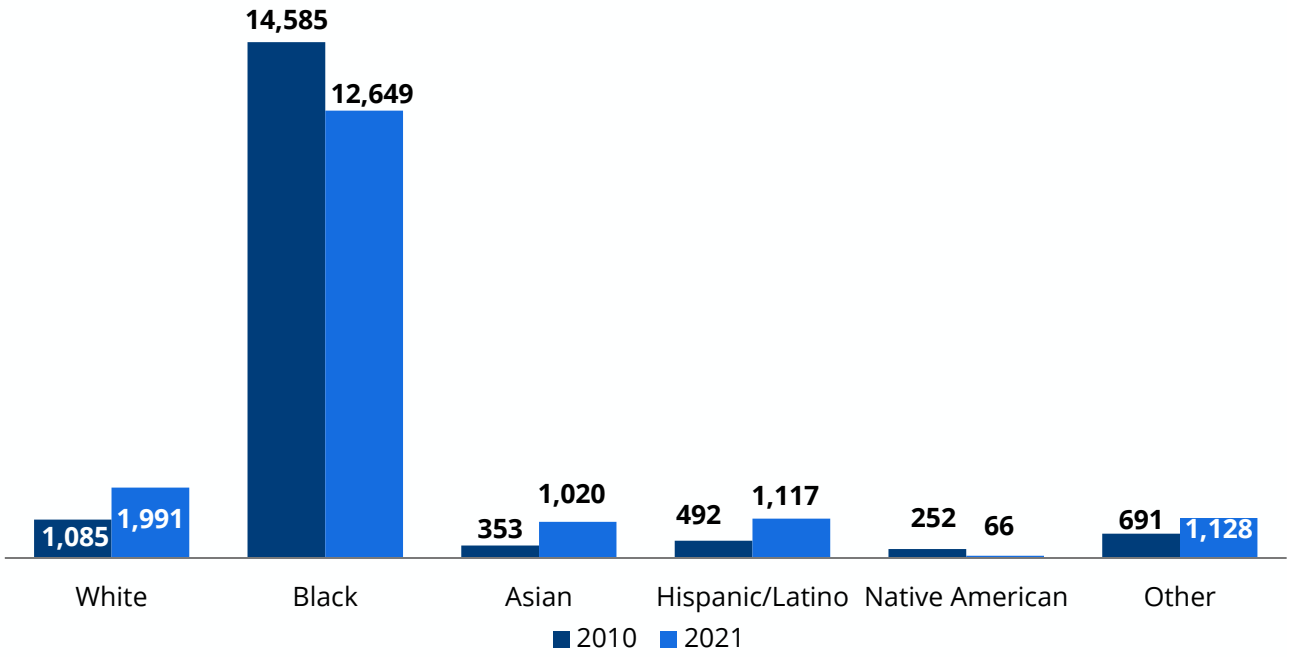
These communities serve as vibrant hubs of Black business, art, and culture, which are integral to their identity and social fabric. Black-owned establishments are prevalent throughout the area, notably along the Slauson Corridor, home to popular businesses like Simply Wholesome and Hilltop Café. Additionally, the community boasts several institutions, including churches and fraternities, that play pivotal roles in its cohesion and resilience.

Central to the community's identity is its role as an outlet for Black entrepreneurship and cultural expression, serving as a bulwark against displacement while fostering future economic opportunities. This creative ethos is exemplified by both past and present residents, including luminaries such as Ray Charles, Debbie Allen, Lenny Kravitz, and Vanessa Williams. The community stands as a beacon of Black affluence in a county where the Black population has declined in recent years.

Demographic and Housing Trends

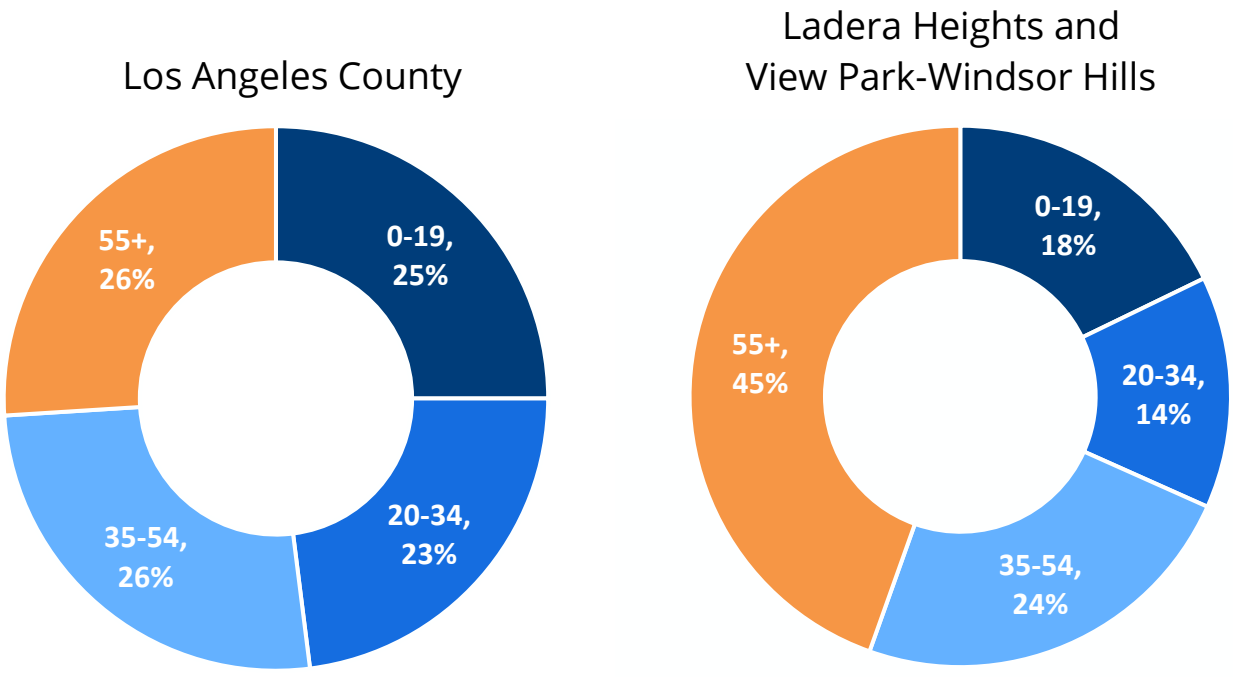
The Ladera Heights and View Park-Windsor Hills communities predominantly consist of Black residents with a strong concentration of elderly (55+) households. The communities are 70 percent Black, which is a decline from 2010 when the population was 84 percent Black (see Figure 5-2). Further, 45 percent of the area is over the age of 55 years old, in contrast to Los Angeles County where 26 percent of the population is over the age of 55 (see Figure 5-3). Current trends suggest that this historically Black community may lose its majority status.

Figure 5-2 Population by Race, Ladera Heights and View Park-Windsor Hills, 2021



Source: American Community Survey 5-Year Estimates, 2017-2021.

Figure 5-3 Age Distribution, Los Angeles County and Ladera Heights and View Park-Windsor Hills, 2021



Source: American Community Survey 5-Year Estimates, 2017-2021.

In these communities, both homeowners and renters are cost-burdened.[2] The housing stock is 70 percent owner-occupied residences, and renter-occupied units account for the remaining 30 percent. A high rate of homeownership is typically a stable economic indicator and viewed as the most secure way to avoid residential displacement. However, 65 percent of homeowners are cost burdened, including 25 percent that are severely cost burdened (see Figure 5-4).[3] In comparison, 52 percent of renters are cost burdened, including 25 percent that are severely cost burdened. The high percentage of cost-burdened households likely correlates with an aging population that is more likely to be on a fixed income.

Figure 5-4 Cost Burdened Households, Ladera Heights and View Park-Windsor Hills, 2021

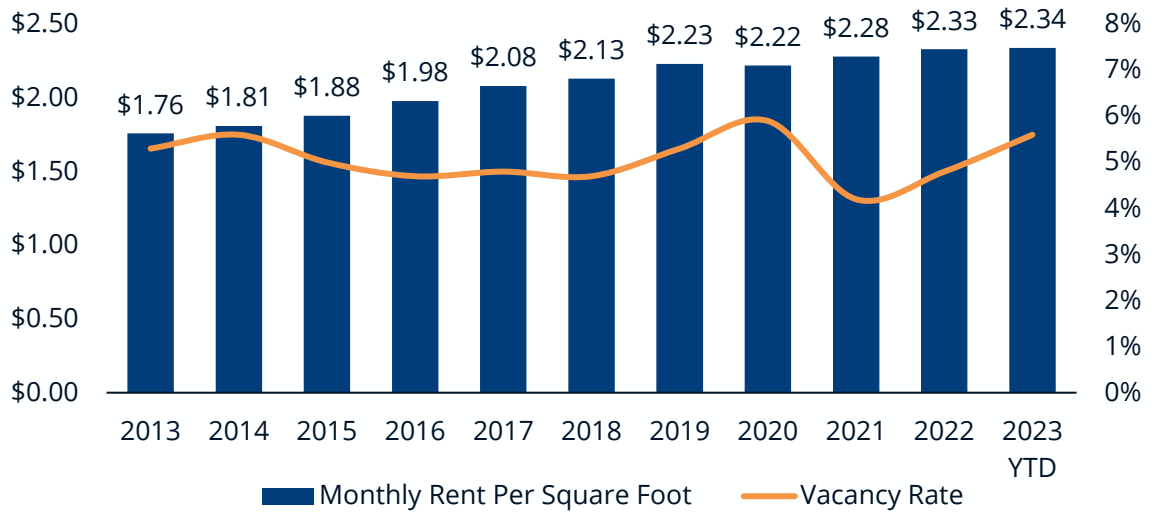
Source: American Community Survey 5-Year Estimates, 2017-2021.

The increase in housing costs and lack of affordable housing supply have led to increases in housing demand and contributed to the rise in cost-burdened households. Between 2013 and 2023, monthly rents per square foot grew by 33 percent in Ladera Heights and View Park-Windsor Hills (see Figure 5-5), and single-family home sales grew by 45 percent between 2018 and 2022 before slightly declining in 2023 (see Figure 5-6). Though housing costs have substantially increased, median household incomes have not kept up. Between 2010 and 2021, median household incomes in Ladera Heights and View Park-Windsor Hills only rose by 11 percent. The lack of new housing construction further exacerbates the pressures on the existing market. No new housing has been added since the 1990s, and nearly 90 percent of all housing in the area was built prior to 1970.

[2] Cost-burdened households spend more than 30 percent of their income on their rent or mortgage.

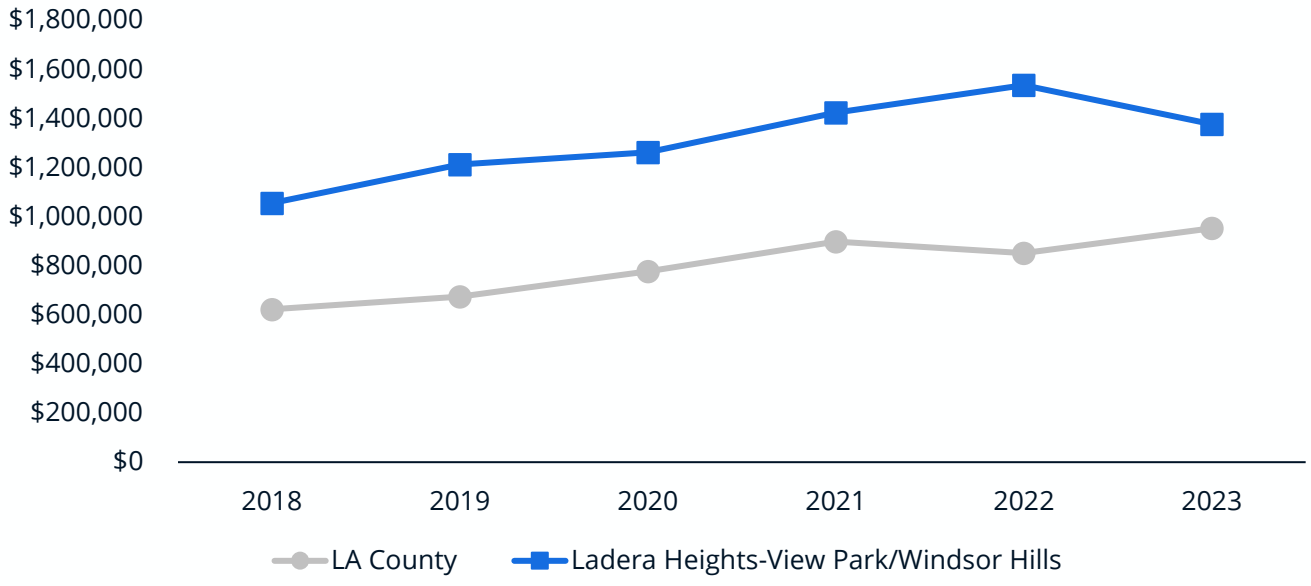
[3] Severely cost-burdened households spend more than 50 percent of their income on their rent or mortgage.

Figure 5-5 Monthly Rents per Square Foot and Vacancies, Ladera Heights and View Park-Windsor Hills



Source: Costar

Figure 5-6 Historical Single-Family Home Sales, Los Angeles County and Ladera Heights and View Park-Windsor Hills



Source: Redfin

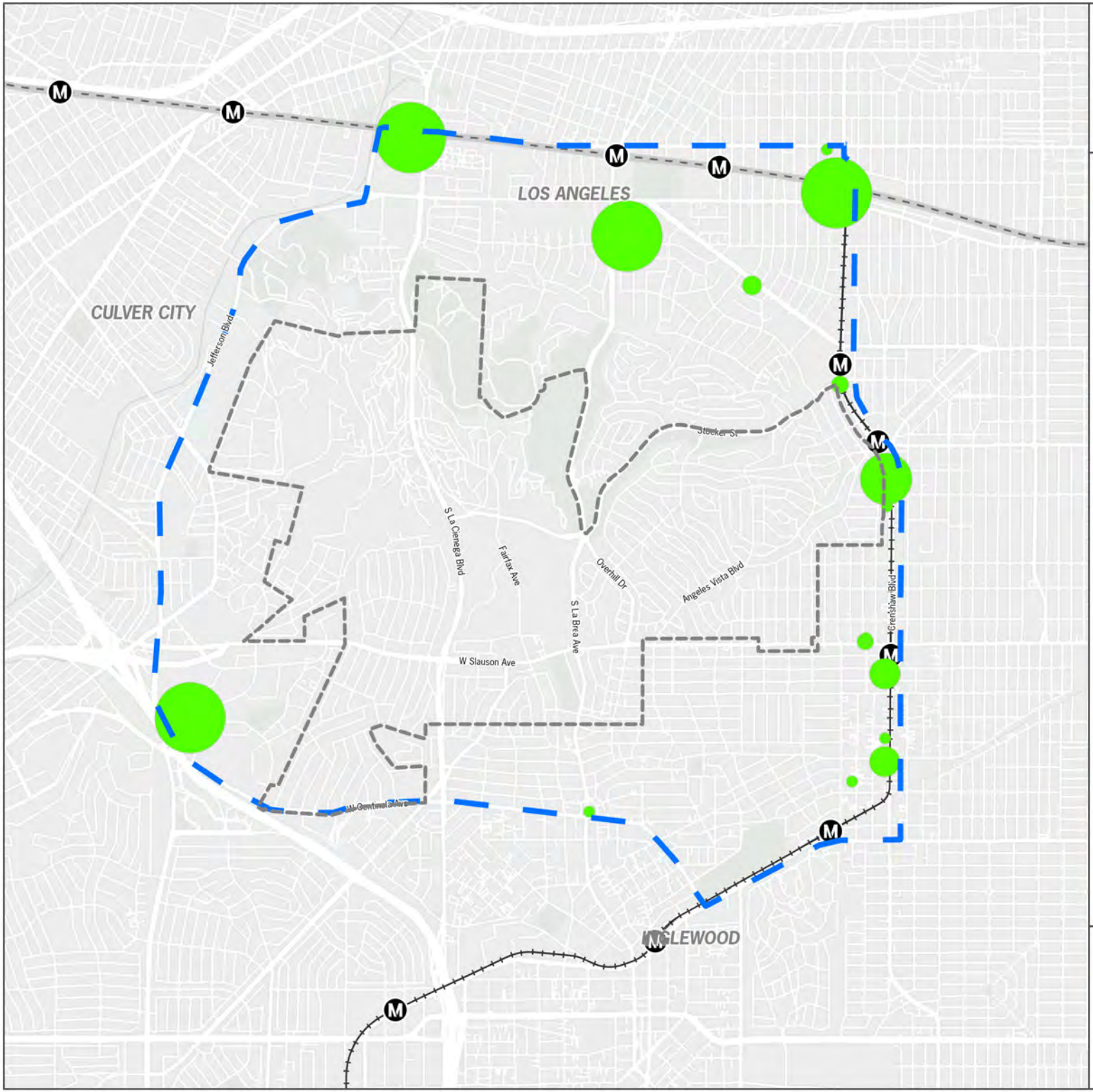
An example of housing currently under construction near the E-line. (SHoP Architects)

Similar to other communities throughout Los Angeles County, there is robust demand for housing in Ladera Heights and View Park-Windsor Hills and the larger Secondary Market Area. Ladera Heights and View Park-Windsor Hills did not add any new housing between 2013 and 2023, and there are no major housing developments currently under construction. In the Secondary Market Area more than 600 units were added in the last decade, and nearly 3,000 units are planned or proposed (Figure 5-7). This growth is directly related to transit infrastructure of the E and K Lines. The majority of recently constructed and proposed housing is incentivized near these transit lines through transit-oriented development policies in the City of Los Angeles that offer zoning incentives for projects that provide affordable housing.

5.1.4 West Fox Hills

Though its housing stock primarily consists of single-family homes, there are more than 200 multifamily units in West Fox Hills along Centinela Avenue and Grosvenor Boulevard. Although new development prospects are limited in this area, the aging housing stock may be vulnerable to housing speculation due to escalating property values and a restricted housing supply in this desirable Westside location. The community's proximity to the well-established Playa Vista neighborhood, regional freeways, and nearby concentrations of industrial land will remain key drivers of investment. However, because many of the surrounding neighborhoods are already extensively developed, any significant new development would necessitate zoning incentives or reforms.

The combination of an aging population, increasing housing costs, and lack of housing construction contribute to an environment where residents and businesses could be at risk of displacement. The strategic geographic location of the area will continue to make it a desirable place to live, and if existing residents are unable to afford to stay in their homes, they will likely be displaced by higher-income households. Shifts in spending habits and demographic changes could also detrimentally affect the viability of small businesses that rely on local spending, and disruptions in the labor market can occur as workers seek affordable housing elsewhere.



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Westside Area Plan

Fig. 5-7 Proposed Multifamily Housing, 2023

Ladera Heights / View Park - Windsor Hills

- Ladera Heights/View Park-Windsor Hills
- Secondary Market Area
- Metro Rail Stations
- Crenshaw Line
- Expo Line
- Proposed Multifamily Housing (Units)
  - 50
  - 100
  - 150
  - 200

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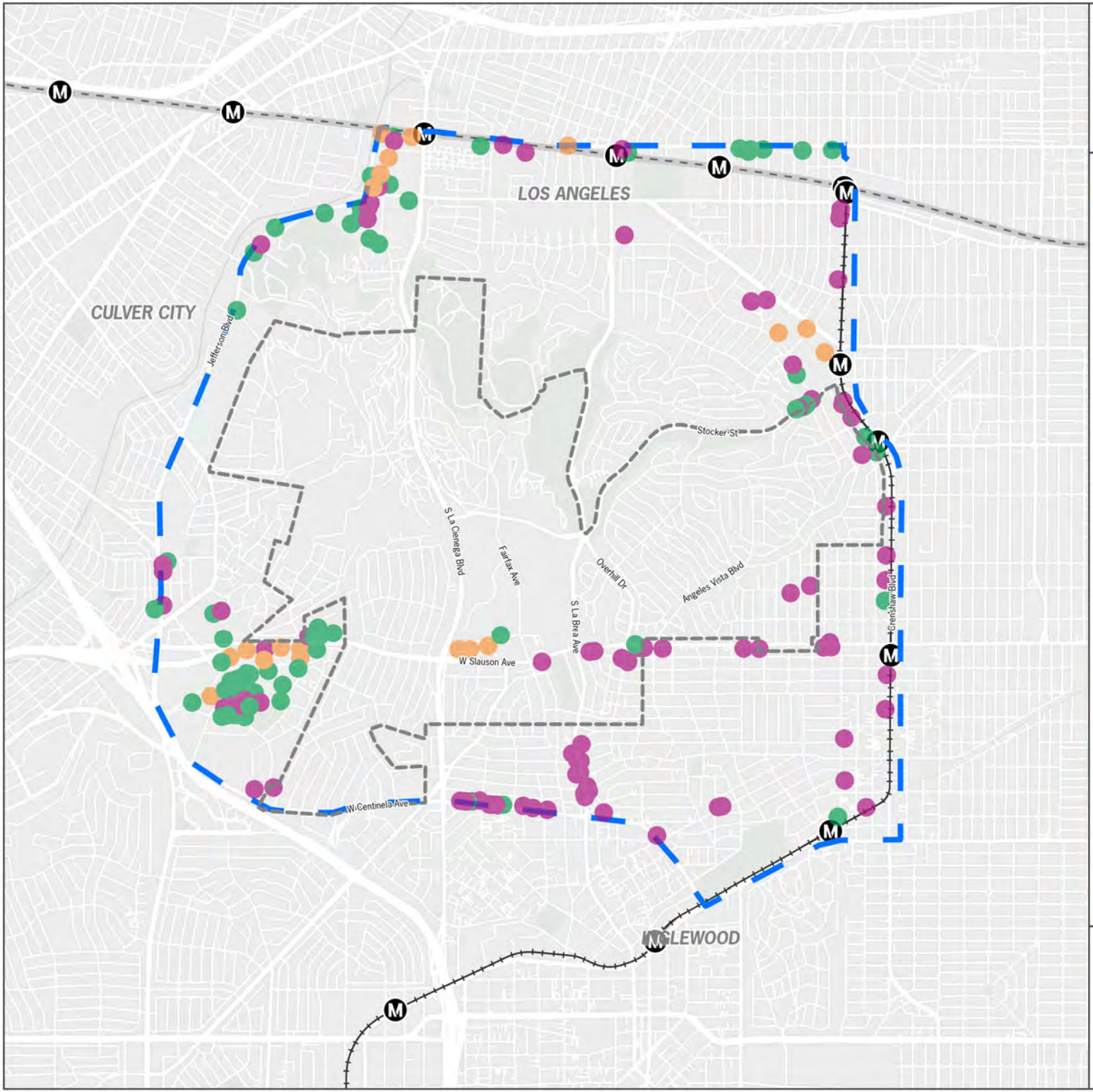
5.1.5 Commercial Development Trends

The commercial market of Ladera Heights and View Park-Windsor Hills is primarily older and local serving while the immediately surrounding communities have a robust and growing commercial market. The only Class A office space in Ladera Heights and View Park-Windsor Hills is at the intersection of Slauson Avenue and La Cienega Boulevard, which includes tenants such as BAE Systems, Providence St. Joseph Health, and Kaiser Permanente. The remaining office space in the communities is entirely Class B and C office space along Slauson Avenue. In the Secondary Market Area, there are large concentrations of Class A office space in Fox Hills just west of Ladera Heights and along Jefferson Boulevard near the E-line with proximity to the Hayden Tract in Culver City (see Figure 5-8). Since 2013, Ladera Heights and View Park-Windsor Hills have not added any new office square footage, and the Secondary Market Area has added nearly 1 million square feet. Further, there is an estimated 1.7 million square feet of office space currently planned or proposed in the Secondary Market Area. Despite rising vacancies in the Secondary Market Area (see Figure 5-9), indicating that demand for office space has slowed since the onset of the COVID-19 pandemic, the historically strong office market is expected to recover because rents did not experience a significant decline and developers continue to take advantage of the strategic location in the region. However, outside of the office spaces at the intersection of Slauson Avenue and La Cienega, the office market in Ladera Heights and View Park-Windsor Hills will be limited due to a lack of readily available sites coupled with an unpredictable office market that will discourage developers from exploring new office developments outside of existing office clusters.

Class A office space in Ladera Heights. (Loopnet)



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Westside Area Plan
Fig. 5-8 Office Inventory, 2023

Ladera Heights / View Park - Windsor Hills

- Ladera Heights/View Park-Windsor Hills
- Secondary Market Area
- Metro Rail Stations
- Crenshaw Line
- Expo Line

Building Class

- A
- B
- C

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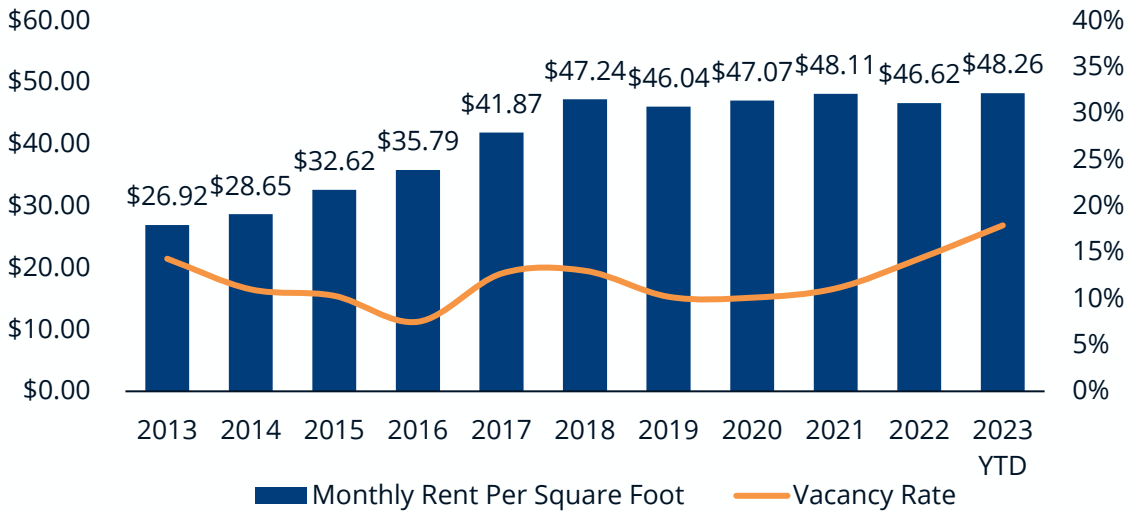
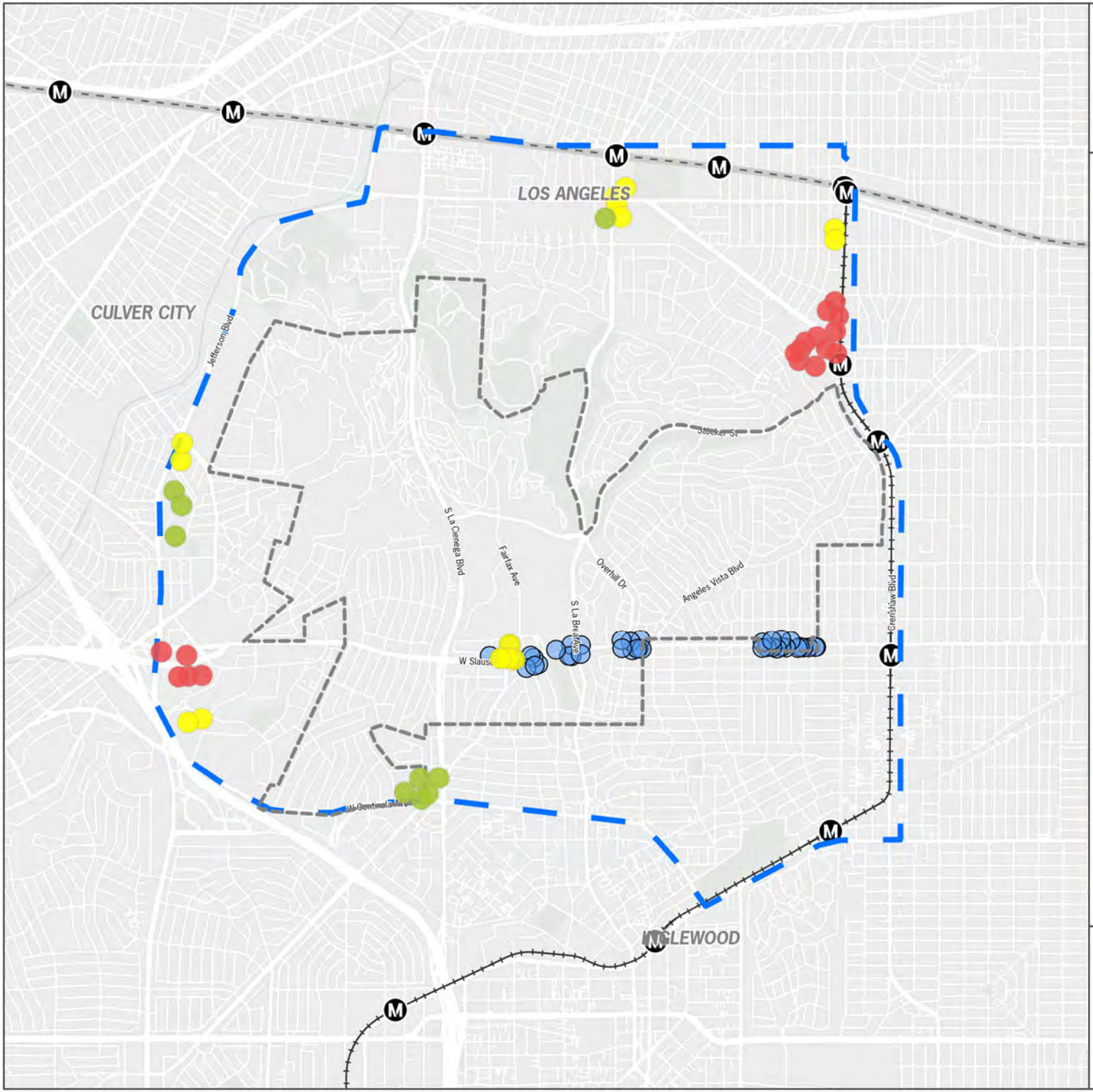
Figure 5-9 Monthly Office Rents per Square Foot and Vacancies, Secondary Market Area



Source: Costar

Ladera Heights and View Park Windsor-Hills contain primarily stand-alone and retail strip centers while the Secondary Market Area includes a variety of regional, community, and neighborhood shopping centers.[4] Slauson Avenue is the primary retail corridor in Ladera Heights and View Park-Windsor Hills, consisting of local serving businesses in the Retail Trade, Accommodations and Food Services, and Other Services (e.g., auto sales, hair salon/barbershops, nails salons) industries. Meanwhile, the Secondary Market Area contains several major shopping centers, including the Westfield/Culver City shopping mall and the Baldwin Hills/Crenshaw Mall (see Figure 5-10). The Secondary Market Area is also anticipated to add several new retail developments as a part of mixed-use projects at the Baldwin Hills/Crenshaw Mall, in Fox Hills, and the redevelopment of Marlton Square. Future retail growth in Ladera Heights and View Park-Windsor Hills will likely be driven by population growth in nearby neighborhoods and focused along Slauson Avenue as the primary east-west arterial in the region. However, due to a lack of readily available sites for the development of new community or shopping centers, future retail spaces will likely need to be incorporated as a part of mixed-use developments, mirroring trends observed in neighboring communities.

4 Regional Shopping Center: Provides general merchandise, apparel, furniture, and home furnishings built around a full-line department store. Gross leasable area for a regional shopping center can range from 300,000 to more than 1,000,000 square feet. Community Shopping Center: Offers wider range of apparel and other soft goods than neighborhood centers. Common anchors are supermarkets, drugstores, and discount department stores. Gross leasable area for a community shopping center can range from 100,000 to 350,000 square feet. Neighborhood Shopping Center: Primary uses are for sales of convenience goods (e.g., foods or drugs) and personal services (e.g. laundry, dry cleaning) for day-to-day living needs of the immediate neighborhood. Supermarkets are the principal tenants. Gross leasable area can range from 30,000 to 100,000 square feet.



Los Angeles County

Westside Area Plan
Fig. 5-10 Shopping Centers, 2023

Ladera Heights / View Park - Windsor Hills

- Ladera Heights/View Park-Windsor Hills
- Secondary Market Area
- Metro Rail Stations
- Crenshaw Line
- Expo Line
- Slauson Corridor Retail
- Regional Center
- Neighborhood Center
- Community Center

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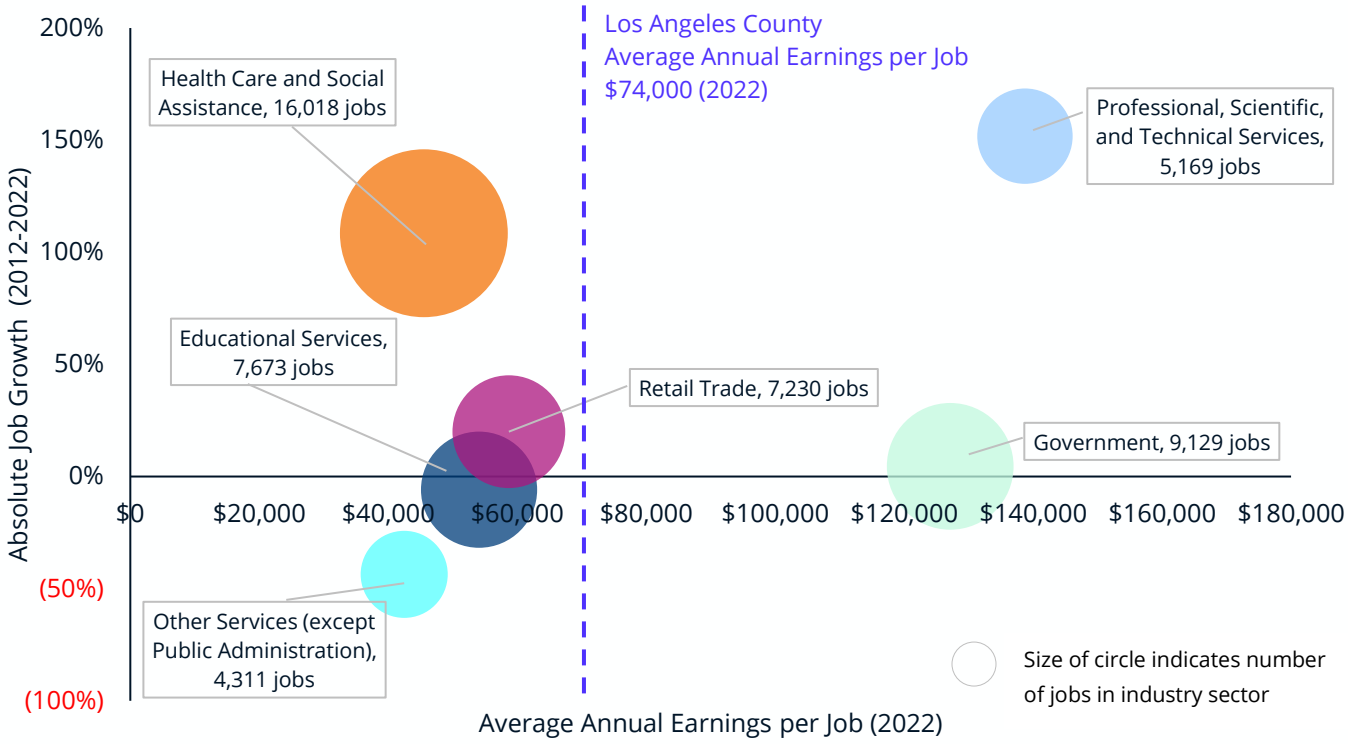
The small businesses along the Slauson Corridor face a heightened risk of displacement should there be a sudden shift in neighborhood demographics. An influx of new residents with different consumer preferences could result in changing demands for goods and services, potentially accompanied by rapid rent increases that may place a financial strain on existing small businesses. With nearly 40 percent of businesses operating in the area for over a decade, these long-standing establishments could struggle to navigate evolving market dynamics. Additionally, such businesses can hold significant cultural value in their communities due to their enduring presence. This value can be seen throughout the Slauson Corridor, particularly the intersection of Overhill Drive and Slauson Avenue, where there is a concentration of successful Black-owned businesses.

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

5.1.6 Labor Market Trends

Health Care and Social Assistance, Government, and Educational Services comprise more than 65 percent of all jobs in the Employment Market Area. Between 2012 and 2022, Health Care and Social Assistance grew by nearly 10,000 jobs, the highest of any industry. Growth in Health Care and Social Assistance is primarily in nonhospital-related industries, particularly in Social Assistance (specifically, Services for the Elderly and Persons with Disabilities). Among the Employment Market Area's largest industries, only the Professional, Scientific, and Technical Services and Government industries have jobs where average earnings are above countywide average earnings (see Figure 5-11). Although Health Care and Social Assistance make up a significant portion of jobs in the Employment Market Area, they are predominantly characterized by low-wage jobs. The prevalence of low-earning opportunities in the job market underscores significant barriers to economic mobility, particularly as a few of the largest employment sectors tend to offer lower wages. This trend has the potential to exacerbate existing housing challenges, such as rising rents and a high concentration of households burdened by housing costs. Furthermore, it may lead to other adverse economic outcomes, including diminished educational attainment and compromised health outcomes.

Figure 5-11 Industry Sectors by Size, Job Growth, and Average Annual Earnings, Employment Market Area, 2012-2022



Source: Lightcast.

5.3 Planning Approach

The economic development goals and policies have been crafted to meet the needs of residents and businesses in the communities of the Westside Area Plan, with a specific focus on Ladera Heights and View Park-Windsor Hills. These initiatives are intended to be implementable by County agencies in collaboration with community stakeholders.

This element recognizes housing as a crucial component of any successful economic development strategy. A stable local economy must be supported by safe and secure housing without fears of being displaced due to increasing rents or drastic changes to community demographics. The housing crisis is not specific to the communities of the Westside Area Plan—communities throughout the United States are currently contending with how to address housing issues. The County has already made notable efforts to address housing affordability through the Inclusionary Housing Ordinance, the Rent Stabilization and Tenant Protections Ordinance (RSTPO), the By-Right Housing Ordinance, and policies in the Housing Element. These efforts have a direct impact in Westside communities. The Inclusionary Housing Ordinance will ensure new affordable housing is created throughout the Westside Planning Area, and the RSTPO limited rent increases for multifamily units built prior to 1995, stabilizing the housing situations of many residents.

The goals and policies outlined in this element are intended to further the County's existing efforts to stabilize housing while advancing the economic interests of current residents and small businesses. Moving forward, initiatives in the area should prioritize preserving its rich cultural heritage and leveraging these assets to promote ongoing economic empowerment, particularly for Black residents. Future planning initiatives and development opportunities should be deliberately designed to honor the vibrant creative culture that permeates the community, further solidifying its reputation as a hub of Black affluence.

Further, County agencies should collaborate with community stakeholders to enhance transparency in development approval processes and as incentives are provided to developers within the area. County agencies should work to ensure accountability for benefits committed in relation to provided incentives and/or entitlement processes. Developers and agencies should actively seek and incorporate public feedback throughout the development approval process, providing timely, transparent reporting and updates on financial and environmental, economic, and fiscal impacts as well as anticipated benefits. By celebrating and nurturing the unique cultural assets of the Westside Area and providing opportunities for the community to shape the future of the area, the community can continue to thrive and evolve, ensuring a vibrant future for all of its residents and businesses.

There are several guiding principles, outlined below, that led to the creation of the subsequent economic development goals and policies.

Mitigate Displacement

In Ladera Heights and View Park-Windsor Hills, both residents and small businesses face the threat of displacement. While capping rent increases can offer some stability for renters, external factors beyond the County's control, such as the demolition of affordable housing or the withdrawal of units from the rental market, pose significant challenges. Moreover, ongoing public and private investments in nearby areas may trigger abrupt demographic shifts, potentially leading to gentrification. This transformation could jeopardize local businesses catering to the existing community and the loss of amenities to which residents are accustomed. Tailored interventions should include leveraging future redevelopment opportunities for community benefits and strengthening the ability of residents and businesses to stay in their communities.

Improve the Environment for Small Businesses

Small businesses are key local assets, offering opportunities for entrepreneurship and employment and providing unique amenities and services to local residents. In Ladera Heights and View Park-Windsor Hills, Slauson Avenue holds significant historical importance and serves as the primary commercial corridor for these communities. The intersection of Overhill Drive and Slauson Avenue already boasts a vibrant cluster of small businesses. As sections of the corridor undergo potential growth, it becomes imperative to ensure an environment that fosters the success of small businesses. Potential displacement risks such as rising rents, increased competition, and shifting demographics could dramatically alter the small business environment, necessitating the need for proactive preventive strategies to ensure the success of existing and future small businesses. Interventions should prioritize

directly supporting small businesses to ensure affordable, secure spaces for businesses to benefit from future growth in the area.

Recognize and Leverage Historical Black Culture

Ladera Heights and View Park-Windsor Hills is an enclave within Los Angeles County renowned for its concentration of Black wealth. However, recent trends reveal a declining share of Black population alongside stagnant household incomes relative to other demographics. These indicators suggest further displacement for this historically significant area if current trajectories persist. It is imperative to acknowledge and harness the rich Black legacy of the community to fuel future economic prosperity and foster neighborhood stability. Potential interventions may entail implementing flexible regulations to support cultural and artistic endeavors, as well as acknowledging and preserving existing historic land uses, architectural styles, and institutions.

Equitable Job Access

Numerous residents currently hold jobs that pay below the County average, underscoring the need to enhance working conditions and expand access to quality employment opportunities and career advancement pathways. Key industries in the area, such as Health Care and Social Assistance, and Professional, Scientific, and Technical Services, exhibit the most growth potential. The County's responsibility lies in comprehensively assessing the needs of its workforce and serving as a facilitator between employers and employees. This entails identifying existing gaps and proactively aiding prospective employees in acquiring the skills necessary to meet the demands of employers.

5.4 Goals and Policies

5.1.7 Areawide

Goal ED 1 Major redevelopment projects are incentivized to provide public benefits desired by the community.

Policy

ED 1.1 Develop a community benefits program to be included in any major redevelopment that includes 30 or more residential units.

ED 1.2 Foster an open and transparent development approval process that recognizes the historical significance of the community and the importance of accessible, timely, and accurate information.

Goal ED 2 Seniors receive economic support to age in place.

Policy

ED 2.1 Provide assistance to aging residents to increase their ability to access the equity value in their homes and prevent predatory housing practices.

Goal ED 3 Equitable access for residents to good jobs in growing industries.

Policies

ED 3.1 Collaborate with the private sector to identify growing workforce needs and link training initiatives to the needs of target industries, consistent with General Plan Policy ED 5.11.

ED 3.2 Play a leadership role in convening and coordinating the activities of key regional workforce development system stakeholders, including the six other Workforce Investment Boards that operate in Los Angeles County, community colleges, businesses, K-12 institutions, philanthropic partners, and others, consistent with General Plan Policy ED 5.13.

5.1.8 Ladera Heights and View Park-Windsor Hills

Goal ED 4 Established businesses and the community's Black legacy are preserved.

Policies

ED 4.1 Mitigate the loss of long-standing businesses in the community that may be impacted by new development.

ED 4.2 Leverage the Department of Economic Opportunity to assist businesses in adapting to abrupt changes in rents.

ED 4.3 Preserve and enhance existing historic and cultural resources to promote entrepreneurship and attract new economic opportunities.

ED 4.4 Facilitate opportunities for businesses or community-based organizations to acquire land to preserve spaces for small businesses.

Goal ED 5 Vibrant commercial areas that support small businesses.

Policies

ED 5.1 Create flexible zoning regulations to allow for a mix of uses (including housing) to be accommodated and improve economic activity in the Planning Area, particularly along the Slauson Corridor.

ED 5.2 Prioritize spaces for small business in new development.

ED 5.3 Maintain West 54th Street as a hub of local-serving institutions in a pedestrian-friendly environment.

ED 5.4 Prioritize improvements to the public realm and inactive spaces in commercial areas that elevate small businesses and promote the community's distinct Black cultural and artistic identity.

LA COUNTY PLANNING
Westside Area Plan

6. Conservation and Open Space

6 CONSERVATION AND OPEN SPACE

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.

6.1 Purpose

The Conservation and Open Space Element contains goals and policies that guide the County's efforts to protect, conserve, and enhance existing biological and natural resources. It includes policy direction for the development of hillsides that protects scenic vistas and outlines a future planning process to guide the evolution of the Inglewood Oil Field. The element also sets the policy framework for achieving the overall Westside Area Plan vision to protect and conserve natural resources and open spaces in the Westside Planning Area (Planning Area).

The goals and policies for parklands and outdoor recreation are in the Public Facilities and Services Element.

6.2 Existing Context

Though the Westside Planning Area is largely a developed and highly modified urbanized area, its unincorporated areas contain isolated spots of open space and undeveloped land with identified biological resources. These areas have become threatened due to development and habitat fragmentation and are further stressed by climate change impacts such as wildfires, droughts, increasing temperatures, and extreme weather events. Within the Planning Area, major open spaces include the Inglewood Oil Field, Kenneth Hahn State Recreation Area (KHSRA), Franklin Canyon, Ballona Wetlands, Los Angeles Veterans Cemetery, and Holy Cross Cemetery and Mortuary. Parks, vacant land, water channels, and undeveloped hillsides are other forms of open spaces in the Westside Planning Area. This section describes significant open spaces and natural resources found in the area today, with a focus on Ladera Heights, View Park-Windsor Hills, and West Fox Hills.

6.2.1 Biological Resources

Special-status plant and animal species include those classified as endangered or threatened and proposed or candidate species on listings by the U.S. Fish and Wildlife Services, California Department of Fish and Wildlife, and California Native Plant Society. Within the Planning Area are 44 special-status plant species and 30 special-status wildlife species that are known or have the potential to occur.

The majority of these species are not expected due to unsuitable habitats, but a handful have low to high potential. Examples include the southern tarplant, Coulter's goldfields, Nuttall's scrub oak, Crotch bumble bee, California monarch butterfly, southern California legless lizard, two-striped garter snake, tricolored blackbird (nesting colony), burrowing owl, coastal California gnatcatcher, least Bell's vireo (nesting), pallid bat, and silver-haired bat. The potential for these special species to be present in specific parts of the Westside Plan Area is variable and dependent on local conditions.

The Ballona Wetlands are an important coastal ecological area in Los Angeles County. As one of only three remaining natural salt marshes in the County, it is an important habitat for sensitive species, including two-striped garter snake, south coast marsh vole, and Pacific pocket mouse. The Ballona Wetlands are designated as a Significant Ecological Area (SEA).

A formal study to delineate aquatic resources in the Westside Planning Area was not conducted. However, aquatic features that are potentially under the jurisdiction of the U.S. Army Corps of Engineers and California Fish and Wildlife were identified in the Westside Planning Area using information from the United States Fish and Wildlife Service's National Wetlands Inventory database (see Figures 6-1 and 6-2).

Ladera Heights and View Park-Windsor Hills—and to some extent West Fox Hills—support a variety of habitats that provide suitable nesting areas for native migratory and resident bird species. Examples include owls and raptors. Figure 6-3 shows the vegetation and land use cover types in Ladera Heights and View Park-Windsor Hills, and Figure 6-4 shows West Fox Hills. Although most of these areas are developed, maintained landscape and a variety of natural land cover types also exist.

Sensitive natural communities are communities that are of limited distribution statewide or within a county or region and are often vulnerable to environmental effects from development projects. The sensitive natural communities in Ladera Heights and View Park-Windsor Hills include: California sycamore woodland alliance, California walnut woodland alliance, coastal prickly pear succulent scrub alliance, giant wild rye grassland alliance, lemonade berry scrub alliance, and white sage scrub alliance.

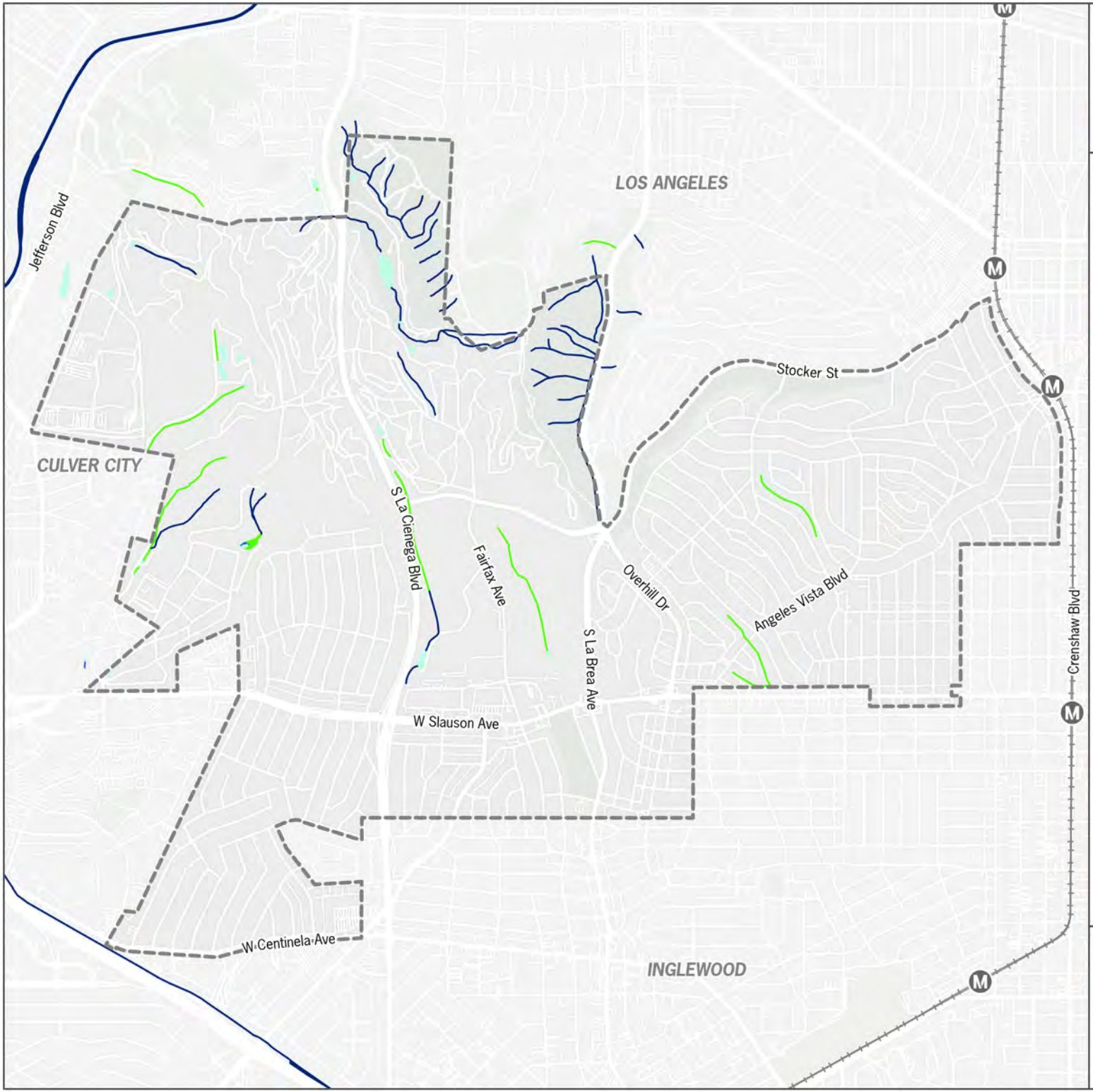


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Fig. 6-1 Potential Aquatic Features

Ladera Heights / View Park - Windsor Hills

Ladera Heights/View Park-Windsor Hills

Metro Rail Stations

Crenshaw Line

NWI Type

- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Riverine
- Mask

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Feet

0 1,000 2,000

N

Source: DRP GIS Section 2024, PlaceWorks 2024

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Fig. 6-2 Potential Aquatic Features

West Fox Hills

West Fox Hills

NWI Type

Riverine

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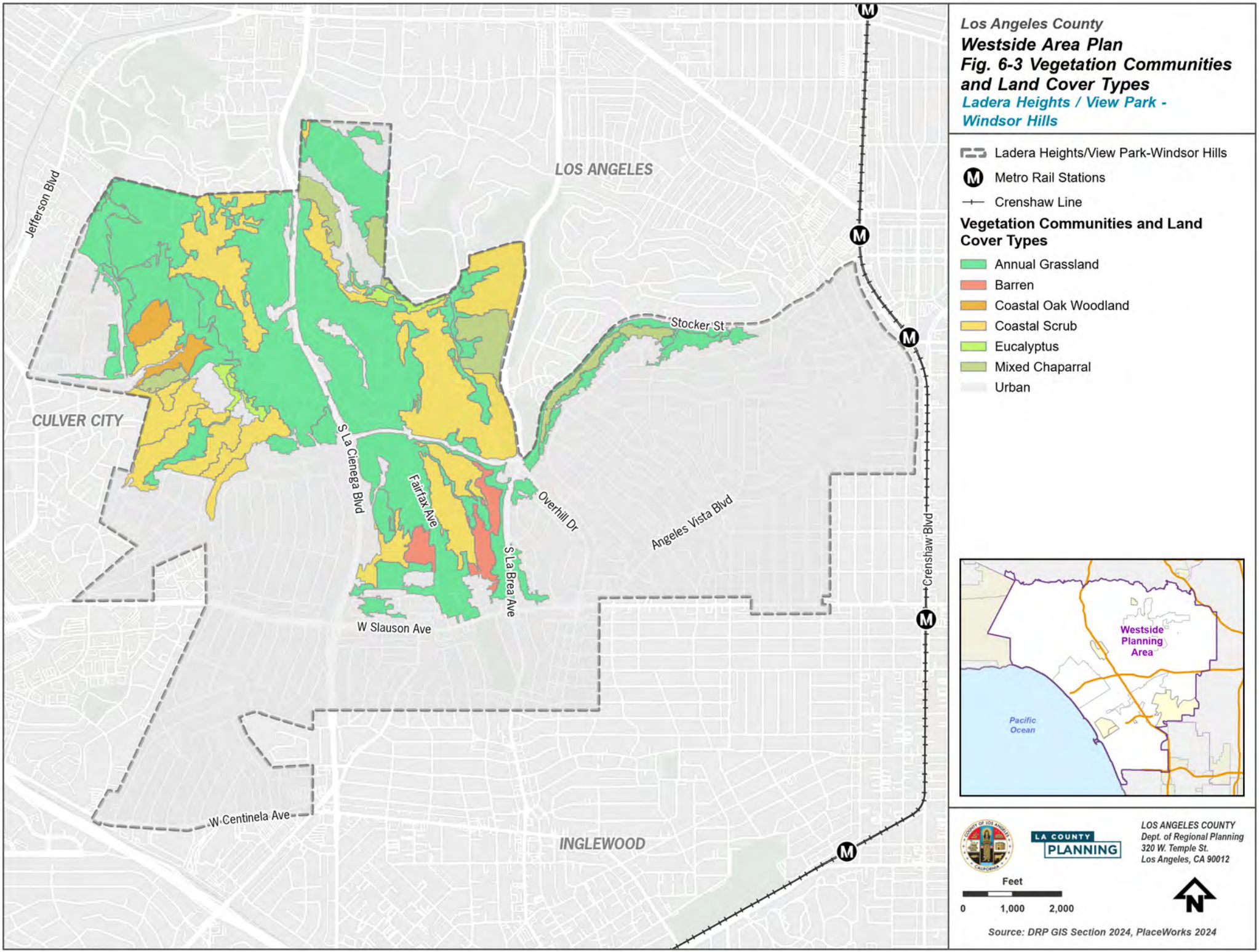
Feet

0 180 360

N

Source: DRP GIS Section 2024, PlaceWorks 2024


Los Angeles County
Westside Area Plan
Fig. 6-3 Vegetation Communities and Land Cover Types
Ladera Heights / View Park - Windsor Hills
Ladera Heights/View Park-Windsor Hills
Metro Rail Stations
Crenshaw Line
Vegetation Communities and Land Cover Types
Annual Grassland
Barren
Coastal Oak Woodland
Coastal Scrub
Eucalyptus
Mixed Chaparral
Urban
LOS ANGELES
CULVER CITY
INGLEWOOD
Jefferson Blvd
Stocker St
S La Cienega Blvd
Fairfax Ave
S La Brea Ave
Overhill Dr
Angeles Vista Blvd
Crenshaw Blvd
W Slauson Ave
W Centinela Ave
Westside Planning Area
Pacific Ocean
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Source: DRP GIS Section 2024, PlaceWorks 2024

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Fig. 6-4 Vegetation Communities and Land Cover Types
West Fox Hills

West Fox Hills

Vegetation Communities and Land Cover Types

- Barren
- Urban

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Feet

0 180 360

N

Source: DRP GIS Section 2024, PlaceWorks 2024

6.2.2 Topography and Vistas

Much of the Planning Area is on hilly terrain. Rising above the urbanized areas of the cities of Los Angeles, Culver City, and Inglewood, the Ladera Heights and View Park-Windsor Hills neighborhoods offer sweeping vistas of the Los Angeles metropolitan area below and beyond. The Downtown Los Angeles skyline is visible from many vantage points to the east, while the Pacific Ocean can be seen in the distance to the west. Other visible Southern California landmarks include the Los Angeles International Airport (LAX), the San Gabriel Mountains, and the Hollywood Sign.

View of the Downtown Los Angeles skyline from View Park-Windsor Hills (LA County Planning)

In the Ladera Heights and View Park-Windsor Hills neighborhoods, the layout of streets and properties conform to the topographic contours. Single-family residences are built along curvilinear streets that conform to the terrain. Along the Slauson Corridor, the hilly topography aggregates buildings into clusters at the troughs, and the peaks physically divide them from other areas.

6.2.3 Significant Open Spaces

Kenneth Hahn State Recreation Area

The KHSRA occupies more than 400 acres of land in the northern portion of Ladera Heights. Managed by the County Department of Parks and Recreation, the KHSRA includes large areas of biological habitat and areas for passive and active recreation, including picnic sites, tot lots, a freshwater pond, and miles of trails. Vegetation communities include native coastal sage scrub, eucalyptus and oak woodlands, and ornamental grasses. The coastal California gnatcatcher has been documented in several locations throughout the study area, particularly in the KHSRA.

Picnic area (left) and trail (right) in Kenneth Hahn SRA. (PlaceWorks, LA County Planning)

Inglewood Oil Field

Immediately adjoining the Kenneth Hahn SRA is the Inglewood Oil Field. At approximately 639 acres of hillside terrain and surrounded by urbanized areas of the Los Angeles metropolitan area, it is one of the largest oil fields in the Los Angeles area. Pumpjacks, tanks, pipes, and other field equipment are visible from many areas, including roadways such as La Cienega Boulevard, Fairfax Avenue, and Stocker Avenue. The terrain is gently rolling hills with native and non-native vegetation. Much of the oil field is disturbed or degraded due to past and present oil field operations. Weed-dominated habitats are common on the field in the more active and disturbed areas.

Wetland and riparian habitats are present; however, human disturbances have reduced the extent and plant species composition of riparian communities, and they have been replaced by artificial aquatic and riparian habitats maintained by artificial watering regimes such as park maintenance, urban runoff, and industrial activities. Three vegetation types that have been mapped on the Inglewood Oil Field and are considered special status include: California sagebrush scrub, giant wild rye grassland, and needle grass grassland. Additionally, degraded or disturbed scrub habitat may potentially be considered special status. Vegetation mapping of unmapped areas on the Inglewood Oil Field may potentially include additional special status vegetation types, but the likelihood is low.[1]

Several special status plant species have the potential to occur on the Inglewood Oil Field, including South coast saltbush, Plummer's mariposa lily, southern tarplant, Rock lettuce (*Dudleya lanceolata*), mesa horkelia (*Horkelia cuneata* var. *puberula*), Southern California black walnut, Robinson's pepper-grass (*Lepidium virginicum* var. *robinsonii*), Brand's star phacelia (*Phacelia stellaris*), and San Bernardino aster (*Symphyotrichum defoliatum*). (Culver City 2017)

The majority of habitat on the Inglewood Oil Field is fragmented and isolated by oil field operations. Although the habitat fragments are surrounded by urban development and human influence, these habitats support native animal species, including hundreds of insects, at least 12 species of reptiles and amphibians, over 166 species of birds and 21 species of mammals; however, not all of these species are expected to be present on the Inglewood Oil Field. (Culver City 2017)

Several special status wildlife species have the potential to occur on the Inglewood Oil Field, including silvery legless lizard (*Aniella pulchra pulchra*), coast horned lizard (*Phrynosoma coronatum* ssp. *blainvillii*), northern harrier (*Circus cyaneus*), Coastal cactus wren (*Campylorhynchus brunneicapillus couesi*), peregrine falcon (*Falco peregrinus anatum*), loggerhead shrike (*Lanius ludovicianus*), coastal California gnatcatcher (*Polioptila californica californica*), pallid bat (*Antrozous pallidus*), western mastiff bat (*Eumops perotis californicus*), pocketed free-tailed bat (*Nyctinomops femorosaccus*), big free-trailed bat (*Nyctinomops macrotis*), San Diego black-tailed jackrabbit (*Lepus californicus bennettii*), and Los Angeles pocket mouse (*Perognathus longimembris Brevinasus*). (Culver City 2017)

[1] Culver City. 2017. Inglewood Oil Field Specific Plan Project Draft Environmental Impact Report Biological Resources Chapter. https://www.culvercity.org/files/assets/public/v/1/documents/city-manager/inglewood-oil-field/environmental-review-process/43bio091117.pdf

The Baldwin Hills, which includes the Inglewood Oil Field, is the largest area of open space in the Los Angeles Basin. Animals living in the Inglewood Oil Field may potentially use the various canyons, ridgelines, habitats and other linear features to travel locally within the hills of the site. Most large-scale regional wildlife movement between the Baldwin Hills and the open spaces beyond the Los Angeles Basin is expected to be restricted to avian movement due to the surrounding urban development and lack of suitable habitat. (Culver City 2017)

As described in the Land Use Element, current uses of the Inglewood Oil Field will be phased out in the future.

Left: Field equipment is visible from La Cienega Boulevard. Right: The Inglewood Oil Field is adjacent to Kenneth Hahn State Recreation Area. (PlaceWorks, LA County Planning)

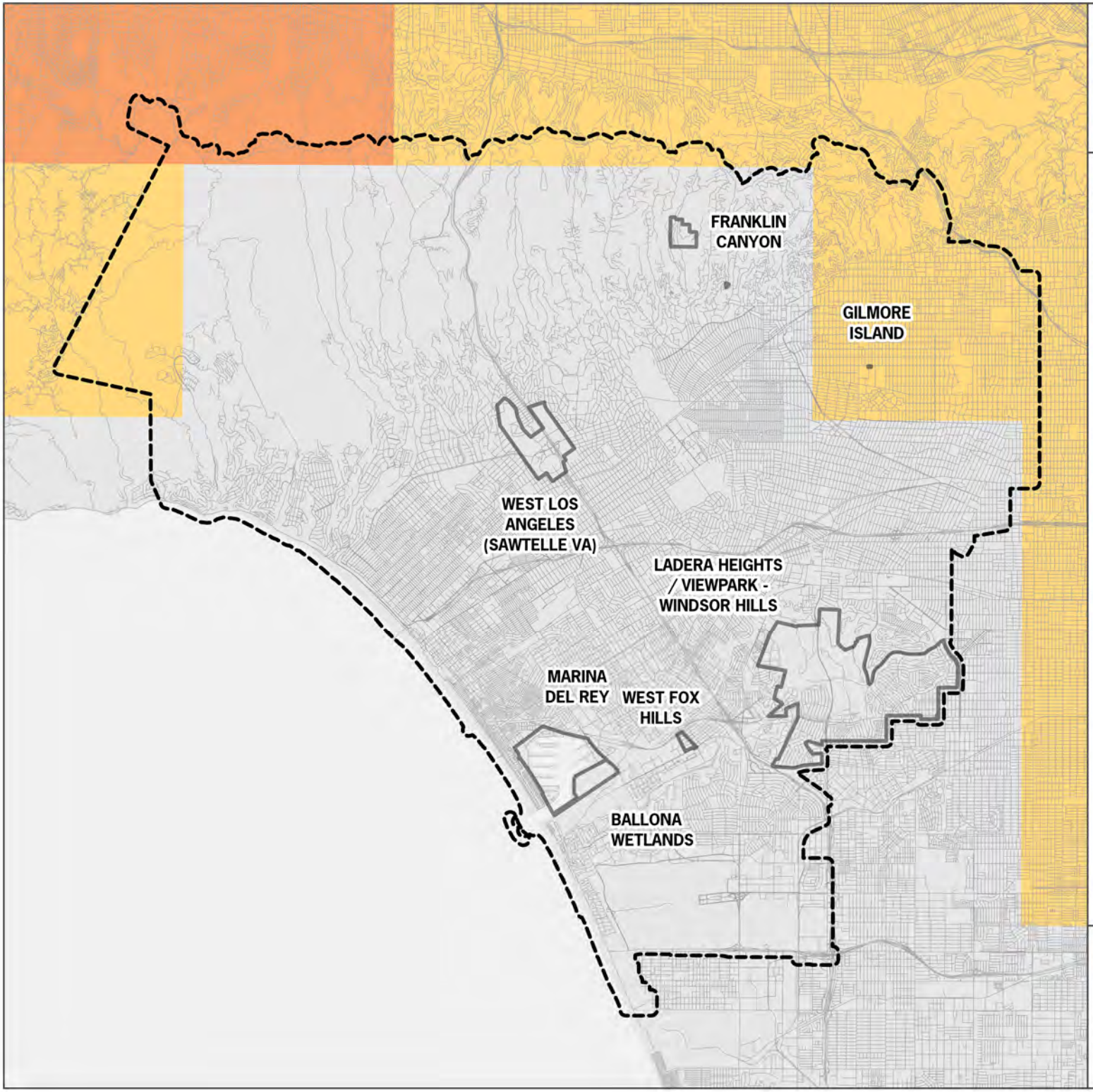
Other Open Spaces

The Planning Area also contains several other areas of open spaces. In the hills behind Beverly Hills, Franklin Canyon is nestled among trees and open spaces. The majority of Franklin Canyon is part of Franklin Canyon Park, a 605-acre park managed by the Mountains Recreation and Conservation Authority. The Los Angeles Veterans Cemetery in the West Los Angeles (Sawtelle VA) neighborhood and the Holy Cross Cemetery and Mortuary in Ladera Heights allow people to be outdoors. Pockets of vacant lots, areas of undeveloped hillsides, and the Centinela Creek Channel can all be habitats for plants and animals.

6.2.4 Climate Change Considerations

Climate change could have considerable impacts on the communities in the Westside Planning Area. Climate hazards are projected to become more frequent and severe in the coming years and decades. The 2021 Los Angeles County Climate Vulnerability Assessment (CVA) forecasts that countywide daily maximum temperatures will increase by an average of 5.4°F to a midcentury average of 98.6°F. The assessment also anticipates megadroughts, sea level rise, periods of extreme precipitation, and more intense wildfires throughout the County. Figures 6-5 through 6-10 depict the current baseline and projected exposure to extreme heat, wildfire, and flooding in the Planning Area.

The CVA outlines LA County's physical and social vulnerabilities to this century's most pressing climate hazards. The vulnerabilities identified in the report intersect with other social, economic, and cultural issues: historic injustices, housing insecurity, income inequality, and more. The CVA integrates countywide exposure projections with social sensitivity indicators and adaptive capacity information to examine the relative level of vulnerability across LA County. Future climate adaptation actions and related investments in infrastructure and services will need to incorporate the analysis of present and future social vulnerabilities to best address the needs of the communities most at risk. Building on the findings of the CVA, the County's Climate Action Plan identifies strategies, measures, and actions to mitigate greenhouse gas emissions and address the impacts of climate change at a regional level.



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Westside Area Plan

Fig. 6-5 Exposure to Extreme Heat

Historical Baseline

Subarea Boundary

Westside Planning Area

Relative Exposure Level 95th Pctile Daily Max. Temp.

Baseline

Low, < 86.4 F

Moderate, 86.4 F - 94.2 F

High, > 94.2 F

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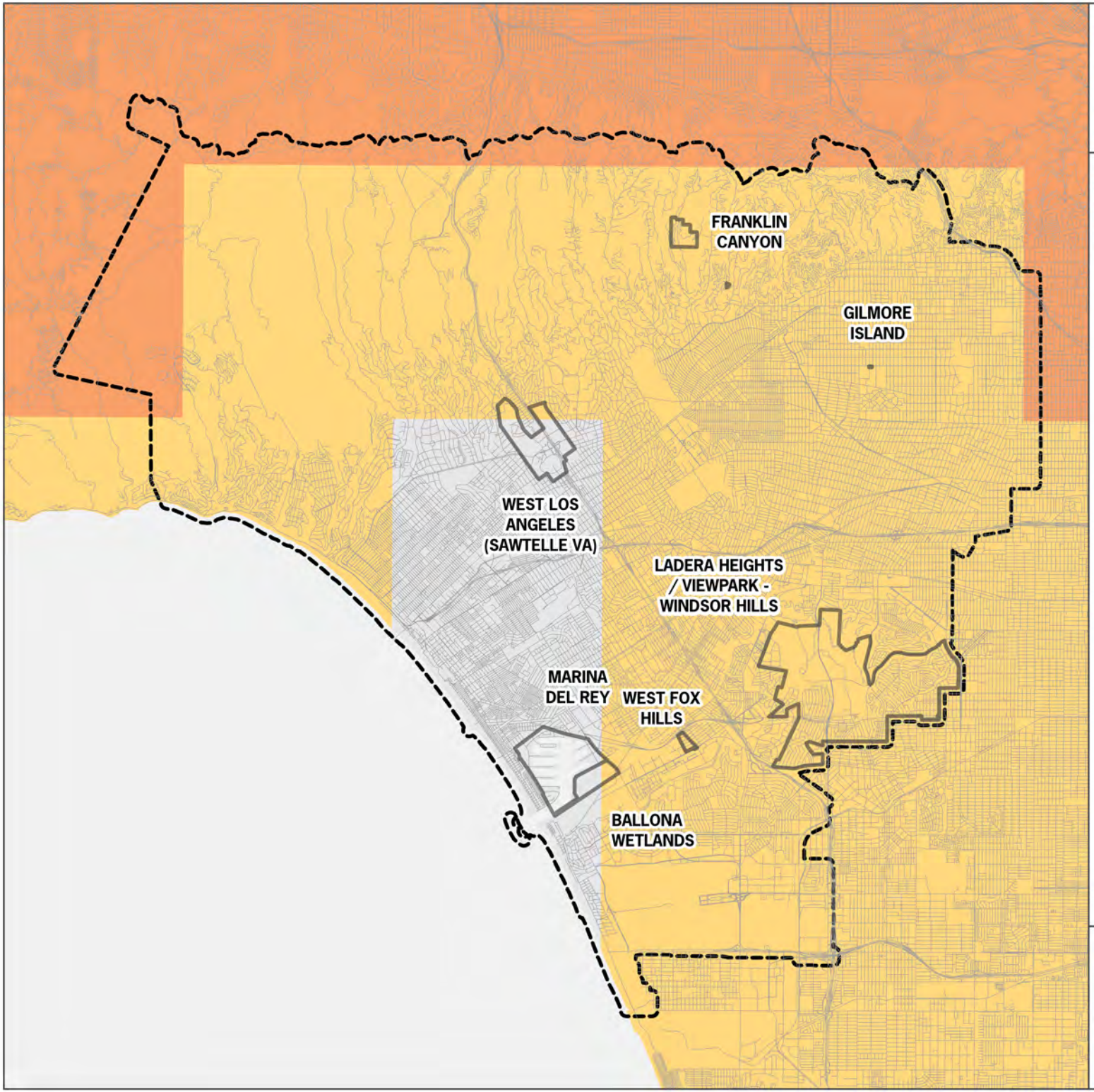
Miles

0 1.5 3

N

Source: DRP GIS Section 2024, PlaceWorks 2024



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Westside Area Plan
Fig. 6-6 Exposure to Extreme Heat Representative Concentration Pathway (RCP) 8.5, Mid-Century

Subarea Boundary
Westside Planning Area

Relative Exposure Level 95th Pctile Daily Max. Temp.

Low, < 86.4 F
Moderate, 86.4 F - 94.2 F
High, > 94.2 F

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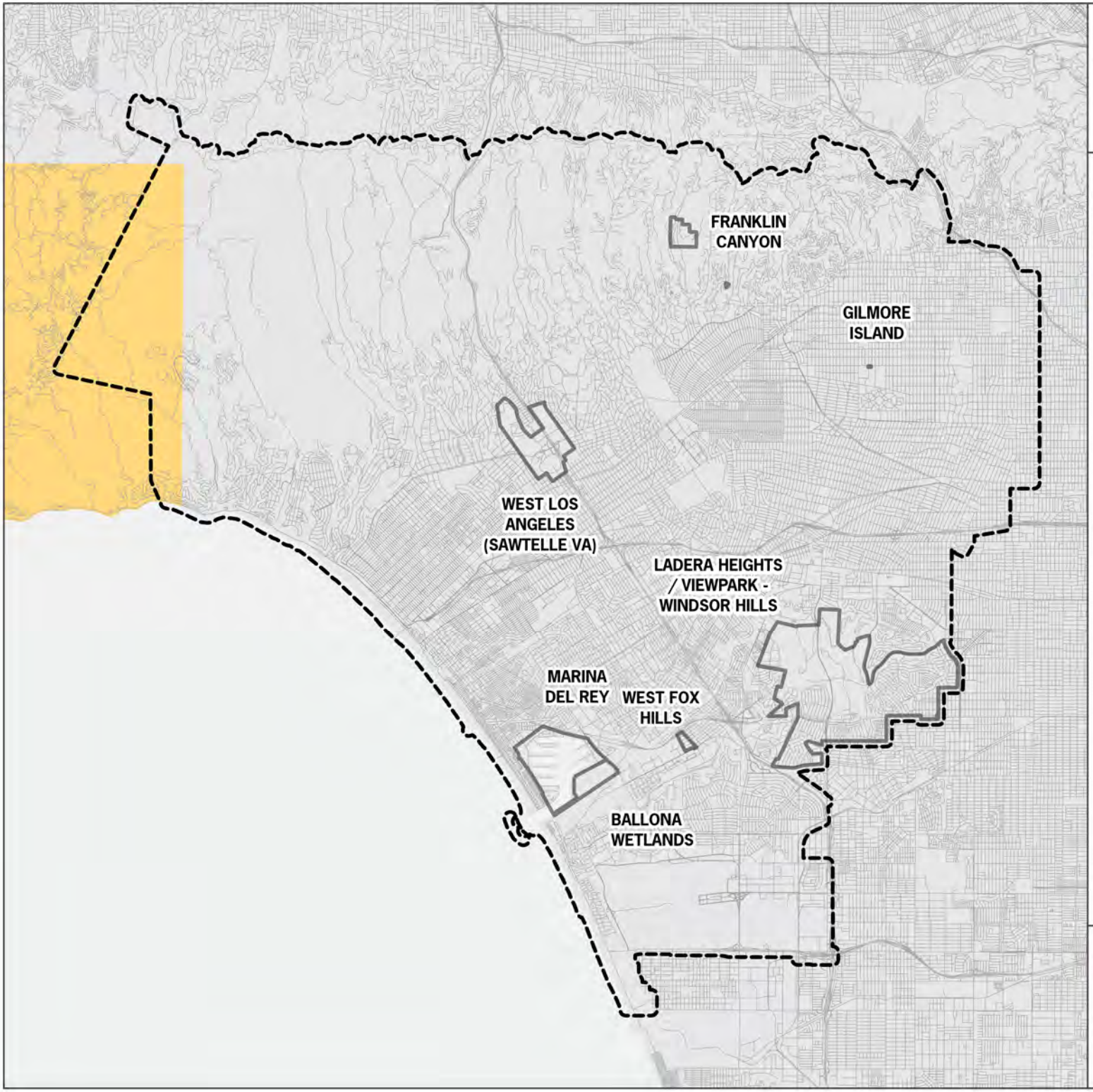
Miles
0 1.5 3

Source: DRP GIS Section 2024, PlaceWorks 2024



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Westside Area Plan

Fig. 6-7 Exposure to Wildfire Historical Baseline

Subarea Boundary

Westside Planning Area

Relative Exposure Level Annual Area Burned - Baseline

Low, < 15.8 Hectares

Moderate, 15.8 - 31.5 Hectares

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Miles

0 1.5 3

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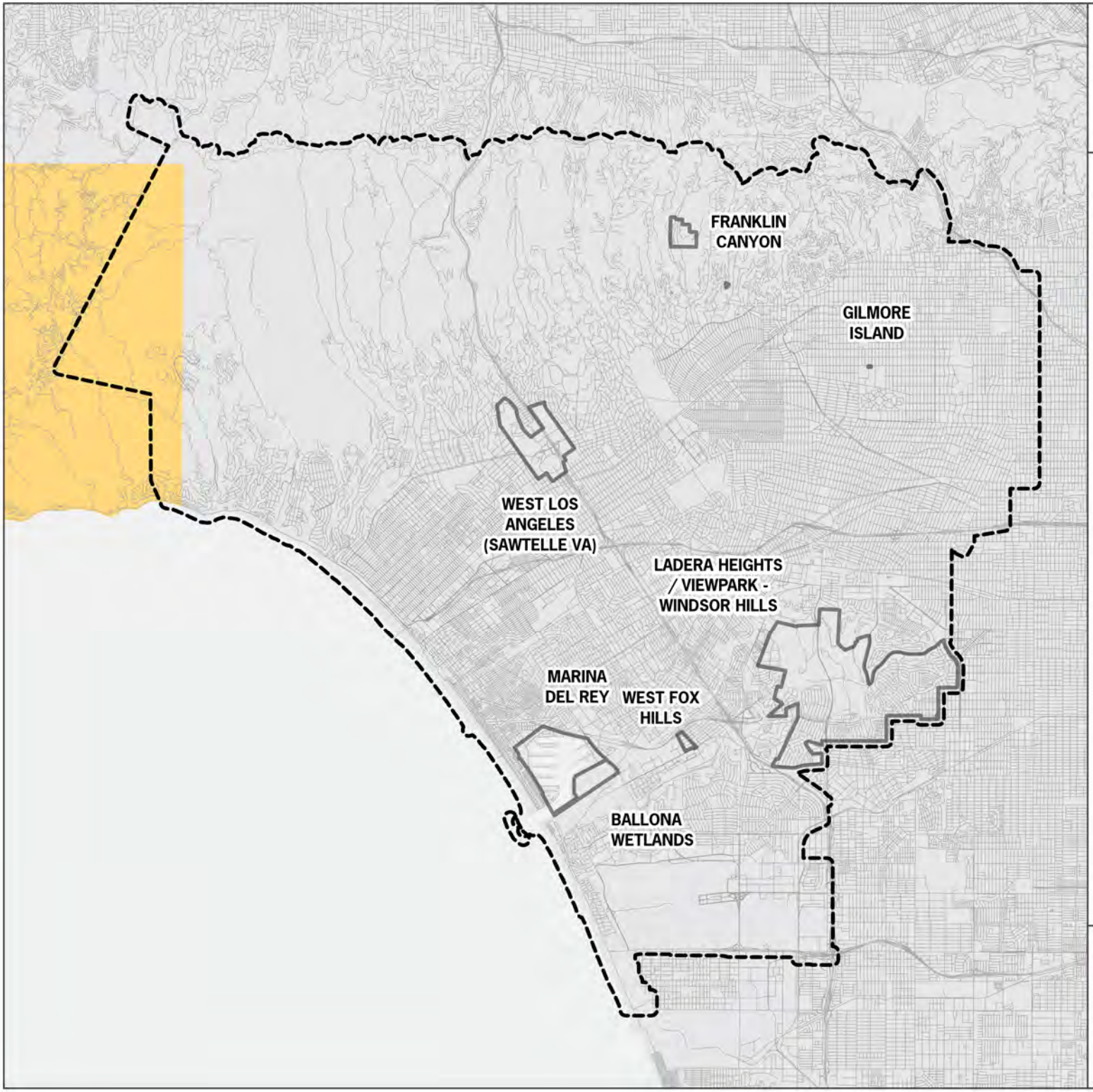
Source: DRP GIS Section 2024, PlaceWorks 2024



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Westside Area Plan
Fig. 6-8 Exposure to Wildfire Representative Concentration Pathway (RCP) 8.5, Mid-Century

Subarea Boundary
Westside Planning Area

Relative Exposure Level Annual Area Burned - Mid-century

Low, < 15.8 Hectares
Moderate, 15.8 - 31.5 Hectares

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Miles
0 1.5 3

Source: DRP GIS Section 2024, PlaceWorks 2024

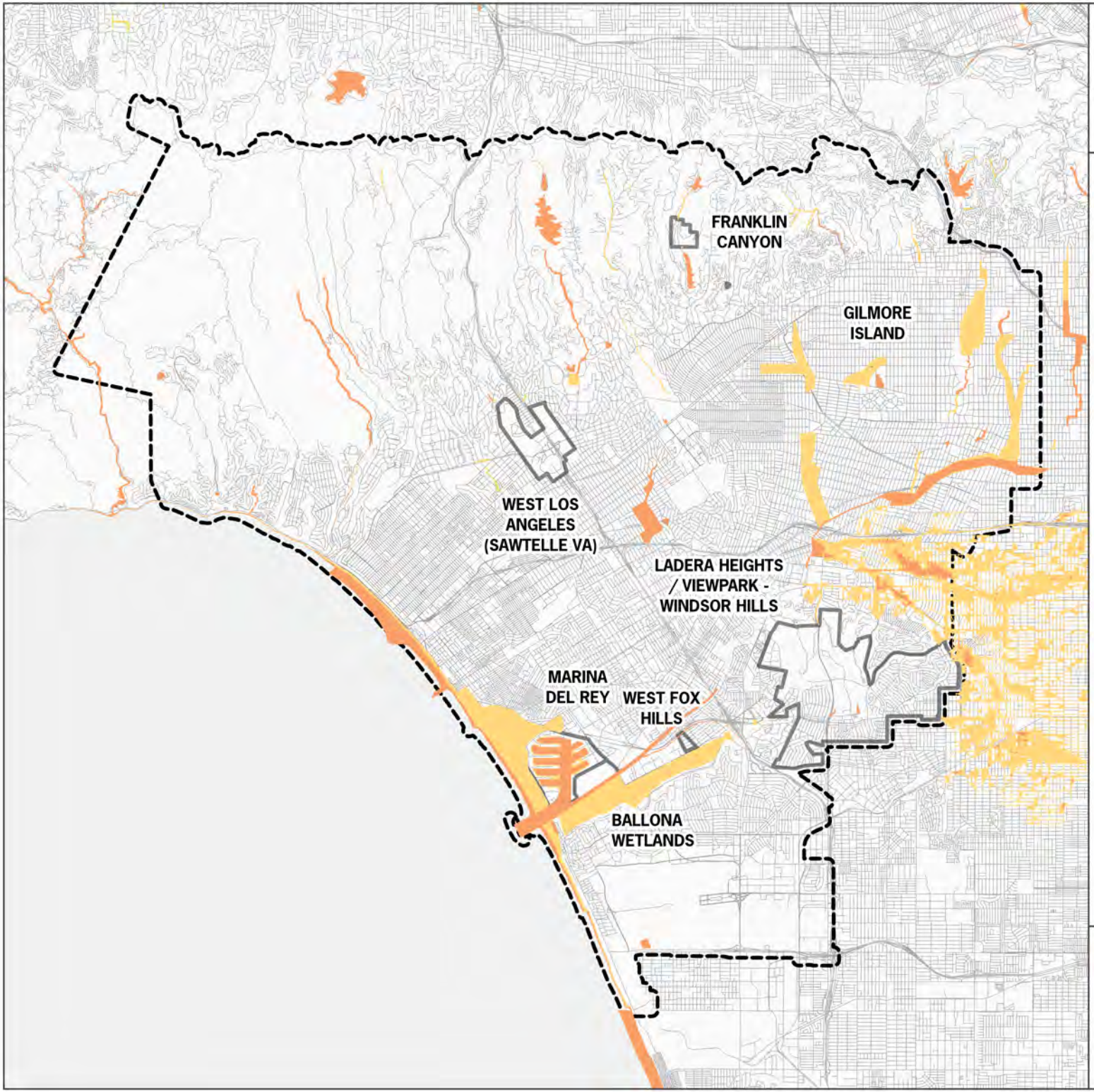

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Fig. 6-9 Exposure to Inland Flooding

Subarea Boundary
Westside Planning Area

FEMA Flood Zone Designations

High, 1% Annual Chance Flood
Medium, 0.2% Annual Chance Flood

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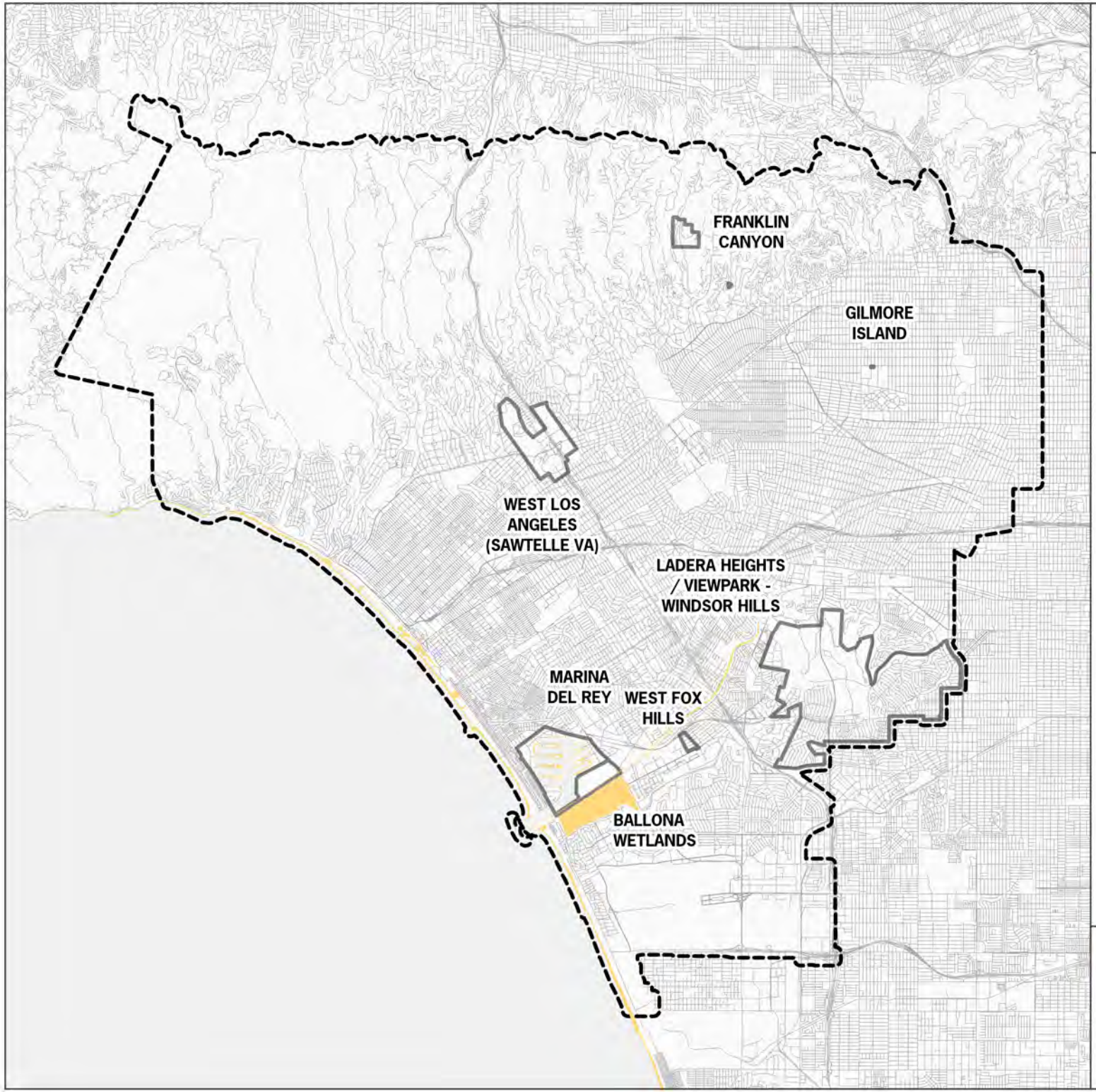
Miles
0 1.5 3

Source: DRP GIS Section 2024, PlaceWorks 2024



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Westside Area Plan
Fig. 6-10 Exposure to Coastal Flooding

Subarea Boundary
Westside Planning Area

Relative Exposure Level

High, >3.9 feet
Moderate, 0-3.9 feet

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Miles
0 1.5 3

N

Source: DRP GIS Section 2024, PlaceWorks 2024

6.3 Planning Approach

Several guiding principles have informed the development of the Conservation and Open Space Element's goals and policies, which are outlined below.

Protect, Conserve, and Enhance Existing Biological, Natural, and Open Spaces.

Though the Westside Planning Area is largely urbanized, its open spaces and undeveloped land contain habitats for many biological resources, including several that are classified as special species and deserving of protection. These irreplaceable resources are threatened by development, habitat fragmentation and a changing climate. The goals and policies in this Open Space and Conservation Element will allow the County to strategically plan for existing natural resources and to protect, conserve, and enhance the animal and plant habitats in the Planning Area.

Collaborate with the Community Toward a More Climate-Resilient Future.

The County's General Plan and Codes contain policies, standards, and procedures to address the impacts of climate change and promote resiliency at a regional level. At the community level, the policies in this element aim to foster collaboration with community members and organizations to collectively conserve energy and water resources, identify new opportunities to use clean energy, and promote sustainability efforts at the individual/household level.

Advance Habitat Restoration and Conservation Efforts when Planning for the Future of the Inglewood Oil Field.

The long-term reuse of the Inglewood Oil Field presents a unique opportunity to expand the provision of open space and further the protection of natural resources within a largely urbanized area of the County. Consistent with the PNA+ identification of the Oil Field as a priority area for environmental restoration and enhancement, the planning process for future uses of the Oil Field should seek to protect existing natural resources on the site and restore and expand natural habitats to the extent feasible for ecosystem services, social benefits to vulnerable populations, and environmental justice for historically burdened communities.

Identify and Protect the Area's Scenic Resources.

The vistas from the Ladera Heights and View Park-Windsor Hills neighborhoods are valued by residents as one of the unique features that distinguish the neighborhoods. The County will strive to protect these scenic resources by designating ridgelines in the neighborhoods as Hillside Management Areas and requiring new development and infrastructure to complement the natural topographic features and maintain their visual quality.

6.4 Goals and Policies

6.4.1 Areawide

Goal COS 1 The natural environment and natural resources are sustained for enjoyment and equitable use by future generations of Westside residents.

Policies

COS 1.1 Provide public access and educational resources equitably for residents at open spaces and natural areas that are habitats for sensitive species, wherever feasible and applicable, in accordance with the recommendations of PNA+.

COS 1.2 Conserve and protect water quality and supply and continue to provide assistance for urban water management plans through continual partnership with the West Basin Municipal Water District.

COS 1.3 Prioritize protecting, conserving, and restoring the natural resources and habitats at the Ballona Wetlands, an area of great ecological importance.

6.4.2 LADERA HEIGHTS, VIEW PARK-WINDSOR HILLS AND WEST FOX HILLS

Goal COS 2 Biological, natural, and open space resources are protected, conserved, and enhanced.

Policies

COS 2.1 Protect suitable nesting habitats in open spaces for native migratory and resident bird species, including owls and raptors in Ladera Heights, View Park-Windsor Hills, and West Fox Hills wherever they are found or have been known to occur.

COS 2.2 Preserve Kenneth Hahn State Recreation Area and surrounding open spaces as valuable outdoor space for humans, animals, and plants.

COS 2.3 Explore opportunities to rewild the Centinela Creek Channel north of West Fox Hills through collaboration with agencies such as the City of Los Angeles and Los Angeles County Flood Control District.

Goal COS 3 The Inglewood Oil Field is transformed into a public and environmental asset.

Policies

COS 3.1 Incorporate open space preservation, habitat restoration, and the provision of new recreational opportunities into plans for the future re-use of the Inglewood Oil Field.

COS 3.2 Ensure that future use of the Inglewood Oil Field is linked with adjoining recreational areas, trails, residential neighborhoods, and commercial/mixed-use districts for the enjoyment of County residents.

COS 3.3 When feasible, restore native species vegetation of the Inglewood Oil Field to provide new habitats for special status species (rare, threatened, or endangered) that may be found on-site.

Goal COS 4 Resources are conserved and infrastructure is adapted to improve resilience and minimize contributions to climate change.

Policies

COS 4.1 Encourage community members and existing developments to upgrade to water-conserving mechanisms such as stormwater capture systems, graywater systems, water-efficient appliances, and drought-tolerant landscape planting.

COS 4.2 Expand opportunities for EV charging at existing public facilities such as Ladera Park and Kenneth Hahn State Recreation Area.

COS 4.3 Educate community members about sustainable best practices through collaboration with local education institutions such as West Los Angeles College and 54th Street Charter School, community groups, and major businesses to conduct educational outreach efforts. Topics discussed can include conservation of natural resources (water, electricity, and gas), recycling, and waste management.

COS 4.4 Explore strategies to reduce the urban heat island effect, including increasing the provision of shade trees and utilizing cool roofs and pavement.

Goal COS 5 The Westside's scenic resources and natural features are protected from adverse impacts.

Policies

COS 5.1 Require new development to respect, integrate with, and complement the natural features of the land, including conforming building massing to topographic forms, restricting grading of steep slopes, and encouraging the preservation of visual horizon lines and significant hillsides as prominent visual features.

COS 5.2 Explore designating significant ridgelines in Ladera Heights and View Park-Windsor Hills as Hillside Management Areas to protect ridgelines from incompatible development that diminishes their scenic value, and ensure their conservation, preservation, and management.

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LA COUNTY PLANNING
Westside Area Plan

7. Public Facilities and Services

7 PUBLIC FACILITIES AND SERVICES

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.

7.1 Purpose

Public facilities and services in the Westside Planning Area are important contributors to the quality of life of its residents. They support educational, recreational, and social needs of residents through parks and recreational facilities, schools, libraries, senior and youth services, and community programs. They also encompass essential services and infrastructure that supports health and safety.

The Public Facilities and Services Element defines the goals and policies that respond to the unique needs of the Westside communities for public facilities and services that allow residents in intergenerational neighborhoods to thrive and improve the area's resiliency to climate change impacts.

The element advances the Area Plan's Vision to promote healthy neighborhoods where residents have great places to recreate and gather. It builds upon the policy direction for essential services, facilities, and infrastructure established by the Public Services and Facilities Element and Parks and Recreation Element of the General Plan.

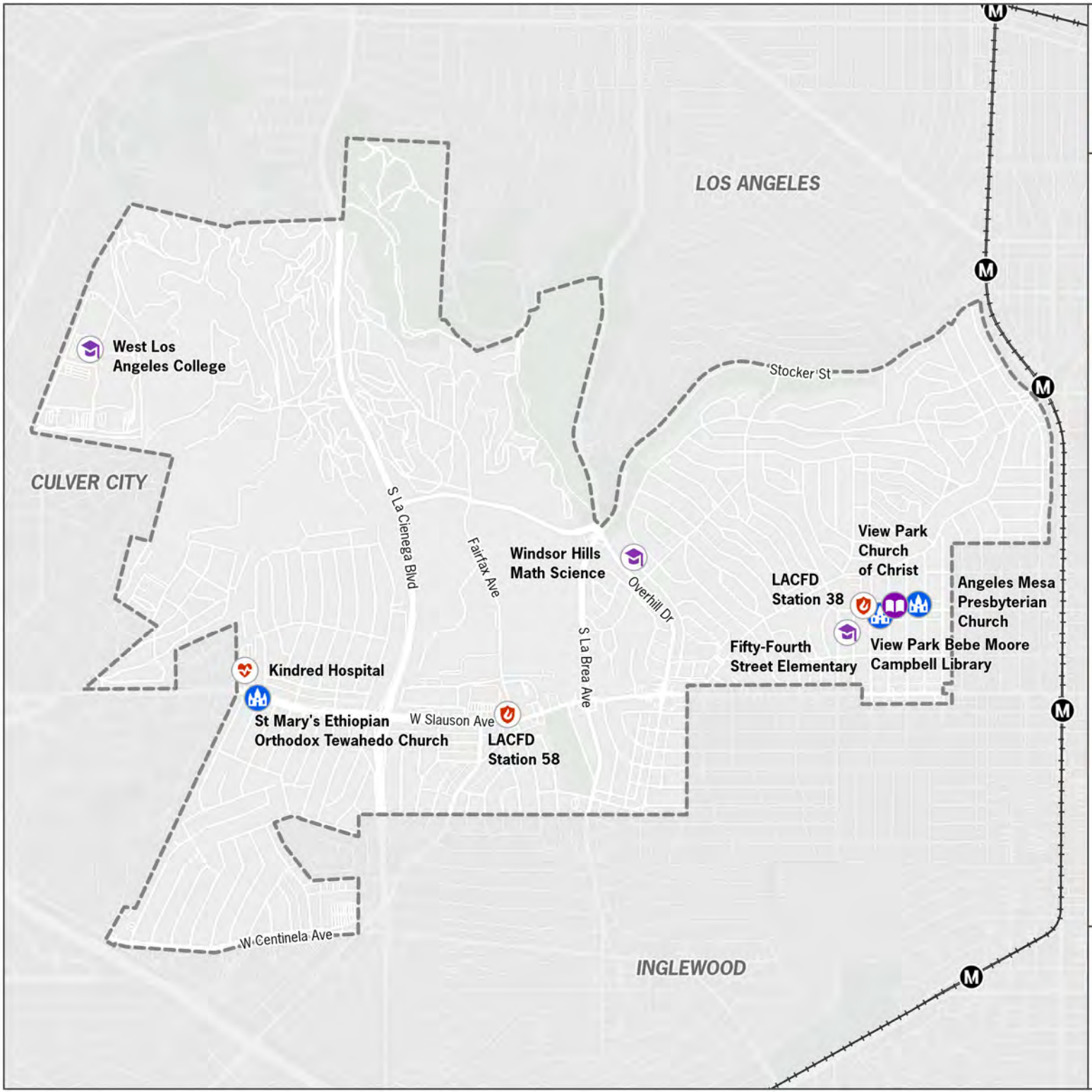
7.2 Existing Context

The Westside Planning Area currently offers a multitude of public facilities and services for residents. Kenneth Hahn State Recreation Area (KHSRA) is one of the largest urban parks in the greater Los Angeles area. Community parks and open spaces such as Ladera Park, Monteith Park, Reuben Ingold Parkway, and Stocker Corridor Trail allow community members to gather, recreate, and enjoy the outdoors. The View Park Bebe Moore Campbell Library, 54th Street Elementary School, and West Los Angeles College provide educational services and programs that facilitate lifelong learning.

During the public outreach process, community members shared many ideas for improving public facilities and services in the Westside Planning Area (Planning Area). They expressed interest in incorporating more arts in their communities; new or enhanced facilities such as community gardens, sports parks, community centers, and swimming pools; and better access to parks and recreation facilities.

The Planning Area is constrained by the amount of land where the County can place new facilities. As discussed in the Land Use Element, opportunity sites are prioritized for new residential and commercial development. To meet the needs of current and future residents, the County will need to maintain and upgrade current facilities, improve access to these facilities and collaborate with community partners to expand services as the community's demand for facilities may grow.

This section summarizes the existing conditions of public facilities in the Westside Planning Area, with a focus on Ladera Heights and View Park-Windsor Hills (as shown in Figures 7-1 and 7-2).



Los Angeles County

Westside Area Plan
Fig. 7-1 Facilities

Ladera Heights / View Park - Windsor Hills

- Ladera Heights/View Park-Windsor Hills
- Metro Rail Stations
- Crenshaw Line
- Schools, Colleges, and Universities
- Libraries
- Hospitals and Medical Centers
- Fire Stations
- Places of Worship

LOS ANGELES COUNTY
Dept. of Regional Planning
320 W. Temple St.
Los Angeles, CA 90012

LA COUNTY PLANNING

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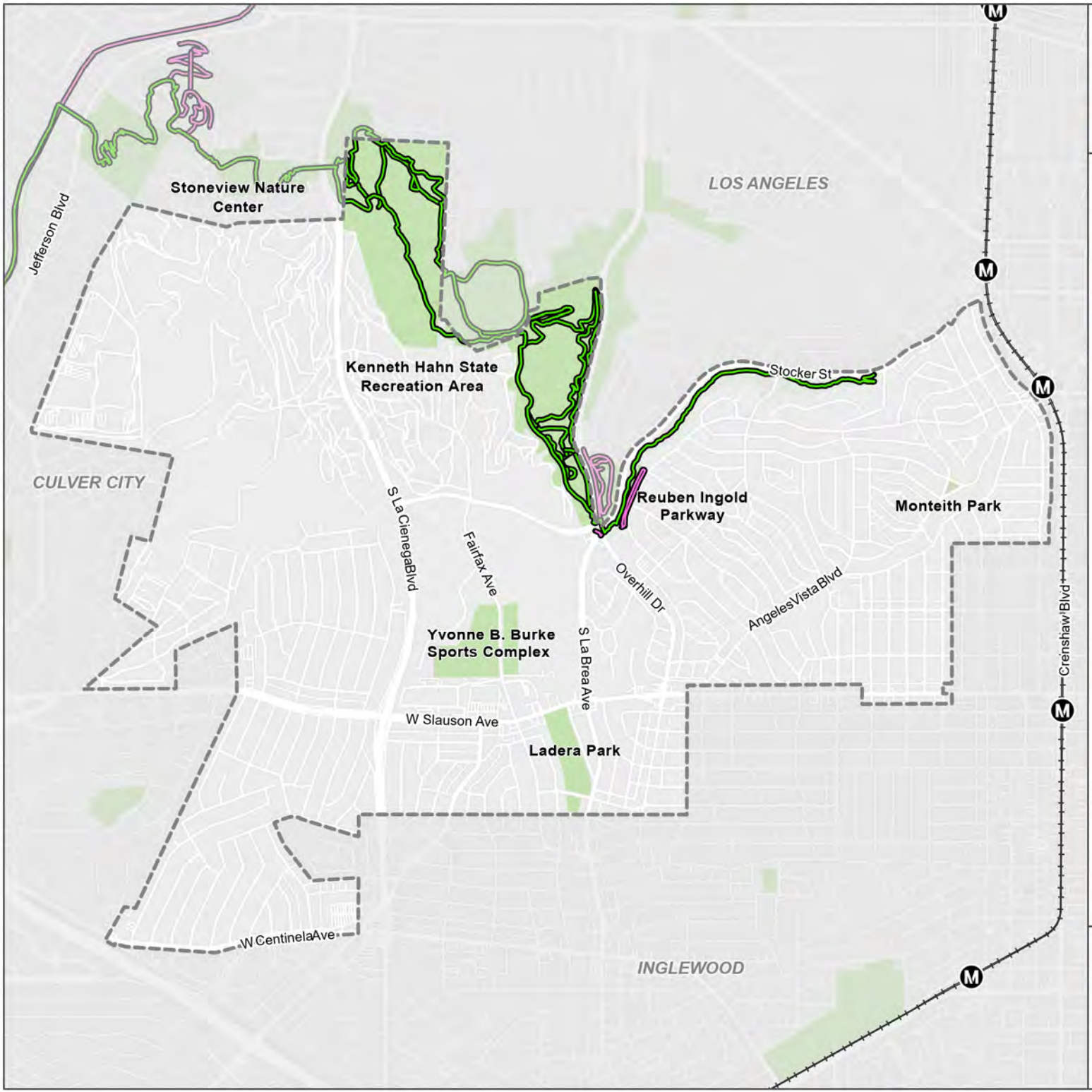
Source: DRP GIS Section 2024, PlaceWorks 2024



Los Angeles County

Westside Area Plan
Fig. 7-2 Parks, Open Space, and Trails

Ladera Heights / View Park - Windsor Hills

- Metro Rail Stations
- Crenshaw Line
- Ladera Heights/View Park-Windsor Hills
- LA County DPR Trail
- Mountains Recreation and Conservation Authority (MRCA) Trail
- Parks and Open Space

LOS ANGELES COUNTY
Dept. of Regional Planning
320 W. Temple St.
Los Angeles, CA 90012

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Source: DRP GIS Section 2024, PlaceWorks 2024

7.2.1 Parks and Recreation Facilities

Kenneth Hahn State Recreation Area

Kenneth Hahn State Recreation Area (KHSRA) is a valued recreational asset for local and regional residents. It is approximately 400 acres and surrounded by urbanized areas on most sides. It is owned by the California State Parks system and is managed by the Los Angeles County Department of Parks and Recreation (LA County DPR). The KHSRA features a lotus pond, fishing lake and visitor center. It also includes more than seven miles of trails managed by the County, as depicted in Figure 7-2. In addition to hiking and enjoying the outdoors, community members can participate in a variety of recreation activities. It has four playgrounds, a half basketball court, a volleyball court, a multi-purpose field and baseball fields at the Yvonne B. Burke Sports Complex. Located on the hilly terrain of Ladera Heights, the KHSRA offers unparalleled scenic vistas of the Los Angeles metropolitan area.

Visitor center at the Kenneth Hahn SRA. (PlaceWorks)

Ladera Park

Ladera Park is a 16-acre community park in the southwest area of the View Park-Windsor Hills neighborhood and in proximity to Ladera Heights. The park has many recreational facilities such as tennis courts, baseball/t-ball fields, an amphitheater, children's play area, and indoor spaces that host many community programs and services for all ages. Senior citizens from Ladera Heights and View Park-Windsor Hills are active participants in the Ladera Park Seniors Club. A defining characteristic is the park's topography, with pathways leading to the bottom of the hill, where mature trees with thick canopies provide shade over grassy lawns and create a unique microclimate within the park itself.

Left: Ladera Park entrance at Slauson Avenue and Ladera Park Avenue. Right: Families enjoying the playground structure at Ladera Park. (PlaceWorks)

Monteith Park

Monteith Park is a 0.6-acre triangular-shaped pocket park in the View Park-Windsor Hills neighborhoods. It contains picnic tables, park benches, and a play area for community members to enjoy. Despite its small size, the park is an important community space. It is home to the annual Garden Tour and Fair, where each year hundreds of flower lovers gather to participate in tours of more than a hundred plants, shrubs, and tree species in the area.

Left: Monteith Park entrance sign at S Mullen Avenue. Right: Picnic seating at Monteith Park (PlaceWorks)

Park to Playa Trail

The Park to Playa Regional Trail is a 13-mile regional trail with terminuses at the Baldwin Hills Parklands and the Pacific Ocean. It connects a series of trails, parks, and open spaces in the area together. The trail is comprised of six segments including the Stocker Corridor and Kenneth Hahn State Recreation Area in the Westside Area Plan. Other segments of the Park to Playa Trail include Blair Hills, Baldwin Hills Scenic Overlook, Culver City Park, and Ballona Creek Bike Path.

Reuben Ingold Parkway

Reuben Ingold Parkway is a linear park in the View Park-Windsor Hills neighborhoods along West Mt. Vernon Drive. The park provides excellent views of KHSRA and has fitness courses for community members.

Entrance to Reuben Ingold Park and Parkway. (LA County Planning)

Stocker Corridor Trail

The Stocker Corridor Trail provides opportunities for hiking in the open space corridor along Stocker Street on the northern boundary of the View Park-Windsor Hills neighborhood. It is the

easternmost segment of the Park to Playa Trail. Though the trail begins on Stocker Street and Presidio Drive, surface parking is available on an eastern corner of the Stocker Street, La Brea Avenue, and Overhill Drive intersection. Trail users could also park at this location to continue to the second segment via Kenneth Hahn State Recreation Area.

7.2.2 Other Public Facilities and Services

View Park Bebe Moore Campbell Library

The View Park Bebe Moore Campbell Library is a popular community asset that offers a variety of programs and services to residents of all ages. Located in the View Park-Windsor Hills neighborhoods on West 54th Street, it serves nearby residents.

Entrance to the View Park Bebe Moore Campbell Library. (PlaceWorks)

County Fire Department Stations 38 and 58

Stations 38 and 58 are part of the Los Angeles County Fire Department (LACFD) providing emergency medical services, fire and rescue services, and safe haven services for unincorporated County and contract cities. Station 38 is at 3907 W. 54th Street, near the View Park Bebe Moore Campbell Library. Station 58 is at 5757 S. Fairfax Avenue at the corner of Slauson Avenue.

Entrance to the West Los Angeles College Campus. (PlaceWorks)

West Los Angeles College

West Los Angeles (LA) College is an accredited California community college offering students a diversity of educational programs, including transfer to four-year universities, career education, and community education. Each year, the college awards more than 1,000 degrees and certificates to students in more than 35 different fields. West LA College has a diverse student population and is a Hispanic-Serving Institution where 40 percent of its student population identify as Hispanic.

Public Schools

There are two public elementary schools within the View Park-Windsor Hills area that are part of the Los Angeles Unified School District (LAUSD). 54th Street Elementary School is located on Eileen Avenue and serves approximately 200 students. The Windsor Hills Math/Science/Aerospace Magnet, located on Overdale Drive, serves approximately 500 students in grades TK through 5th.

Entrance to 54th Street Elementary School (PlaceWorks)

7.3 Planning Approach

Several guiding principles have informed the development of the Public Facilities and Services Element's goals and policies, which are outlined below.

Focus on Equity to Support the Health and Well-being of Westside Residents.

The goals and policies in this element will equitably support the physical, mental, and social health of the residents in the Westside communities by building on the findings and recommendations of the Los Angeles Countywide Comprehensive Parks and Recreation Needs Assessment Plus (PNA+). The PNA+ incorporates an Equity Framework that builds off previous LA County Planning efforts. The Equity Framework defines equity as "an end state in which all groups have access to the resources and opportunities necessary to improve the quality of their lives." The goals and policies in this element address the four metrics of equity identified in the framework: Distributional Equity, Structural Equity, Procedural Equity and Interactional Equity. For the Westside area, this includes providing fair and equitable access to parks, recreation facilities and programs; addressing the needs of subordinated groups; ensuring effective communication and collaboration; and improving interactions between people and public spaces.

Plan for Intergenerational Neighborhoods.

The Westside Planning Area comprises individuals and families of all ages and abilities. Ladera Heights and View-Park/Windsor Hills have an increasingly large population of older residents. With an aging population, the need increases for adequate medical and adult care facilities for residents to comfortably age in place. The goals and policies call for programs that address social issues that aging populations tend to experience, such as loneliness, living alone, and reduced physical and mental capabilities. They also support more inclusive public services and facilities by improving access to recreational programs and facilities for people of all ages and abilities.

Increase Resiliency to Climate Change Impacts.

Climate impacts threaten both the built and natural environments. With changing environments and hazards brought by a changing climate, it's imperative to increase the resiliency of the Westside communities. This element sets policy guidance for public facilities to serve as cooling and heating centers and emergency shelters to provide residents with the resources to respond to climate-related emergencies.

Collaborate with Community Partners and Members.

Community-based organizations, faith-based organizations, educational institutions, public utilities, and other agencies provide facilities, services, and programs to the public. The County will continue to foster relationships with these partners to enhance public services and programs. Equally important is to work closely with the Westside communities to inform them of the resources available. This element lays the groundwork for enhanced communication and collaboration with community partners and members alike.

7.4 Goals and Policies

7.4.1 Areawide

Goal PF 1 **A network of public facilities, public services, parks, and utilities that serve the needs of all Westside residents.**

Policies

PF 1.1 Expand existing or construct new public facilities to include cooling and heating centers, emergency shelters, and other facilities that help respond to climate change impacts.

PF 1.2 Require new or rehabilitated public facilities to incorporate site design and building practices that promote sustainability, energy efficiency, and resiliency.

PF 1.3 Attain secure and reliable digital technology for all residents and businesses, and systems that are resilient to environmental change and minimize visual impacts.

PF 1.4 Address the needs of special population groups, such as youths, seniors, people living by themselves that may be experiencing loneliness, people with health conditions or impairments, and subordinated groups that have experienced chronic, cumulative disadvantage.

7.4.2 Ladera Heights, View Park-Windsor Hills, and West Fox Hills

Goal PF 2 Public services and facilities that support the social, physical, and mental health of area residents.

Policies

PF 2.1 Expand the presence of arts and culture, including but not limited to public spaces dedicated to arts and culture, cultural events at community gathering spaces, and arts education and programs.

PF 2.2 Support neighborhood/community groups in undertaking arts and cultural programs that celebrate the neighborhoods' history and culture.

PF 2.3 Encourage adequate daycare, medical care, and long-term care facilities for young children, senior citizens, and people with disabilities and special needs for thriving intergenerational neighborhoods.

PF 2.4 Achieve equal access to high quality library services for all residents at the View Park Bebe Moore Campbell Library. Explore options to provide library services for homebound older adults.

PF 2.5 Expand opportunities for farmers' markets and mobile food vendors in parks and public spaces, surface parking lots, and through temporary street closures to offer residents with options for accessing fresh and nutritious foods.

PF 2.6 Incorporate urban gardening programs into existing programs at public facilities such as the Ladera Park community center and View Park Bebe Moore Campbell Library to encourage residents to grow small-scale urban gardens in their yards.

Goal PF 3 Infrastructure and utility systems that provide reliable and equitable services to Westside residents.

Policies

PF 3.1 Minimize visual impacts of existing electrical distribution and transmission lines near Slauson Avenue and La Brea Avenue and other locations.

PF 3.2 Explore opportunities to incorporate art on transmission towers within the Kenneth Hahn State Recreation Area to reduce visual blight and improve overall aesthetics.

Goal PF 4 Community members are informed about and able to take advantage of services and facilities provided by the County and local partners.

Policies

PF 4.1 On a regular basis, participate in local events such as those held at Ladera Park, Monteith Park, and View Park Bebe Moore Campbell Library to connect and communicate with residents on the County's public services and facilities and encourage residents to participate in them.

PF 4.2 Collaborate with local community-based organizations, faith-based organizations, West Los Angeles College, and other local institutions to offer additional recreational, educational, and cultural opportunities that benefit County residents.

Goal PF 5 Accessible and equitable parks and recreational facilities support the health and well-being of Westside residents.

Policies

PF 5.1 Remove barriers to accessibility as recommended in the PNA+. Examples of removing barriers includes improving ADA accessibility, shade, access to the facilities, safety, and recreational programming and active and passive recreational opportunities that support individuals with different physical, mental, developmental, and age-related needs.

PF 5.2 Enhance pedestrian, bicycle, and multi-modal access to local and regional parks such as the Kenneth Hahn State Recreation Area, Ladera Park, and Monteith Park through new transportation infrastructure, trails, and signage.

PF 5.3 Explore opportunities for new or enhanced facilities such as swimming pools, community and recreation centers, community gardens, and sports parks.

PF 5.4 Achieve adequate trailhead access, additional linkages, signage, and other facilities at the Park and Playa Trail.

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LA COUNTY PLANNING
Westside Area Plan

8. Implementation

8 IMPLEMENTATION

8.1 Implementation Programs

The following table describes the actions and programs to implement the Westside Area Plan's (WSAP's) goals and policies and identifies the corresponding policies, responsible County departments, and the time frame. The latter are expressed in four general time periods: *short-term* refers to immediately following to within two years of the WSAP's adoption, *mid-term* refers to three to five years, *long-term* to five years and longer, and *ongoing* to those actions that continue or are periodically implemented through the life of the Area Plan. These supplement numerous actions and programs currently implemented throughout the County that also have applicability to the WSAP Planning Area and not repeated herein, such as procedures for development review and entitlement and Capital Improvement Programs.

The programs and actions are intended to inform and guide the development of the County's annual work program. During that time, County staff will determine what is necessary in order to implement the program.

Table 8-1 Implementation Programs

Implementation Action	Relevant Policies	Responsibility	Timing
HISTORIC RESOURCES			
Focused Historic Context Studies			
HRI 1. Initiate historic context studies of Black institutions and social history in Ladera Heights and View Park-Windsor Hills. Identify potential historic resources associated with African Americans that could potentially be preserved and celebrated, and raise awareness of African American history and contributions, in coordination with HRI 4.	H 1.1, H 1.2, H 4.1, H 4.2, ED 4.3	Department of Regional Planning, Department of Arts and Culture	Mid-term
HRI 2. Initiate historic context studies of mid-century Modern architecture, with a focus on Ladera Heights.	H 1.1, H 1.2, H 4.1, H 4.2	Department of Regional Planning	Mid-term
HRI 3. Initiate a historic context study of the development history of Marina del Rey.	H 1.1, H 1.2, H 4.1, H 4.2	Department of Regional Planning	Mid-term
Historic Resources Surveys			
HRI 4. Initiate historic resources survey of Ladera Heights and Windsor Hills to identify potential historic districts, and/or individual properties eligible for historic listing. Potential historic significance may include but is not limited to: architecture, urban planning, events and trends, Black history, and community identity.	H 1.1, H 1.2	Department of Regional Planning	Long-term
HRI 5. Initiate historic resources survey of Marina del Rey to identify potential individual properties eligible for historic listing. Potential historic significance may include but is not limited to architecture, urban planning, events and trends, and community identity.	H 1.1, H 1.2	Department of Regional Planning	Long-term

Implementation Action	Relevant Policies	Responsibility	Timing
Education and Guidance			
HRI 6. Utilize historic resource surveys as guides detailing the historic architectural styles prevalent within Ladera Heights and View Park-Windsor Hills community and the important characteristics, features, and materials that define each style.	H 2.2, H 2.3, H 3.1, H 4.1	Department of Regional Planning	Short-term
HRI 7. Create educational materials on the appropriate maintenance and repair of historic buildings with a focus on common repair and maintenance issues including material treatments, appropriate replacement roof materials and wall cladding, window and door repair and replacement, and compatible additions or alterations.	H 2.1, H 2.2, H 3.1	Department of Regional Planning	Mid-term
LAND USE			
Plans and Studies			
LUI 1. Develop and implement a Community Standards District (CSD) to ensure that proposed development projects achieve the objectives of the Westside Area Plan and its goals and policies. Its content shall be consistent with the scope and applications of other CSDs administered by the County of Los Angeles and encompass standards that uniquely apply to the Westside Community. Elements to be considered for appropriateness in its development may include uses; building heights, massing, and transitions; property setbacks; lot consolidation; objective design standards (architecture and landscapes); and inclusion of plazas, courtyards, and public spaces.	LU 2.7, LU 2.4, LU 3.5, LU 3.7, LU 3.10, LU 5.3, LU 6.5, LU 6.6, LU 6.7, LU 11.2, LU 11.3, LU 11.4, LU 12.3, LU 12.7, LU 13.4, LU 17.4, LU 18.4, LU 21.2	Department of Regional Planning	Short Term

Implementation Action	Relevant Policies	Responsibility	Timing
LUI 2. In consultation with stakeholders and residents, design and implement a *Placemaking Plan* that may include: » Additions or improvements of infrastructure such as: entry signage and monuments, street trees, benches, shade structures, recycling and trash bins on sidewalks, crosswalks, wayfinding signage, and public art installations. » Integration of pocket parks and open spaces in streetscapes. » Implementation of public art programs to enhance community identity, which may include placement of murals on blank commercial building facades. This may be coordinated with public agencies, schools, community groups and organizations, and local artists.	LU 3.4, LU 3.5, LU 3.10, LU 4.6	Department of Regional Planning, Department of Arts and Culture, Department of Parks and Recreation, Department of Public Works (support)	Mid-term
Agency/Jurisdictional Coordination			
LUI 3. Assess the feasibility of developing student housing on campus and/or adjoining properties at West Los Angeles College.	LU 4.7	Los Angeles Community College District, Los Angeles County Development Authority	Mid-term
Capital Improvements			
LUI 4. Based on the *Placemaking Plan* (LUI 2), develop design and engineering plans, acquire funding, and implement for streetscape improvements, street furniture, signage, entry monuments/signate, and other elements.	LU 3.4, LU 3.5, LU 14.2, LU 15.3, LU 16.3, LU 17.6, LU 18.5, LU 19.4, LU 19.5, LU 21.3	Department of Regional Planning. Department of Arts and Culture, Department of Public Works (support)	Mid to Long-term
Programs and Operations			
LUI 5. Pursue and administer funding for loans and grants for the maintenance and renovation of façades and property of private commercial and residential properties and buildings.	LU 6.7	Los Angeles County Development Authority	Ongoing

Implementation Action	Relevant Policies	Responsibility	Timing
LUI 6. Maintain and administer programs and services contributing to the quality of life and health of the WSA's residents, such as recreation, seniors, youth health, safety preparedness and resilience, and others as defined by the County General Plan and WSAP Public Facilities and Services Elements.	LU 7.2	Department of Regional Planning, Department of Parks and Recreation	Ongoing
LUI 7. Consider developing incentives, such as low interest loans or grants, that encourage the owners and operators of cell towers located on ridgelines to consolidate facilities to the extent feasible, design improvements to enhance their visual quality, and incorporate extensive landscape.	LU 8.2	Department of Regional Planning	Mid-term
LUI 8. Create educational materials promoting property maintenance and improvement and approaches for sustainable, healthy, and resilient development (e.g., solar, landscape, irrigation, other) and post on the County's website	LU 8.3, LU 8.4	Department of Regional Planning	Short-term
MOBILITY			
MI 1. Conduct surveys as required by California law to evaluate driver behavior and establish speed limits with consideration of the provisions of California AB 43 (2021).	M 2.2	Department of Public Works	Ongoing
MI 2. Promote effective speed management by installing traffic calming measures where feasible and appropriate.	M 2.1	Department of Public Works	Ongoing
MI 3. Explore turn prohibitions to reduce residential cut-through traffic on local streets.	M 2.1	Department of Public Works	Short-term
MI 4. Develop a series of targeted educational materials for people who drive, bike, and walk in the community. Focus driver education on safe speeds and how to safely share the road.	M 1.2, M 2.1, M 2.2	Department of Public Health, Sheriff's Department, California Highway Patrol	Short-term

Implementation Action	Relevant Policies	Responsibility	Timing
MI 5. Seek funding and implement multimodal infrastructure projects that promote Complete Streets along 54th Street, coordinating efforts with City of Los Angeles in places where the County shares authority of traffic control and maintenance of roadways.	M 4.12	Department of Public Works	Short-term
MI 6. Conduct a feasibility study to assess the viability of extending the Link–Baldwin Hills Parklands shuttle. Evaluate potential ridership, infrastructure requirements and operational considerations. Engage with local communities and relevant stakeholders to gather input.	M 3.2	Department of Public Works	Mid-term
MI 7. Conduct an inventory of sidewalk conditions to identify locations with gaps and damaged sidewalks. This may include: » Work with community members to develop prioritization and funding plans to maintain sidewalks in good repair. » Prioritize capital projects that fill existing sidewalk gaps.	M 4.1, M 4.8, M 4.10	Department of Public Works	Long-term
MI 8. Explore pathways with wayfinding signage along high-traffic corridors to improve pedestrian connectivity.	M 4.1	Department of Regional Planning, Department of Parks and Recreation	Mid-term
MI 9. Develop Community Pedestrian Plans for Ladera Heights, View Park-Windsor Hills, and West Fox Hills communities for inclusion in Step-by-Step Los Angeles County: Pedestrian Plans for Unincorporated Communities with the aim of promoting healthy and active lifestyles. Include following study items: » Explore mobility programs to increase transit access for underserved communities and vulnerable users, focusing on addressing walking challenges along steep streets, especially for seniors and people with disabilities.	M 1.3, M 4.2, M 4.8	Department of Public Health, Department of Public Works (support)	Mid-term

Implementation Action	Relevant Policies	Responsibility	Timing
» Evaluate the feasibility of a pedestrian bridge at the five-leg intersection of Stocker Street/La Brea Avenue/Overhill Drive to enhance pedestrian safety and community connections. » Conduct a walk audit with community members and stakeholders along Slauson Avenue, Overhill Drive, La Brea Avenue, La Cienega Boulevard, Centinela Avenue, and Angeles Vista Boulevard to identify intersections for potential improvements to pedestrian facilities. Focus on intersections around intensified development, such as La Cienega Boulevard/La Tijera Boulevard, Centinela Avenue/La Tijera Boulevard, Slauson Avenue/Fairfax Avenue, Slauson Avenue/Overhill Drive. Identify locations to improve crosswalk design features, such as crosswalk markings, curb extensions, and median islands. » Conduct safety studies at intersections identified from the walk audit mentioned above and consider signal timing modifications to enhance safety for people crossing with lower mobility speeds, including youth, seniors, and the disabled. Potential signal timing improvements includes increased crossing time, Leading Pedestrian Intervals (LPI), protected turns, etc.			
MI 10. Explore grants for creating a Clean Streets Initiative for Ladera Heights, View Park-Windsor Hills, and West Fox Hills communities to develop and implement targeted cleanups and street cleaning measures. This may include programs for existing street cleanliness measurement, identification of locations that lack trash bins, regular maintenance tools.	M 4.14	Department of Public Works	Short-term

Implementation Action	Relevant Policies	Responsibility	Timing
MI 11. Explore the feasibility of imitating Safe Routes to School Programs to provide traffic safety education to students, identify safety enhancements around these schools, and promote walking and bicycling. Including exploring pilot programs for bike buses and walking school buses as the first step to gauge interest, assess feasibility and gather feedback from participants. Evaluate school pick-up/drop-off areas to manage traffic congestion and conflicts.	M 5.1	Department of Public Works	Mid-term
MI 12. Conduct a parking study to identify parking demand and supply in Ladera Heights, View Park-Windsor Hills, and West Fox Hills communities.	M 6.1	Department of Regional Planning Department of Public Works (support)	Short-term
MI 13. Identify potential locations and areas in the community where shared parking initiatives can be effectively implemented. Conduct a comprehensive assessment of the existing parking facilities, land use, and demand patterns. In addition: » Collaborate with local businesses, property owners, and relevant stakeholders to garner support and participation in shared parking programs. » Explore and establish a system or platform to manage shared parking spaces efficiently.	M 6.2	Department of Regional Planning,	Mid-term
ECONOMIC DEVELOPMENT			
EDI 1. Implement a community benefits program for the Westside Area Plan to leverage redevelopment opportunities to provide desired benefits to the community in exchange for additional development rights or incentives. This program should expand upon the Los Angeles County Development Authority's (LACDA) existing Community Benefits Policy. The County could offer zone changes, an increase in density or floor area or a streamlined permitting process in exchange for these benefits. In addition to those benefits outlined in LACDA's Community	ED 1.1, ED 1.2	Department of Regional Planning	Mid-term

Implementation Action	Relevant Policies	Responsibility	Timing
Benefits Policy, other benefits that should be considered for the Westside Area Plan include: » Community facilities. Childcare and senior centers, health clinics, cultural and arts spaces, and community gardens are popular inclusions in community benefits programs to directly support residents and further economic development initiatives. » Dedicated open space. Additional recreation and conservation space in excess of what is required by code is a popular community amenity that could be set aside as a part of a major redevelopment. The County should also consider off-site community benefits that could be a part of the program including: » Infrastructure Improvements. Potential improvements could include roadway, bikeway, or sidewalk enhancements and other goals outlined in the Mobility Element. » Contributions to a community fund managed by a community-based organization. A community-based organization could manage a fund that developers pay into to support community priorities such as community beautification, cultural and arts programming, or youth development. Any community benefits program should be created in coordination with community stakeholders and reflect the needs of residents and businesses.			

Implementation Action	Relevant Policies	Responsibility	Timing
EDI 2. Establish materials and programs for counseling senior homeowners on the potential of predatory offers for their homes. The Leimert Park and View Park-Windsor Hills communities are particularly susceptible to investors and home buyers from outside of the area who have cold called, left letters, and even knocked on doors with offers of buying homes, often with low-ball offers. This initiative could take the form of hosting workshops within the community, creating virtual resources, or collaborating with a community partner to directly engage with homeowners. These programs would provide seniors with information on the value of their homes, how to identify low-ball offers, and financial counseling for exploring alternative options for selling their homes.	ED 2.1	Aging and Disabilities Department Consumer and Business Affairs	Mid-term
EDI 3. Study the feasibility of establishing a Center of Excellence (COE) for Health Care and Social Assistance and Professional, Scientific, and Technical industries in the Westside Area Plan. COEs are intended to focus on designated industry clusters or priority populations to form sector partnerships, convene industry leaders, lead countywide business development, and connect residents to jobs in targeted industries. Their creation is a modernization strategy for the County's America's Job Center of California (AJCC) system.	ED 3.1, ED 3.2	Department of Economic Opportunity	Long-term
EDI 4. Conduct a study of displacement indicators and pressures along the Slauson Corridor in collaboration with neighboring jurisdictions. This analysis should seek to uncover variables such as the distribution of businesses that own versus rent, the race and ethnicity of current business owners, and specific challenges currently faced by existing businesses with the purpose of creating tailored anti-displacement strategies.	ED 4.1	Department of Regional Planning, Department of Economic Opportunity	Mid-term

Implementation Action	Relevant Policies	Responsibility	Timing
EDI 5. Study the feasibility of implementing a commercial rent subsidy program to help businesses respond to abrupt changes in retail rents and incentivize landlords to continue leasing to long-standing businesses. This should build on lessons learned from the Economic Opportunity Grant Program administered by the Department of Economic Opportunity.	ED 4.2	Department of Economic Opportunity	Long-term
EDI 6. Create a program to allow for cultural or artistic uses to temporarily occupy vacant and/or inactive commercial spaces. Allow for entrepreneurs to create "pop-up" retail initiatives, test new concepts, or operate incubator spaces to increase activation on the Slauson Corridor or along West 54th Street. Identify properties and negotiate with landlords/property owners to secure affordable rents for these temporary uses.	ED 4.3, ED 5.4	Department of Regional Planning, Department of Economic Opportunity	Long-term
EDI 7. Provide financial incentives, such as grants, tax credits, or low-interest loans, to support community led initiatives for acquiring spaces, potentially focusing on the intersection of Slauson Avenue and Overhill Drive. This program should build on the County's existing initiatives to assist small businesses led by women, Black, Indigenous, and people of color (BIPOC) in Historic Leimert Park to acquire property they are currently leasing.	ED 4.4	Department of Economic Opportunity	Long-term
EDI 8. Offer zoning relief or financial incentives for developers to lease a certain percentage of leasable square feet to local legacy small businesses in new development and encourage the return of displaced businesses. Reductions in required parking or relief from other zoning standards (e.g., open space requirements) could be used in return for a certain percentage of square feet leased to the local legacy small businesses. Financial incentives could be in the form of property or sales tax abatement.	ED 5.1, ED 5.2	Department of Regional Planning, Los Angeles County Treasurer and Tax Collector, Department of Economic Opportunity	Mid-term

Implementation Action	Relevant Policies	Responsibility	Timing
EDI 9. Pursue the creation of a property-based business improvement district (PBID) to implement infrastructure improvements and services aimed at enhancing the public realm and supporting small businesses along the Slauson Corridor.	ED 5.4	Department of Regional Planning and Department of Economic Opportunity	Mid-term
CONSERVATION AND OPEN SPACE			
COSI 1. Conduct an evaluation of the appropriateness, impacts, and adequacy of existing entrances, roads, and trails that provide public access to areas containing sensitive biological resources. Where adverse resource impacts are identified, modify or otherwise remove the access, and, where suitable, identify and design additional means of access that is not disruptive and maintains the integrity of the resource.	COS 1.1	Department of Regional Planning	Mid- Term
COSI 2. Support the California Department of Fish and Wildlife's implementation of the plan for the protection, conservation, and restoration of the Ballona Wetlands.	COS 1.3	Department of Regional Planning	Ongoing
COSI 3. Work with the City of Los Angeles and Los Angeles County Flood Control District in analyzing the feasibility of and, if appropriate, develop a plan and funding mechanism for the rewilding of the Centinela Creek Channel.	COS 2.3	Department of Regional Planning	Long-term
COSI 4. Conduct a study evaluating the potential designation of significant ridgelines in Ladera Heights and View Park-Windsor Hills. Upon completion, prepare a map of the ridgelines and identify any recommended updates to Development Code standards for their protection.	COS 5.2	Department of Regional Planning	Short-term

Implementation Action	Relevant Policies	Responsibility	Timing
PUBLIC FACILITIES AND SERVICES			
PFI 1. Prepare an Arts Master Plan to expand arts and culture in the Westside communities.	PF 2.1, PF 2.2	Department of Regional Planning	Mid-term
PFI 2. Conduct analysis of appropriateness and feasibility of hosting a recurring farmers' market at Ladera Park.	PF 2.5	Department of Parks and Recreation	Short-term
PFI 3. Periodically hold pop-ups at local events to meet with community members to listen to any concerns or input they may have and to promote the County's public services and facilities.	PF 4.1, PF 4.2	Department of Regional Planning	Ongoing
PFI 4. Conduct a study to explore opportunities identified in the PNA+ to improve access and accessibility to existing parks and recreation facilities in the Westside and for new or enhanced facilities and programs. Seek resources to implement study recommendations.	PF 1.4, 5.1, PF 5.2, PF 5.3, PF 5.4	Department of Parks and Recreation	Short-term

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LA COUNTY PLANNING
Westside Area Plan

9. Appendices

APPENDIX A:

WSAP Proposed Land Use Policy Maps

Los Angeles County

Westside Area Plan
Proposed Land Use Policy

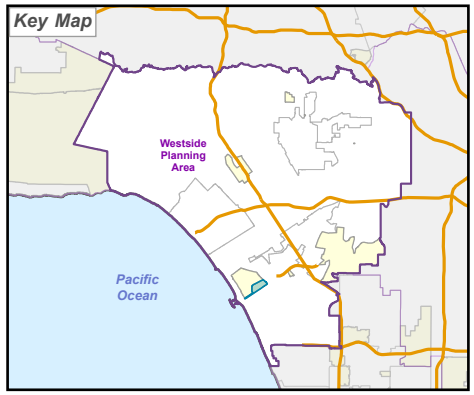
Ballona Wetlands

Land Use Policy - Proposed

- OS-C - Conservation
- W - Water

Administrative Boundaries

- Community Boundary



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320 W. Temple St.
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LA COUNTY PLANNING

Feet

0 610 1,220

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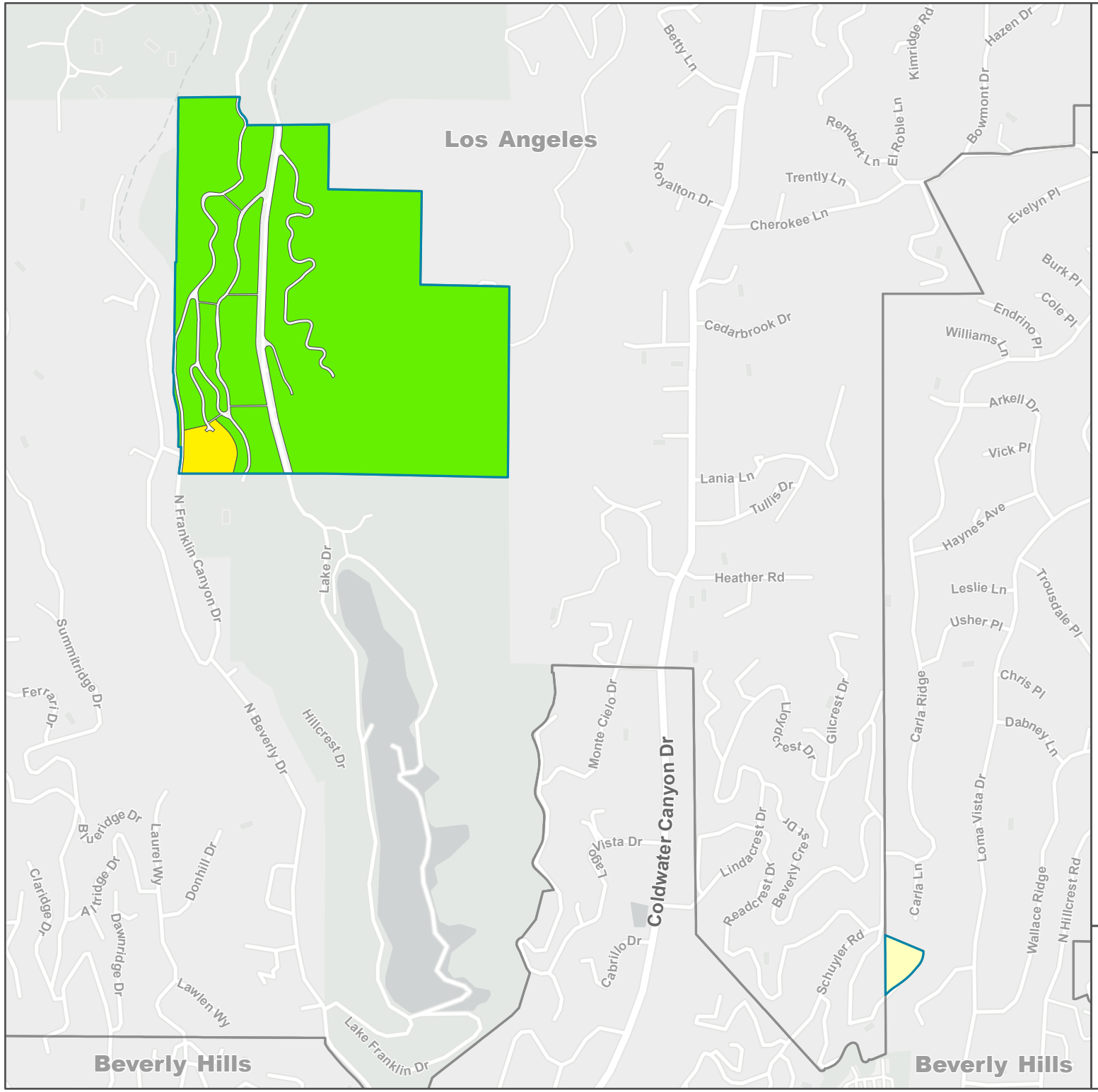


Los Angeles County

Westside Area Plan
Proposed Land Use Policy

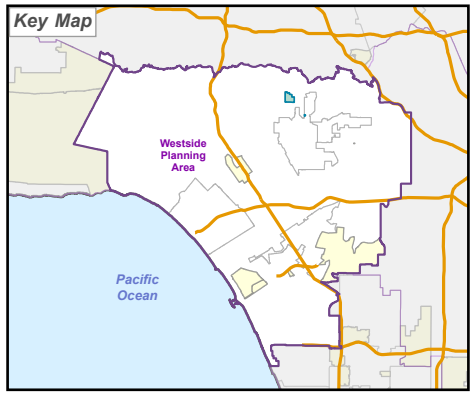
Franklin Canyon

Land Use Policy - Proposed

- H2 - Residential 2
- H9 - Residential 9
- OS-PR - Parks and Recreation

Administrative Boundaries

- Community Boundary



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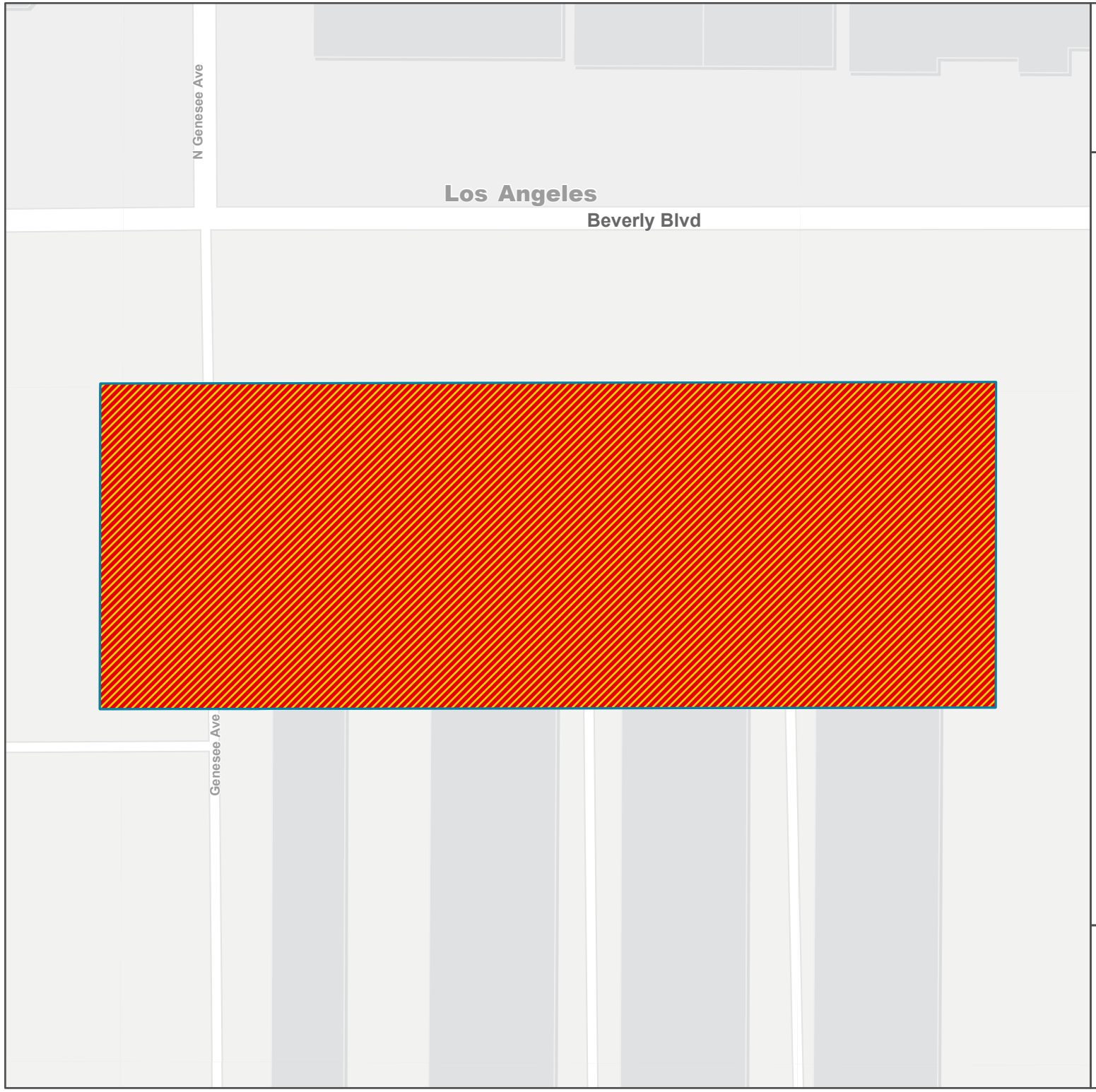


Los Angeles County

Westside Area Plan
Proposed Land Use Policy

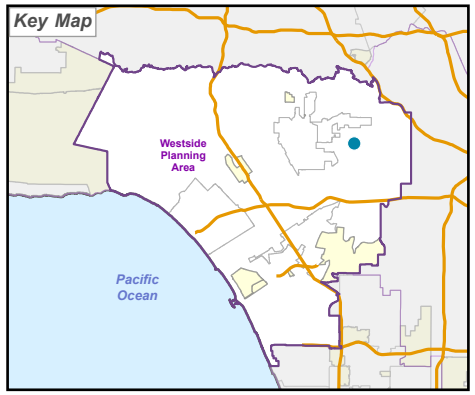
Gilmore Island

Land Use Policy - Proposed

MU - Mixed Use

Administrative Boundaries

Community Boundary



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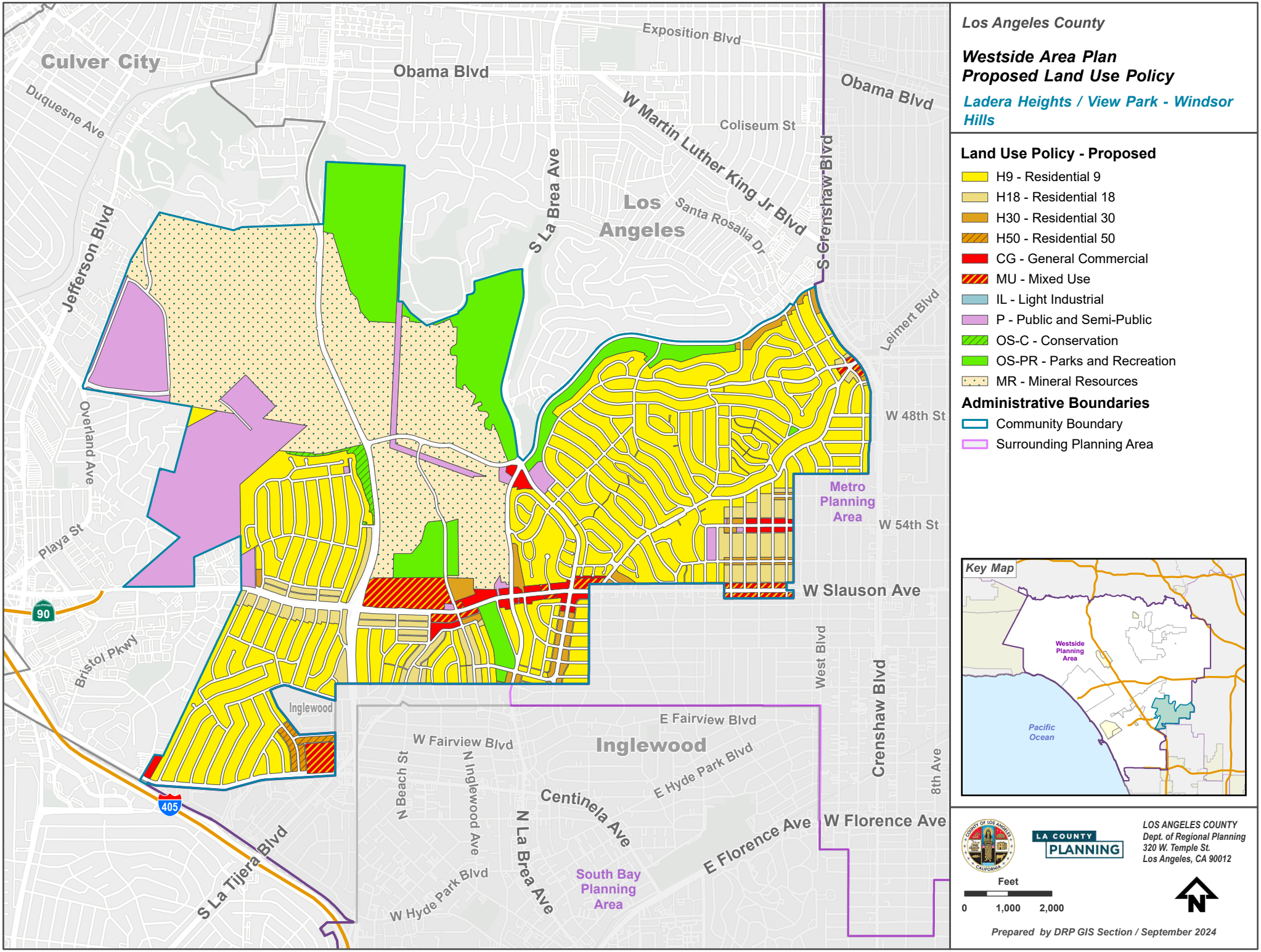

Los Angeles County

Westside Area Plan
Proposed Land Use Policy

Ladera Heights / View Park - Windsor Hills

Land Use Policy - Proposed

- H9 - Residential 9
- H18 - Residential 18
- H30 - Residential 30
- H50 - Residential 50
- CG - General Commercial
- MU - Mixed Use
- IL - Light Industrial
- P - Public and Semi-Public
- OS-C - Conservation
- OS-PR - Parks and Recreation
- MR - Mineral Resources

Administrative Boundaries

- Community Boundary
- Surrounding Planning Area

Key Map

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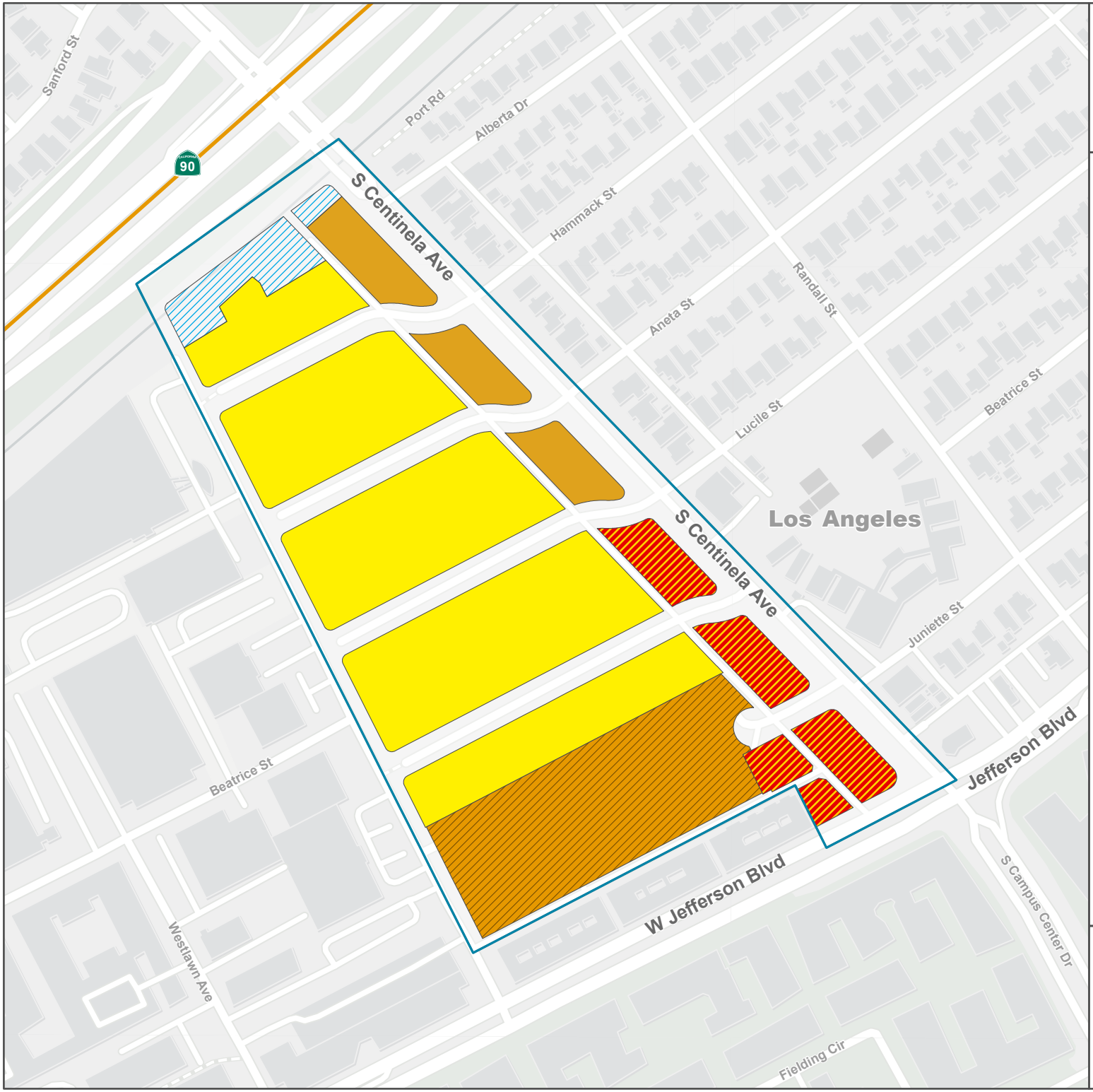


Los Angeles County

Westside Area Plan
Proposed Land Use Policy

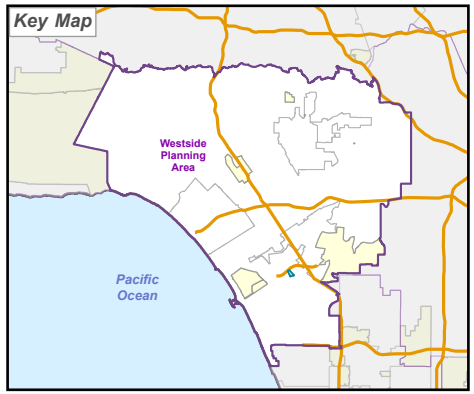
West Fox Hills

Land Use Policy - Proposed

- H9 - Residential 9
- H30 - Residential 30
- H50 - Residential 50
- MU - Mixed Use
- W - Water

Administrative Boundaries

- Community Boundary



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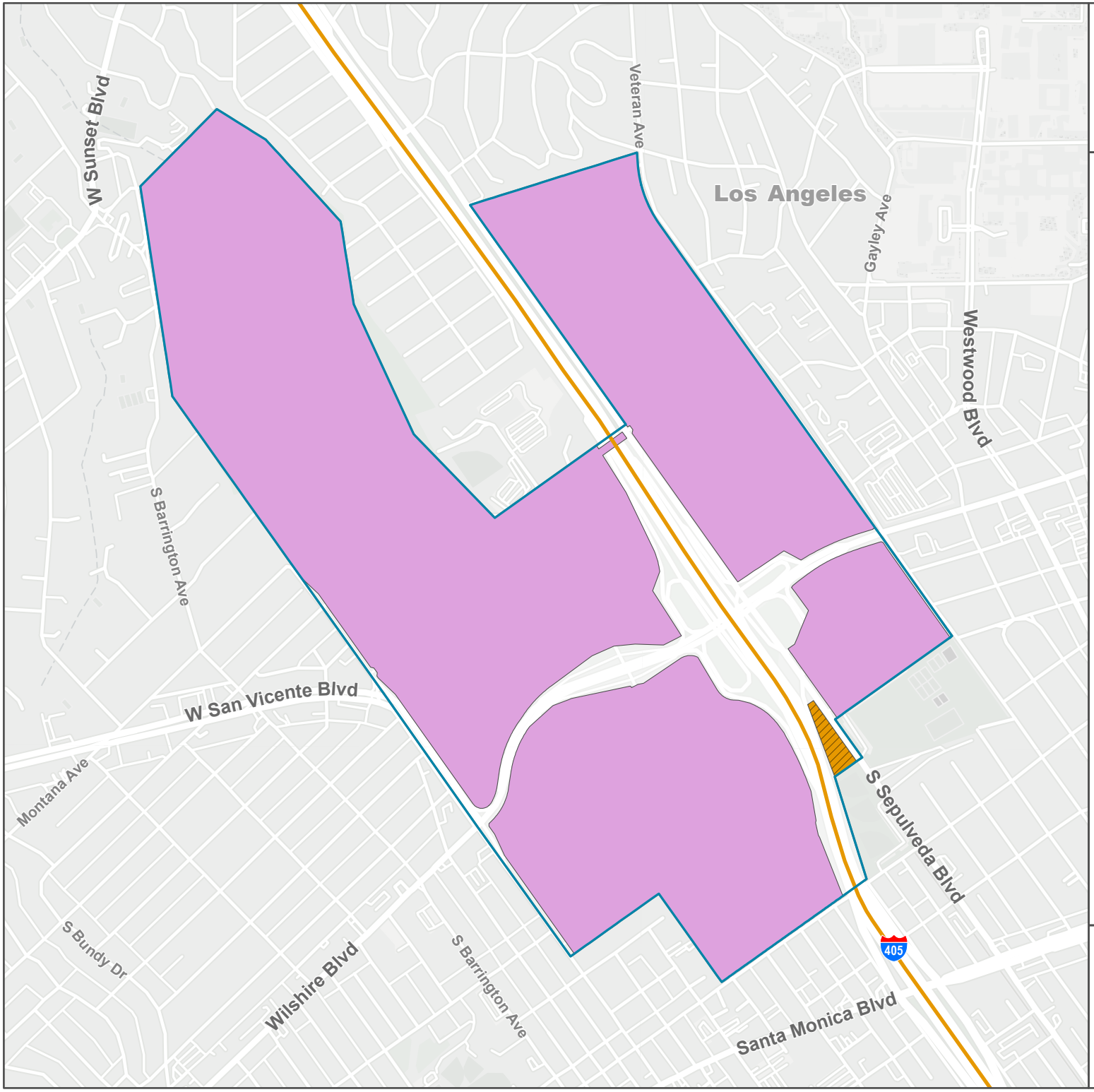


Los Angeles County

Westside Area Plan
Proposed Land Use Policy

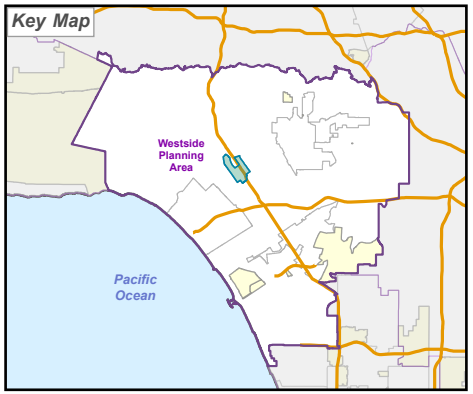
West Los Angeles (Sawtelle VA)

Land Use Policy - Proposed

- H50 - Residential 50
- P - Public and Semi-Public

Administrative Boundaries

- Community Boundary



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APPENDIX B:

WSAP Proposed Zoning Maps

Los Angeles County

Westside Area Plan
Proposed Zoning

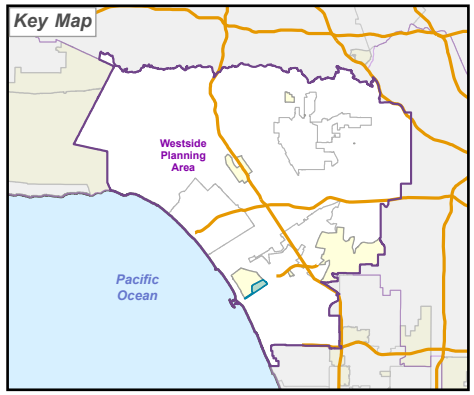
Ballona Wetlands

Zone Category

O-S - Open Space

Administrative Boundaries

Community Boundary



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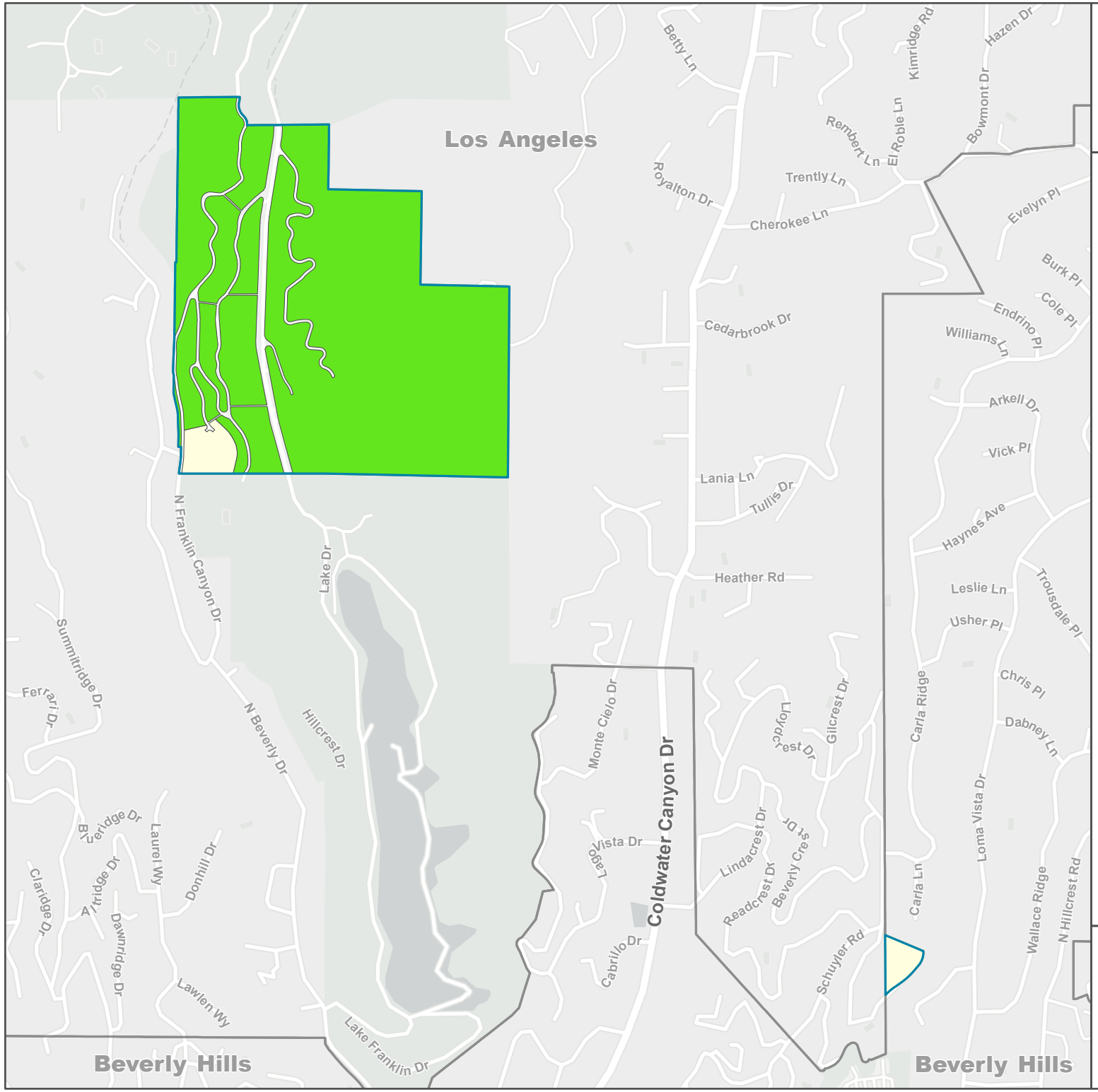


Los Angeles County

Westside Area Plan Proposed Zoning

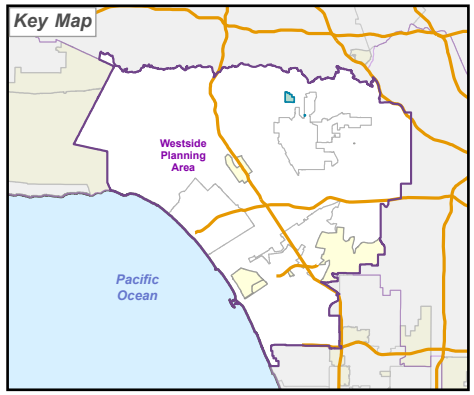
Franklin Canyon

Zone Category

- R-1 - Single-Family Residence
- O-S - Open Space

Administrative Boundaries

- Community Boundary



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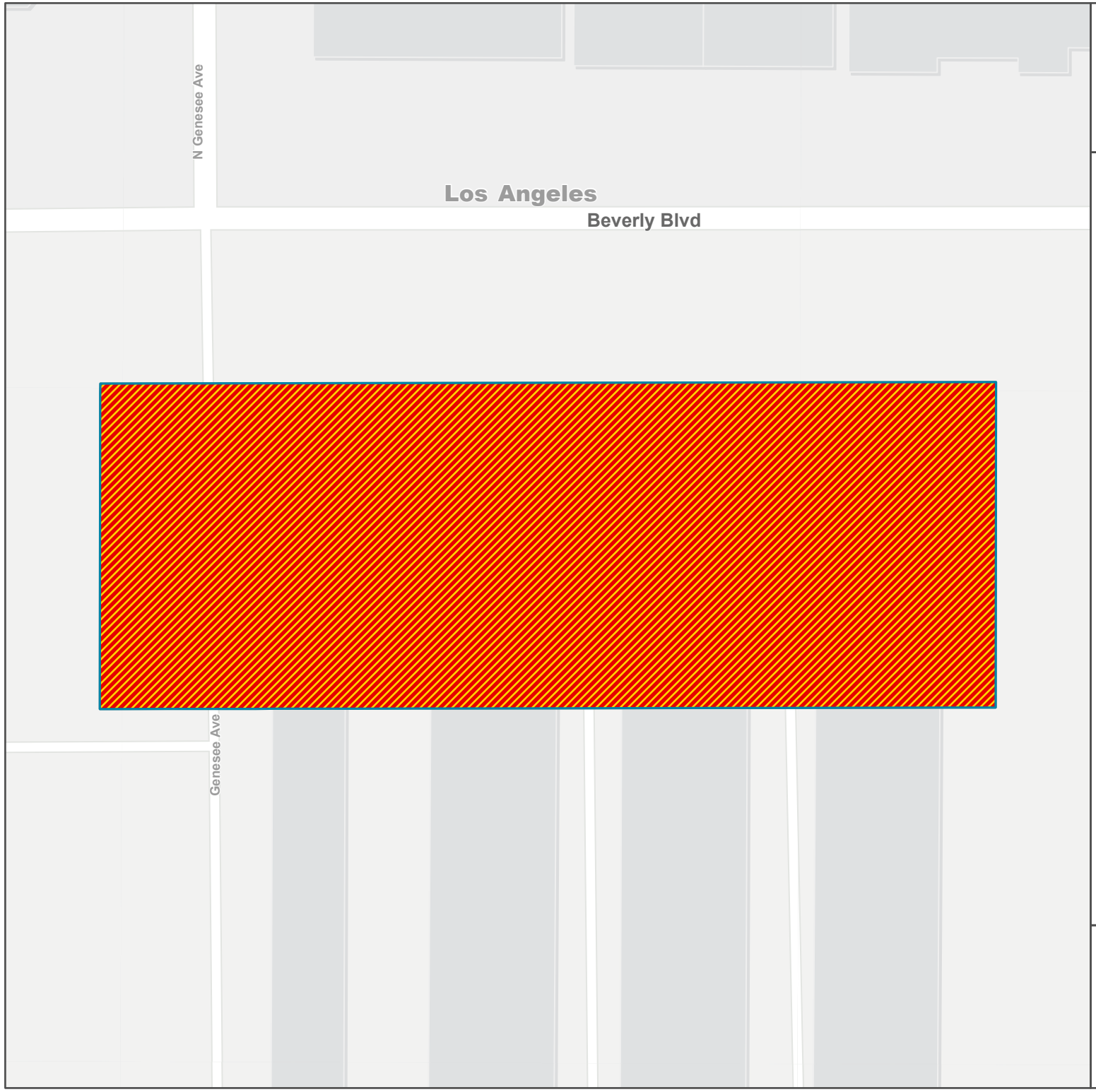


Los Angeles County

Westside Area Plan Proposed Zoning

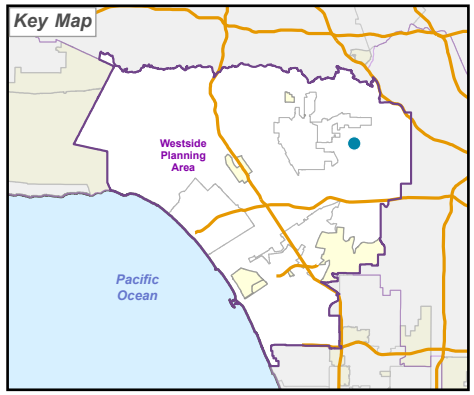
Gilmore Island

Zone Category

MXD - Mixed Use Development

Administrative Boundaries

Community Boundary



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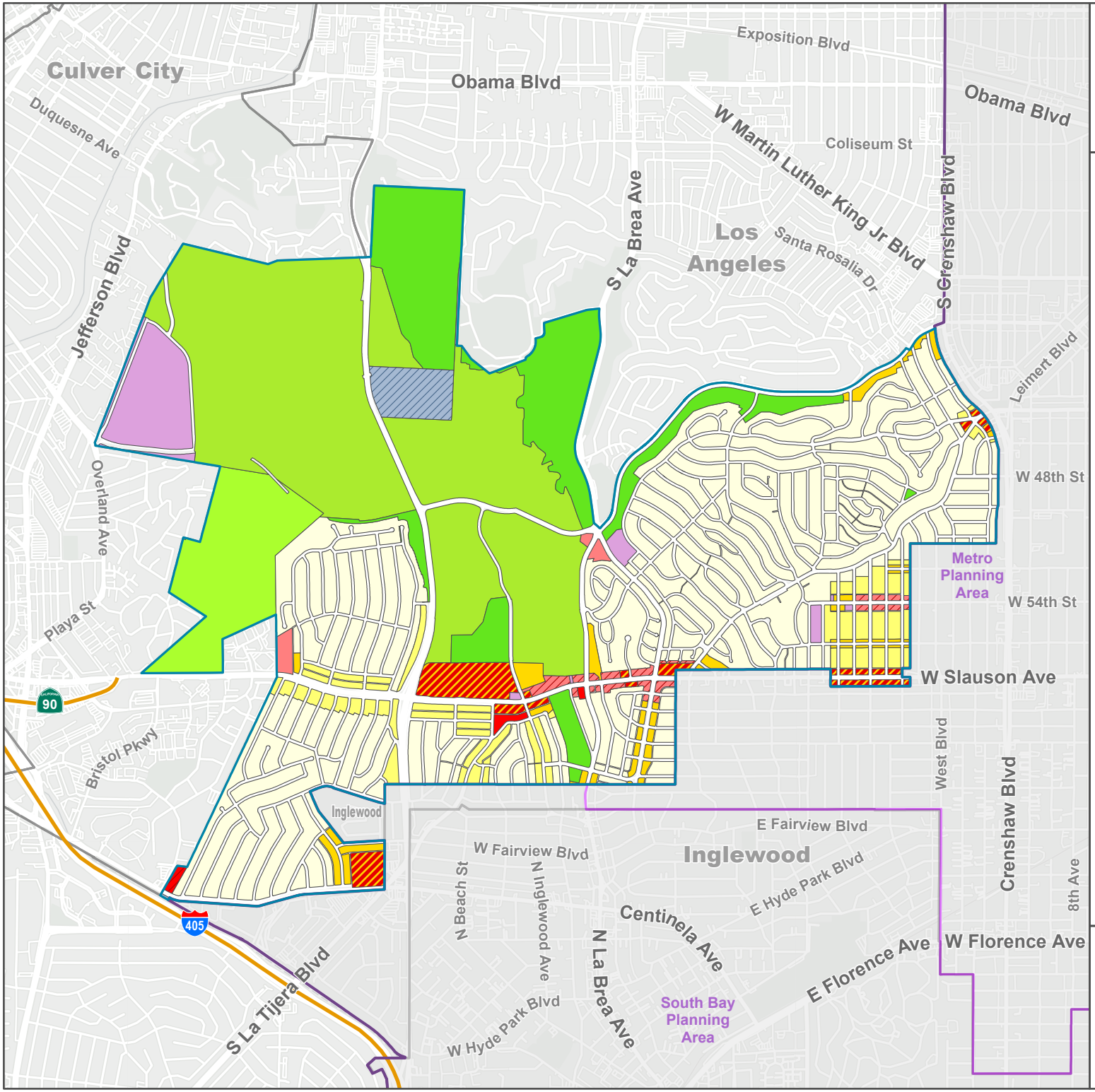


Los Angeles County

Westside Area Plan Proposed Zoning

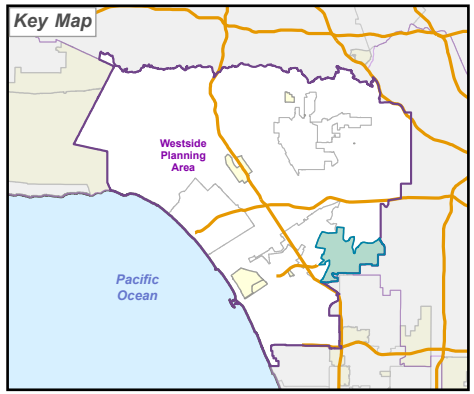
Ladera Heights / View Park - Windsor Hills

Zone Category

- A-1 - Light Agriculture
- A-2 - Heavy Agriculture
- R-1 - Single-Family Residence
- R-2 - Two-Family Residence
- R-3 - Limited Density Multiple Residence
- MXD - Mixed Use Development
- C-1 - Restricted Business
- C-2 - Neighborhood Business
- C-3 - General Commercial
- C-M - Commercial Manufacturing
- O-S - Open Space
- M-1 - Light Manufacturing
- M-1.5 - Restricted Heavy Manufacturing
- IT - Institutional

Administrative Boundaries

- Community Boundary
- Surrounding Planning Area



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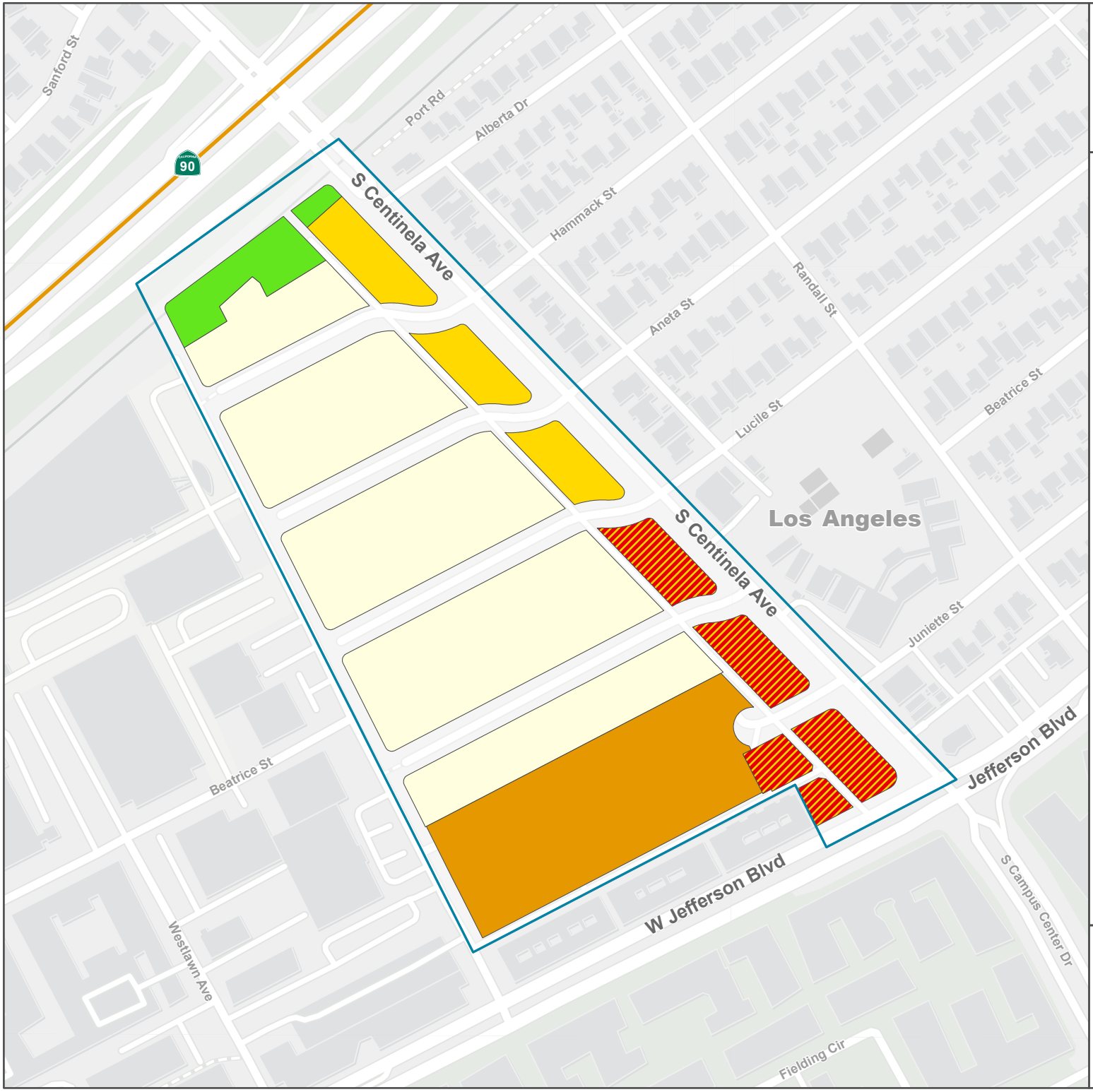


Los Angeles County

Westside Area Plan
Proposed Zoning

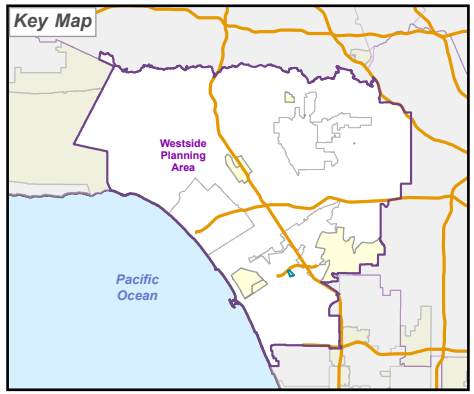
West Fox Hills

Zone Category

- R-1 - Single-Family Residence
- R-3 - Limited Density Multiple Residence
- R-4 - Limited Density Multiple Residence
- MXD - Mixed Use Development
- O-S - Open Space

Administrative Boundaries

- Community Boundary



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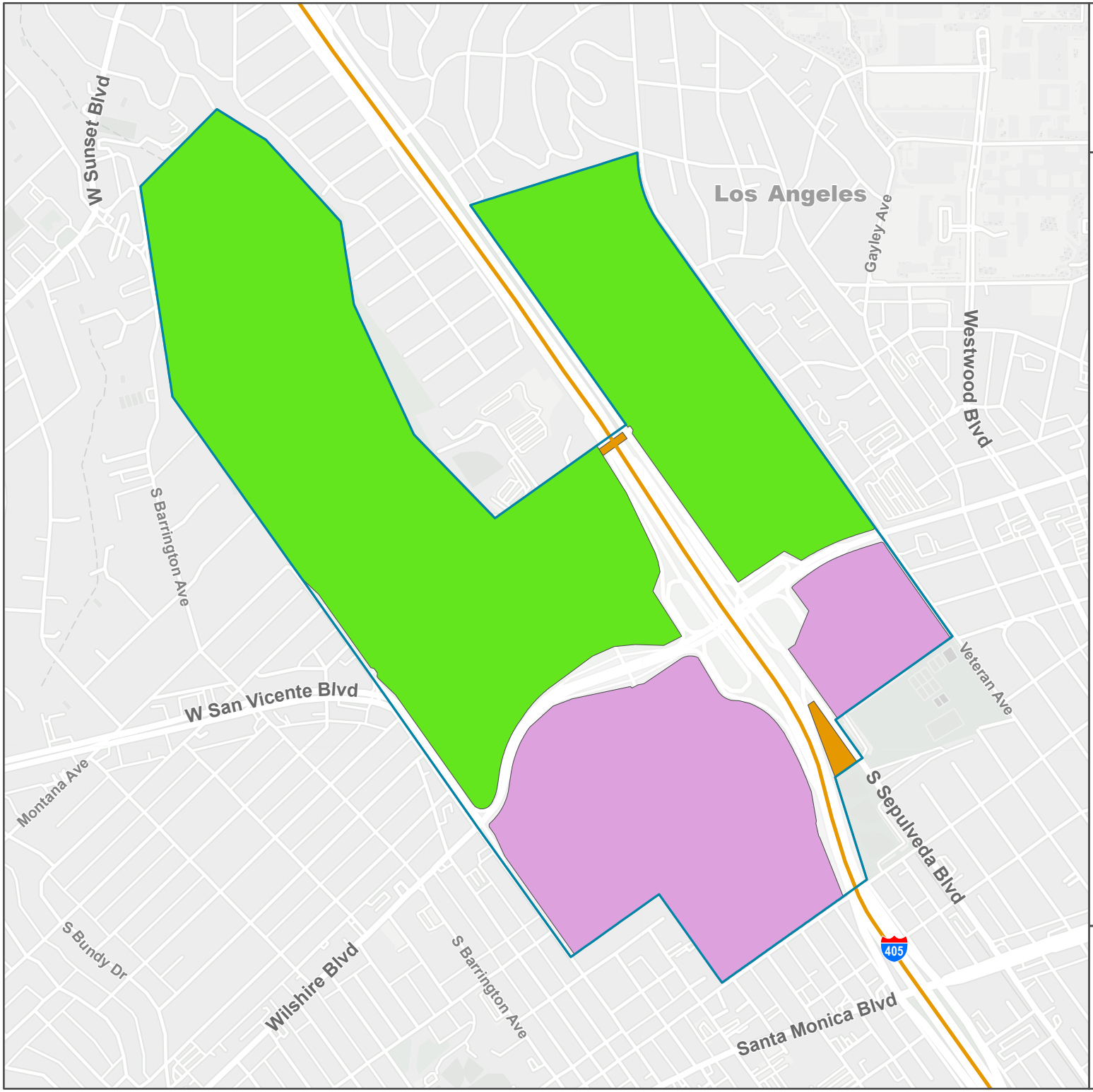


Los Angeles County

Westside Area Plan Proposed Zoning

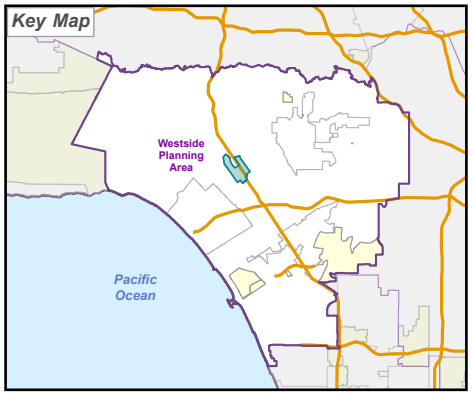
West Los Angeles (Sawtelle VA)

Zone Category

- R-4 - Limited Density Multiple Residence
- O-S - Open Space
- IT - Institutional

Administrative Boundaries

- Community Boundary



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Feet

0 775 1,550

N

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APPENDIX C:

WSAP Land Use Policy Change Maps

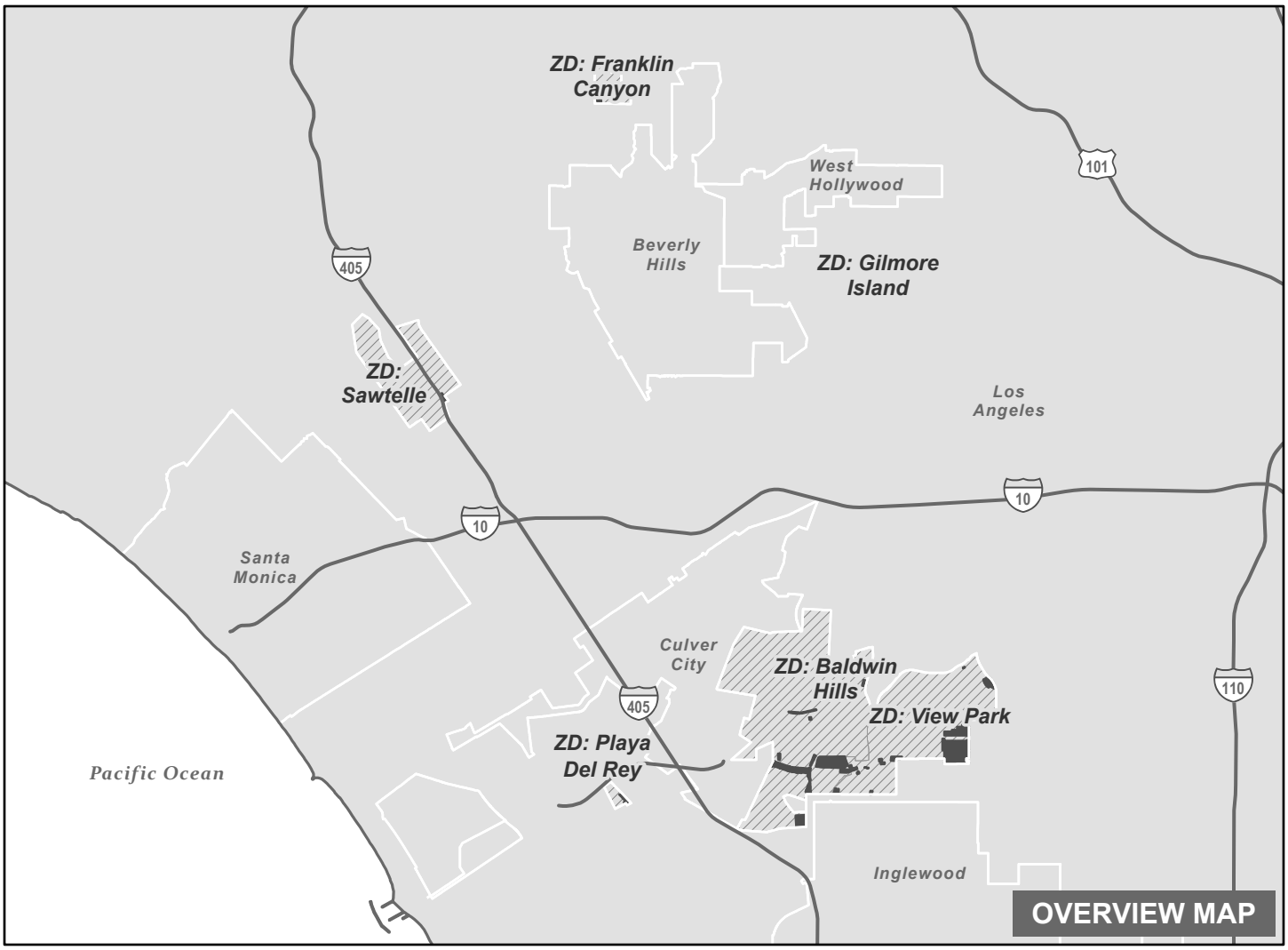
AMENDMENT TO COUNTYWIDE GENERAL PLAN

WESTSIDE PLANNING AREA

PLAN AMENDMENT: RPPL2023002433

ON: _____

MULTIPLE LAND USE POLICY CHANGES



Freeway

Land Use Policy Change Area

Selected Zoned District (ZD)

City / Unincorporated Boundary

N

0 1.5 3

Miles

THE REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES
PAM O'CONNOR, CHAIR
AMY J. BODEK, AICP, DIRECTOR OF REGIONAL PLANNING

Los Angeles County

Westside Planning Area
Land Use Policy Changes

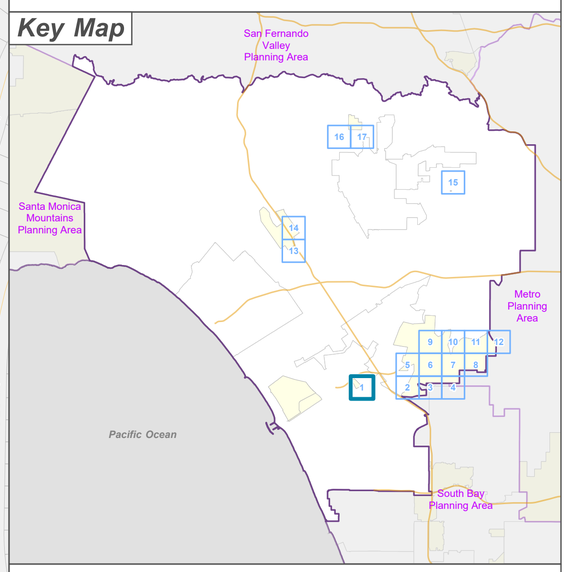
Zoned District(s): Playa Del Rey

Land Use Policy Change
- MU - Mixed Use

Base Layers
- Zoned District
- Parcels
- Unincorporated Area
- Incorporated City
- Map Series Grid

Street Types
- Freeway
- Primary
- Secondary
- Minor
- Ramp
- Alley

Key Map



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Los Angeles County

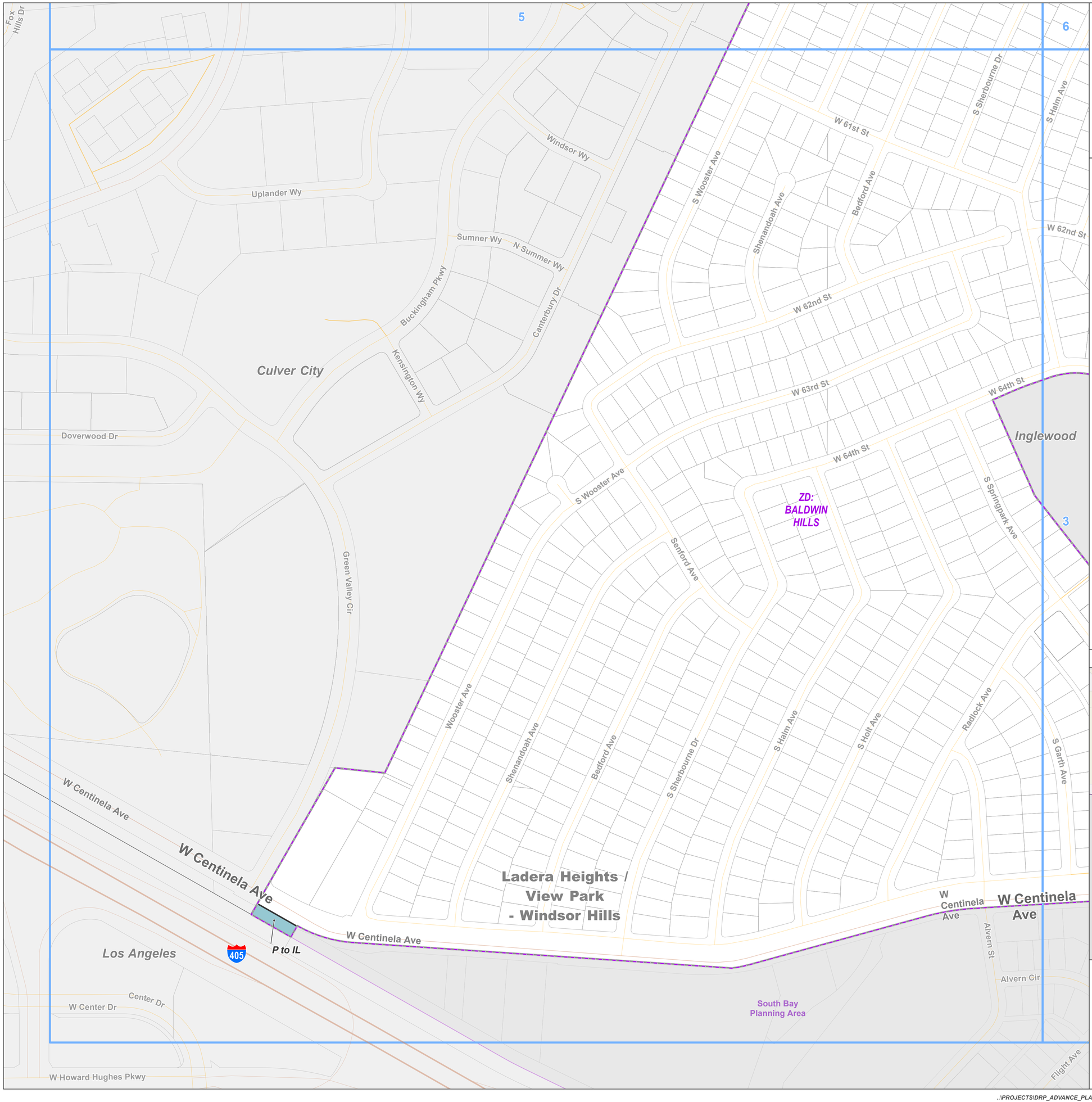
Westside Planning Area
Land Use Policy Changes

Zoned District(s): Baldwin Hills

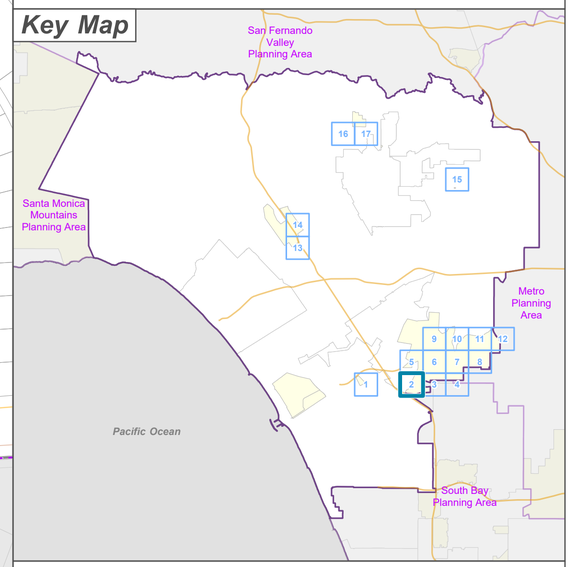
Land Use Policy Change
- IL - Light Industrial

Base Layers
- Zoned District
- Parcels
- Unincorporated Area
- Incorporated City
- Map Series Grid
- Surrounding Planning Area

Street Types
- Freeway
- Primary
- Secondary
- Minor
- Ramp
- Alley



Key Map



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Los Angeles County

Westside Planning Area Land Use Policy Changes

Zoned District(s): Baldwin Hills, View Park

Land Use Policy Change

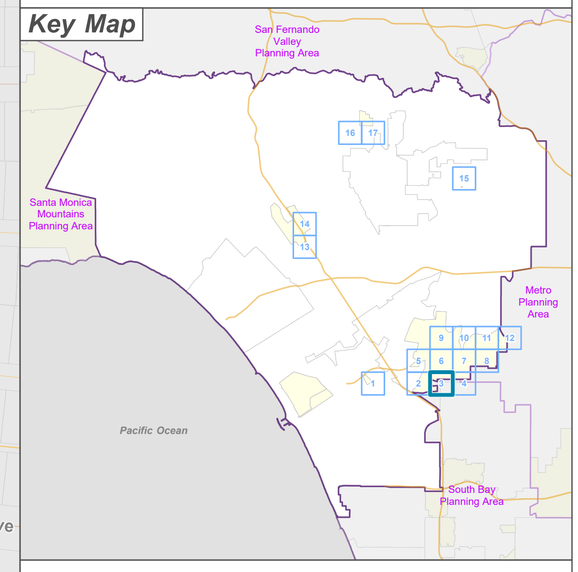
- H18 - Residential 18
- MU - Mixed Use

Base Layers

- Zoned District
- Parcels
- Unincorporated Area
- Incorporated City
- Map Series Grid
- Surrounding Planning Area

Street Types

- Primary
- Secondary
- Minor
- Alley



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Los Angeles County

Westside Planning Area Land Use Policy Changes

Zoned District(s): Baldwin Hills, View Park

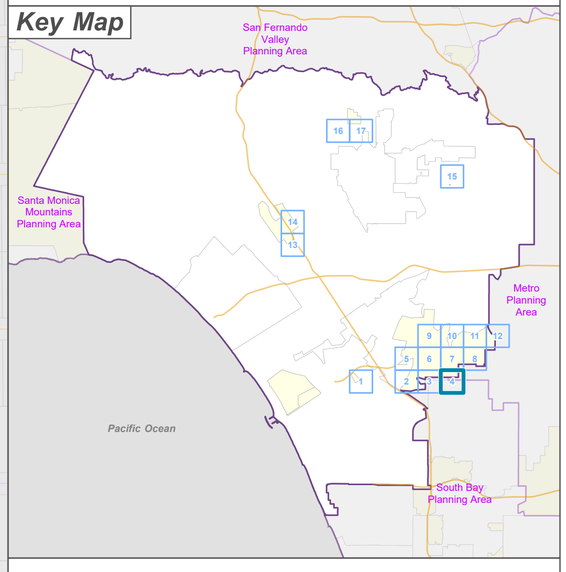
CG to MU
ZD: BALDWIN HILLS
H9 to H18
ZD: VIEW PARK
H9 to H30
Ladera Heights / View Park - Windsor Hills
Los Angeles
Metro Planning Area
South Bay Planning Area
Inglewood
W 59th St
W 59th Pl
W 60th St
W 61st St
W 62nd St
W 62nd Pl
W 63rd St
W 64th St
W 64th Pl
E 64th Pl
E Ellis Ave
E Hargrave St
E Brett St
E Hillsdale St
W Ellis Ave
W Hillsdale St
Hyde Park Pl
Centinela Ave
Acacia St
Condon Ave
Ladera Park Ave
S La Brea Ave
S Mansfield Ave
S Citrus Ave
Orchid Dr
Edgemar Ave
Buckler Ave
Damask Ave
Mosley Ave
Fair Pl
N Fair Pl
N Field Ave
Field Ave
N Buckler Ave
N La Brea Ave
N Forest St
N Eucalyptus Ave
N Market St
N Edgewood St
Lamos St
N Enterprise Ave
6
7
8
3

Land Use Policy Change
- H18 - Residential 18
- H30 - Residential 30
- MU - Mixed Use

Base Layers
- Zoned District
- Parcels
- Unincorporated Area
- Incorporated City
- Map Series Grid
- Surrounding Planning Area

Street Types
- Primary
- Secondary
- Minor
- Alley

Key Map



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Los Angeles County

Westside Planning Area Land Use Policy Changes

Zoned District(s): Baldwin Hills

Land Use Policy Change

- H18 - Residential 18
- H30 - Residential 30
- OS-C - Open Space - Conservation

Base Layers

- Zoned District
- Parcels
- Unincorporated Area
- Incorporated City
- Map Series Grid

Street Types

- Freeway
- Primary
- Secondary
- Minor
- Ramp
- Alley

H9 to OS-C

ZD: BALDWIN HILLS

Ladera Heights / View Park - Windsor Hills

Culver City

H18 to H30

H9 to H18

H9 to H18

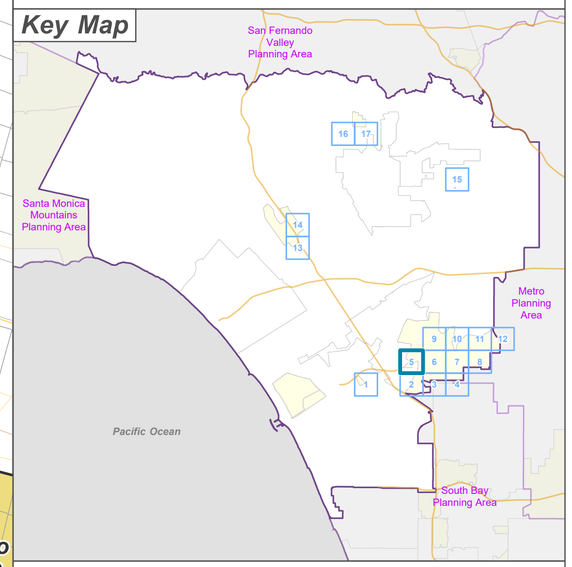
H9 to H18

H9 to H18

H9 to H18

Kelmore St
Ranch Rd
Lugo Wy
Ranch Rd
Stubbs Ln
Esterina Wy
Stever Ct
Eveward Rd
Tellefson Rd
Hill Rd
Cranks Rd
El Rincon Wy
Bernardo Rd
Culview St
Stephon Ter
Molony Rd
North Dr
South Dr
Playa Ct
Stocker St
Reynier Ave
Marian Ave
Senford Ave
W 55th St
55th St
Shenandoah Ave
Bedford Ave
W 57th St
W Slauson Ave
Slauson
S Wooster Ave
S Sherbourne Dr
W 61st St
S Halm Ave
Buckingham Pkwy
Corporate Pointe
Corporate Pointe Walk
Hannum Ave
Cambridge Wy
Canterbury Dr
Uplander Wy
Fox Hills Dr
90
9
6
2
3

Key Map



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Westside Planning Area Land Use Policy Changes

Zoned District(s): Baldwin Hills, View Park

Land Use Policy Change

- H18 - Residential 18
- MU - Mixed Use
- OS-C - Open Space - Conservation
- P - Public and Semi-Public

Base Layers

- Zoned District
- Parcels
- Unincorporated Area
- Map Series Grid

Street Types

- Primary
- Secondary
- Minor
- Alley

H9 to OS-C

H9 to P

H9 to H18

CG to MU

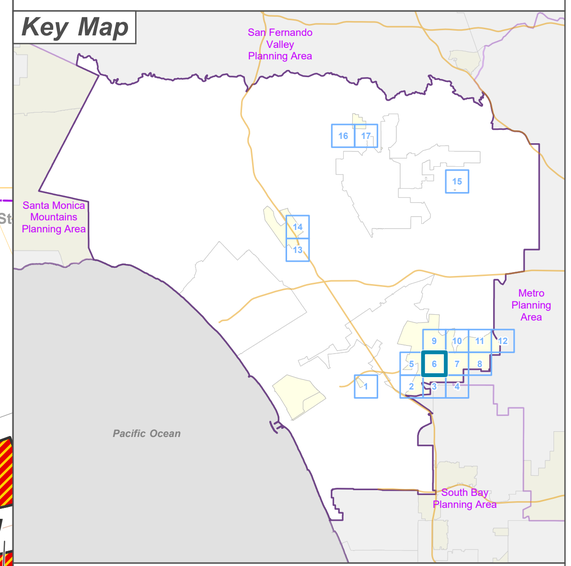
ZD: BALDWIN HILLS

ZD: VIEW PARK

Ladera Heights / View Park - Windsor Hills

Stocker St
Pendleton Ct
Allegheny Ct
Shenandoah Ave
51st St
Ladera Crest Dr
Reynier Ave
Bedford Ave
S Holt Ave
S Garth Ave
W 54th St
W 55th St
Senford Ave
S Sherbourne Dr
S Corning Ave
Chariton Ave
Slauson
W 57th St
W Slauson Ave
S Chariton Ave
S Halm Ave
S Croft Ave
S Orlando Ave
S Goodlett Cir
S Kings Rd
Slauson Ave
W 58th Pl
W 59th St
Damask Ave
S La Cienega Blvd

9 10 5 7 2 3 4



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Westside Planning Area Land Use Policy Changes

Zoned District(s): Baldwin Hills, View Park

Land Use Policy Change

- H9 - Residential 9
- H18 - Residential 18
- MU - Mixed Use

Base Layers

- Zoned District
- Parcels
- Unincorporated Area
- Incorporated City
- Map Series Grid
- Surrounding Planning Area

Street Types

- Primary
- Secondary
- Minor
- Alley

CG to MU

CG to MU

CG to MU

CG to MU

CG to MU

CG to MU

CG to H9

CG to H9

H9 to H18

ZD: BALDWIN HILLS

ZD: VIEW PARK

Ladera Heights / View Park - Windsor Hills

Los Angeles

Metro Planning Area

Stocker St

S La Brea Ave

W Slauson Ave

W 59th St

W 59th Pl

W 58th Pl

Condon Ave

W 57th St

Mount Vernon Dr

Maymont Dr

S Verdun Ave

Inadale Ave

Southridge Ave

Inaglen Wy

Parkglen Ave

Valeydale Ave

Northridge Dr

Overdale Dr

Manvale Dr

Marburn Ave

Dawn View Pl

Brea Crest Dr

Mioland Dr

Onacrest Dr

Bradna Dr

Harcross Dr

Summerhill Dr

Chasar Pl

Whelan Pl

Valdina Pl

Secrest Dr

Arch Crest Dr

Heatherdale Dr

Springdale Dr

Springhill Pl

Adale Pl

Valley Glen Wy

Ladera Park Ave

S Mansfield Ave

Orchid Dr

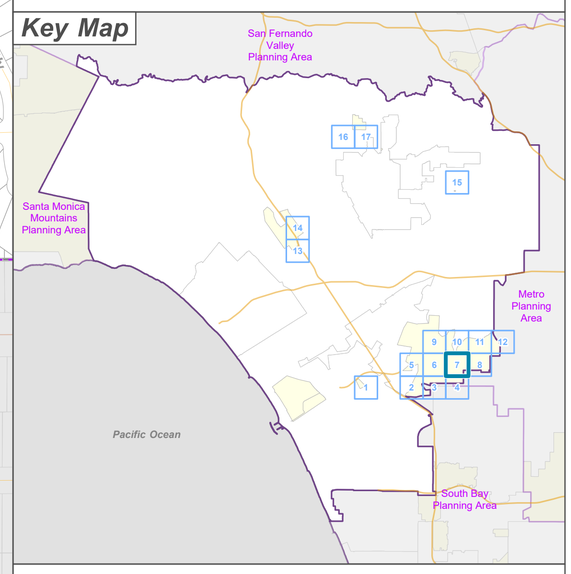
S Citrus Ave

Buckler Ave

Edgemar Ave

Bamask Ave

Key Map



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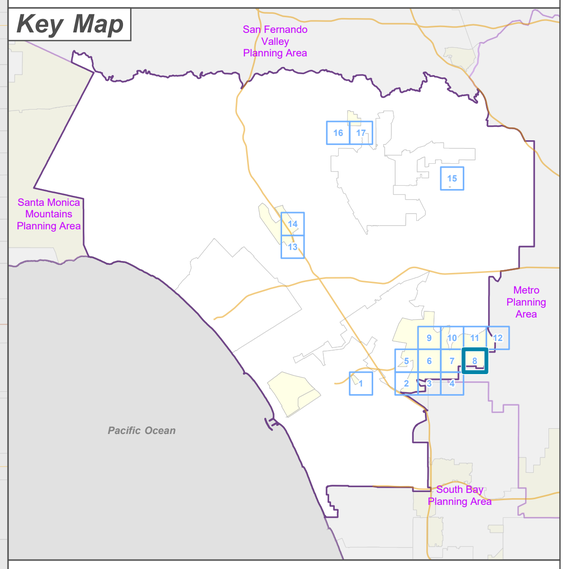
Westside Planning Area
Land Use Policy Changes

Zoned District(s): View Park

Land Use Policy Change
- H18 - Residential 18
- H30 - Residential 30
- MU - Mixed Use

Base Layers
- Zoned District
- Parcels
- Unincorporated Area
- Incorporated City
- Map Series Grid
- Surrounding Planning Area

Street Types
- Primary
- Secondary
- Minor
- Alley



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Westside Planning Area
Land Use Policy Changes

Zoned District(s): Baldwin Hills

Land Use Policy Change

- OS-C - Open Space - Conservation

Base Layers

- Zoned District
- Parcels
- Unincorporated Area
- Incorporated City
- Map Series Grid

Street Types

- Primary
- Secondary
- Minor

Los Angeles

S La Cienega Blvd

Ladera Heights / View Park - Windsor Hills

ZD: BALDWIN HILLS

S La Cienega Blvd

S La Cienega Blvd

S La Cienega Blvd

Stocker St

Stocker St

Stocker St

Stocker St

H9 to OS-C

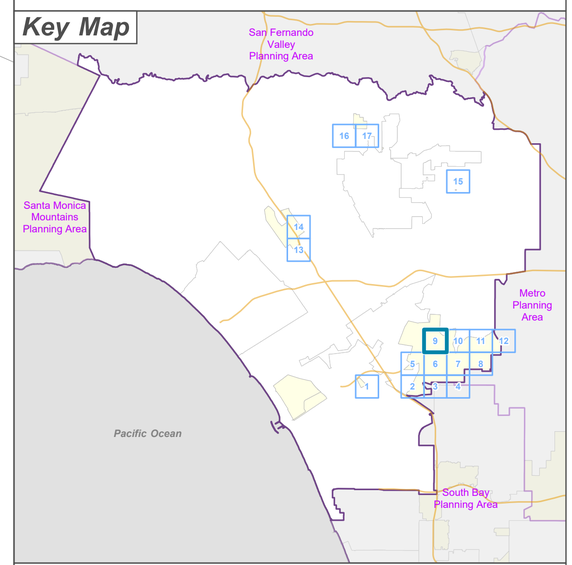
10

5

6

7

Key Map



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Westside Planning Area
Land Use Policy Changes

Zoned District(s): Baldwin Hills, View Park

Land Use Policy Change

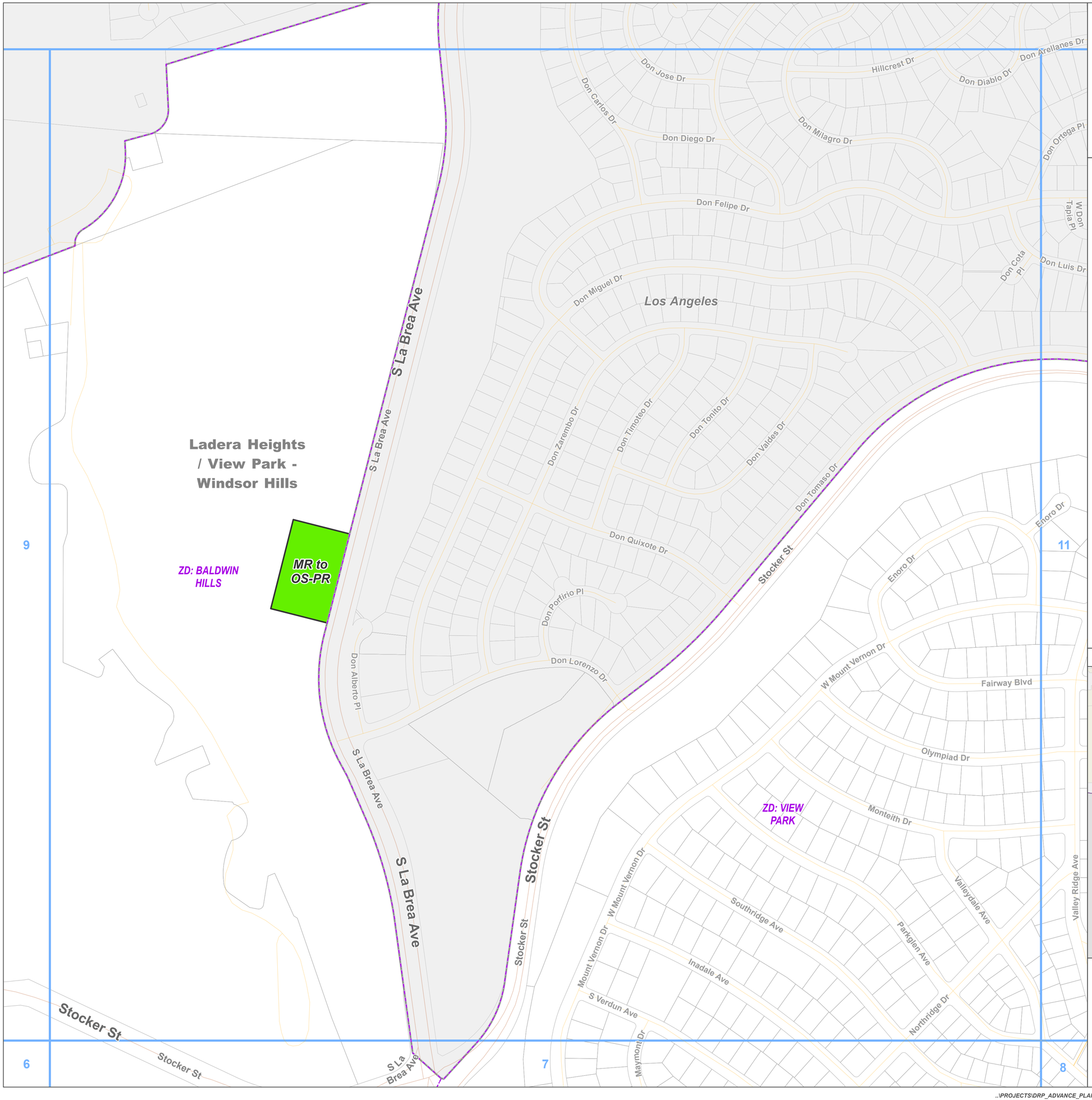
- OS-PR - Open Space - Parks and Recreation

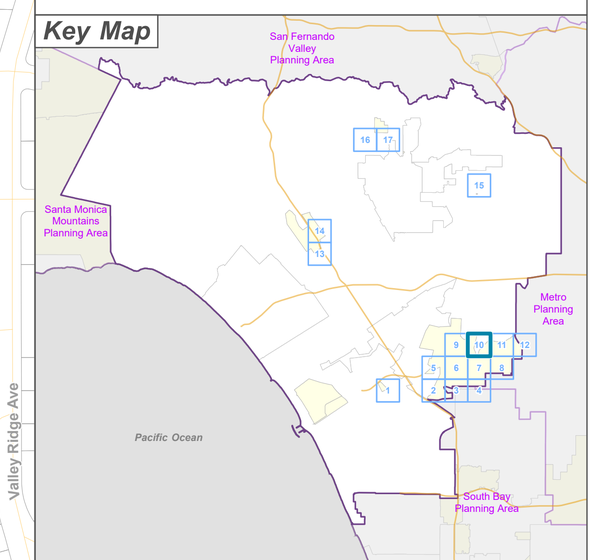
Base Layers

- Zoned District
- Parcels
- Unincorporated Area
- Incorporated City
- Map Series Grid

Street Types

- Primary
- Secondary
- Minor
- Alley





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Westside Planning Area
Land Use Policy Changes

Zoned District(s): View Park

Land Use Policy Change

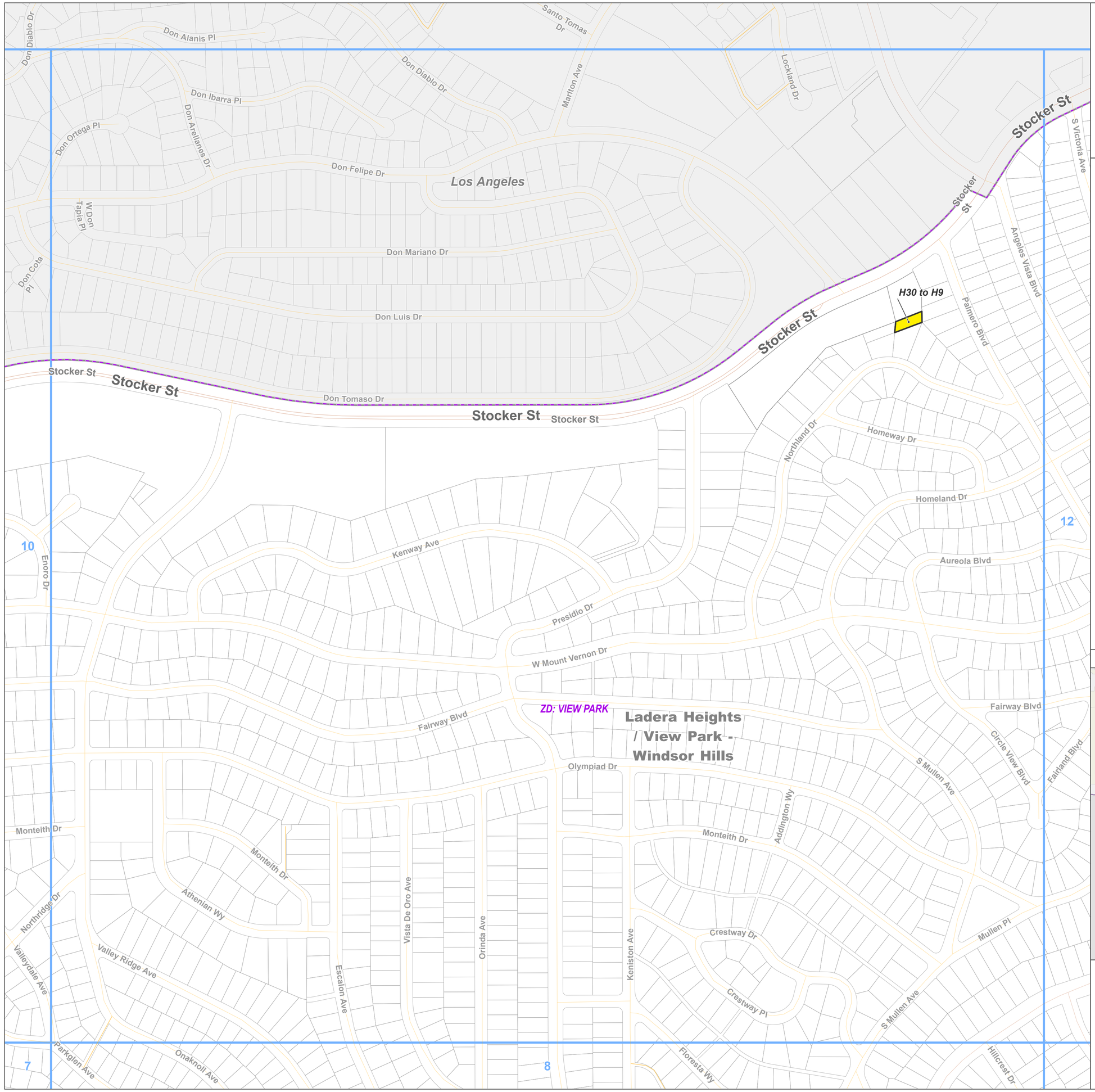
- H9 - Residential 9

Base Layers

- Zoned District
- Parcels
- Unincorporated Area
- Incorporated City
- Map Series Grid

Street Types

- Primary
- Secondary
- Minor
- Alley



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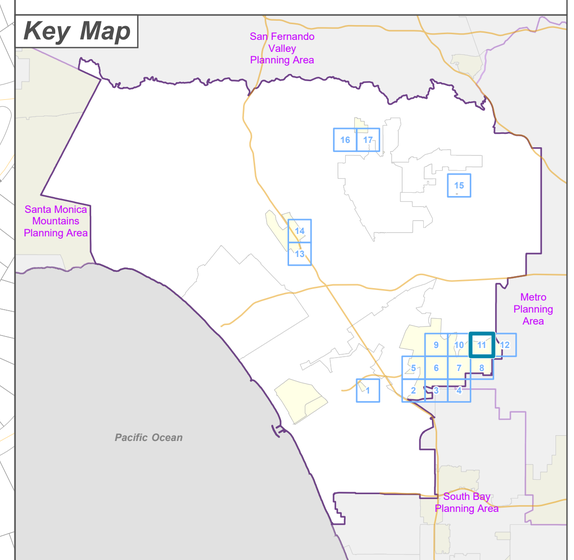

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Westside Planning Area Land Use Policy Changes

Zoned District(s): View Park

Land Use Policy Change

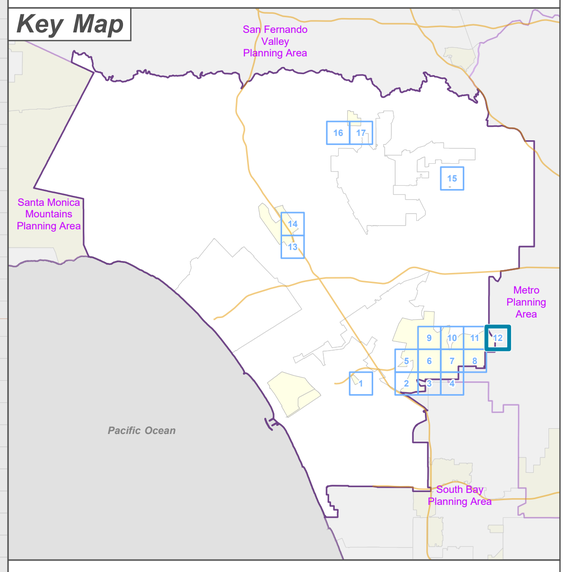
- H18 - Residential 18
- H30 - Residential 30
- MU - Mixed Use

Base Layers

- Zoned District
- Parcels
- Unincorporated Area
- Incorporated City
- Map Series Grid
- Surrounding Planning Area

Street Types

- Primary
- Secondary
- Minor
- Alley



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Westside Planning Area Land Use Policy Changes

Zoned District(s): Sawtelle

Land Use Policy Change

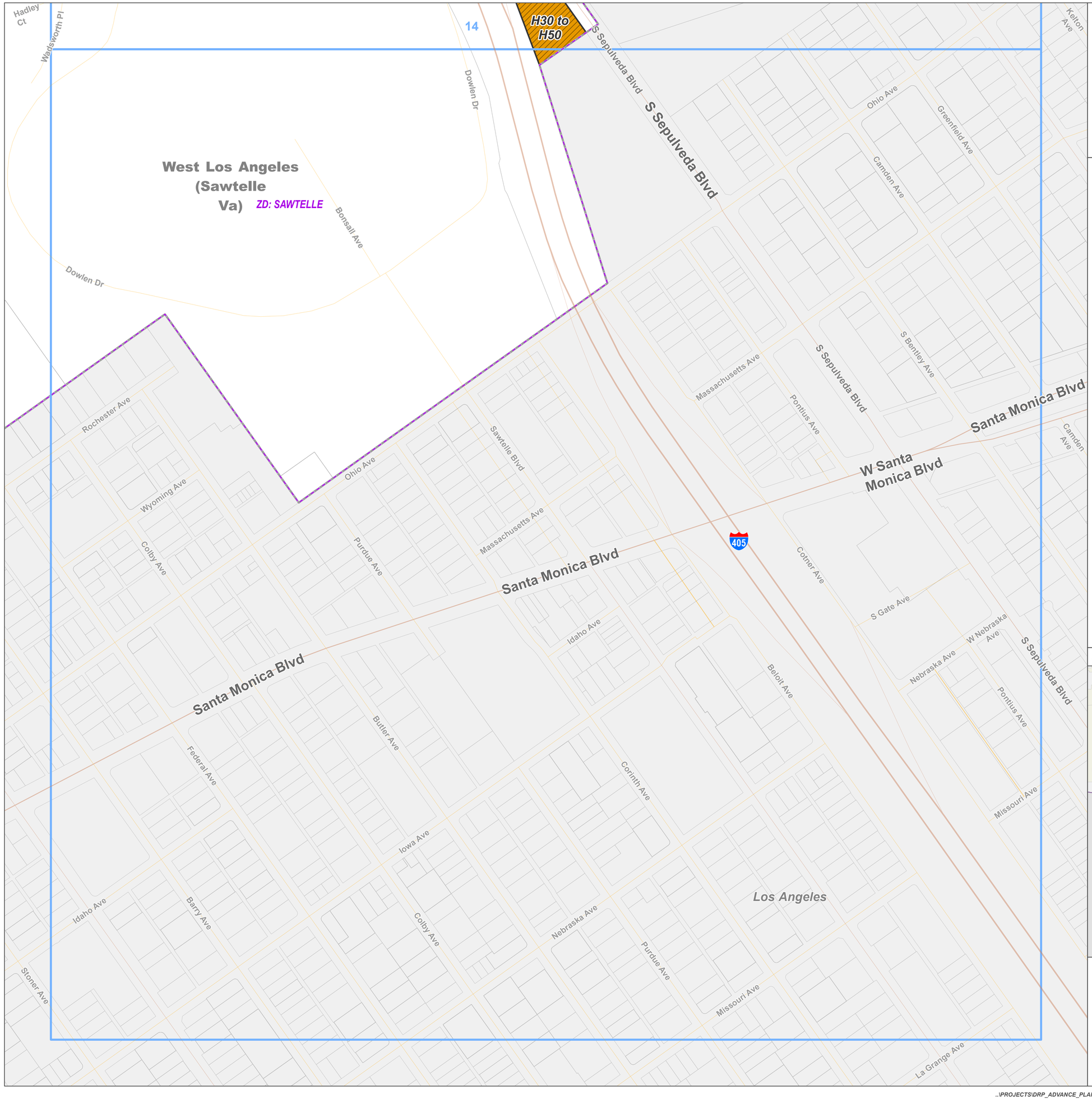
- H50 - Residential 50

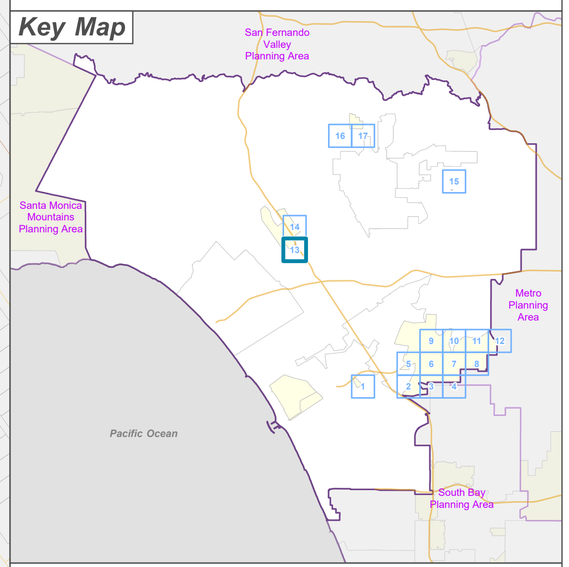
Base Layers

- Zoned District
- Parcels
- Unincorporated Area
- Incorporated City
- Map Series Grid

Street Types

- Freeway
- Highway
- Primary
- Secondary
- Minor
- Ramp
- Alley





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Westside Planning Area
Land Use Policy Changes

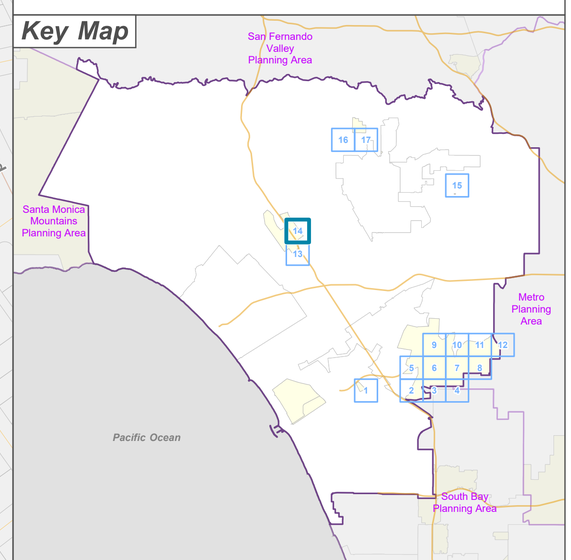
Zoned District(s): Sawtelle

Land Use Policy Change
- H50 - Residential 50

Base Layers
- Zoned District
- Parcels
- Unincorporated Area
- Incorporated City
- Map Series Grid

Street Types
- Freeway
- Primary
- Secondary
- Minor
- Ramp
- Alley

Key Map



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Westside Planning Area Land Use Policy Changes

Zoned District(s): Gilmore Island

Land Use Policy Change

- MU - Mixed Use

Base Layers

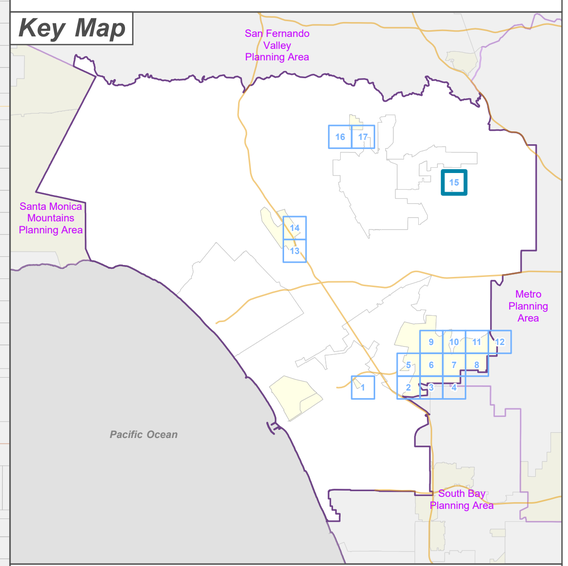
- Zoned District
- Parcels
- Unincorporated Area
- Incorporated City
- Map Series Grid

Street Types

- Primary
- Secondary
- Minor

Waring Ave
N Fairfax Ave
N Orange Grove Ave
N Ogden Dr
Melrose Ave
Los Angeles
Clinton St
N Genesee Ave
N Spaulding Ave
N Stanley Ave
N Curson Ave
N Sierra Bonita Ave
Rosewood Ave
N Edinburgh Ave
N Hayworth Ave
N Vista St
N Martel Ave
N Fuller Ave
Oakwood Ave
Beverly Blvd
Gilmore Island
CM to MU
The Grove Dr
Genesee Ave
Stanley Ave
Curson Ave
W 1st St
S Fairfax Ave

Key Map



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Westside Planning Area Land Use Policy Changes

Zoned District(s): Franklin Canyon

Land Use Policy Change

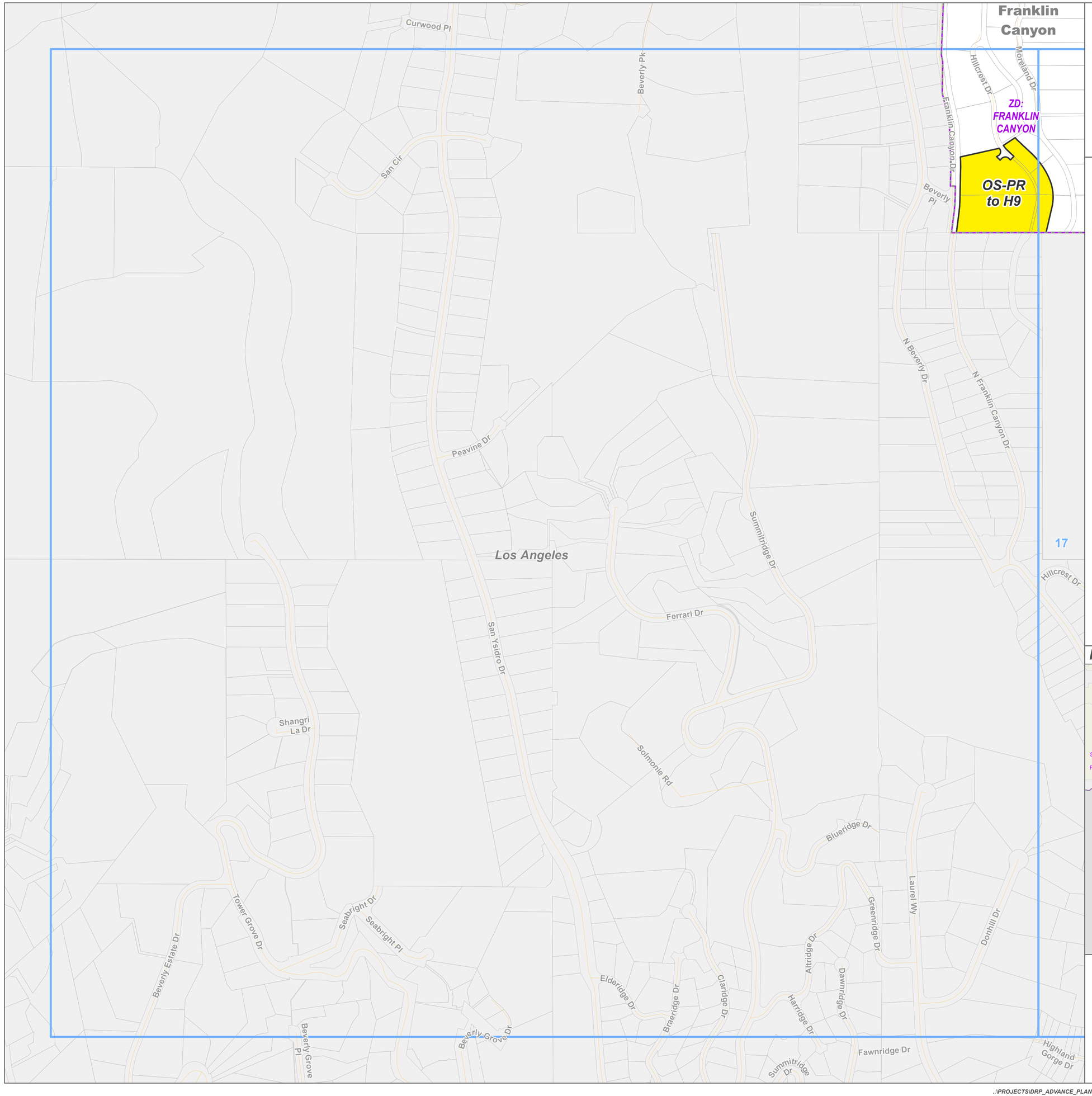
- H9 - Residential 9

Base Layers

- Zoned District
- Parcels
- Unincorporated Area
- Incorporated City
- Map Series Grid

Street Types

- Secondary
- Minor



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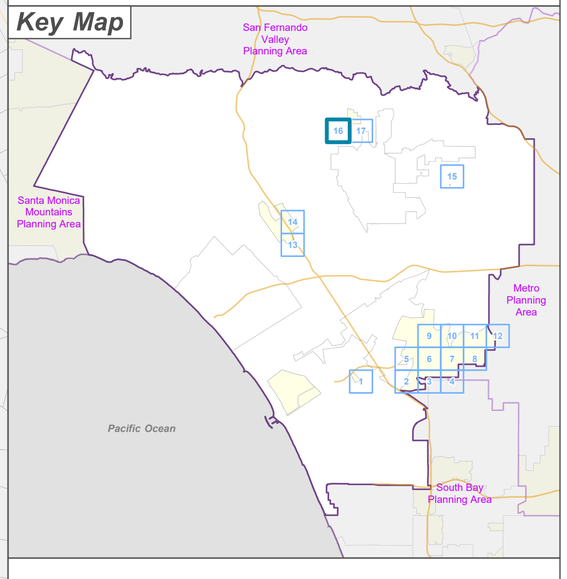

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Los Angeles County

Westside Planning Area Land Use Policy Changes

Zoned District(s): Franklin Canyon

Land Use Policy Change

- H9 - Residential 9

Base Layers

- Zoned District
- Parcels
- Unincorporated Area
- Incorporated City
- Map Series Grid

Street Types

- Primary
- Minor

Franklin Canyon

ZD: FRANKLIN CANYON

OS-PR to H9

Los Angeles

Beverly Hills

16

Moreland Dr

Hillcrest Dr

Cedarbrook Dr

Coldwater Canyon Dr

Arrowood Dr

Lania Ln

Noel Pl

Tullis Dr

Heather Ct

Heather Wy

Heather Rd

N Franklin Canyon Dr

Lake Dr

La Fontaine Ct

Monte Cielo Ct

Monte Cielo Dr

Waynecrest Dr

Lloydcrest Dr

Claircrest Dr

Beverlycrest Dr

Lindacrest Dr

Gilcrest Dr

N Beverly Dr

Donhill Dr

Robmar Dr

Lago Vista Dr

Meadow Dr

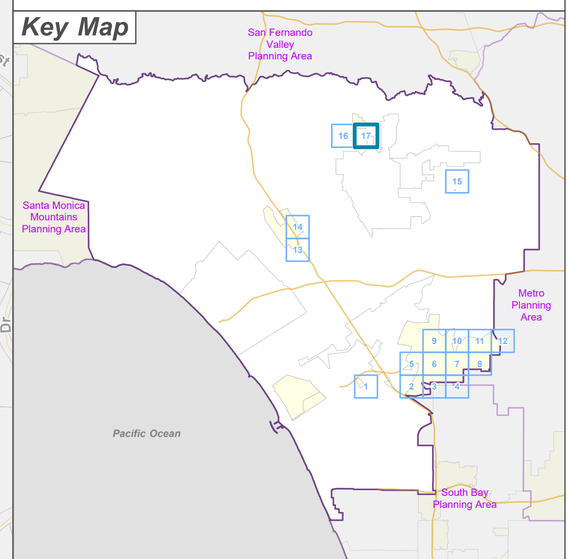
Readcrest Dr

Beverly Crest Dr

Cabrillo Dr

Highland Gorge Dr

Key Map



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APPENDIX D:

WSAP Zoning Change Maps

CHANGE OF PRECISE PLAN

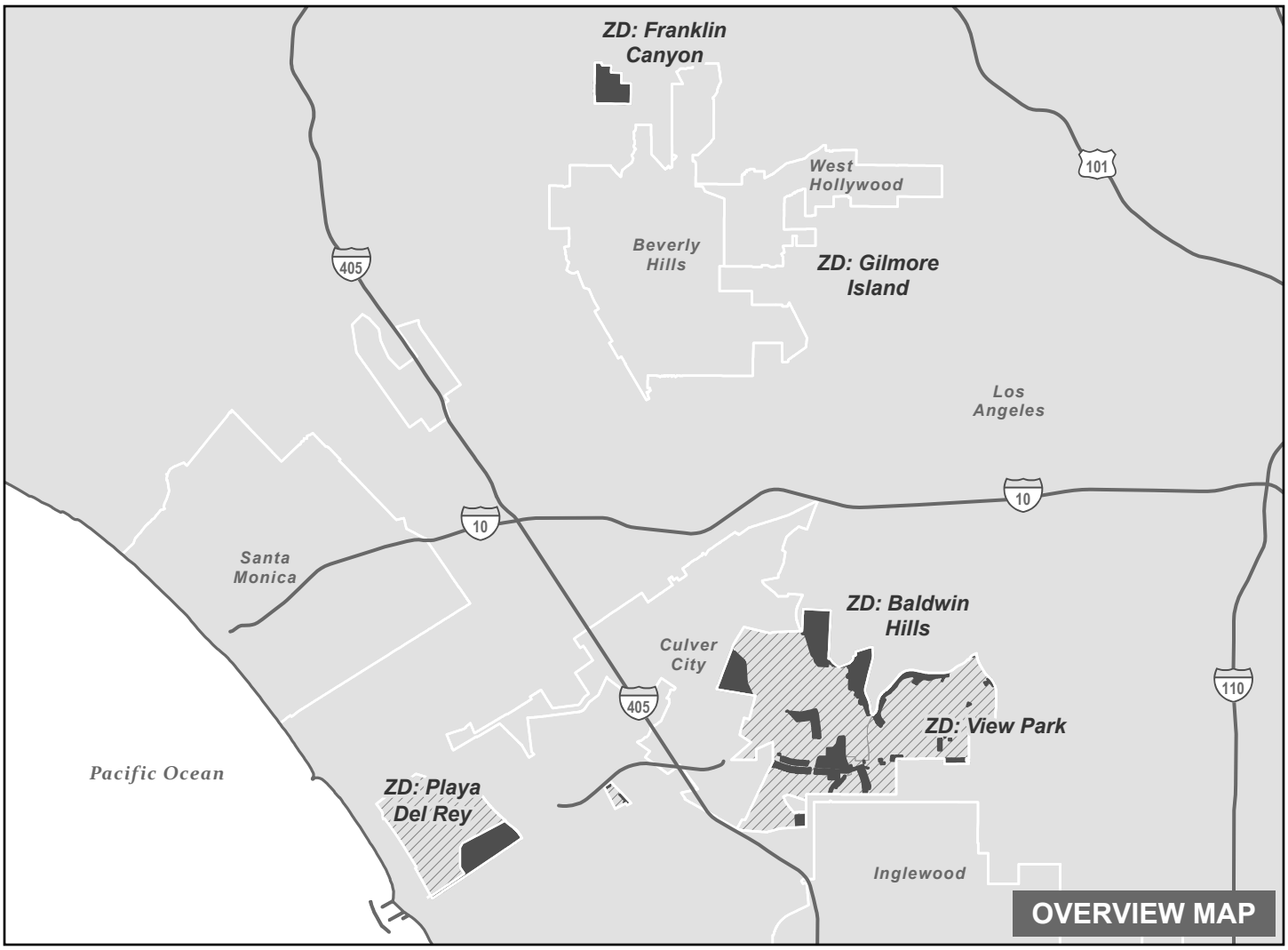
ZONED DISTRICTS: BALDWIN HILLS, FRANKLIN CANYON, GILMORE ISLAND, PLAYA DEL REY, VIEW PARK

ADOPTED BY ORDINANCE: _____

ON: _____

ZONING CASE: RPPL2023002450

AMENDING SECTION: 22.06.060 OF THE COUNTY CODE



Freeway

Zone Change Area

Selected Zoned District (ZD)

City / Unincorporated Boundary

N

0 1.5 3

Miles

THE REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES
PAM O'CONNOR, CHAIR
AMY J. BODEK, AICP, DIRECTOR OF REGIONAL PLANNING

Los Angeles County

Westside Planning Area Zone Changes

Zoned District(s): Playa Del Rey

Zone Change

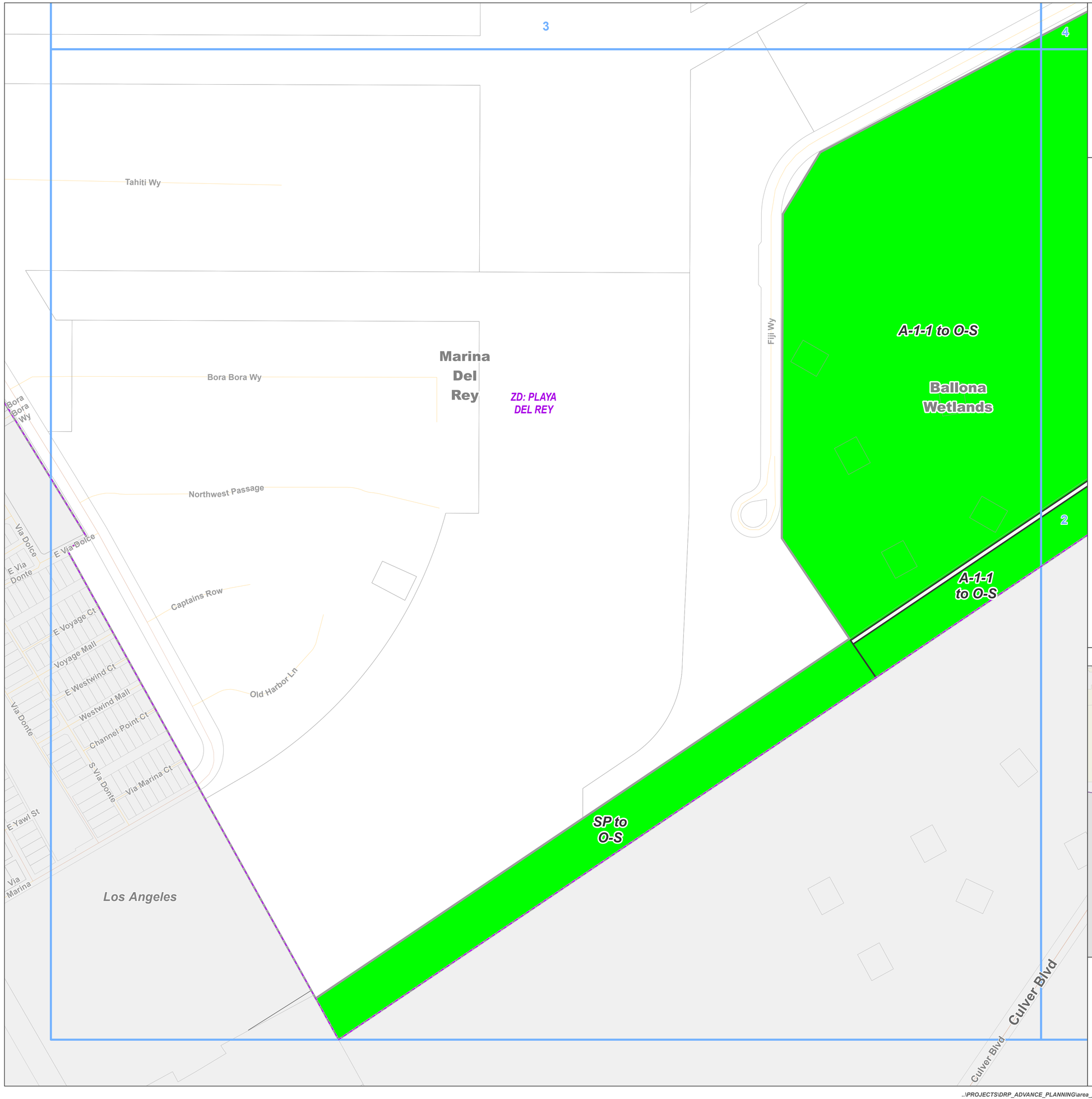
- O-S - Open Space

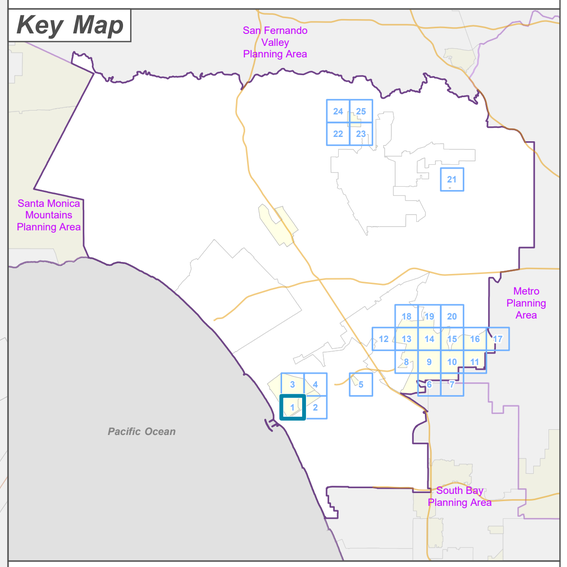
Base Layers

- Zoned District
- Parcels
- Unincorporated Area
- Incorporated City
- Map Series Grid

Street Types

- Primary
- Secondary
- Minor





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Westside Planning Area Zone Changes

Zoned District(s): Playa Del Rey

Zone Change

- O-S - Open Space

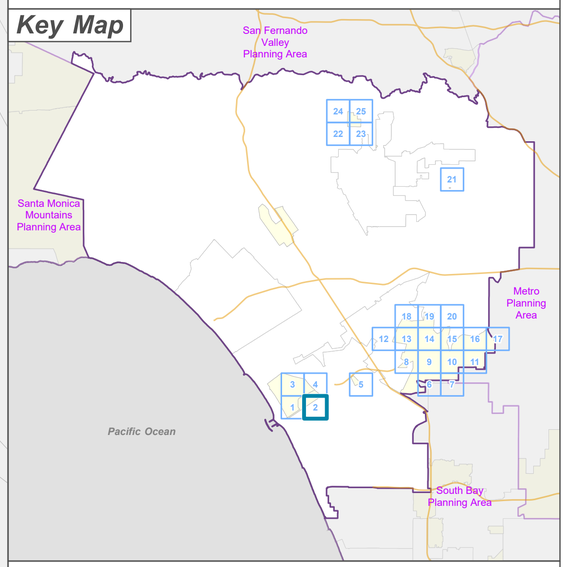
Base Layers

- Zoned District
- Parcels
- Unincorporated Area
- Incorporated City
- Map Series Grid

Street Types

- Highway
- Primary
- Minor

Key Map



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Westside Planning Area Zone Changes

Zoned District(s): Playa Del Rey

Zone Change

- O-S - Open Space

Base Layers

- Zoned District
- Parcels
- Unincorporated Area
- Incorporated City
- Map Series Grid

Street Types

- Freeway
- Highway
- Primary
- Secondary
- Minor
- Ramp

Mildred Ave
Washington Blvd
Howard St
Dickson St
Burrell Pl
Burrell St
Berkeley Dr
Oxford Ave
Viola Pl
Princeton Dr
Princeton Dr
Oxford Ave
Los Angeles
Thatcher Ave
Del Rey Ave
Maxella Ave
Marina Pointe Dr
Pch Hwy
Lincoln Blvd
Marina City Dr
Via Regatta
Promenade Wy
Palawan Wy
Panay Wy
Marquesas Wy
Bali Wy
Mindanao Wy
Fiji Wy

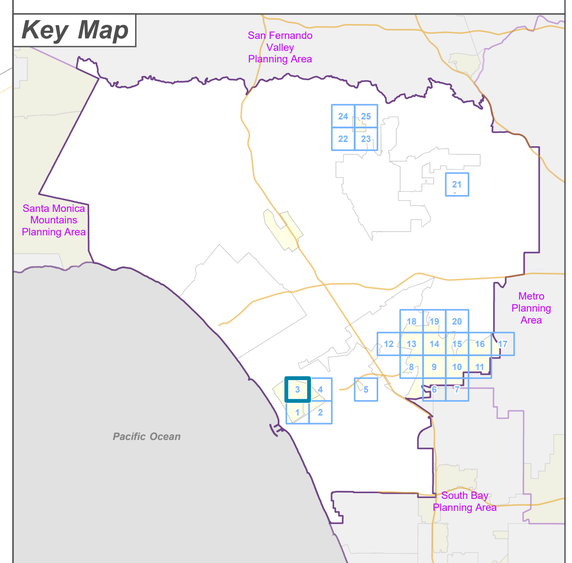
Marina Del Rey

ZD: PLAYA DEL REY

4
1
2

A-1-1 to O-S

Key Map



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Westside Planning Area Zone Changes

Zoned District(s): Playa Del Rey

Zone Change

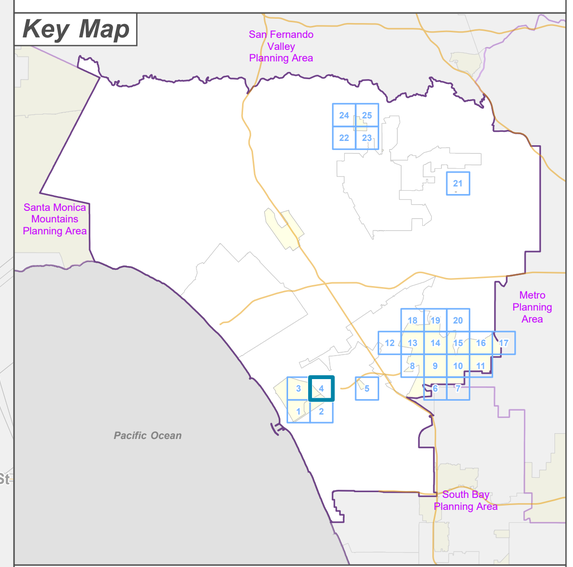
- O-S - Open Space

Base Layers

- Zoned District
- Parcels
- Unincorporated Area
- Incorporated City
- Map Series Grid

Street Types

- Freeway
- Highway
- Primary
- Secondary
- Minor
- Ramp
- Alley



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Westside Planning Area Zone Changes

Zoned District(s): Playa Del Rey

Zone Change

- MXD - Mixed Use Development
- O-S - Open Space

Base Layers

- Zoned District
- Parcels
- Unincorporated Area
- Incorporated City
- Map Series Grid

Street Types

- Freeway
- Primary
- Secondary
- Minor
- Ramp
- Alley

R-3 to O-S

R-1 to O-S

C-3 to MXD

C-3 to MXD

C-3 to MXD

C-3 to MXD

C-3 to MXD

ZD: PLAYA DEL REY

West Fox Hills

Los Angeles

S Centinela Ave

W Jefferson Blvd

Jefferson Blvd

W Centinela Ave

Keli Ct

Edsel Ave

Sanford St

W Port Rd

Port Rd

Alberta Dr

Aneta St

Lucile St

Margaret Ave

Hammack St

Randall St

Beatrice St

Juniette St

Teale St

Artisans Wy

S Artisans Wy

Lake Center Dr

W Waterfront Dr

Jandy Pl

Westlawn Ave

Gresvenor Blvd

Fielding Cir

W Millennium

Millennium

S Campus Center Dr

W Bluff Creek Dr

Kentwood Bluffs Dr

Kentwood Ave

Village Ln

Sinclair Ct

Village Dr

S Westlawn Ave

Hedding St

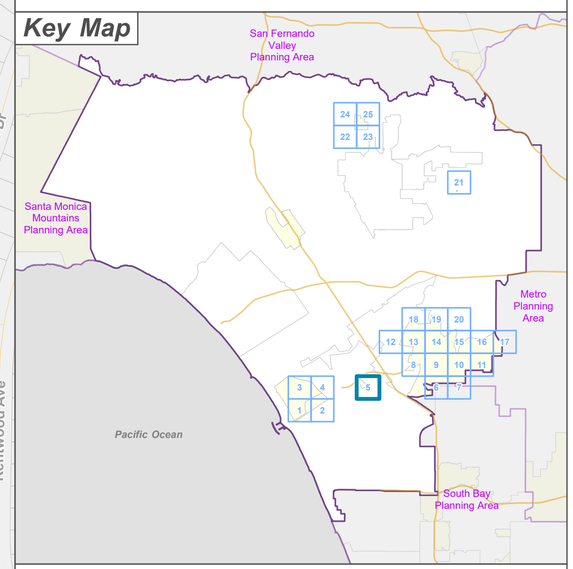
Henefer Ave

Cabora Dr

Buffcreek Dr

Bluff Creek Dr

Key Map



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Los Angeles County

Westside Planning Area Zone Changes

Zoned District(s): Baldwin Hills, View Park

Zone Change

- R-1 - Single-Family Residence
- R-2 - Two-Family Residence
- MXD - Mixed Use Development

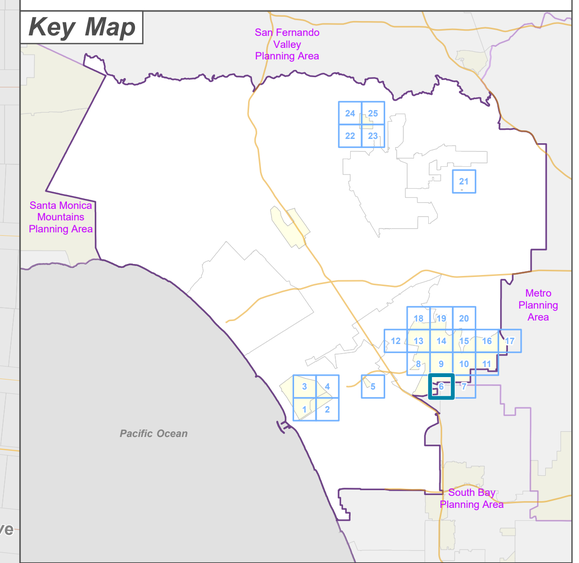
Base Layers

- Zoned District
- Parcels
- Unincorporated Area
- Incorporated City
- Map Series Grid
- Surrounding Planning Area

Street Types

- Primary
- Secondary
- Minor
- Alley

Key Map



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Los Angeles County

Westside Planning Area Zone Changes

Zoned District(s): Baldwin Hills, View Park

Zone Change

- MXD - Mixed Use Development
- O-S - Open Space

Base Layers

- Zoned District
- Parcels
- Unincorporated Area
- Incorporated City
- Map Series Grid
- Surrounding Planning Area

Street Types

- Primary
- Secondary
- Minor
- Alley

C-3 to MXD

ZD: BALDWIN HILLS

R-4 to O-S

ZD: VIEW PARK

R-1 to O-S

Ladera Heights / View Park - Windsor Hills

Los Angeles

Metro Planning Area

South Bay Planning Area

Inglewood

W 59th St

W 59th Pl

W 60th St

W 61st St

W 62nd St

W 62nd Pl

W 63rd St

W 64th Pl

W 64th St

E 64th Pl

E Ellis Ave

W Ellis Ave

E Hargrave St

W Hillsdale St

E Hillsdale St

E Brett St

Hyde Park Pl

Centinela Ave

Acacia St

Mosley Ave

Damask Ave

Condon Ave

Ladera Park Ave

S La Brea Ave

Orchid Dr

S Mansfield Ave

S Citrus Ave

Edgemar Ave

Buckler Ave

Fair Pl

N Fair Pl

N Field Ave

Field Ave

N La Brea Ave

N Eucalyptus Ave

N Forest St

N Buckler Ave

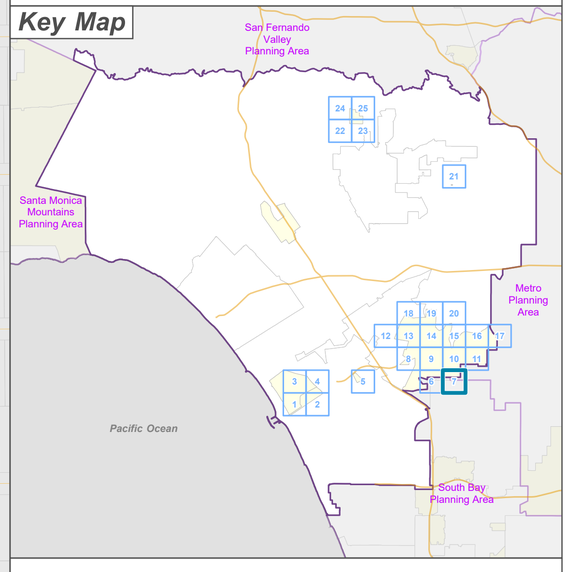
N Market St

N Edgewood St

N Enterprise Ave

Lamos St

Key Map



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Los Angeles County

Westside Planning Area Zone Changes

Zoned District(s): Baldwin Hills

Zone Change
- A-2 - Heavy Agriculture
- R-1 - Single-Family Residence
- R-2 - Two-Family Residence
- R-3 - Limited Density Multiple Residence
- O-S - Open Space

Base Layers
- Zoned District
- Parcels
- Unincorporated Area
- Incorporated City
- Map Series Grid

Street Types
- Freeway
- Primary
- Secondary
- Minor
- Ramp
- Alley

ZD: BALDWIN HILLS

Ladera Heights / View Park - Windsor Hills

Culver City

R-1 to A-2

A-2 to O-S

R-1 to R-3

R-3 to R-2

R-1 to R-2

R-3 to R-1

Key Map

San Fernando Valley Planning Area

Santa Monica Mountains Planning Area

Metro Planning Area

South Bay Planning Area

Pacific Ocean

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Westside Planning Area Zone Changes

Zoned District(s): Baldwin Hills, View Park

Zone Change

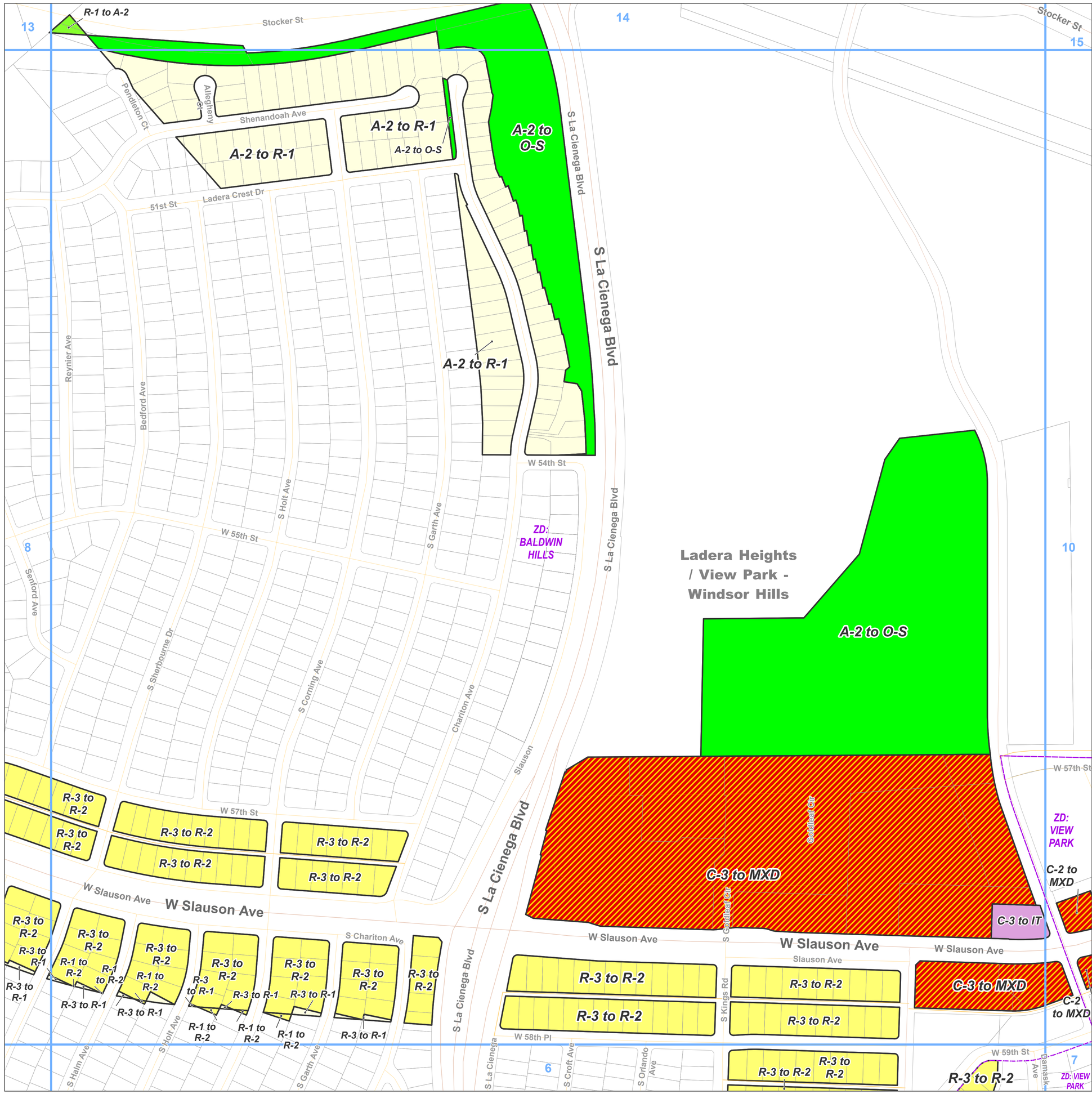
- A-2 - Heavy Agriculture
- R-1 - Single-Family Residence
- R-2 - Two-Family Residence
- MXD - Mixed Use Development
- IT - Institutional
- O-S - Open Space

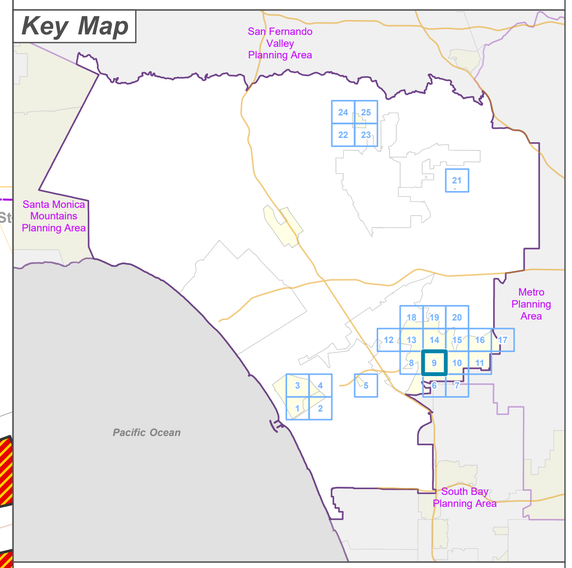
Base Layers

- Zoned District
- Parcels
- Unincorporated Area
- Map Series Grid

Street Types

- Primary
- Secondary
- Minor
- Alley





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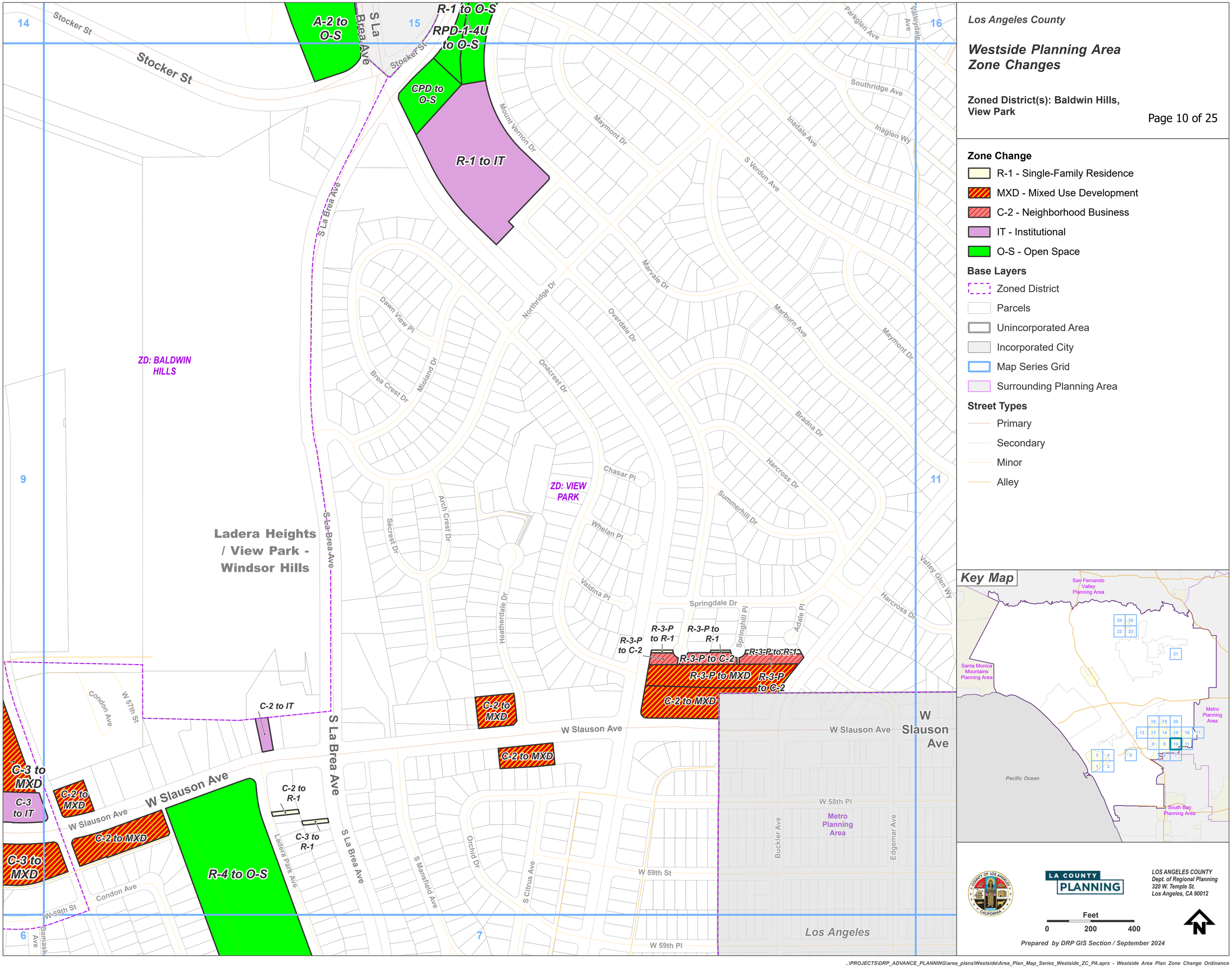

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Los Angeles County

Westside Planning Area Zone Changes

Zoned District(s): View Park

Zone Change

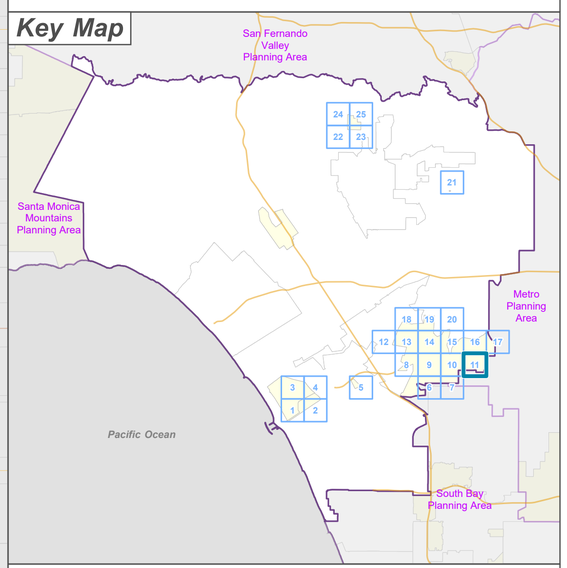
- MXD - Mixed Use Development
- IT - Institutional

Base Layers

- Zoned District
- Parcels
- Unincorporated Area
- Incorporated City
- Map Series Grid
- Surrounding Planning Area

Street Types

- Primary
- Secondary
- Minor
- Alley



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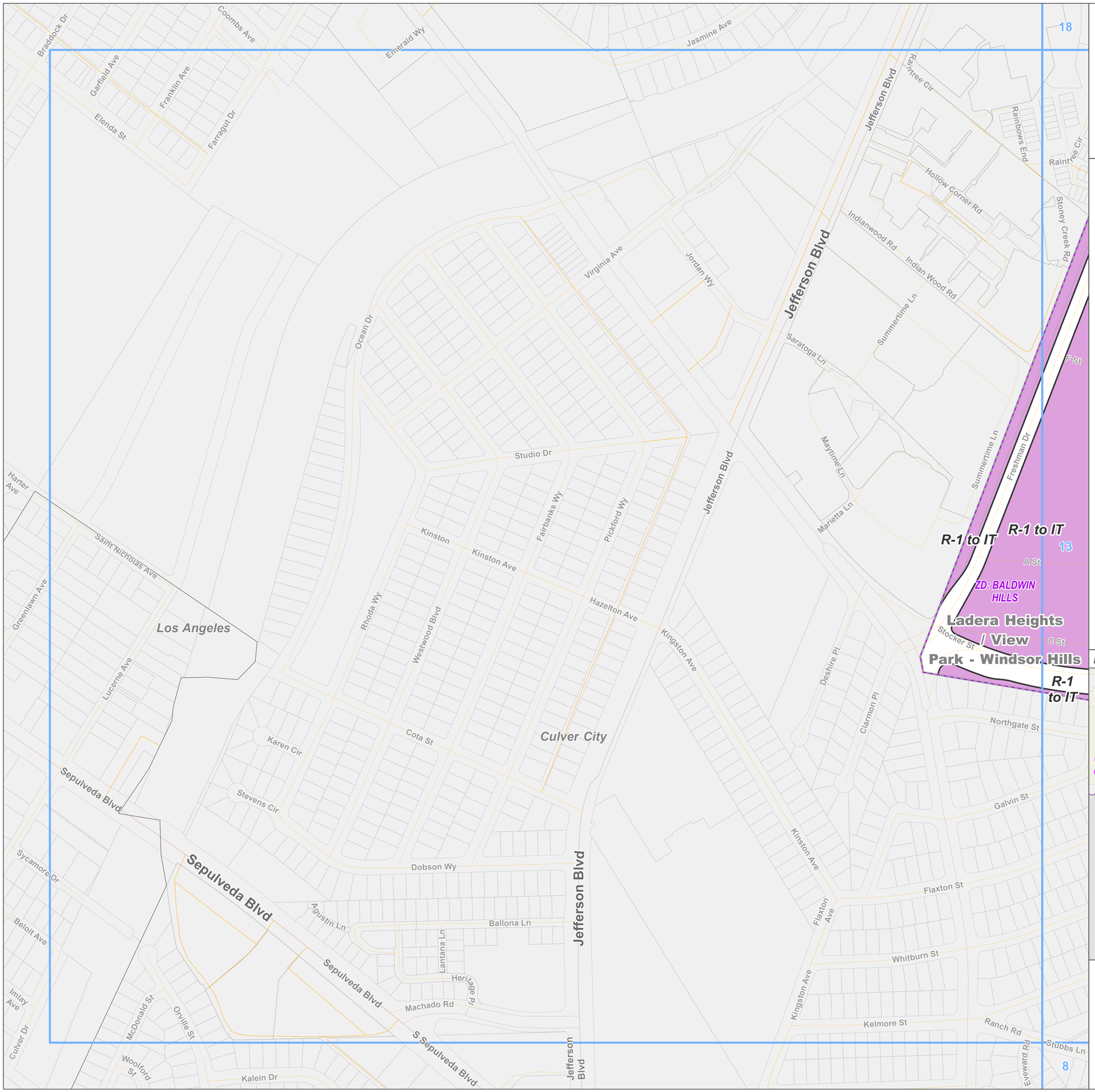


Los Angeles County

Westside Planning Area Zone Changes

Zoned District(s): Baldwin Hills

Zone Change

- IT - Institutional

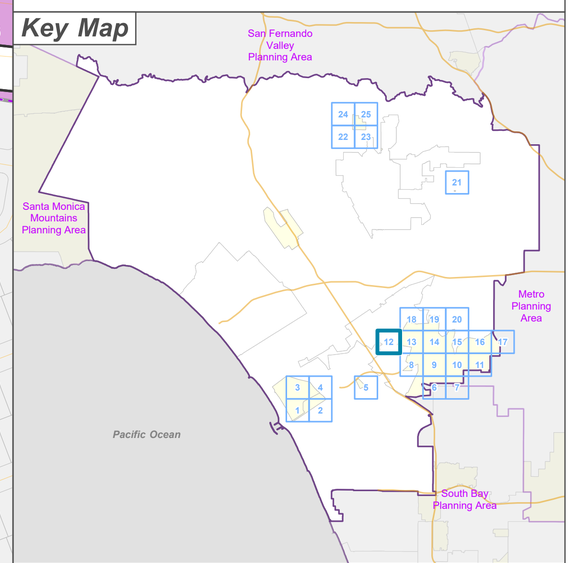
Base Layers

- Zoned District
- Parcels
- Unincorporated Area
- Incorporated City
- Map Series Grid

Street Types

- Primary
- Secondary
- Minor
- Alley

Key Map



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Los Angeles County

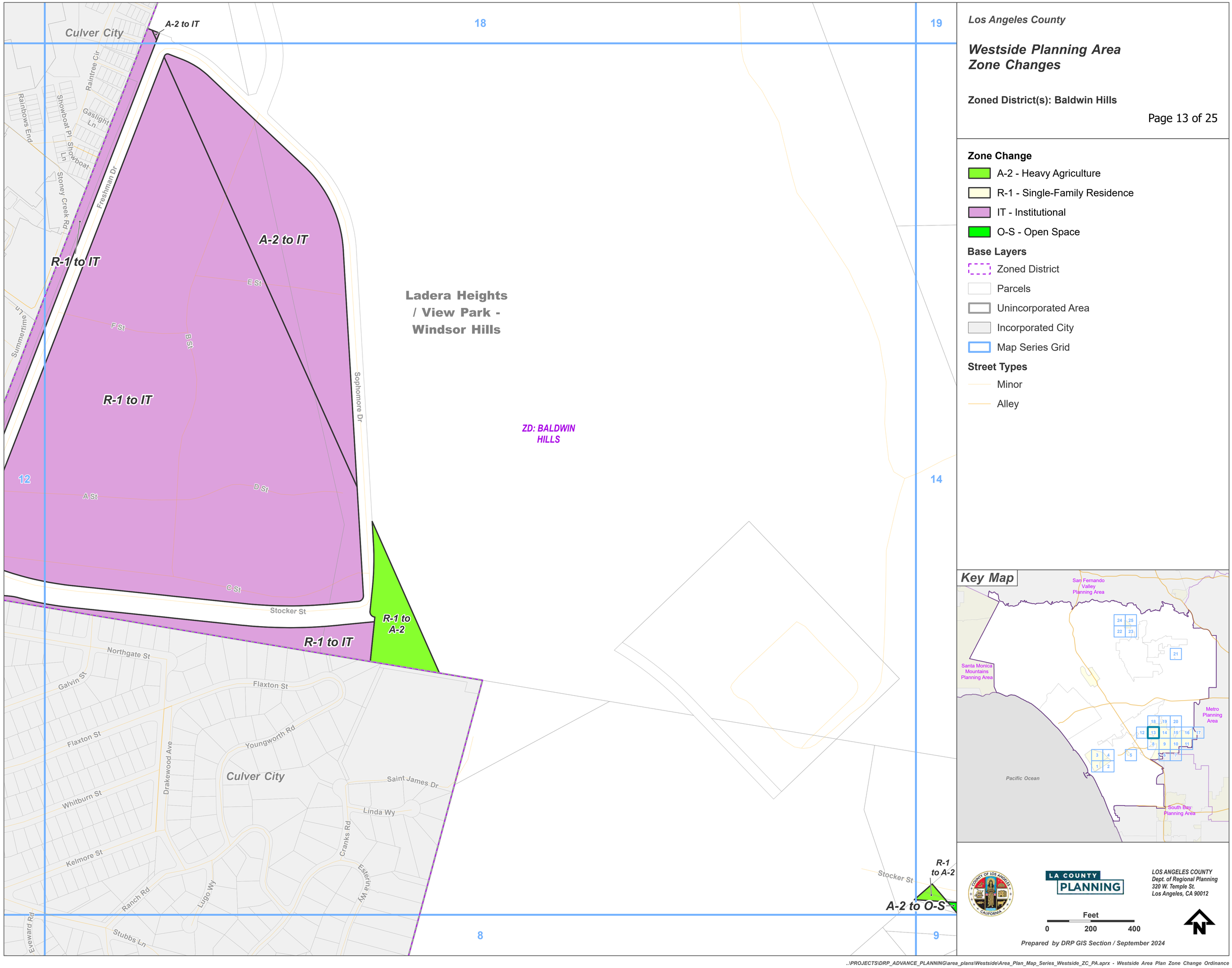
Westside Planning Area Zone Changes

Zoned District(s): Baldwin Hills

Zone Change
- A-2 - Heavy Agriculture
- R-1 - Single-Family Residence
- IT - Institutional
- O-S - Open Space

Base Layers
- Zoned District
- Parcels
- Unincorporated Area
- Incorporated City
- Map Series Grid

Street Types
- Minor
- Alley



Key Map

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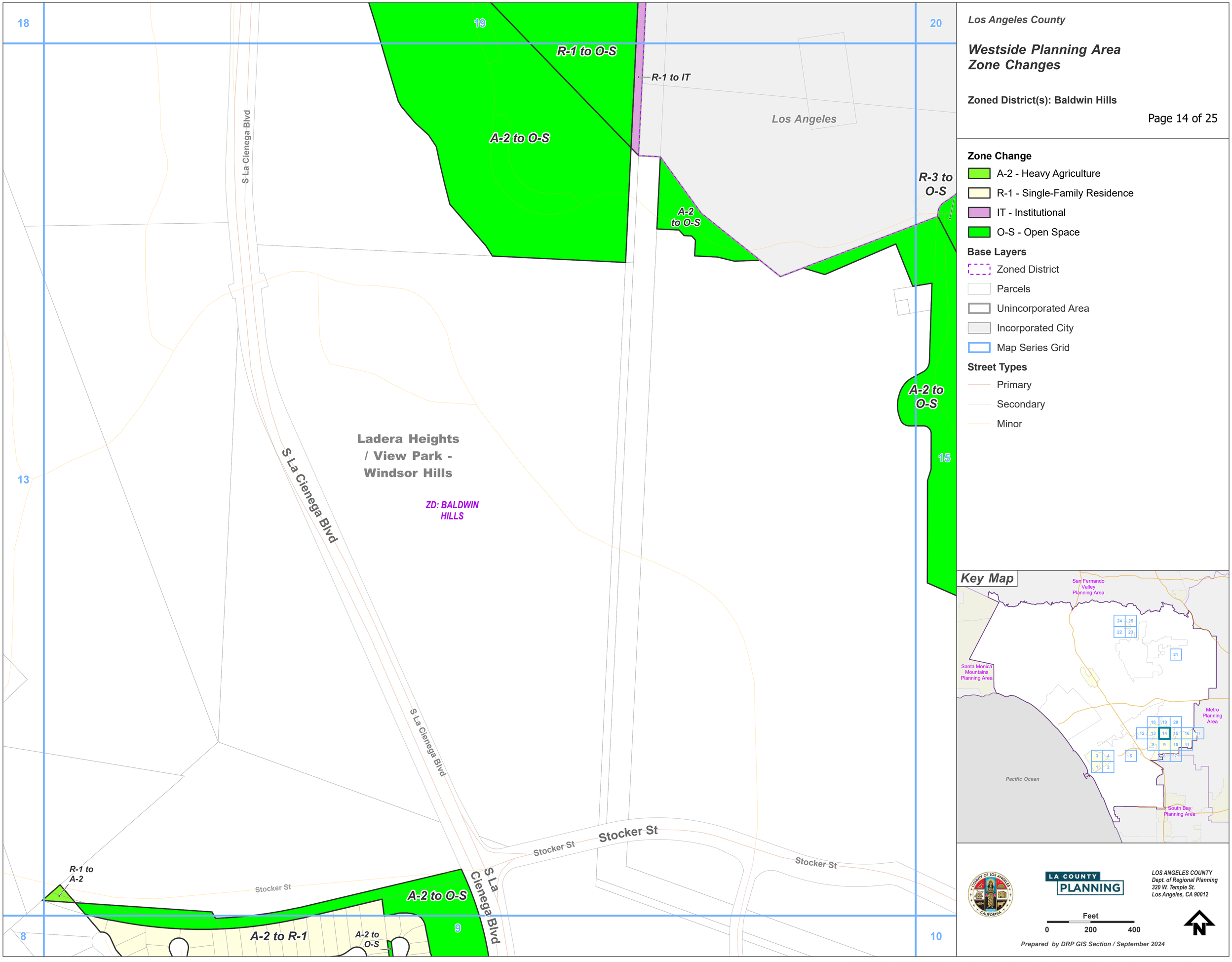

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Los Angeles County

Westside Planning Area Zone Changes

Zoned District(s): Baldwin Hills, View Park

Zone Change

- R-1 - Single-Family Residence
- IT - Institutional
- O-S - Open Space

Base Layers

- Zoned District
- Parcels
- Unincorporated Area
- Incorporated City
- Map Series Grid

Street Types

- Primary
- Secondary
- Minor
- Alley

R-3 to O-S

A-2 to O-S

RPD-1-4U to O-S

RPD-1-4U to R-1

RPD-1-4U to R-1

R-1 to O-S

R-1 to IT

CPD to O-S

Ladera Heights / View Park - Windsor Hills

ZD: BALDWIN HILLS

ZD: VIEW PARK

Los Angeles

S La Brea Ave

Stocker St

Don Jose Dr

Don Carlos Dr

Don Diego Dr

Don Milagro Dr

Hillcrest Dr

Don Diablo Dr

Don Arellanes Dr

Don Ortega Pl

W Don Tapia Pl

Don Felipe Dr

Don Miguel Dr

Don Luis Dr

Don Cota Pl

Don Zarembo Dr

Don Timoteo Dr

Don Tonito Dr

Don Valdes Dr

Don Tomaso Dr

Don Quixote Dr

Don Porfirio Pl

Don Alberto Pl

Don Lorenzo Dr

Enoro Dr

W Mount Vernon Dr

Mount Vernon Dr

Fairway Blvd

Olympiad Dr

Monteith Dr

Southridge Ave

Inadale Ave

Parkglen Ave

Valleydale Ave

Valley Ridge Ave

Northridge Dr

S Verdun Ave

Maymont Dr

Stocker St

19

20

14

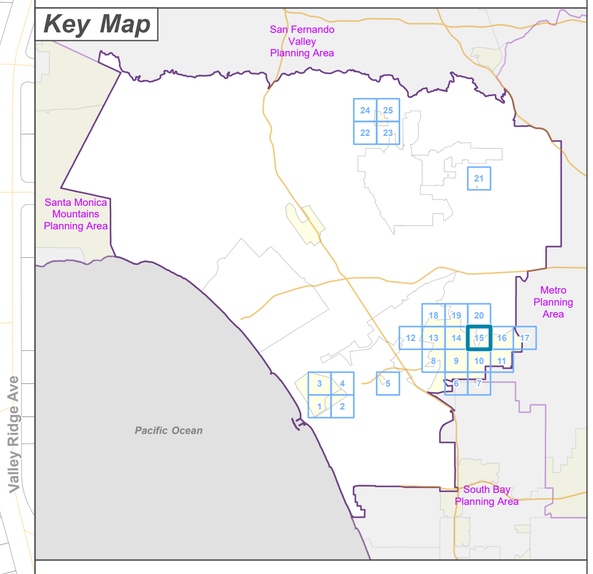
16

9

10

11

Key Map



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Westside Planning Area Zone Changes

Zoned District(s): View Park

Zone Change

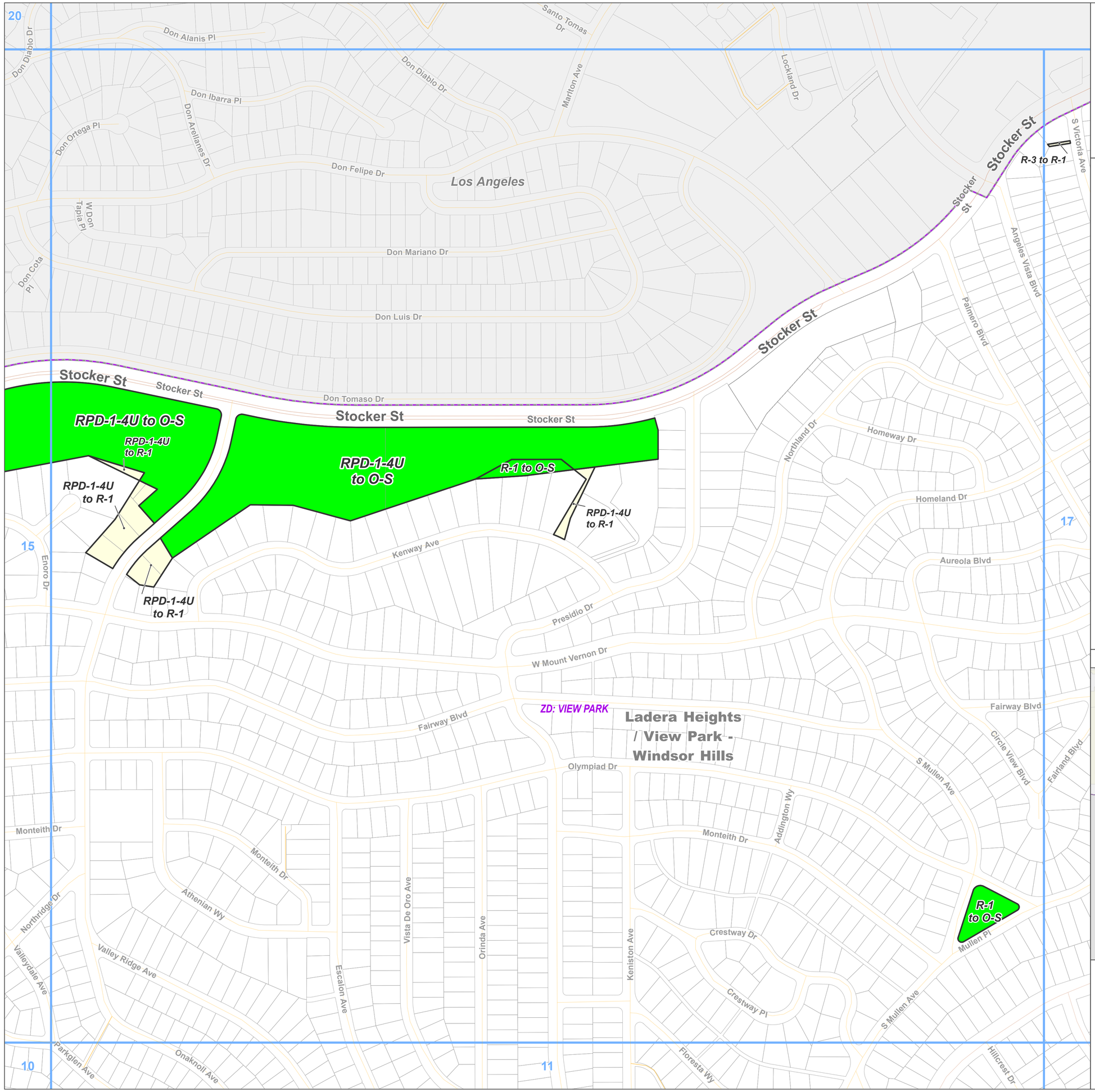
- R-1 - Single-Family Residence
- O-S - Open Space

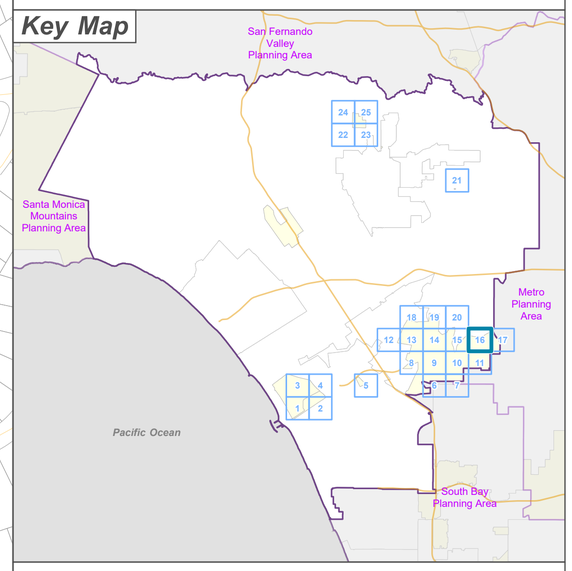
Base Layers

- Zoned District
- Parcels
- Unincorporated Area
- Incorporated City
- Map Series Grid

Street Types

- Primary
- Secondary
- Minor
- Alley





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Los Angeles County

Westside Planning Area Zone Changes

Zoned District(s): View Park

Zone Change

- R-1 - Single-Family Residence
- R-3 - Limited Density Multiple Residence
- MXD - Mixed Use Development
- O-S - Open Space

Base Layers

- Zoned District
- Parcels
- Unincorporated Area
- Incorporated City
- Map Series Grid
- Surrounding Planning Area

Street Types

- Primary
- Secondary
- Minor
- Alley

R-3 to R-1

C-1 to MXD

C-1 to MXD

C-1 to MXD

C-1 to MXD

R-2 to R-3

R-1 to O-S

ZD: VIEW PARK

Ladera Heights / View Park - Windsor Hills

Los Angeles

Metro Planning Area

W Vernon Ave

Stocker St

W Stocker St

Crenshaw Blvd

S Crenshaw Blvd

W 42nd St

W 43rd St

W 43rd Pl

W 46th St

W 50th St

Homeland Dr

Knoll Crest Ave

Westmount Ave

Crestwold Ave

W Mount Vernon Dr

Aureola Blvd

Palmero Blvd

Angeles Vista Blvd

Fairway Blvd

Fairland Blvd

Olympiad Dr

Circle View Blvd

Mullen Pl

Hillcrest Dr

Chesley Ave

Brynhurst Ave

McClung Dr

Degnan Blvd

Edgehill Dr

Creed Ave

Garthwaite Ave

Stocker Pl

Stocker Plz

Sutro Ave

10th Ave

11th Ave

9th Ave

8th Ave

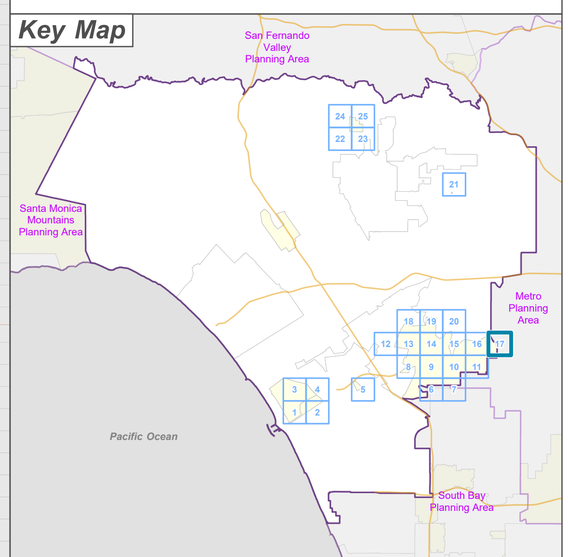
7th Ave

6th Ave

16

11

Key Map



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Los Angeles County

Westside Planning Area Zone Changes

Zoned District(s): Baldwin Hills

Zone Change

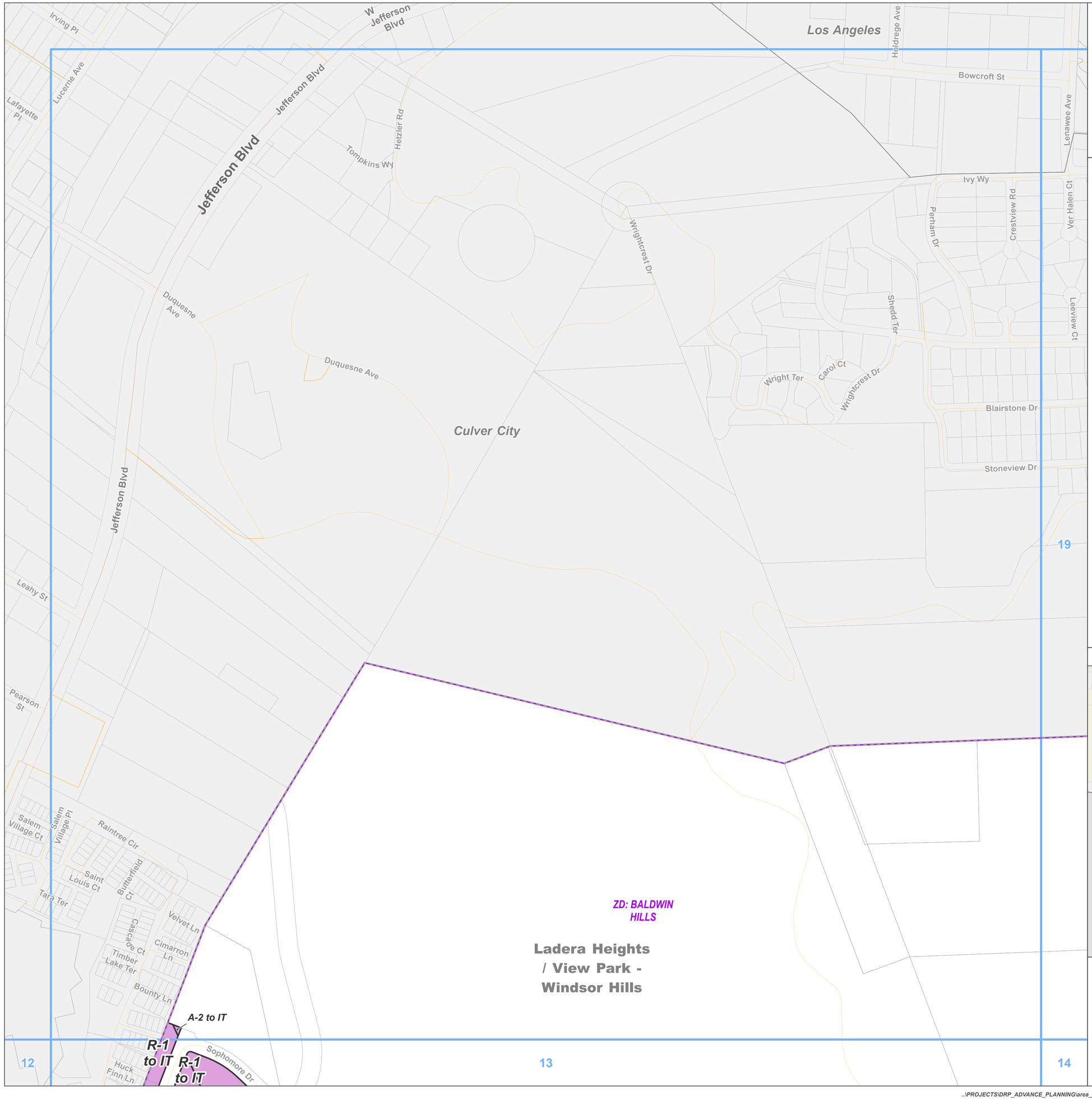
- IT - Institutional

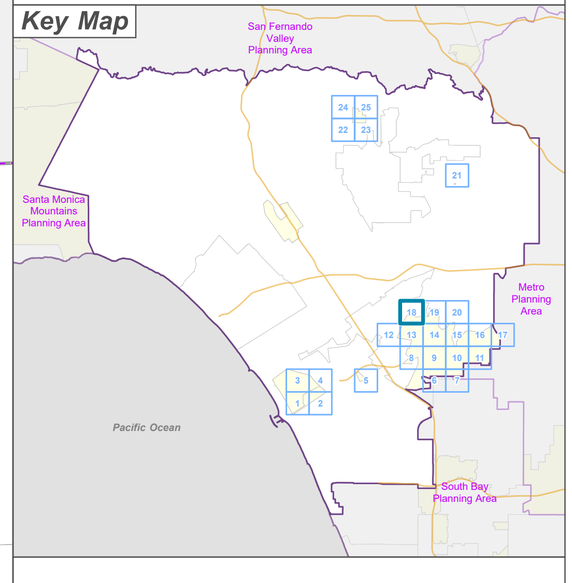
Base Layers

- Zoned District
- Parcels
- Unincorporated Area
- Incorporated City
- Map Series Grid

Street Types

- Primary
- Secondary
- Minor
- Alley





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Los Angeles County

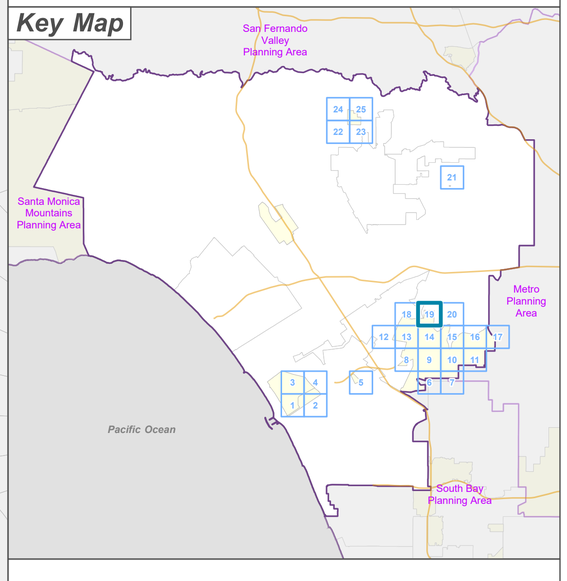
Westside Planning Area Zone Changes

Zoned District(s): Baldwin Hills

Zone Change
- IT - Institutional
- O-S - Open Space

Base Layers
- Zoned District
- Parcels
- Unincorporated Area
- Incorporated City
- Map Series Grid

Street Types
- Primary
- Secondary
- Minor
- Alley



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Westside Planning Area Zone Changes

Zoned District(s): Baldwin Hills

Zone Change

- O-S - Open Space

Base Layers

- Zoned District
- Parcels
- Unincorporated Area
- Incorporated City
- Map Series Grid

Street Types

- Primary
- Secondary
- Minor
- Alley

ZD: BALDWIN HILLS

Ladera Heights / View Park - Windsor Hills

R-3 to O-S

Los Angeles

Village Green

S La Brea Ave

Linscott Pl

August St

Tacana St

Pinafore St

Potomac Ave

Nicolet Ave

Gibraltar Ave

Stevely Ave

Ursula Ave

Coco Ave

Gelber Pl

Santo Tomas Dr

Don Ricardo Dr

Don Rodolfo Pl

Don Arturo Pl

Don Alegre Pl

Don Pablo Pl

Don Miagro Dr

Don Jose Dr

Don Carlos Dr

Hillcrest Dr

Don Arellanes Dr

Don Diablo Dr

S Dunsmuir Ave

Duray Pl

S Cochran Ave

S Cloverdale Ave

S Redondo Blvd

Alsace Ave

S Sycamore Ave

S Orange Dr

Orange Pl

Stillwater Dr

Weatherford Dr

Sanchez Dr

Veronica St

El Mirador Dr

Punta Alta Dr

Mantova Dr

Padilla Pl

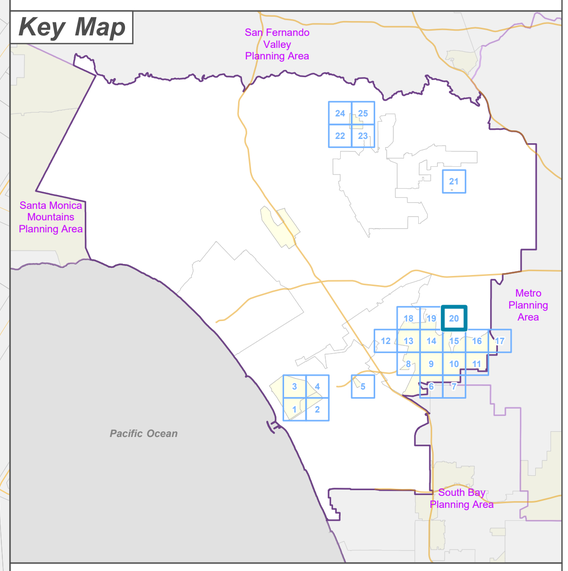
19

14

15

16

Key Map



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Westside Planning Area Zone Changes

Zoned District(s): Gilmore Island

Zone Change

- MXD - Mixed Use Development

Base Layers

- Zoned District
- Parcels
- Unincorporated Area
- Incorporated City
- Map Series Grid

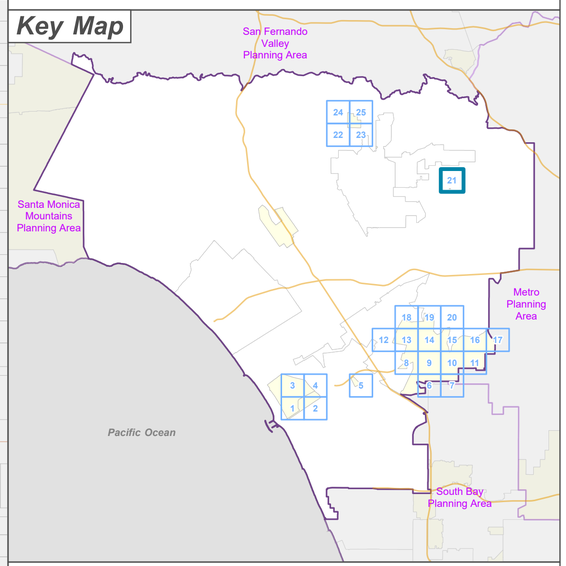
Street Types

- Primary
- Secondary
- Minor

C-MJ to MXD

Waring Ave
N Fairfax Ave
N Orange Grove Ave
N Ogden Dr
Melrose Ave
Los Angeles
Clinton St
N Genesee Ave
N Spaulding Ave
N Stanley Ave
N Curson Ave
N Sierra Bonita Ave
Rosewood Ave
N Edinburgh Ave
N Hayworth Ave
N Vista St
N Martel Ave
N Fuller Ave
Oakwood Ave
Beverly Blvd
The Grove Dr
Genesee Ave
Stanley Ave
Curson Ave
W 1st St
S Fairfax Ave

Key Map



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Los Angeles County

Westside Planning Area Zone Changes

Zoned District(s): Franklin Canyon

Zone Change

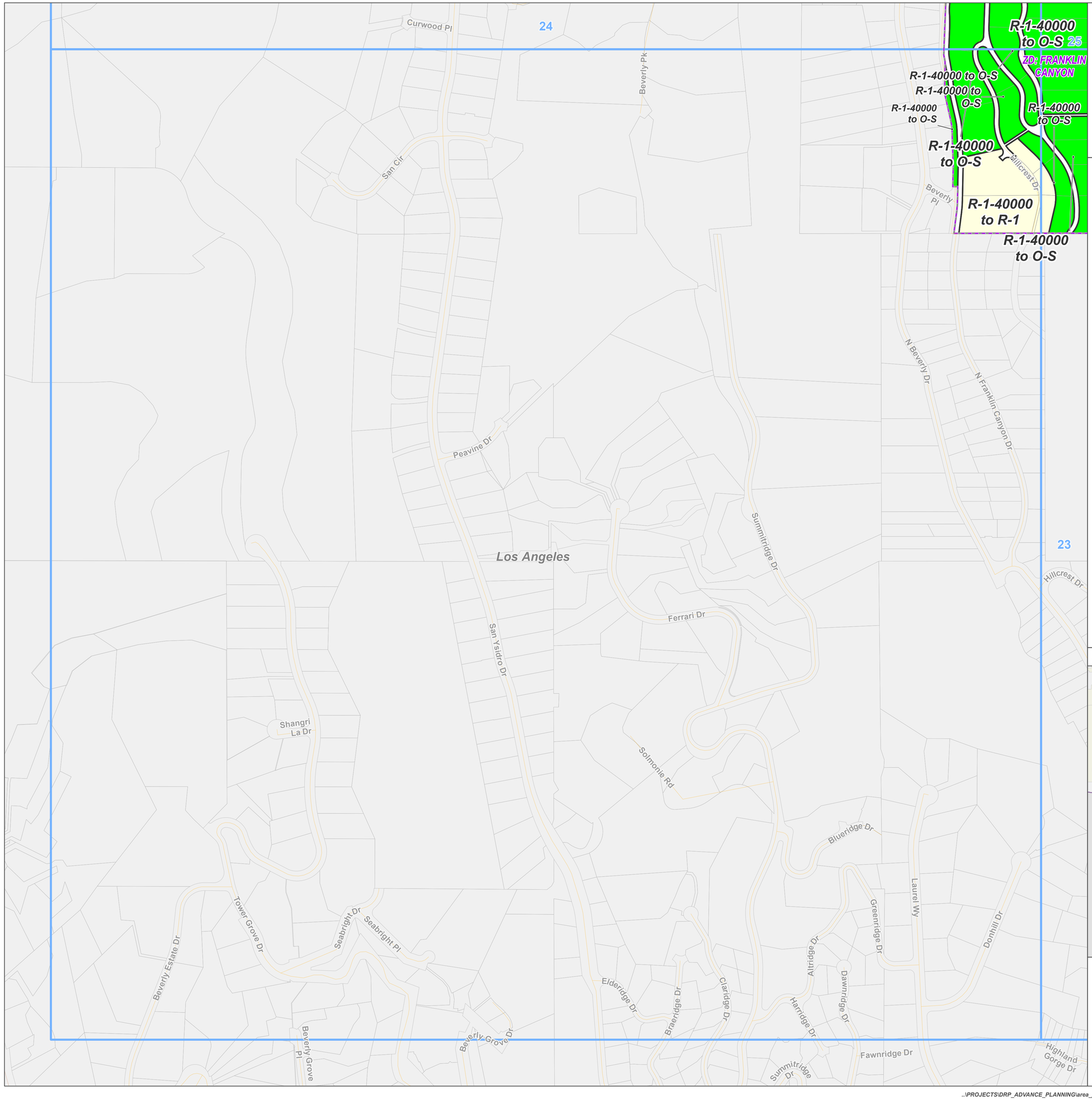
- R-1 - Single-Family Residence
- O-S - Open Space

Base Layers

- Zoned District
- Parcels
- Unincorporated Area
- Incorporated City
- Map Series Grid

Street Types

- Secondary
- Minor



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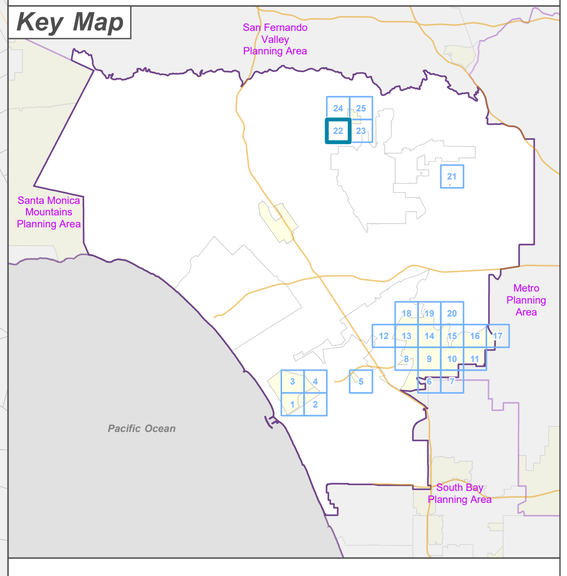

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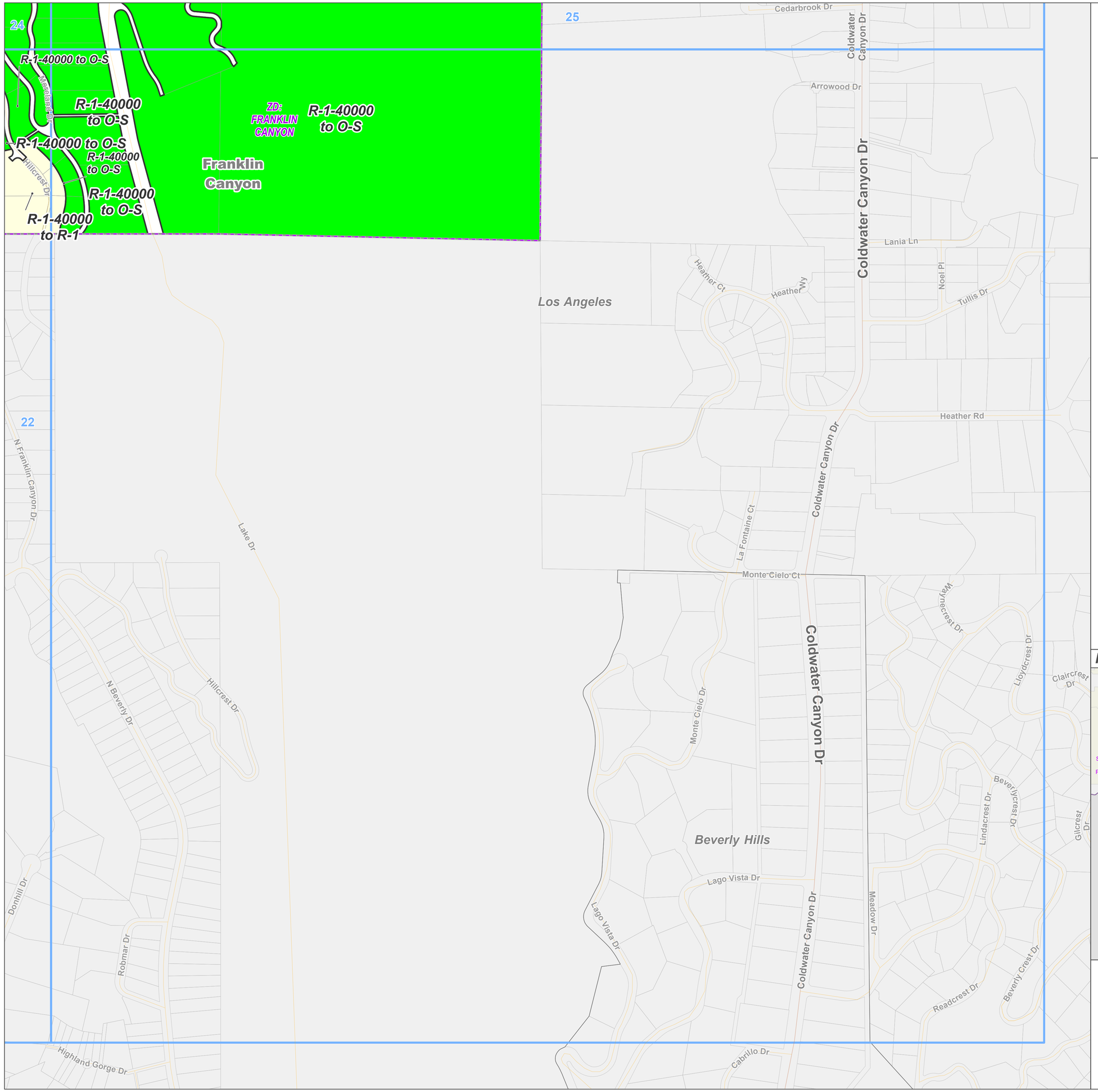
Westside Planning Area Zone Changes

Zoned District(s): Franklin Canyon

Zone Change
- R-1 - Single-Family Residence
- O-S - Open Space

Base Layers
- Zoned District
- Parcels
- Unincorporated Area
- Incorporated City
- Map Series Grid

Street Types
- Primary
- Minor



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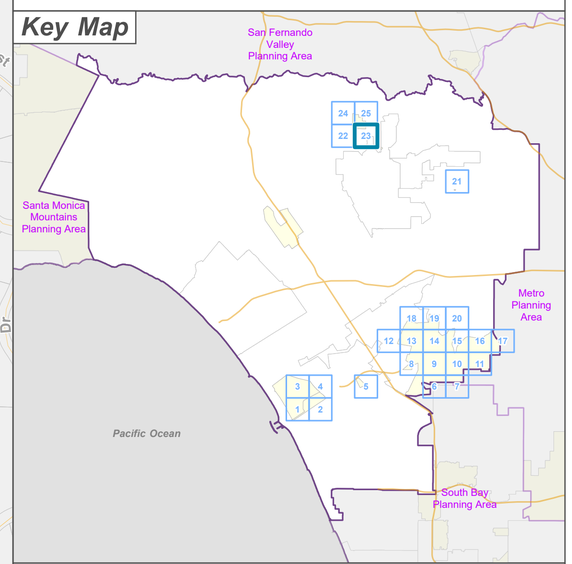

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Westside Planning Area Zone Changes

Zoned District(s): Franklin Canyon

Zone Change

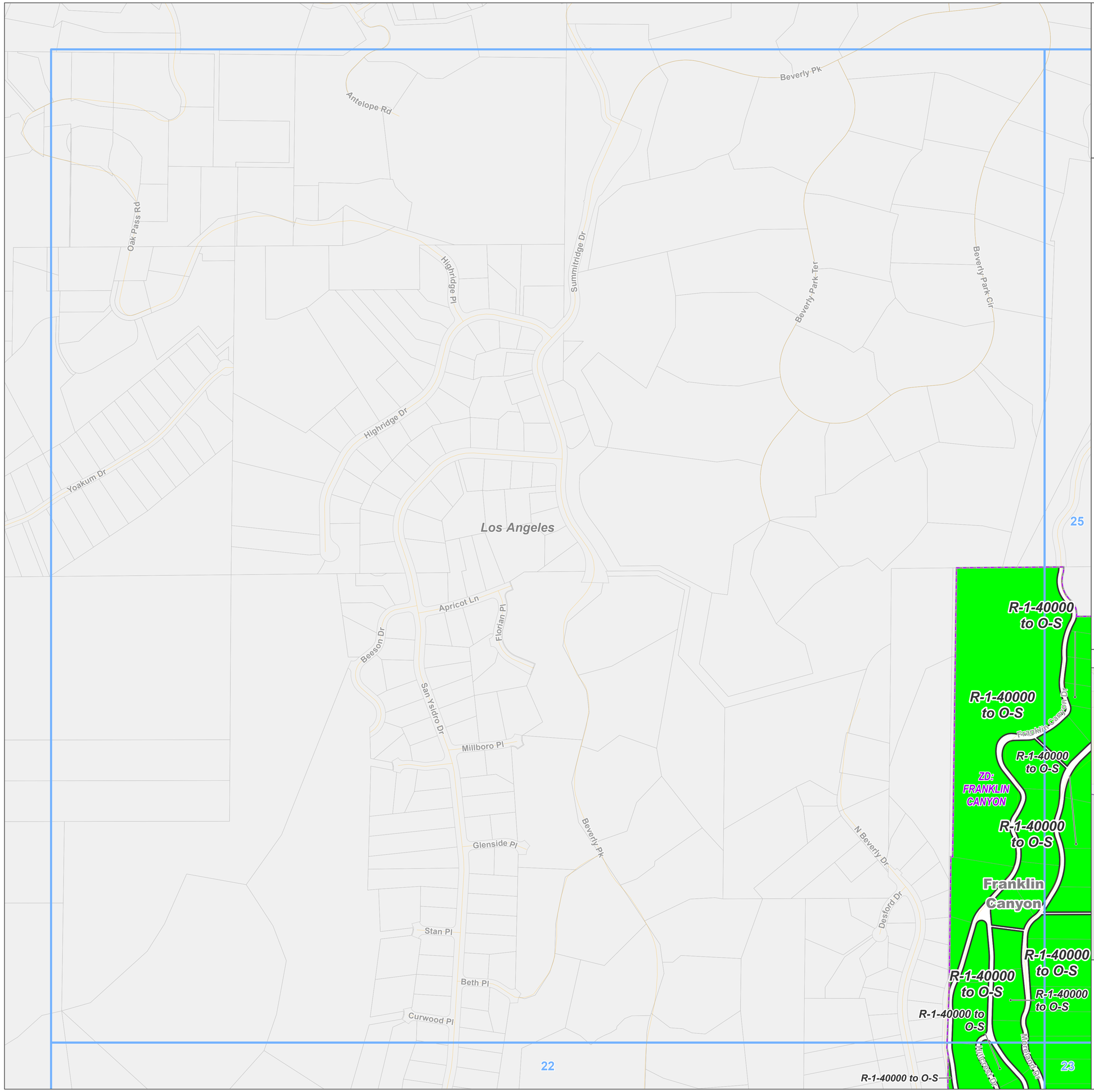
- O-S - Open Space

Base Layers

- Zoned District
- Parcels
- Unincorporated Area
- Incorporated City
- Map Series Grid

Street Types

- Minor



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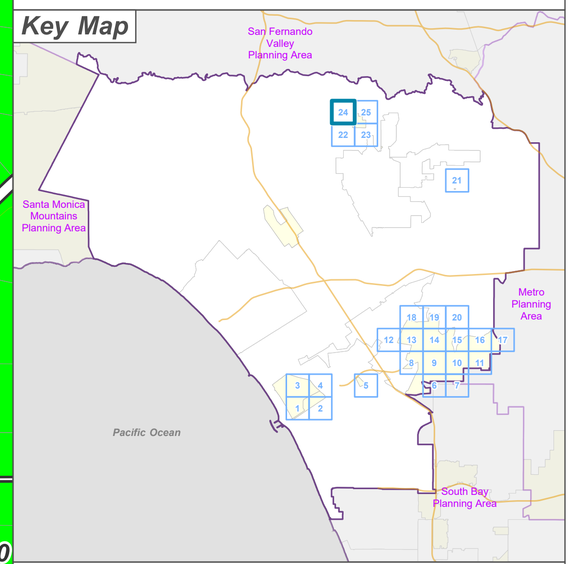

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Los Angeles County

Westside Planning Area Zone Changes

Zoned District(s): Franklin Canyon

Zone Change

- O-S - Open Space

Base Layers

- Zoned District
- Parcels
- Unincorporated Area
- Incorporated City
- Map Series Grid

Street Types

- Primary
- Minor

Beverly Park Cir
Franklin Canyon Dr
Lake Dr
Mulholland Dr
Beverly Ridge Ter
Coldwater Canyon Dr
Shirley Ln
Gloaming Dr
Gloaming Wy
Stuart Ln
Dalegrove Dr
Betty Ln
Sherwood Forest Ln
Royalton Pl
Royalton Dr
Cherokee Ln
Cedarbrook Dr
Coldwater Canyon Dr
Arrowood Dr

Los Angeles

24

22

23

R-1-40000 to O-S

R-1-40000 to O-S

R-1-40000 to O-S

R-1-40000 to O-S

R-1-40000 to O-S

R-1-40000 to O-S

R-1-40000 to O-S

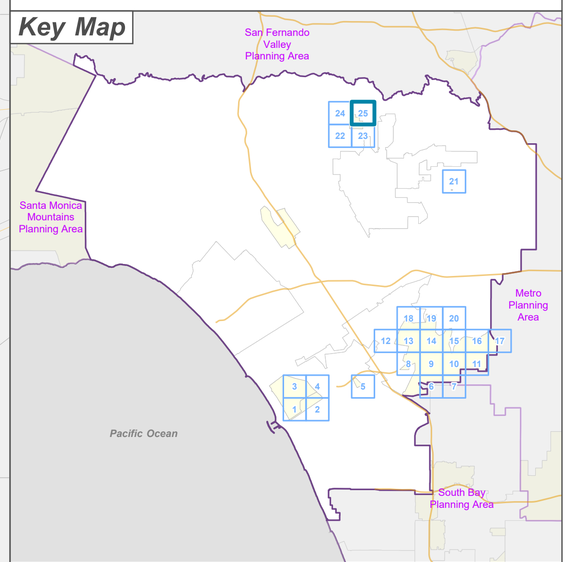
R-1-40000 to O-S

R-1-40000 to O-S

Franklin Canyon

ZD: FRANKLIN CANYON

Key Map



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APPENDIX E:

Westside Area Plan Historic Context Statement

HISTORIC
RESOURCES
GROUP

LA COUNTY PLANNING
Westside Area Plan

HISTORIC CONTEXT STATEMENT
LOS ANGELES COUNTY WESTSIDE AREA PLAN

MAY 2024

12 S. Fair Oaks Avenue, Suite 200
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1. INTRODUCTION

This Historic Context Statement for the Los Angeles County Westside Planning Area was prepared at the request of Los Angeles County (County). This project will serve as a baseline for historic preservation planning efforts in the County going forward.

The Historic Context Statement is a compilation of existing information – including historic contexts prepared by the County, published histories and historical narratives, as well as previous surveys and property evaluations – supplemented with new research and analysis, providing the County with a general development history of the Westside Planning Area's built environment. The Historic Context Statement identifies important periods of development, historical trends and development patterns, and important persons in the history of the Westside Plan Area. The period of study for this project dates from the earliest extant built resources in the mid-19th century and ends in 1980, allowing for information about development patterns and properties dating to approximately 40 years in the past.

The project follows guidance and standards developed by the National Park Service and the California State Office of Historic Preservation for conducting historic resources studies; specifically, the project is being developed using the National Register of Historic Places (National Register) Multiple Property Documentation (MPD) approach. Guiding documents include:

- The Secretary of the Interior's Standards for Preservation Planning
- *National Register Bulletin No. 15: How to Apply the National Criteria for Evaluation*
- *National Register Bulletin 16A: How to Complete the National Register Nomination Form*
- *National Register Bulletin No. 16B: How to Complete the National Register Multiple Property Documentation Form*
- *National Register Bulletin No. 24: Guidelines for Local Surveys: A Basis for Preservation Planning*
- The California Office of Historic Preservation's *Instructions for Recording Historical Resources*

1.1 Purpose

In order to understand the potential historic significance of built resources in the Westside Plan Area, it is necessary to examine those resources within a series of contexts. By placing built resources in the appropriate historic, social, and architectural context, the relationship between an area's physical environment and its broader history can be established.

A historic context statement analyzes the historical development of a community according to guidelines written by the National Park Service and specified in National Register Bulletin 16A. The Bulletin describes a historic context as follows:

> Historic context is information about historic trends and properties grouped by an important theme in pre-history or history of a community, state, or the nation during a particular period of time. Because historic contexts are organized by theme, place, and time, they link historic properties to important historic trends. In

this way, they provide a framework for determining the significance of a property.[1]

A historic context statement is linked with tangible, built resources through the concept of "property type," a grouping of individual properties based on shared physical or associative characteristics. It should identify the various historical factors that shaped the development of the area, which may include historical activities or events; historic personages; building types, architectural styles, and materials; and patterns of physical development.

The historic context statement provides a framework for the continuing process of identifying historic, architectural, and culturally or socially significant resources important within the context of the development of the Westside Plan Area, as well as the larger Westside Plan Area Valley region. It may also serve as a guide for citizens, planners, and decision-makers in their ongoing efforts to evaluate the relative significance and integrity of individual properties.

A historic context statement is not a comprehensive history of an area. Rather, it is intended to highlight trends and patterns critical to the understanding of the built environment. This historic context statement is intended to inform planning and land use decisions for the built environment in the Westside Plan Area.

1.2 Contributors

This historic context was prepared by Historic Resources Group. The historic context was authored by Paul Travis, Sian Winship, and Robby Aranguren. All are qualified professionals who meet or exceed the relevant Secretary of the Interior's Standards Professional Qualification Standards.

1.3 Acknowledgment Statement

The County of Los Angeles recognizes that we occupy land originally and still inhabited and cared for by the Tongva, Tataviam, Serrano, Kizh and Chumash Peoples. We honor and pay respect to their elders and descendants--past, present, and emerging--as they continue their stewardship of these lands and waters. We acknowledge that settler colonization resulted in land seizure, disease, subjugation, slavery, relocation, broken promises, genocide and multi-generational trauma. This acknowledgement demonstrates our responsibility and commitment to the truth, healing and reconciliation and to elevating the stories, culture and community of the original inhabitants of Los Angeles County. We are grateful to have the opportunity to live and work on these ancestral lands. We are dedicated to growing and sustaining relationships with the Native peoples and local tribal governments, including (in no particular order) the

- Fernandeño Tataviam Band of Mission Indians
- Gabrielino Tongva Indians of California Tribal Council
- Gabrieleno/Tongva San Gabriel Band of Mission Indians

[1] U. S. Department of the Interior, National Park Service, *National Register Bulletin 16A: How to Complete the National Register Nomination Form* (Washington, DC: 1997), https://www.nps.gov/subjects/nationalregister/upload/NRB16A-Complete.pdf (accessed March 2022).

- Gabrieleño Band of Mission Indians - Kizh Nation
- San Manuel Band of Mission Indians
- San Fernando Band of Mission Indians

To learn more about the First Peoples of Los Angeles County, please visit the Los Angeles City/County Native American Indian Commission website at lanaic.lacounty.gov.

2. SCOPE AND METHODOLOGY

2.1 Description of the Study Area

The study area for the project reflects the current boundaries of the Los Angeles County Westside Planning Area. The Westside Planning Area is one of the 11 planning areas established as part of the Planning Areas Framework in the Los Angeles County General Plan Update in 2015. The Westside Planning Area is focused on the unincorporated communities of Ladera Heights, View Park – Windsor Hills, Franklin Canyon, West LA Sawtelle VA, West Fox Hills, Marina del Rey, Gilmore Island and Beverly Hills Island. Maps of these areas can be found on Figures 1 through 4 below.

2.2 Research Methodology

Research collections, archives, and other materials consulted in the preparation of this historic context statement include primary and secondary sources relating to the history and development of the City of Los Angeles, City of Inglewood, Culver City, and Los Angeles County. Primary sources include annexation records, County building permits, city directories, County tax assessor rolls, Census and voter registration records, land use records, and historical newspapers and other periodicals. Secondary sources include published narrative histories and biographies; environmental review documents, such as EIRs and technical reports; previous historic resources surveys and studies; and previous historic evaluations, nominations, and designations. Visual materials included historical photographs (including historical aerial photographs and postcards), and historical maps (including Spanish and Mexican land grant maps, Sanborn Insurance Co. maps, and tract and subdivision maps).[2]

2.3 Previous Studies

Some of the Westside Planning Area is part of the incorporated City of Los Angeles and was studied and surveyed as part of SurveyLA, the 880,000-parcel citywide survey of historic resources. As a result, existing SurveyLA reports that are germane to the Westside Planning Area include: Westchester-Playa de Rey Community Plan Area, West Los Angeles Community Plan Area, Westwood Community Plan Area, Venice Community Plan Area, Palms-Mar Vista Community Plan Area, Bel Air-Beverly Crest Community Plan Area, and portions of the West Adams-Baldwin Hills-Leimert Park Community Plan Area and the Wilshire Community Plan Area.

Additionally, other incorporated municipalities within the Westside Planning Area have conducted historic and cultural resources surveys and have historic context statements. They include Beverly Hills, West Hollywood, and Santa Monica. Culver City has such a study in progress at the time of writing.

[2] A comprehensive list of resources consulted is listed in the bibliography.

2.4 Community Input

Input from the Westside community was actively solicited by the County to inform the Historic Context Statement. Prior to drafting the Historic Context Statement, community outreach efforts included a form survey, and a public meeting on August 10, 2023, during which the public was invited to submit information and concerns regarding the history and culture of the Westside Plan Area. The public was also invited to submit information and comments through the County's website. The draft Historic Context Statement was made available for review and comment by stakeholders. The Historic Landmark and Records Commission provided comments to the draft Historic Context Statement at their scheduled meeting of March 8, 2024. Information gathered from the community was either incorporated into the Historic Context Statement or recommended for further study.

2.5 Guidelines for Evaluation

A property may be designated as historic by national, state, and local authorities. In order for a building to qualify for listing in the National Register of Historic Places (National Register), the California Register of Historical Resources (California Register), or as a Los Angeles County Landmark, it must meet one or more identified criteria of significance. The property must also retain sufficient integrity to continue to evoke the sense of place and time with which it is historically associated.

This Historic Context Statement provides guidance for listing at the federal, state, and local levels, according to the established criteria and integrity thresholds. In general, a higher integrity threshold is needed for listing in the National Register of Historic Places; properties that may not retain sufficient integrity for listing in the National Register may be eligible for the California Register or for local designation. In addition, properties that have achieved significance within the past 50 years must be "exceptionally important" as outlined in National Register Criteria Consideration G.

A detailed description of each designation program and the evaluation criteria is included in Appendix C of this report.

In general, evaluation criteria focus on four overarching concepts:

1. Properties associated with historic events.
2. Properties associated with significant people.
3. Properties that are significant for their design, architectural style, or association with a significant architect.
4. Properties that have potential archaeological significance.[3]

These concepts are included in the designation criteria for listing in the National Register, California Register, and as a Los Angeles County Landmark. Each theme for which there are

[3] Archaeological significance is outside of the scope of this project.

extant built resources in the Westside Planning Area includes an “Eligibility Standards” section to assist in the identification and evaluation of potential historic resources from each period of development. Note that these are guidelines that are intended to assist in the evaluation of historic resources; other considerations including additional research, professional expertise, and comparative analysis of similar properties must also be taken into account in the evaluation of historic properties.

FIGURE 1: WESTSIDE PLAN AREA MAP

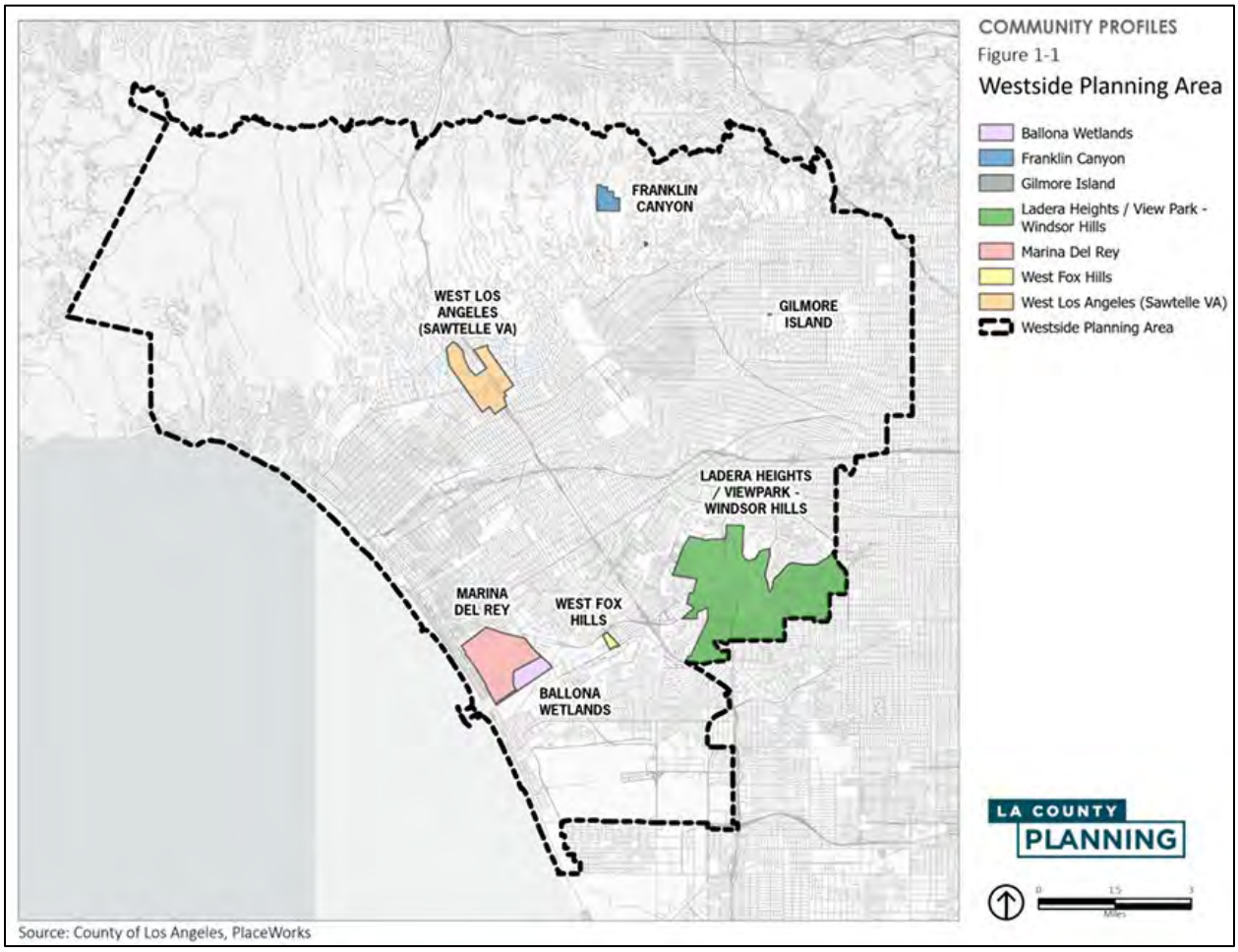

FIGURE 2: LADERA HEIGHTS/VIEW PARK - WINDSOR HILLS MAP

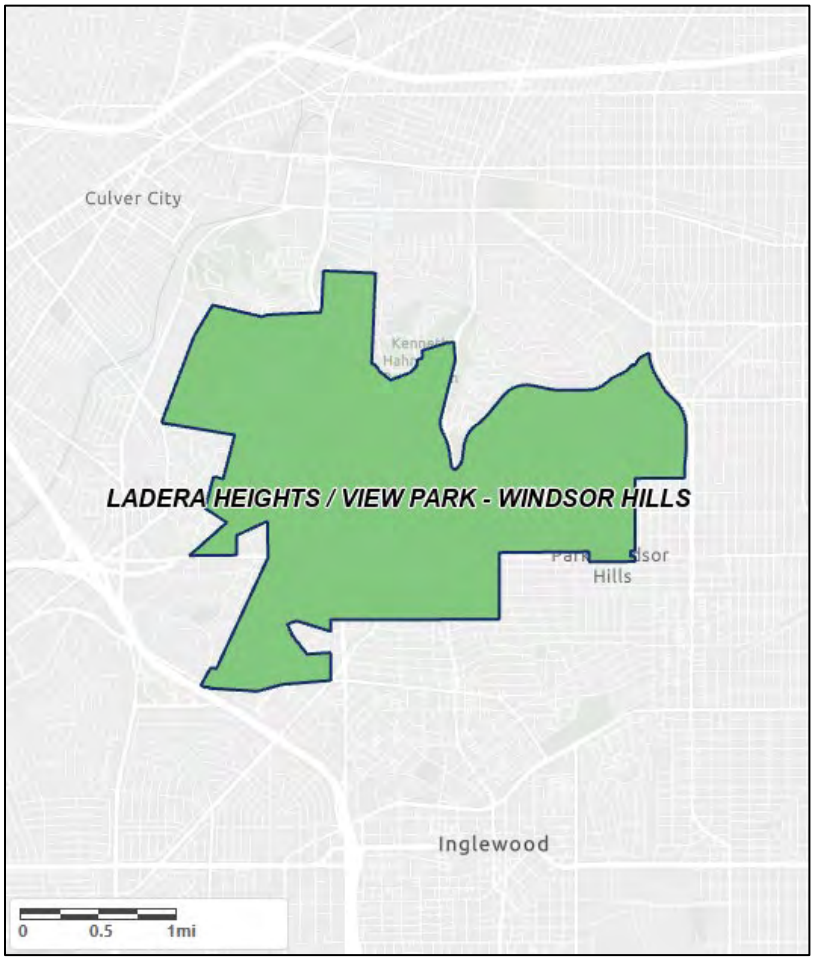

FIGURE 3: MARINA DEL REY MAP

FIGURE 4: WESTSIDE ISLANDS MAP

3. HISTORIC CONTEXT OVERVIEW

This historic context statement is focused on the unincorporated communities that make up the Los Angeles County Westside Planning Area. Specifically, the historic context statement focuses on those communities within the Westside Planning Area that contain significant built fabric and populations: Ladera Heights, View Park – Windsor Hills, Marina del Rey, and West Fox Hills. The West LA Sawtelle Veterans Administration community, though referenced and discussed here, is not further focused on since historic resources in the area have been evaluated and documented previously by the Veterans Administration. Franklin Canyon, Gilmore Island, and Beverly Hills Island are each very small, isolated land areas and have not been investigated for this context beyond a general history.

The historic context statement provides a narrative historical overview of the broad patterns of events and trends that have shaped land use patterns and the development of the built environment of the Westside Plan Area over time.

It should be noted that properties mentioned in the narrative are intended to illustrate development patterns or provide examples of specific property types; however, inclusion in the narrative does not necessarily indicate eligibility for designation. Properties that have been demolished are noted as such, when known.

The historic context statement also provides guidance for identifying and evaluating each property type, including: an overview of eligibility criteria and integrity considerations for listing in the National Register of Historic Places, the California Register of Historical Resources, and local designation by the County of Los Angeles; followed by eligibility standards specific to each type.

Chronological development periods and themes included in the historic context statement are outlined below.

4. GENERAL HISTORY

4.1 Native American Period (Before 1542)

SUMMARY STATEMENT

The Westside Plan Area is located in Los Angeles County. The County boundaries, in total, contain more than four thousand square miles. Los Angeles County is the ancestral territory of the Tongva, Tataviam, Serrano, Kizh, and Chumash Peoples.[4]

This context examines the historical background of Native American groups in the Westside Plan Area. There are no known extant built resources in the Westside Plan Area dating from the pre-colonial period (before 1542). The study of archaeological resources is outside the scope of this project.

HISTORICAL BACKGROUND

Tribes based in Los Angeles County have been identified by various names over the past two centuries.[5] The Spanish settlers who colonized the area and developed the Mission San Gabriel Arcángel (San Gabriel Mission) assigned the name "Gabrieleño" to Native Americans associated with the Mission.[6] Tongva, Kizh, and some members of the Cahuilla and Serrano tribes were historically encompassed under this nomenclature. Anthropologists Lowell John Bean and Charles R. Smith note that the term "Gabrielino" first appeared in a report published by Oscar Loew in 1876 and has been "intermittently applied" to the Indigenous population of the Los Angeles area ever since.[7] Today, some descendants refer to themselves as either Tongva or Kizh because they are terms of Native, rather than Spanish, origin.[8]

This historic context statement acknowledges and respects that each Native American Tribe has the right for self-identification and for that choice to be honored. Because the Westside Plan Area is within the ancestral home of several Native American tribes that identify by different names, this historic context statement adopts the inclusive term "Tongva and Kizh Peoples" when referring to the Plan Area's original Native American inhabitants.[9]

For more than 7,000 years, the Westside Plan Area First Peoples have served as the traditional caretakers of the Los Angeles Basin, South Channel Islands, San Gabriel and Pomona Valleys, and portions of Orange, San Bernardino, and Riverside Counties.[10] Historically, the present day tribes listed above were not a single tribe, but a collection of lineages (a group of families with a

[4] Claudia Jurmain and William McCawley, *O, My Ancestors: Recognition and Renewal for the Gabrielino-Tongva People of the Los Angeles Area* (Berkeley, CA: Heyday Books, 2009).
[5] Jurmain and McCawley, *xxvii.*
[6] As noted in the Introduction, terms such as "colonization" and similar language will be utilized in this historic context statement in discussions related to the history of the Native American community and their experiences in Southern California. For further information please refer to Los Angeles City Planning, "Guidance for the Preparation of Technical Reports and Studies relating to the Tribal Cultural Resource," https://planning.lacity.org/odocument/ab9e5647-1d96-4db7-aab1-2905984fbd1e/TechnicalReports_Studies-TribalCulturalResources.pdf (accessed November 2021).
[7] Lowell John Bean and Charles R. Smith, "Gabrieliño," in *California*, ed. Robert F. Heizer, 8, *Handbook of North American Indians*, ed. Robert F. Sturtevant (Washington, DC: Smithsonian Institution, 1978): 538-549, 538.
[8] William McCawley, *The First Angelinos: The Gabrielino Indians of Los Angeles* (Banning, CA: Malki Museum Press, 1996), 9-10.
[9] Although a somewhat cumbersome term, this name encourages inclusivity in the discussion of Pomona's original inhabitants.
[10] Bean and Smith, 538.

common ancestor) that shared a common Uto-Aztecan language, culture, religion, and lifestyle that distinguished them from neighboring groups. This group did not have a single unifying name, and it was common for a tribe to refer to themselves in their own language simply as "people" or "men," although they likely would have assigned names to other tribes.[11]

Prior to European contact and colonization, Native Americans in the present-day Westside Plan Area thrived because of their relationship with the land and waters and their stewardship approach to land conservation. Archeological research indicates that habitation sites were hierarchically organized around estuaries, with settlement size dependent upon resource availability. While some larger estuaries could support large settlements, populations at smaller estuaries often practiced a strategy of mobility in which a part of the population foraged during resource scarcity.[12] Research of flora and fauna remains from the Playa Vista/Ballona Creek area evidence that local estuarine, coastal, and near-coast resources provided subsistence for people residing near the estuaries.[13] Fishing was mostly limited to nearshore environments with little deep-sea fishing.

Villages were politically autonomous and largely organized through shared kinship ties.[14] While it is difficult to estimate their population over time, evidence suggests that at the time of European contact in the 16th Century there may have been more than fifty to one hundred mainland villages reflecting a range in population sizes.[15] Each village was headed by a chief, who was usually descended from the prevailing lineage of the village. The chief typically spoke multiple languages, negotiated social relations, collected taxes, and directed the community's seasonal migrations. In addition to the chief, spiritual leaders also had authority over the tribal community.[16]

Surrounding Indigenous communities included the Chumash, the Tataviam, the Serrano, the Cahuilla, and the Luiseño .[17] Interactions with surrounding groups were frequent and generally peaceful, occurring largely through the channels of intermarriage, matrilocal residence, and/or

[11] Bernice Eastman Johnston, *California's Gabrielino Indians* (Los Angeles: Southwest Museum, 1962), 15.
[12] Donn R. Rgenda and Jeffrey H. Altschul, "A Moveable Feast: Isolation and Mobility Among Southern California Hunter Gatherers," *in Islanders and Mainlanders: Prehistoric Context for the Southern California Bight*, ed J. Altschul and D. Grenda (Tucson, AZ: SERI Press, 2002), 128-129; Michael A. Glassow, Lynn H. Gamble, Jennifer E. Perry, and Glenn S. Russell, "Prehistory of the Northern California Blight and the Adjacent Transverse Ranges," in *California Prehistory: Colonization, Culture, and Complexity*, ed. Terry L. Jones and Kathryn A. Klar (new York: Rowman & Littlefield Publishers, Inc., 2007), 210.; Jeffrey Altschul, Jeffrey A. Hornburg, and Richard Ciolek-Torrello, *Life in the Ballona: Archeological Investigations at the Admiralty Site (CA-LAN-47) and the Channel Gateway Site (CA-LAN-1595-H)*, 22 (Tucson, AZ: Statistical Research, 1992); David Maxwell, "Vertebrate Faunal Remains," in *At the Base of the Bluff: Archeological Inventory and Evaluation Along Lower Centinela Creek, Marina Del Rey, California*. Playa Vista Monograph Series Test Excavation Report 4, ed. J. H. Altschul, A.Q. Stoll, D. R. Grenda, and R. Ciolek-Torello (Tucson, AZ: Statistical Research , 2003).
[13] David Maxwell, "Vertebrate Faunal Remains," in *At the Base of the Bluff: Archeological Inventory and Evaluation Along Lower Centinela Creek, Marina Del Rey, California*. Playa Vista Monograph Services Test Excavation Report 4, ed. J. H. Atschul, A. Q. Stoll, D. R. Grenda, and R. Ciolek-Torello (Tucson, AZ, Statistical Research, 2003).
[14] Lowell John Bean and Charles R. Smith, "Gabrieliño," in *California*, ed. Robert F. Heizer, vol. 8, *Handbook of North American Indians*, ed. Robert F. Sturtevant (Washington, DC: Smithsonian Institution, 1978): 538-549, 538; Donn R. Grenda and Jeffrey H. Altschul, 128-129.
[15] Bean and Smith, 540; Heather Valdez Singleton, "Surviving Urbanization: The Gabrielino, 1850-1928," *Wicazo Sa Review* 19, no. 2, *Colonization/Decolonization*, I (Autumn 2004): 49-59, 50.
[16] McCawley, 133-140; Bean and Smith, 544.
[17] Terry L. Jones and Kathryn A. Klar, *California Prehistory: Colonization, Culture, and Complexity* (Plymouth, UK: AltaMira Press, 2007).

trade.[18] It appears that the Westside Plan Area First Peoples also shared some rituals with the Chumash to the north, based on the distribution of similar stone effigies in the prehistoric period.[19] With the possible exception of the Chumash, the Westside Plan Area First Peoples were the most populous, and most powerful ethnic nationality in aboriginal Southern California, their influence spreading as far north as the San Joaquin Valley Yokuts, as far east as the Colorado River, and south into Baja California."[20] Their territory was so expansive, in fact, that it spanned several ecological zones. Consequently, the group's settlement and subsistence patterns varied slightly within each zone based on micro-environmental conditions, but on the whole, thrived on hunting, gathering, and fishing activities.

The arrival of Spanish explorers in the 1760s ushered in a period during which Native Americans were subjugated to Spanish rule, targets of religious conversion to Catholicism, and enslaved to build and maintain the missions, pueblos, and presidios. Tribes were forced to move from their villages and subjected to violence and cultural genocide.[21] Tribes were named after the missions they were forced into, which are reflected in the names of many local Tribes today.[22]

As described in the report *We Are Still Here. A report on Past, Present, and Ongoing Harms Against Local Tribes*, "in 1542, the first European expedition landed on Catalina Island, home to the Tongva, and made the first recorded contact between the Spanish people and the Native people of modern-day Los Angeles County."[23] The Spanish returned in 1769 to colonize the present-day Los Angeles area. Local tribes were forcibly displaced from their villages, eroding their language and culture. The Spanish enslaved the Native Americans, forcing them to build and maintain their missions, pueblos and presidios and were subjected to a life of servitude, and in many cases, forced religious conversion.

Successive waves of settlers—the Spanish, the Mexicans and the Americans—resulted in the loss of title(s) to their ancestral lands as well as disenfranchisement of the Native Americans. Spanish colonization of land was governed by the "Recopilación de Leyes de los Reynos de las Indias," of 1680, which provided that the inhabitants of colonized land included "the rights to their possessions, the right to as much land as they needed for their habitations, for tillage and for the pasturage of flocks."[24] Under the law, the Spanish held land in trust for the Native

[18] John R. Johnson, "Social Responses to Climate Change Among the Chumash Indians of South-Central California," in *The Way the Wind Blows: Climate, History, and Human Action,* ed. R. J. McIntosh, J. A. Tainter, and S. K. McIntosh (New York: Columbia University Press, 2000).
[19] Lynn Hunter Gamble and Glenn S. Russell, "A View from the Mainland: Late Holocene Cultural Developments Among the Ventureno Chumash and the Tongva," in *Catalysts to Complexity: Late Holocene Societies of the California Coast,* ed. J. M. Erlandson and T. L. Jones (Los Angeles: Cotsen Institute of Archaeology, University of California, 2002).
[20] Bean and Smith, 538.
[21] Language used in this document reflects that recommended by the Guidance for the Preparation of Technical Reports and Studies relating to The Tribal Cultural Resource.
[22] This document acknowledges and respects that each Native American tribe has the right for self-identification and for that choice to be honored. Because the area that now comprises the Westside Planning Area includes the ancestral home of Native American tribes that identify by different names, this historic context statement adopts the inclusive term "Tongva/Kizh " when referring to the WSAP's original and ongoing Native American inhabitants.
[23] Los Angeles City/County Native American Indian Commission/Los Angeles County Department of Arts And Culture, "We Are Still Here. A Report on Past, Present, and Ongoing Harms Against Local Tribes," November 1, 2022, 7.
[24] Los Angeles City/County Native American Indian Commission/Los Angeles County Department of Arts And Culture, "We Are Still Here. A Report on Past, Present, and Ongoing Harms Against Local Tribes," November 1, 2022, 7.

Americans. While the Native Americans retained the land, water and mineral rights living in and around the missions, these laws did not cover those living in traditional village settlements.

Native American Woman with Acorn Granary, N.d. *California Missions Resource Center*.[25]

[25] Photograph from "Gabrielino/Tongva," *Claremont Heritage,* https://claremontheritage.org/gabrielino_tongva.html (accessed April 21, 2022).

4.2 Spanish and Mexican Periods (1542-1848)

SUMMARY STATEMENT

This context examines early European exploration of present-day Southern California (part of "Alta California" under the Spanish and Mexican governments), and its colonialization by Spain and later Mexico. The colonization of Alta California was one of the most transformational events in California's history. Fueled by geopolitics, the Spanish crown established a permanent presence in Alta California in the 1760s. Colonial presence impacted the physical landscape and environment and subjugated local Native Americans to violence and cultural genocide, significantly changing the region. Spain continued to maintain control of the territory for over 50 years, until it was ceded to Mexico following the War for Mexican Independence in the 1820s.[26] Control of Alta California would be ceded to the United States in 1848 following the Mexican American War.

During the Spanish and Mexican colonial periods, the important colonial settlements nearest and most influential to the western portions of present-day Los Angeles County were the Mission San Fernando Rey de España located in the present-day Los Angeles community of Mission Hills in the San Fernando Valley, and the pueblo of Los Angeles (El Pueblo de Nuestra Señora la Reina de los Ángeles) which was founded in 1781 and established the urban settlement that would become the present-day City of Los Angeles.

Because there are no known extant built resources in the Westside Plan Area dating from the period of Spanish and Mexican control, no themes were developed for this context. The study of archaeological resources is outside the scope of this project.

SPANISH EXPLORATION AND COLONIZATION (1542-1821)

In 1542, King Carlos dispatched Portuguese explorer Juan Rodriguez Cabrillo to explore the West Coast of North America on behalf of the Spanish Empire. Cabrillo set sail in June 1542 and arrived in what is now San Diego Bay in September of that year. In doing so, Cabrillo became the first European to set foot on California soil, claiming the territory for the Spanish Empire by right of discovery.

In 1579, a competing claim of the Pacific Coast was made for England by Sir Francis Drake, which prompted two more expeditions to be dispatched by Spain: the first was headed by Sebastián Rodríguez Cermeño, who set sail in in 1596 carrying Cabrillo's writings and revisited some of the same coastline. Another expedition was made by Sebastián Vizcaíno in 1602. None of the three Spanish explorers had been able to identify an ideal harbor from which Spain could facilitate its maritime trade and no significant Spanish settlements were established. As a result, the Spanish Empire made no further effort to explore the Pacific Coast for another 160 years.

By the 1760s, Spain faced greater threats to its American territories from Russia and England, both of whom had already claimed adjacent lands in present-day Alaska and Canada,

[26] Yve Barthelemy Chavez, "Indigenous Artists, Ingenuity, and Resistance at the California Missions After 1769," PhD diss., University of California, Los Angeles, 2017, 3.

respectively.[27] At the same time, Jesuit missionaries had begun to establish a series of missions along the Baja California Peninsula – another threat to Spanish control.

Detail, Map of the United States, showing routes of principal explorers and early roads and highways, 1937. *The Claremont Colleges Digital Library*.

[27] Eldredge, 23.

In 1769, the Spanish government dispatched an expedition led by Captain Gaspar de Portolá, the newly appointed governor of Baja California, and Franciscan Father Junipero Serra to establish the first Spanish settlement in Alta California. Portolá established a military outpost at the Presidio of San Diego, thereby claiming Alta California as Spanish territory. Within the month, Serra also founded the Mission San Diego de Alcalá, the first of the 21 missions that would be established in Alta California by the Spanish and the Franciscan Order between 1769 and 1823.[28]

These efforts marked the beginning of a coordinated campaign by the Spanish to impose European religious beliefs and social and cultural ideals upon the existing Native population, leading to the widespread abuse of, and injury to, Native Americans through enslavement, forced religious conversion, and the introduction of infectious diseases.

Following establishment of the Presidio of San Diego, Portolá set out with a small group of explorers on an overland expedition along what would become known as *El Camino Real* ("The Royal Road"). The expedition reached the present-day boundaries of Los Angeles County on July 30, 1769. Franciscan Fray Juan Crespí named the area after "Nuestra Señora la Reina de los Angeles de la Porciúncula" or "Our Lady the Queen of Angels of the Porciúncula."[29]

MEXICAN CONTROL AND GOVERNANCE (1822-1848)

In 1821, Mexico won its independence from Spain, making Alta California part of Mexico. The Mexican government commissioned several exploration parties following its newfound control of Alta California.

The situation for Native Americans during the early years of Mexican colonial control remained largely unchanged from that of the Spanish era. Many of the Tongva and Kizh First Peoples who were forced from their ancestral lands still inhabited the formerly Spanish-controlled areas. However, by the 1830s, the focus on secular agricultural settlement was increasingly overtaking the mission system as more Mexicans migrated and settled in the region.

Consequently, in 1833, the Mexican Congress passed the Act for the Secularization of the Missions of California. Franciscan *padres* abandoned the missions, and the new Mexican government seized most mission lands from the Catholic Church. The secularization law directing the closure of the California missions was passed by the Congress of Mexico on August 17, 1833, with more specific regulations to guide implementation passed on August 9, 1834. According to the 2009 National Park Service study, the regulations were intended to return the land to the Indigenous inhabitants, assigning one half of the mission lands and property to Native Americans along with common land sufficient to pasture their stock. In addition, one half of the mission herds were to be divided proportionately among Native American families. The remaining lands were then available for dispersal by the Mexican government .[30]

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[28] Theodore E. Treutlein, "The Portolá Expedition of 1769-1770," *California Historical Society Quarterly* 47, no. 4 (University of California Press, 1968): 291-313.
[29] Raymund F. Wood, "Juan Crespí: The Man Who Named Los Angeles," *Southern California Quarterly,* 53, no. 3 (September 1971): 199-234.
[30] Randall Milliken, Lawrence H. Shoup, and Beverly R. Ortiz, "Secularization and the Rancho Era, 1834-1846," in *Ohlone/Costanoan Indians of the San Francisco Peninsula and their Neighbors, Yesterday and Today*, prepared for National Park Service Golden Gate National Recreation Area, San Francisco, CA, June 2009 (accessed December 2020), 154.

However, the distribution of mission lands did not unfold in the way that the 1834 regulations anticipated, and Indigenous peoples were consistently denied access to former mission lands. During this period, scattered reports indicate that the forcibly displaced Tongva and Kizh Westside Plan Area First Peoples pursued several options available to them. Some moved from the mission to the burgeoning El Pueblo de Los Angeles looking for work, while others intermarried with other tribes, leaving their traditional homeland.[31]

In order to attract settlers to the region, Mexico established a system of land grants that divided the land into large tracts known as *ranchos*. The government granted these *ranchos* to private individuals who were Mexican soldiers, settlers, or financiers. By the time Alta California was given over to Mexico, about thirty land grants throughout the territory had already been presented to Spanish soldiers and government officials by the King of Spain. However, no titles were actually transferred as part of this effort; Spanish governors were authorized to give concession to the individuals, which allowed them to run stock in certain areas without a formal deed.[32] The "rancho system" as it is known today was instead unique to California under Mexican rule as it granted title of land to private citizens. What followed was the period of Southern California history associated with the Rancho era.

The Mexican American War began in 1845 and ended in 1848 with the signing of the Treaty of Guadalupe Hidalgo, which formally annexed Alta California to the United States. On September 9, 1850, California officially became the 31st state in the Union.

4.3 American Control and Settlement (1848-Present)[33]

GENERAL DEVELOPMENT HISTORY

During the Spanish and Mexican eras, the westside of Los Angeles County was occupied primarily by farms and agricultural lands focused on cattle, sheep and some fruit tree cultivation. This continued for several decades after the annexation of California by the United States. By the 1870s, commercial grain growing had been introduced, which proved to be successful.

The arrival of the railroad in 1875 and subsequent regional real estate and population boom opened up westside lands for development and the first residential subdivisions. Despite the development of these early residential tracts throughout the first two decades of the 20th century, large areas of undeveloped land and agricultural fields remained including numerous farms established by Japanese American growers. More urbanized development did not take

[31] Singleton, 50-51.
[32] "Orange County's First Ranchos – Manuel Nieto and Juan Pablo Grijalva," OC Historyland, https://www.ochistoryland.com/firstrancheros (accessed March 2021).
[33] This section unless otherwise indicated has been excerpted from *SurveyLA Historic Resources Survey Report Palms-Mar Vista-Del Rey Community Plan Area*, Historic Resources Group, July 2012; and *SurveyLA Historic Resources Survey Report Westchester-Playa del Rey Community Plan Area*, Architectural Resources Group, November 27, 2013.

hold until the 1920s.

The development history of the westside is tied to advances in transportation during the first quarter of the 20th century. In the 1900s, settlement had been facilitated by the establishment of the Pacific Electric streetcar By the 1920s, the popularity of the automobile expanded development across the area. Development was also influenced by economic shifts during the first decades of the 20th century. Agricultural land gave way to industrial land uses, as production plants for the aircraft industry were established in the area. During the 1930s, Douglas and Hughes Aircraft relocated to areas bordering Mar Vista. In addition, with the discovery of oil in Baldwin Hills in 1924, then Playa Del Rey and Venice in 1932, the petroleum industry became instrumental in the physical development of the area and oil-related uses such as derricks and oil-industry worker housing began to emerge as part of the landscape.

In the early 1940s, with a healthy employment base to attract new residents, housing subdivisions were constructed at an accelerated rate. This expansion continued throughout the 1940s, as new residential areas were added to accommodate defense industry workers who poured into the region during World War II and returning servicemen and other new residents after the war. After World War II, most of the area's remaining farms and open lands gave way to residential tracts. The late 1950s also saw construction of the San Diego Freeway, or Interstate 405, which increased automobile access to the area.

Significant post-World War II expansion of the aircraft manufacturing industry fueled economic growth and new development. Employers such as Douglas Aircraft in Mar Vista, as well as entertainment industry companies such as MGM Studios in Culver City, attracted many new settlers to the area. Along with more residents came the need for an increase in services and amenities, resulting in significant commercial, civic, institutional, and infrastructural development in the mid-20th century. This is reflected in the area's numerous densely developed commercial corridors, as well as postwar expansion of a variety of building types.

ANNEXATION HISTORY OF THE WESTSIDE PLAN AREA

On a macro level, the development history of the Westside Plan Area consists of a series of incorporations and annexations over the past 100+ years. The largest city in Los Angeles County, and the dominant municipality that surrounds and buffers the Westside Plan Area's unincorporated communities, is the City of Los Angeles. The cities of Santa Monica,[34] Culver City, Beverly Hills, and West Hollywood are virtually surrounded by land annexed into the City of Los Angeles over the last century.

Geographic expansion of the City of Los Angeles through annexation resulted from a combination of government leaders looking for future growth and the concerns of residents regarding power, sewer access, water delivery, and public schools. Although some citizens purposefully located outside city limits to avoid municipal taxes, more often the need for

[34] Santa Monica was incorporated in 1888, as an early seaside resort community.

infrastructure and supportive services made annexation attractive to the majority of property owners and residents.

In 1906, Los Angeles annexed the "Shoestring Strip" of 11,000 acres connecting the San Pedro Harbor with the city proper. Annexation of Wilmington and San Pedro soon followed. The physical connection of Los Angeles with its primary port accelerated additional annexations throughout the Westside. Annexation of large portions of the Westside Plan Area land occurred during the first decades of the 20th century. The 31,000-acre Westgate Addition west of Beverly Hills and north of Santa Monica in 1915 surrounded the Soldier's Home to the east and west. The Palms area was added later that same year.[35]

As with much of Southern California history, incorporation and annexation often revolved around the issue of water. William Mullholland's Los Angeles Aqueduct, bringing water from the Owens Valley, opened in November of 1913. The San Fernando Valley was annexed into the city of Los Angeles just two years later.

Concerns over a potential water shortage, plus a desire to improve the local school system, drove the incorporation of Beverly Hills in 1914. Although the township of Beverly Hills was planned seven years prior, residential development was increasing, and citizens voted to take civic matters into their own hands. Culver City, the brainchild of developer Harry H. Culver, was incorporated in 1917 as a means of providing fire and police services.

In 1917, a major effort to annex some 6,000-7,000 acres[36] of Westside land into the city of Los Angeles was undertaken.[37] Referred to as the "West Coast Annexation," this effort was largely spearheaded by George H. Dunlop, the former mayor of Hollywood who had led Hollywood's consolidation efforts with the Los Angeles several years earlier.

One issue motivating annexation was the Hyperion sewer district, which the City of Los Angeles feared losing control over to the bordering municipalities of Venice and El Segundo.[38] Opposition to the annexation came from the nearby municipalities of Santa Monica, Redondo Beach, El Segundo, Manhattan Beach, Hermosa Beach and Inglewood all of whom feared less control and oversight of the sewer nuisance at Hyperion which was geographically closer to the beach cities than to Los Angeles.

The Citizens' League led by George F. Hays also lobbied against the West Coast Annexation. They represented the sentiments of several large landowners who had purposely purchased their acreage outside of City limits to avoid taxation of their holdings.

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[35] Paul R. Spitzzwei, "All Over the Map: "Map Showing Annexations and Boundaries of City of Los Angeles," January 31, 2020. https://homesteadmuseum.blog/2020/01/31/all-over-the-map-map-showing-annexations-and-boundaries-of-city-of-los-angeles-31-january-1918/ (accessed October 3, 2023).
[36] Newspaper accounts differ as to the exact amount of acreage, Early articles from 1916 suggest some 4,000 acres. By June 1917, articles from various newspapers refer to 6,000 or 7,000 acres.
[37] "New Annexation Project Is Proposed," *Los Angeles Evening Express*, February 13, 1917, 13.
[38] An independent city at the time, Venice would not be annexed to the City of Los Angeles until 1926.

According to the regulations of the time, annexation was first voted on by the residents of the territory to be annexed. The Angeles Mesa area, home to the majority of the voting population, voted overwhelmingly in support of annexation.[39] A follow-up election among residents of the City of Los Angeles overwhelmingly approved annexation. The move raised the footprint of the City of Los Angeles to 349.8 square miles, making it the largest city in America geographically.[40] The Citizen's League, however, was successful in keeping their interests from annexation resulting in the unincorporated areas of present-day Ladera Heights/View Park-Windsor Hills. Ultimately, the City of El Segundo incorporated in 1917, at the behest of the Standard Oil Company, being the site of its second largest oil refinery, and an industry town.

A second major wave of annexations occurred during the 1920s. Sawtelle, an agricultural and support community for the nearby Soldier's Home (present-day Veterans Administration) was annexed into the City of Los Angeles in 1922. In 1918, Sawtelle residents voted by a narrow margin to be annexed into Los Angeles but were thwarted in their efforts when City trustees refused to participate. After a brief occupation of Sawtelle City Hall by Los Angeles officials, Sawtelle trustees sued in court and won on a technicality. Four years later, the residents of Sawtelle once again voted for annexation and Sawtelle became the fourth city to be annexed into Los Angeles.

Venice was annexed into Los Angeles in 1925, largely due to an inept government. Resistance to annexation in the seaside community was mounted by the hospitality industry, as they feared Los Angeles laws against gambling, all night dancing, and Sunday commercial activity would negatively impact businesses on and around the Venice pleasure piers. Other sections of the Westside Plan Area, including Laurel Canyon and Beverly Glen were annexed into Los Angeles as hillside residential development became more feasible and growth from nearby Hollywood (previously annexed into the City of Los Angeles in 1910) continued.

Culver City began annexing neighboring land during the 1950s and 60s. During the 1950s, the Culver Crest residential area in the foothills near present-day West Los Angeles College was absorbed into the municipality in order to provide city services. In 1964, Culver City annexed a large section of the Fox Hills area (including the Fox Hills Country Club and Hillside Memorial Park). The owners of the property at the time, the Home Savings and Loan Co., suggested that the Culver City annexation would provide superior city services,[41] however, rezoning issues appear to have factored into the decision as well as the land had been the subject of a rezoning fight while under county jurisdiction.

West Hollywood (formerly known as Sherman) remained unincorporated until 1984, at which time rent control measures were due to expire. This galvanized an incorporation effort by a coalition of LGBTQ activists, Russian immigrants, seniors, and renters. Once a municipal

[39] "Angeles Mesa Is Ready To Come in," *Los Angeles Times,* May 27, 1917, 62.
[40] "New Annexation Gives L.A. Area of 349.8 Square Miles," *Van Nuys News and Valley Green Sheet*, June 8, 1917, 1.
[41] "Looking Back…With Julie Lugo Cerra Fox Hills Connection with Culver City Dates to the '60s," *Culver City News*, November 29, 2018, https://www.culvercitynews.org/looking-back-with-julie-lugo-cerra-fox-hills-connection-with-culver-city-dates-to-60s/ (accessed October 5, 2023).

government was formed, rent control measures were immediately approved.

Lastly, the unincorporated areas currently in the Westside Plan Area, all have some historical ties to the oil industry, which may have been a factor in their decision to remain unincorporated. From the presence of the Inglewood Oil Field (Ladera Heights/View Park-Windsor Hills), to the site of the Venice Oil Fields (Ballona Creek and Marina Del Rey), Gilmore Oil Field (Gilmore Island), and land previously owned by oil magnate, Edward L. Doheny (Franklin Canyon), these areas mostly defy the patterns of early 20th century residential development that encouraged annexation or incorporation.

5. COMMUNITY SPECIFIC DEVELOPMENT HISTORIES

5.1 Ladera Heights/View Park-Windsor Hills

COMMUNITY OVERVIEW

The Ladera Heights/View Park-Windsor Hills area is located approximately 11 miles southwest of downtown Los Angeles. It is an irregularly-shaped area extending from the south side of Glenford Street and Stocker Street to the north as far south as Centinela Avenue at the southwest portion of the area, and a horizontal boundary just north of the Inglewood city limits to the south, and just north of W. Slauson Avenue on the southeastern portion of the area, to the eastern side of Deane Avenue and S. Victoria Avenue to the east, and the west side of S. Wooster Avenue to the west.

The community is served by Windsor Hills Math Science Elementary School, 54th Street Elementary School, and Ranklin D. Parent Elementary School. Monteith Park, Ladera Park, and Ruben Ingold Park offer recreational opportunities. Major arteries include S. La Cienega Boulevard, W. Slauson Avenue, Stocker Street, and Angeles Vista Boulevard. The Ladera Shopping Center at La Cienega Boulevard and W. Centinela Avenue and the commercial corridor along W. Slauson Avenue are the primary commercial/retail areas. Industrial development, focused on oil extraction in the area known as the Inglewood Oil Field, spans both sides of La Cienega Boulevard in the northern portion of the area.

The residential community is primarily Black, with very small percentages of White, Asian, and Hispanic/Latino residents.[42] The population of nearly 20,000 is well educated, high-earning, mature, and composed primarily of homeowners.[43]

DEVELOPMENT HISTORY

As noted above, the Tongva and Kizh Peoples inhabited the greater Baldwin Hills area, including what is now known as Ladera Heights/View Park-Windsor Hills. The village of Saa'anga was located in the vicinity of Ballona Creek. In the mid-1930s, archeologists recorded eight sites with artifacts in Baldwin Hills, the location of one of which has been "destroyed by housing."[44]

After colonization, Spanish and Mexican land grants were given to former soldiers and individuals of stature, ushering in the Rancho period and the systematic forced displacement of Native Americans from the area. Ladera Heights/View Park-Windsor Hills was located in the Rancho La Cienega ó Paso de la Tijera, which was granted to Manuel Micheltorena in 1843.

After California was annexed to the United States in 1848, the area continued to be used for ranching. In 1875 and again in 1886, large portions of the Rancho La Cienega were purchased by

[42] Los Angeles County, View Park/Windsor Hills Community Profile, https://planning.lacounty.gov/wp-content/uploads/2023/05/Unincorporated-View-Park-Windsor-Hills.pdf (accessed August 4, 2023).
[43] Los Angeles County, Ladera Heights Community Profile, https://planning.lacounty.gov/wp-content/uploads/2023/05/Unincorporated-Ladera-Heights.pdf (accessed August 4, 2023).
[44] David Maxwell, "Vertebrate Faunal Remains," in *At the Base of the Bluff: Archeological Inventory and Evaluation Along Lower Centinela Creek, Marina del Rey, California.* Playa Vista Monograph Series Test Excavation Report 4, ed. J. H. Atschul, A. Q. Stoll, D. R. Grenda, and R. Ciolek-Torello (Tucson, AZ: Statistical Research, 2003), 48.

Elias J. "Lucky" Baldwin. Baldwin was a pioneering real estate investor, speculator, and businessman who journeyed west after some business success in the Midwest. He arrived in California in 1853, the height of the Gold Rush, where he shrewdly focused on business ventures other than gold. In San Francisco he developed, bought and sold real estate, traded stocks, and started a brick manufacturing business among many ventures. Investments in silver mine stocks on Nevada's Comstock Lode returned millions of dollars in profits. Baldwin soon was known as one of California's richest men and his personal life (replete with multiple wives, divorces, mistresses, and paternity suits) made him one of the most controversial and talked about men of California's early American period. Baldwin relocated to Southern California where, in addition to his Rancho La Cienega holdings, he bought large tracts of ranch land in the San Gabriel Valley (present-day Arcadia). He gained additional notoriety breeding and racing thoroughbred racehorses before his death in 1909.

Rancho La Cienega 1924, *Los Angeles Public Library*.

After Baldwin's death, his heirs subdivided and sold portions of the Rancho La Cienega which became known as "Baldwin Hills." A large expanse of land was sold to the Los Angeles Investment Company (LAIC)—the largest sale in the history of Los Angeles' suburban development at that time.[45] The LAIC was founded in 1898 to take advantage of California's land boom and grew into one of the largest real estate and land development companies of its time.[46] Subsequently, the LAIC developed a network of companies and subsidiaries to support its endeavors including construction companies, lumber companies, a financial institution, and a real estate sales and marketing company. The LAIC also used in-house engineering and architectural services. The LAIC's vertical integration of supporting businesses proved to be

[45] "Six Million Dollar Sale Consummated," *Los Angeles Times*, August 14, 1912, II1.
[46] Kim Hernandez, "The Bungalow Boom: The Working-Class Housing Industry and the Development and Promotion of Early Twentieth-Century Los Angeles," *Southern California Quarterly*, Winter 2010, 354. Quoted in the National Register of Historic Places Nomination, View Park Historic District, 2015-6, 8-1.

highly efficient and became a model for other real estate developers.[47] Over time, the LAIC subdivided and improved many tracts within the former rancho.

Inglewood Oil Field

Prior to American settlement in the 19th century, surfacing oil and tar throughout the Los Angeles area provided a variety of uses for area Native Americans, and the oil pools at the La Brea tar pits were well known by Spanish and Mexican explorers and settlers. In 1892, prospectors Edward L. Doheny and business partner Charles A. Canfield discovered what would become the Los Angeles Oil Field. The field was originally located on and around the site of present-day Dodger Stadium and its discovery would foster a boom in oil production throughout the region.

By the first decade of the 20th century, the oil boom spread to exploration in areas all around Downtown Los Angeles. By 1910, local oil production had risen to 70 million barrels per year. Additional oil discoveries in the 1920s caused a second oil boom that made the Los Angeles area a leading oil exporter and led to exceptional economic growth and prosperity in the region. The abundance of local oil fostered the development of several key industries in and around Los Angeles, including automotive, rubber and tires, steel, and paving. Local oil also helped popularize the automobile in Southern California, providing inexpensive fuel and key materials for asphalt roads.[48]

Inglewood Oil Field c. 1930. *Los Angeles Times Photographic Archives*.

[47] National Register of Historic Places Nomination, View Park Historic District, 2015-6, 8-1.
[48] *SurveyLA Citywide Historic Context Statement, Industrial Development, 1850-1980*, p. 82-84.

Oil exploration peaked as demand soared during the economic boom of the 1920s. It was during this time that large portions of the LAIC's Baldwin Hills holdings were leased for oil exploration and would eventually become the Inglewood Oil Field, which extends on both the east and west sides of La Cienega Boulevard in the northern portions of the Ladera Heights/View Park-Windsor Hills Community Area. Exploration for oil in the area dates back to 1916, but the successful strike that established the Inglewood Oil Field occurred in 1924 by the Standard Oil Company.[49] Demand was reduced during the Great Depression of the 1930s but oil extraction from the Inglewood Oil Field has continued to the present day. Spanning areas east and west of La Cienega Boulevard, the Inglewood Oil Field is currently the largest urban oilfield in the U.S.[50] It is developed with pumpjacks on drilling pads and appurtenant uses. Oil is processed onsite to remove water and gas. It is then moved by pipeline. In addition to Standard Oil, the Inglewood Oil field was home to other smaller operators, all of which have been bought out by Standard Oil (now known as Chevron).

Baldwin Hills Oil House, undated. *baldwinhillsoilhouse*.com

Curiously, a large house constructed prior to oil exploration is still extant in the Inglewood Oil Field. Variously referred to as the "Baldwin Hills Oil House" and the "Cone Trust House,"[51] this remnant from earlier times is located on a hill west of La Cienega Boulevard and Kenneth Hahn State Recreation Area. The two-story brick home designed in a variant of Dutch Colonial Revival style was built between 1913 and 1915 by a man named Charles Wellington Rand who died in 1917. In 1923, Rand's family sold the house to Emma and Irving Cone, just one year before oil was discovered. Emma Cone became one of the first private property owners to sell oil leases in the Baldwin Hills area. The Cone family heirs still own the house and several acres

[49] Herschel Livingston Driver, "Inglewood Oil Field, Los Angeles County, California," Master of Science, University of Southern California, 1939, v.
[50] Ruben Vives, "Inglewood Oil Field's Neighbors Want Answers About Land Shift," *Los Angeles Times*, June 23, 2012. https://www.latimes.com/local/la-xpm-2012-jun-23-la-me-inglewood-fracking-20120624-story.html (accessed July 29, 2023).
[51] Baldwin Hills CSD Environmental Impact Report p. 4.12-6.

of oilfields today.[52]

View Park-Windsor Hills

The LAIC broke ground for the View Park tracts in the early 1920s. Increasing ownership of automobiles by the middle and upper middle classes made hillside residences, desired for the views and sense of privacy they afforded, more accessible. Over the next four decades, the LAIC developed 2,300 parcels.[53]

Beginning in 1924, the company developed the lower and flatter sections of View Park (south and east of Angeles Vista Boulevard) with more modest houses. Most of the homes were built in either the Spanish Colonial Revival or Tudor Revival styles popular at the time. View Park's hillside tracts were developed for more affluent buyers—taking advantage of panoramic views. These residences were designed and built in the popular Period Revival styles of the era, which, in addition to Spanish Colonial Revival and Tudor Revival, included Mediterranean Revival and French Revival. The hillside residences were larger and often included multi-car garages, indicative of the income levels targeted by the developers. Between 1923 and 1927, the LAIC provided the architectural plans and construction services for the residences built in View Park; the names of these staff architects are currently unknown. The LAIC also constructed an 18-hole golf course adjacent to View Park and set aside a small, triangular plot of land for Monteith Park, a pocket greenspace at the intersection of Olympiad Drive, Mullen Place, and S. Mullen Avenue.

View Park Model Home 1928 *USC Digital Library*.

[52] Scott, Anna, "L.A.'s Mystery House on a Hill," July 10, 2015, KCRW website, accessed October 12, 2023. https://www.kcrw.com/culture/articles/l-a-s-mystery-house-on-a-hill
[53] National Register of Historic Places Nomination, View Park Historic District, 2015-6, 8-3.

View Park Model Home 1938. *Los Angeles Public Library*.

As was common practice at the time, the LAIC established restrictive covenants for View Park prohibiting the sale of homes to people of color and those of the Jewish faith. As a result, the 1930 Census shows that the development contained just two Black residents and one resident of Japanese descent—all of whom were employed as domestic workers.[54] Supreme Court decisions in 1948 and 1953 diminished the use of restrictive covenants. They were finally deemed illegal by the 1968 Fair Housing Act of 1968.[55]

[54] National Register of Historic Places Nomination, View Park Historic District, 2015-6, 8-9.
[55] Douglas Flamming, *Bound for Freedom: Black Los Angeles in Jim Crow America* (Berkeley: University of California Press, 2005), 69; Lawrence B. De Graaf and Quintard Taylor, "Introduction," in Lawrence B. De Graaf, Kevin Mulroy, and Quintard Taylor, eds., *Seeking Eldorado: African Americans in California* (Los Angeles: Autry Museum of Western Heritage, 2001), 3-69; Wendy Plotkin, "Restrictive Covenants," in *Encyclopedia of American Urban History, Vol. 2*, ed. David Goldfield (Thousand Oaks: Sage, 2007), 681.

Olympic Village 1932. *Los Angeles Public Library*.

Construction slowed in the early 1930s with the onset of the Great Depression. In 1932, a portion of the Baldwin Hills area was temporarily developed as the "Olympic Village" to house male athletes participating in the 1932 Summer Olympic Games. It was considered the first modern "Olympic Village" in the history of the Olympic Games and set a precedent for housing athletes for future Olympics. The Village consisted of several hundred buildings, including small cabins for the athletes, post and telegraph offices, an amphitheater, a hospital, a fire department, and a bank. The Olympic Village was completely dismantled after completion of the Olympic Games.

Neighboring Windsor Hills was developed by the Marlow-Burns & Company in the late 1930s. Windsor Hills homes were largely designed in the popular Period Revival styles as well as more stripped down "Minimal Traditional" styles. Once again, restrictive covenants and deed restrictions prohibited the purchase or sale of homes in Windsor Hills to people of color. More than 275 homes were built between 1937-39, totaling $2,500,000 in construction costs.[56] By 1942, 1,200 homes had been built.[57]

Fred W. Marlow and Fritz Burns formed Marlow-Burns & Co. for the development of Windsor Hills. They laid out curvilinear streets and marketed to first-time buyers eligible for the new 90 percent FHA financing."[58] Parcels were sold to both individual buyers who wanted to construct their own homes and speculative home builders. Marlow-Burns & Co also built their own

[56] "Many Homes Built in Windsor Hills," *Los Angeles Times*, May 7, 1939, E2.
[57] "Fifteen New Houses Further Windsor Hills Development," *Los Angeles Times*, January 18, 1842, A7.
[58] Greg Hise, *Magnetic Los Angele*s (Baltimore, MD: Johns Hopkins University Press, 1997).,135.

speculative homes in Windsor Hills to attract buyers. Demonstration model homes were constructed and marketed with fanciful names such as the "Town and Country" model. A branded "Windsor-Built System Home" with 18 different plan variations was also offered, all designed by Wardell Engineering and Construction. [59] Five Windsor Hills homes were recognized by the Southern California Gas Company for excellence in home design, including a six-room Norman English cottage designed by architect Charles DuBois.[60]

Windsor Hills 1938. *Huntington Library*.

As originally planned, the Marlow-Burns development of Windsor Hills did not include commercial development. Commercial development, however, soon followed along Slauson Avenue to serve the Windsor Hills residents. This included a cluster of retail buildings at the intersection of Slauson Avenue and Angeles Vista Boulevard that included a Thrifty Drug store constructed in 1941,[61] a Mayfair Market constructed in 1942, and other neighborhood serving stores. Schools, churches, and recreation facilities were also constructed to serve the community.

After World War II, the LAIC began developing the View Park tracts west of Presidio Drive. The LAIC did not design and build residences in these subdivisions, preferring instead to sell groups of parcels to speculative builders and to individuals seeking to build custom homes. The most common style was the Ranch House and its many variations, Mid-Century Modern-style homes, and some Hollywood Regency designs. Development occurred in this section of View Park until the neighborhood was fully built in the late 1960s.[62]

Many notable architects designed homes in View Park including Leopold Fischer, Raphael Soriano, H. Roy Kelley, Charles W. Wong, and Robert L. Earl.[63] It is estimated that builder Homer C. Valentine designed more than 50 residences with Robert L. Earl in View Park.[64] View Park is listed as a historic district on the National Register of Historic Places in 2014 because of its architectural, cultural, and historical significance. [65] The Doumakes House at 4918 Angeles Vista Boulevard in View Park, a Spanish Colonial Revival style house constructed in 1928, was designated Landmark No. 1 by the County of Los Angeles in 2016.

[59] Greg Hise, *Magnetic Los Angele*s (Baltimore, MD: Johns Hopkins University Press, 1997).,136.
[60] "High Standards Set in Modern Home," *Los Angeles Times*, October 8, 1939, E3.
[61] "Thrifty Adds Unit to Store Chain," *Los Angeles Times*, November 23, 1941, A7.
[62] National Register of Historic Places Nomination, View Park Historic District, 2015-6, 8-5.
[63] For exact addresses of these homes, please consult the National Register Nomination for the View Park Historic District.
[64] National Register of Historic Places Nomination, View Park Historic District, 2015-6, 8-8.
[65] National Register of Historic Places Nomination, View Park Historic District, 2015-6, 8-8.

Ladera Heights

In response to the increased demand for housing after World War II, the LAIC subdivided and developed Ladera Heights. Following its earlier development patterns, the LAIC built many of the houses for sale in Ladera Heights, but also sold parcels to independent building contractors and owners who constructed custom homes. Homes in various post-war styles, from variations on the Ranch style to Mid-Century Modern were developed throughout Ladera Heights. LAIC developed Ladera Heights in phases through the early 1960s.[66]

Ladera Heights Display Ad 1955. *Los Angeles Times*.

As a result, Ladera Heights' neighborhoods have earned colloquial distinctions. "Old Ladera" includes the first tract subdivided by the LAIC, Tract 12650, in 1946, south of Slauson Avenue, east of La Cienega, and west of Ladera Park. The tract was unusual in that the 174 parcels were laid out across three jurisdictions: the City of Los Angeles, the City of Inglewood, and unincorporated Los Angeles County. The initial offering in 1947 included 124 single-family residences on wide lots, facilitating the development of newly popular Ranch-style homes. The LAIC appears to have built some homes on speculation, with unimproved lots also available for purchase. The LAIC also offered 15 duplex lots and 20 triplex lots for multi-family residential

[66] Because Ladera Heights remained undeveloped until the 1960s, the area was not coded on redlining maps.

development.[67] The duplexes and triplexes were advertised as investment properties, where a property owner could live in one unit and rent the other(s). Multi-family garden apartments were also developed in Ladera Heights including Cienega Village at 5710 S. Fairfax Avenue (1950); and the Ladera Townhouse at 6233 S. La Brea Avenue (1950) by architect John C. Lindsay.[68] By 1951, 592 sites had been developed by the LAIC east of La Cienega Boulevard.[69]

Among the independent developers/contractors who built in Old Ladera was Milton Kaufman (1882-1964), a Los Angeles real estate developer whose local real estate developments date back to the 1920s. After World War II, he formed the Milton Kaufman Construction Corporation. His developments included a group of homes on S. Kings Road in Ladera Heights.[70]

The LAIC continued its development activity, moving westward, subdividing tracts north and south of Slauson Avenue in 1952 and 1953, respectively, and concentrating more and more on custom homes. A 1955 ad in the *Los Angeles Times*, promoted Ladera Heights as "sparkling new homes erected by scores of builders who have purchased sites and are building, displaying and offering you their best creative efforts in home construction and arrangement."[71]

Garth Avenue was one of the first streets in Lower Ladera that the LAIC opened up to builders.[72] Development continued with the subdivision of the tract immediately to the west and south of Slauson Avenue. This was followed by the development of the rest of the area known as "Upper Ladera" in 1956 and 1957. Upper Ladera includes all houses north of Slauson in between La Cienega Boulevard and Shenandoah Avenue. During the 1960s, tracts at the southern end of "Lower Ladera" (houses south of Slauson Avenue in between Wooster Avenue and La Cienega Boulevard) were developed by the LAIC between 1960 and 1964.

Upper and Lower Ladera Heights are home to a large number of Ranch-style homes and Mid-Century Modern homes. Examples include the Linnell Residence at 6443 S. Halm Avenue designed by Charles W. Wong, in 1965, the Engleman Residence at 6440 S. Halm Avenue designed by Paul Bennet, AIA, in 1964, and several other residences designed by these and other architects.

Renowned builder Homer Valentine, built many homes in the Ladera Heights area, including many custom Ranch Style residences. Valentine often worked with architect Robert L. Earl and Charles W. Wong on the design of custom residences. He developed an ongoing relationship with the LAIC leader, Reuben Ingold, and purchased several lots in Ladera (including some on Garth Avenue) to build and sell speculative homes. Valentine's approach was somewhat unique in that he fully landscaped the homes as well as built them. Parcels along the western-most part of Ladera Heights were particularly attractive, as they overlooked the 36-hole golf course of the Fox Hills Country Club at the time. Valentine built several homes on Wooster Avenue.[73]

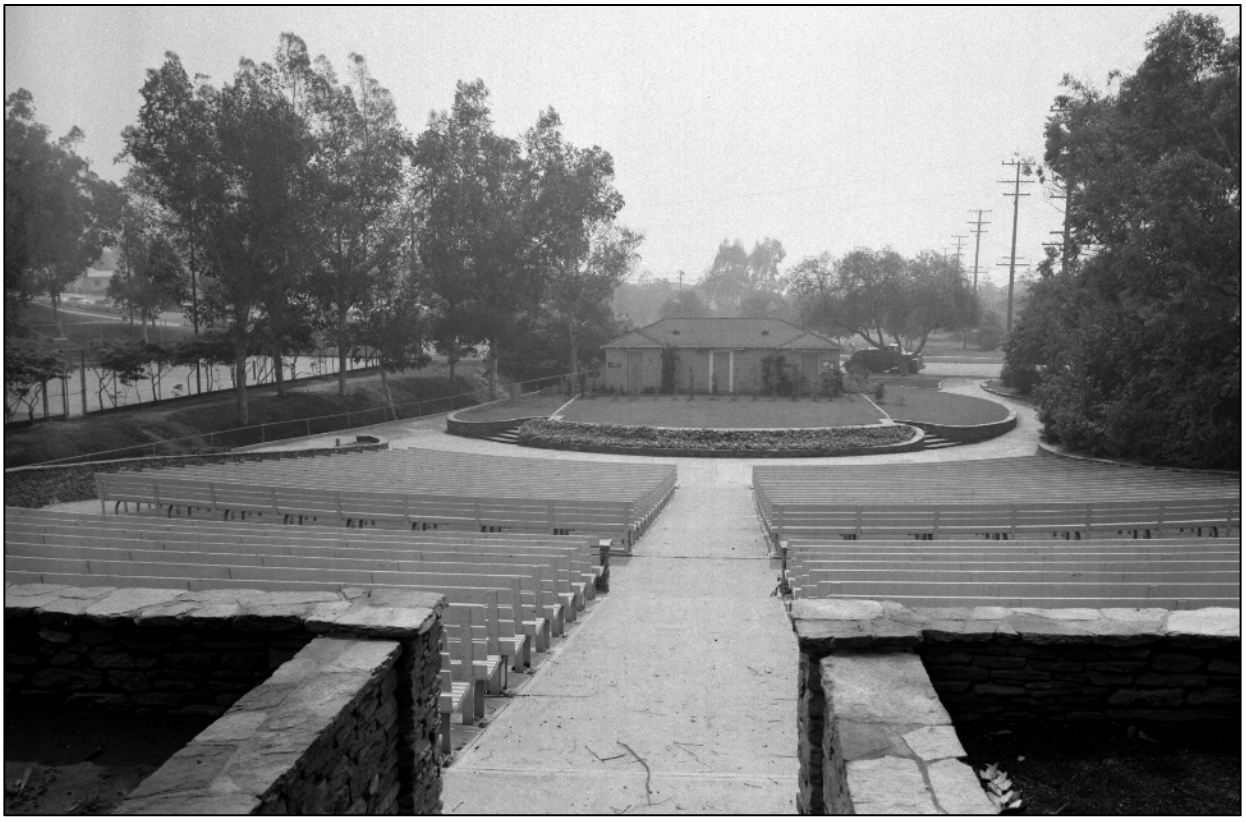
[67] "Sale of 72 Sites in 10 Days Told," *Los Angeles Times*, March 5, 1950, E4.
[68] Architectural Resources Group, Garden Apartment Context Statement, October 2012, 79-81.
[69] "78% of Ladera Heights Lots Reported Sold in Four Weeks," *Los Angeles Times*, January 21, 1951, E9.
[70] "New Dwelling Group Rising," *Los Angeles Times*, April 1, 1951, E3.
[71] "Display Ad 101," *Los Angeles Times*, August 28, 1955, E14.
[72] Tony Valentine Construction, "History," https://tonyvalentineconstruction.com/history/ (accessed October 4, 2023).
[73] Tony Valentine Construction, "History," https://tonyvalentineconstruction.com/history/ (accessed October 4, 2023).

Valentine's son remembered, "We tried to start a house every two weeks in Ladera."[74] As a result, Ladera Heights is home to a significant concentration of Mid-Century Modern homes.

In the southeast area of Lower Ladera, along Fairview Boulevard and Springpark Avenue is a grouping of multi-family residential buildings designed in the 1960s. These large complexes (10 to 20 units) are sometimes designed around a swimming pool and patio area. Two of these apartment complexes (6707 Springpark Avenue and 5376 Fairview Boulevard) were designed by architect, Samuel Wacht, AIA.

In 1963, the LAIC constructed a 15-acre neighborhood commercial center at Centinela Avenue and La Cienega Boulevard. The Ladera Heights Shopping Center (now Ladera Center) was designed by renowned Los Angeles architect Stiles Clements. It has been substantially altered since its original construction.

Parks and Recreation



Ladera Park Amphitheater 1959. ***Los Angeles County, Chief Administrative Office, CEO Photo Unit***

With the growth of residential communities, parks and recreational facilities were planned and built to serve them. The Ladera Heights/View Park-Windsor Hills area contains several such facilities. Public parks also often served as locations for community celebrations, athletic

[74] Tony Valentine Construction, "History," https://tonyvalentineconstruction.com/history/ (accessed October 4, 2023).

competitions, and political demonstrations.

The Los Angeles County Department of Parks and Recreation dates back to the establishment of the Los Angeles Board of Forestry in 1911. The purpose was to beautify County roads. However, in 1929, the Department of Recreation, Camps and Playgrounds was established with jurisdiction over beaches and parks. By 1938, the County consolidated these related programs into one unit. In the 1930s, Los Angeles County collaborated with the Works Progress Administration (WPA) to provide jobs for unemployed people during the Great Depression, while also implementing community improvements and infrastructure.

In July 1944, the County of Los Angeles Department of Parks and Recreation was formed. At the time there were 53 parks, but the County continued to acquire land and build amenities. The Ladera Heights/View Park-Windsor Hills area includes several county parks including Reuben Ingold Park, Ladera Park, and Monteith Park, all three of which are incorporated into their respective neighborhood designs.

The northern portion of the View Park-Windsor Hills area is dominated by the Kenneth Hahn State Recreation Area. The park contains the site of the former Baldwin Hills Reservoir which was constructed between 1947 and 1951 by the Los Angeles Department of Water & Power. The reservoir's dam collapsed in 1963 causing catastrophic flooding in the surrounding neighborhoods and five deaths.

Flood damage in Baldwin Hills 1963. ***Los Angeles Public Library***

Investigations determined that the site was not appropriate for a reservoir and Los Angeles County began negotiations to acquire the site for recreational purposes. Fifteen years later,

through an effort spearheaded by County Supervisor Kenneth Hahn, a new park, then named the Baldwin Hills State Recreation Area, was opened to the public. It was renamed in 1988 to honor Supervisor Hahn.[75]

Kenneth Hahn State Recreation Area includes hiking trails, gardens, and recreational facilities. A grove of specimen trees, known as the Olympic Forest, was named in recognition of the Olympic Village constructed for the 1932 Summer Olympics. In 2021, the County opened the Park to Playa Trail, a 13-mile regional trail that connects a network of trails, parks, and open spaces from the Baldwin Hills Parklands to the Pacific Ocean.[76] Artist Kim Abeles created seven sculptures that are placed along the trail in six locations, leading visitors between the Scenic Overlook to the west and the Stocker Corridor in Kenneth Hahn Park to the east.[77]

Racial Tensions, Intimidation, and Integration

Beginning in the late 1950s, pioneering Black families purchased homes in the View Park-Windsor Hills area. Largely headed by educated professionals (businesspeople, doctors, lawyers, educators, athletes, entertainers, and civil rights activists), these families were often met by racial intimidation from their White neighbors. In one example, teachers Evangeline Woods Johnson and Ella Redmond received death threats and a cross was set on fire in their yard.[78] Hate crimes also occurred in Ladera Heights. In October of 1969, a firebombing occurred at the home of a Black couple, Walter and Bertha Bremond[79] which resulted in thousands of dollars of damage.[80] Incidents of intimidation and racism directed toward new Black residents continued.

Despite these intimidation efforts, Blacks persisted in their efforts to purchase homes and by the 1960 census, Black residents in View Park and adjacent Windsor Hills accounted for 4.2 percent of the area's population, with the majority living in View Park.[81] Integration also came to Ladera Heights, albeit more slowly. The Black population of Ladera Heights was just .7 percent in 1970. By 1980, it was 39.6 percent and Ladera Heights' residents took pride in being a racially integrated community.[82]

The nonprofit organization, United Neighbors, was established in 1961 to address housing discrimination and racism in View Park, Windsor Hills and the neighboring communities of Baldwin Hills and Leimert Park. The intention was to keep these neighborhoods integrated and open to all races while also preventing the irrational exodus of White homeowners referred to as "White flight." This included efforts to curb real estate sales practices – known as "blockbusting" – that persuaded White homeowners to sell their homes at below-market rates by exploiting and inflaming their fears and prejudices regarding people of color, particularly

[75] Pool, Bob, "Serene Hilltop Marks Site of Landmark Disaster," *Los Angeles Times*, December 11, 2003,
[76] L.A. County Department of Parks and Recreation, Park to Playa Trail, https://trails.lacounty.gov/Trail/237/park-to-playa-trail (accessed October 2, 2023)
[77] Los Angeles County Department of Arts And Culture, "Civic Art Division FY2021-2022 Annual Report," https://www.lacountyarts.org/sites/default/files/221212-fy2122-annualreport-final.pdf (accessed October 2, 2023), 46-7.
[78] "Snob Neighbors Threaten Sisters: View Park Racists Hurl Death Threat," *Los Angeles Sentinel*, June 27, 1957, A1.
[79] Jennifer Mandel, "Making a Black Beverly Hills The Struggle for Housing Equality in Modern Los Angeles." (PhD diss; University of New Hampshire, December 2010), 279-280.
[80] "Southland: Negro Leader's Home Fire Bombed," *Los Angeles Times*, October 20, 1969, E2.
[81] National Register of Historic Places Nomination, View Park Historic District, 2015-6, 8-13.
[82] Jennifer Mandel, "Making a Black Beverly Hills The Struggle for Housing Equality in Modern Los Angeles." (PhD diss; University of New Hampshire, December 2010), 278.

Blacks. The houses would then be re-sold at inflated prices to upwardly mobile people of color.[83]

Musician Ray Charles and family in Windsor Hills c.1970. ***Los Angeles Public Library***

Ladera Heights residents were serviced by the nearby Inglewood Unified School District, which, similar to neighboring school districts, faced heated accusations of racial discrimination and de facto segregation as it served the City of Inglewood's majority white population.[84] In 1970, a group of parents successfully sued the Inglewood School District accusing it of discriminating against Blacks and other minority children. A Los Angeles Superior Court judge agreed and imposed a mandatory integration plan, resulting in massive cross-town busing. As school integration efforts heated, Ladera Heights' residents found themselves in the throes of a school bussing controversy fueling White flight. School integration in Inglewood proved to be difficult and often violent; many White families rapidly pulled their children out.[85] By 1975, the level of Black and other non-White students in Inglewood had risen from 38-percent to 80-percent and the courts permitted Inglewood to drop its desegregation plan.[86]

The Ladera Heights Civic Association was formed in that community and appears to have played an important role in community relations and political organizing. La Cienega Boulevard, which bisects the Ladera Heights community, was originally planned as a freeway. By 1966, a proposal to fully enclose the community by freeways was defeated.[87] The Ladera Heights Civic

[83] Blockbusting was a common practice in which realtors contributed to panic selling by whites in mixed neighborhoods, by convincing them Blacks moving into the neighborhood would reduce their property values. Realtors would then sell the homes to Black buyers, resulting in multiple commissions.
[84] In 1960, the City of Inglewood counted 29 Black residents out of a population of 63,390 residents. No Black students attended Inglewood schools. "A Painful Lesson in Division," *The New York Times*, August 28, 2005.
[85] "A Painful Lesson in Division," *The New York Times*, August 28, 2005.
[86] "Both Races Distressed 5 Years After Coast Integration Order," *The New York Times*, June 18, 1975, p. 22.
[87] "Ladera Heights Residents to Fight Freeway Triangle Plan," *Los Angeles Times*, April 3, 1966, CS1.

Association was also successful in defeating the development of a state college, bus maintenance yard, and a power plant, in the area. It was also instrumental in the fight against the rezoning and redevelopment of the adjacent Fox Hills Country Club, although the fight was ultimately not successful.

By 1970, Black residents in View Park, Windsor Hills, Leimert Park, and Baldwin Hills outnumbered Whites by a ratio of three to one. By the 1980s, the ratio had increased to nine to one.[88] Contrary to the scare tactics of the real estate industry however, the transition to a Black majority did not result in community decline. On the contrary, Ladera Heights/View Park-Windsor Hills, along with neighboring Baldwin Hills, became a vibrant and proud community exemplifying Black achievement and success. In addition to professional families headed by doctors, attorneys, and academics, many highly successful Black entertainment figures (Ray Charles, Ike and Tina Turner, Marilyn McCoo, Nancy Wilson, Debbie Allen) and athletes (Byron Scott, Ken Norton, Lisa Leslie, Michael Cooper) were residents of the area.

Today, View Park/Windsor Hills and Ladera Heights remain one of the wealthiest majority Black communities in the United States. Demographics are shifting, however. Between 2010 and 2020 the Black population has decreased from a majority 83 percent of View Park-Windsor Hills in 2010 to 70.5 percent in 2020. White, Asian, Pacific Islander, Hispanic/Latino, and Mixed or Multi-Racial populations have all increased during that period.

5.2 Marina del Rey

OVERVIEW

The Marina del Rey community is located in what is often referred to as the Playa Vista area. The study area is an irregularly shaped, .89 square mile pentagon roughly bordered by Admiralty Way and Lincoln Boulevard to the north, the main Marina del Rey harbor channel to the south, Fiji Way to the east, and the west side of Via Marina to the west. Access to this maritime community is primarily via Washington Boulevard or Lincoln Boulevard, but Marina del Rey is also located at the terminus of the Marina Freeway/SR 90. Multi-family residential development is located around the southwest periphery of the marina with commercial/retail development concentrated on Admiralty Way and Fiji Way.

The population is approximately 9,300 people who are 77 percent White, 10 percent Hispanic/Latino 8 percent Asian, and 5 percent Black.[89] Marina del Rey residents are typically college educated, high-income, and have a median age of 43.2 years.[90]

MARINA DEL REY DEVELOPMENT HISTORY

As noted above, the Tongva and Kizh Peoples inhabited the greater Marina Del Rey area. As previously discussed, research of flora and fauna remains from the greater Playa Vista/Ballona Creek area evidence that local estuarine, coastal, and near-coast resources provided

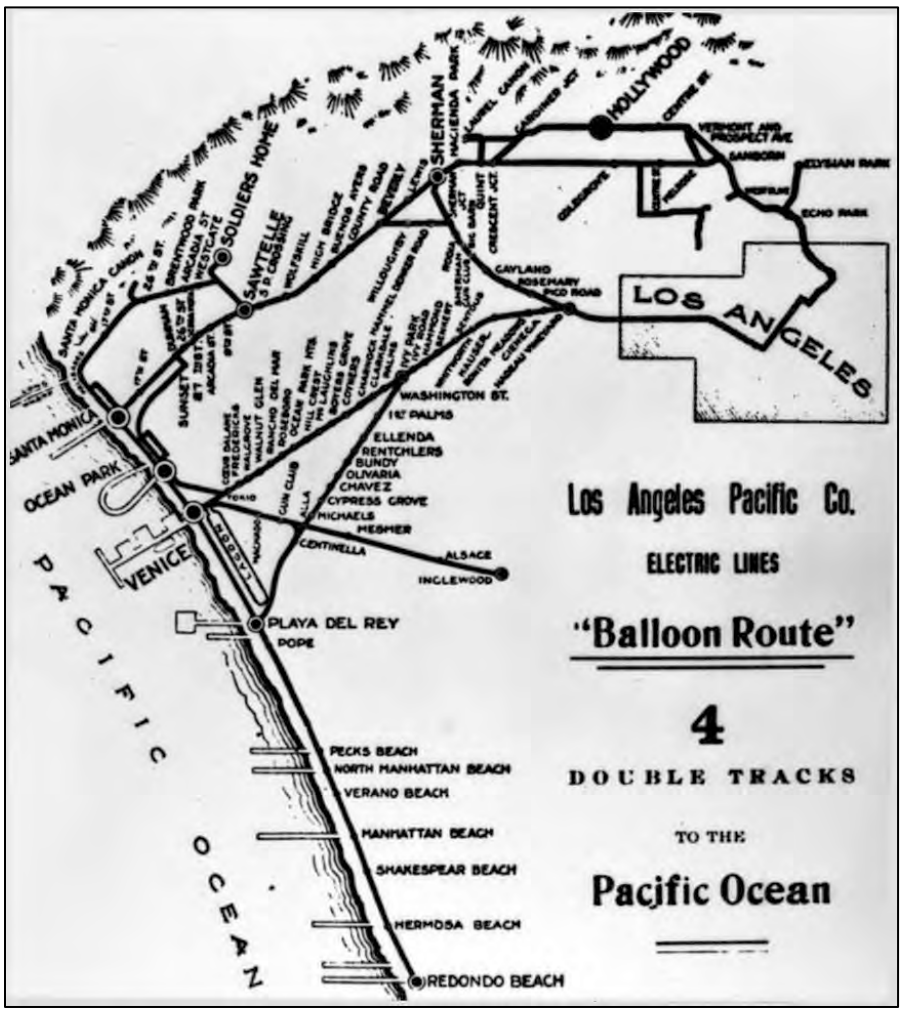
[88] National Register of Historic Places Nomination, View Park Historic District, 2015-6, 8-13.
[89] Los Angeles County, "Marina del Rey Community Profile," https://planning.lacounty.gov/wp-content/uploads/2023/05/Unincorporated-Marina-Del-Rey-and-Ballona-Wetlands.pdf (accessed August 4, 2023).
[90] Los Angeles County, Marina del Rey Community Profile, https://planning.lacounty.gov/wp-content/uploads/2023/05/Unincorporated-Marina-Del-Rey-and-Ballona-Wetlands.pdf (accessed August 7, 2023).

subsistence for Native Americans residing near the estuaries.[91] Present-day Marina Del Rey was historically an extension of the Ballona wetlands. After colonization, Spanish and Mexican land grants were given to former soldiers and individuals of stature, ushering the Rancho period and beginning a period of systematic forced displacement of Native Americans. Marina del Rey was located in Rancho La Ballona.

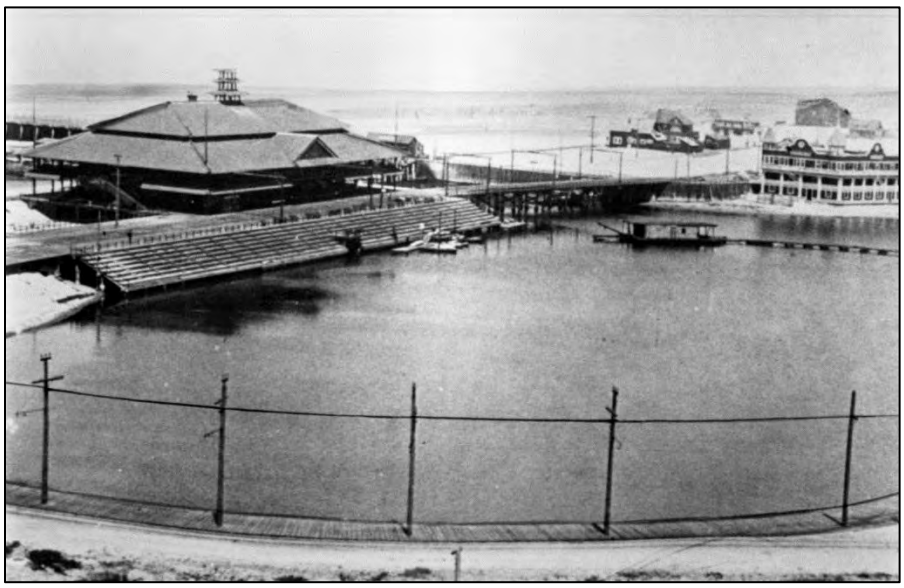
In 1887, developer Moye L. Wicks (1855-1932), working under the auspices of the Santa Fe Railroad, envisioned a commercial harbor at the Playa Del Rey estuary and inlets. By 1890, Wicks' Port Ballona Development Company was bankrupt: the constructed wharf was destroyed by a storm and the company was $300,000 in debt. Not long after, Abbot Kinney (1850-1920) founded Venice By the Sea north of Marina Del Rey, precipitating the Los Angeles neighborhood of Venice and spurring further coastal development south of Santa Monica.

"Playa del Rey" or the "King's Beach" was a popular stop on the early "Balloon Route" of the Pacific Electric Railway system. Opened in 1901, the Balloon Route traversed much of the Westside and coastal areas owned by the Pacific Electric Railway with the ulterior motive of enticing property buyers. A three-story tourist pavilion, replete with a dance floor, bowling alley, skating rink and restaurant was constructed by Henry Barbour and his Beach Land Company adjacent to the scenic Playa del Rey lagoon. The lagoon is now part of Del Rey Lagoon Park.[92]

[91] David Maxwell, "Vertebrate Faunal Remains," in *At the Base of the Bluff: Archeological Inventory and Evaluation Along Lower Centinela Creek, Marina Del Rey, California*. Playa Vista Monograph Services Test Excavation Report 4, ed. J. H. Atschul, A. Q. Stoll, D. R. Grenda, and R. Ciolek-Torello (Tucson, AZ, Statistical Research, 2003).
[92] KCET. "The Balloon Route: A Tourist's Trolley Trip Through Early-1900s Los Angeles," https://www.pbssocal.org/shows/lost-la/the-balloon-route-a-tourists-trolley-trip-through-early-1900s-los-angeles (accessed October 9, 2023).



"Balloon Route" Map 1905. ***Los Angeles Water and Power*****.**



Playa del Rey Lagoon 1907. *Los Angeles Public Library*.

In 1916, a study by the U.S. Army Corps of Engineers reported that the development of a major shipping harbor at the Playa del Rey estuary was not viable. Ultimately, San Pedro was selected for improvement into the Los Angeles Harbor that we know today. In 1937, Los Angeles County commissioned another feasibility study for the area, but any development efforts were stalled by World War II. In 1949, the U.S. Army Corps of Engineers reported that the construction of a small craft pleasure harbor was feasible at an estimated cost of $23 million.[93] Interest grew for a harbor as postwar affluence brought an increased interest in leisure activities including boating.[94]

In 1953, the County Board of Supervisors encouraged state legislation to help fund the development of Marina del Rey. A $2 million loan from state tidelands oil revenues was secured to purchase the site. In 1954, President Eisenhower signed Public Law 780 making Marina del Rey a federal project. The federal government would help fund the development of the "main navigational features" splitting the costs with the County of Los Angeles.[95] Increasing personal sea vessel ownership supported the development. By 1955, there were 93,000 registered small pleasure boats in California; and the figure was expected to top 500,000 by the mid-1970s.[96]

Conceived as a self-contained residential and leisure community, the first master plan for Marina del Rey was designed by Victor Gruen Associates in 1960.[97] As the project progressed, it

[93] Los Angeles County Department of Beaches and Harbors, Marina Del Rey History, https://beaches.lacounty.gov/marina-del-rey-history/ (accessed July 27, 2023).
[94] Postwar affluence brought an increased interest in leisure activities like boating. In 1955, there were 93,000 registered craft in California; by the mid-1970s the figure was expected to top 500,000 as described in "Water Oriented Homes Find New Acceptance," *Los Angeles Times*, January 18, 1970, J8.
[95] Los Angeles County Department of Beaches and Harbors, Marina Del Rey History, https://beaches.lacounty.gov/marina-del-rey-history/ (accessed July 27, 2023).
[96] "Water Oriented Homes Find New Acceptance," *Los Angeles Times*, January 18, 1970, J8.
[97] David Gebhard and Robert Winter, *A Guide to Architecture in Los Angeles & Southern California* (Salt Lake City, UT: Peregrine Smith Books, 1982), 63.

was determined that construction of a breakwater was needed to better protect the harbor. Construction of the breakwater began in October of 1963 and was completed in January 1965. At a total cost of $36.25 million (funded by local, state, and federal authorities), the Marina del Rey harbor opened for business.

Marina del Rey 1964. *Los Angeles Public Library*.

The successful 1962 opening of the Huntington Harbour community in Huntington Beach, "...the first residential marina to be built in 30 years," offered proof of concept for Marina del Rey.[98] While Huntington Harbour focused on single-family residential development, Marina del Rey developers opted for multi-family residential and commercial development. The Marina would ultimately become the world's largest small craft harbor.[99] A Design Control Board was established to oversee development in Marina del Rey.[100] Architecture, signage, parking design, etc. was subject to review of the Board. Projects were then approved by the County Board of Supervisors.

The earliest residential development in Marina del Rey was the 30-acre Del Rey Shores Apartments designed by architect Dan Saxon Palmer in 1965.[101] Located on 4269 Via Marina between Washington and Marquesas Way, today the building appears to be extant but has been substantially altered. In 1968, the Bar Harbor Apartments (no longer extant) was constructed at 4242 Via Marina between Washington and Marquesas Way. The complex, described as an eight-structure "country club on the ocean," was designed by Abraham Shapiro & Associates and William Krisel.[102] These developments, multi-family complexes that incorporated recreational amenities such as swimming pools and tennis courts, would set the

[98] "Plans Filed for Huge Marina Development," *Los Angeles Times*, October 16, 1960, M7.
[99] Dick Turpin, "Marina Sailing High in Real Estate Boom," *Los Angeles Times*, December 20, 1970, G11.
[100] The Board remained an oversight body well into the 1970s.
[101] "First Section Ready Soon at Del Rey Shores," *Los Angeles Times*, April 18, 1965, J10.
[102] Dick Turpin, "Marina del Rey's Largest Complex Opens Today," *Los Angeles Times*, March 17, 1968, J1.

tone for residential development in Marian del Rey.

Marina del Rey 1964, Sheraton Marina Hotel at center. *Los Angeles Public Library*.

During the early 1970s, the Marina City Club, a resort-style residential complex (DMJM, 1971-1975, Anthony J. Lumsden, project architect) began construction.[103] Marina del Rey's first high-rise construction, it was composed of three pairs of 17-story C-shaped towers and a three-story stepped apartment building. The complex was built in three major phases: west towers in 1971, center towers in 1975, and east towers in late 1975.[104] The residential towers were converted to condominiums in 1986.

According to a survey of residents, most of the people living in Marina del Rey were middle- to high-income. By 1968, 42 percent of residents owned boats.[105] Marina del Rey was also home to several yacht clubs including: the California Yacht Club, the Del Rey Yacht Club, the South Coast Corinthian Yacht Club, the Venice Yacht Club, Pacific Mariners Yacht Club, and the Windjammers Yacht Club.

[103] A May 28, 1972, *Los Angeles Times* article credits the design of the second phase of towers to W. Frazier Overpeck. It is currently unknown if he was a project architect for DMJM or simply hired to duplicate the original DMJM vision.
[104] Emily Bills, Surfside 70's Trail, Friends of Residential Treasures, file:///Users/SianWinship/Downloads/Surfside%20%E2%80%9970s.pdf (accessed July 27, 2023), 40.
[105] Dick Turpin, "Marina del Rey's Largest Complex Opens Today," *Los Angeles Times*, March 17, 1968, J1.

Marina City Club 1972. *USC Digital Library*.

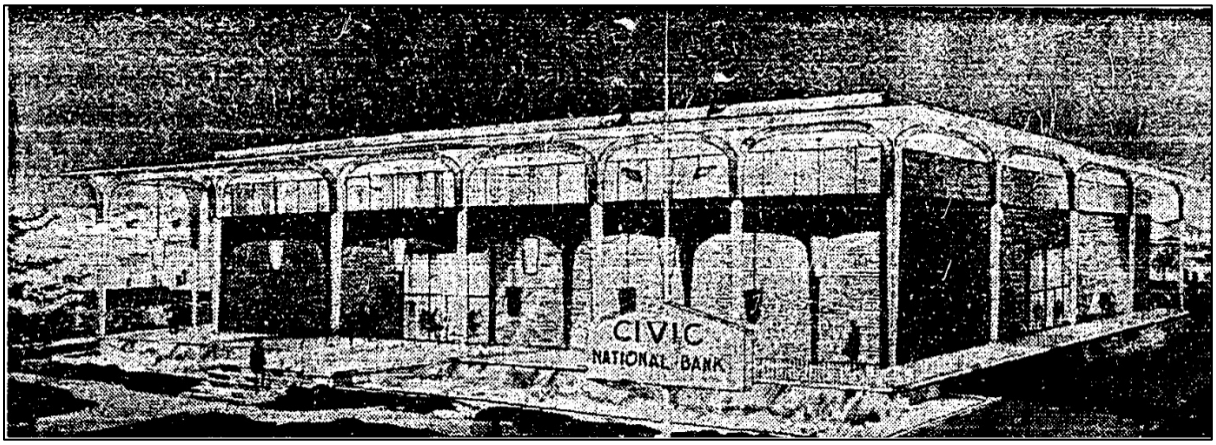
Largely dominated by residential development, Marina del Rey relegated most commercial development to the northeast and southeast sections with the exception of handful of bars and restaurants interspersed in the northwestern residential areas.

Marina del Rey's first hotel was the Sheraton Marina Hotel, constructed in 1963. Located on the east side of the Marina at the end of the pier between Basin F and Basin G, this Y-shaped three-story structure included a pool, restaurant and bar, coffee shop and convention facilities. The hotel, now referred to as the Marina del Rey Hotel, was extensively renovated in 2014.

Located at 4519 Admiralty Way, the Civic National Bank building was constructed in 1965 to house the main offices for that institution and additional office space for other businesses.[106] It was designed in a modest New Formalist architectural style by architect Cejay Parsons. Today, the building continues to function as an office building.

The Marina Shopping Center, located at 4700 Admiralty Way, was developed by Michael Sims and Allan Abramson in 1967 and included a supermarket, drugstore, gourmet liquor store, specialty retail and a bank. Designed by architects Robert Peterson & Associates, it was substantially remodeled in the 1990s.

[106] "Bank Office Planned For Yacht Harbor," *Los Angeles Times*, February 7, 1965, J25.



Civic National Bank Building rendering 1965. *Los Angeles Times*.

In 1970, "Fisherman's Village," a themed shopping and recreation complex designed to resemble a New England fishing village, was constructed on the eastern banks of the main Marina channel along Fiji Way. It became a popular attraction offering restaurants, specialty shops, and commercial boating facilities.[107] Similar to the Oceanside Harbor Village (constructed in 1964) in San Diego County, the design of Marina del Rey's Fisherman's Village was based on renderings by San-Pedro based nautical designer Raymond E. Wallace.

Fisherman's Village postcard c. 1970.

The Marina Professional Building at 4560 Admiralty Way was constructed in 1971, with an additional wing added in 1973. Designed by Don Hartfielder as a medical office building, it includes a circular pharmacy building at the front of the parcel. Harbor House, an office building constructed in 1972 at 4500 Via Marina, was designed by Ebbe Videriksen & Associates. It was

[107] Dick Turpin, "Marina Sailing High in Real Estate Boom," *Los Angeles Times*, December 20, 1970, G11.

honored by the American Institute of Architects, Los Angeles Chapter with an award.[108] The building is no longer extant.

Marina Towers c. 1990.

A large commercial office development at 4640-4676 Admiralty Way – the Marina Towers – began construction in 1972. Designed by architect William Krisel in partnership with Abraham Shapiro, the complex consists of two office towers separated by a large parking structure.

By 1970, the number of boat slips in Marina del Rey had risen to 5,500 and the resident population was some 5,000.[109] Projections estimated that the population could grow to 10,000. Gruen Associates continued to consult on development plans in the early 1970s. Anticipated growth was also fueled by the c. 1972 completion of the Marina Freeway and by 1974, approximately 8-9,000 people lived there earning a reputation that the *Los Angeles Times* called "a mecca for swinging singles epitomizing the freedom and 'anything goes' lifestyle of the 1970s."[110]

Civic amenities were also constructed to support the growing community. Burton Chase Park, a 10-acre park constructed on the east side of the Marina between Basins G and H, opened in 1972.[111] Marina del Rey also boasted a post office and a fire station.

[108] "Dinner Honors Twenty Southland Architects," *Los Angeles Times*, December 10, 1972, J8.
[109] Dick Turpin, "Marina Sailing High in Real Estate Boom," *Los Angeles Times*, December 20, 1970, G11.
[110] Joan Sweeney, "Marina Del Rey—the Image, the Reality and Controversy," *Los Angeles Times*, July 14, 1974, B1.
[111] Marina del Rey Historical Society, *Marina Del Rey* (Charleston, SC: Arcadia Publishing, 2014), 88.

5.3 Westside Planning Islands

WEST LA/SAWTELLE VETERANS ADMINISTRATION COMMUNITY

Overview

The West LA/Sawtelle Veterans Administration (VA) community is an unincorporated Census Designated Place (CDP) located in western Los Angeles County. It is approximately 14 miles west of downtown Los Angeles and is composed of .90 square miles with 1,075 people.[112] It is an irregularly shaped study area.

The West LA/Sawtelle VA community's boundaries are roughly Chayote Street to the north, Wilshire Boulevard to the south, Veteran Avenue to the east, and Bringham Avenue to the west. The study area is bisected north to south by Interstate 405, also known as the San Diego Freeway. Within the study area, streets are named after noted military heroes: Pershing Avenue, Grant Avenue, Vandergrift Avenue, Nimitz Avenue, Palton Avenue, Bonsall Avenue, Mac Arthur Avenue, Eisenhower Avenue, and Davis Avenue. Access is typically from Wilshire Boulevard.

The West LA/Sawtelle VA Community is the site of the West Los Angeles VA Medical Center and, as such, has a daytime population of 2,230 people, more than double its residents.[113] The resident population is primarily White, but contains 28 percent Black, 23 percent Hispanic/Latino, and 1 percent Asian reflecting the diversity of American armed forces.

Under the auspices of the Veteran's Administration, the West LA/Sawtelle community area has been subject to a substantial historic resources survey and evaluation. In 2014, a historic district, the West Los Angeles Veterans Affairs National Register Historic District (WLA VA NRHD), was listed in the National Register of Historic Places. At the time of the nomination, the district included 66 contributing elements including buildings, sites, structures, and objects. Two buildings, additional buildings, the Wadsworth Chapel (Building No. 20) and the Streetcar Depot (Building No. 66), are listed in the National Register as individual historic resources. A comprehensive building survey of the WLA VA HRHD was completed in 2018.[114] No additional investigation of historic resources within the West LA/Sawtelle Veterans Administration community area was included for the purposes of this historic context.

West LA/Sawtelle VA Community History

As early as 400 AD, a communal spring, Kuruvungna, just west of the Community near the intersection of present-day Santa Monica Boulevard and Barrington Avenue was associated with Tongva Peoples and later associated with the Kuruvungna Village.[115] It is now known as the Kuruvungna Village Springs, which is a designated California Registered Landmark Site No. 522.[116] In 1975, human remains were discovered on site during a construction project for what is

[112] LA County Planning Department, Unincorporated-West LA Community Profile, https://planning.lacounty.gov/wpcontent/uploads/2023/05/Unincorporated-West-LA.pdf (accessed July 26, 2023).
[113] LA County Planning Department, Unincorporated-West LA Community Profile, https://planning.lacounty.gov/wp-content/uploads/2023/05/Unincorporated-West-LA.pdf (accessed July 26, 2023).
[114] Row Ten Historic Preservation Solutions, LLC, *West Los Angeles VA National Register Historic District Buildings*, May 2018.
[115] Sapphos Environmental, Inc., *Historic Resources Survey Report: West Los Angeles Community Plan Area*, August 15, 2012, 5.
[116] Gabrielino Tongva Springs Foundation, http://gabrielinosprings.com/wpsite/?page_id=385 (accessed October 2, 2023).

now University High School. During the 1980s, archeologists noted that remnants of the village were located throughout the area. In 2013-14, ancestral remains and artifacts were again unearthed and ceremoniously reinterred on the hill north of Kuruvungna.[117] During Spanish and Mexican control, the West LA/Sawtelle VA community, spanned two ranchos: the Rancho San Vicente y Santa Monica on the west and the Rancho San Jose de Buenos Ayres on the east.

Kuruvungna Village Springs, present day. *Gabrielino-Tongva Springs Foundation*.

As a result of the American Civil War, a series of Veterans facilities were established throughout the United States to provide homes for Veterans of the Union Army. They were known as the National Homes for Disabled Volunteer Soldiers.[118] In December of 1887, the Pacific Branch of the National Home for Disabled Veteran Soldiers was established on 600 acres of donated land (now the West LA/Sawtelle VA).[119] The acreage was donated by John Percival Jones and Arcadia Bandini de Baker, owners of the Rancho San Vicente y Santa Monica and John Wolfskill, owner of the Rancho San Jose de Buenos Ayres. Wolfskill also offered $100,000 in cash to be spent improving the grounds.[120] The belief was that the establishment of the Veterans' home would be a catalyst for economic development in the area. The Wolfskill ranch was ultimately unable to pay the $100,000—instead donating an additional 30 acres.[121] The

[117] Gabrielino Tongva Springs Foundation, http://gabrielinosprings.com/wpsite/?page_id=385 (accessed October 2, 2023).
[118] By 1907, there were 11 branches operating around the country.
[119] U.S. Department of Veterans Affairs, *West Los Angeles Campus Master Plan 2022*, March 12, 2022, 64.
[120] U.S. Department of Veterans Affairs, *National Register of Historic Places Nomination for the National Home for Disabled Volunteer Soldiers, Pacific Branch*, 2015, 8:42.
[121] U.S. Department of Veterans Affairs, *National Register of Historic Places Nomination for the National Home for Disabled Volunteer Soldiers, Pacific Branch*, 2015, 8:43.

Pacific Branch of the National Home for Disabled Veteran Soldiers was the second branch located West of the Mississippi River.

Soldiers Home c.1900. *California Historical Society*.

Early on, the campus was also known as the "Soldier's Home."[122] The first barracks were completed in December 1888, and they filled quickly with additional Veterans living in tents around the property. By 1889, a cemetery had been created for the burial of Veterans at the Pacific Branch. Soon, the community of Sawtelle, directly south of the Soldier's Home (West LA/Sawtelle VA community), sprang into existence. At the time, Sawtelle was also on unincorporated Los Angeles County land. The area consisted mostly of agricultural land and was occupied by a large number of Japanese and Japanese Americans who participated in the agricultural industry. Sawtelle was incorporated into the City of Los Angeles in 1922.

Railroads and streetcars played an important role in the development of the area generally and the West LA/Sawtelle VA community specifically. In 1896, an interurban rail line that followed present-day Santa Monica Boulevard was established south of the Soldier's Home. The Pacific Electric "Balloon Route" linked Los Angeles with a number of tourist sites (including Santa Monica, Venice, and the beaches) on a balloon-shaped track. In 1904, the Soldier's Home became a stop on the Balloon Route.[123] The train depot still stands (Building #66) and is listed on the National Register of Historic Places.

The site was in almost continuous development for the first 20 years. Initial buildings were

[122] It is now known as the Veterans Administration Hospital.
[123] U.S. Department of Veterans Affairs, *West Los Angeles Campus Master Plan 2022*, March 12, 2022, 64.

utilitarian in style. Over time, the Soldier's Home adopted the Queen Anne Style commonly used by branches east of the Mississippi. In 1892, Congress appropriated funds for the construction of two barracks, a new hospital wing, a kitchen, residences for administrators, a guardhouse, barn and corral, two gates, and two gatehouses. By 1908, there were 11 wood-frame barracks.[124] Recreational facilities included Ward Memorial Hall for plays and concerts, a library (Markham Hall) alongside a post office, and a multi-denominational chapel. Large areas of the site served as a working farm supplying grains, vegetables, and fruit for the kitchen.

In 1912, Los Angeles' central artery, Wilshire Boulevard, reached the eastern end of the West LA/Sawtelle VA community. It was around this time that the National Homes for Disabled Volunteer Soldiers Board began negotiations with Los Angeles County to improve Wilshire Boulevard through the land of the Soldier's Home.

Following World War I, the National Homes for Disabled Volunteer Soldiers began designing new facilities as primary care facilities. The Veterans of World War I had been subjected to mustard gas and other war-related injuries that created chronic conditions. Tuberculosis was also a concern for Veterans during this period and the sunny climate of the Pacific Branch made it the natural location of the construction of Tuberculosis wards. In 1930, the National Homes for Disabled Volunteer Soldiers merged with the Bureau of Pensions, creating the Veterans Administration.

Between 1923 and 1952, a time referred to as "Second Generation Veterans Hospitals" in the National Homes for Disabled Volunteer Soldiers (NHDVS) Multiple Property Documentation Form, the aging of Veterans from World War I ushered in a time of expansion for the Pacific Branch. A large capital improvement project between 1921 and 1930 resulted in the construction of a number of new buildings.

During the late 1930s, the Veteran's Administration constructed several buildings in the park-like cemetery grounds: an office, toilet, tool house, incinerator, septic tank, stable, rostrum, terraces and cloisters. New landscaping and grounds improvements were also made. These were often constructed with the help of Works Progress Administration (WPA) crews. A crematorium and columbarium were also constructed. The hospital was also subjected to new waves of construction during the 1930s, as the Veterans Administration (VA) modernized and centralized care.[125] Many existing buildings were demolished and replaced with standardized care facilities.

When advances in combatting Tuberculosis after World War II substantially decreased the need for specialized care, the Tuberculosis Hospital was converted to a Neuropsychiatric Hospital, in concert with the needs of many returning Veterans from World War II.

Over time, medical research became an increasing part of activities at the West LA/Sawtelle VA community VA Hospital site. In 1955, medical research became a formal aspect of its

[124] U.S. Department of Veterans Affairs, *National Register of Historic Places Nomination for the National Home for Disabled Volunteer Soldiers, Pacific Branch*, 2015, 8:44.
[125] U.S. Department of Veterans Affairs, *National Register of Historic Places Nomination for the National Home for Disabled Volunteer Soldiers, Pacific Branch*, 2015, 8:50.

mission with an appropriation from Congress to fund it.[126] That same year, the hospital began construction of a new wing for Wadsworth Hospital—one of the first Modern-style buildings on the campus. Further modernization projects commenced in 1958 and by 1968, four additional research facilities were constructed. By the late 1960s, a trend of consolidation in health care services was underway and the campus began leasing land to other government agencies. Around this time, the expansion of Interstate 405, the San Diego Freeway, encroached on a southeast corner of the campus.

On February 9, 1971, the Sylmar earthquake struck, and 30 buildings were deemed damaged. But geologic forces were not the only challenges at play. During the 1970s, the Veterans Administration was under public scrutiny for lack of quality care. Overcrowding from a surge of Veterans from the Vietnam War exacerbated the problem, resulting in a long wait list for admission. The Senate Subcommittee on Veterans Affairs called out the West LA/Sawtelle VA Community VA Hospital site as lacking quality staff, facilities and equipment.[127] During the 1980s, the cemetery portion of the campus, now known as the Los Angeles National Cemetery, reached capacity with over 85,000 interments.[128]

The extension of the Purple Line (D Line) of the LA Metro subway is currently under construction along the south end of the campus. A Westwood/VA Hospital station is currently under construction and scheduled to open in 2027.

WEST FOX HILLS COMMUNITY

Overview

The West Fox Hills community is an irregularly shaped area of .07 square miles east of Playa Vista and West of Fox Hills. It is bordered by the Centinela Creek Channel to the north, S. Centinela Avenue to the northeast, W. Jefferson Boulevard to the south, and Grosvenor Boulevard to the west. It is primarily residential with many single-family homes, and some light industrial and commercial development at the southeastern end. The community area includes portions of Arleta Street, Lucile Street, Hammack Street, and Juniette Street. The West Fox Hills Community is served by the Playa del Ray Elementary school directly across Centinela Avenue (not part of the study area). Access is generally via Centinela Avenue or W. Jefferson Boulevard.

The West Fox Hills Community has a population of 425 people, and a median age of 37 years old. Residents are upper-middle class and well educated. The population is 50 percent White, 25 percent Asian, 19 percent Hispanic/Latino and 5 percent Black.[129]

West Fox Hills Community Development

The West Fox Hills Community area (also known as the Alsace County Island or

[126]U.S. Department of Veterans Affairs, *National Register of Historic Places Nomination for the National Home for Disabled Volunteer Soldiers, Pacific Branch*, 2015, 8:54.
[127] U.S. Department of Veterans Affairs, *National Register of Historic Places Nomination for the National Home for Disabled Volunteer Soldiers, Pacific Branch*, 2015, 8:58.
[128] U.S. Department of Veterans Affairs, *National Register of Historic Places Nomination for the National Home for Disabled Volunteer Soldiers, Pacific Branch*, 2015, 8:59.
[129]Los Angeles County, "West Fox Hills Community Profile," https://planning.lacounty.gov/wp-content/uploads/2023/05/Unincorporated-West-Fox-Hills.pdf (accessed August 4, 2023).

unincorporated Del Rey) is located in the Los Angeles Basin, which is the ancestral home of Tongva and Kizh Peoples. In 1931, evidence of a Native American burial ground was unearthed at Jefferson Boulevard and Centinela Boulevard.[130] The discovery included broken mortar and pestles, parts of human skulls and other bones, confirming the importance of the site to Native Americans. After colonization by Spain and later takeover by Mexico, the West Fox Hills Community was located in the Rancho La Ballona that had significant landholdings by the Machado family.

On February 23, 1890, Louis Mesmer (1829-1900), a pioneer Los Angeles patriarch, inherited a large section of Rancho La Ballona from Andres Bristwalter who was a Mesmer business partner and friend of the Machados. Mesmer later purchased additional land of the Rancho La Ballona.[131]

The West Fox Hills Community area, referred to as "Alsace" was a stop on the Venice-Inglewood Line of the Los Angeles interurban electric railway system. The stop name "Alsace" is believed to have been taken from Louis Mesmer's ancestral homeland. The area remained undeveloped until August of 1927, when it was subdivided as Tract 10038 by The Grosvenor-Inglis Corporation as part of a large development project dubbed "Mesmer City."

Advertisement for Mesmer City 1928. *Pasadena Post*.

[130] "Stone Utensils Stir Scientist," *Los Angeles Times*, April 1, 1931, 31.
[131] Tom McMahon, "National Register Nomination: Playa de Rey Commerce Building" https://archive.org/details/playa-del-rey-commerce-building (accessed July 30, 2023), No page.

Mesmer City was a large residential development stretching west from Culver City to the Ballona Wetlands, and south from the Pacific Electric Railway line along Del Rey Boulevard to the north to the present-day site of Loyola-Marymount University. It was also adjacent to the Fox Hills Country Club. The Grosvenor-Inglis Corporation, headed by George A. Bray, Howard G. Teale, and Robert A. Randall, focused the new community on the intersection of seven major boulevards: Jefferson, Inglewood, Sepulveda, Ocean Speedway, Florence, Centinela and Slauson Boulevards. Mesmer City was never fully realized — likely a casualty of the Great Depression of the 1930s.

Oil was discovered on land near Alsace in 1929. In 1930, Grosvenor-Inglis purchased the remainder of Joseph Mesmer's land, some 250 acres, being leased to the Shell Oil Company.[132]

Fox Hills Country Club, undated.
Image appears in "The Captain: George C. Thomas Jr. and His Golf Architecture," by Geoff Shackelford, 1996.

The West Fox Hills Community area was part of a large unincorporated and undeveloped area of the Westside Plan Area including Fox Hills. The present-day Fox Hills area was part of the land holdings purchased by the Louis Sentous family from the Southern Pacific Railroad in 1883.[133] During the late 1920s, a 340-acre parcel in the Fox Hills area was acquired for the development of the Fox Hills Country Club.[134] Opening in 1927, Fox Hills Country Club offered two 18-hole golf courses laid out by renowned golf course designers George C. Thomas and William P. Bell. Additional club amenities included a Spanish Colonial Revival-style clubhouse

[132] "Will Open New Mesmer Lands," *Los Angeles Evening Post*, September 26, 1930, 5.
[133] "Fox Hills Club Rezoning Plan to Be Fought," *Los Angeles Times*, January 15, 1962, B3.
[134] Hillside Memorial Park was founded in 1941 as B'nai B'rith Memorial Park. It was renamed Hillside Memorial Park one year later when it was acquired by Temple Israel of Hollywood.

designed by architect Myron Hunt, riding stables, bridal paths, and tennis courts. Operated as a private club throughout the 1920s and 30s, it was opened to public use in 1939.[135] Fox Hills Country Club was the location of the Los Angeles Open golf tournament in 1954.[136]

In 1959, the property was purchased by the Home Savings & Loan Association. By 1962, the new owner had developed a master plan with architect William Pereira for the development of apartments, a hotel, and retail. The plan to close the golf course was opposed by the residents of Ladera Heights, which overlooked the golf course. By 1962, Home Savings was advocating for high-rise development and light manufacturing, triggering a rezoning fight with the Ladera Heights Civic Association that would last for almost a decade. In 1963, the homeowners group opposed a plan to use some of the land for a California State College. In 1964, Home Savings struck a deal to annex the property into the city of Culver City along with Hillside Memorial Park.[137] The Ladera Heights Civic Association filed suit against the annexation, but ultimately lost. The golf course was removed, development ensued, and ultimately it became the site of Fox Hills Mall in 1975.

The West Fox Hills Community remained undeveloped until the 1950s, when over 100 Minimal Traditional-style homes were constructed by 1953. At the time of construction of these homes, the use of alleys at the rear of each parcel, as appeared on the 1927 subdivision map, was abandoned. Multi-family residences were also developed at the northern part of the tract along Centinela Boulevard.

In 1960, the acquisition of land at the northern tip of the West Fox Hills community commenced to facilitate construction of the Centinela Creek Flood Control Channel and the Marina Freeway.[138] Historic aerial photographs of the area show that much of the land along Jefferson Boulevard remained largely undeveloped until 1980 when light industrial and commercial buildings were constructed.

BALLONA WETLANDS

Overview

The Ballona Wetlands Community Area is a roughly rectangular-shaped area located southeast of Marina del Rey and at the western end of the larger Ballona Creek Wetlands/Playa Vista area. It is undeveloped and access is primarily via Lincoln Boulevard, Culver Boulevard, and the Pacific Coast Highway. As described by the Friends of the Ballona Wetlands, "Ballona contains a complex mosaic of habitats defined mainly by hydrology, including wetland habitats, such as brackish and freshwater marshes, seasonally flooded freshwater wetlands, salt pans, riparian and upland habitats, like coastal sage scrub and sand dunes. Many wildlife species, especially birds, utilize more than one habitat type – thus the juxtaposition of these habitats next to one another, also known as heterogeneity, which is important for biodiversity."[139]

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[135] "1,300 Protest Rezoning Plan of Fox Hills," *Los Angeles Times*, January 17, 1962, B1.
[136] "Savings Assn. Buys Courses At Fox Hills," *Los Angeles Times*, January 28, 1959, C2.
[137] Hillside Memorial Park contains a number of architectural elements and works of art, including the Al Jolson monument by architect Paul Revere Williams.
[138] "Right of way Under Study for Freeway," *Los Angeles Times*, May 22, 1960, WS1.
[139] Friends of the Ballona Wetlands, "A Complex Mosaic," https://www.ballonafriends.org/habitat (accessed October 6, 2023).

Ballona Wetlands History

Archeologists believe the topography of the Ballona Wetlands Community has changed significantly over time. Thousands of years ago the area resembled "...a vast coastal prairie dotted with vernal pools and seasonally filled water depressions that hold and attract a vast array of plants and animals."[140] When sea levels stabilized around 5,000 years ago, the main force shaping the Ballona Creek, and wetlands became the Los Angeles River—eventually transforming the open coast into a freshwater lagoon.[141]

The presence of Native Americans along Ballona Creek and in the Ballona Wetlands has been confirmed by numerous archeological finds. Various archeologists over the years have formed several hypotheses about how the First Peoples occupied and used the site. Evidence suggests that Native people occupied sites both on the neighboring bluff to the south and in the lowlands. Some believe two distinct groups occupied the bluffs and the lowlands while others posit that a single social group moved settlements seasonally to take advantage of the natural resources and food sources and in response to the changing topography. A third hypothesis is that a group of inland Native Americans returned seasonally, possibly even desert tribes fleeing the heat of summer.[142] Around 3,000 B.P/1000 B.C. E., the Ballona Area received an influx of Native American settlers.[143] A prominent inlet located at the mouth of Ballona Creek was known by the name "Pwinukipar," a generic term applied to any estuary or marsh meaning "full of water."[144]

The area has also been subject to much speculation about the existence and location of two Native American villages: Sa'angna and Guaspita. In the report, *At the Base of the Bluff: Archaeological Inventory and Evaluation Along Lower Centinela Creek, Marina del Rey, California*, the authors suggest that "...politics overruled science" when the Los Angeles Cultural Heritage Commission declared a site on Lincoln Boulevard north of the Ballona Wetlands Community to be Sa'angna, Historic Cultural Monument No 490.[145] While archeologists dispute this as the precise location of Sa'angna, the presence of Native Americans in the Ballona Wetlands is undeniable. A map locates Guaspita on the hills overlooking Ballona Creek.[146]

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[140] John G. Douglass, Jeffrey H. Altschul, Donn R Grenda, Seetha N. Reddy and Richard Ciolek-Torello, "People of the Ballona," in *Coastal Californians* (Santa Fe, New Mexico: School for Advanced Research Press, 2015), 60.
[141] John G. Douglass, Jeffrey H. Altschul, Donn R Grenda, Seetha N. Reddy and Richard Ciolek-Torello, "People of the Ballona," in *Coastal Californians* (Santa Fe, New Mexico: School for Advanced Research Press, 2015), 60.
[142] Jeffrey H. Altschul, Anne Q. Stoll, Donn R. Grenda and Richard Ciolek-Torello, ed., *At The Base of the Bluff: Archaeological Inventory and Evaluation Along Lower Centinela Creek, Marina del Rey, California* (Redlands, CA: Statistical Research Inc., July 2003), 19-20.
[143] Jeffrey H. Altschul, Anne Q. Stoll, Donn R. Grenda and Richard Ciolek-Torello, ed., *At The Base of the Bluff: Archaeological Inventory and Evaluation Along Lower Centinela Creek, Marina del Rey, California*" (Redlands, CA: Statistical Research Inc., July 2003), 16.
[144] John Harrington Papers, Vol 3: Southern California /Basin. Smithsonian Institution, National Anthropological Archives, Washington. Microfilm edition, Kraus International Publications, Millwood, New York, as quoted in *The First Americans: The Gabrielino Indians of Los Angeles* (Banning, CA: Malki Museum Press/Ballena Press Cooperative Publication, 61.
[145] Jeffrey H. Altschul, Anne Q. Stoll, Donn R. Grenda and Richard Ciolek-Torello, ed., *At The Base of the Bluff: Archaeological Inventory and Evaluation Along Lower Centinela Creek, Marina del Rey, California* (Redlands, CA: Statistical Research Inc., July 2003), 25
[146] California Private Land Claims, Docket 414 Rancho Sausal Redondo. Microfilm Publication T910, Rolls 50/51, National Archives Lagune Niguel, as quoted in *The First Americans: The Gabrielino Indians of Los Angeles* (Banning, CA: Malki Museum Press/Ballena Press Cooperative Publication, 63.

Sixteen years after the founding of the Pueblo in Los Angeles in 1781, Jose Manuel Machado, a soldier guard from Santa Barbara moved his family to the pueblo. The Talamantes family followed shortly thereafter, and the two families raised horses and cattle. Seeking new grazing land for their herds, they found land in the Ballona that was far enough from the mission's claims. [147] Permission to occupy the area was given to the two families (the Machados and the Talamantes) in 1819. Grazing and residential activity was located north of today's unincorporated Ballona Wetlands area.

During Spanish and Mexican control, the Ballona Creek wetlands were part of the Rancho La Ballona. Rancho Ballona became a legal entity under Mexican governance in 1839 when Governor Alvarado granted ownership of the land to Agustin and Ygnacio Machado and Felipe and Tomas Talamantes.[148] By 1858, the Hancock survey of the Rancho Ballona shows the majority of the Ballona Wetlands area (north of Ballona Creek) was owned by members of the Talamantes family.

The land boom of the 1880s resulted in old ranchos being bought up and subdivided, however, the Ballona Wetlands area was largely unaffected by these developments. The area remained marshland with small bodies of standing water and was chiefly known for its good duck hunting. During the 1910s, there was boat racing and sightseeing by tourists who used the Pacific electric interurban railway to Playa del Rey beach.[149]

The 1910 Census documents more than 60 Japanese-born (*issei*) farmers working the land along Ballona Creek near Venice.[150] Although the exact locations of their farms are unknown, their presence was sufficient to inspire the creation of the Venice Japanese Language School (Venice Gakuen) for children of these families in the nearby community. These families leased the land, as they were prohibited by law from owning it. Celery was a favorite crop for the fertile lands adjacent to Ballona Creek and the wetlands. These farmers typically built small, vernacular structures (informal, hand-built shelters, often with found materials) on the land on which they worked. These farmers remained until the early days of World War II when they were forcibly removed by the U.S. government and incarcerated in prison camps.

[147] Jeffrey H. Altschul, Anne Q. Stoll, Donn R. Grenda and Richard Ciolek-Torello, ed., "*At The Base of the Bluff: Archaeological Inventory and Evaluation Along Lower Centinela Creek, Marina del Rey, California*" (Redlands, CA: Statistical Research Inc., July 2003), 27-8.
[148] Jeffrey H. Altschul, Anne Q. Stoll, Donn R. Grenda and Richard Ciolek-Torello, ed., *At The Base of the Bluff: Archaeological Inventory and Evaluation Along Lower Centinela Creek, Marina del Rey, California* (Redlands, CA: Statistical Research Inc., July 2003), 27-8.
[149] Jeffrey H. Altschul, Anne Q. Stoll, Donn R. Grenda and Richard Ciolek-Torello, ed., *At The Base of the Bluff: Archaeological Inventory and Evaluation Along Lower Centinela Creek, Marina del Rey, California* (Redlands, CA: Statistical Research Inc., July 2003), 27-8.
[150] City of Los Angeles, Office of Historic Resources, *SurveyLA Historic Context Statement: Japanese Americans in Los Angeles, 1869-1970*, August 2018, 16.

Celery field near Ballona Creek, undated. *Los Angeles Public Library*.

In 2003, the State of California acquired a portion of the Ballona Wetlands south of the project area as the Ballona Wetlands Ecological Reserve. No additional investigation of historic resources within the Ballona Wetlands area was included for the purposes of this historic context.

FRANKLIN CANYON

Overview

The Franklin Canyon unincorporated area is an irregularly shaped, modified L-shaped area extending from the northern boundary of APN 4386017901 to the north, stepping down-southward three times, to a horizontal boundary at the southern boundary of APN 4387020902 to the south, a vertical boundary to the east, and the east side of Franklin Canyon Drive to the west. It contains part of lower Franklin Canyon Park toward, but not including the Lower Franklin Reservoir. There are many fire roads and hiking trails including the Hastain Trail and Discovery Trail included in the project area. Franklin Canyon Drive is the major street leading through the area.

The Franklin Canyon area contains a large rural area of the canyon. According to the Franklin Canyon Community Profile published by Los Angeles County, there are no residential parcels contained in this project area. According to this document, there is a population of 1 person, however, assumedly an on-site Franklin Canyon Park employee.[151] This area is owned by the National Park Service and operated by the Mountains Recreation and Conservation Authority

[151] Los Angeles County, Franklin Canyon Community Profile, https://planning.lacounty.gov/wp-content/uploads/2023/05/Franklin-Canyon_Community-Profile.pdf (accessed August 3, 2023).

(MRCA).

Franklin Canyon History

For centuries, Franklin Canyon was occupied by the Tongva and Kizh peoples. Dr. Allan E. Edwards a geologist and guide for the Mountains Recreation, & Conservation Authority, posited that the Tongva lived at the base of the canyons and that a community of more than 200 lived at the intersection of Franklin and Coldwater Canyons.[152] After colonization, Spanish and Mexican land grants were given to former soldiers and individuals of stature, ushering in the Rancho period. Franklin Canyon was part of the Rancho Rodeo de Las Aguas.

In 1912, oil tycoon Edward L. Doheny purchased 400 acres of land in Franklin Canyon. Doheny sold large portions of the land to the City of Los Angeles for William Mullholland's water project. In 1914, construction began on a reservoir in upper Franklin Canyon to distribute the water brought from the Owens Valley by Mullholland and the newly created Department of Water and Power (DWP). The reservoir is the "lake" colloquially referred to in place names such as Lake Drive and Franklin Lake Drive. The reservoir itself and the dam keeper's house appear to be just south of the project area.[153]

Lower Franklin Canyon Reservoir, undated. *Los Angeles Department of Water and Power*.

Doheny reserved portions of the property as a ranch for his cattle and was one of several ranch homes that the oilman and his wife enjoyed. The family built a Spanish Colonial Revival-style home in lower Franklin Canyon in 1935, also outside of the study area.[154] However, the study

[152] Laurel Canyon Association, http://laurelcanyonassoc.com/EarlyHist.html (accessed October 2, 2023).
[153] National Park Service, History of the Franklin Canyon Ranch, http://npshistory.com/brochures/samo/franklin-canyon-1993.pdf (accessed August 3, 2023).
[154] Adapted from the Mountains Recreation & Conservation Authority, https://mrca.ca.gov/parks/park-listing/franklin-canyon-park/ (accessed August 3, 2023).

area of Franklin Canyon is traversed by a number of fire roads and includes the Franklin Canyon Trailhead parking area. The area is largely covered in chaparral and natural plantings.

In 1954, a large portion of Franklin Canyon Ranch was subdivided. The portion remaining in the Doheny family was retained by them until 1977 when it was purchased by developers. The upper reservoirs had been deemed unsafe after the 1971 Sylmar earthquake.[155]

When the Canyon was subject to development, the National Park Service purchased the Franklin Canyon Ranch. The Franklin Canyon Sooky Goldman Nature Center was constructed in the northern part of the park, outside the study area. However, the William O. Douglas Outdoor Classroom erected c. 1981 is located within the study area. No additional investigation of historic resources within Franklin Canyon was included for the purposes of this historic context.

GILMORE ISLAND

Overview

Gilmore Island is a single parcel identified by Accessor Identification Number 5512002001. It is bordered by Beverly Boulevard on the north, CBS Television Center soundstages on the south, multi-family residential development (the Broadcast Center Apartments) on the east, and Genesee Avenue to the west.

Gilmore Island History

Tongva and Kizh Peoples inhabited the greater area including Gilmore Island. Gilmore Island is 1.3 miles from the La Brea Tar Pits. Tar from the pits was used by Native Americans as a glue or caulk and as waterproofing for baskets and/or canoes.[156] During the rancho period, the Native Americans were systematically dislocated from these ancestral lands. The Gilmore Island Community was located in the Rancho San Rafael that was given to California's first Portuguese settler, Antonio Jose Rocha. In 1877, When Rocha's heirs tried to sell part of the Rancho, they could not produce sufficient documentation to prove ownership. The land was then purchased by James Thompson, with some purchased by the Hancock Brothers. In 1880, Thompson declared bankruptcy and his land was put up for auction.

Arthur Freemont Gilmore (1850-1964) and Julius Carter purchased 256 acres of the Rancho at auction in 1880. Initially used as a dairy farm, Gilmore struck oil on the property in 1890 and subsequently established the Gilmore Oil Company. Gilmore and his son, E. B. Gilmore ran the company and it became one of the most important independent oil companies in Southern California.

Parts of the Gilmore property were developed over time into the Farmers Market (1934), Gilmore Stadium (1934, demolished) and CBS Television City (1952, Pereira & Luckman, Gin Wong) and annexed into the City of Los Angeles. Gilmore Island remains the last unincorporated parcel of land relating to the Gilmore family legacy. No additional investigation

[155] Linda Immediato, "The Wide-Open Spaces of Beverly Hills," Beverly Hills Courier, June 15, 2023, http://npshistory.com/brochures/samo/franklin-canyon-1993.pdf (accessed August 3, 2023).
[156] The La Brea Tar Pits, https://tarpits.org/early-excavations (accessed November 9, 2023).

of historic resources within Gilmore Island was included for the purposes of this historic context.

BEVERLY HILLS ISLAND

Overview

Accessor's Parcel Number 4391036008, referred to as Beverly Hills Island, was subdivided and sold along with an adjacent parcel. It is a small, irregularly shaped area. The address is 1312 Ridgecrest Drive, Beverly Hills.

Beverly Hills Island History

The Tongva and Kizh Peoples who stewarded the greater Beverly Hills area established the area of present-day Beverly Drive and Sunset Boulevard as a sacred site, Gathering of the Still Waters.[157] During the rancho period, the Native Americans were systematically dislocated from these ancestral lands. Beverly Hills Island was located in the Rancho Rodeo de Las Aguas.

Beverly Hills Island was part of the Doheny Ranch Tract purchased by Edward L. Doheny in 1914 (see Franklin Canyon above, also part of the Doheny Ranch Tract). As portions of the Doheny Ranch Tract were sold for development, APN 4391036008 was subdivided and sold along with an adjacent parcel. The parcel is associated with the development of Trousdale Estates by Paul Whitney Trousdale (1915-1990) in Beverly Hills.

No additional investigation of historic resources within Beverly Hills Island was included for the purposes of this historic context.

5.4 Westside Plan Area Timeline[158]

1834: Secularization of the California Missions and start of rancho land grants

1845: California becomes a U.S. Territory

1851: Congress passes the California Land Act

1862: Homestead Act passes

1869: Southern Pacific Railroad arrives in Los Angeles

1883: Atchison, Topeka and Santa Fe Railway arrives

1886: Incorporation of the City of Santa Monica

1888: Los Angeles County Chamber of Commerce is established

1888: Construction of first barracks at the Soldier's Home

1894: First Los Angeles County Sheriff is elected

[157] City of Beverly Hills, "History of Beverly Hills," https://www.beverlyhills.org/citymanager/aboutbeverlyhills/historyofbeverlyhills/ (accessed November 9, 2023).
[158] This timeline is adapted from the Los Angeles County Metro Area Plan, Appendix B: Historic Context Statement prepared by Dudek, September 2022.

1901: Pacific Electric Railway forms

1901: Pacific Electric Balloon Route loop promoting Westside real estate and tourism

1905: Union Pacific Railroad opens

1906: Los Angeles annexes the "Shoestring Strip" of land to the port

1911: Great Merger of 1911 between Pacific Electric and the Southern Pacific Railroad

1912: County Free Library Act passes

1912: Construction of Wilshire Boulevard completed to Soldier's Home

1913: City of Los Angeles Completes the first Los Angeles Aqueduct

1914: Incorporation of Beverly Hills

1914: Annexation of Palms area into city of Los Angeles

1915: Annexation of 31,000 Westgate Addition west of Beverly Hills and north of Santa Monica into Los Angeles

1915: Los Angeles Public Health Department appoints John Larabee Pomeroy as the County's first health officer

1916: Oil exploration begins on Inglewood Oil Field

1917: Culver City incorporation

1924: Standard Oil Company makes major oil strike at the Inglewood Oil Field

1924: Los Angeles Investment Company begins subdivision of View Park tracts

1925: Annexation of Venice into city of Los Angeles

1927: Fox Hills Country Club opens

1932: County library system is renamed the Los Angeles County Public Library

1933: Long Beach earthquake hits the greater Los Angeles area (March 10, 1933)

1934: Field Act is adopted by the State of California to update seismic building codes

1934: National Housing Act creates the Federal Housing Administration

1935: President Roosevelt creates the WPA

1939: The Home Owners' Loan Corporation creates redlining map of Los Angeles

1941: The Empire of Japan bombs Pearl Harbor, triggering US involvement in World War II (December 7, 1941)

1942: President Roosevelt issues Executive Order 9066 (February 19, 1942)

1944: the Department of Recreation and the Department of Parks merge to form the County of Los Angeles Department of Parks and Recreation

1947: Subdivision of "Old Ladera" tracts by Los Angeles Investment Company

1948: *Shelley vs. Kraemer* Supreme Court ruling finds that deed restrictions and racial covenants cannot be enforced

1949: The County Board of Supervisors establishes the Consolidated Fire Protection District

1954: President Eisenhower signs federal legislation making Marina del Rey a federally funded project

1954: *Broad v. Board of Education* ruling declares racial segregation in public schools is unconstitutional

1959: California Civil Rights Act is authored by Jesse Unruh

1959: Home Savings & Loan purchases Fox Hills Country Club property

1961: Final run of Pacific Electric Railway

1961: Establishment of United Neighbors

1962: President Kennedy issues Executive Order prohibiting racial discrimination in all housing receiving federal aid

1963: Rumford Act passes in California prohibiting racial discrimination by banks, real estate brokers, and mortgage companies

1963: *Crawford v. Los Angeles City Board of Education* is filed by the ACLU

1963: Construction of Ladera Center by Los Angeles Investment Co.

1964: Annexation of Fox Hills Country Club and Hillside Memorial Park by Culver City

1965: Watts Uprising (August 11-16, 1965)

1968: East Los Angeles Blowouts protesting inequality in the public education system

1968: Civil Rights Act signed by President Johnson

1969-70: Construction of Fisherman's Village themed shopping center in Marina del Rey

1970: National Chicano Moratorium March (August 29, 1970)

1971: Sylmar earthquake strikes the greater Los Angeles area (February 9, 1971)

1984: Incorporation of West Hollywood

1984: Establishment of Kenneth Hahn State Recreation Area

5.5 Historical Events and Responses

This study identifies historical events and patterns of development that influenced the current conditions within the Westside Plan Area communities. Table 1 presents a summary of the more important events and themes examined in this document. These events and themes were found to have lasting impacts on the Westside Area Plan communities and their built environment. More detailed discussions of these events and themes are presented throughout the document.

TABLE 1: SIGNIFICANT EVENTS AND RESPONSES

EVENTS AND THEMES	ISSUES, EFFECTS, AND RESPONSES
1901: Pacific Electric Railway's "Balloon Route" Established	• Provides public transportation to the Westside and coastal areas. • Tourist destinations are established at Playa del Rey lagoon.
1924: Inglewood Oil Strike	• Inglewood Oil Field was established. • Urban development curtailed in northern portions of Ladera Heights/View Park-Windsor Hills. • Oil extraction continues to the present day. • Oil extraction is increasingly understood to be incompatible with nearby residential uses.
1924-1942: Pre-World War II Auto-Oriented Suburban Development	• Initial tracts of View Park and Windsor Hills are developed and marketed to a higher-earning, automobile owning population. • Neighborhood-serving commercial and institutional buildings are constructed.
1946-1980: Post-World War II Residential Development	• Post-war population growth increases demand for housing. • View Park and Windsor Hills continue to develop. • Development of Ladera Heights, West Fox Hills, and Marina del Rey.
1920-1968: Housing Discrimination • **Restrictive Covenants** • **Redlining**	• Restrictive covenants prohibit home sales to people of color ensuring all-White populations in suburban developments. • Non-white populations face limited choices for home ownership regardless of financial status. • Redlining directly associates non-White populations with home loan risk and blight further isolating mixed-race communities.
1948-1980: White Flight • **1948 Supreme Court strikes down restrictive housing covenants.** • **Blockbusting** • **1965 Watts Uprising** • **1968 Fair Housing Act**	• Black families begin purchasing homes in View Park and Windsor Hills despite hostility, intimidation, and violence on the part of their White neighbors. • The real estate industry spikes commissions by inducing fear-based panic selling by White homeowners in integrating communities. Vacated homes are sold to people of color at inflated prices. • Middle- and upper-middle class Black families continue to purchase homes in View Park, Windsor Hills, and Ladera Heights and become the majority population by 1980.

EVENTS AND THEMES	ISSUES, EFFECTS, AND RESPONSES
	• Along with neighboring Baldwin Hills, Ladera Heights/View Park-Windsor Hills become outstanding examples of Black achievement and community pride.
1963 Baldwin Hills Reservoir Dam Collapse	• Causes catastrophic flooding in the surrounding neighborhoods. Site determined inappropriate for a reservoir. • Site acquired for recreational purposes. • Baldwin Hills Recreation Area, later Kenneth Hahn Park, established in 1978.

6. SIGNIFICANT THEMES AND ASSOCIATED PROPERTY TYPES

Development of the eight unincorporated areas located in the Westside Plan Area exemplify broader patterns of development in Los Angeles, Los Angeles County and Southern California. The following pages identify relevant themes and property types to facilitate further analysis.

6.1 Theme: 20th-Century Residential Development

Residential development in the area defined by the Westside Plan Area is chiefly composed of twentieth-century residential property types that reflect broader patterns of development in the region. Streetcar suburbs, suburban neighborhoods, postwar tract development, and leisure-based residential projects characterize residential development in the Westside Plan Area.

STREETCAR SUBURBS

The creation of the two interurban railway systems, the Pacific Electric and the Los Angeles Railway, spurred a new form of residential development: the streetcar suburb. Prior to the development of this new transportation infrastructure, residential development in Los Angeles was largely confined to downtown and the areas immediately accessible from the expanded pueblo area.

The advent of the streetcar now made working downtown and living in readily accessible suburbs possible. An early and important example of a streetcar suburb was the development of Glendale, by Leslie Brand. Marketed as just 15 minutes from downtown Los Angeles, this new town offered bucolic bungalow living far from the chaos of the city.[159] Leslie Brand donated land for the station and with it, ushered in a new wave of residential development. Other streetcar suburbs included West Adams, Sawtelle, and Huntington Park.

The bungalow was the key residential property type that typified streetcar suburbs. Custom designed or ordered from a "kit home" purveyor (e.g., the Sears Catalog, Pacific Ready-Cut Homes, etc.), bungalows were easy, fast, and economical to construct resulting in the development of Arcadian suburbs throughout the greater Los Angeles area during the 1910s and 1920s. It was this same transportation system that inspired developers like Moye Wicks to envision Port Ballona.

AUTO-ORIENTED SUBURBAN DEVELOPMENT

While the streetcar tracts enabled a predictable pattern of residential development in Los Angeles, ever increasing ownership of automobiles presented new opportunities for residential development at a time when the city's population was booming. Between 1900 and 1920, the population of Los Angeles County grew from 170,298 to 936,455.[160] During the late teens and

[159] Juliet M. Arroyo, *Early Glendale* (Charleston, SC: Arcadia Publishing, 2005), 40.
[160] Los Angeles Almanac, "Historical General Population," http://www.laalmanac.com/population/po02.php (accessed August 7, 2023).

early twenties, Southern California benefited from the booming economy that drove the nation—especially buoyed by the local oil industry, industrial development generally, and the consolidation of the motion-picture industry in Los Angeles.

Untethered to the interurban railway system, automobile owners had greater access to the suburban developments being constructed across the Southland. While residential development was initially accessible via the interurban railway system, new development soon spread beyond the streetcar system into steep hillsides and vast agricultural areas.

Housing developers were quick to exploit the possibilities of suburban development that was not necessarily reliant on public transportation access. The Frank Meline Co. developed hillside and more remote residential communities aimed at an affluent clientele wherein automobile ownership was assumed. Developments such as Mesmer City were enabled by the automobile; strategically positioned at the confluence of seven boulevards. The Los Angeles Investment Company, one of the oldest developers in the area, built View Park as part of this pattern. Most residential developments were subject to restrictive covenants and deed restrictions that prohibited the sale or resale of these homes to people of color.[161]

View Park Model Home 1938. ***Los Angeles Public Library***

Excluding the few residential estates and multi-family properties of the period, most residential development prior to Word War II was for single-family residences, although some multi-family residences, such as duplexes, fourplexes, and bungalow courts, were also constructed. Prevalent architectural styles include Period Revival styles, including Spanish Colonial Revival, Tudor Revival, Mediterranean Revival, English Revival, and American Colonial Revival. It was during the 1920s when many larger residential tracts were plotted. Subsequently, residences developed in the 1920s and 1930s were located on the empty lots in extant tract developments, infilling previously scattered residences. Tracts were typically developed with residences filling in available lots over time, rather than the rapid development of post-World War II tracts.

[161] For more on this topic see the section on Civil Rights and Social Justice.

Development of these tracts was partially made possible by the influence of the automobile, as residences were no longer developed at a walkable scale, but could be built farther away from the established town centers. New residential development included features directly related to automobile transportation, including curb cuts, sidewalks, driveways, and detached garages.

The stock market crash of 1929 and the ensuing Great Depression of the 1930s severely restricted new development. While Los Angeles' local economy proved to be more resilient than many other regions of the United States, the boom years had clearly ended. Plans for large developments like Mesmer City located west of Culver City, were curtailed.

The National Housing Act of 1934 established the Federal Housing Authority (FHA), which helped reignite the construction of single-family homes by establishing mortgage terms that were conducive to the average American family and would regulate the interest rates and terms of interest that had ballooned out of control in the aftermath of the stock market crash. Although the agency's programs would have little impact until the years following World War II, the FHA's efforts to establish a protocol for the construction of single-family dwellings during this period had a lasting impact on both residential design and community planning.

By the 1930s, in addition to the Period Revival styles popularized in the 1920s, residences with a simpler, more restrained use of traditional architectural detailing were prevalent. This includes the simplified Minimal Traditional designs influenced by the FHA's minimum property standards required for receiving a loan. Minimal Traditional houses were immensely popular in large suburban residential developments throughout the United States starting in the 1930s and into the 1940s.

Although residential development rebounded in the late 1930s (Windsor Hills), it was again disrupted after the bombing of Pearl Harbor by Japan in 1941 and the country's entrance into World War II. With the nation's attention turned elsewhere and wartime shortages preventing construction, residential development in Southern California was largely halted save for emergency housing constructed for service members and defense industry workers.

POST-WORLD WAR II RESIDENTIAL DEVELOPMENT

Across the United States, as GIs returned from the frontlines and began to settle back into civilian life, the nationwide demand for housing dramatically increased. The GI Bill provided significant economic benefits to returning veterans, including reasonable loan terms for home purchases, and credit for college tuition.[162] Southern California's population grew exponentially as wartime defense industries successfully transitioned to aerospace and engineering markets and service men returned to settle down and start families. The combination of a strong local economy, available jobs, and Southern California's famously benign climate created an unprecedented demand for housing.

[162] Though as with many other government programs, the GI Bill primarily benefitted white veterans, and the "wide disparity in the bill's implementation ended up helping drive growing gaps in wealth, education and civil rights between White and Black Americans." Erin Blakemore, "How the GI Bill's Promise was Denied to a Million Black WWII Veterans," https://www.history.com/news/gi-bill-black-wwii-veterans-benefits (accessed April 2022).

Post-WWII housing development, 1946. *Los Angeles Public Library*.

Southern California's modern architects had been thinking about housing design for the duration of the global conflict, ideas about architecture and the California lifestyle were at the forefront of the architectural trade press and women's magazines. From *Arts + Architecture* to *House Beautiful*, the country was rapt with new ideas about housing in Southern California and how it reflected postwar prosperity, a mild climate, and utopian ideals.

Developers now turned to applying ideas of mass production, wartime production efficiency, and prefabrication to housing. Expanses of agricultural land on the periphery of Los Angeles were ripe for development. Speed of construction was essential and soon suburban tract housing began appearing throughout Southern California. This trend is often associated with the postwar development of the San Fernando Valley, but it was ubiquitous. The Los Angeles Investment Company quickly adapted to the new trend, subdividing Ladera Heights and selling parcels for development. The freeway system, which received substantial state and federal funding in the post-War years, was key to facilitating these suburban communities.

Postwar residential development is often characterized by variations on the Ranch and Mid-Century Modern architectural styles. Suburban tracts often offered a continuum of styles designed to appeal to a wide range of buyers. However, custom homes also ranged from the traditional to the Ranch style to post-and-beam Modern designs.

Multi-family residential development also thrived during this period, albeit less so than suburban single-family residences. Garden apartments, a planning idea first developed prior to the war, were a dominant multi-family housing type developed in Southern California during this period.

In many areas, the so called "dingbat" apartment building – a two-story apartment building with

recessed parking bays at ground level – was introduced in the late 1950s and 1960s.

During the late 1960s and through the mid-1970s, several new real estate trends influenced the development of multi-family properties throughout Southern California. These include the widespread adoption of the condominium financing structure, and the introduction of extensive recreational facilities as amenities for residents in large-scale developments. These trends reflected a movement away from single-family residential ownership as empty nesters elected to downsize and eliminate responsibility for property maintenance while some younger adults delayed marriage and starting families to focus on education and career development.

The condominium movement was born out of the earlier cooperative or "co-op" apartment model wherein the building was owned collectively by the owner shareholders who occupied their individual units under long-term leases. Condominiums diverged from co-op apartment arrangements in that each unit was owned individually while common areas were subject to collective ownership. Typically, homeowners' associations were established, and monthly ownership dues funded maintenance of the common areas. A lack of financing for the new ownership concept, however, suppressed initial development. In 1961, the FHA was only authorized to insure mortgages on condos for 85 percent of the appraised value. It wasn't until September 1963 that tax appraisal methods for condominiums were settled, and developers began building condominiums in earnest.[163] Condominium development in the Westside Plan Area is not widespread and largely concentrated in Marina del Rey.

HOUSING DISCRIMINATION

Communities of color in the Westside Plan Area were affected by racism and discriminatory practices in housing: from segregation, institutionalized housing discrimination, and predatory housing practices. These issues became topics for the broader Civil Rights Movement of the middle- and late-twentieth century.

In the 1920s and 1930s, private developers participated in institutionalized racism by attaching restrictive covenants to their new residential developments. Restrictive covenants were legal clauses written into property deeds dictating that a property owner could only sell or rent a property to "Caucasians," otherwise the owner could lose the property. In some covenants, the excluded groups were mentioned by name, and invariably included "African Americans, Mexicans, Asians, and Jews." A typical covenant lasted for 20 to 50 years.[164] Local, state, and federal jurisdictions all became involved in promoting and enforcing restrictive covenants.

Though restrictive covenants were challenged in the California and U.S. Supreme Courts in 1919 and 1926, they were ultimately upheld as constitutional at both the state and national levels, unleashing their widespread use across the United States. As historian Gene Slater documents in his book *Freedom to Discriminate*, "major realtor-developers and local officials often worked together to ensure that all the subdivisions in entire new cities were covenanted."[165] The use of restrictive covenants diminished after 1948, when the U.S. Supreme

[163] Dan Mac Masters, "Condominiums—The Most Exciting Housing Development in 15 Years," *Los Angeles Times*, July 26, 1964, 44.
[164] *SurveyLA: African American Historic Context Statement*, 38.
[165] Gene Slater, *Freedom to Discrim*inate (Berkeley, CA: Heydey, 2021), 64.

Court ruled in *Shelley v. Kraemer* that it was unconstitutional for courts to enforce the agreements. However, many developers left the restrictions in their deeds noting that they might be unenforceable. In 1953, the U.S. Supreme Court's decision in *Barrows v. Jackson* further helped to curb their use. But it was not until the passage of the 1968 Fair Housing Act that restrictive covenants were deemed illegal.[166]

The real estate industry also reinforced discriminatory practices and the "color line." In 1924, the National Association of Real Estate Boards established a "code of ethics" which prohibited realtors from introducing "members of any race or nationality" to a neighborhood if it would threaten property values. This resulted in the practice known as "steering"— not showing properties in White neighborhoods to people of color. The penalty for not adhering to the ethics code, which stayed in effect until the late 1950s, was loss of license.[167]

During the Great Depression, two New Deal housing initiatives—the Home Owners Loan Corporation (HOLC), founded in 1933, and the Federal Housing Administration (FHA), founded in 1934, were created by the U.S. government to encourage homeownership and protect homeowners at risk of foreclosure. In practice, however, these initiatives only provided protection for White homeowners. The FHA played a significant role in the legalization and institutionalization of racism and segregation through an overt practice of denying mortgages based upon race and ethnicity.

The FHA insured bank mortgages that covered some 80 percent of purchase prices. To be eligible, the FHA conducted an appraisal of the property in order to select properties that had a low risk of default. The guidelines included a "Whites only" requirement. The FHA underwriting manual for its appraisers also recommended against "an infiltration of inharmonious racial or nationality groups," and discouraged loans in older, urban neighborhoods, largely populated by people of color.[168] The 1936 *FHA Underwriting Manual* recommended "deeds to properties for which it issued mortgage insurance should include an explicit prohibition of resale to African Americans."[169]

To fulfill their missions of refinancing mortgages and granting low-interest loans to those who had lost their homes, the HOLC began rating neighborhoods as "security risks." What emerged was a system of ranking of neighborhoods by race, with African Americans and other ethnic minorities at the bottom. While other factors were also considered—such as class, the presence of industry, density, housing stock, and tax blight—a neighborhood's racial composition was a key factor in determining its ranking. Areas deemed high risk were systematically denied

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[166] Douglas Flamming, *Bound for Freedom: Black Los Angeles in Jim Crow America* (Berkeley: University of California Press, 2005), 69; Lawrence B. De Graaf and Quintard Taylor, "Introduction," in Lawrence B. De Graaf, Kevin Mulroy, and Quintard Taylor, eds., *Seeking Eldorado: African Americans in California* (Los Angeles: Autry Museum of Western Heritage, 2001), 3-69; Wendy Plotkin, "Restrictive Covenants," in *Encyclopedia of American Urban History, Vol. 2*, ed. David Goldfield (Thousand Oaks: Sage, 2007), 681.

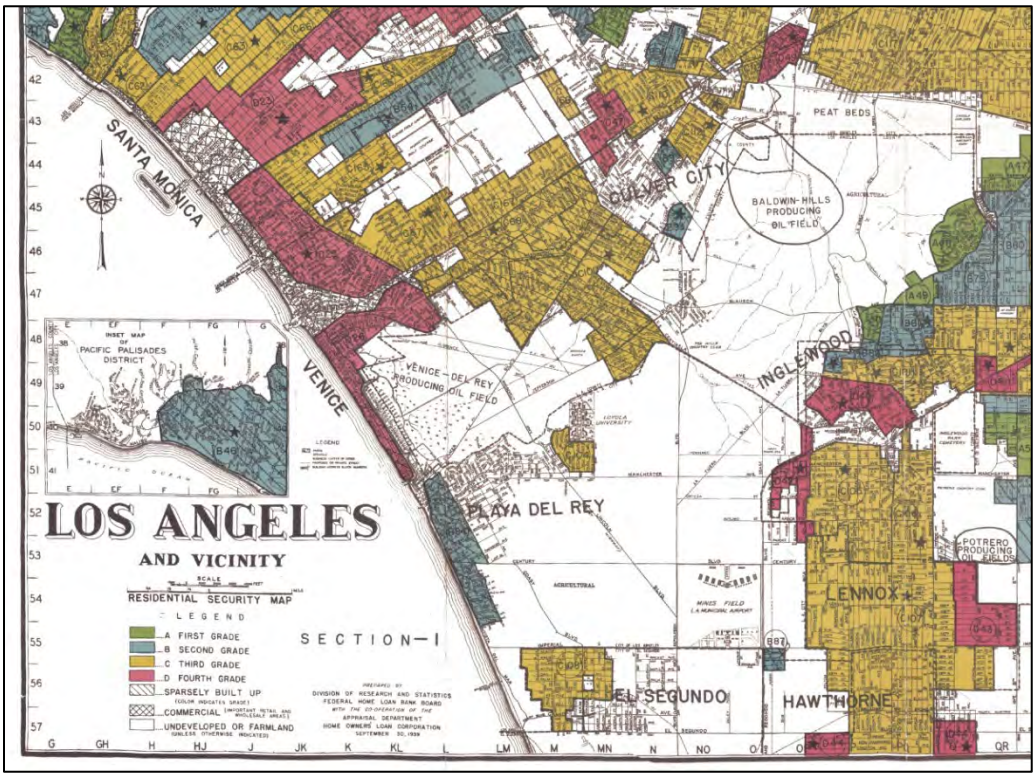
[167] *SurveyLA: African American Historic Context Statement*, 40. As Richard Rothstein points out in his book, *The Color of Law*, the state licensure of these realtors did not make them government agents but in effect the state did contribute to *de jure* segregation by licensing organizations that utilized these practices. Richard Rothstein, *The Color of Law* (New York, NY: Liveright, 2017).

[168] Richard Rothstein, *The Color of Law* (New York, NY: Liveright Publishing Corporation, 2017), 67.

[169] Rothstein, *The Color of Law*, 84.

financial services such as mortgages and insurance loans. These areas were delineated on maps with a red line, a practice known as "redlining". These areas were also barred from receiving federal assistance, effectively segregated, and plunged into a vicious cycle of decline.

The HOLC's original system (later adopted by the FHA) for appraising risk used letter grades. "A" areas, colored green, indicated places where maximum loans were granted. "B" areas, colored blue, were not as desirable but still considered relatively low risk. "C" areas, colored yellow, were determined to be in decline. "D" areas, colored red, were considered to be in full decline and, therefore, rejected for mortgage insurance. In fact, it was partly the presence of restrictive covenants for View Park, in addition to its recently constructed homes, that resulted in the area being coded green and blue, the first and second grades respectively, which indicated it was considered "desirable" for lending purposes on the "residential security maps" prepared by the HOLC in the 1930s.[170]



Example of a color-coded property appraisal map. *Los Angeles Public Library*

After World War II, a new predatory real estate practice, referred to as "blockbusting," pitted racial groups against one another to maximize profits for realtors. Blockbusting was a means of inducing fear-based panic selling in mixed or White neighborhoods. Realtors would suggest

[170] Redlining maps were the maps produced by the federal government's Home Owners' Loan Insurance Corporation between 1925 and 1940. Grades and colors were assigned to neighborhoods, with the red (least desirable) areas occupied by communities of color singled out as being "hazardous" for investment. Because View Park had restrictive covenants and good housing stock, it was assigned green and blue codes.

that recent home sales to African American families was a sign of a "Negro invasion" that would result in declining property values.[171] As a result, White residents would often sell their houses for less than their worth. The realtors would then sell the White homeowners another house in an unthreatened area. Simultaneously, realtors would advertise the vacated house in ads for "colored buyers," who would then purchase the homes for inflated prices. The result: three commissions for the realtor instead of one.

Another predatory housing practice African Americans were often subjected to was "contract sales." In areas where Blacks could purchase homes (typically in red-lined areas), the FHA would not insure the homes. This was important because if no organization agreed to insure the loans, a mortgage was unobtainable. As a result, the homes were often purchased on "installment plans," which unlike a traditional mortgage, provided no accumulation of equity. The contracts typically provided that the equity would transfer to purchasers after 15 or 20 years, but if a single monthly payment was late, the would-be owner could be evicted, thus forfeiting any opportunity to amass equity in their home.[172]

On the rare occasions when African Americans were able to purchase homes and become integration pioneers in White neighborhoods, they were often met with racial violence. Incidents of this nature were carried out in View Park, Windsor Hills, and Ladera Heights as the demographics of those neighborhoods changed.

School districts often reinforced segregation and exclusion. During the 1920s and 1930s, Los Angeles schools and neighboring school districts were ostensibly race neutral. The official policy in Los Angeles was that all students attend the school closest to their homes regardless of race. White students in racially mixed neighborhoods; however, were able to seek a waiver and attend a predominately white school. School facilities and funding also favored higher-income and, therefore, White-majority neighborhoods, which often left schools serving non-White communities overcrowded and underfunded. These practices, combined with racial discrimination in housing, resulted in de facto school segregation through the 1950s.[173]

During the 1960s, the California state legislature passed several bills aimed at combating discrimination in business, employment, and housing. The Rumford Fair Housing Act, passed in 1963, made it illegal for "anyone selling, renting or leasing a residence to discriminate based on race, creed, color or national origin."[174] As described in the report *Housing Long Beach*, "the law was not universally well received and realtor home association groups in Long Beach collaborated with similar groups around the state to spearhead Proposition 14," which aimed to repeal the Act.[175] When Proposition 14 passed, the housing advocacy community galvanized often forming fair housing organizations. These fair housing organizations and neighborhood

[171] *SurveyLA Citywide Historic Context Statement*: *African American History of Los Angeles*, February 2018. 86.
[172] Historic Resources Group, *Long Beach Historic Context Statement; Race and Suburbanization*, January 18, 2020, 26.
[173] *SurveyLA Los Angeles Citywide Historic Context Statement, Context: African American History of Los Angeles*, February 2018.
[174] Lawrence P. Crouchett, "Assemblyman W. Byron Rumford: Symbol for an Era," *California History* 66, no 1 (1987): 19.
[175] "Housing Long Beach: A Brief Historical Context and Framework for Equitable Housing Policy in Long Beach," http://www.housinglb.org/wp-content/uploads/2013/04/HousingLB-Paper5-8-13.pdf (accessed November 11, 2019), 2.

organizations were populated by a variety of races and included activist clergy, lawyers, and other citizen advocates.

At the federal level, the Civil Rights Act of 1964 prohibited discrimination in housing. However, there were no federal enforcement provisions. This necessitated a follow-up piece of legislation: The Civil Rights Act of 1968, commonly known as the Fair Housing Act. The Fair Housing Act, comprising Title VIII of the Civil Rights Act of 1968, was passed by Congress four days after the assassination of Martin Luther King, Jr.

ELIGIBILITY STANDARDS: PRE-WORLD WAR II RESIDENTIAL DEVELOPMENT

Summary Statement of Significance

The period from 1920 to 1940 saw a boom in residential development in Los Angeles County, as the automobile allowed greater sprawl away from the central downtown core. While single-family residences remained the primary property type, multi-family residences, including duplexes, fourplexes, bungalow courts, and courtyard apartments are also present. Resources that are eligible under this theme may be significant as the site of an important event, for their association with the increase in tract residential development, or for an association with an ethnic or cultural group or a person important in local, state, or national history.

While individual tract housing is typically not eligible for individual listing under Criterion A/1/1,9, it can be significant as a collection that reflects important development patterns of the period; or as a residential enclave resulting from discriminatory practices, for example, the center of the African American community because of exclusionary practices elsewhere. Properties may also be significant as an example of a style or type; architectural styles are discussed in the Architecture and Design Section.

Period of Significance	1920-1940
Period of Significance Justification	Broadly covers the establishment of residential communities from 1920 to 1940.
Geographic Location	Ladera Heights/View Park-Windsor Hills
Property Type Description	Significant property types are those representing important periods of residential development including single-family residences, multi-family residences, tract features and amenities including street trees/other significant landscape features, streetlights, and street signs.

Criterion A/1/1 (Events/Patterns of Development)

Individual residential properties that are eligible under this criterion may be significant:

- As the site of an event important in history; or
- For exemplifying an important trend or pattern of residential development.

Note that in order to be individually eligible for designation for representing a pattern of development, the property must be the first of its type, a rare remnant example of a significant period of development, or a catalyst for development in the city or neighborhood. Merely dating from a specific period is typically not enough to qualify for designation. Residences that are eligible for an association with a trend or pattern of development from this period may be more appropriately evaluated as part of a historic district.

A collection of residential properties that are eligible under this criterion as a historic district may be significant:

- For representing an important pattern or trend in residential development, such as the establishment of a notable tract.
- As an intact collection of residences that represent population growth during the period.

Note that some residential tract development may span several themes or periods of development. Local designation for historic districts includes Criteria 1 and 3.

Integrity Considerations:

In order to be eligible for designation under this criterion, a property must retain sufficient integrity to convey its historic significance.

- Residential properties from this period should retain integrity of location,[176] design, setting, workmanship, feeling, and association, at a minimum, in order to convey their significance.
- An individual property that is eligible for a historic association must retain the essential physical features that made up its character or appearance during the period of its association with an event or historical pattern.
- Note that some properties that may not retain sufficient integrity for listing in the National Register may remain eligible for listing at the state and local levels.

For historic districts:

- The majority of the components that add to the district's historic character must possess integrity, as must the district as a whole.
    - The historic district must retain a majority of contributors that date from the period of significance.

[176] Unless the property was moved during the period of significance.

- A contributing property must retain integrity of location, design, workmanship, setting, feeling, and association to adequately convey the significance of the historic district.
- Some alterations to individual buildings, such as replacement of roof materials, replacement garage doors, and replacement of windows within original openings may be acceptable as long as the district as a whole continues to convey its significance.
- Original tract features may also be contributing features.

Registration Requirements:

To be eligible under this criterion, an individual property must:

- Date from the period of significance; and
- Have a proven association with an event important in history; or
- Represent an important catalyst for a pattern or trend in residential development; and
- Display most of the character-defining features of the property type or style; and
- Retain the essential aspects of historic integrity.

To be eligible under this criterion, a historic district eligible under this theme must:

- Retain a majority of contributing buildings from the period of significance; and
- Retain significant character-defining features from the period of significance, including any important landscape or hardscape features; and
- Retain the original layout, reflecting planning and design principles from the period; and
- Retain the essential aspects of historic integrity.

Criterion B/2/2 (Important Persons)

Individual residential properties eligible under this criterion may be significant:

- For an association with persons significant in our past; or
- For a proven association with a specific significant ethnic or cultural group that made a demonstrable impact on the community.

Note that according to National Park Service guidance, persons significant in our past refers to individuals whose activities are demonstrably important within a local, state, or national historic context. A property is not eligible if its only justification for significance is that it was owned or used by a person who is a member of an identifiable profession, class, or social or ethnic group. In addition, the property must be associated with a person's productive life, reflecting the time period when he or she achieved significance.

Integrity Considerations:

In order to be eligible for designation under this criterion, a property must retain sufficient integrity from the period of significance to convey its association with the important person.

- Residential properties from this period should retain integrity of design, workmanship, feeling, and association, at a minimum, in order to convey the property's association with the significant person's productive period.
- A general rule is that the property must be recognizable to contemporaries of the person with which it is associated.

Registration Requirements:

To be eligible under this criterion a property must:

- Have a proven association with the productive period of a person important to local, state, or national history; and
- Display most of the character-defining features of the property type or style from the period of significance (i.e., the period when the property was associated with the important person); and
- Retain the essential aspects of integrity.

Criterion C/3/3 (Architecture and Design)

Individual residential properties that are eligible under this criterion may be significant as:

- An excellent example of an architectural style, property type, or method of construction; or
- A distinctive work by a noted architect, landscape architect, builder, or designer.

Integrity Considerations:

In order to be eligible for designation under this criterion, a property must retain sufficient integrity from the period of significance to convey its architecture.

- Residential properties significant under this criterion should retain integrity of design, materials, workmanship, and feeling, at a minimum.
- A property that is eligible for designation as a good/excellent or rare example of its style or type retains most - though not necessarily all - of the character-defining features of the style.
- A property important for illustrating a particular architectural style or construction technique must retain most of the physical features that constitute that style or technique. A property can be eligible if it has lost some historic materials or details but retains the majority of the essential features from the period of significance. These features illustrate the style in terms of the massing, spatial relationships, proportion, pattern of windows and doors, texture of materials, and ornamentation.

- A property is not eligible if it retains some basic features conveying massing but has lost the majority of the features that once characterized its style.

Registration Requirements:

To be eligible under this criterion a property must:

- Date from the period of significance; and
- Represent an excellent or rare example of a style or type; and
- Display most of the character-defining features of the style or type; and
- Represent quality of design and distinctive details; and
- Retain the essential aspects of integrity.

ELIGIBILITY STANDARDS: POST-WORLD WAR II RESIDENTIAL DEVELOPMENT

Summary Statement of Significance

Individual properties or historic districts that are eligible under this theme may be significant as the site of an important event in history; for an association with an ethnic or cultural group or a person important in local, state, or national history; for exemplifying an important trend or pattern of development (typically, as contributors to historic districts). Resources significant under this theme may include single-family residences constructed in residential tracts recorded during the period immediately following World War II, and the multi-family residences that were increasingly popular by the late 1950s and early 1960s. Properties may also be significant as an example of a style or type; architectural styles are discussed in the Architecture and Design Section.

Period of Significance	1946-1980
Period of Significance Justification	Broadly covers post-World War II residential development.
Geographic Location	Ladera Heights/View Park-Windsor Hills, Marina del Rey
Associated Property Types	Residential: Single Family Residence, Multi-Family Residence, Tract Features/Amenity, Historic District.
Property Type Description	Significant property types are those representing important periods of residential development including single-family residences, multi-family residences, such as garden apartments, mid- and high-rise apartment

complexes, and tract features and amenities, including street trees/other significant landscape features and streetlights. These properties can be single-family or multi-family residences and may collectively form a historic district.

Criterion A/1/1 (Events/Patterns of Development)

Individual residential properties that are eligible under this criterion may be significant:

- As the site of an event important in history; or
- For exemplifying an important trend or pattern of residential development; or
- As a rare remaining example of a residential development type (ex. garden apartment).

Note that in order to be individually eligible for designation for representing a pattern of development, the property must be the first of its type, a rare remnant example of a significant period of development, or a catalyst for development in the community or neighborhood. Merely dating from a specific period is typically not enough to qualify for designation. Tract homes are typically not eligible individually for representing a period of development, due to widespread residential development during this period. Residences that are eligible for an association with a trend or pattern of development from this period may be more appropriately evaluated as part of a historic district.

A collection of residential properties that are eligible under this criterion as a historic district may be significant:

- For representing an important pattern or trend in postwar residential development, such as the establishment of a notable postwar tract.
- As an intact collection of residences that represent the postwar growth.

District boundaries may represent original tract boundaries, or they may comprise a portion of a tract or neighborhood. The district must be unified aesthetically by plan, physical development, and architectural quality. Historic districts representing post-World War II housing tracts will be eligible if they are excellent and intact examples of residential development representing the growth of the city during this period, for an association with an innovative type of housing development, or for other distinguishing characteristics that differentiate it from other subdivisions from the period. Residences from this period will be eligible as contributors to historic districts. Local designation for historic districts includes Criteria 4, 6, and 8.

Integrity Considerations:

In order to be eligible for designation under this criterion, a property must retain sufficient integrity to convey its historic significance.

- Residential properties from this period should retain integrity of location,[177] design, material, setting, workmanship, feeling, and association in order to convey their significance.
- An individual property that is eligible for a historic association must retain the essential physical features that made up its character or appearance during the period of its association with an event or historical pattern.
- Note that some properties that may not retain sufficient integrity for listing in the National Register may remain eligible for listing at the state and local levels.

For historic districts:

- The majority of the components that add to the postwar district's historic character must possess integrity, as must the district as a whole.
    - The historic district must retain a majority of contributors that date from the period of significance.
    - A contributing property must retain integrity of location, design, workmanship, setting, feeling, and association to adequately convey the significance of the historic district.
    - Some alterations to individual buildings, such as replacement of roof materials, replacement garage doors, and replacement of windows within original openings may be acceptable as long as the district as a whole continues to convey its significance.
    - Original tract features may also be contributing features.

Registration Requirements:

To be eligible under this criterion, an individual property must:

- Date from the period of significance; and
- Have a proven association with an event important in history; or
- Represent an important catalyst for a pattern or trend in postwar residential development; or
- Display most of the character-defining features of the property type or style; and
- Retain the essential aspects of historic integrity.

A historic district eligible under this theme must:

- Retain a majority of contributing buildings from the period of significance; and
- Retain significant character-defining features from the period of significance, including any important landscape or hardscape features; and

[177] Unless the property was moved during the period of significance.

- Retain the original layout, reflecting planning and design principles from the period; and
- Retain the essential aspects of historic integrity.

Criterion B/2/2 (Important Persons)

Individual residential properties eligible under this criterion may be significant:

- For an association with persons significant in our past; or
- For a proven association with a specific significant ethnic or cultural group that made a demonstrable impact on the community in the postwar period, for example in the civil rights movement.

Note that according to National Park Service guidance, persons significant in our past refers to individuals whose activities are demonstrably important within a local, state, or national historic context. A property is not eligible if its only justification for significance is that it was owned or used by a person who is a member of an identifiable profession, class, or social or ethnic group. In addition, the property must be associated with a person's productive life, reflecting the time period when he or she achieved significance.

Integrity Considerations:

In order to be eligible for designation under this criterion, a property must retain sufficient integrity from the period of significance to convey its association with the important person.

- Residential properties from this period should retain integrity of design, workmanship, feeling, and association, at a minimum, in order to convey the property's association with the significant person's productive period.
- A general rule is that the property must be recognizable to contemporaries of the person with which it is associated.

Registration Requirements:

To be eligible under this criterion a property must:

- Have a proven association with the productive period of a person important to local, state, or national history; and
- Display most of the character-defining features of the property type or style from the period of significance (i.e., the period when the property was associated with the important person); and
- Retain the essential aspects of integrity.

Criterion C/3/3 (Architecture and Design)

Individual residential properties that are eligible under this criterion may be significant as:

- An excellent or rare example of an architectural style, property type, or method of construction; or

- A distinctive work by a noted architect, landscape architect, builder, or designer.

A collection of residential properties that are eligible under this criterion as a historic district may be significant:

- For an association with an important merchant builder or architect; or
- As a collection of excellent architectural styles associated with the post-War period.

District boundaries may represent original tract boundaries, or they may comprise a portion of a tract or neighborhood. The district must be unified aesthetically by plan, physical development, and architectural quality. Residences from this period will be eligible as contributors to historic districts. Local designation for historic districts includes Criteria 4, 6, and 8.

Integrity Considerations:

In order to be eligible for designation under this criterion, a property must retain sufficient integrity from the period of significance to convey its architecture.

- Residential properties significant under this criterion should retain integrity of design, setting, materials, workmanship, and feeling, at a minimum.
- A property that is eligible for designation as a good/excellent or rare example of its style or type retains most - though not necessarily all - of the character-defining features of the style.
- A property is not eligible if it retains some basic features conveying massing but has lost the majority of the features that once characterized its style.

Registration Requirements:

To be eligible under this criterion a property must:

- Date from the period of significance; and
- Represent an excellent or rare example of a style or type; and
- Represent quality of design and distinctive details; and
- Display most of the character-defining features of the style or type; and
- Retain the essential aspects of integrity.

6.2 Theme: 20th-Century Commercial Development

Commercial development within the Westside Plan Area is focused primarily on "neighborhood-serving" retail and professional services that cater to the needs of nearby residents. Commercial buildings and districts date from the early decades of the 20th century to the present day. These resources evidence how neighborhood commercial building types and spatial layouts changed over time to accommodate different modes of transportation as well as

prevailing planning and design trends in commercial development. While neighborhood commercial development is also dominant in Marina del Rey, a subset was also developed to cater to the tourist and leisure customers. These include bars and restaurants, limited hotel services, and a themed shopping and leisure destination.

COMMERCIAL CORRIDORS

Commercial development prior to World War II generally takes the form of commercial corridors, a linear arrangement of buildings along a neighborhood route of transport or through-corridor. These include the Streetcar Commercial Development that lined routes served by rail transit, and Arterial Commercial Development which aligned along automobile traffic routes not served by streetcar. Noticeable concentrations of commercial buildings were generally not constructed in the Westside Plan Area until the late 1920s after large-scale residential developments first appeared.

There was often little architectural difference between the older streetcar and the newer auto-dominated arterial corridors. The most common form was the storefront building which provided easily adaptable retail space for individual tenants who could customize the interior and exterior signs to fit the needs of their business. A typical storefront building could be single- or multi-storied. Single-story buildings were typically called storefront blocks and consisted of one or more shop spaces opening to the street. Each storefront contained an entrance and a display window. Multi-storied buildings were known as business blocks and combined storefronts on the first floor with rental space above. This rental space generally consisted of offices for professionals such as physicians, dentists, and lawyers, although it could also contain residential apartments or communal meeting spaces.

W. Slauson Avenue Commercial Corridor Development c. 1950. ***Los Angeles Public Library***

The single-story storefront block was more common, although along some of the more heavily trafficked routes and at intersections the multi-story business block could be found. The single-

story form was particularly popular along the newer arterial shopping streets that had no streetcar lines and depended exclusively upon the automobile. Commercial corridors typically displayed the popular architectural styles of the time. These include Spanish Colonial Revival and Mediterranean Revival popular during the 1920s as well as the Art Deco and Streamline Moderne styles more prevalent in the 1930s. Simple vernacular buildings largely devoid of overt stylistic embellishments were also common. It was also during 1930s, when developers made attempts to employ the concept of rear parking for neighborhood shopping districts, a concept first introduced with commercial development on Wilshire Boulevard west of Downtown Los Angeles. An example of commercial corridor development can be found in the Windsor Hills area on Slauson Avenue between Overhill Drive and Angeles Vista which included a large grocery store, drugstore and other shops. Buildings along this corridor have housed neighborhood-serving businesses since the initial development of the community and this continues to the present day. One long-standing neighborhood business, "CJ's Elegance" women's clothing boutique at 4446 W. Slauson Avenue, has been in existence for over 50 years.

Although commercial corridors in the Westside Plan Area were first developed prior to World War II, they continued to be developed and redeveloped after the War to provide much-needed services in proximity to the growing residential communities. Individual commercial buildings and groups of buildings therefore display the architectural styles and innovations of their respective periods. Many of the commercial structures built after the war responded to both the growing middle class and suburban leisure culture, and the automobile designed to appeal to the passing motorist. The "Jet Inn," at 4542 W. Slauson Avenue, a Mid-Century Modern style hotel is one such example. A more exuberant, expressive Modernism emerged in commercial design after the war, capturing both the zeitgeist and playful exuberance of the moment and appealing to the modern, automobile-oriented consumer. The style became known as "Googie," named after Googie's Diner in Los Angeles designed by John Lautner in 1949. The style has been described as "Modernism for the masses." It was widely employed in roadside commercial architecture of the 1950s and 60s, including coffee shops, bowling alleys, and car washes. A standout example is the former Wich Stand Restaurant and Drive-in at 4508 W. Slauson Avenue. Constructed in 1957 and designed by the architectural design team of Armet & Davis, the building is today the home of Simply Wholesome.

Wich Stand Restaurant and Broom Room Cocktail Lounge c. 1960. ***Los Angeles Public Library***

POST-WAR NEIGHBORHOOD SHOPPING CENTERS

After World War II and more prominently after the mid-1950s, the Neighborhood Shopping Center became the predominant form of commercial development. This arrangement is characterized by a grouping of commercial buildings that rejects the pre-war spatial orientation to the street and is instead oriented to a parking lot. Neighborhood shopping centers were typically constructed by a developer who specialized in retail and/or a developer who had initiated an adjacent residential tract development. Having retail infrastructure nearby was a selling point for the somewhat isolated homes. Neighborhood shopping centers were typically located on one large parcel with retail buildings arranged in linear, L-shaped, or U-shaped configurations behind a large parking lot.

Tenants in these shopping centers were often a combination of one or more large anchor tenants, flanked by individual retail stores. During the postwar period, chain retailers, although present prior to World War II became more dominant where some expectations of quality and selection were reassuring in a more mobile culture. Anchor tenants were typically grocery stores and/or drug stores, often branches of regional or national retail chains. Ancillary retailers including stationery stores, bakeries, beauty shops, and dry cleaners occupied the neighboring storefronts. Examples of post-war neighborhood shopping centers in the Westside Plan Area include the Ladera Center at La Cienega Boulevard and La Tijera Boulevard and the Marina del

Rey Shopping Center on Admiralty Way between Fiji Way and Mindanao Way. Although they have maintained their original building configurations, both have undergone substantial alterations over time.

THEMED RETAIL SHOPPING VILLAGES

Themed retail centers designed to evoke specific geographic locations, cultures, or historic periods date to the early 20th century with the development of Market Square (1917) in Lake Forrest, Illinois and Country Club Plaza (1922) in Kansas City. Master planned, architecturally cohesive, and constructed to accommodate the automobile, both evoked fantasy versions of European villages. Los Angeles proved particularly receptive to themed shopping and entertainment developments. Olvera Street reconstructed as a Mexican marketplace in conjunction with the preservation of the Avila Adobe between 1928 and 1930 became an instant tourist attraction. Similarly, the "New Chinatown" development, a Chinese themed commercial and residential development opened in 1938, established a new commercial center for Los Angele's Chinese community recently displaced by the construction of Union Station. Crossroads of the World, a Streamline Moderne and Period Revival-style fantasy of European and North African destinations was constructed in Hollywood in 1936.[178]

During the 1950s, the success of Disneyland and other theme parks inspired commercial developers to apply similar approaches to shopping centers. These themed "shopping villages" typically featured dining as well as shopping options, and often offered limited attractions such as on-site rides and entertainment. The natural attraction of coastal locations appeared particularly well-suited to these developments. The Ports O' Call entertainment venue in San Pedro was developed in 1963 by restauranteur David C. Tallichet Jr. and designed by Vernon Leckman to evoke international port cities. Developed in conjunction with the Los Angeles Harbor Commission, the project drew upon world famous ports and included specialty restaurants, shops, and the "SS Sierra Nevada ferryboat among other attractions.[179] "Mary's Gate Village," a Tudor Revival-style shopping village next to the moored Queen Mary attraction in Long Beach was constructed in 1977,[180] and "Seaport Village" on San Diego Bay was built in 1978.

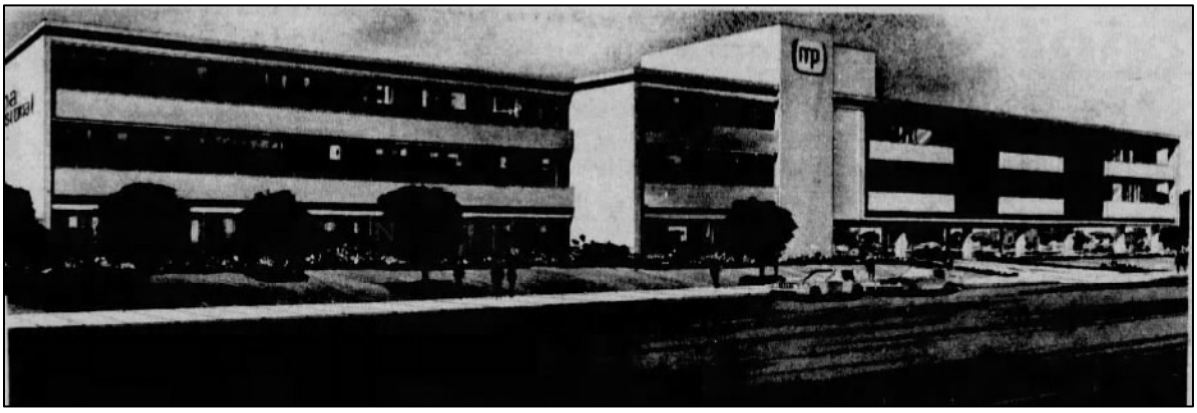
In 1969-70, "Fisherman's Village" in Marina Del Rey joined the ranks of Southern California's themed shopping and entertainment attractions.

[178] Richard Longstreth, *City Center to Regional Mall: Architecture, the Automobile, and Retailing in Los Angeles, 1920-1950* (Cambridge, MA: MIT Press, 1998), 282.
[179] "The Weird History of Ports O'Call Village," http://passport2dreams.blogspot.com/2020/12/the-weird-history-of-ports-o-call.html (accessed October 7, 2023).
[180] Robert J. Gore, "Mary's Gate Village Occupancy Zooms," *Los Angeles Times*, August 31, 1978, HD2.

Fisherman's Village under construction 1969. ***Los Angeles Public Library***

PROFESSIONAL OFFICE BUILDINGS

During the postwar period, a wide range of professional office buildings were constructed to house the ever-growing professional service sector of medical doctors, lawyers, accountants, and other professionals. Often designed in Mid-Century Modern, Corporate Modern and New Formalist architectural styles, these buildings were located on major arterial streets already zoned for commercial development. Office buildings of the mid-20th century typically incorporated parking facilities and some ground-floor retail. Examples of professional office buildings in the Westside Plan Area include the Park Mesa Pharmacy building in Ladera Heights/View Park-Windsor Hills constructed in 1961 at 4314 W Slauson Avenue. In Marina del Rey examples include the former Civic National Bank building at 4159 Admiralty Way constructed in 1965, the Marina Professional Building at 4560 Admiralty Way constructed in 1971, and the Marina Towers at 4640-4159 Admiralty Way construction beginning in 1972.



Marina Professional Building rendering 1972. *The Argonaut*

ELIGIBILITY STANDARDS: PRE-WORLD WAR II COMMERCIAL DEVELOPMENT

Summary Statement of Significance

During the 1920s and 1930s, the commercial corridors developed to support growing residential development influenced by the availability of the automobile. Resources that are eligible may be significant for a proven association with an event important in history, an important pattern or trend in commercial development, or for an association with an ethnic or cultural group or a person important in local, state, or national history. Properties may also be significant as an example of a style or type; architectural styles are discussed in the Architecture and Design Section.

Period of Significance	1920-1942
Period of Significance Justification	Broadly covers the period of commercial development from 1920 to 1940, between World Wars I and II.
Geographic Location	Ladera Heights/View Park-Windsor Hills. Most commercial activity is intermittently concentrated along Slauson Avenue.
Associated Property Types	Commercial: One-story Building; One-story Commercial Storefront Block; Mixed-use Building; Mixed-use Commercial Block; Retail store; Commercial Office; Bank; Restaurant; Hotel; Recreational Facility; Shopping Center.
Property Type Description	Commercial property types include office buildings, movie theaters, restaurants,

automobile showrooms, garages, and service stations. Shopping centers that amalgamate multiple buildings. Buildings may be individual resources and/or contributing features to a historic district.

Criterion A/1/1 (Events/Patterns of Development)

Individual commercial properties that are eligible under this criterion may be significant:

- As the site of an event important in history; or
- For exemplifying an important trend or pattern of commercial development, such as the establishment or rapid expansion of a new commercial corridor; or
- For association with a longtime business or commercial use; or
- As an excellent and rare example of a commercial building type from the period (ex. automobile showroom, garage, service station, movie theater).

Commercial buildings that are eligible for an association with a trend or pattern of development from this period may be more appropriately evaluated as part of a historic district.

A collection of commercial properties that are eligible under this criterion as a historic district may be significant:

- For representing an important pattern or trend in commercial development.
- As an intact collection of buildings that represent commercial growth during the period.

Note that some commercial development may span several themes or periods of development. Local designation for historic districts includes Criteria 4, 6, and 8.

Integrity Considerations:

In order to be eligible for designation under this criterion, a property must retain sufficient integrity to convey its historic significance.

- Commercial properties from this period should retain integrity of location, design, workmanship, feeling, and association, at a minimum, in order to convey their significance.
- An individual property that is eligible for a historic association must retain the essential physical features that made up its character or appearance during the period of its association with an event or historical pattern.

- Note that some properties that may not retain sufficient integrity for listing in the National Register may remain eligible for listing at the state and local levels.
- A property that has lost some historic materials or details can be eligible if it retains the majority of the features that illustrate its style in terms of the massing, spatial relationships, proportion, pattern of windows and doors, texture of materials, and ornamentation. Changes to signage and replacement of storefronts are common, and typically acceptable, alterations to commercial buildings from the early- to mid-20th century.
- Setting may have changed (surrounding buildings and land uses).

For historic districts:

- The majority of the components that add to the district's historic character must possess integrity, as must the district as a whole.
    - The historic district must retain a majority of contributors that date from the period of significance.
    - A contributing property must retain integrity of location, design, workmanship, setting, feeling, and association to adequately convey the significance of the historic district.

Registration Requirements:

To be eligible under this criterion, an individual property must:

- Date from the period of significance; and
- Have a proven association with an event important in history; or
- Represent an important catalyst for a pattern or trend in commercial development; or
- Display most of the character-defining features of the property type or style; and
- Retain the essential aspects of historic integrity.

To be eligible under this criterion, a historic district eligible under this theme must:

- Retain a majority of contributing buildings from the period of significance; and
- Retain significant character-defining features from the period of significance, including any important landscape or hardscape features; and
- Retain the original layout, reflecting planning and design principles from the period; and
- Retain the essential aspects of historic integrity.

Criterion B/2/2 (Important Persons)

Individual commercial properties eligible under this criterion may be significant:

- For an association with persons significant in our past; or

- For a proven association with a specific significant ethnic or cultural group that made a demonstrable impact on the community.

Note that according to National Park Service guidance, persons significant in our past refers to individuals whose activities are demonstrably important within a local, state, or national historic context. A property is not eligible if its only justification for significance is that it was owned or used by a person who is a member of an identifiable profession, class, or social or ethnic group. In addition, the property must be associated with a person's productive life, reflecting the time period when he or she achieved significance.

Integrity Considerations:

In order to be eligible for designation under this criterion, a property must retain sufficient integrity from the period of significance to convey its association with the important person.

- Commercial properties from this period should retain integrity of design, workmanship, feeling, and association, at a minimum, in order to convey the property's association with the significant person's productive period.
- A general rule is that the property must be recognizable to contemporaries of the person with which it is associated.

Registration Requirements:

To be eligible under this criterion a property must:

- Have a proven association with the productive period of a person important to local, state, or national history; and
- Display most of the character-defining features of the property type or style from the period of significance (i.e., the period when the property was associated with the important person); and
- Retain the essential aspects of integrity.

Criterion C/3/3 (Architecture and Design)

Individual commercial properties that are eligible under this criterion may be significant as:

- A good/excellent or rare example of an architectural style, property type, or method of construction; or
- A distinctive work by a noted architect, landscape architect, builder, or designer.

Integrity Considerations:

In order to be eligible for designation under this criterion, a property must retain sufficient integrity from the period of significance to convey its architecture.

- Commercial properties significant under this criterion should retain integrity of design, materials, workmanship, and feeling, at a minimum.

- A property that is eligible for designation as a good/excellent or rare example of its style or type retains most - though not necessarily all - of the character-defining features of the style.
- A property important for illustrating a particular architectural style or construction technique must retain most of the physical features that constitute that style or technique. A property can be eligible if it has lost some historic materials or details but retains the majority of the essential features from the period of significance. These features illustrate the style in terms of the massing, spatial relationships, proportion, pattern of windows and doors, texture of materials, and ornamentation.
- A property is not eligible if it retains some basic features conveying massing but has lost the majority of the features that once characterized its style.
- Replacement of storefronts is a common and acceptable alteration.

Registration Requirements:

To be eligible under this criterion a property must:

- Date from the period of significance; and
- Represent a good/excellent or rare example of a style or type; and
- Display most of the character-defining features of the style or type; and
- Represent quality of design and distinctive details; and
- Retain the essential aspects of integrity.

ELIGIBILITY STANDARDS: POST WORLD WAR II COMMERCIAL DEVLEOPMENT

Summary Statement of Significance

In the post-World War II era, economic activity in the Westside Plan Area expanded to serve a growing population. Resources that are eligible under this theme may be significant as an excellent example of post-war commercial development and expansion, as the site of a significant event, or for an association with an ethnic or cultural group or a person important in local, state, or national history. Properties may also be significant as an example of a style or type; architectural styles in the Westside Plan Area are discussed in the Architecture and Design Section.

Period of Significance	1946-1980
Period of Significance Justification	Broadly covers the period of commercial development from 1946 to 1980.
Geographic Locations	Ladera Heights/View Park-Windsor Hills,

	Marina del Rey, West Fox Hills
Associated Property Types	Commercial: One-story Building; One-story Commercial Storefront Block; Mixed-use Building; Mixed-use Commercial Block; Retail store; Commercial Office; Bank; Restaurant; Theater; Hotel; Recreational Facility; Historic District.
Property Type Description	Commercial property types include malls and shopping centers, department stores, supermarkets, coffee shops, fast-food restaurants, office buildings, and automobile showrooms.

Criterion A/1/1 (Events/Patterns of Development)

Individual commercial properties that are eligible under this criterion may be significant:

- As the site of an event important in area history; or
- For exemplifying an important trend or pattern commercial development, such as an iconic business within the community, a long term business, or community gathering place; or
- As an excellent and rare example of a commercial building type from the period (ex. shopping center, retail stores, grocery stores and supermarkets, coffeeshops, fast-food restaurants).

A collection of commercial properties that are eligible under this criterion as a historic district may be significant:

- For representing an important pattern or trend in commercial development.
- As an intact collection of businesses that represent the growth of during the period.

Note that some commercial development may span several themes or periods of development. Local designation for historic districts includes Criteria 4, 6, and 8.

Integrity Considerations:

In order to be eligible for designation under this criterion, a property must retain sufficient integrity to convey its historic significance.

- Commercial properties from this period should retain integrity of location, design, materials, workmanship, feeling, and association, at a minimum, in order to convey their significance.

- An individual property that is eligible for a historic association must retain the essential physical features that made up its character or appearance during the period of its association with an event or historical pattern.
- Note that some properties that may not retain sufficient integrity for listing in the National Register may remain eligible for listing at the state and local levels.

For historic districts:

- The majority of the components that add to the district's historic character must possess integrity, as must the district as a whole
    - The historic district must retain a majority of contributors that date from the period of significance.
    - A contributing property must retain integrity of location, design, workmanship, setting, feeling, and association to adequately convey the significance of the historic district.
    - Some alterations to individual buildings, such as replacement of roof materials and windows within original openings may be acceptable as long as the district as a whole continues to convey its significance.

Registration Requirements:

To be eligible under this criterion, an individual property must:

- Date from the period of significance; and
- Have a proven association with an event important in history; or
- Represent an important catalyst for a pattern or trend in commercial development; or
- Display most of the character-defining features of the property type or style; and
- Retain the essential aspects of historic integrity.

To be eligible under this criterion, a historic district eligible under this theme must:

- Retain a majority of contributing buildings from the period of significance; and
- Retain significant character-defining features from the period of significance, including any important landscape or hardscape features; and
- Retain the original layout, reflecting planning and design principles from the period; and
- Retain the essential aspects of historic integrity.

Criterion B/2/2 (Important Persons)

Individual commercial properties eligible under this criterion may be significant:

- For an association with persons significant in our past; or
- For a proven association with a specific significant ethnic or cultural group that made a demonstrable impact on the community.

Note that according to National Park Service guidance, persons significant in our past refers to individuals whose activities are demonstrably important within a local, state, or national historic context. A property is not eligible if its only justification for significance is that it was owned or used by a person who is a member of an identifiable profession, class, or social or ethnic group. In addition, the property must be associated with a person's productive life, reflecting the time period when he or she achieved significance.

Integrity Considerations:

In order to be eligible for designation under this criterion, a property must retain sufficient integrity from the period of significance to convey its association with the important person.

- Commercial properties from this period should retain integrity of design, workmanship, feeling, and association, at a minimum, in order to convey the property's association with the significant person's productive period.
- A general rule is that the property must be recognizable to contemporaries of the person with which it is associated.

Registration Requirements:

To be eligible under this criterion a property must:

- Have a proven association with the productive period of a person important to local, state, or national history; and
- Display most of the character-defining features of the property type or style from the period of significance (i.e., the period when the property was associated with the important person); and
- Retain the essential aspects of integrity.

Criterion C/3/3 (Architecture and Design)

Individual commercial properties that are eligible under this criterion may be significant as:

- A good/excellent or rare example of an architectural style, property type, or method of construction; or
- A distinctive work by a noted architect, landscape architect, builder, or designer.

Integrity Considerations:

In order to be eligible for designation under this criterion, a property must retain sufficient integrity from the period of significance to convey its architecture.

- Commercial properties significant under this criterion should retain integrity of design, materials, workmanship, and feeling, at a minimum.

- A property that is eligible for designation as a good/excellent or rare example of its style or type retains most - though not necessarily all - of the character-defining features of the style.
- A property important for illustrating a particular architectural style or construction technique must retain most of the physical features that constitute that style or technique. A property can be eligible if it has lost some historic materials or details but retains the majority of the essential features from the period of significance. These features illustrate the style in terms of the massing, spatial relationships, proportion, pattern of windows and doors, texture of materials, and ornamentation.
- A property is not eligible if it retains some basic features conveying massing but has lost the majority of the features that once characterized its style.
- Replacement of storefronts is a common and acceptable alteration.
- Setting may have changed (surrounding buildings and land uses).

Registration Requirements:

To be eligible under this criterion a property must:

- Date from the period of significance; and
- Represent a good/excellent or rare example of a style or type; and
- Display most of the character-defining features of the style or type; and
- Represent quality of design and distinctive details; and
- Retain the essential aspects of integrity.

6.3 Theme: 20th-Century Civic and Institutional Development

In areas of Southern California where residential development flourished, civic and institutional buildings to house schools, libraries, post offices and fire stations were created to serve these communities. Religious and social institutions also expanded to meet the needs of growing populations. In the latter decades of the 20th century, changing demographics introduced new institutions as well. The Westside Plan Area contains a number of these institutional buildings.

SCHOOL DEVELOPMENT

In the early twentieth century, the Progressive Education Movement came to influence educational methods and school designs, particularly for elementary schools. Shunning traditional teaching philosophies, the Progressive Education Movement eschewed the rigid and authoritarian traditional methods for a more “hands-on” approach that allowed children to explore and learn to the best of their own individual abilities. This simultaneously influenced thinking about more appropriate environments for learning. Architects and designers began experimenting with more flexible and adaptable school designs to accommodate the new

methods of teaching.

54th Street Elementary School 1927. *USC Library Collection*

In California, with its mild climate and readily available land, this resulted in a move away from the monolithic Beaux-Arts and Classical Revival architectural styles toward the period-eclectic styles commonly used in domestic architecture. School architects drew on the heritage of the region, including the Arts and Crafts movement and Spanish Colonial past, to forge a unique architectural identity. Spanish and Mediterranean influences allowed for more variable massing and direct access to the outdoors. Fenestration became more prevalent, to access readily available natural light.

In 1933 an estimated 6.4 magnitude earthquake struck Southern California, its epicenter just offshore of Long Beach. Damage was widespread throughout the region, with much of it focused on multi-story school buildings that were largely of unreinforced masonry construction. Within thirty days of the earthquake, the California State Legislature passed the Field Act, one of the first pieces of legislation that mandated earthquake-resistant construction in the United States. The Field Act required a statewide overhaul of building codes and practices, particularly for school buildings, and mandated state oversight to ensure proper implementation and enforcement of regulations.[181] Thus, the Long Beach Earthquake ushered in a period of widespread school renovation, reconstruction, and replacement that would transform Los Angeles area schools.

Beginning in 1934, local, state, and federal funds were made available to reconstruct, modernize, and expand area schools, not only to meet new seismic requirements, but also to address the changing school needs. As reported in the Los Angeles Times at the time, new and

[181] *Los Angeles Unified School District Historic Context Statement*, 1870 to 1969. Sapphos Environmental, Inc., March 2014. (63)

repaired buildings would be designed for "absolute safety with simplicity and beauty of architecture in harmony with the atmosphere and traditions of Southern California." Brick construction was largely replaced by reinforced concrete and wood frame construction, which could better withstand lateral forces.

California's moderate climate lent itself to passive heating and cooling designs that employed full-length sliding doors and operable windows at varying heights from different directions to draw in cool breezes and release warmer air. Exterior shaded corridors replaced interior central corridors giving direct access to the outdoors. New buildings would be "free of needless ornamentation," since it was often applied decoration that had failed during the earthquake. Thus, early-20th century schools that were substantially repaired or rebuilt after the earthquake commonly reflect the architectural trends of the 1930s, as decorative period revival designs were replaced with a more simplified, modernist aesthetic.[182] Much of the reconstruction activity that took place between 1935 and 1940 was accomplished with the assistance of federal "New Deal" programs implemented to relieve the economic hardships of the Great Depression. These included funding from the Public Works Administration (PWA) and Works Progress Administration (WPA) supplemented by local funds.

With the advent of World War II, the Los Angeles region experienced an immediate increase in population as military personnel, and defense industry workers were imported to California. After the war, returning GIs found work in the expanded aerospace and defense industries, married, and started families. The growing population put enormous pressure on the limited local resources. New school buildings and the expansion of existing campuses was the result of these pressures. After the war, the child-centered school plant first championed in the 1930s was generally adopted as standard design. Postwar schools were designed to "feel decentralized, nonhierarchical, approachable, informal, and child-centered."[183] Specifically, many schools were designed to have one-story massing, ample lighting and ventilation, and an indoor-outdoor spatial feeling. These design elements, which were ubiquitous in the post-war era, were first introduced in the 1930s. Construction materials were revised to reflect wartime innovations and post-war mass production and standardization.

In addition to style and material, schools from this period continued to evolve in site plan, design, and layout. One new design principal in the postwar years was the finger-plan school. The finger-plan design featured a central corridor from which wings projected; this maximized the amount of fresh air and light for each wing. Over time, the simple finger-plan school adopted several variations including double-loaded hallways and zigzag building plans. In the 1950s, contrastingly, school plants increasingly adopted the cluster-plan style. The cluster-plan continued the prevailing emphasis on low massing and indoor-outdoor accessibility but grouped wings as modular units surrounding a common courtyard. This helped compact the campus and provided cost savings in construction.[184] The 54th Street Elementary School (now

[182] *Los Angeles Unified School District Historic Context Statement*, 1870 to 1969. Sapphos Environmental, Inc., March 2014. (63)
[183] Sapphos Environmental, Inc., *Los Angeles Unified School District Historic Context Statement, 1870 to 1969*, 78.
[184] Sapphos Environmental, Inc., *Los Angeles Unified School District Historic Context Statement, 1870 to 1969*, 80-84.

54th Street Charter School) at 5501 S. Eileen Avenue in Windsor Hills is a product of both the pre- and post-war periods having been first constructed in the late 1920s and subject to continued expansion and modification after World War II.

One technique for spurring development in the open lands west Los Angeles County was to offer institutions of higher education land for new campuses, and college and university campuses were firmly established institutions in Los Angeles Westside prior to World War II. The development of Westwood was largely instigated by the construction of UCLA in the late 1920s and Mount St. Mary's College would establish itself in Brentwood just a few years later. The Loyola College campus (later Loyola Marymount University) was one of the first developments in Westchester. The westside also benefited from the establishment of the California "Jr. College" system, (later referred to as "community colleges) when Santa Monica College was established in 1929. West Los Angeles College, located on a hillside location at the Culver City border, was opened in 1969. It is one of nine community college campuses in the Los Angeles Community College District.

LIBRARIES

The City of Los Angeles established public collections for loans as early as the 1870s. Over time, the Los Angeles Public Library collection grew, as did the need for a central library, and ultimately a branch library system that would serve the new streetcar suburbs and automobile suburbs that emerged in the early twentieth century.

During the 1910s, tycoon and philanthropist Andrew Carnegie began building a legacy of funding community libraries all over the United States. Carnegie funded six branch libraries for the Los Angeles Public Library system. The branch libraries were especially important for children as local places of learning and fellowship.

In 1912, under the County Free Library Act, the LA County Library system was established. It was designed to serve the unincorporated portions of the county where residents did not live within the Los Angeles (or other city limits) that municipal libraries required for loan privileges. The Bebe Moore Library in View Park was founded in 1940 to serve unincorporated View Park-Windsor Hills residents. Library service was provided through a leased facility located at 5400 S. Harcourt Avenue at 54th Street. The library moved to its present location at 3854 54th Street in 1977.[185] The Lloyd Taber library at 4533 Admiralty Way in Marina del Rey was originally constructed in 1976; a wing was added in 1999.

RELIGIOUS INSTITUTIONS

The development of houses of worship in Southern California dates to back to early European settlement with the founding of the missions by the Catholic Church. As Los Angeles developed and was settled by those who moved from the east coast and Midwest, the

[185] AARP Los Angeles CA website, accessed September 13, 2023. https://local.aarp.org/place/view-park-bebe-moore-campbell-library-los-angeles-ca.html

establishment of churches of a variety of religious denominations flourished in downtown Los Angeles. St. Vibiana's Catholic Church was joined by houses of worship for Presbyterians, Baptists, Lutherans, Jews, and Muslims.

During the 1910s and 1920s, as the population grew and expanded its footprint into new suburban communities outside of downtown, churches of various denominations were established in those communities. During the prosperous 1920s, the number of parishioners increased, new churches were built, and older sanctuaries were expanded. Examples of pre-World War II churches in the Westside Plan Area include the Spanish Colonial Revival style Angeles Mesa Presbyterian Church at 3571 W. 54th Street which was constructed in 1928. A small Spanish Colonial Revival sanctuary at 3868 W. 54th Street is today the Robbins Memorial Church of God in Christ.

After World War II, the strong postwar economy and relative political stability allowed Americans to focus on domestic concerns such as marriage and starting families. As communities were formed, particularly suburban communities, religious membership, church funding, and traditional faith practice all increased during the 1950s.[186] The new houses of worship that were built in the post-war period were often designed in Mid-Century Modern, and Late Modern architectural styles that reflected the optimism and prosperity of postwar Southern California. Examples in the Westside Plan Area include the University Christian Church at 5831 W. Centinela Avenue which was designed by Robert D'Arcy Bolling, Deasy & Bolling Architects and constructed in 1965; the Thirtieth Church of Christ, Scientist (now Mt. Sinai Missionary Baptist Church) at 3663 W. 54th Street and constructed in 1949; the Sephardic Hebrew Center at 4911 59th Street constructed in 1966; and the Knox Presbyterian Church at 5840 La Tijera Boulevard constructed in 1967, and designed by architect Sidney Eisenshtat.

[186] Joanne, "Religion in Post World War II America," Duke University Humanities Center, https://nationalhumanitiescenter.org/tserve/twenty/tkeyinfo/trelww2.htm (accessed May 27, 2023).

Knox Presbyterian Church 1967, photo by Julius Shulman. *Getty Collection*

The Roman Catholic Archbishop of Los Angeles established an aggressive and organized building program during the postwar period. Suburban Catholic churches were constructed throughout Los Angeles, usually by a member of a pre-approved list of architects. Catholics from the Westside Plan Area were served by St. Jerome's Catholic Church, built in the early 1960s in Westchester.

Changing demographics in the Westside Plan Area resulted in the establishment of new churches as well as the transition of older houses of worship to new congregations. For example, The Sephardic Hebrew Center built in 1966 later became the Calvary Baptist Church of Los Angeles.

AFRICAN AMERICAN INSTITUTIONS

As described in the *SurveyLA Citywide Historic Context Statement*: *African American History of Los Angeles*, "Churches were crucial anchors of the African American community. They represented spaces of racial autonomy and freedom…where people could freely express themselves."[187] Of Black churches in Los Angeles, historian Doug Flamming writes, "Black churches were their pride and joy, their haven in racist America."[188] In addition to their religious

[187] *SurveyLA Citywide Historic Context Statement*: *African American History of Los Angeles*, February 2018. 104.
[188] Doug Flamming, *Bound for Freedom: Black Los Angeles in Jim Crow America* (Berkeley, CA: University of California Press, 2006), 110. Quoted in *SurveyLA Citywide Historic Context Statement*: *African American History of Los Angeles*, February 2018. 104.

purpose, Black churches often served as centers of social life, business networks and civil rights activism.

The First AME (FAME) Church and Second Baptist Church were the two leading Black churches in Los Angeles. Over time, new congregations split off from these churches—often in response to their very conservative natures. Splinter groups included the People's Independent Church of Christ, Church of Christ, Church of God in Christ, and Assemblies of God. While all of these churches housed Christian worshipers, some African Americans practiced Islam and the Nation of Islam rose to prominence during the 1930s—some three decades prior to its association with Malcolm X.

Churches also often provided meeting facilities for social and civil rights organizations such as the NAACP, fair housing organizations, the Urban League and women's clubs.[189] In the Westside Plan Area , a variety of religious denominations replaced earlier religious groups—reflecting the changing demographics of the residential neighborhoods in Windsor Hills, View Park, and Ladera Heights.

Outside of churches, social and civil rights organizations also maintained local offices within the Westside Plan Area. The Los Angeles Urban League offices were located for many years at 3450 W. Mt. Vernon Drive in View Park. The building was originally constructed as a hotel in 1945.[190] The Urban League is a historic civil rights organization founded in 1910 with affiliates in over 300 communities throughout the United States which promotes the economic empowerment of African Americans and other underserved communities. The Los Angeles Urban League is today located at 4401 Crenshaw Boulevard in Los Angeles.

[189] *SurveyLA Citywide Historic Context Statement*: *African American History of Los Angeles*, February 2018. 113.
[190] Our Weekly Los Angeles website. https://www.ourweekly.com/2017/10/26/historic-urban-league-building-has-been-sold/

Former offices of the Los Angeles Urban League. ***Our Weekly Los Angeles***

ELIGIBILITY STANDARDS: PRE-WORLD WAR II INSTITUTIONAL DEVELOPMENT

Summary Statement of Significance

Population growth in the Westside Plan Area led to the establishment of schools, churches, and social and cultural clubs. Services also expanded to meet the demand of the growing population. During the 1930s, New Deal-era funding programs enabled civic and institutional growth. This includes CWA, WPA, and SERA programs, which enabled infrastructure improvements and the construction of schools and other facilities. Resources that are eligible under this theme may be significant for specific events, as examples of growth during the 1920s and New Deal programs during the 1930s, as the site of an important organization, or for an association with an ethnic or cultural group or a person important in local, state, or national history. Properties may also be significant as an example of a style or type; architectural styles are discussed in the Architecture and Design Section.

Period of Significance	1920-1942
Period of Significance Justification	Broadly covers the period of civic and institutional development during the 1920s and

	1930s.
Geographic Location	Ladera Heights/View Park-Windsor Hills
Associated Property Types	Institutional: Post Office, Fire and Police Station, School, Library, Hospital, Religious Building, Social Club, Cultural Institution, Fraternal Organization, Park, Civic Building, Civic Amenity, Public Art.
Property Type Description	Institutional property types include schools, hospitals, religious buildings (including churches, convents, rectories, and schools), clubhouses associated with social clubs or fraternal organizations, parks, civic buildings like post offices and police/fire stations, and civic amenities.

Criterion A/1/1 (Events/Patterns of Development)

Individual civic/institutional properties that are eligible under this criterion may be significant:

- As the site of an event important in history; or
- For exemplifying an important trend or pattern of civic or institutional development during this period of expansion and growth; or
- For an important association with New Deal era programs; or
- As an excellent and rare example of an institutional building type from the period (ex. library, church, school, fire or police station, hospital, civic/government building).

Integrity Considerations:

In order to be eligible for designation under this criterion, a property must retain sufficient integrity to convey its historic significance.

- Civic/institutional properties from this period should retain integrity of location, design, workmanship, feeling, and association, at a minimum, in order to convey their significance.
- An individual property that is eligible for a historic association must retain the essential physical features that made up its character or appearance during the period of its association with an event or historical pattern.
- Note that some properties that may not retain sufficient integrity for listing in the National Register may remain eligible for listing at the state and local levels.

Registration Requirements:

To be eligible under this criterion, an individual property must:

- Date from the period of significance; and
- Have a proven association with an event important in history; or
- Represent an important catalyst for a pattern or trend in civic/institutional development; or
- Display most of the character-defining features of the property type or style; and
- Retain the essential aspects of historic integrity.

Criterion B/2/2 (Important Persons)

Individual civic/institutional properties eligible under this criterion may be significant:

- For an association with persons significant in our past; or
- For a proven association with a specific significant ethnic or cultural group that made a demonstrable impact on the community.

Note that according to National Park Service guidance, persons significant in our past refers to individuals whose activities are demonstrably important within a local, state, or national historic context. A property is not eligible if its only justification for significance is that it was owned or used by a person who is a member of an identifiable profession, class, or social or ethnic group. In addition, the property must be associated with a person's productive life, reflecting the time period when he or she achieved significance.

Integrity Considerations:

In order to be eligible for designation under this criterion, a property must retain sufficient integrity from the period of significance to convey its association with the important person.

- Civic/institutional properties from this period should retain integrity of design, workmanship, feeling, and association, at a minimum, in order to convey the property's association with the significant person's productive period.
- A general rule is that the property must be recognizable to contemporaries of the person with which it is associated.

Registration Requirements:

To be eligible under this criterion a property must:

- Have a proven association with the productive period of a person important to local, state, or national history; and
- Display most of the character-defining features of the property type or style from the period of significance (i.e., the period when the property was associated with the important person); and
- Retain the essential aspects of integrity.

Criterion C/3/3,5,7 (Architecture and Design)

Individual civic/institutional properties that are eligible under this criterion may be significant as:

- A good/excellent or rare example of an architectural style, property type, or method of construction; or
- A distinctive work by a noted architect, landscape architect, builder, or designer.

Integrity Considerations:

In order to be eligible for designation under this criterion, a property must retain sufficient integrity from the period of significance to convey its architecture.

- Civic/institutional properties significant under this criterion should retain integrity of design, materials, workmanship, and feeling, at a minimum.
- A property that is eligible for designation as a good/excellent or rare example of its style or type retains most - though not necessarily all - of the character-defining features of the style.
- A property important for illustrating a particular architectural style or construction technique must retain most of the physical features that constitute that style or technique. A property can be eligible if it has lost some historic materials or details but retains the majority of the essential features from the period of significance. These features illustrate the style in terms of the massing, spatial relationships, proportion, pattern of windows and doors, texture of materials, and ornamentation.
- A property is not eligible if it retains some basic features conveying massing but has lost the majority of the features that once characterized its style.
- Setting may have changed (surrounding buildings and land uses).

Registration Requirements:

To be eligible under this criterion a property must:

- Date from the period of significance; and
- Represent a good/excellent or rare example of a style or type; and
- Display most of the character-defining features of the style or type; and
- Represent quality of design and distinctive details; and
- Retain the essential aspects of integrity.

ELIGIBILITY STANDARDS: POST-WORLD WAR II INSTITUTIONAL DEVELOPMENT

Summary Statement of Significance

In the post-World War II era, civic or institutional development increased to serve the growing

population. Properties that are eligible under this theme may be significant as the site of an important event in history; as an example of notable post-World War II civic or institutional development in proximity to new residential neighborhoods, as the site of activity related to the fight for civil rights, or for an association with an ethnic or cultural group or a person important in local, state, or national history. Properties may also be significant as an example of a style or type; architectural styles in the Westside Plan Area are discussed in the Architecture and Design Section.

Period of Significance	1946-1980
Period of Significance Justification	Broadly covers the period of civic and institutional development following World War II.
Geographic Location	Ladera Heights/View Park-Windsor Hills, Marina del Rey
Associated Property Types	Institutional: Post Office, Fire and Police Station, School, Library, Hospital, Religious Building, Social Club, Cultural Institution, Fraternal Organization, Park, Civic Building, Infrastructure Improvement, Civic Amenity, Public Art.
Property Type Description	Institutional property types include schools, hospitals, religious buildings (including churches, convents, rectories, and schools), clubhouses associated with social clubs or fraternal organizations, parks, civic buildings like post offices and police/fire stations, and civic amenities.

Criterion A/1/1 (Events/Patterns of Development)

Individual civic/institutional properties that are eligible under this criterion may be significant:

- As the site of an event important in history, such as an important community gathering place; or
- For exemplifying an important trend or pattern in civic/institutional development, such as expansion of services in proximity to new residential neighborhoods, or postwar school planning principals, or civil rights related movements; or
- As an excellent and rare example of a civic or institutional building type from the period (post-war school plants).

Integrity Considerations:

In order to be eligible for designation under this criterion, a property must retain sufficient integrity to convey its historic significance.

- Civic/institutional properties from this period should retain integrity of location, design, workmanship, feeling, and association, at a minimum, in order to convey their significance.
- An individual property that is eligible for a historic association must retain the essential physical features that made up its character or appearance during the period of its association with an event or historical pattern.
- Note that some properties that may not retain sufficient integrity for listing in the National Register may remain eligible for listing at the state and local levels.

For historic districts:

Registration Requirements:

To be eligible under this criterion, an individual property must:

- Date from the period of significance; and
- Have a proven association with an event important in history; or
- Represent an important catalyst for a pattern or trend in civic/institutional development; or
- Display most of the character-defining features of the property type or style; and
- Retain the essential aspects of historic integrity.

Criterion B/2/2 (Important Persons)

Individual civic/institutional properties eligible under this criterion may be significant:

- For an association with persons significant in our past; or
- For a proven association with a specific significant ethnic or cultural group that made a demonstrable impact on the community, such as a leader in the Civil Rights Movement.

Note that according to National Park Service guidance, persons significant in our past refers to individuals whose activities are demonstrably important within a local, state, or national historic context. A property is not eligible if its only justification for significance is that it was owned or used by a person who is a member of an identifiable profession, class, or social or ethnic group. In addition, the property must be associated with a person's productive life, reflecting the time period when he or she achieved significance.

Integrity Considerations:

In order to be eligible for designation under this criterion, a property must retain sufficient integrity from the period of significance to convey its association with the important person.

- Civic/institutional properties from this period should retain integrity of design, workmanship, feeling, and association, at a minimum, in order to convey the property's association with the significant person's productive period.
- A general rule is that the property must be recognizable to contemporaries of the person with which it is associated.

Registration Requirements:

To be eligible under this criterion a property must:

- Have a proven association with the productive period of a person important to local, state, or national history; and
- Display most of the character-defining features of the property type or style from the period of significance (i.e., the period when the property was associated with the important person); and
- Retain the essential aspects of integrity.

Criterion C/3/3 (Architecture and Design)

Individual civic/institutional properties that are eligible under this criterion may be significant as:

- An excellent or rare example of an architectural style, property type, or method of construction; or
- A distinctive work by a noted architect, landscape architect, builder, or designer.

Integrity Considerations:

In order to be eligible for designation under this criterion, a property must retain sufficient integrity from the period of significance to convey its architecture.

- Civic/institutional properties significant under this criterion should retain integrity of design, materials, workmanship, and feeling, at a minimum.
- A property that is eligible for designation as a good/excellent or rare example of its style or type retains most - though not necessarily all - of the character-defining features of the style.
- A property important for illustrating a particular architectural style or construction technique must retain most of the physical features that constitute that style or technique. A property can be eligible if it has lost some historic materials or details but retains the majority of the essential features from the period of significance. These features illustrate the style in terms of the massing, spatial relationships, proportion, pattern of windows and doors, texture of materials, and ornamentation.
- A property is not eligible if it retains some basic features conveying massing but has lost the majority of the features that once characterized its style.

- Setting may have changed (surrounding buildings and land uses).

Registration Requirements:

To be eligible under this criterion a property must:

- Date from the period of significance; and
- Represent an excellent or rare example of a style or type; and
- Represent quality of design and distinctive details; and
- Display most of the character-defining features of the style or type; and
- Retain the essential aspects of integrity.

6.4 Theme: Twentieth-Century Industrial Development

From its reputation as the "Queen of the Cow Counties" to its Cold War role in aerospace, Los Angeles and the Westside Plan Area include large and small pockets of industrial development including agriculture, oil and petroleum, manufacturing, aviation, and aerospace.

AGRICULTURE

Agriculture in Los Angeles dates back to the pueblo days when settlers established agricultural parcels along the Los Angeles River and east of the residential area in accordance with Spain's Laws of the Indies. During the late Eighteenth and Nineteenth century, farming expanded. Water remained the chief problem for agricultural pursuits and those who chose to farm in the San Fernando Valley during these early days practiced dry farming techniques. Irrigation came from subterranean sources such as springs. The City of Los Angeles retained exclusive rights to the Los Angeles River.

With the arrival of the Southern Pacific Railroad in 1877, the population of the city increased significantly, and the iron horse offered opportunities to ship agricultural bounty to other regions. Southern California became a hotbed of fruit cultivation and earned a national reputation for its oranges. The Los Angeles-Owens River Aqueduct opened in 1913, spurring more agricultural development for crops including walnuts, oranges, lemons, sugar beets, wheat, and barley.

The presence of Centinela Creek and Ballona Creek encouraged farming activity east of the Ballona Wetlands. Early in the twentieth century the area was home to Japanese and Japanese American farmers who cultivated celery and other crops. Japanese also farmed land in the Sawtelle area, south of the Soldiers' Home. After World War II, population growth in the region created a demand for housing that was often met with the sale of farmland and development of tract homes. This was true for areas throughout Los Angeles County and Southern California.

It does not appear that any industrial property types associated with the agricultural industry

remain in the Westside Plan Area.

OIL AND PETROLEUM

Discovery of oil in the Los Angeles basin can be traced back to the Tongva and Kizh People who used tar or "la brea" as an adhesive glue or caulk as well as for waterproofing. The modern oil industry in the area begins with the discovery of oil by Edward L. Doheny and Charles A. Canfield in 1892 in what was to become the Los Angeles Oil Field. By 1895, Doheny's Los Angeles City field produced over half the 1.2 million barrels produced in the state.[191] The discovery sparked an oil boom in the region with the Los Angeles Oil Field producing 830,000 barrels per day by 1901.[192]

The increasing popularity of the automobile helped fuel a second oil boom during the early 1920s that fueled economic growth, prosperity, and more speculation. The largest discovery, on Signal Hill, was followed by the Torrance Oil Field, the Wilmington Oil Field and many others. The Inglewood Oil Field, discovered in 1924, is located in the Ladera Heights/View Park-Windsor Hills community area. The second oil boom fueled speculation and drilling from Ventura to Bakersfield to Huntington Beach. Rigorous exploration led to a supply glut and when the Great Depression hit and demand abated, oil prices dropped. Despite this, the oil business helped sustain the greater Los Angeles area as a recession-proof industry. The presence of oil in Southern California supported industrial development more broadly. Automobiles, rubber, tires, steel and paving were all a direct result of an abundant oil industry.

Oil extraction typically used lattice-framed oil derricks or the "pump jack," an above ground drive that mechanically pumps oil out of the well when the natural pressure is no longer sufficient.[193] Pump jacks are also known by a number of nicknames including the "nodding donkey," the "grasshopper," the "horse-head" or the "thirsty bird."[194]

AVIATION AND AEROSPACE

Southern California's climate, prosperity, population growth, and wide-open spaces uniquely suited it to aviation. By 1929, Southern California was home to 40 percent of all planes and pilots licensed by the federal government.[195] Boosterism played a significant role in attracting aviators and manufacturers. The Los Angeles Chamber of Commerce proactively recruited aviation-related businesses and movie stars who were often called upon for coast-to-coast travel often shunned the old-fashioned train for more modern, air-minded airplane travel. By

[191] San Joaquin Valley Geology, "Oil and Gas Production History in California," *Oil and Gas History*, 4. http://www.sjvgeology.org/articles/history_of_calif_oil.pdf (accessed August 7, 2023).
[192] Stephen M. Testa, "The Los Angeles City Oil Field: California's First Oil Boom During the Revitalization Period (1875-1900) in Oil Industry History 6, no 1 (2005): 82. Quoted in *City of Los Angeles, Department of City Planning, Office of Historic Resources, SurveyLA: Industrial Development 1850-1980*, February 2018, 82.
[193] City of Los Angeles, Department of City Planning, Office of Historic Resources, *SurveyLA: Industrial Development 1850-1980*, February 2018, 85.
[194] City of Los Angeles, Department of City Planning, Office of Historic Resources, *SurveyLA: Industrial Development 1850-1980*, February 2018, 86.
[195] City of Los Angeles, Department of City Planning, Office of Historic Resources, *SurveyLA: Industrial Development 1850-1980*, February 2018, 171.

1929, 53 airfields were located within 30 miles of Downtown Los Angeles.[196] Glendale, Mines Field (present-day Los Angeles International Airport), Long Beach, and Burbank were the main passenger hubs serving Southern California.

By the end of World War II, Southern California manufacturers accounted for 60 to 70 percent of the nation's aircraft industry.[197] After World War II, Southern California remained home to some of America's largest aircraft manufacturers: Douglas Aircraft, Lockheed Aircraft Corporation, Hughes Aircraft Company, Northrop Corporation, North American Aviation and Vultee Aircraft.

A long-time aviator, Howard Hughes established Hughes Aircraft. In 1940, he purchased 380 acres of the Ballona Wetlands and constructed a 60,000 square foot aircraft plant with an adjacent grass runway.[198] The company, which also had early facilities at the Glendale airport used this site to design and assemble a variety of aircraft and helicopters.

Defense spending showed no sign of abating during the 1950s and soon the Cold War drove innovation in aerospace and other defense technologies. Companies like Lockheed, Northrop and North American repositioned themselves for the aerospace market. Innovators like Simon Ramo (1913-2016), who had integrated radar systems with wing-gun controls and air-to-air missiles while at Hughes Aircraft formed his own company, Ramo-Wooldridge, which became TRW, Inc.

Like in aviation, the aerospace manufacturing industry required the manufacturing of electronic and other component parts spawning the growth of large and small manufacturing around Southern California. In the 1980s, 40 percent of American missile and aerospace firms were based in Southern California, as were one-third of all aerospace engineers.[199] The industry fueled suburban residential growth throughout the region. The Westside of Los Angeles, with its proximity to aerospace manufacturing in the South Bay and in Santa Monica, benefited from the boom. When the Cold War ended in the 1980s, government defense spending dried up and with it went many of the businesses and jobs associated with the aerospace industry.

Industrial property types associated with the aerospace industry do not appear to be present in the Westside Plan Area.

ELIGIBILITY CRITERIA: OIL AND OTHER PETROLEUM PRODUCTS

Summary Statement of Significance: Oil exploration and processing had a profound and far-reaching impact on the development of Los Angeles County, from fueling emerging industries

[196] City of Los Angeles, Department of City Planning, Office of Historic Resources, *SurveyLA: Industrial Development 1850-1980*, February 2018, 172.
[197] City of Los Angeles, Department of City Planning, Office of Historic Resources, *SurveyLA: Industrial Development 1850-1980*, February 2018, 173.
[198] City of Los Angeles, Department of City Planning, Office of Historic Resources, *SurveyLA: Industrial Development 1850-1980*, February 2018, 178.
[199] City of Los Angeles, Department of City Planning, Office of Historic Resources, *SurveyLA: Industrial Development 1850-1980*, February 2018, 184.

in the early 20th century to financing the construction of high-style residential and commercial architecture. The decline of the industry in the late 20th century, combined with technological improvements in petroleum exploration and processing, has caused historical remnants of this industry to largely vanish from the built environment.

Period of Significance	1924-1980
Period of Significance Justification	Date range encompasses the early period of use of pump jacks to the present as many are still operating.
Geographic Location	Ladera Heights/View Park-Windsor Hills
Associated Property Types	Oil Pump Jack, Oil Derrick, Oil Industry Production and Repair Facility
Property Type Descriptions	*Oil Pump Jacks* are installed as above-ground drive to mechanically pump oil out of an oil well when the natural pressure is no longer sufficient. They are typically powered by an electric motor or a natural gas or gasoline engine and reflect a variety of the models such as those nicknamed "nodding donkey," "grasshopper," "horse-head," and "thirsty bird. May be found in clusters. *Oil Derricks* are usually square lattice work towers that taper at top. The earliest examples are made of wood. Towers housed a pump that extracted oil from a well site located directly underneath the derrick. Extant oil derricks are typically obscured by soundproofing. *Oil industry Production and Repair Facilities* are similar in physical character to other industrial shops from the early and mid-20th century. The facility may be composed of one or more one-story utilitarian shop buildings. At least one of the buildings may be a metal shop and there might also be a garage for truck repairs.

Criterion A/1/1,9 (Events/Patterns of Development)

Properties that are eligible under this criterion may be significant:

- For exemplifying an important trend or pattern in the oil and petroleum products industry; or
- Is a rare extant example of an oil and petroleum product industry property type from the period.

Character-defining Features

- May be in groupings or individual examples
- Retains most of the essential character defining features from the period of significance
- Oil Derricks characterized by a wooden or steel latticework tower
- Pump Jacks and Oil Derricks may be partially or entirely obscured by sound-proofing materials, as long as the original structure is intact underneath
- Production/Repair Facilities may contain one or more utilitarian buildings housing shops or garages

Integrity Considerations:

- Industrial properties associated with the oil and petroleum products industry should retain integrity of location, design, materials, feeling, and association
- An individual property that is eligible for a historic association must retain the essential physical features that made up its character or appearance during the period of its association with an event or historical pattern.
- Note that some properties that may not retain sufficient integrity for listing in the National Register may remain eligible for listing at the state and local levels.

Registration Requirements:

To be eligible under this criterion a property must:

- Date from the period of significance; and
- Represent an excellent or rare example of the type; and
- Display most of the character-defining features of the type; and
- Retain the essential aspects of integrity.

6.5 Theme: Arts and Culture

The Westside Plan Area study area enjoys a rich history of African American artistic expression and cultural celebration. The following provides background on public art, formal and informal cultural celebrations, and the use of public parks for community cultural activities and expression.

During the later decades of the twentieth century, wall murals emerged as one of the more expressive forms of public art advocating for and celebrating communities of color. Early wall murals were generally private efforts initially, and not officially recognized by public institutions.

In response to advances in the civil rights movement and a growing recognition of the experiences and achievements of underserved and marginalized communities, the Los Angeles County Arts Commission (LACAC) and the Los Angeles County Metropolitan Transportation Authority (LACMTA) began sponsoring murals depicting Chicano and Black history.[200] These murals were typically located at civic institutional buildings such as schools and libraries, within public parks, or metro stations.

Examples of local murals include for example, a 1975 mural depicting the diverse student body of John Adams Junior High School painted by Richard Wyatt Jr., who was, at the time, a second-year art student at UCLA.[201] Wyatt Jr. would go on to become an internationally renowned painter, portraitist, muralist, and multi-media artist. A mural that addressed Black history was painted at the Holmes Avenue Elementary School in 1978, and Los Angeles Southwest College included a mural project as part of its 1979 Black History Extravaganza.

The dissemination and celebration of Black culture was typically centered in the homes, businesses, churches, and community centers of Black neighborhoods. The Aquarian Spiritual Center and Bookshop, in South Central Los Angeles, established in 1941 by Dr. Alfred Ligon was one such institution. The Aquarian Center collected books, journals, media, art and related materials representing the history, culture, philosophy and daily life of African Americans and African Diaspora in Los Angeles. In 1964, the Aquarian Spiritual Center held a series of events dedicated to historic Negro spirituals, African cultural history, Black ideals of beauty, and African American resistance movements.

Public celebrations of African American culture gained momentum as a result of the Civil Rights Movement in the late 1950s and early 1960s and after the Watts Uprising of 1965. In 1965, County Supervisor Kenneth Hahn signed a proclamation for "Negro History Week." The *Los Angeles Sentinel* notes that Black Culture Week was celebrated by the Los Angeles Unified School District in May of 1969.[202] The contribution of African Americans in art, drama, industry, literature, music, government and science were showcased across the city's school system.

During the 1970s, celebrations became more widespread and college campuses established their own annual festivals at East L.A. College, Cal Poly Pomona, UCLA, West Los Angeles College, and Loyola Marymount. In 1972, the City of Inglewood collaborated with the Watts Mafundi Foundation Institute, St. Elmo's Village, and the Communicative Arts Center in Compton on a Black Culture Festival.[203]

Institutions celebrating Black culture and the arts, such as the Inner City Cultural Center (ICCC), were established in direct response to the Watts Rebellion. C. Bernard Jackson, a playwright and Dr. J. Alfred Cannon, a UCLA neuropsychiatrist conceived of ICCC in the early 1960's as a vehicle for increasing cross-cultural communications among the various minority

[200] Dudek, *Historic Context Statement/Los Angeles County Metro Area Plan Project*, September 2022, 147.
[201] "Adams School Mural Wins Commendation," *Los Angeles Sentinel*, May 8, 1975, A13.
[202] "LA Schools to Celebrate Culture Week, May 19-23," *Los Angeles Sentinel*, May 15, 1969, A4.
[203] "Inglewood to Host Black Culture Fest," *Los Angeles Sentinel,* February 17, 1972, C7.

groups in Los Angeles.[204] The ICCC staged its inaugural production in 1967.

The ICCC was housed in three locations between 1965 and 1996: the Washington Boulevard Theater, the Masonic Temple at New Hampshire Avenue and Pico Boulevard, and the Ivar Theater in Hollywood. In addition to its theatrical productions, the ICCC offered gallery space featuring Black artists. In 1979, Southwest College celebrated "Black History Extravaganza '79," a month-long celebration featuring concerts, lectures, plays and a festival. The event was co-sponsored by W.E. Conglomeration Inc., a nonprofit institute in fine art and sciences.[205]

In the Westside Plan Area, Ladera Park and its recreational center have hosted cultural events and festivals over the last 70 years. The park featured a wooden picnic pergola, an amphitheater, restrooms, and a community building. Fashion shows and "baby shows" featuring dressed up babies and toddlers in the 1950s gave way to alumni and family picnics in the 1960s and 1970s and to celebrations of multi-culturalism in the 1980s. Celebrations of Juneteenth "...started in backyards, then moved to Lincoln Park and Ladera Park..."[206] By 1999, the celebration was officially moved to the neighboring Los Angeles community of Leimert Park—the acknowledged hub of the Black community.[207]

In recent decades, Ladera Park has become home to the Ladera Heights Cultural Fair, the Ladera Heights Dance Showcase, the Ladera Heights Jazz Fest, the Ladera Heights Art Walk, and the Ladera Heights Comedy Night. The Ladera Heights Cultural Arts Association and Ladera Heights Civic Association remain strong presences at these events.

ASSOCIATED PROPERTY TYPES

Associated property types for the Westside Plan Area include parks, purpose-built and other community centers, theaters, and galleries. Wall murals are also associated under this theme.

[204] Inner City Cultural Center, "Our History," https://www.innercityculturalcenter.org/our-history.html (accessed August 22, 2023).
[205] "Black History Extravaganza," *Los Angeles Sentinel*, February 1, 1979, B3A.
[206] "Juneteenth Gala Set for Leimert Park," *Los Angeles Sentinel*, June 17, 1999, A15.
[207] "Juneteenth Gala Set for Leimert Park," *Los Angeles Sentinel*, June 17, 1999, A15.

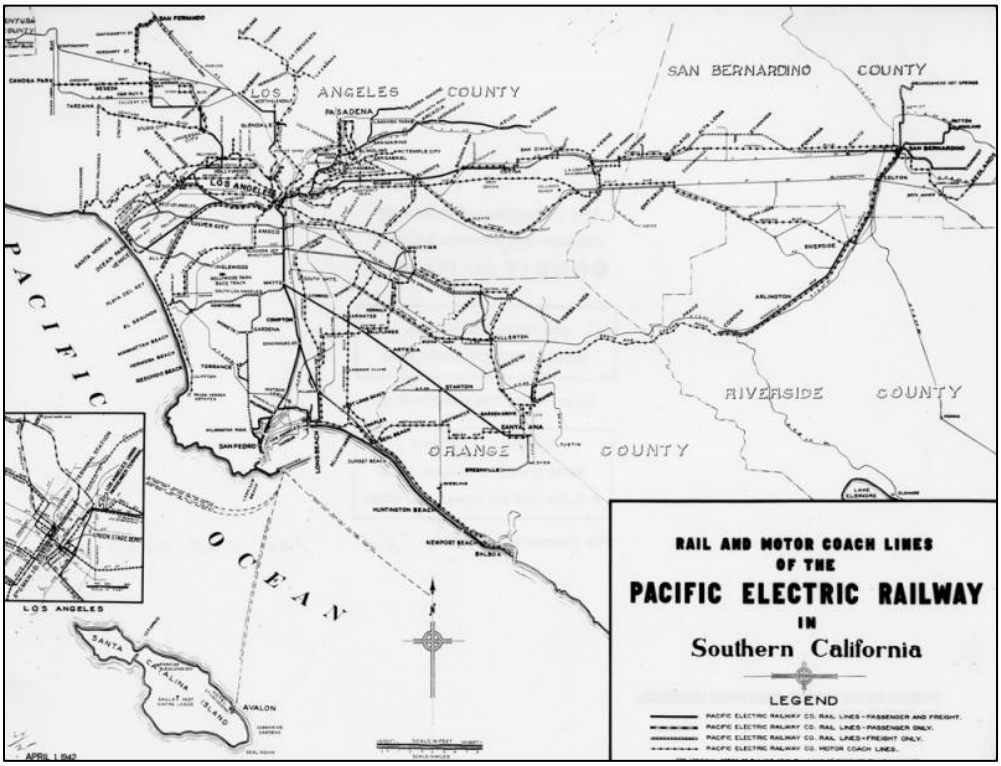
6.6 Theme: Infrastructure and Transportation

Development in the area defined by the Westside Plan Area was driven by the development of infrastructure and public transportation. The following offers a brief discussion of the interurban railway systems, the freeway, and flood control efforts.

THE INTERURBAN RAILWAY SYSTEMS

The growth of Los Angeles and Southern California more generally, was directly related to the growth of its streetcar systems. Although there were many different companies and lines, the two most dominant players were the Los Angeles Railway (a.k.a., LARy or the Yellow-cars) and Pacific Electric system (a.k.a., the Red Cars). LARy mostly operated within the City of Los Angeles, whereas the Pacific Electric cars linked Los Angeles with far-flung places such as Orange, Riverside, and San Bernardino County.

The Los Angeles Railway operated between 1895 and 1963. The 1895 purchase of a group of smaller railways, some of which were horse-drawn railways, by a syndicate of investors would drive the region's development. The new owners immediately began electrifying the railway. It served such neighborhoods as Crenshaw, West Adams, Leimert Park, Hancock Park, Boyle Heights and Vernon. LAR carried more passengers than Pacific Electric and was so successful that it was purchased by Henry E. Huntington in 1898 and held in the family until its sale in 1944.



Pacific Electric Railway Map 1942. ***Los Angeles Public Library***

The Pacific Electric Railway was established in 1901 by Henry E. Huntington (he had been an executive with the Southern Pacific Railroad) and Isaias Hellman. Huntington provided the railroad experience and Hellman provided the money. Hellman also owned a substantial amount of property in Southern California and saw the railway as a vehicle for its future development. Their first project was the line to Long Beach, which opened in 1902. They finished the line to Glendale in 1904, Newport Beach in 1905, and Sierra Madre in 1906.

Eventually, there were four districts: the northern, southern, eastern and western districts. The western district served the Westside Plan Area. Of special interest to many Angelenos was the "Balloon Route" (also known as the Air Line) a tourist route to the beach communities established in 1896. According to one author, "the trolley excursions…ran almost continually during the summer" with crowds of riders heading for the seaside.[208] The stop for the "Soldiers' Home" was on the Balloon Route.

In 1911, railway operations of a variety of regional companies were consolidated under the Pacific Electric Railway Company. The system continued to operate into the 1950s when some routes were replaced by motor coach service.

THE FREEWAY SYSTEM

As the private automobile became the preferred mode of transportation in Southern California, the freeway system supplanted the interurban railways. Separated from the general street grid and free of at-grade intersections, freeways promised a solution to the congestion that plagued inner- and intra-city traffic. Initially planned in the 1930s, the construction of a regional freeway system did not begin in earnest until after World War II.

In his book *Golden Dreams,* historian Kevin Starr describes Southern California's creation as "socially, culturally, spatially [shaped] by automobiles and freeways."[209] The construction of the freeway system paralleled significant population growth in postwar Southern California—and frequently enabled it. It created new communities, provided direct links to old ones, and destroyed existing neighborhoods where people of color often lived. Wealthy communities like Beverly Hills resisted the incursion. Ladera Heights was also successful in mounting community-based opposition to proposals that would have bordered the community with freeways. Boyle Heights and East Los Angeles were not so fortunate.

Freeway construction would slow considerably by the late 1960s. Beginning in the mid-1950s in San Francisco and later spreading to other jurisdictions throughout the state, public opposition to freeway construction intensified as many of the proposed freeway routes were determined without considering local interests, and the negative effects of neighborhood disruption and displacement by freeways became known. These "freeway revolts" resulted in the abandonment or significant reduction of proposed freeways due to widespread public opposition. Today, abruptly terminating freeway alignments, and isolated short stretches of freeway remain in evidence of larger projects which were never completed.

[208] Fred A. Basten, *Santa Monica Bay* (Santa Monica, CA: Hennessey + Ingalls, 2001), 35.
[209] Kevin Starr, *Golden Dreams: California In An Age of Abundance, 1950-1963* (New York, NY: Oxford University Press), 2009, 245.

La Cienega Boulevard as it traverses Ladera Heights/View Park-Windsor Hills is one such remnant as it was originally planned as part of the "Laurel Canyon Freeway" which would have been aligned through West Hollywood, the Mid-City West area, and western Inglewood enroute to its terminus at the San Diego Freeway (I-405) near Los Angeles International Airport.

SR 90, also known as the Marina Freeway, was originally planned as a freeway across the southern portion of Los Angeles County, the northern part of Orange County ending at the Riverside Freeway. Community opposition prevented it from coming to fruition. The small stretch that does exist connects Marina del Rey with the San Diego Freeway, increasing accessibility of the harbor development.

TAMING THE RIVERS

The founding of the Los Angeles pueblo was strategically located near the Los Angeles River. Since 1781, the city and its surrounding area has had a tortured relationship with the river. Reports from the California missions indicate that severe flooding was a regular occurrence from the 1770s through the 1840s. The first recorded flood of the Los Angeles River was in 1811. But soon afterward, in 1815, with 10 days and nights of rain, the river again overflowed its banks. In 1818, Governor Pablo Vicente de Sola (1761-1826) moved the location of the Plaza to higher ground where it is located today. Floods in 1825 and 1861 affected the river's path near the ocean and the San Fernando Valley, respectively. During the late nineteenth and early twentieth Centuries when development in the basin was expanding, the flooding became more destructive.

Ballona Creek Flood Control Channel 1958. ***Los Angeles Public Library***

In 1915, the Los Angeles Flood Control District was established by the state legislature and James R. Reagan was named as head. Taxpayers approved bond issues in 1917 and 1924 to build the initial major dams; however, they were not willing to approve funding for the construction of infrastructure downstream of the dams, and implementation of the plan languished. Work was also delayed by the onset of World War I. In 1934, destructive flooding spurred the introduction and passage of the Flood Control Act in 1936—allowing the United States Army Corps of Engineers (USACE) to take a lead role in supervising permanent future flood control plans. The Los Angeles Flood Control District requested assistance from Congress, which passed the Flood Control Act of 1938, authorizing the Army Corps of Engineers to prepare a revised plan for the entire Los Angeles County Drainage Area. This was the first comprehensive flood control effort—superseding what had been a haphazard, unscientific, and fragmented approach by cities, individual landowners and the railroads. Channelization became the major strategy for flood control.

The 1934 flooding affected Ballona Creek and forced the closure of many small wooden bridges that spanned the creek. As a result, the above-ground portion of the Creek was lined with concrete between 1935 and 1939. The nearby Centinela Creek was also channelized, although some portions of a more natural canal remain.

ELIGIBILITY STANDARDS: INFRASTRUCTURE AND TRANSIT

Summary Statement of Significance

The establishment of infrastructure signaled the Los Angeles region's growth, providing important infrastructure to support the growing population. Resources that are eligible under this theme may be significant as the site of an important event in history, as a rare or remnant example of early infrastructural growth, or for an association with an ethnic or cultural group or a person important in local, state, or national history. Properties may also be significant as an example of a style or type; architectural styles are discussed in the Architecture and Design Section.

Period of Significance	1900-1980
Period of Significance Justification	Broadly covers the period of infrastructural development from the turn of the 20th century to the mid-20th century.
Geographic Location	Westside Plan Area-wide
Associated Property Types	Infrastructural properties related to the development of communication and transportation systems, public and private utilities, and other service requirements as technology expanded.

Property Type Description	Public and private amenities or infrastructure improvements, such as transit depots, roadways and bridges, flood control systems, and buildings housing communication systems (telegraph, telephone), utilities (water, power, gas).

Criterion A/1/1,9 (Events/Patterns of Development)

Individual infrastructural properties that are eligible under this criterion may be significant:

- As the site of an event important in history; or
- For exemplifying an important trend or pattern of development in infrastructure or new infrastructural developments (ex. communication system, transportation system, utility); or
- As a rare remaining example of an infrastructural type from the period (ex. bridge, telephone building, streetcar depot, power station).

Integrity Considerations:

In order to be eligible for designation under this criterion, a property must retain sufficient integrity to convey its historic significance.

- Infrastructure from this period should retain integrity of location, design, workmanship, feeling, and association, at a minimum, in order to convey their significance.
- An individual property that is eligible for a historic association must retain the essential physical features that made up its character or appearance during the period of its association with an event or historical pattern.
- A property that has lost some historic materials or details can be eligible if it retains the majority of the features that illustrate its style in terms of the massing, spatial relationships, proportion, pattern of windows and doors, texture of materials, and ornamentation.
- The setting may have changed (surrounding buildings and land uses).
- Note that some properties that may not retain sufficient integrity for listing in the National Register may remain eligible for listing at the state and local levels.
- Since very few examples remain, any intact example should be considered.

Registration Requirements:

To be eligible under this criterion, an individual property must:

- Date from the period of significance; and
- Have a proven association with an event important in history; or

- Represent an important catalyst for a pattern or trend in infrastructural development; or
- Display most of the character-defining features of the property type or style; and
- Retain the essential aspects of historic integrity.

Criterion C/3/3,5,7 (Architecture and Design)

Individual infrastructural properties that are eligible under this criterion may be significant as:

- A good/excellent or rare example of an architectural style, property type, or method of construction; or
- A distinctive work by a noted architect, landscape architect, builder, or designer.

Integrity Considerations:

In order to be eligible for designation under this criterion, a property must retain sufficient integrity from the period of significance to convey its architecture.

- Infrastructure significant under this criterion should retain integrity of design, materials, workmanship, and feeling, at a minimum.
- A property that is eligible for designation as a good/excellent or rare example of its style or type retains most - though not necessarily all - of the character-defining features of the style.
- A property important for illustrating a particular architectural style or construction technique must retain most of the physical features that constitute that style or technique. A property can be eligible if it has lost some historic materials or details but retains the majority of the essential features from the period of significance. These features illustrate the style in terms of the massing, spatial relationships, proportion, pattern of windows and doors, texture of materials, and ornamentation.
- A property is not eligible if it retains some basic features conveying massing but has lost the majority of the features that once characterized its style.

Registration Requirements:

To be eligible under this criterion a property must:

- Date from the period of significance; and
- Represent a good/excellent or rare example of a style or type; and
- Display most of the character-defining features of the style or type; and
- Retain the essential aspects of integrity.

7. ARCHITECTURE AND DESIGN (1890-1980)

7.1 Summary Statement

The Westside Plan Area is home to a variety of residential, commercial, and institutional buildings representing architectural styles and building types popular during each period of development. Buildings with little or no distinguishing decorative features may be described as "vernacular" in style. The term "Residential Vernacular," for example, is used to describe simple houses or cottages. These buildings are characterized by their simplicity and lack of any characteristics of recognizable styles.

Buildings that are significant for the embodiment of the distinguishing features of an architectural style and/or as a significant work of a master architect or designer will be evaluated under this context.

For each significant architectural style there is a discussion of the origins and a list of character-defining features intrinsic to each. A property that is eligible for designation as a rare, or good/excellent example of its architectural style retains most - though not necessarily all - of the character-defining features of the style and continues to exhibit its historic appearance. A property that has lost some historic materials or details can be eligible if it retains the majority of the features that illustrate its style in terms of the massing, spatial relationships, proportion, pattern of windows and doors, texture of materials, and ornamentation. The property is not eligible, however, if it retains some basic features conveying massing but has lost the majority of the features that once characterized its style.[210] A property important for illustrating a particular architectural style or construction technique must retain most of the physical features that constitute that style or technique.[211]

For guidance on the proper treatment of historic resources and appropriate alterations to specific architectural styles, refer to *The Secretary of the Interior's Standards for the Rehabilitation of Historic Buildings*. In general, acceptable alterations to historic resources of all architectural styles may include:

- Replacement roofing, when necessary, that matches the original as closely as possible in material, profile, color, and pattern.
- Structural reinforcement or infrastructure upgrades that are compatible and do not result in the loss of distinctive materials or features that characterize the property.
- Repair, rather than replacement, of deteriorated historic features.
- Replacement of severely deteriorated or missing features with new that match the old in design, color, texture, and where possible, material.
- New additions that are compatible with, differentiated from, and subordinate to the original and do not damage or destroy historic materials, features, and spatial relationships

[210] *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation.*
[211] *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation.*

that characterize the property.

Properties significant as a good/excellent or rare example of particular type or architectural style are evaluated under the following criteria:

- National/California Register Criterion C/3 (embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values)
- County of Los Angeles Criteria 3 (It embodies the distinctive characteristics of a type, architectural style, period, or method of construction, or represents the work of an architect, designer, engineer, or builder whose work is of significance to the nation, State, County, or community in which it is located; or possesses artistic values of significance to the nation, State, County, or community in which it is located)[212]

7.2 Architectural Styles

20th Century Revival Styles

TUDOR REVIVAL

The Tudor Revival style is loosely based on a variety of late medieval English building traditions including Perpendicular Gothic, Tudor, Elizabethan, and Jacobean. It has its origins in the late 19th-century English Arts and Crafts movement, whose leaders drew inspiration in part from English domestic architecture of the 16th and 17th centuries because of its picturesque qualities and sympathetic relationship to the natural landscape. The earliest examples of the style appeared in the United States in large estates of the 1890s. The Tudor Revival style grew in favor after World War I and reached its peak of popularity in the 1920s and 1930s, as architects and developers adapted it to the country's rapidly growing suburban residential communities and advancements in masonry veneering techniques allowed even the most modest examples to emulate the brick and stone exteriors of English prototypes.

High style Tudor Revival houses are typically two and sometimes three stories in height with steeply-pitched, multi-gable roofs; slate roof shingles are found in the finer examples, but wood shakes and composition shingles are also common. At least one front-facing gable is almost universally present as a dominant façade element. The buildings are usually rambling compositions of multiple volumes in a variety of sizes and shapes. Exterior walls are veneered in brick or stone, or feature decorative half-timbering, sometimes in elaborate patterns, with plaster between, which mimics the appearance of medieval construction techniques. Tall, narrow casement windows, sometimes with leaded diamond-shaped lights, are frequently set in horizontal groupings or projecting bays. Main entrances are frequently set in crenellated turrets or under secondary gables with catslides, and feature paneled wood doors framed by four-centered pointed arches. Projecting exterior chimneys with multiple flues and elaborate

[212] Specific eligibility standards under Criterion C/3/3 are included under each theme.

brickwork are sometimes located on the primary façade.

Sub-types of the Tudor Revival style include the Storybook cottage. The Storybook cottage is a more whimsical version of the Tudor Revival style, derived from the quaint medieval cottages of the Cotswold region of southwestern England. Storybook cottages typically feature very steeply-pitched roofs with composition shingles laid in irregular patterns and rolled eaves to suggest thatching, eyebrow dormers, and exterior walls veneered in a rough, irregular plaster finish. The Storybook style was particularly popular in Hollywood where motion picture set designers sometimes moonlighted as architects.

Character-defining features include:

- Asymmetrical façade and irregular massing
- Steeply-pitched multi-gabled roof with a prominent front-facing gable and slate, wood shake, or composition roofing
- Brick or plaster exterior wall cladding, typically with half-timbering and decorative details in stone or brick
- Tall, narrow divided-light windows, usually casement, often grouped horizontally or in bays; may have leaded diamond-shaped lights
- Entrance with pointed arch, set in turret or under secondary gable
- Prominent chimney with elaborate brickwork

Tudor Revival: Extant Examples

4435 Circle View Boulevard

4631 S. Mullen Avenue

ENGLISH REVIVAL

The English Revival style is a sub-type of the Tudor Revival style, which is loosely based on a variety of late medieval English building traditions including Perpendicular Gothic, Tudor, Elizabethan, and Jacobean. It has its origins in the late 19th-century English Arts and Crafts movement, whose leaders drew inspiration in part from English domestic architecture of the 16th and 17th centuries because of its picturesque qualities and sympathetic relationship to the natural landscape. The earliest examples of the style appeared in the United States in large estates of the 1890s. The Tudor Revival style grew in favor after World War I and reached its peak of popularity in the 1920s and 1930s, as architects and developers adapted it to the country's rapidly growing suburban residential communities and advancements in masonry veneering techniques allowed even the most modest examples to emulate the brick and stone exteriors of English prototypes.

English Revival houses are simpler than their high-style Tudor Revival counterparts. They are typically two stories in height with steeply-pitched, multi-gable roofs usually clad in wood shakes or composition shingles. The buildings are usually rambling compositions of multiple volumes in a variety of sizes and shapes. Exterior walls are usually veneered in plaster, with brick or stone used only at the chimney or around the primary entrance. Half-timbering, if used at all, is usually limited to a primary front-facing gable if featured. Tall, narrow casement windows, sometimes with leaded diamond-shaped lights, are frequently set in horizontal groupings or projecting bays. Projecting exterior chimneys, usually brick or stone, are frequently used as prominent design features.

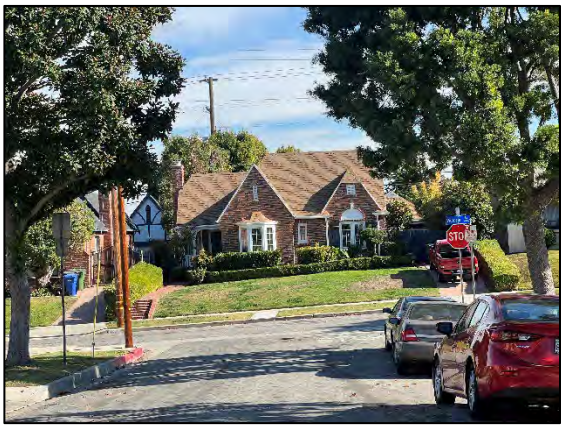
Character-defining features include:

- Asymmetrical façade and irregular massing
- Steeply-pitched gable roof with wood shake or composition roofing
- Plaster exterior wall cladding; decorative half-timbering or brick details are usually limited or omitted
- Tall, narrow divided-light windows, usually casement, often grouped horizontally or in bays; may have leaded diamond-shaped lights
- Prominent chimney

English Revival: Extant Examples

4731 Angeles Vista Boulevard

4928 West Boulevard



5006 S. Victoria Avenue

SPANISH COLONIAL REVIVAL

The Spanish Colonial Revival style attained widespread popularity throughout Southern California following the 1915 Panama-California Exposition in San Diego, which was housed in a series of buildings designed by chief architect Bertram Grosvenor Goodhue in the late Baroque Churrigueresque style of Spain and Mexico. The Churrigueresque style, with intricate ornamentation juxtaposed against plain stucco wall surfaces and accented with towers and domes, lent itself to monumental public edifices, churches, and exuberant commercial buildings and theaters, but was less suited to residential or smaller scale commercial architecture. For those, architects drew inspiration from provincial Spain, particularly the arid southern region of Andalusia, where many young American architects were diverted while World War I prevented their traditional post-graduate "grand tour" of Great Britain, France, Italy, and Germany. The resulting style was based on infinitely creative combinations of plaster, tile, wood, and iron, featuring plaster-clad volumes arranged around patios, low-pitched tile roofs, and a sprawling, horizontal orientation. It was a deliberate attempt to develop a "native" California architectural style and romanticize the area's colonial past, though it drew directly from Spanish and other Mediterranean precedents and bore little resemblance to the missions and rustic adobe ranch houses that comprised the state's actual colonial-era buildings.

The popularity of the Spanish Colonial Revival style extended across nearly all property types, and coincided with Southern California's population boom of the 1920s. It shaped the region's expansion for nearly two decades, reaching a high point in 1929 and tapering off through the 1930s as the Great Depression gradually took hold. Like other revival styles, the Spanish Colonial Revival style was often simplified, reduced to its signature elements, or creatively combined with design features of other Mediterranean regions such as Italy, southern France, and North Africa, resulting in a pan-Mediterranean mélange of eclectic variations (see Mediterranean Revival Style). It was sometimes combined, although much less frequently, with the emerging Art Deco and Moderne styles.

Character-defining features include:

- Asymmetrical façade
- Irregular plan and horizontal massing
- Varied gable or hipped roofs with clay barrel tiles
- Plaster veneered exterior walls forming wide, uninterrupted expanses
- Wood-sash casement or double-hung windows, typically with divided lights
- Round, pointed, or parabolic arched openings
- Arcades or colonnades

- Decorative grilles of wood, wrought iron, or plaster
- Balconies, patios or towers
- Decorative terra cotta or glazed ceramic tile work

Spanish Colonial Revival: Extant Examples

4918 Angeles Vista Boulevard

4725 Keinston Avenue

3463 Crestwold Avenue

3610 Fairway Boulevard

MONTEREY COLONIAL REVIVAL

The Monterey Colonial Revival style is based upon the distinctive style of residential architecture that developed in California beginning in the 1830s, as more and more Yankee merchants and settlers arrived in Alta California and adapted the Anglo building traditions of the East Coast to local Hispanic customs. As its name implies, the style developed in and around Monterey and combined vernacular adobe construction with elements of American Federal and Greek Revival architecture, including multi-light sliding sash windows, louvered shutters, paneled doors, and Classical details executed in wood. The style's most distinguishing characteristic is a second-floor covered wood balcony, often cantilevered, extending the length of the primary façade and sometimes wrapping one or two sides. The best-known example of the style, and one of the earliest, is the Thomas Larkin adobe, constructed beginning in 1834 and one of the first two-story dwellings in Monterey.[213]

The style was revived beginning in the mid- to late 1920s and was favored by architects and homeowners who perhaps found the fantastical Spanish and Mediterranean revivals too exotic and too different from the building traditions familiar to most Americans. It reached the height of its popularity in Southern California in the 1930s, with some examples constructed in the early 1940s. The Monterey Colonial Revival style replaced adobe construction with wood framed walls veneered in smooth plaster and devoid of surface ornament, and featured second-story balconies, low-pitched gable or hipped roofs, and double-hung wood windows.

Character-defining features include:

- Usually asymmetrical façade
- Two-story height
- Rectangular or L-shaped plan
- Low-pitched hipped or side gable roofs with wood shakes or clay tiles
- Plaster-veneered exterior walls devoid of surface ornament
- Second-floor covered wood balcony, sometimes cantilevered, across primary façade and occasionally wrapping one or more sides, with simple wood posts and wood or metal railing
- Wood-sash double-hung windows, typically with divided lights
- Louvered or paneled wood shutters

[213] Monterey County Historical Society, "Monterey's Larkin House Adobe and Garden," http://www.mchsmuseum.com/larkinhouse.html (accessed July 2022).

- Recessed entrances with paneled wood doors

Monterey Colonial Revival: Extant Examples

4712 Angeles Vista Boulevard

5021 Angeles Vista Boulevard

AMERICAN COLONIAL REVIVAL

American Colonial Revival describes a varied style that combines a number of architectural features found throughout the American Colonies, particularly in New England. The style has neither the strict formality of the Georgian Revival nor the decorative embellishments of the Neoclassical, although it sometimes incorporates elements of both. It also adapts elements of Dutch colonial architecture, such as the gambrel roof. American Colonial Revival buildings are typically one or two stories in height, and are sometimes symmetrical but frequently asymmetrical, with rectangular, L-shaped, or irregular plans. They typically feature side gable or cross gable roofs, sometimes with gabled dormers; exterior walls clad in horizontal wood siding and occasionally brick; prominent brick chimneys; double hung, divided light wood sash windows, usually with louvered wood shutters; paneled wood doors, sometimes with sidelights, transom lights, or fanlights; and restrained use of Classical details. Some American Colonial Revival houses have small, pedimented porches, while others have shed-roofed porches supported on wood posts extending the length of the primary façade.

The U.S. Centennial Exposition of 1876 inspired a sense of patriotism in Americans and fostered an interest in the styles of the Colonial era. Early examples of a revival style in the late 19th century were rarely accurate reproductions, but were instead free interpretations with details inspired by colonial precedents, while later examples shifted to more historically correct proportions and details. The American Colonial Revival style was popular for grand homes in the early 20th century, and by the 1920s was being applied to more modest homes. The restoration of Colonial Williamsburg in the 1930s refueled interest in the style, and it remained popular into the post-World War II era. Local examples primarily date from the 1930s and early 1940s, and often are a simplified version of the style.

Character-defining features include:

- Side gable or cross gable roof, sometimes with dormers
- Asymmetrical composition (occasionally symmetrical)
- Horizontal wood siding at exterior walls
- Paneled wood entry door, sometimes with sidelights, transom light, or fanlight
- Double hung, divided light wood sash windows, usually with louvered wood shutters
- Projecting front porch
- Prominent brick chimney

American Colonial Revival: Extant Examples

3700 Northland Drive

3834 Crestway Drive

3668 Northland Drive

3676 Fairway Boulevard

FRENCH REVIVAL

French Revival style architecture in Southern California often consists of two sub-types, Chateauesque and French Provincial. The Chateauesque style is loosely modeled on the 16th century chateaux of France's Loire Valley and combines features of French Gothic and Renaissance architecture. The style gained popularity in the United States in the late 19th century and is most closely associated with Richard Morris Hunt, the first American architect to study at the École des Beaux-Arts in Paris. The style did not gain popularity in Southern California until the 1920s; it was most frequently used there for luxury apartment buildings and only occasionally for large single-family residences. Chateauesque style buildings are typically two or more stories in height and feature multiple, steeply-pitched hipped roofs with towers, turrets, spires, tall chimneys, and highly ornamented dormers. Exterior walls are usually veneered in stone, brick, or scored plaster, and are ornamented with classical pilasters, stringcourses, and cornices. Windows are typically divided light wood casements and are frequently paired or grouped with prominent mullions.

The more modest French Provincial style was popularized after World War I and is based upon country houses of the French provinces, including Normandy. Although it shares several basic features with the more elaborate Chateauesque style, the French Provincial style is much simpler in its composition and detailing. It is characterized by a prominent, steeply pitched hipped roof with flared eaves and a classical eave cornice; simple rectangular plan and massing; exterior walls veneered in smooth plaster; and divided light, wood sash casement or double-hung windows, usually with louvered wood shutters. Second floor windows sometimes break the cornice line with shallow dormers. The Norman variation usually features decorative half-timbering and a circular entrance tower with a conical roof.

Character-defining features of the Chateauesque style include:

- Multiple, steeply pitched hipped roofs
- Complex massing
- Stone, brick, or scored plaster veneer at exterior walls
- Towers, turrets, spires; and highly ornamented dormers
- Tall chimneys
- Divided light wood casement windows, paired or grouped, with prominent mullions
- Classical pilasters, stringcourses, and cornices
- Detached garage at rear of property

Character-defining features of the French Provincial style include:

- Steeply pitched hipped roofs with flared eaves and eave cornice
- Rectangular plan and simple massing
- Smooth plaster veneer at exterior walls
- Divided light, wood sash casement or double hung windows that sometimes break the cornice line
- Louvered wood shutters
- Decorative half-timbering and circular entrance tower with conical roof (Norman variation)

French Revival: Extant Example

3616-3628 Stocker Street

3667 Fairway Boulevard

Early Modernism

STREAMLINE MODERNE

The constraints of the Great Depression replaced Art Deco architecture with a purer expression of modernity, the Streamline Moderne. Characterized by smooth surfaces, curved corners, and sweeping horizontal lines, Streamline Moderne is considered to be the first thoroughly Modern architectural style to achieve wide acceptance among the American public. Inspired by the industrial designs of the period, the style was popular throughout the United States in the late 1930s, particularly with the Federally-funded projects of the Works Progress Administration; buildings executed under those programs are often referred to as PWA Moderne. Unlike the equally modern but highly-ornamental Art Deco style of the late 1920s, Streamline Moderne was perceived as expressing an austerity more appropriate for Depression-era architecture, although aspects of Art Deco and Streamline Moderne were often combined.

The origins of the Streamline Moderne are rooted in transportation design, which took the curved form of the teardrop, because it was the most efficient shape in lowering the wind resistance of an object. Product designers and architects who wanted to express efficiency borrowed the streamlined shape of cars, planes, trains, and ocean liners. Streamline Moderne architecture looked efficient in its clean lines. It was in fact relatively inexpensive to build because there was little labor-intensive ornament like terra cotta; exteriors tended to be concrete or plaster. The Streamline Moderne's finest hour was the New York World's Fair of 1939-40. Here, the "World of Tomorrow" showcased the cars and cities of the future, a robot, a microwave oven, and a television, all in streamlined pavilions. While the style was popular throughout Southern California during the 1930s, there are relatively few examples simply because there was so little construction activity during the Depression.

Character-defining features include:

- Horizontal emphasis
- Asymmetrical façade
- Flat roof with coping
- Smooth plaster wall surfaces
- Curved end walls and corners
- Glass block and porthole windows
- Flat canopy over entrances
- Fluted or reeded moldings or stringcourses

- Pipe railings along exterior staircases and balconies
- Steel sash windows

Streamline Moderne: Extant Examples

3602 Homeland Drive

4405 W. Slauson Avenue

LATE MODERNE

The Late Moderne style incorporates elements of both the Streamline Moderne and International styles. While the earliest examples appeared in the late 1930s, the style reached its greatest popularity in large-scale commercial and civic buildings of the late 1950s and 1960s. The Late Moderne style is frequently identified by the use of the bezeled window, where horizontal groupings of windows are outlined in a protruding, bezel-like flange, often in a material and color that contrasts with the surrounding wall surface.

Character-defining features include:

- Horizontal emphasis
- Exposed concrete or cement plaster veneer
- Flat roofs
- Horizontal bands of bezeled windows, sometimes with aluminum louvers
- Operable steel sash windows (casement, awning, or hopper)
- Projecting window frames

Late Moderne: Extant Examples

3450 W. Mt. Vernon Drive

Post-World War II Modernism/Regional Modernism

MID-CENTURY MODERN

Mid-Century Modern is a term used to describe the post-World War II iteration of the International Style in both residential and commercial design. The International Style was characterized by geometric forms, smooth wall surfaces, and an absence of exterior decoration. Mid-Century Modern represents the adaptation of these elements to the local climate and topography, as well as to the postwar need for efficiently-built, moderately-priced homes. In Southern California, this often meant the use of wood post-and-beam construction. Mid-Century Modernism is often characterized by a clear expression of structure and materials, large expanses of glass, and open interior plans.

The roots of the style can be traced to early Modernists like Richard Neutra and Rudolph Schindler, whose local work inspired "second generation" Modern architects like Gregory Ain, Craig Ellwood, Harwell Hamilton Harris, Pierre Koenig, Raphael Soriano, and many more. These postwar architects developed an indigenous Modernism that was born from the International Style but matured into a fundamentally regional style, fostered in part by Art and Architecture magazine's pivotal Case Study Program (1945-1966). The style gained popularity because its use of standardized, prefabricated materials permitted quick and economical construction. It became the predominant architectural style in the postwar years and is represented in almost every property type, from single-family residences to commercial buildings to gas stations.

Character-defining features include:

- One or two-story configuration
- Horizontal massing (for small-scale buildings)
- Simple geometric forms
- Expressed post-and-beam construction, in wood or steel
- Flat roof or low-pitched gable roof with wide overhanging eaves and cantilevered canopies
- Unadorned wall surfaces
- Wood, plaster, brick or stone used as exterior wall panels or accent materials
- Flush-mounted metal frame fixed windows and sliding doors, and clerestory windows
- Exterior staircases, decks, patios and balconies
- Little or no exterior decorative detailing

- Attached carport or garage
- Expressionistic/Organic subtype: sculptural forms and geometric shapes, including butterfly, A-frame, folded plate or barrel vault roofs

Mid-Century Modern: Extant Examples

5410 Senford Boulevard

6443 S. Halm Avenue

3435 S. Halm Avenue

4542 W. Slauson Avenue

GOOGIE

Googie has been described as Modernism for the masses. With its swooping lines and organic shapes, the style attempted to capture the playful exuberance of postwar America. Named for the John Lautner-designed Googie's Restaurant in Los Angeles, the style was widely employed in roadside commercial architecture of the 1950s and 60s, including restaurants, drive-ins, bowling alleys, and car washes.

Character-defining features include:

- Expressive rooflines, including butterfly, folded-plate, and cantilevers
- Organic, abstract, and parabolic shapes
- Clear expression of materials, including concrete, steel, asbestos, cement, glass block, plastic, and plywood
- Large expanses of plate glass
- Thematic ornamentation, including tiki and space age motifs
- Primacy of signage, including the pervasive use of neon

Googie: Extant Examples

4508 W. Slauson Avenue

RANCH

The Ranch style emerged from the 1930s designs of Southern California architect Cliff May, who merged modernist ideas with traditional notions of the working ranches of the American West and in particular, the rustic adobe houses of California's Spanish- and Mexican-era ranchos. The resulting architectural style – characterized by its low horizontal massing, sprawling interior plan, and wood exterior detailing – embodied the mid-20th century ideal of "California living." The Ranch style enjoyed enormous popularity throughout the United States from the 1940s to 1970s. It epitomized unpretentious architecture and dominated the suburbs of the post-World War II period. It was more conservative than other modern residential architecture of the period, often using decorative elements based on historical forms and capitalizing on the national fascination with the "Old West." The underlying philosophy of the Ranch house was informality, outdoor living, gracious entertaining, and natural materials.

The most common style of Ranch house is the California Ranch. It is characterized by its one-story height; asymmetrical massing in L- or U-shaped plans; low-pitched hipped or gabled roofs with wide overhanging eaves; a variety of materials for exterior cladding, including plaster and board-and-batten; divided light wood sash windows, sometimes with diamond-shaped panes; and large picture windows. Decorative details commonly seen in California Ranch houses include scalloped bargeboards, false cupolas and dovecotes, shutters, and iron or wood porch supports. The California Ranch house accommodated America's adoption of the automobile as the primary means of transportation with a two-car garage that was a prominent architectural feature on the front of the house, and a sprawling layout on a large lot. Floor plans for the tracts of Ranch houses were usually designed to meet the FHA standards so that the developer could receive guaranteed loans.

Another variation on the Ranch house is the Modern Ranch, which was influenced by Mid-Century Modernism. Modern Ranches emphasized horizontal planes more than the California Ranch, and included modern instead of traditional stylistic details. Character-defining features included low-pitched hipped or flat roofs, prominent rectangular chimneys, recessed entryways, and wood or concrete block privacy screens. Other stylistic elements resulted in Asian variations.

Character-defining features include:

- One-story
- Sprawling plan
- L- or U-shaped plan, often with radiating wings
- Low, horizontal massing with wide street façade

- Low-pitched hipped or gable roof with open overhanging eaves and wood shakes
- Plaster, wood lap, or board-and-batten siding, often with brick or stone accents
- Divided light wood sash windows (picture, double-hung sash, diamond-pane)
- Wide, covered front porch with wood posts
- Attached garage, sometimes linked with open-sided breezeway
- Details such as wood shutters, attic vents in gable ends, dovecotes, extended gables, or scalloped barge boards
- Modern Ranch sub-type may feature flat or low-pitched hipped roof with composition shingle or gravel roofing; metal framed windows; wood or concrete block privacy screens

Ranch House: Extant Examples

4918 Angeles Vista Boulevard

5616 S. Holt Street

5519 Shenandoah Avenue

5829 S. Halm Avenue

NEW FORMALISM

New Formalism is a sub-type of Late Modern architecture that developed in the mid-1950s as a reaction to the International Style's strict vocabulary and total rejection of historical precedent. New Formalist buildings are monumental in appearance, and reference and abstract classical forms such as full-height columns, projecting cornices, and arcades. Traditional materials such as travertine, marble, or granite were used, but in a panelized, non-traditional form. In Southern California, the style was applied mainly to public and institutional buildings. On a larger urban design scale, grand axes and symmetry were used to achieve a modern monumentality. Primary in developing New Formalism were three architects: Edward Durrell Stone, who melded his Beaux Arts training with the stark Modernism of his early work; Philip Johnson; and Minoru Yamasaki. All three had earlier achieved prominence working within the International Style and other Modernist idioms.

Character-defining features of New Formalism include:

- Symmetrical plan
- Flat rooflines with heavy overhanging cornices
- Colonnades, plazas, and elevated podiums used as compositional devices
- Repeating arches and rounded openings
- Large screens of perforated concrete block, concrete, or metal

New Formalism: Extant Examples

Former Civic National Bank, 4519 Admiralty Way, Marina del Rey

LATE MODERNISM

Late Modern is a blanket term used to describe the evolution of Modern architecture from the mid-1950s through the 1970s. It is typically applied to commercial and institutional buildings. Unlike the straightforward, functionalist simplicity of International Style and Mid-Century Modernism, Late Modern buildings exhibit a more deliberate sculptural quality with bold geometric volumes, uniform surfaces such as glass skin or concrete, and a sometimes exaggerated expression of structure and systems.

Character-defining features of Late Modern style include:

- Bold geometric volumes
- Large expanses of unrelieved wall surfaces
- Uniform use of cladding materials including glass, concrete, or masonry veneer
- Exaggerated expression of structure and systems
- Hooded or deeply set windows
- Little or no applied ornament

Late Modern: Extant Examples

Knox Presbyterian Church at 5840 La Tijera Boulevard

Calgary Baptist Church 4911 59th Street, (former Sephardic Jewish Center)

ELIGIBILITY STANDARDS

Summary Statement of Significance

Properties significant for their architectural merit are evaluated under this context, which includes separate themes for the predominant architectural styles found in the county. Properties eligible under the Architecture and Design context may be significant as an excellent or rare example of an architectural style, property type, or designed landscape; or as an important example of the work of a notable builder, designer, landscape architect, or architect. Many resources that are eligible under this context may also be significant under other contexts as well.

Period of Significance	1890-1980
Period of Significance Justification	Reflects the extant built landscape in the Westside Plan Area from the earliest known resource through the close of the period of significance for this study, which may be extended over time.
Geographic Location	Westside Plan Area-wide
Associated Property Types	Properties eligible under this context may be any property type: Residential, Commercial, Institutional, or Industrial.

Integrity Considerations:

- Should retain integrity of design, setting, materials, workmanship, and feeling
- Additions may be acceptable if not within public view, do not alter the original roofline, and are subordinate to the original design intent
- Replacement of some windows may be acceptable if the openings have not been changed or resized
- If it is a rare surviving example of its style or type, a greater degree of alteration may be acceptable

Registration Requirements:

To be eligible under this criterion a property must:

- Date from the period of significance; and
- Represent a good/excellent or rare example of a style or type; and
- Display most of the character-defining features of the style or type; and
- Retain the essential aspects of integrity.

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APPENDIX A: RECOMMENDATIONS FOR FURTHER STUDY

Study lists were compiled for Ladera Heights/View Park-Windsor Hills, and Marina del Rey including important events, people, and buildings/structures/spaces/art. These lists were completed using two methods. The first method was during the development phase of the Westside Area Plan Historic Context Statement where Historic Resources Group identified important aspects of each community through research. The second method was through community outreach during the stakeholder engagement process. Stakeholders identified including important events, people, and buildings/structures/spaces/art within their communities through the Historic Resource Mapper and sending information to the project specific email.. This list is not intended to be exhaustive but rather serves as a base for future study.

Ladera Heights/View Park-Windsor Hills

TOPICS FOR FURTHER STUDY

- Black institutions and social history in Ladera Heights/View Park-Windsor Hills including the Civil Rights Movement and neighborhood integration.
- Jewish history including the Jewish role in neighborhood integration.
- The Women's Movement and the role of women in local social, political and cultural history.
- Mid-century Modern architecture with a focus on Ladera Heights.
- Intensive historic resources survey of each neighborhood to identify potential historic districts and/or individual properties eligible for historic listing. Potential historic significance may include but is not limited to architecture, urban planning, events and trends, Black history, and community identity.

INDIVIDUAL AREAS, PROPERTIES, AND SITES

- Ladera Heights neighborhood
- View Park neighborhood
- Windsor Hills neighborhood
- The Cone Trust House, aka "Baldwin Hills Oil House" located in the Inglewood Oil Fields west of La Cienega Boulevard and Kenneth Hahn State Recreation Area. (c. 1915)
- Commercial corridor on Slauson Avenue between Overhill Drive and Angeles Vista.

- "Simply Wholesome" (former Wich Stand Restaurant and Drive-in) at 4508 W. Slauson Avenue. (1957)
- The "Jet Inn," at 4542 W. Slauson Avenue
- Park Mesa Pharmacy building at 4314 W Slauson Avenue (1961)
- The Bebe Moore Campbell Library at 3854 54th Street (1977)
- The 54th Street Elementary School (now 54th Street Charter School) at 5501 S. Eileen Avenue
- Angeles Mesa Presbyterian Church at 3571 W. 54th Street (1928)
- Robbins Memorial Church of God in Christ at 3868 W. 54th Street
- University Christian Church at 5831 W. Centinela Avenue (1965)
- Mt. Sinai Missionary Baptist Church (former Thirtieth Church of Christ, Scientist) at 3663 W. 54th Street (1949)
- Calvary Baptist Church (former Sephardic Hebrew Center) at 4911 59th Street (1966)
- Knox Presbyterian Church, 5840 La Tijera Boulevard (1967)
- Outdoor Products (former offices of the Los Angeles Urban League), 3450 W. Mt. Vernon Drive (c.1945)
- Kenneth Hahn State Recreation Area
- Reuben Ingold Park
- Ladera Park
- Monteith Park

PEOPLE

- Bebe Moore Campbell
- Tiko Campbell
- Magic Johnson
- Ray Charles

- Ike and Tina Turner
- Nancy Wilson
- Fred W. Marlow and Fritz Burns (Marlow-Burns & Co.)
- Homer Valentine
- Milton Kaufman
- Reuben Ingold

Marina del Rey

TOPICS FOR FURTHER STUDY

- Comprehensive development history of Marina del Rey.
- Intensive historic resources survey to identify potential individual properties eligible for historic listing. Potential historic significance may include but is not limited to architecture, urban planning, events and trends, and community identity.

INDIVIDUAL AREAS, PROPERTIES, AND SITES

- The Lloyd Taber library, 4533 Admiralty Way (1976, 1999 addition)
- Marina del Rey Hotel, 13534 Balie Way (1963)
- Former Civic National Bank building, 4519 Admiralty Way (1965)
- Fisherman's Village, 13755 Fiji Way (1969-1970)
- Marina Towers, 4640-4159 Admiralty Way (1972)
- Marina City Club, 4333 Admiralty Way (1975)

PEOPLE

- Victor Gruen
- Abraham M. Lurie

APPENDIX B: ARCHITECTS & BUILDERS

Armét, Louis L. (1914-1981), AIA

Born: St. Louis, MO

Education: University of Southern California, B.Arch. (1939)

Firm: V.F. Ribble (1940); Laurence Test (1940-1941); Spaulding & Rex (1946-1947); Armét & Davis (1947-1972); Armét, Davis & Newlove, AIA, Inc. (1972-1981)

Born in St. Louis, Louis L. Armét, AIA, moved to Los Angeles when he was 13. After graduating from Los Angeles High School and Loyola Marymount University, he went to architecture school at the University of Southern California and graduated in 1939. Armét worked for the Navy Department of Design at Pearl Harbor from May 1941 to February 1943, where he designed warehouses and buildings for ship repair. He worked from 1943 to 1946 for the Seabees. Armét became a licensed architect in 1946. He met Eldon C. Davis while the two of them were working at the architecture firm of Spaulding and Rex. They founded Armét & Davis in 1947. They worked together until 1972 designing churches, banks, bowling alleys, schools, and more. They are best known for their many Googie-style coffee shops including Clock's in Inglewood (1951), Norm's on South Figueroa in Los Angeles (1954), Huddle's Cloverfield in Santa Monica (1955), Pann's in Westchester (1956), and the Holiday Bowl and Coffee Shop in Los Angeles (1957). In Pomona, they designed Danny's Donuts in 1958. Armét died in 1981.

Becket, Welton (1902-1969), FAIA

Born: Seattle, WA

Education: University of Washington, B.Arch. (1927); École des Beaux Arts, Fontainbleu, France (1928)

Firms: Chief designer for C. Waldo Powers (1929-1932); Partner, Plummer, Wurdeman & Becket, (1933-1938); Partner, Wurdeman & Becket (1930-1933; 1938-1949); Principal, Welton Becket Associates (1949-1988)

Welton Becket, FAIA, was born in Seattle, Washington, and studied architecture at the University of Washington. He completed a year of graduate study at the École des Beaux Arts in Fontainebleau, France, and arrived in Los Angeles in 1931. In 1933, he formed a partnership with his former classmate, Walter Wurdeman, and an established Los Angeles architect, Charles F. Plummer. They specialized in small commercial buildings and residences.

In 1935, the partners won a design competition for the Pan Pacific Auditorium in Los Angeles; the distinctive Streamline Moderne landmark was constructed north of the Miracle Mile district for the 1935 National Housing Exposition. After Plummer's death in 1939, the firm incorporated as Wurdeman and Becket. Wurdeman and Becket's design for Bullock's Pasadena, completed in 1947, established the prototype for the postwar suburban department store. When Wurdeman died unexpectedly in 1949 Becket bought out his partner's heirs and assumed sole leadership of the firm, changing its name to Welton Becket and Associates. Headquartered in Los Angeles, the firm grew to be one of the largest in the world with more than 400 employees and offices in San Francisco, New York, Houston, and Chicago.

In addition to Bullock's Pasadena, Becket's retail projects included some two dozen other Bullock's stores including locations in Palm Springs, Westwood (Los Angeles), Sherman Oaks (Los Angeles), Lakewood, La Habra, and Northridge (Los Angeles); Buffum's Department Store in Santa Ana; Seibu of Los Angeles; and malls such as Fashion Island in Newport Beach. Other notable works include the Pomona Civic Center, circular Capitol Records tower in Hollywood, the Cinerama Dome, the Music Center in downtown Los Angeles, the Santa Monica Civic Auditorium, and the Beverly Hilton Hotel in Beverly Hills.

Becket is credited with transforming the cityscape of postwar Southern California with his many commercial and institutional designs. He was one of the most influential architects in the development of Los Angeles and founded a practice that became one of the nation's largest architectural firms. He died in 1969 at the age of 66.

Bolling, Robert D'Arcy (1923), FAIA

Born:	Los Angeles, CA
Education:	University of Southern California, Los Angeles, CA, 1951
Firms:	Draftsman, architect, job captain, C. M. Deasy Architect, Los Angeles, 1951-1959; partner, Deasy & Bolling Architects, Los Angeles, 1960-1976; partner, Deasy, Bolling & Gill Architects, Los Angeles, 1976-1977; partner, Bolling and Gill Architects, Los Angeles, 1977-1978; president, Bolling and Gill Architects, 1978-1985; president, Bolling, Gill, Allen, McDonald, Architects, Los Angeles, 1985-1988; Chairman of the Board, since 1988. Managing principal Bolling and Gill, Architects -Atomic Energy Commission Joint Venture, Los Angeles, since 1983. Consultant in field, since 1988.)
	Married Nona Loretta Lewis, July 19, 1947.
	Served with United States Naval Reserve, 1943-1946.
	Recipient Governor's Design award State of California, 1966, Military Housing Design award American Institute of Architects NavFac, 1974, Excellence in Contracts Performance award W. Division Naval Facilities, 1974; research grantee Educational Facilities Laboratories, 1972-1974.

Daniel, Philip James (1912-?), AIA

Born:	Los Angeles, CA
Education:	Los Angeles Junior College, Los Angeles, CA, 1931-1932; University of California, Los Angeles, Los Angeles, CA,1932-1934; B.Arch., University of Southern California, Los Angeles, CA, 1937
Firms:	Crawford and Daniel Architects; DMJM Daniel, Mann, Johnson, Mendenhall 1946-

Davis, Eldon C. (1917-2011), AIA

Born:	Anacortes, WA
Education:	University of Southern California, B.Arch. (1942)
Firms:	William H. Knowles, Architect (1942-1943); Spaulding & Rex (1945-1947); Armét & Davis, Inc. (1947-1972); Armét, Davis & Newlove, AIA, Inc. (1972-1991)
	Eldon C. Davis graduated from the University of Southern California with a degree in architecture. Davis worked with Army engineers, Phelps-Dodge Mines in Arizona, and Navy Design Office on Terminal Island.
	Davis met Louis Logue Armét while the two of them were working at the architecture firm of Spaulding and Rex. They founded Armét & Davis in 1947 and worked together until 1972 designing churches, banks, bowling alleys, schools, and more. They are best known for their many Googie-style coffee shops including Clock's in Inglewood (1951), Norm's on South Figueroa in Los Angeles (1954), Huddle's Cloverfield in Santa Monica (1955), Pann's in Westchester (1956), and the Holiday Bowl and Coffee Shop in Los Angeles (1957). Davis passed in 2011.

Eisenshtat, Sidney (1914-2004), FAIA

Born:	New Haven, Connecticut
Education:	University of Southern California, B.Arch. (1935)
Firms:	Arthur Froehlich and Associates; United States Dept. of Defense; Sidney Eisenshtat and Associates, Principal
	Sidney Eisenshtat was a prolific architect in Southern California, and an influential architect of modern synagogues. Born in New Haven, Conn., in 1914, Eisenshtat settled in Los Angeles in 1926. He married Alice Brenner in 1937.

An observant Orthodox Jew, Eisenshtat established an international reputation based on the expressive design of synagogues built in the 1950s through the 1970s. He designed his first major religious structure, Temple Emanuel in Beverly Hills, in 1951, in the first flush of a national reinvention of traditional synagogue design. Eight years later, he designed Sinai Temple in the Westwood neighborhood of Los Angeles.

He also designed Jewish educational buildings and community centers, as well as synagogues across the U.S. His other religious structures in Southern California include Knox Presbyterian Church in Los Angeles and House of the Book in Simi Valley.

Eisenshtat's commercial buildings included two significant structures in Beverly Hills, the Union Bank Building and the Friars Club (now demolished). After a long and prolific career, Eisenshtat retired in the 1980s. He passed away in 2004 at the age of 90.

Emmons, Frederick E., Jr. (1907-1999)

Born:	Olean, NY
Education:	Cornell University, B.Arch. (1929)
Firms:	Frederick E. Emmons (1946-1950); Jones & Emmons (1950-1969)

Frederick E. Emmons, Jr. was born in Olean, New York. After graduating from Cornell University with a degree in architecture in 1929, he joined the New York firm of McKim, Mead & White. He moved to Los Angeles in 1932.

Before World War II, Emmons became friends with A. Quincy Jones through their mutual employment at Allied Engineers in San Pedro. During the war, Emmons spent four years in the Navy. Emmons and founded Jones & Emmons in 1951; the partnership continued until Emmons' retirement in 1969. Jones & Emmons utilized new building technologies that decreased costs and production time. The firm favored structural innovations including lightweight post-and-beam construction with pre-assembled parts. Their work included large-scale commissions, including religious buildings, educational facilities, and civic spaces. In addition, the firm designed office, restaurant, and factory buildings throughout California. The firm designed numerous buildings on the University of California campuses at San Diego, Santa Barbara, Irvine, and Riverside. Emmons died at age 91 in Beverly Hills.

Earl, Robert (Unknown-present)

Born:	Unknown
Education:	Unknown
Firms:	Robert Earl & Associates (c. 1975-present)

Robert Earl is an award-winning architect who began practicing in Los Angeles in the 1950s. Earl has specialized in home design for more than 50 years.

During the 1960s, 1970s and 1980s, the firm designed tract housing for various developers. His subdivisions included Sunset Pacific in San Clemente, Sunset Terrace in Redlands, Island View in Palos Verdes, and Seacliff on the Greens in Huntington Beach. In each of these developments, the firm designed elevations in various consumer-pleasing styles such as Cape Cod, Traditional, French Revival, and English Revival. At this time, Earl's office was located in Century City; he eventually added a satellite office in Irvine c. 1984. The firm continued to design tract homes and win awards for them well into the 1990s.

Earl also designed custom homes, including an avant-garde modern home for himself in West Los Angeles in 1963 and through these efforts earned a reputation for his custom homes in Bel-Air and Brentwood.

Krisel, William (1924-2017), AIA

Born:	Shanghai, China
Education:	University of Southern California, B.Arch. (1949)

Firms: Victor Gruen (1946-1949); Palmer and Krisel, A.I.A. Architects (1950-1966); William Krisel, AIA (1966- 2017)

William Krisel, AIA, was born in Shanghai, China, where his father had moved the family for his work for the United States' State Department. In 1937, the family returned to California. Following his graduation from Beverly Hills High School in 1941, 16 year-old Krisel enrolled at USC's School of Architecture, only to be interrupted by the United States' entry into World War II.

During the war, Krisel worked in Army Intelligence, served as the Chinese-language interpreter for General Stillwell, and earned the Bronze Star for Valorous Service. Following the war, in 1946, Krisel returned to his studies, making use of the GI Bill, and graduated in 1949. Alongside his studies, Krisel worked in the offices of Paul Laszlo and Victor Gruen.

Krisel obtained his architect's license in 1950 and went into partnership with Dan Saxon Palmer. Palmer and Krisel, A.I.A. Architects designed custom homes and commercial projects prior to investing their time in Los Angeles area tract homes. As early as 1952, Palmer & Krisel's system of modular post and beam construction proved popular and effective. After years of success in Los Angeles, Palm Springs, and Borrego Springs, the firm designed the Loma Palisades Apartments and a number of residential tracts throughout San Diego. By 1961, Krisel began his efforts in local high-rise developments with the 24-story Kahn Building, within which the firm would house their San Diego office. They also expanded their work throughout Southern California. Krisel studied landscape architecture under Garrett Eckbo and became a licensed landscape architect in 1954. Palmer and Krisel dissolved their partnership in 1966, and Krisel renamed the firm William Krisel, AIA.

Krisel's experience in design and construction includes nearly every kind of structure, including high- and low-rise office and apartment buildings, shopping centers, industrial buildings, factories, schools, hospitals, religious buildings, hotels, motels, and restaurants. He claims credit for over 40,000 housing units as he pioneered the use of innovative, modern design for affordable tract housing, commercial and multi-unit residential architecture. Krisel's work has garnered numerous awards for design excellence, including AIA Lifetime Achievement and "Tribal Elder" Awards, as well as the Palm Springs Lifetime Achievement Award, and recognition from ASLA, NAHB, the City of Beverly Hills, and West Los Angeles.

Krisel passed away in 2017.

Palmer, Dan Saxon (1920-2007), AIA

Born: Budapest, Hungary

Education: New York University, B.Arch. (1942)

Firms: Morris Lapidus; Victor Gruen; Palmer and Krisel (1950-1964)

Dan Saxon Palmer was born in Budapest, Hungary, and moved to New York with his family at age 2. After earning a bachelor's degree in architecture from New York University in 1942, Palmer served in the Army Corps of Engineers as a mapmaker, draftsman and photographer in England and France. He then worked for architects Morris Lapidus in New York and Victor Gruen in Los Angeles, and, in 1950, formed a Los Angeles-based partnership with William Krisel, who also had worked at Gruen's office.

Beginning in 1950, Palmer and Krisel designed contemporary houses with post-and-beam construction, open floor plans in which the living room, dining room and kitchen flow together, lots of glass and clean, simple lines inside and out. In the early 1950s, they won a commission for their first major housing tract, Corbin Palms, in the western San Fernando Valley.

By 1955, Palmer was overseeing work in Orange and Ventura counties, Krisel in San Diego and Riverside counties. George Alexander, Harlan Lee and other developers built more than 20,000 houses designed by Palmer and Krisel in Southern California, Arizona, Nevada, Texas and Florida by the end of the 1950s. Palmer and Krisel collaborated on projects in the Los Angeles area until dissolving their partnership in 1964. Palmer continued designing tract homes and also commercial developments, including the City National Bank building (1968) on Pershing Square in downtown Los Angeles. He died in Santa Monica at age 86.

Rible, Ulysses Floyd (1904-1982), AIA

Born: Chicago, IL

Education: University of Pennsylvania Certificate of Proficiency (1929); University of Southern California, B.Arch. (1943)

Firms: Draftsman, John C. Austin (1923-1926); Draftsman, Allison & Allison (1929-1930); Parkinson & Parkinson (1934-1935); Principal, Ulysses Floy Rible (1935-1943); Partner, Allison and Rible, Architects (1944-1969); Partner, Allison, Rible, Robinson and Ziegler, Architects, Los Angeles (1969-); Partner, Leo A. Daly (c. 1970)

Rible was born in Chicago, Illinois but spend most of his life in Wisconsin, where he worked as an office manager. Rible moved to Washington state before relocating to Southern California in the 1920s, first to San Luis Obispo then to Los Angeles. In Southern California, Rible worked for several notable architectural firms, including John C. Austin, Allison & Allison, and Parkinson & Parkinson before opening his own practice. Rible returned to his education in the 1940s and received a bachelor's degree from the University of Southern California in 1943. The following year, he joined with George Allison to form Allison & Rible. The firm specialized in master planning for schools and universities. Notable projects included the Goodyear Memorial Hospital in Ventura (1951) and Goodyear Memorial Hospital (1954). Rible joined the American Institute of Architects, Southern California Chapter, in 1940 and became a Fellow in 1957. Rible died in 1982.

Soriano, Raphael, FAIA (1904-1988)

Born: Rhodes, Greece

Education: College Saint Jean Baptiste, Rhodes (1922) University of Southern California, B.Arch. (1934)

Firms: Richard J. Neutra, Architect, Los Angeles, CA, 1931-1934; Rudolph Schindler, Architect, Los Angeles, CA, 1934; County of Los Angeles, Works Projects Administration (WPA), Los Angeles, CA, 1935-1936; Raphael Soriano, Architect, Los Angeles, CA,

Raphael Soriano was born on the island of Rhodes, Greece in 1904 into a Sephardic Jewish family. After attending College Saint Jean Baptiste in Rhodes, Soriano emigrated to the United States in 1924 where he joined extended family members in Los Angeles.

While working various jobs Soriano studied architecture at the University of Southern California beginning in 1929 and received US citizenship in 1930. He graduated USC in 1934.

He worked as a draftsman in the office of pioneering modernist architect Richard Neutra alongside Harwell Hamilton Harris and Gregory Ain. He also briefly worked for Rudolph Schindler. Soriano also worked for the County of Los Angeles, Works Projects Administration (WPA) before starting his own firm in 1936. His first residential commission, the International Style Lipetz House in Los Angeles' Silver Lake neighborhood, was chosen for the 1937 International Architecture Exhibition in Paris and was awarded the prestigious Prix de Rome.

With virtually no building construction taking place during World War II, Soriano lectured at USC and developed proposals for post-war housing designs to various competitions and publications. After the war, Soriano received many commissions, and gained significant recognition and awards for his built projects. He was invited to participate in Arts & Architecture Magazine's Case Study Houses program. His Case Study 1950 was pioneering in its use of steel in residential design.

A disagreement with a client resulted in an official complaint before the Ethics Committee of the AIA, Southern California Chapter and Soriano was banned from practicing architecture in Los Angeles in 1953. He relocated to the Bay Area where he continued his practice designing homes in Marin County and working with developer Joseph Eichler on a prototype for a mass produced steel frame house.

Soriano was made a Fellow of the American Institute of Architects (FAIA) in 1961. In 1965, he launched Soria Structures, Inc. to design and build prefabricated houses, marketed as "All-

Aluminum Homes." His last realized designs were eleven All-Aluminum Homes on the island of Maui, Hawaii, built in 1965.

After 1970 Soriano focused on architectural writing, lecturing, and research. In 1986, he was recognized by the AIA and by USC for distinguished achievements in architecture. He died in 1988.

Videricksen, Ebbe (?), AIA

Born:	Denmark
Education:	Horsens Technical College, Denmark, Danish Royal Academy?
Firms:	Richard Neutra
	Immigrated to the United States in 1958

Williams, Paul R. (1894-1980) FAIA

Born:	Los Angeles, California
Education:	Los Angeles School of Art and Design, New York Beaux-Arts Institute of Design (Los Angeles branch); University of Southern California School of Engineering
Firms:	Reginald Johnson, Architect, Pasadena, CA 1914-1917; Arthur Kelly, Architect, Hollywood, CA 1917-1921; Chief Draftsman for John C. Austin, Architect, Los Angeles, CA 1921-1924; Paul R. Williams and Associates, Los Angeles, CA 1922-1974.

Williams received his architecture license in 1921, becoming the only licensed African American architect west of the Mississippi. Williams became well-known for his modern interpretations of the period revival styles that were popular at the time, including examples of the Tudor Revival, Colonial Revival, Spanish Colonial Revival, and French Country styles. He had gained prominence for designing home for wealthy clients with unlimited budgets, including many high-profile members of the Entertainment Industry.

While he continued to design expansive private residences, in the middle years of his career Williams turned his attention to other housing types, publishing two books on “the Small House” in the mid-1940s. In developing these more modest residential designs, Williams incorporated Modern elements, such as open floor plans, connection to the outdoors through integrated patio spaces and large windows, and simplified ornamentation, into traditional building forms.

Beginning in the 1930s, he received numerous commissions for prominent commercial and institutional work. He also worked as an architect for the United States Navy during World War II and served on multiple municipal, state, and national commissions. Williams was an influential member of the African American community in Los Angeles. He designed the First AME Church, and the headquarters for Golden State Mutual Life, the largest African American-owned insurance company in the western United States, and the 28th Street YMCA in South Los Angeles.

In 1957, Williams became the first African-American member of the College of Fellows of the American Institute of Architects. Williams retired in 1974 and filed for emeritus status with the AIA. He died in Los Angeles in 1980 at the age of 85.

Wong, Charles W. (1929-2019), AIA

Born:	Canton, China
Education:	University of Southern California School of Architecture (1951)
Firms:	C.W. Wong & Associates (1956-?)

Charles W. Wong was born in Canton, China in 1929. He immigrated to the United States in the 1930s with his family settling in Los Angeles. He graduated from Polytechnic High School in 1946 and graduated college through USC's School of Architecture in 1951. He formed his own

architectural firm, C.W. Wong & Associates in 1956, specializing in residential, commercial, and institutional projects. He died in 2019 at the age of 90.

APPENDIX C: GUIDELINES FOR EVALUATION AND REGISTRATION PROGRAMS

A property may be designated as historic by National, State, and local authorities. In order for a building to qualify for listing in the National Register of Historic Places or the California Register of Historical Resources, it must meet one or more identified criteria of significance. The property must also retain sufficient historic integrity to evoke the sense of place and time with which it is historically associated. This historic context statement will provide guidance for listing at the federal and state levels, according to the established criteria and integrity thresholds.

GUIDELINES FOR EVALUATION

Historic Significance and Periods of Significance

The definition of *historic significance* used by the California Office of Historic Preservation (OHP) in its administration of the California Register is based upon the following definition used by the National Park Service for the National Register.[214]

Historic significance is [defined as] the importance of a property to the history, architecture, archaeology, engineering, or culture of a community, State, or the nation. It is achieved in several ways:

- Association with important events, activities or patterns
- Association with important persons
- Distinctive physical characteristics of design, construction, or form
- Potential to yield important information

A property may be significant individually or as part of a grouping of properties. In addition to the above criteria, significance is defined by the area of history in which the property made important contributions and by the period of time when these contributions were made.[215] The National Park Service defines this period of time as the *period of significance*.

The *period of significance* is the length of time when a property was associated with important events, activities or persons, or attained the characteristics which qualify it for…listing. The period of significance usually begins with the date when significant activities or events began giving the property its historic significance; this is often a date of construction.[216]

The period of significance usually begins with the date when significant activities or events began giving the property its historic significance; this is often a date of construction.[217] The period of significance can be as brief as a single year; many, however, span many years and consist of

[214] U. S. Department of the Interior, National Park Service, *National Register Bulletin 16A: How to Complete the National Register Nomination Form* (Washington, DC: 1997), https://www.nps.gov/subjects/nationalregister/upload/NRB16A-Complete.pdf (accessed April 2018.)
[215] *National Register Bulletin 16A: How to Complete the National Register Nomination Form.*
[216] *National Register Bulletin 16A: How to Complete the National Register Nomination Form.*
[217] *National Register Bulletin 16A: How to Complete the National Register Nomination Form.*

beginning and closing dates."[218] Identification and definition of the period is based on "specific events directly related to the significance of the property," for example, the date of construction, years of ownership, or length of operation as a particular entity.[219]

Integrity

Historic integrity is the ability of a property to convey its significance and is defined as the "authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's historic period."[220] The National Park Service defines seven aspects of integrity: *location*, *design*, *setting*, *materials*, *workmanship*, *feeling*, and *association*. These qualities are defined as follows:

- *Location* is the place where the historic property was constructed or the place where the historic event took place.
- *Design* is the combination of elements that create the form, plan, space, structure, and style of a property.
- *Setting* is the physical environment of a historic property.
- *Materials* are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property.
- *Workmanship* is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.
- *Feeling* is a property's expression of the aesthetic or historic sense of a particular period of time.
- *Association* is the direct link between an important historic event or person and a historic property.[221]

While it is not necessary for a property to retain all seven aspects of integrity, or indeed, "all its historic physical features or characteristics,"[222] the National Park Service notes that the property must retain "the essential physical features that enable it to convey its historic identity. The essential physical features are those features that define both *why* a property is significant and *when* it was significant."[223]

Character-Defining Features

Every historic building is unique, with its own identity and its own distinctive character. *Character-defining features* are those visual aspects and physical features or elements, constructed during the property's period of significance, that give the building its historic character and contribute to the integrity of the property. Character-defining features should be

[218] *National Register Bulletin 16A: How to Complete the National Register Nomination Form.*
[219] *National Register Bulletin 16A: How to Complete the National Register Nomination Form.*
[220] *National Register Bulletin 16A: How to Complete the National Register Nomination Form.*
[221] U. S. Department of the Interior, National Park Service, *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation*, by the staff of the National Register of Historic Places, finalized by Patrick W. Andrus, edited by Rebecca H. Shrimpton (Washington, DC: 1990; revised for Internet, 2002), https://www.nps.gov/subjects/nationalregister/upload/NRB-15_web508.pdf (accessed April 2018).
[222] *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation.*
[223] *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation.*

considered in the planning and design of a project to preserve them to the maximum extent possible. Character-defining features can identify the building as an example of a specific building type, usually related to the building's function; they can exemplify the use of specific materials or methods of construction, or embody a historical period or architectural style; and they can convey the sense of time and place in buildings associated with significant events or people.

In order to be considered *eligible* for designation as a historic resource, a property must possess both sufficient historic significance to meet at least one of the above criteria, *and* sufficient historic integrity to convey its significance through the physical features that reflect the property's character and identity.

Programs under which a property may be designated at the Federal or State level are described below.

REGISTRATION PROGRAMS

National Register of Historic Places

The National Register of Historic Places is an authoritative guide to be used by Federal, State, and local governments, private groups, and citizens to identify the Nation's cultural resources and to indicate what properties should be considered for protection from destruction or impairment.[224] The National Park Service administers the National Register program. Listing in the National Register assists in preservation of historic properties in several ways, including: recognition that a property is of significance to the nation, the state, or the community; consideration in the planning for federal or federally assisted projects; eligibility for federal tax benefits; and qualification for Federal assistance for historic preservation, when funds are available.

To be eligible for listing and/or listed in the National Register a resource must possess significance in American history and culture, architecture, or archaeology. Listing in the National Register is primarily honorary and does not in and of itself provide protection of a historic resource. The primary effect of listing in the National Register on private owners of historic buildings is the availability of financial and tax incentives. In addition, for projects that receive Federal funding, a clearance process must be completed in accordance with Section 106 of the National Historic Preservation Act. State and local regulations may also apply to properties listed in the National Register.

The criteria for listing in the National Register follow established guidelines for determining the significance of properties. The quality of significance in American history, architecture, archeology, engineering, and culture is present in districts, sites, buildings, structures, and objects:

A. That are associated with events that have made a significant contribution to the broad patterns of our history; or

B. That are associated with the lives of persons significant in our past; or

[224] 36CFR60, Section 60.2.

C. That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or

D. That have yielded, or may be likely to yield, information important in prehistory or history.[225]

Historic Districts

Standard preservation practice evaluates groups of buildings from similar time periods and historic contexts as *historic districts*. The National Park Service defines an historic district as "a significant concentration, linkage, or continuity of sites, buildings, structures, or objects united historically or aesthetically by plan or physical development."[226]

A historic district derives its significance as a single unified entity. The National Park Service guidelines continue to say that "the identity of a district results from the interrelationship of its resources, which can convey a visual sense of the overall historic environment or be an arrangement of historically or functionally related properties."[227]

Integrity

In addition to meeting any or all of the designation criteria listed above, the National Park Service requires properties to possess historic integrity. Historic integrity is the ability of a property to convey its significance and is defined as "the authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's historic period."[228]

The National Register recognizes seven aspects or qualities that comprise integrity, which are also referenced in the City's local ordinance: location, design, setting, materials, workmanship, feeling, and association. These qualities are defined as follows:

- *Location* is the place where the historic property was constructed or the place where the historic event took place.
- *Design* is the combination of elements that create the form, plan, space, structure, and style of a property.
- *Setting* is the physical environment of a historic property.
- *Materials* are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property.
- *Workmanship* is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.

[225] 36CFR60, Section 60.3. Criterion D typically applies to archaeological resources.
[226] National Park Service, U. S. Department of the Interior. *National Register Bulletin 15. How to Apply the National Register Criteria for Evaluation*. Washington D.C.: 1997, 5.
[227] *National Register Bulletin 15.*
[228] *National Register Bulletin 16A: How to Complete the National Register Nomination Form.*

- *Feeling* is a property's expression of the aesthetic or historic sense of a particular period of time.
- *Association* is the direct link between an important historic event or person and a historic property.[229]

In assessing a property's integrity, the National Park Service recognizes that properties change over time. *National Register Bulletin 15* provides:

> To retain historic integrity a property will always possess several, and usually most, of the aspects. It is not necessary for a property to retain all its historic physical features or characteristics. The property must retain, however, the essential physical features that enable it to convey its historic identity.
>
> A property that has lost some historic materials or details can be eligible if it retains the majority of the features that illustrate its style in terms of the massing, spatial relationships, proportion, pattern of windows and doors, texture of materials, and ornamentation. The property is not eligible, however, if it retains some basic features conveying massing but has lost the majority of the features that once characterized its style.[230]

A property that has sufficient integrity for listing at the national, state, or local level will typically retain a majority of the identified character-defining features and will retain sufficient integrity to convey its significance. The required aspects of integrity are dependent on the reason for a property's significance. Increased age and rarity of the property type are also considerations when assessing integrity thresholds. For properties that are significant for their architectural merit (Criterion C), a higher priority is placed on integrity of design, materials, and workmanship. For properties that are significant for their association with important events or people, integrity of feeling and/or association may be more important.

For properties which are considered significant under National Register Criteria A and B, *National Register Bulletin 15* states:

> A property that is significant for its historic association is eligible if it retains the essential physical features that made up its character or appearance during the period of its association with the important event, historical pattern, or person(s). A property important for illustrating a particular architectural style or construction technique must retain most of the physical features that constitute that style or technique.[231]

Criteria Considerations

Certain kinds of properties are not usually considered for listing in the National Register. These include religious properties, moved properties, birthplaces or graves, cemeteries, reconstructed properties, commemorative properties, and properties achieving significance within the past 50

[229] *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation.*
[230] *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation.*
[231] *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation.*

years.[232] These properties can be eligible for listing, however, if they meet special requirements, called Criteria Considerations, in addition to being eligible under one or more of the four criteria and possessing integrity. The National Park Service has defined seven Criteria Considerations; those that are the most relevant to this study include:

Criteria Consideration A: Religious Properties

A religious property is eligible if it derives its primary significance from architectural or artistic distinction or historical importance.

A religious property requires justification on architectural, artistic, or historic grounds to avoid any appearance of judgment by government about the validity of any religion or belief. Historic significance for a religious property cannot be established on the merits of a religious doctrine, but rather, for architectural or artistic values or for important historic or cultural forces that the property represents. A religious property's significance under Criterion A, B, C, or D must be judged in purely secular terms. A religious group may, in some cases, be considered a cultural group whose activities are significant in areas broader than religious history.[233]

Criteria Consideration B: Moved Properties

A property removed from its original or historically significant location can be eligible if it is significant primarily for architectural value or it is the surviving property most importantly associated with a historic person or event. [234]

The National Register Criteria for Evaluation limits the consideration of moved properties because significance is embodied in locations and settings as well as in the properties themselves. Moving a property destroys the relationships between the property and its surroundings and destroys associations with historic events and persons. A move may also cause the loss of historic features such as landscaping, foundations, and chimneys, as well as loss of the potential for associated archeological deposits. Properties that were moved before their period of significance do not need to meet the special requirements of Criteria Consideration B. [235]

Criteria Consideration G: Properties that have Achieved Significance within the Past 50 Years

A property achieving significance within the past fifty years is eligible if it is of *exceptional importance.* The National Register Criteria for Evaluation excludes properties that achieved significance within the past 50 years unless they are of exceptional importance. 50 years is a general estimate of the time needed to develop historical perspective and to evaluate significance. This consideration guards against the listing of properties of passing contemporary interest and ensures that the National Register is a list of truly historic places. The phrase "exceptional importance" does not require that the property be of national significance. It is a measure of a property's importance within the appropriate historic context, whether the scale of that context

[232] *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation.*
[233] *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation.*
[234] *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation.*
[235] *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation.*

is local, State, or national.

California Register of Historical Resources

The California Register of Historical Resources is an authoritative guide in California used by State and local agencies, private groups, and citizens to identify the State's historical resources. The California Register was established in 1998, with eligibility criteria based upon National Register criteria. The criteria for listing in the California Register are:

1. Associated with events that have made a significant contribution to the broad patterns of local or regional history or the cultural heritage of California or the United States.
2. Associated with the lives of persons important to local, California or national history.
3. Embodies the distinctive characteristics of a type, period, region or method of construction or represents the work of a master or possesses high artistic values.
4. Has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California or the nation.[236]

The California Register consists of resources that are listed automatically and those that must be nominated through an application and public hearing process. The California Register includes the following:

- California properties formally determined eligible for (Category 2 in the State Inventory of Historical Resources), or listed in (Category 1 in the State Inventory), the National Register of Historic Places.
- State Historical Landmarks No. 770 and all consecutively numbered state historical landmarks following No. 770. For state historical landmarks preceding No. 770, the Office of Historic Preservation (OHP) shall review their eligibility for the California Register in accordance with procedures to be adopted by the State Historical Resources Commission.
- Points of historical interest which have been reviewed by the OHP and recommended for listing by the commission for inclusion in the California Register in accordance with criteria adopted by the commission.

Other resources which may be nominated for listing in the California Register include:

- Individual historical resources.
- Historical resources contributing to the significance of an historic district.
- Historical resources identified as significant in historical resources surveys, if the survey meets the criteria listed in subdivision (g) of Section 5023.1 of the Public Resources Code.
- Historical resources and historic districts designated or listed as city or county landmarks or historic properties or districts pursuant to any city or county ordinance, if the criteria for designation or listing under the ordinance have been determined by the office to be consistent with California Register criteria.

[236] Criterion 4 typically applies to archaeological resources, which is outside the scope of this project.

- Local landmarks or historic properties designated under any municipal or county ordinance.[237]

California Points of Historical Interest

The California Point of Historical Interest Program was established in 1965 to accommodate an increased interest in recognizing local historic properties not able to meet the restrictive criteria of the State Historical Landmarks program. The criteria for the Points are the same as those that govern the Landmark program but are directed to local (city or county) areas. California Points of Historical Interest do not have direct regulatory protection but are eligible for official landmark plaques and highway directional signs.

Los Angeles County Landmarks

The Los Angeles County Historic Resources Ordinance allows for the designation of structures, sites, objects, trees, landscapes, or natural features as individual local landmarks and for the designation of historic districts. Chapter 22.124 of the County Code of Ordinances applies to all historic resources that are at least 50 years old, or of exceptional quality if less than 50 years old. It allows for the designation of historic landmarks and historic districts by the Board of Supervisors upon the recommendation of the Landmarks Commission.

Criteria for Designation

A.A structure, site, object, tree, landscape, or natural land feature may be designated as a landmark if it is 50 years of age or older and satisfies one or more of the following criteria:

1. It is associated with events that have made a significant contribution to the broad patterns of the history of the nation, State, County, or community in which it is located;

2. It is associated with the lives of persons who are significant in the history of the nation, State, County, or community in which it is located;

3. It embodies the distinctive characteristics of a type, architectural style, period, or method of construction, or represents the work of an architect, designer, engineer, or builder whose work is of significance to the nation, State, County, or community in which it is located; or possesses artistic values of significance to the nation, State, County, or community in which it is located;

4. It has yielded, or may be likely to yield, significant and important information regarding the prehistory or history of the nation, State, County, or community in which it is located;

5. It is listed, or has been formally determined eligible by the United States National Park Service for listing, in the National Register of Historic Places, or is listed, or has been

[237] California PRC, Section 5023.1(e).

formally determined eligible by the State Historical Resources Commission for listing, on the California Register of Historical Resources;

6. If it is a tree, it is one of the largest or oldest trees of the species located in the County; or

7. If it is a tree, landscape, or other natural land feature, it has historical significance due to an association with a historic event, person, site, street, or structure, or because it is a defining or significant outstanding feature of a neighborhood.

B. Property less than 50 years of age may be designated as a landmark if it meets one or more of the criteria set forth in Subsection A, above, and exhibits exceptional importance.

C. The interior space of a property, or other space held open to the general public, including but not limited to a lobby, may be designated as a landmark or included in the landmark designation of a property if the space qualifies for designation as a landmark under Subsection A or B, above.

D. Historic Districts. A geographic area, including a noncontiguous grouping of related properties, may be designated as a historic district if all of the following requirements are met:

1. More than 50 percent of owners in the proposed district consent to the designation;

2. The proposed district satisfies one or more of the criteria set forth in Subsections A.1 through A.5, above; and

3. The proposed district exhibits either a concentration of historic, scenic, or sites containing common character-defining features, which contribute to each other and are unified aesthetically by plan, physical development, or architectural quality; or significant geographical patterns, associated with different eras of settlement and growth, particular transportation modes, or distinctive examples of parks or community planning.

LA COUNTY
PLANNING

LA COUNTY
PLANNING

LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING

320 West Temple Street, Los Angeles, CA 90012
T: (213) 974-6411 • F: (213) 626-0434 • TDD: (213) 617-2292

Attachment 4: Proposed Land Use Policy Maps

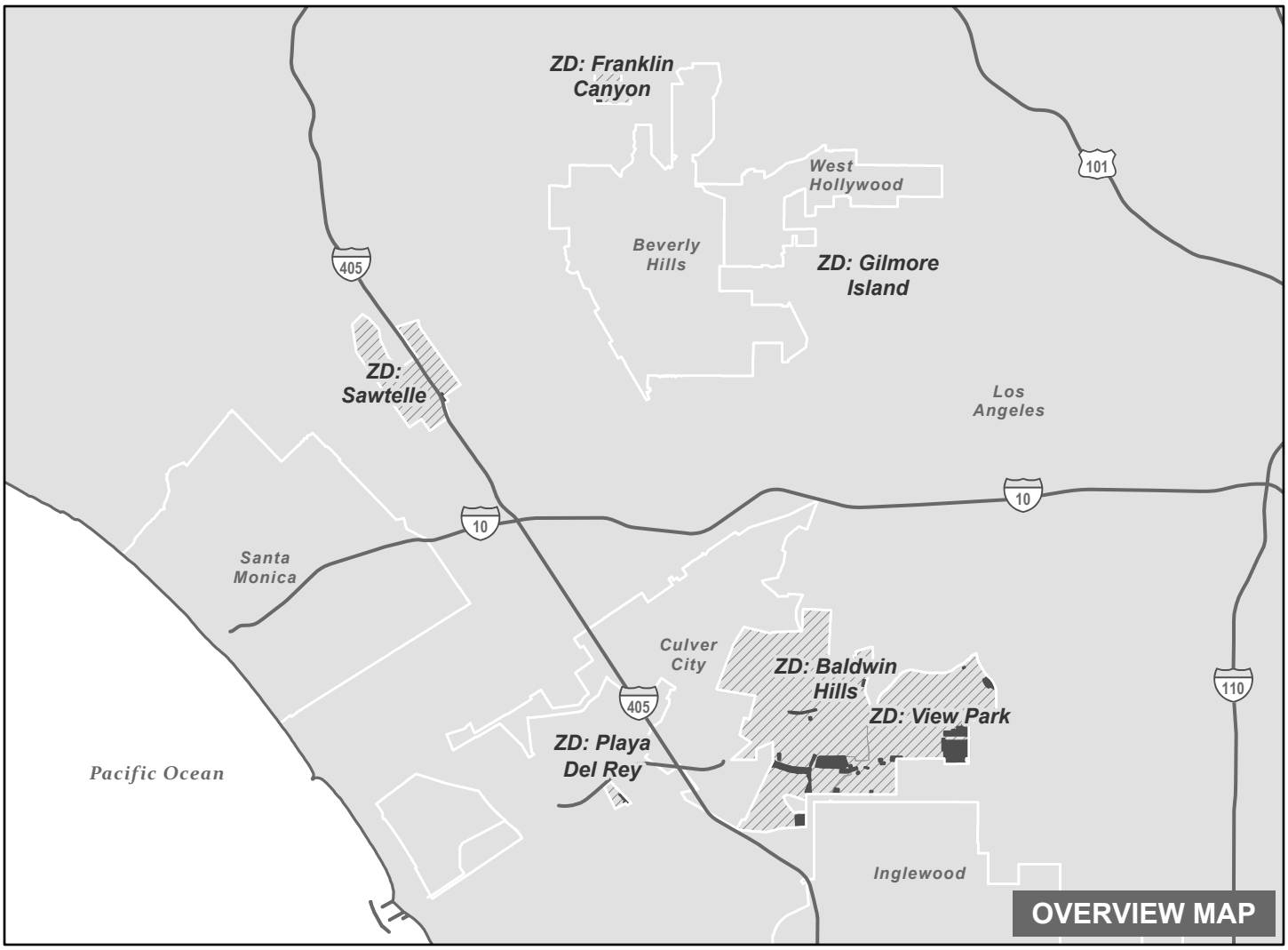
AMENDMENT TO COUNTYWIDE GENERAL PLAN

WESTSIDE PLANNING AREA

PLAN AMENDMENT: RPPL2023002433

ON: _____

MULTIPLE LAND USE POLICY CHANGES



Freeway

Land Use Policy Change Area

Selected Zoned District (ZD)

City / Unincorporated Boundary

N

0 1.5 3

Miles

THE REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES
PAM O'CONNOR, CHAIR
AMY J. BODEK, AICP, DIRECTOR OF REGIONAL PLANNING

Los Angeles County

Westside Planning Area
Land Use Policy Changes

Zoned District(s): Playa Del Rey

Land Use Policy Change

- MU - Mixed Use

Base Layers

- Zoned District
- Parcels
- Unincorporated Area
- Incorporated City
- Map Series Grid

Street Types

- Freeway
- Primary
- Secondary
- Minor
- Ramp
- Alley

Del Rey

CG to MU

ZD: PLAYA DEL REY

CG to MU

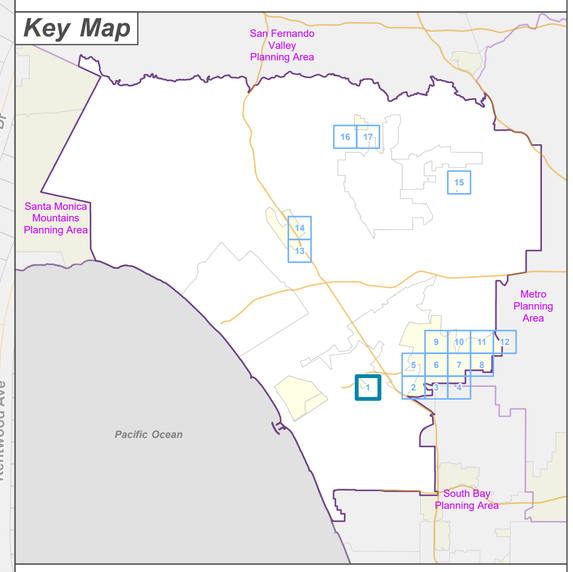
CG to MU

CG to MU

CG to MU

Los Angeles

Key Map



LA COUNTY PLANNING

LOS ANGELES COUNTY
Dept. of Regional Planning
320 W. Temple St.
Los Angeles, CA 90012

Feet

0 200 400

Prepared by DRP GIS Section / September 2024

Los Angeles County

Westside Planning Area Land Use Policy Changes

Zoned District(s): Baldwin Hills

Land Use Policy Change

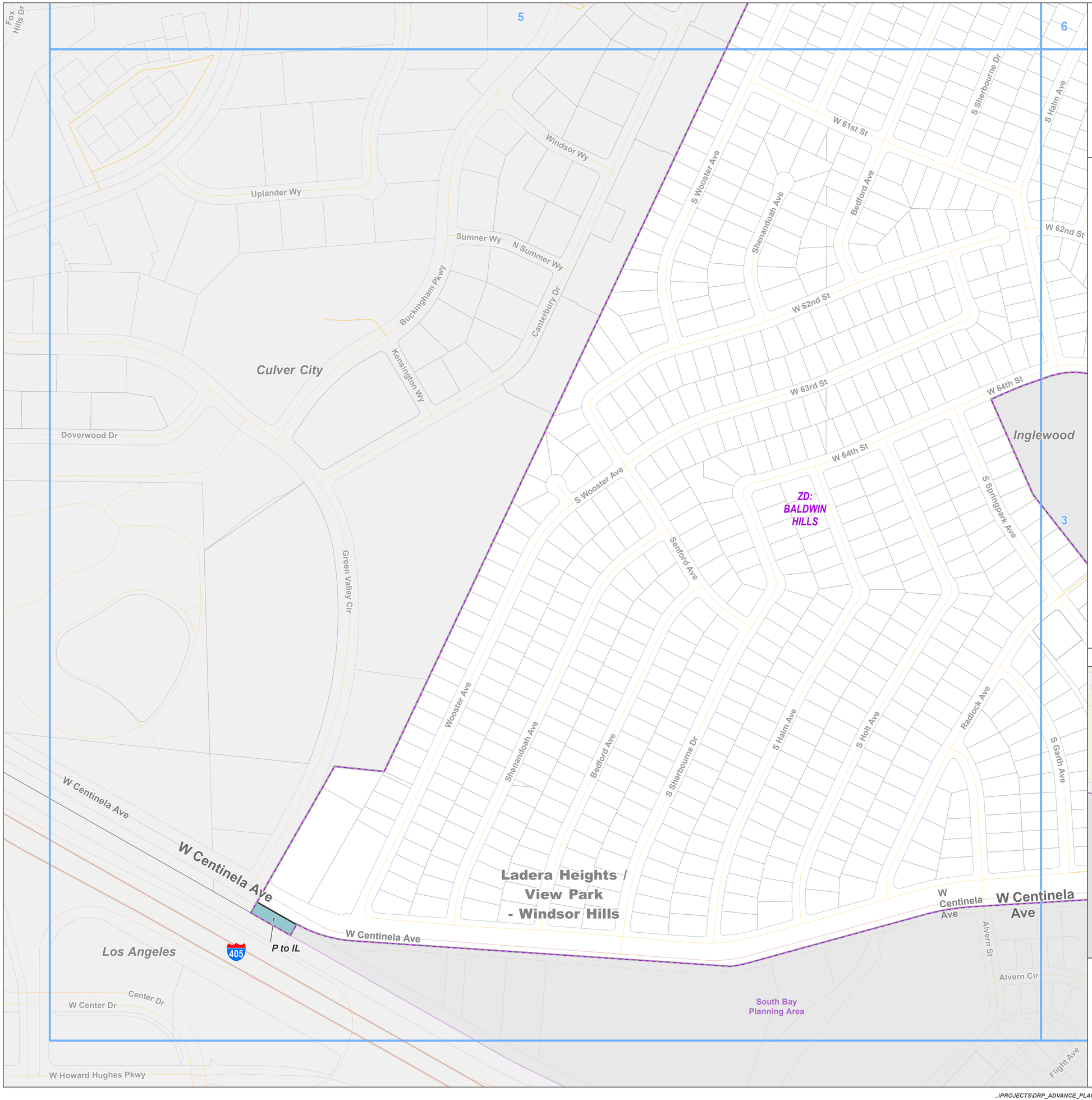
- IL - Light Industrial

Base Layers

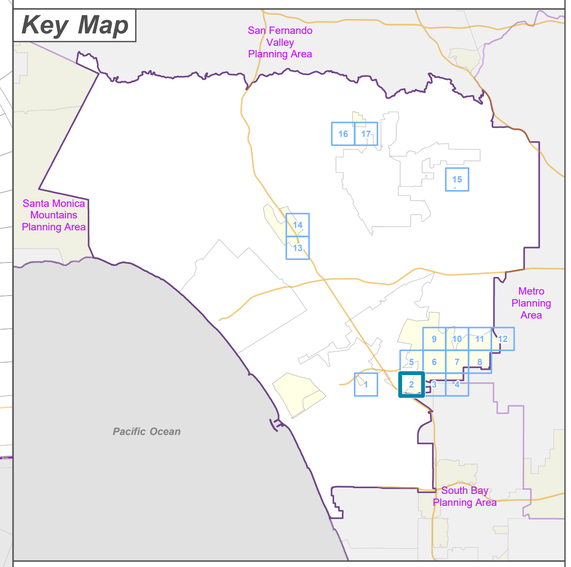
- Zoned District
- Parcels
- Unincorporated Area
- Incorporated City
- Map Series Grid
- Surrounding Planning Area

Street Types

- Freeway
- Primary
- Secondary
- Minor
- Ramp
- Alley



Key Map



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0 200 400

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Los Angeles County

Westside Planning Area Land Use Policy Changes

Zoned District(s): Baldwin Hills, View Park

Land Use Policy Change

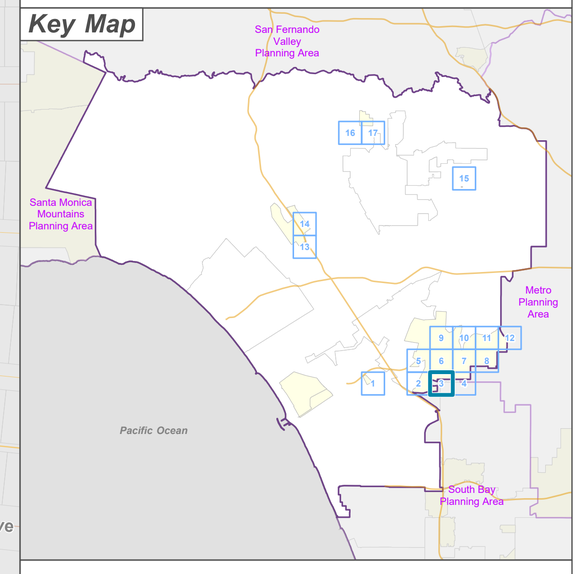
- H18 - Residential 18
- MU - Mixed Use

Base Layers

- Zoned District
- Parcels
- Unincorporated Area
- Incorporated City
- Map Series Grid
- Surrounding Planning Area

Street Types

- Primary
- Secondary
- Minor
- Alley



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Los Angeles County

Westside Planning Area Land Use Policy Changes

Zoned District(s): Baldwin Hills, View Park

Land Use Policy Change

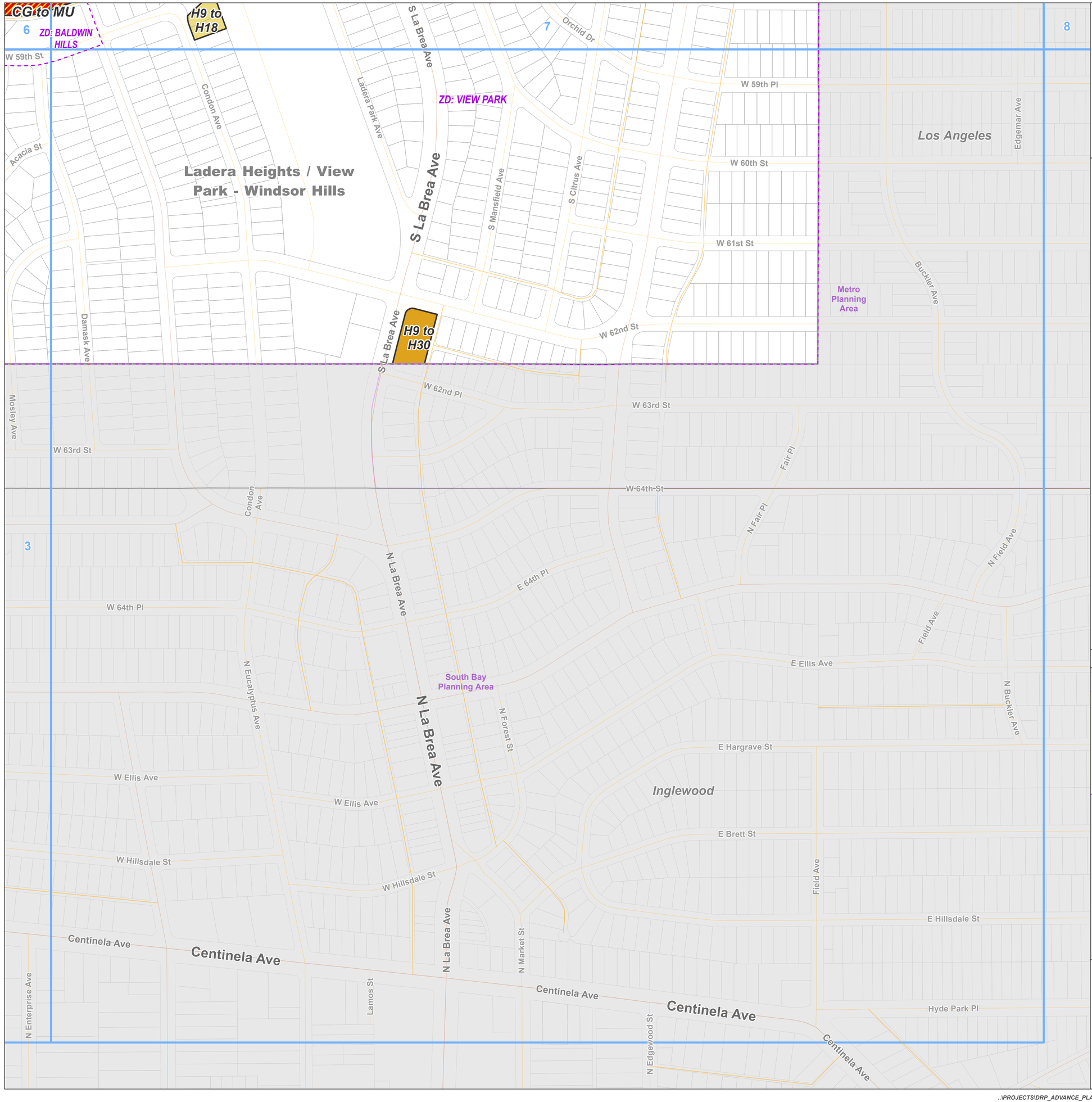
- H18 - Residential 18
- H30 - Residential 30
- MU - Mixed Use

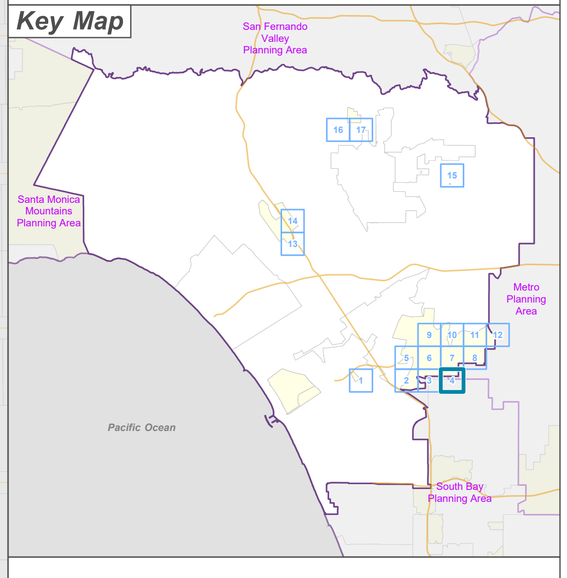
Base Layers

- Zoned District
- Parcels
- Unincorporated Area
- Incorporated City
- Map Series Grid
- Surrounding Planning Area

Street Types

- Primary
- Secondary
- Minor
- Alley





LOS ANGELES COUNTY
Dept. of Regional Planning
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Los Angeles, CA 90012

Feet
0 200 400

Prepared by DRP GIS Section / September 2024

Los Angeles County

Westside Planning Area
Land Use Policy Changes

Zoned District(s): Baldwin Hills

Land Use Policy Change
- H18 - Residential 18
- H30 - Residential 30
- OS-C - Open Space - Conservation

Base Layers
- Zoned District
- Parcels
- Unincorporated Area
- Incorporated City
- Map Series Grid

Street Types
- Freeway
- Primary
- Secondary
- Minor
- Ramp
- Alley

H9 to OS-C

ZD: BALDWIN HILLS

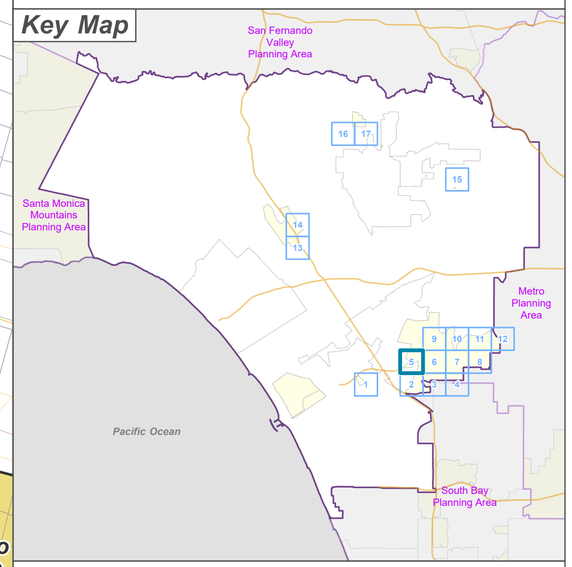
Ladera Heights / View Park - Windsor Hills

Culver City

H18 to H30

H9 to H18

Key Map



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LA COUNTY PLANNING

Feet
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Los Angeles County

Westside Planning Area
Land Use Policy Changes

Zoned District(s): Baldwin Hills, View Park

Land Use Policy Change

- H18 - Residential 18
- MU - Mixed Use
- OS-C - Open Space - Conservation
- P - Public and Semi-Public

Base Layers

- Zoned District
- Parcels
- Unincorporated Area
- Map Series Grid

Street Types

- Primary
- Secondary
- Minor
- Alley

H9 to OS-C

H9 to P

H9 to H18

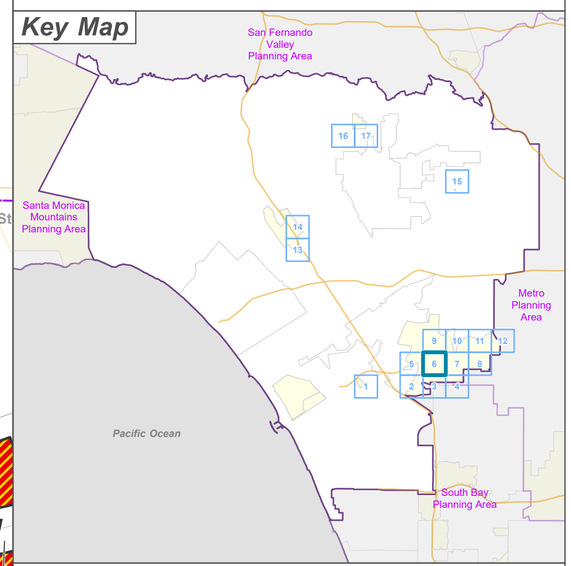
CG to MU

ZD: BALDWIN HILLS

ZD: VIEW PARK

Ladera Heights / View Park - Windsor Hills

Stocker St
Pendleton Ct
Allegheny Ct
Shenandoah Ave
51st St
Ladera Crest Dr
Reynier Ave
Bedford Ave
S Holt Ave
S Garth Ave
W 54th St
W 55th St
Senford Ave
S Sherbourne Dr
S Corning Ave
Chariton Ave
Slauson
W 57th St
W Slauson Ave
S Halm Ave
S Chariton Ave
S La Cienega Blvd
Goodland Cir
S Kings Rd
Slauson Ave
W 58th Pl
W 59th St
S Croft Ave
S Orlando Ave
Damask Ave



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Westside Planning Area Land Use Policy Changes

Zoned District(s): Baldwin Hills, View Park

Land Use Policy Change

- H9 - Residential 9
- H18 - Residential 18
- MU - Mixed Use

Base Layers

- Zoned District
- Parcels
- Unincorporated Area
- Incorporated City
- Map Series Grid
- Surrounding Planning Area

Street Types

- Primary
- Secondary
- Minor
- Alley

CG to MU

CG to MU

CG to MU

CG to MU

CG to MU

CG to MU

CG to H9

CG to H9

H9 to H18

ZD: BALDWIN HILLS

ZD: VIEW PARK

Ladera Heights / View Park - Windsor Hills

Los Angeles

Stocker St

S La Brea Ave

W Slauson Ave

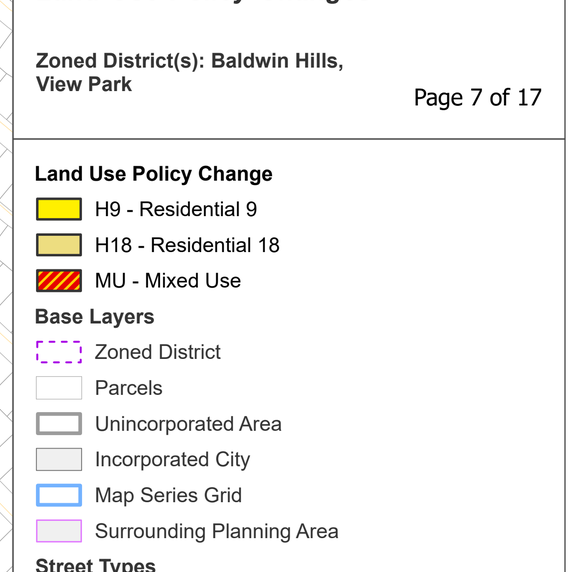
W 59th St

W 59th Pl

W 58th Pl

Metro Planning Area

Pacific Ocean



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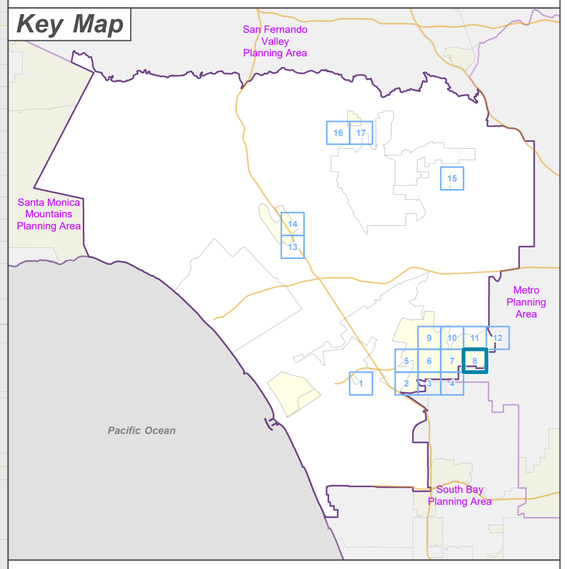
Westside Planning Area
Land Use Policy Changes

Zoned District(s): View Park

Land Use Policy Change
- H18 - Residential 18
- H30 - Residential 30
- MU - Mixed Use

Base Layers
- Zoned District
- Parcels
- Unincorporated Area
- Incorporated City
- Map Series Grid
- Surrounding Planning Area

Street Types
- Primary
- Secondary
- Minor
- Alley



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Westside Planning Area
Land Use Policy Changes

Zoned District(s): Baldwin Hills

Land Use Policy Change

- OS-C - Open Space - Conservation

Base Layers

- Zoned District
- Parcels
- Unincorporated Area
- Incorporated City
- Map Series Grid

Street Types

- Primary
- Secondary
- Minor

Los Angeles

S La Cienega Blvd

Ladera Heights / View Park - Windsor Hills

ZD: BALDWIN HILLS

S La Cienega Blvd

S La Cienega Blvd

Stocker St

Stocker St

Stocker St

Stocker St

H9 to OS-C

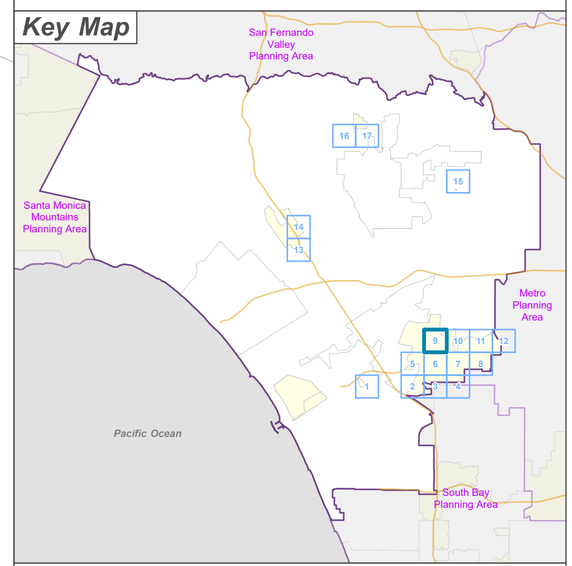
10

5

6

7

Key Map



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Westside Planning Area
Land Use Policy Changes

Zoned District(s): Baldwin Hills, View Park

Land Use Policy Change

- OS-PR - Open Space - Parks and Recreation

Base Layers

- Zoned District
- Parcels
- Unincorporated Area
- Incorporated City
- Map Series Grid

Street Types

- Primary
- Secondary
- Minor
- Alley

Ladera Heights / View Park - Windsor Hills

ZD: BALDWIN HILLS

MR to OS-PR

ZD: VIEW PARK

Los Angeles

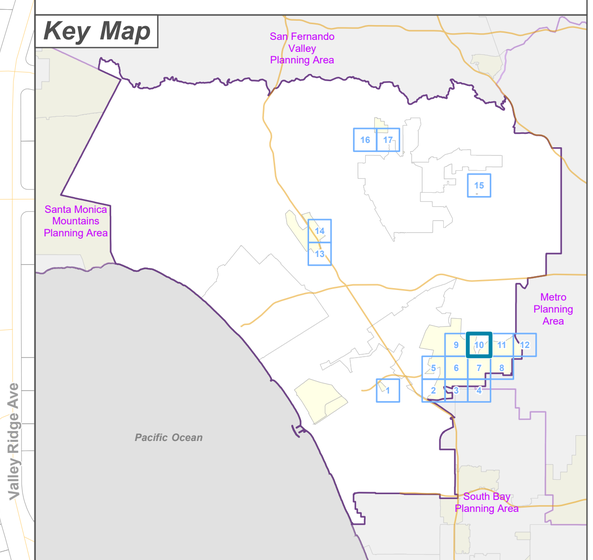
S La Brea Ave

Stocker St

Don Jose Dr
Don Carlos Dr
Don Diego Dr
Don Felipe Dr
Don Miguel Dr
Don Milagro Dr
Hillcrest Dr
Don Diablo Dr
Don Arellanes Dr
Don Ortega Pl
W Don Tapia Pl
Don Cota Pl
Don Luis Dr
Don Zarembo Dr
Don Timoteo Dr
Don Tonito Dr
Don Valdes Dr
Don Tomaso Dr
Don Quixote Dr
Don Porfirio Pl
Don Lorenzo Dr
Don Alberto Pl
Enoro Dr
W Mount Vernon Dr
Fairway Blvd
Olympiad Dr
Monteith Dr
Southridge Ave
Inadale Ave
S Verdun Ave
Maymont Dr
Mount Vernon Dr
Parkglen Ave
Valleydale Ave
Valley Ridge Ave
Northridge Dr

9 11 6 7 8

Key Map



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Westside Planning Area
Land Use Policy Changes

Zoned District(s): View Park

Land Use Policy Change

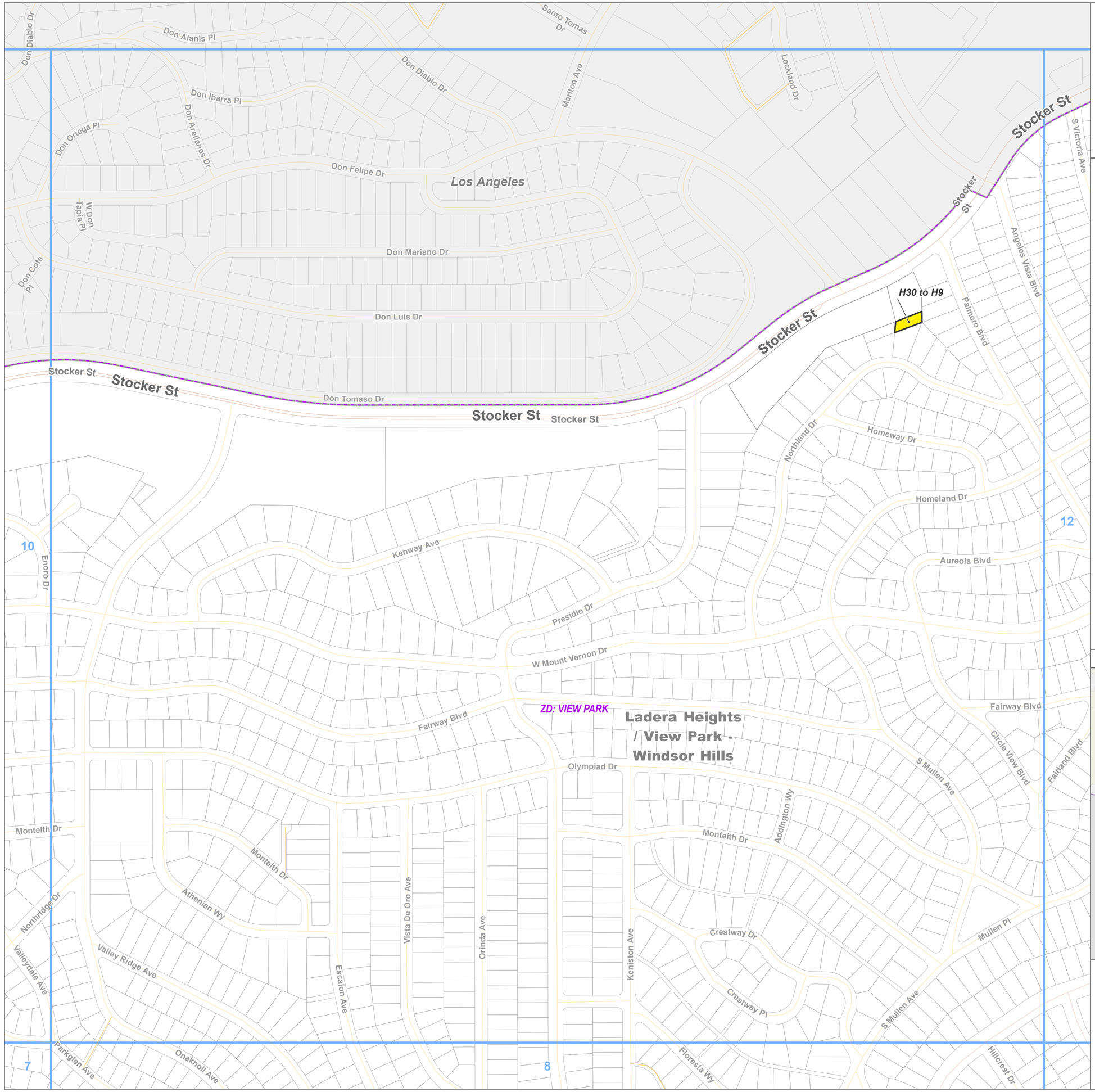
- H9 - Residential 9

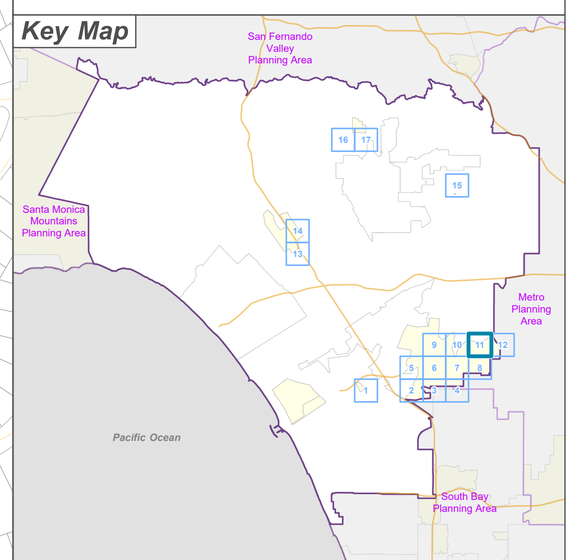
Base Layers

- Zoned District
- Parcels
- Unincorporated Area
- Incorporated City
- Map Series Grid

Street Types

- Primary
- Secondary
- Minor
- Alley





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Westside Planning Area Land Use Policy Changes

Zoned District(s): View Park

Land Use Policy Change

- H18 - Residential 18
- H30 - Residential 30
- MU - Mixed Use

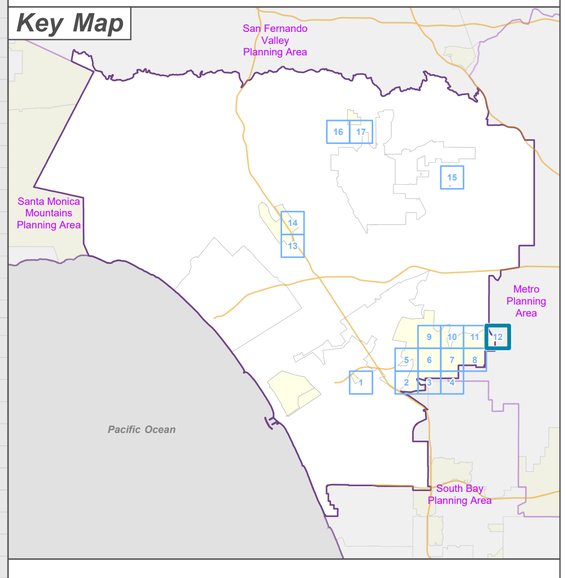
Base Layers

- Zoned District
- Parcels
- Unincorporated Area
- Incorporated City
- Map Series Grid
- Surrounding Planning Area

Street Types

- Primary
- Secondary
- Minor
- Alley

Key Map



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Los Angeles County

Westside Planning Area Land Use Policy Changes

Zoned District(s): Sawtelle

Land Use Policy Change

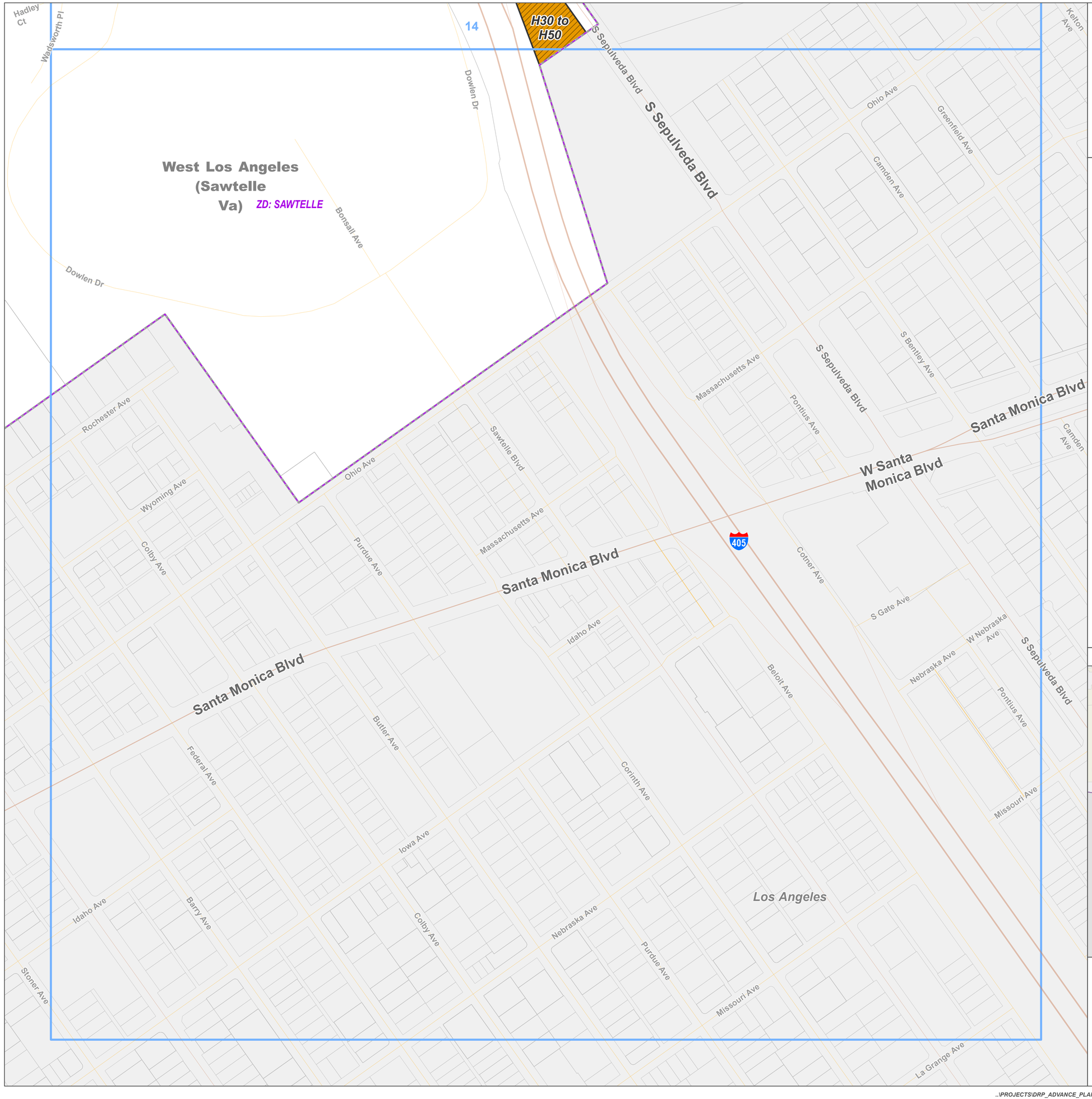
- H50 - Residential 50

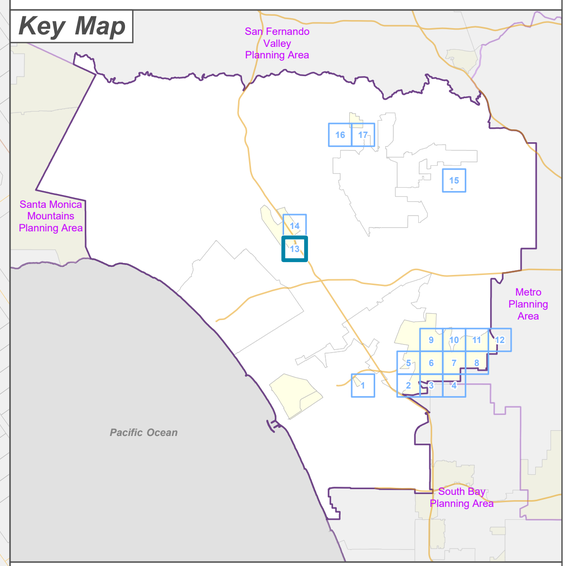
Base Layers

- Zoned District
- Parcels
- Unincorporated Area
- Incorporated City
- Map Series Grid

Street Types

- Freeway
- Highway
- Primary
- Secondary
- Minor
- Ramp
- Alley





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Los Angeles County

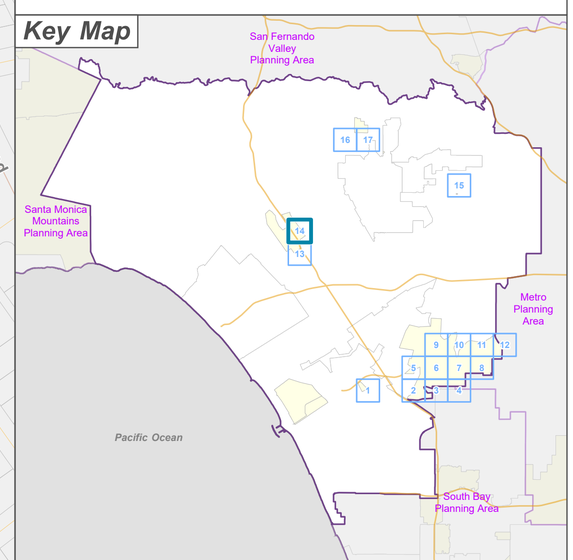
Westside Planning Area
Land Use Policy Changes

Zoned District(s): Sawtelle

Land Use Policy Change
- H50 - Residential 50

Base Layers
- Zoned District
- Parcels
- Unincorporated Area
- Incorporated City
- Map Series Grid

Street Types
- Freeway
- Primary
- Secondary
- Minor
- Ramp
- Alley



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Los Angeles County

Westside Planning Area Land Use Policy Changes

Zoned District(s): Gilmore Island

Land Use Policy Change

- MU - Mixed Use

Base Layers

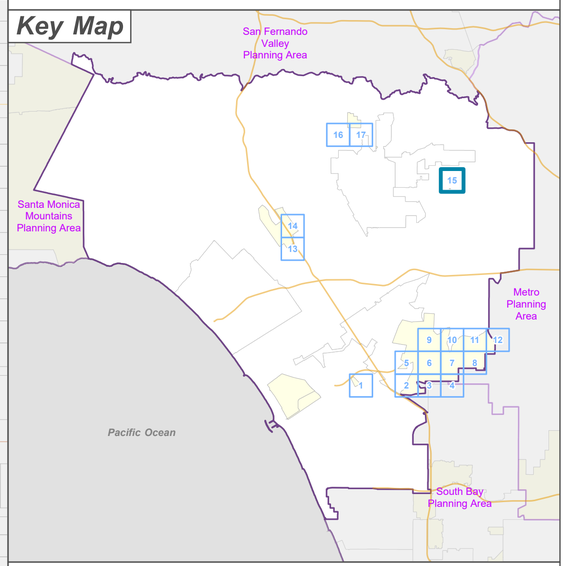
- Zoned District
- Parcels
- Unincorporated Area
- Incorporated City
- Map Series Grid

Street Types

- Primary
- Secondary
- Minor

Waring Ave
N Fairfax Ave
N Orange Grove Ave
N Ogden Dr
Melrose Ave
Los Angeles
Clinton St
N Genesee Ave
N Spaulding Ave
N Stanley Ave
N Curson Ave
N Sierra Bonita Ave
Rosewood Ave
N Edinburgh Ave
N Hayworth Ave
N Vista St
N Martel Ave
N Fuller Ave
Oakwood Ave
Beverly Blvd
Gilmore Island
CM to MU
The Grove Dr
Stanley Ave
Curson Ave
Genesee Ave
W 1st St
S Fairfax Ave

Key Map



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Los Angeles County

Westside Planning Area Land Use Policy Changes

Zoned District(s): Franklin Canyon

Land Use Policy Change

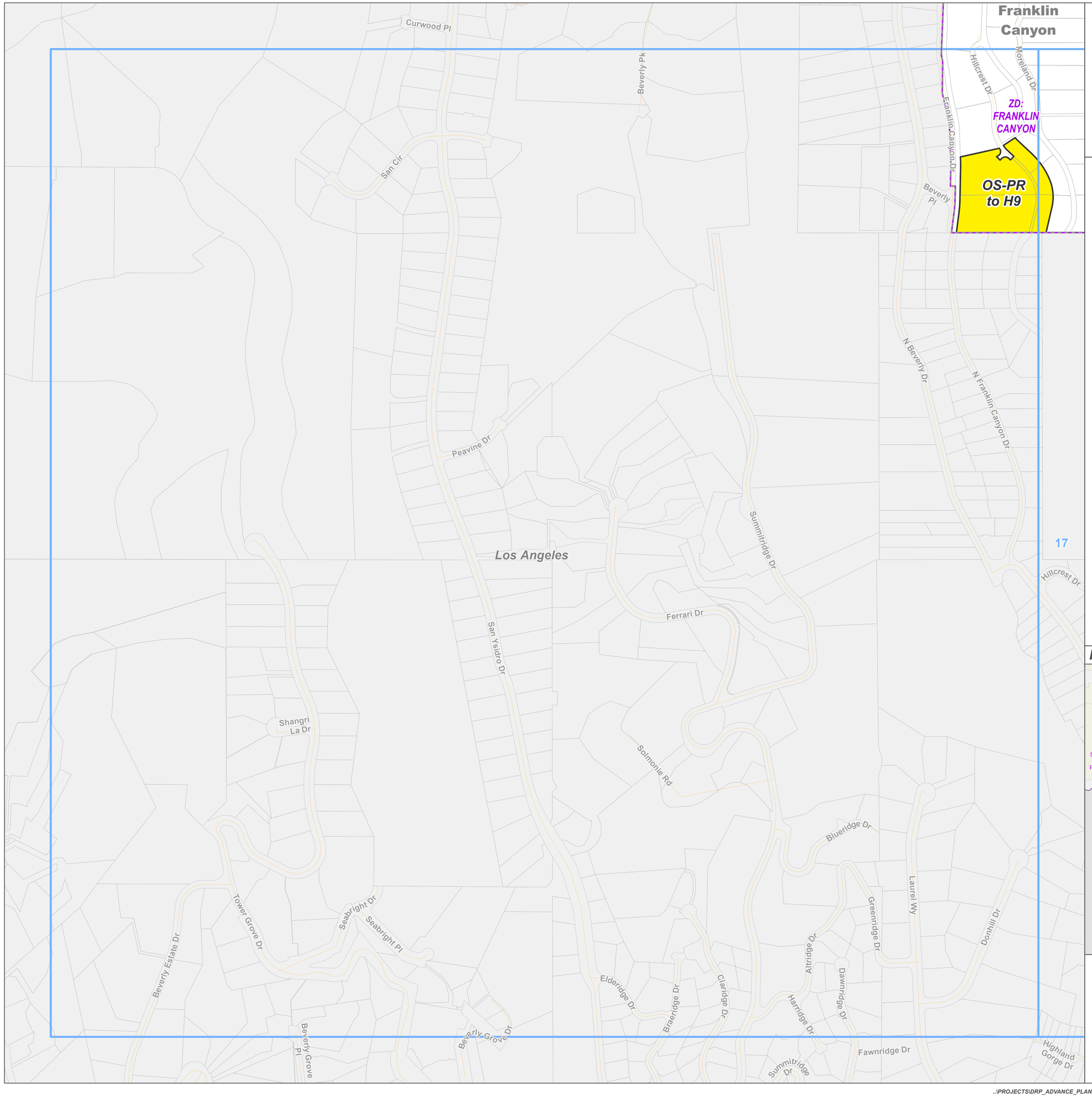
- H9 - Residential 9

Base Layers

- Zoned District
- Parcels
- Unincorporated Area
- Incorporated City
- Map Series Grid

Street Types

- Secondary
- Minor



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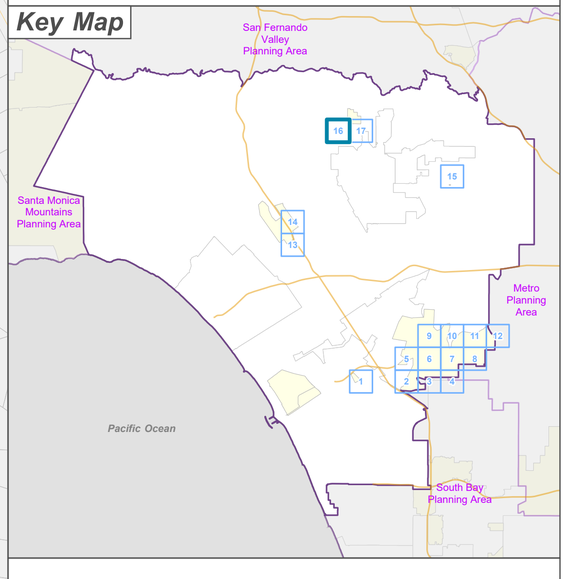

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Los Angeles County

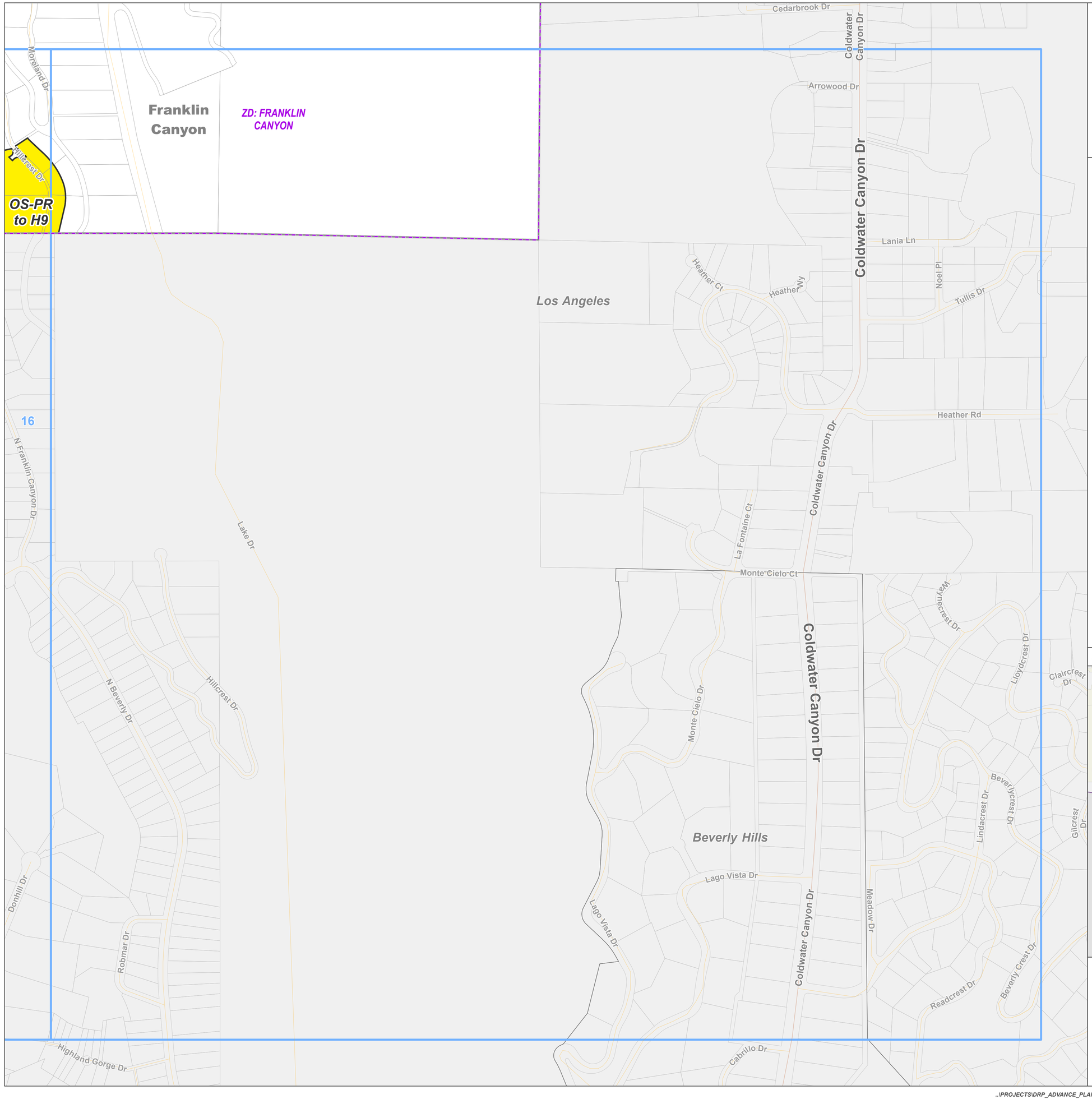
Westside Planning Area
Land Use Policy Changes

Zoned District(s): Franklin Canyon

Land Use Policy Change
- H9 - Residential 9

Base Layers
- Zoned District
- Parcels
- Unincorporated Area
- Incorporated City
- Map Series Grid

Street Types
- Primary
- Minor



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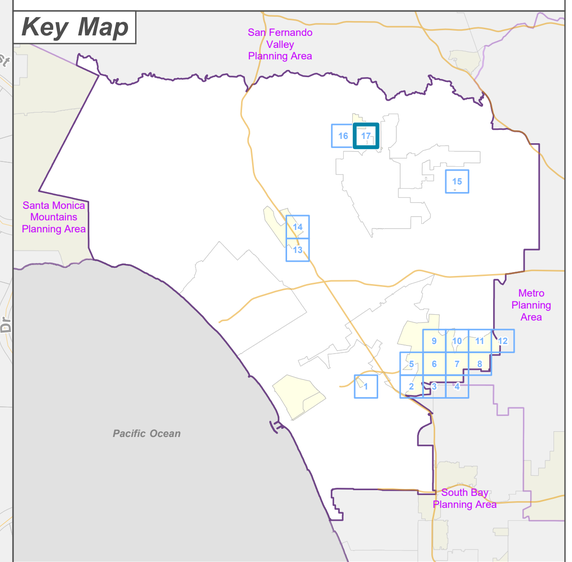

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Attachment 5: Zone Change Maps

CHANGE OF PRECISE PLAN

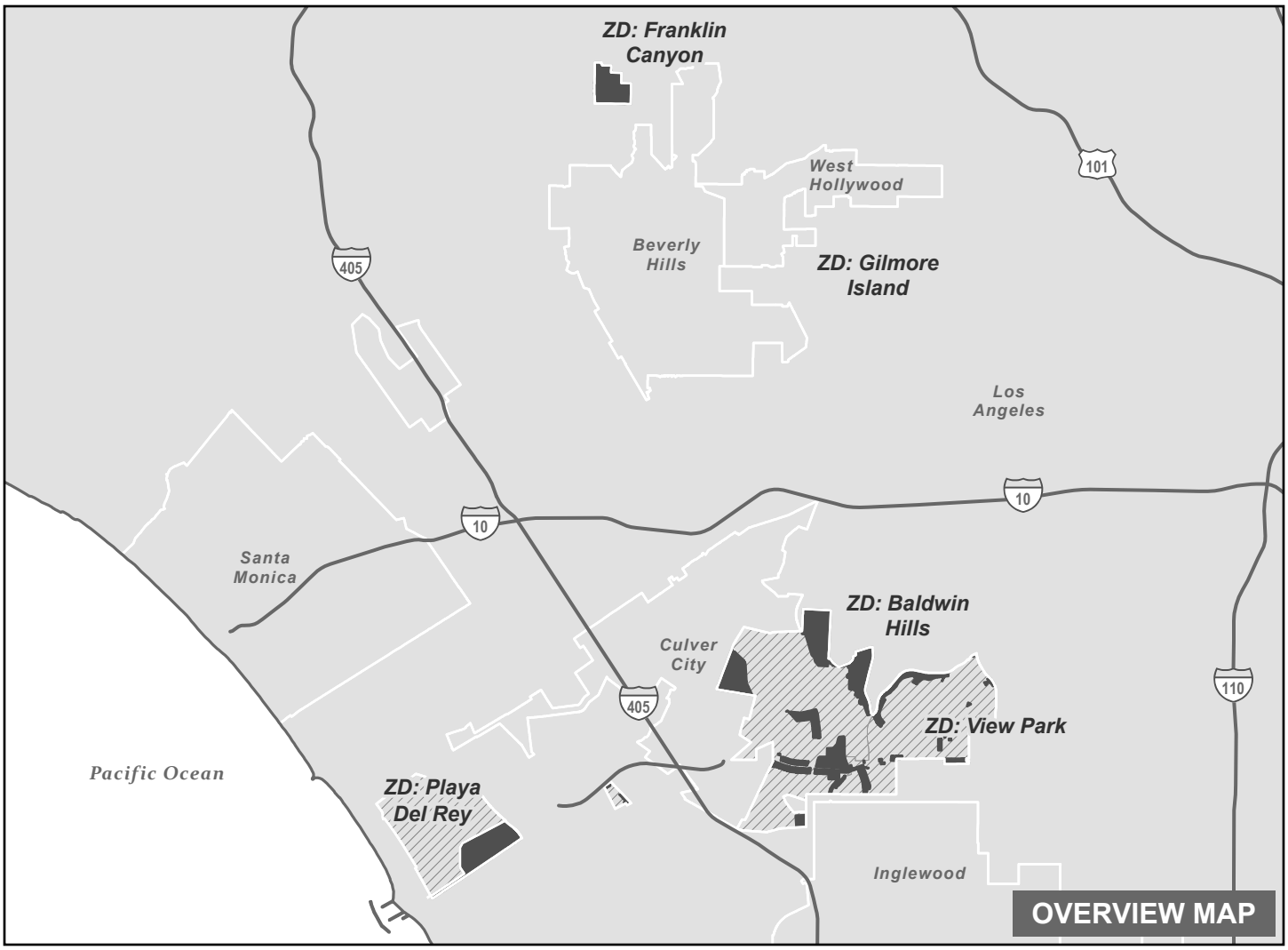
ZONED DISTRICTS: BALDWIN HILLS, FRANKLIN CANYON, GILMORE ISLAND, PLAYA DEL REY, VIEW PARK

ADOPTED BY ORDINANCE: _____

ON: _____

ZONING CASE: RPPL2023002450

AMENDING SECTION: 22.06.060 OF THE COUNTY CODE



Freeway

Zone Change Area

Selected Zoned District (ZD)

City / Unincorporated Boundary

N

0 1.5 3

Miles

THE REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES
PAM O'CONNOR, CHAIR
AMY J. BODEK, AICP, DIRECTOR OF REGIONAL PLANNING

Los Angeles County

Westside Planning Area Zone Changes

Zoned District(s): Playa Del Rey

Zone Change

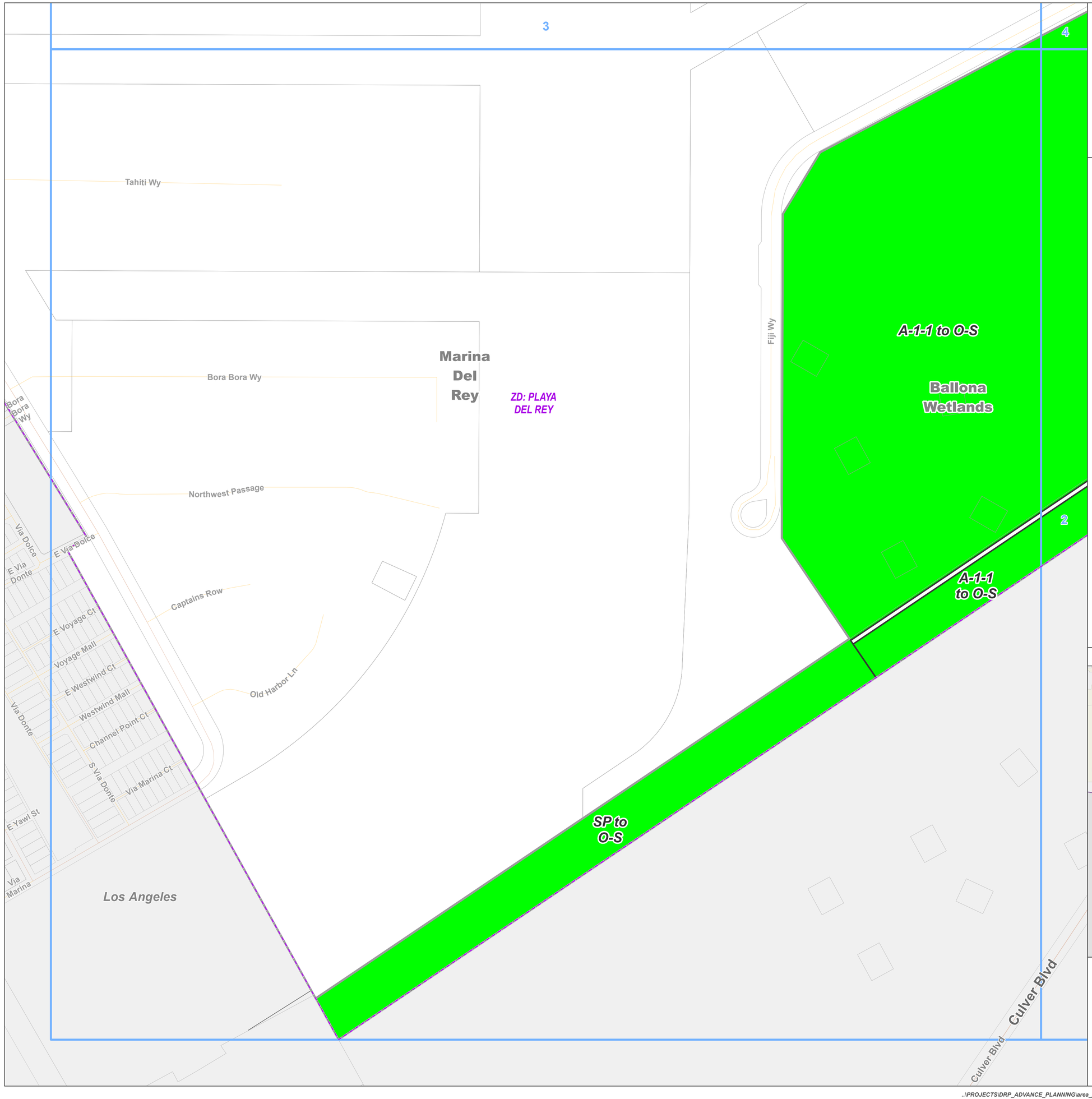
- O-S - Open Space

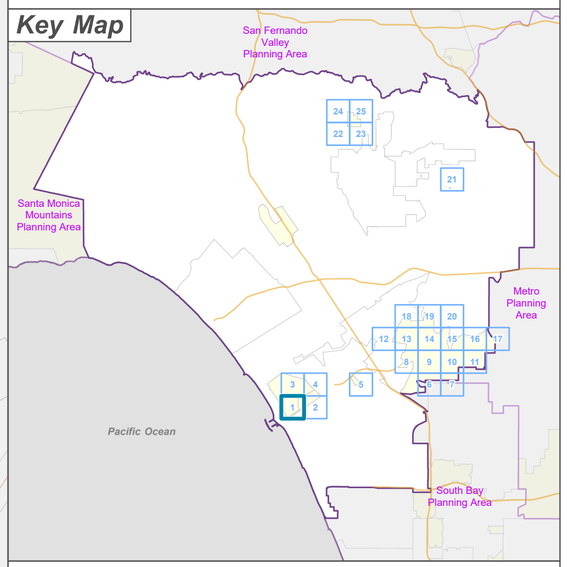
Base Layers

- Zoned District
- Parcels
- Unincorporated Area
- Incorporated City
- Map Series Grid

Street Types

- Primary
- Secondary
- Minor





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Westside Planning Area Zone Changes

Zoned District(s): Playa Del Rey

Zone Change

- O-S - Open Space

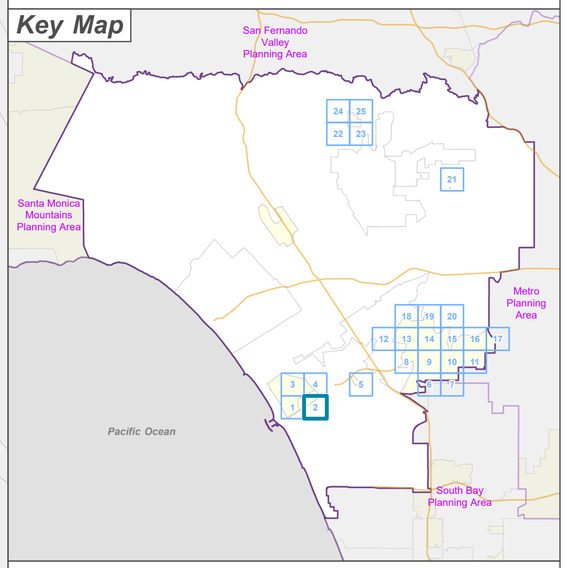
Base Layers

- Zoned District
- Parcels
- Unincorporated Area
- Incorporated City
- Map Series Grid

Street Types

- Highway
- Primary
- Minor

Key Map



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Westside Planning Area Zone Changes

Zoned District(s): Playa Del Rey

Zone Change

- O-S - Open Space

Base Layers

- Zoned District
- Parcels
- Unincorporated Area
- Incorporated City
- Map Series Grid

Street Types

- Freeway
- Highway
- Primary
- Secondary
- Minor
- Ramp

Mildred Ave
Washington Blvd
Howard St
Dickson St
Burrell Pl
Burrell St
Berkeley Dr
Oxford Ave
Viola Pl
Princeton Dr
Princeton Dr
Oxford Ave
Los Angeles
Thatcher Ave
Del Rey Ave
Maxella Ave
Marina Pointe Dr
Pch Hwy
Lincoln Blvd
Marina City Dr
Via Regatta
Promenade Wy
Palawan Wy
Panay Wy
Marquesas Wy
Bali Wy
Mindanao Wy
Fiji Wy

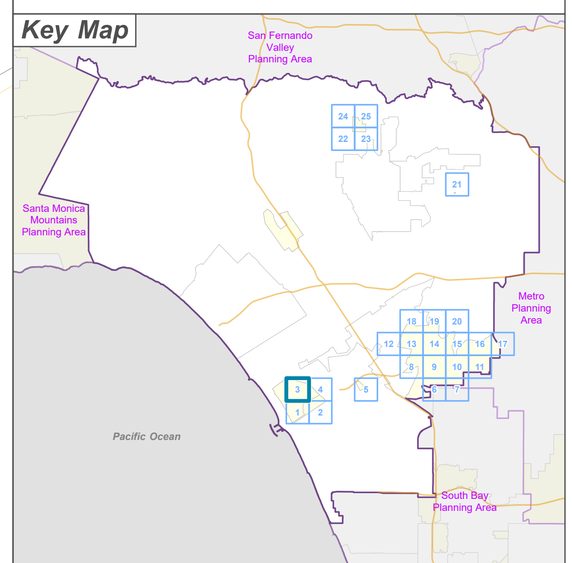
Marina Del Rey

ZD: PLAYA DEL REY

4
1
2

A-1-1 to O-S

Key Map



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Westside Planning Area Zone Changes

Zoned District(s): Playa Del Rey

Zone Change

- O-S - Open Space

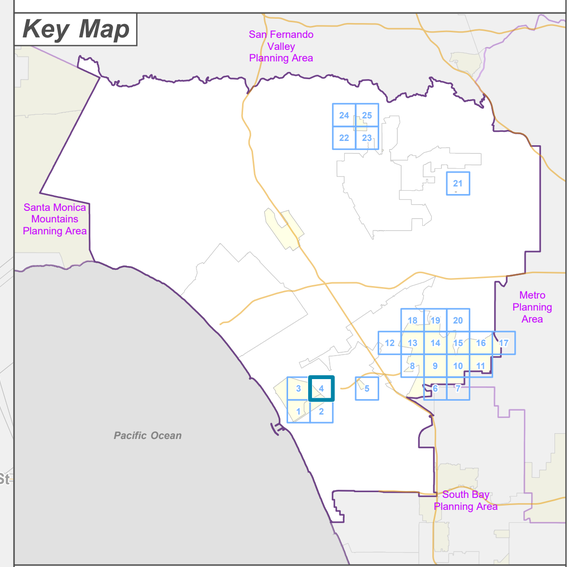
Base Layers

- Zoned District
- Parcels
- Unincorporated Area
- Incorporated City
- Map Series Grid

Street Types

- Freeway
- Highway
- Primary
- Secondary
- Minor
- Ramp
- Alley

Key Map



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Westside Planning Area Zone Changes

Zoned District(s): Playa Del Rey

Zone Change

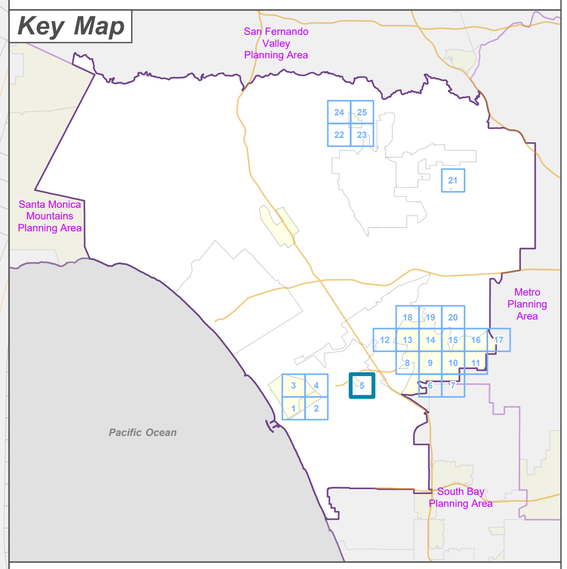
- MXD - Mixed Use Development
- O-S - Open Space

Base Layers

- Zoned District
- Parcels
- Unincorporated Area
- Incorporated City
- Map Series Grid

Street Types

- Freeway
- Primary
- Secondary
- Minor
- Ramp
- Alley



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Los Angeles County

Westside Planning Area Zone Changes

Zoned District(s): Baldwin Hills, View Park

Zone Change

- R-1 - Single-Family Residence
- R-2 - Two-Family Residence
- MXD - Mixed Use Development

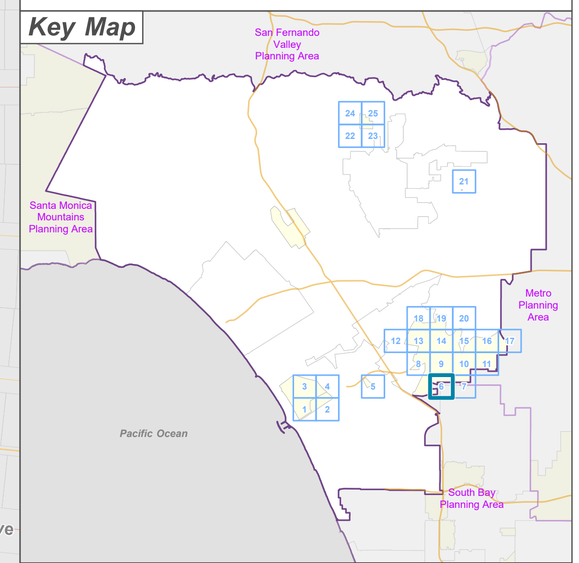
Base Layers

- Zoned District
- Parcels
- Unincorporated Area
- Incorporated City
- Map Series Grid
- Surrounding Planning Area

Street Types

- Primary
- Secondary
- Minor
- Alley

Key Map



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Westside Planning Area Zone Changes

Zoned District(s): Baldwin Hills, View Park

C-3 to MXD

ZD: BALDWIN HILLS

R-4 to O-S

ZD: VIEW PARK

R-1 to O-S

Ladera Heights / View Park - Windsor Hills

Los Angeles

Metro Planning Area

South Bay Planning Area

Inglewood

W 59th St
W 59th Pl
W 60th St
W 61st St
W 62nd St
W 62nd Pl
W 63rd St
W 64th Pl
W Ellis Ave
W Hillsdale St
E 64th Pl
E Ellis Ave
E Hargrave St
E Brett St
E Hillsdale St
Hyde Park Pl
Centinela Ave
Acacia St
Mosley Ave
Damask Ave
Condon Ave
Ladera Park Ave
S La Brea Ave
Orchid Dr
S Mansfield Ave
S Citrus Ave
Edgemar Ave
Buckler Ave
Fair Pl
N Fair Pl
N Field Ave
Field Ave
N Buckler Ave
N La Brea Ave
N Eucalyptus Ave
N Forest St
N Market St
N Edgewood St
Lamos St
N Enterprise Ave

9 10 11 6

Zone Change

- MXD - Mixed Use Development
- O-S - Open Space

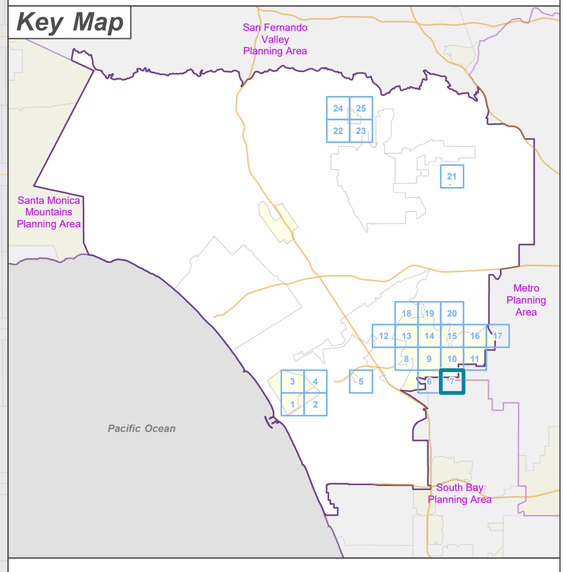
Base Layers

- Zoned District
- Parcels
- Unincorporated Area
- Incorporated City
- Map Series Grid
- Surrounding Planning Area

Street Types

- Primary
- Secondary
- Minor
- Alley

Key Map



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Westside Planning Area Zone Changes

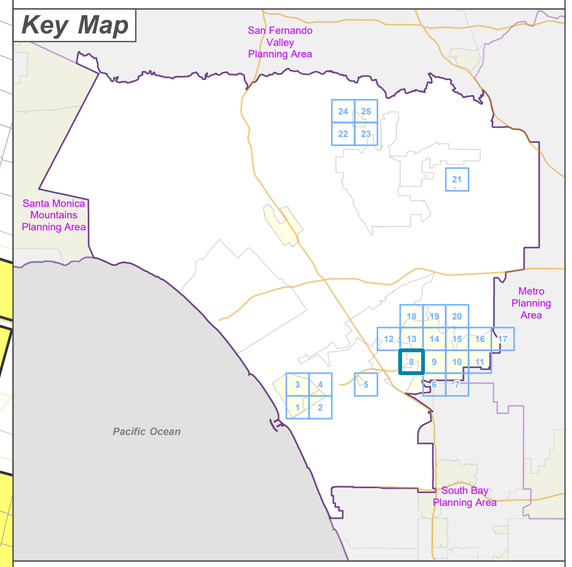
Zoned District(s): Baldwin Hills

Zone Change
- A-2 - Heavy Agriculture
- R-1 - Single-Family Residence
- R-2 - Two-Family Residence
- R-3 - Limited Density Multiple Residence
- O-S - Open Space

Base Layers
- Zoned District
- Parcels
- Unincorporated Area
- Incorporated City
- Map Series Grid

Street Types
- Freeway
- Primary
- Secondary
- Minor
- Ramp
- Alley

Key Map



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Los Angeles County

Westside Planning Area Zone Changes

Zoned District(s): Baldwin Hills, View Park

Zone Change

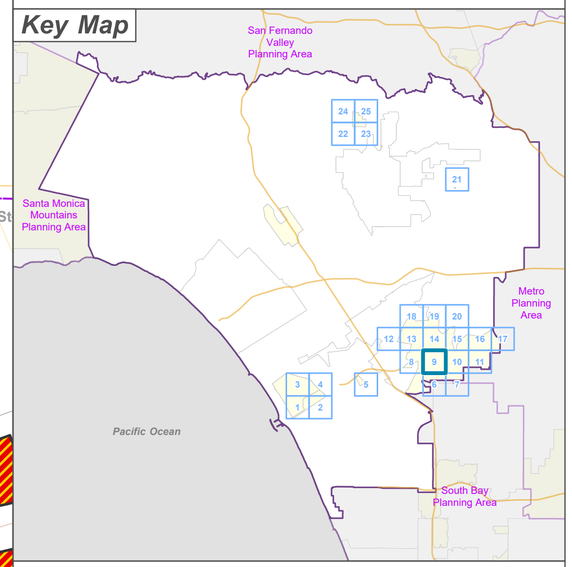
- A-2 - Heavy Agriculture
- R-1 - Single-Family Residence
- R-2 - Two-Family Residence
- MXD - Mixed Use Development
- IT - Institutional
- O-S - Open Space

Base Layers

- Zoned District
- Parcels
- Unincorporated Area
- Map Series Grid

Street Types

- Primary
- Secondary
- Minor
- Alley



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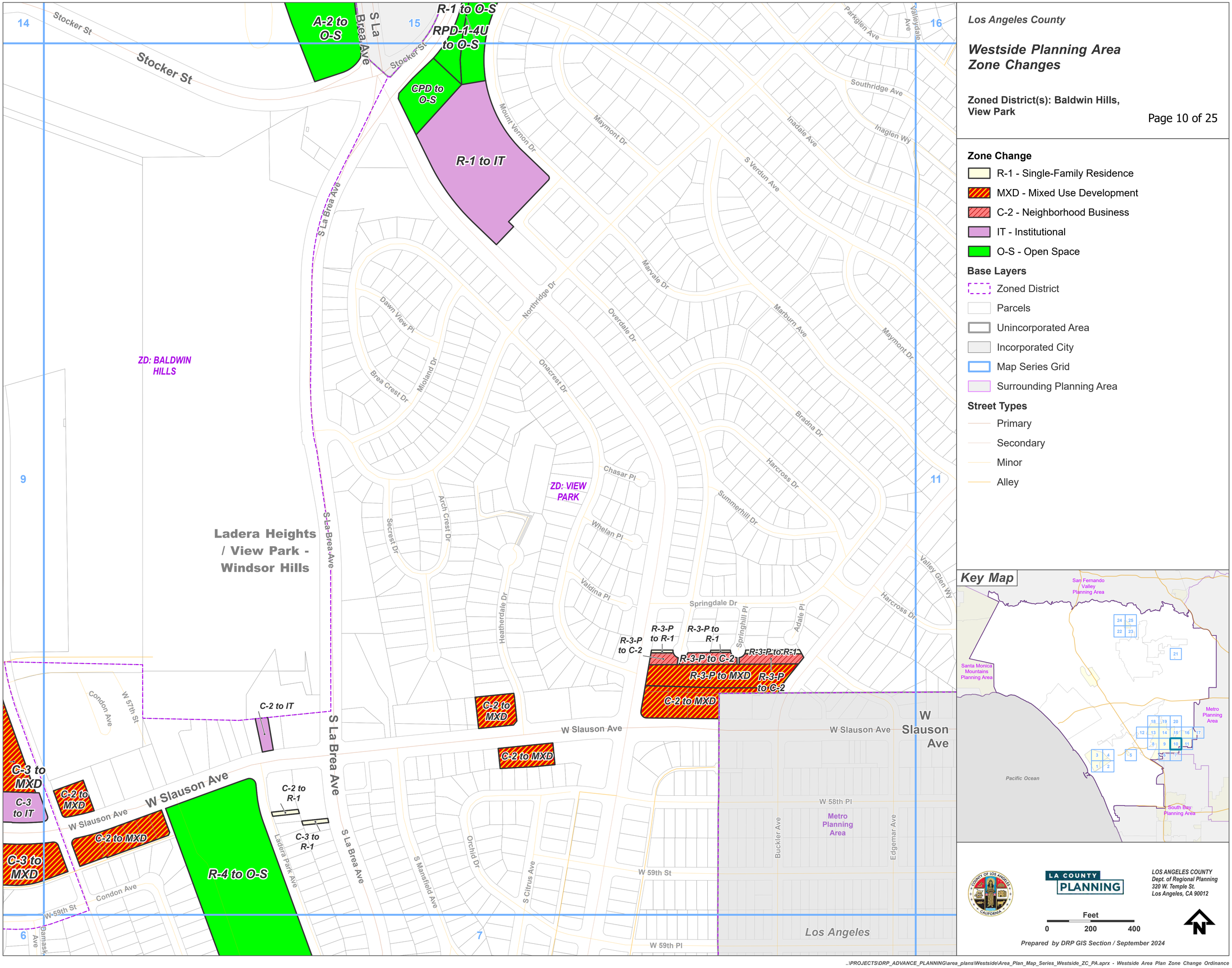

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Los Angeles County

Westside Planning Area Zone Changes

Zoned District(s): View Park

Zone Change

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- IT - Institutional

Base Layers

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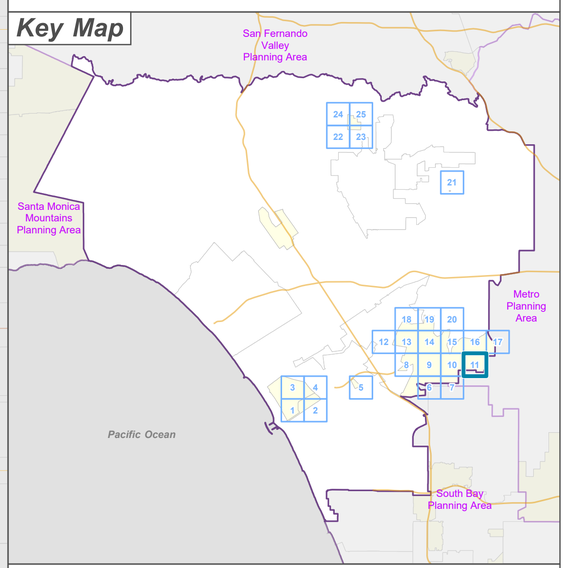

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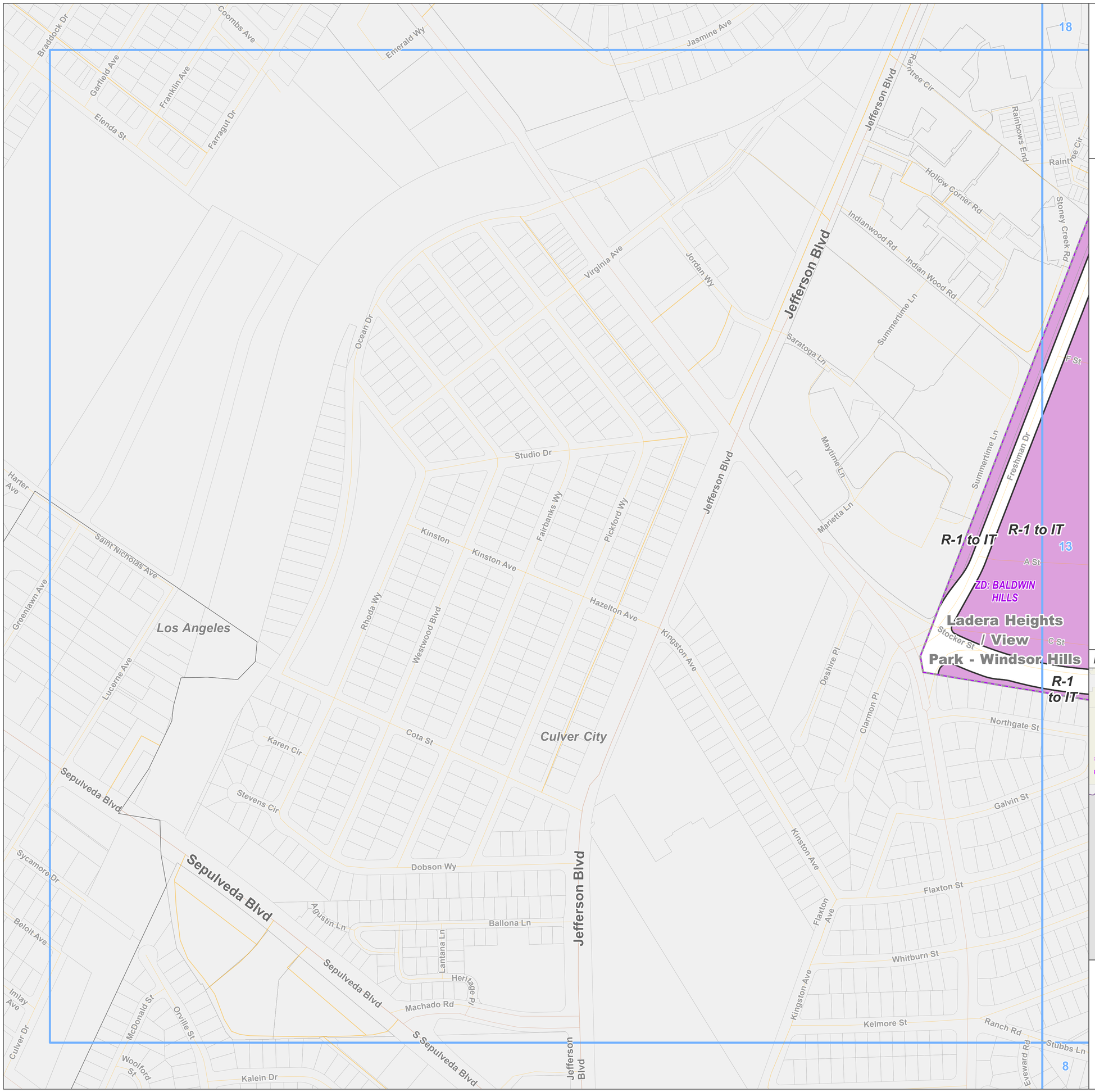

Los Angeles County

Westside Planning Area Zone Changes

Zoned District(s): Baldwin Hills

Zone Change

- IT - Institutional

Base Layers

- Zoned District
- Parcels
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- Incorporated City
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Street Types

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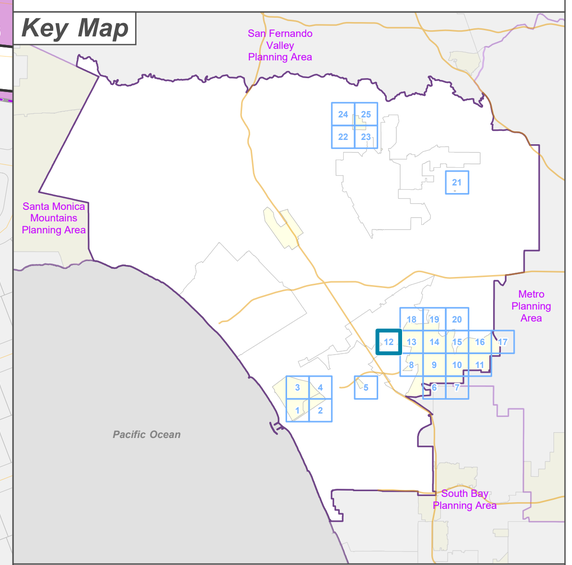

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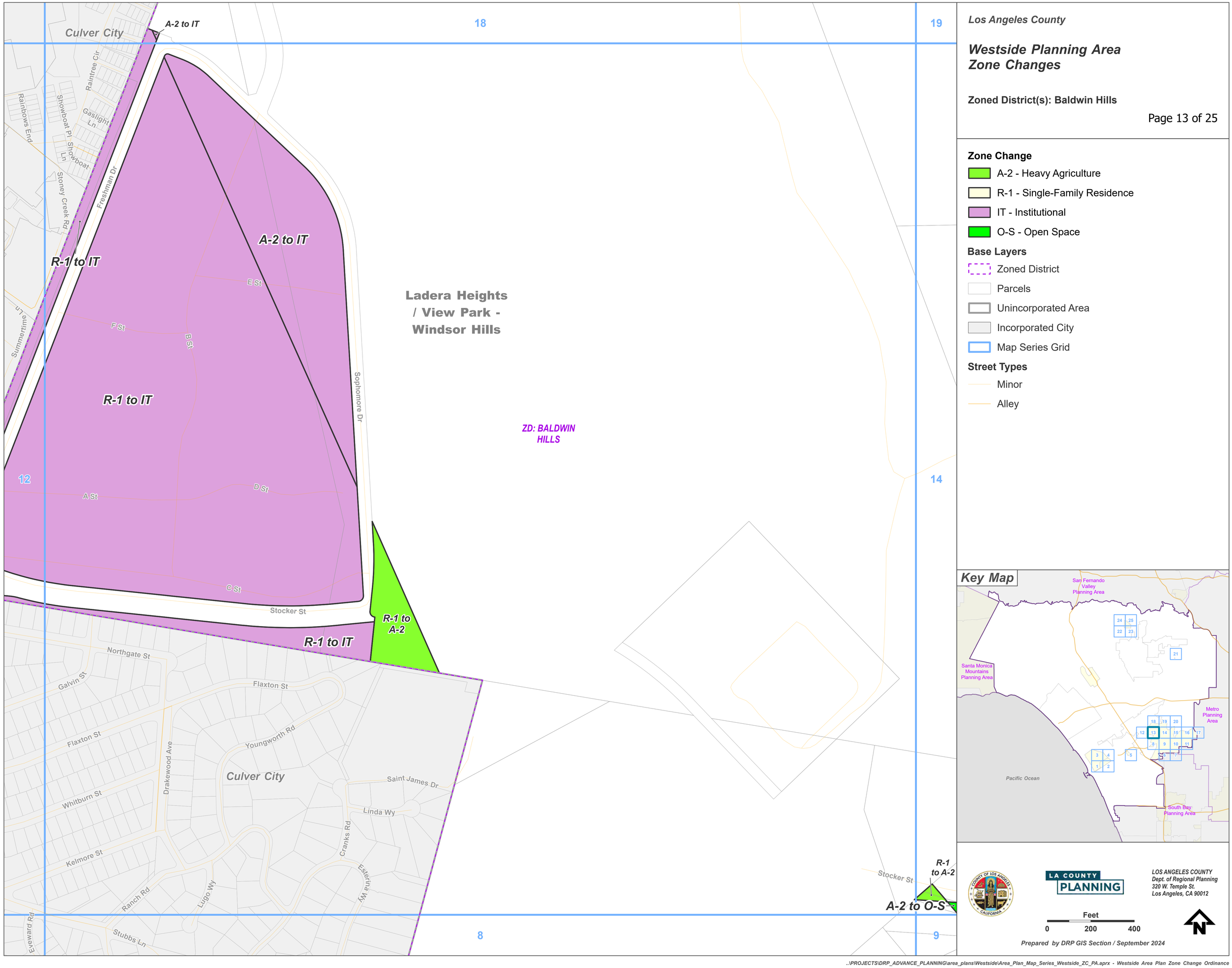

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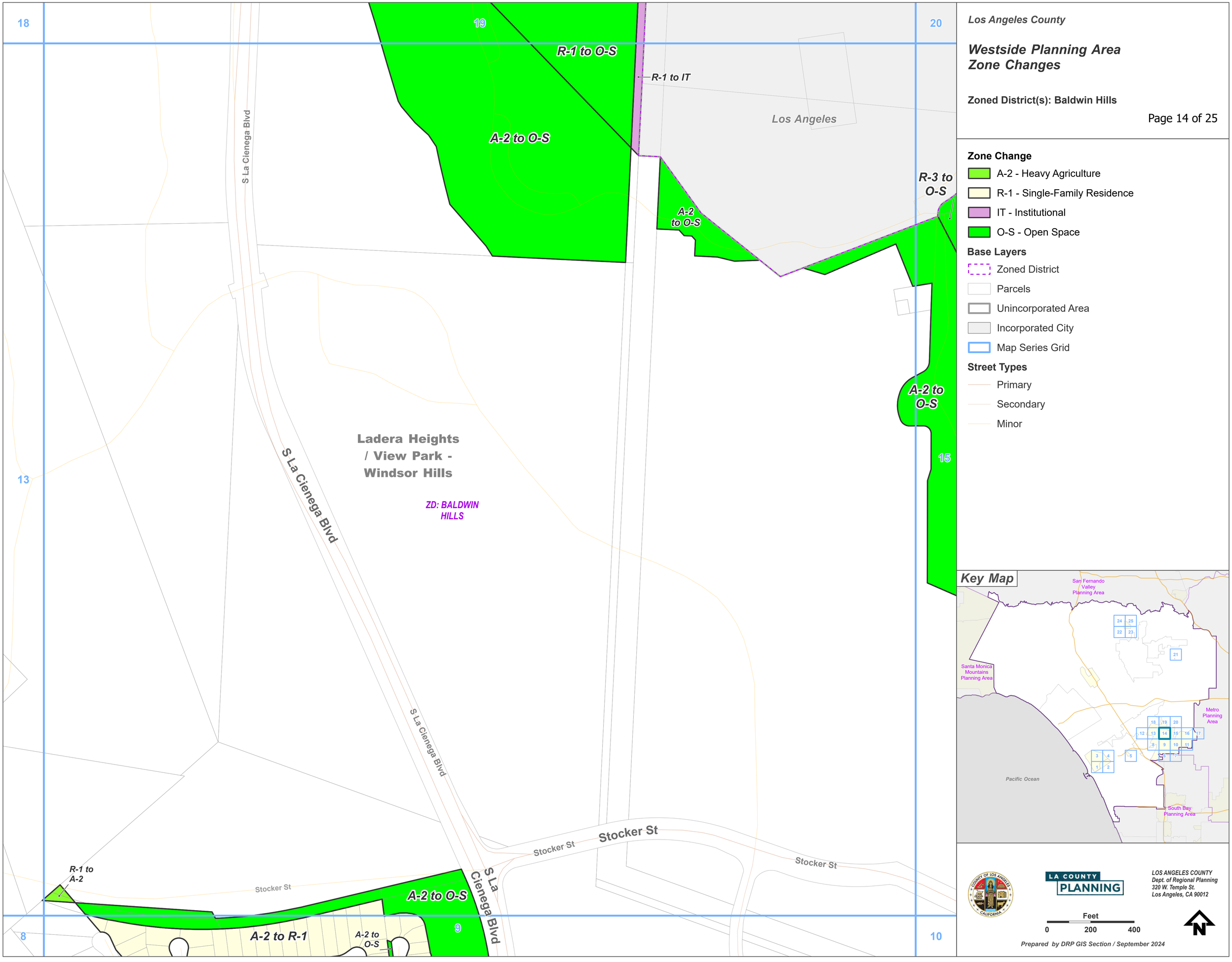

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Los Angeles County

Westside Planning Area Zone Changes

Zoned District(s): Baldwin Hills, View Park

Zone Change

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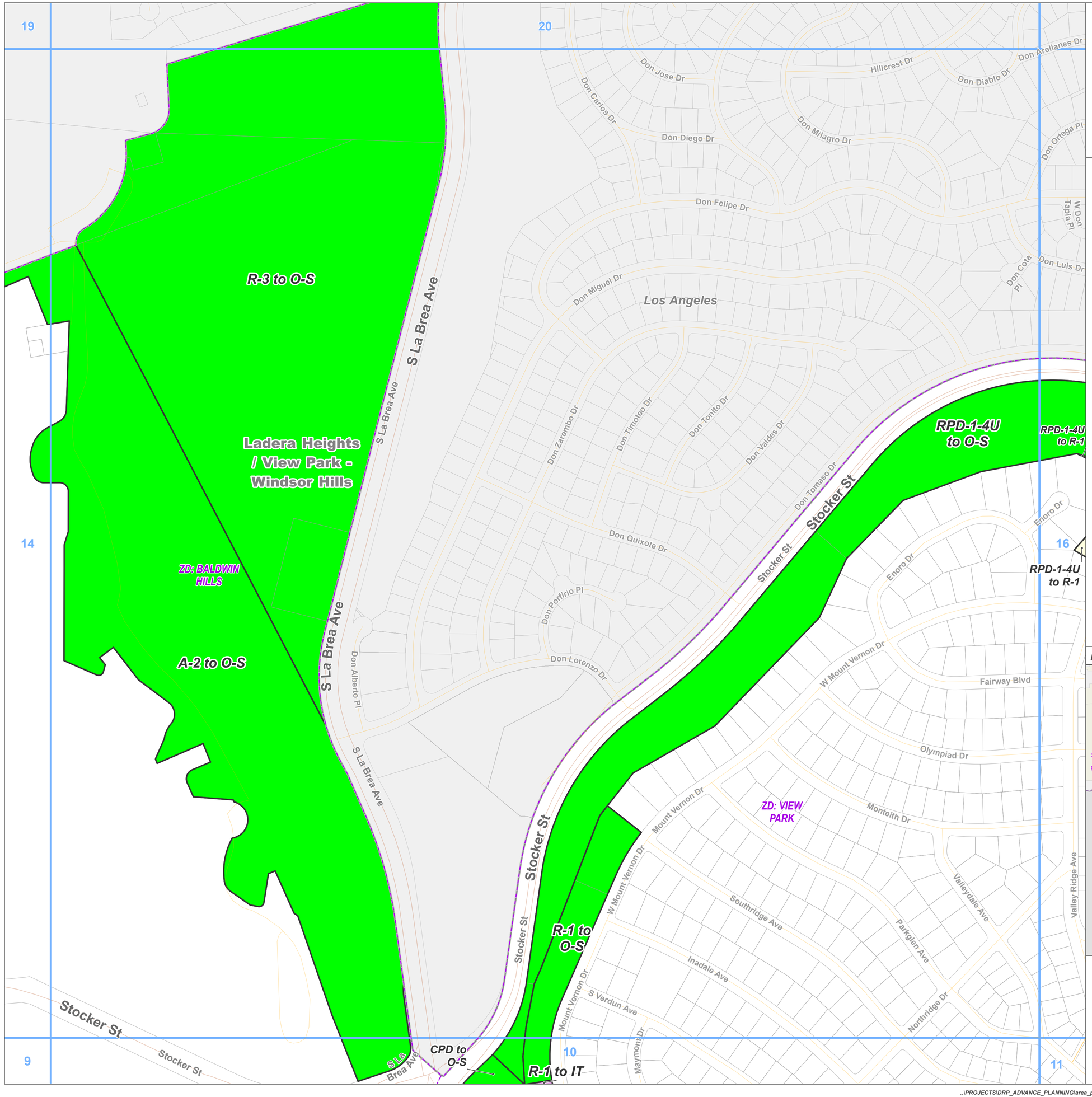

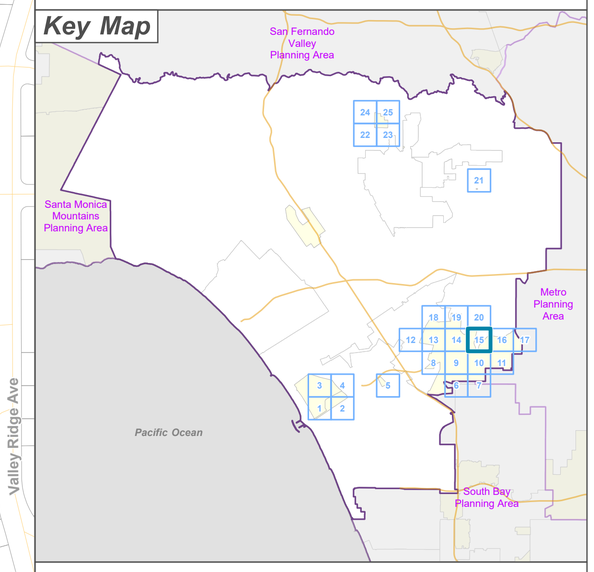

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Westside Planning Area Zone Changes

Zoned District(s): View Park

Zone Change

- R-1 - Single-Family Residence
- O-S - Open Space

Base Layers

- Zoned District
- Parcels
- Unincorporated Area
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- Map Series Grid

Street Types

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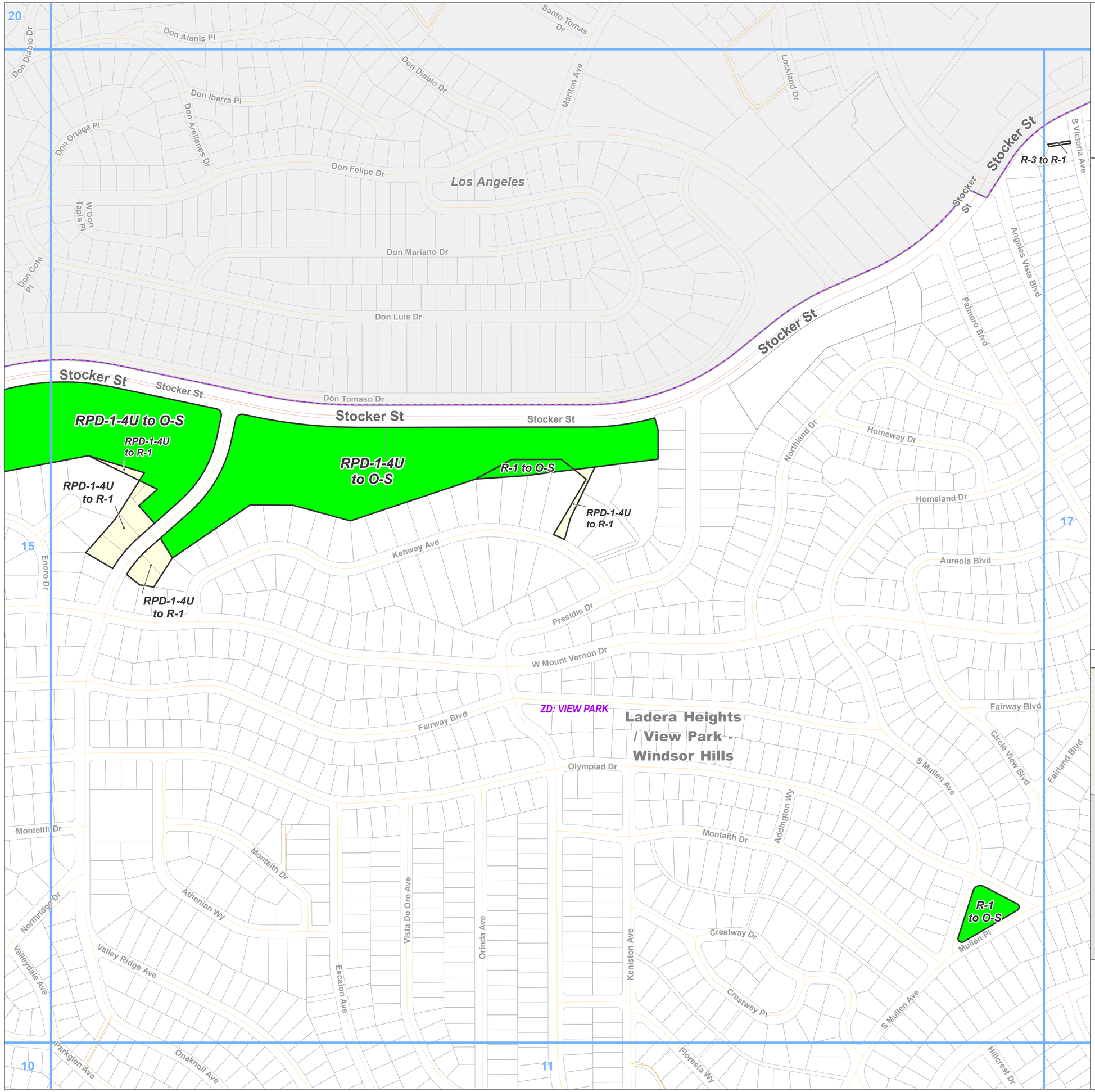

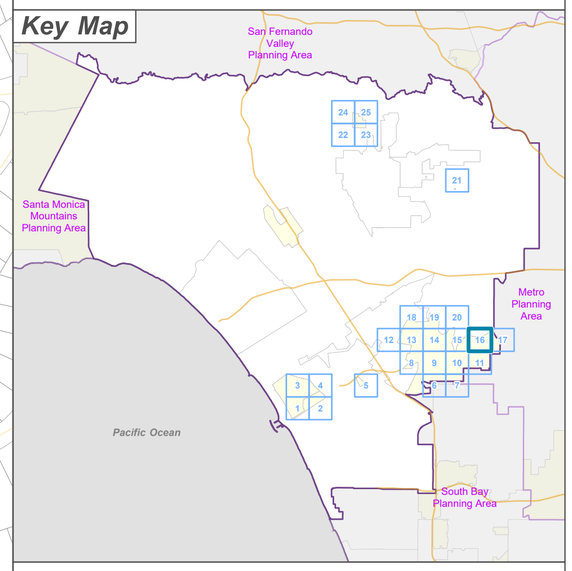

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Westside Planning Area Zone Changes

Zoned District(s): View Park

Zone Change

- R-1 - Single-Family Residence
- R-3 - Limited Density Multiple Residence
- MXD - Mixed Use Development
- O-S - Open Space

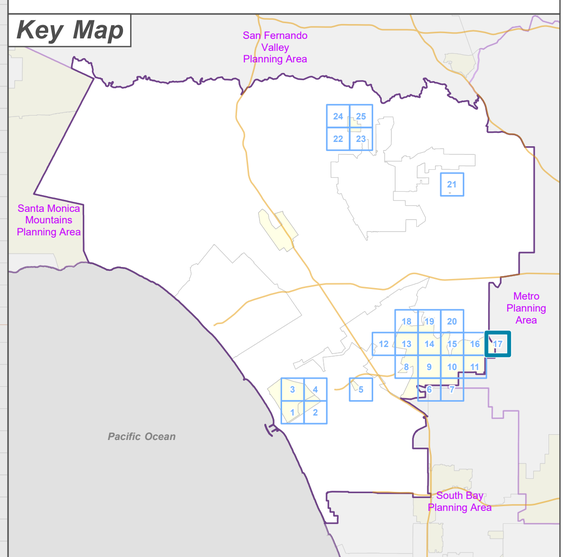
Base Layers

- Zoned District
- Parcels
- Unincorporated Area
- Incorporated City
- Map Series Grid
- Surrounding Planning Area

Street Types

- Primary
- Secondary
- Minor
- Alley

Key Map



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Westside Planning Area Zone Changes

Zoned District(s): Baldwin Hills

Zone Change

- IT - Institutional

Base Layers

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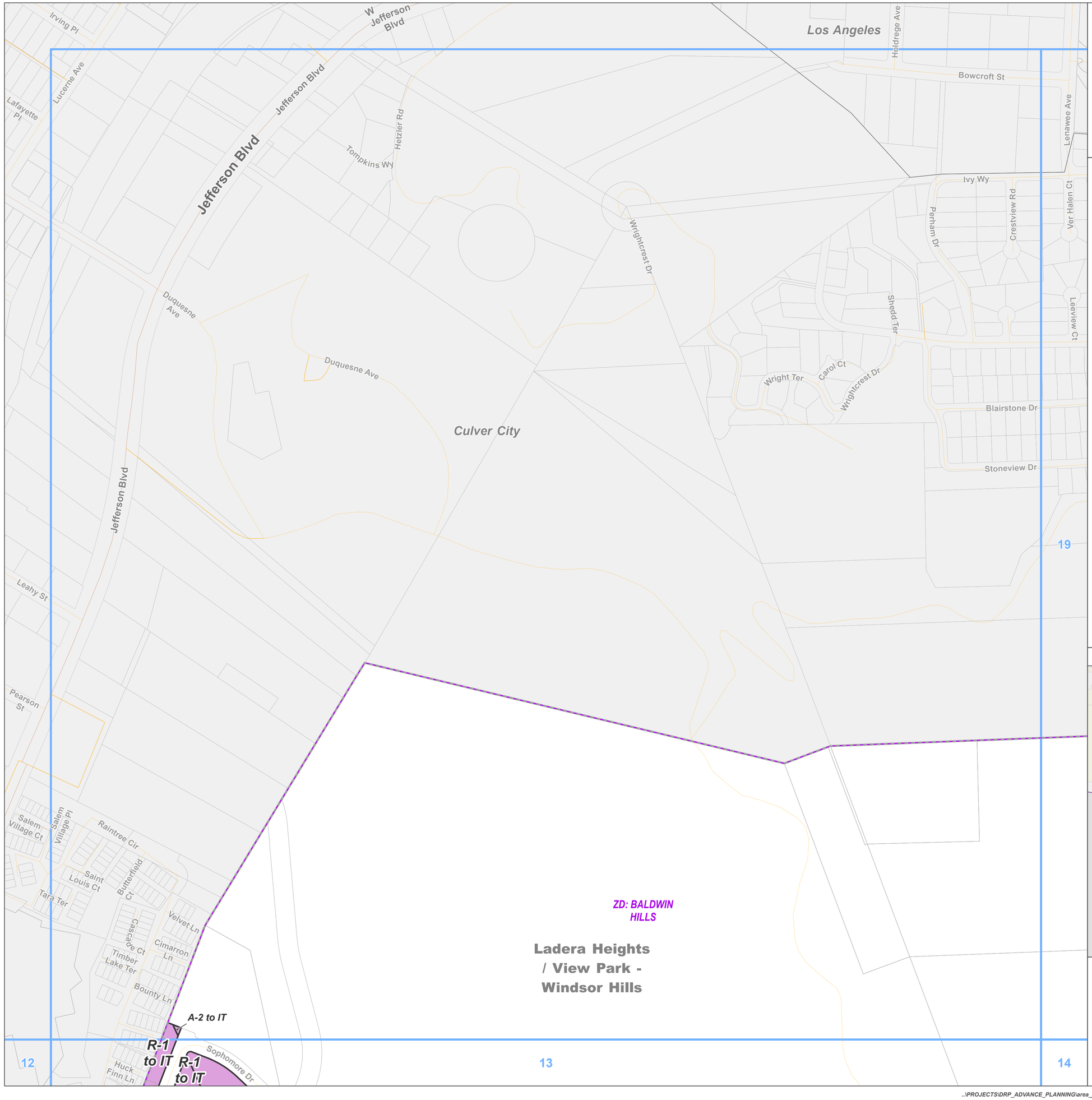
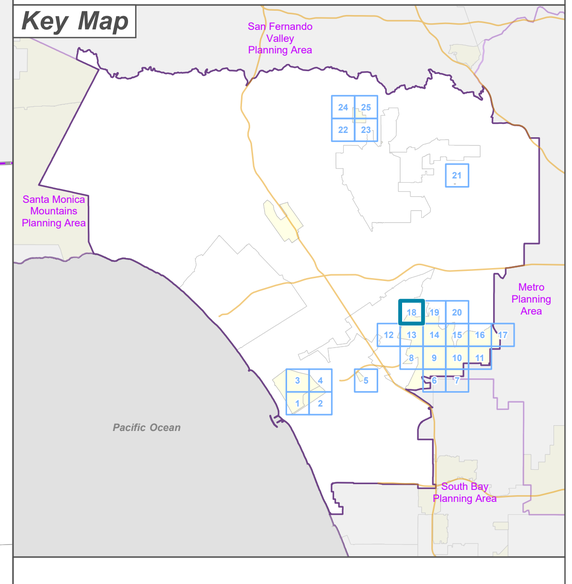
- Parcels
- Unincorporated Area
- Incorporated City
- Map Series Grid

Street Types

- Primary
- Secondary
- Minor
- Alley





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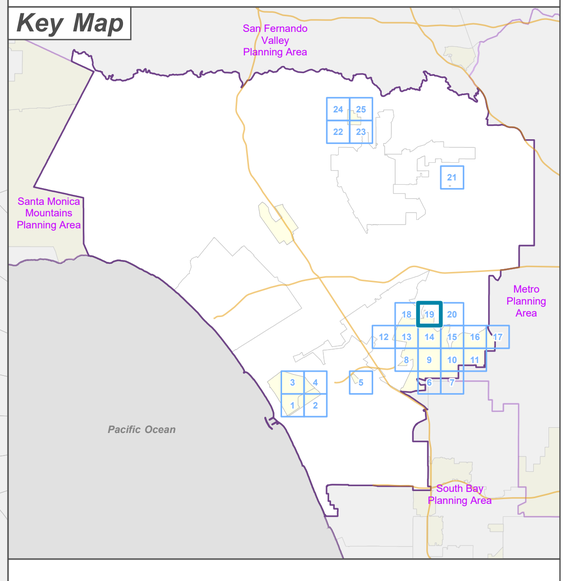
Zoned District(s): Baldwin Hills

Zone Change
- IT - Institutional
- O-S - Open Space

Base Layers
- Zoned District
- Parcels
- Unincorporated Area
- Incorporated City
- Map Series Grid

Street Types
- Primary
- Secondary
- Minor
- Alley



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Westside Planning Area Zone Changes

Zoned District(s): Baldwin Hills

Zone Change

- O-S - Open Space

Base Layers

- Zoned District
- Parcels
- Unincorporated Area
- Incorporated City
- Map Series Grid

Street Types

- Primary
- Secondary
- Minor
- Alley

ZD: BALDWIN HILLS

Ladera Heights / View Park - Windsor Hills

R-3 to O-S

Los Angeles

Village Green

S La Brea Ave

Linscott Pl

August St

Tacana St

Pinafore St

Potomac Ave

Nicolet Ave

Gibraltar Ave

Stevely Ave

Ursula Ave

Coco Ave

Gelber Pl

Santo Tomas Dr

Don Ricardo Dr

Don Rodolfo Pl

Don Arturo Pl

Don Alegre Pl

Don Pablo Pl

Don Miagro Dr

Don Jose Dr

Don Carlos Dr

Hillcrest Dr

Don Arellanes Dr

Don Diablo Dr

S Dunsmuir Ave

Duray Pl

S Cochran Ave

S Cloverdale Ave

S Redondo Blvd

Alsace Ave

S Sycamore Ave

S Orange Dr

Orange Pl

Stillwater Dr

Weatherford Dr

Sanchez Dr

Veronica St

El Mirador Dr

Punta Alta Dr

Mantova Dr

Padilla Pl

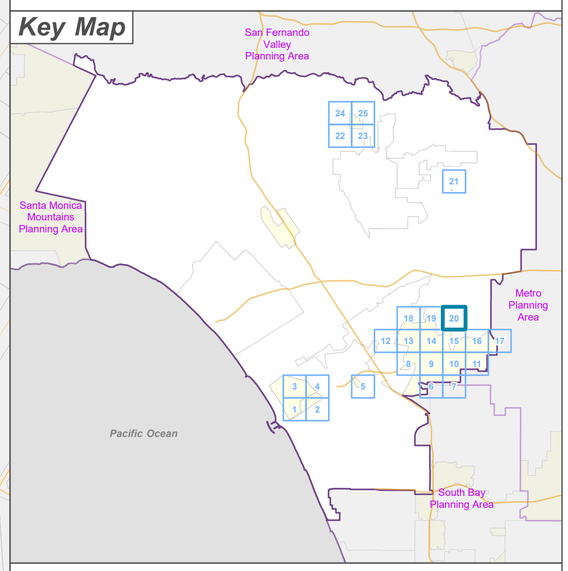
19

14

15

16

Key Map



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Westside Planning Area Zone Changes

Zoned District(s): Gilmore Island

Zone Change

- MXD - Mixed Use Development

Base Layers

- Zoned District
- Parcels
- Unincorporated Area
- Incorporated City
- Map Series Grid

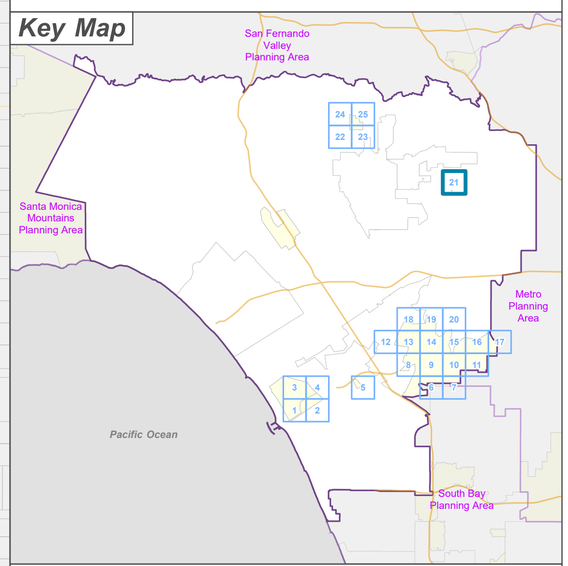
Street Types

- Primary
- Secondary
- Minor

C-MJ to MXD

Waring Ave
N Fairfax Ave
N Orange Grove Ave
N Ogden Dr
Melrose Ave
Los Angeles
Clinton St
N Genesee Ave
N Spaulding Ave
N Stanley Ave
N Curson Ave
N Sierra Bonita Ave
Rosewood Ave
N Edinburgh Ave
N Hayworth Ave
N Vista St
N Martel Ave
N Fuller Ave
Oakwood Ave
Beverly Blvd
The Grove Dr
Genesee Ave
Stanley Ave
Curson Ave
W 1st St
S Fairfax Ave

Key Map



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Westside Planning Area Zone Changes

Zoned District(s): Franklin Canyon

Zone Change

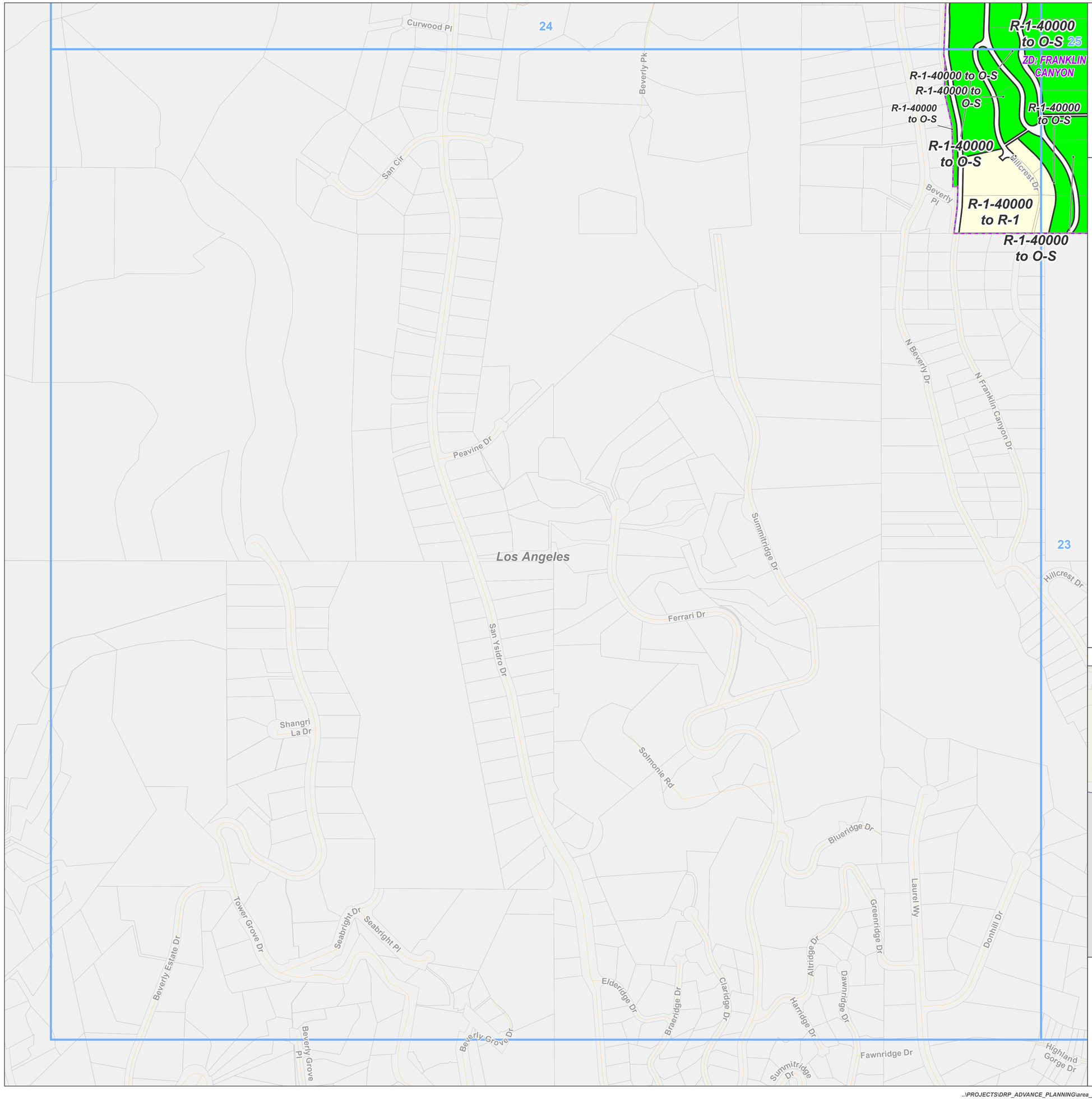
- R-1 - Single-Family Residence
- O-S - Open Space

Base Layers

- Zoned District
- Parcels
- Unincorporated Area
- Incorporated City
- Map Series Grid

Street Types

- Secondary
- Minor



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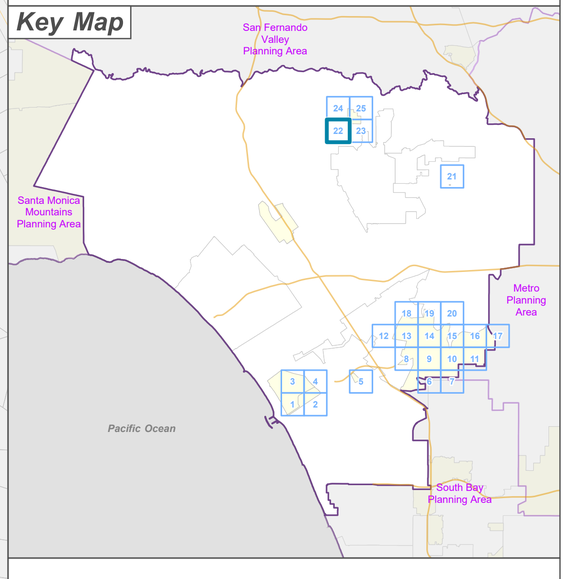

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Zone Change
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- O-S - Open Space

Base Layers
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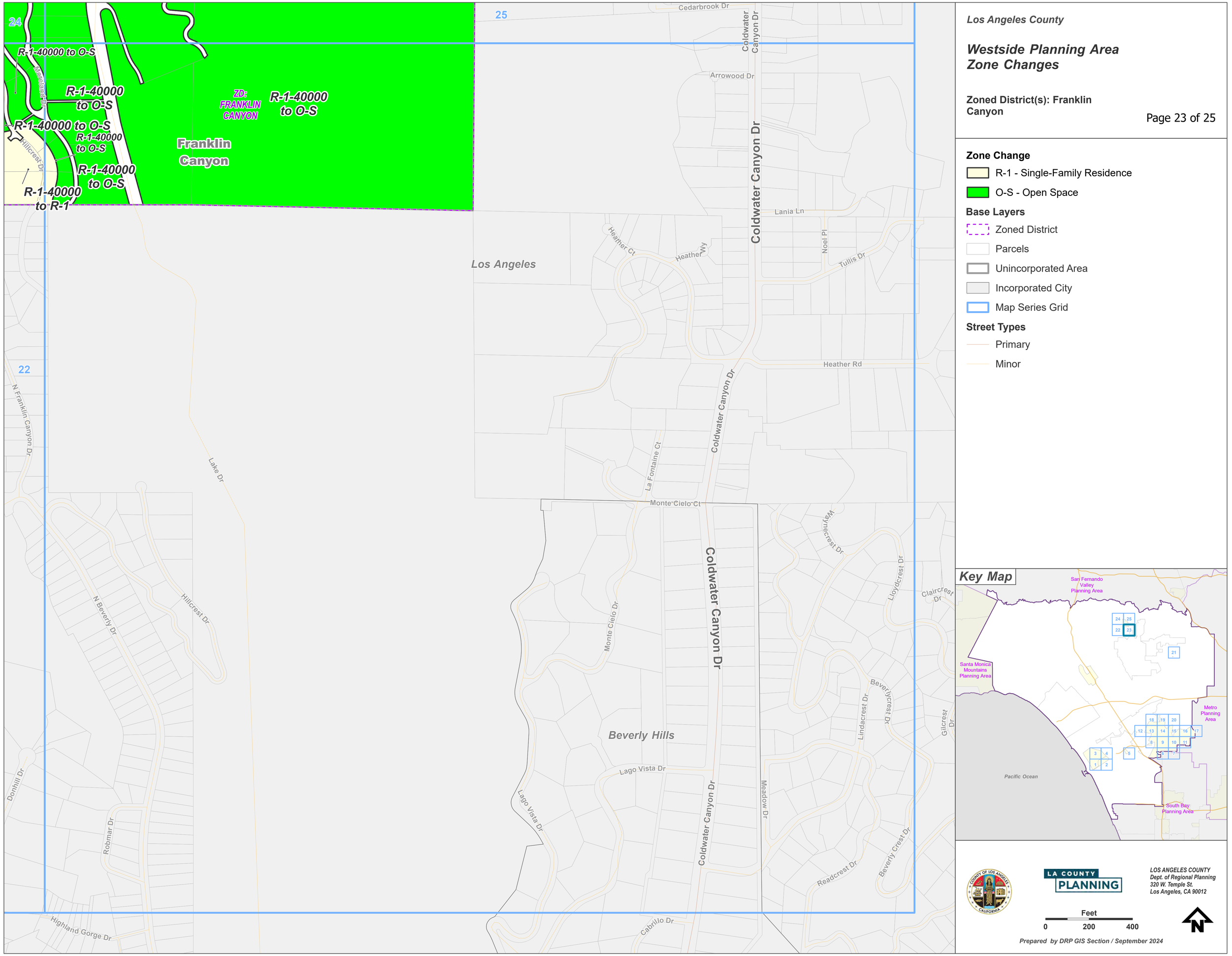
- Unincorporated Area
- Incorporated City
- Map Series Grid

Street Types
- Primary
- Minor



Key Map

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Street Types

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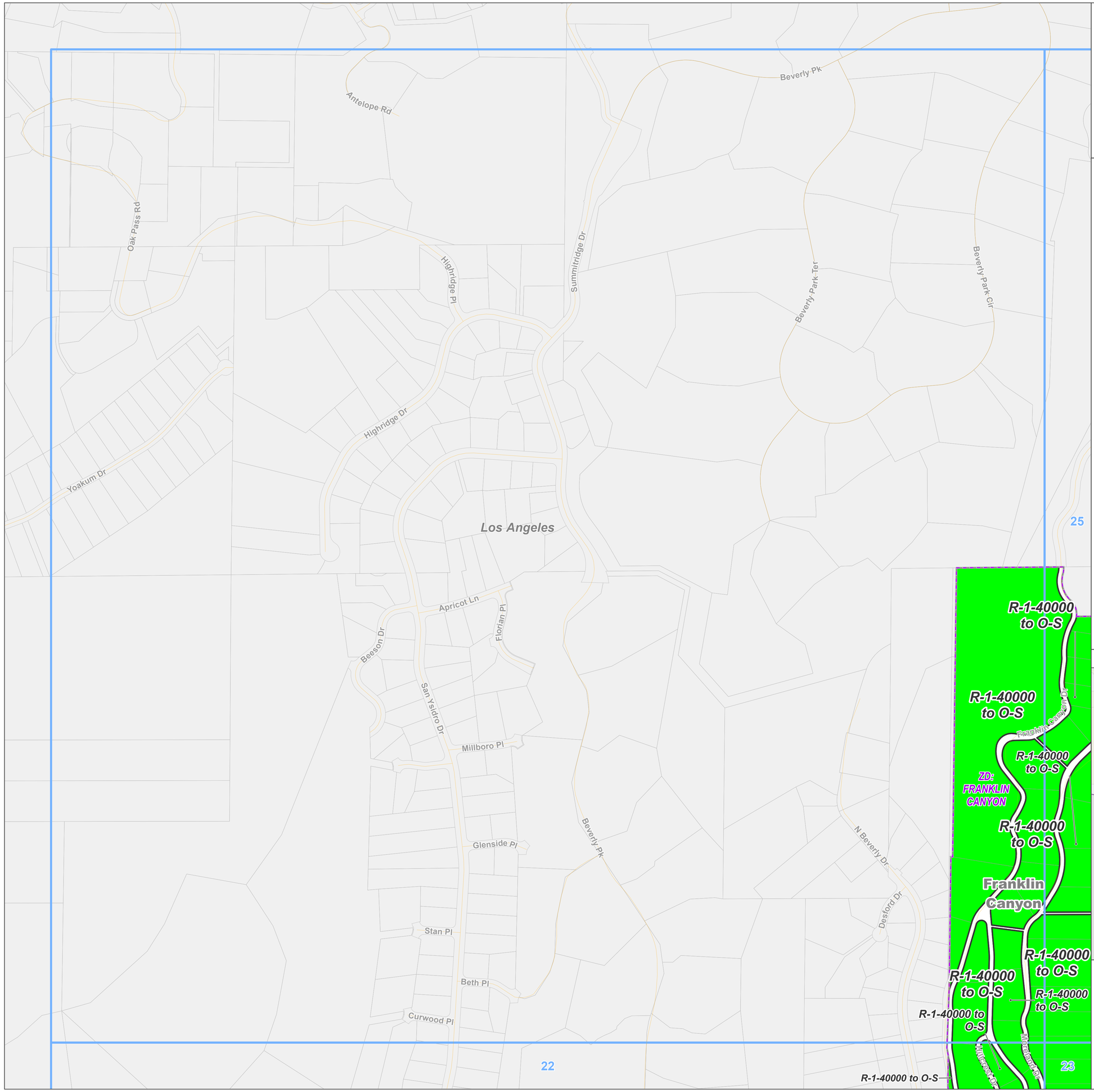

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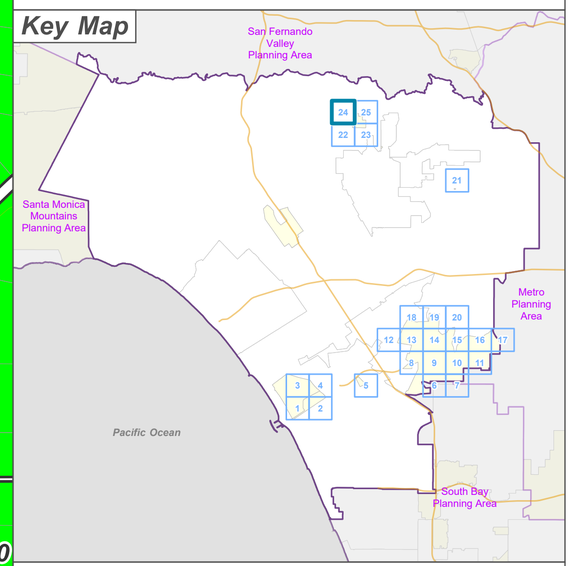

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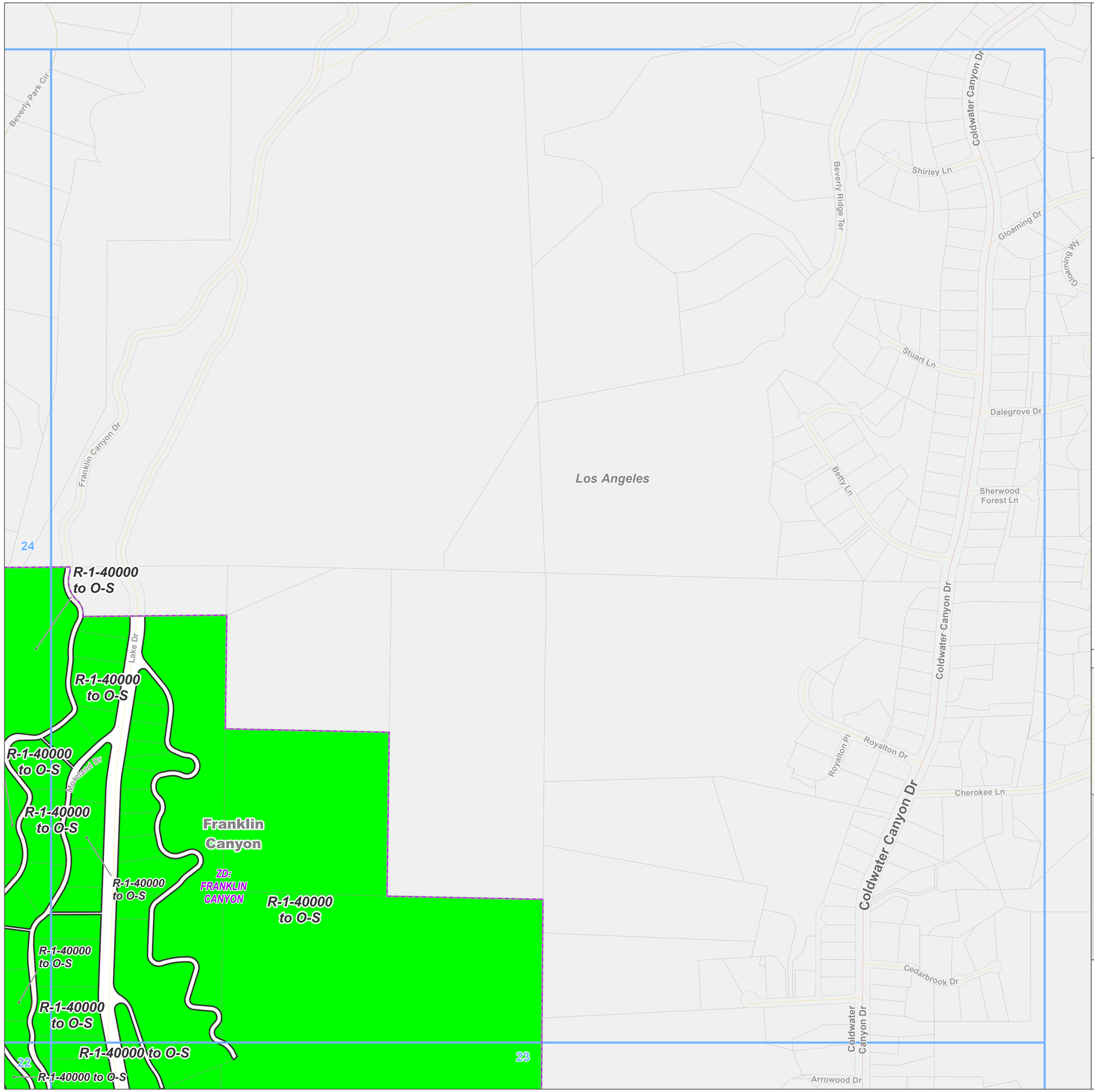

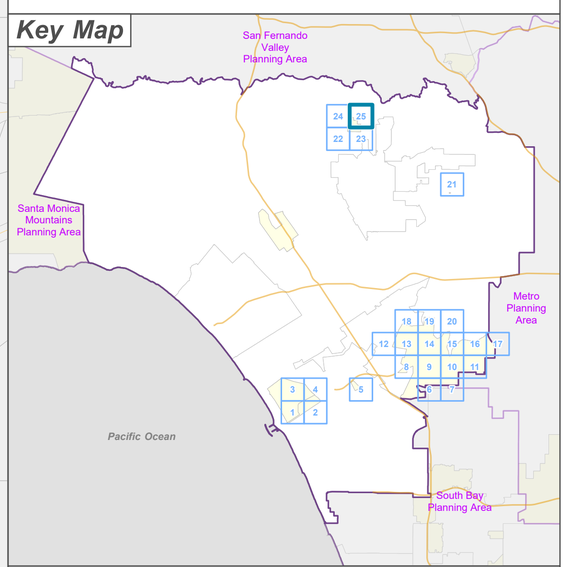

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Attachment 6: Proposed Title 22 Amendments

ORDINANCE NO. _____

An ordinance amending Title 22 – Planning and Zoning of the Los Angeles County Code to implement the goals and policies of the Westside Area Plan by establishing the Westside Planning Area Standards District with new land use regulations, zoning maps, and permitting requirements.

The Board of Supervisors of the County of Los Angeles ordains as follows:

SECTION 1. Section 22.300.030 is hereby amended to read as follows:

22.300.030 Purpose.

The purpose of this Chapter is to ensure the inclusion of affordable housing units in housing developments that meet certain criteria, including those in section 65583.2(c) and (h) of the California Government Code, and encourage mixed-income communities. ~~Planning Area Standards Districts (PASDs) and Community Standards Districts (CSDs) are hereby established for the following unincorporated areas of Los Angeles County, the boundaries of which shall be identified on the Official County Zoning Map:~~

SECTION 2. Section 22.121.030 is hereby amended to read as follows:

22.121.030 Applicability.

Notwithstanding any contrary provisions in this Title 22, the provisions of this Chapter, in conjunction with Chapter 22.166 (Housing Permits), apply to the following:

…

B. All housing developments located on lots that are in the following:

...

2. One of the unincorporated communities as shown in Table 22.121.030-A, below:

TABLE 22.121.030-A: UNINCORPORATED COMMUNITIES WITH SITES SUBJECT TO STATE-MANDATED INCLUSIONARY ZONING~~300.030-A: PLANNING AREA STANDARDS DISTRICTS~~

Planning Area	**Unincorporated Communities**
East San Gabriel Valley	Avocado Heights Charter Oak East Irwindale Hacienda Heights North Whittier Rowland Heights South San Jose Hills Valinda West Puente Valley
Gateway	South Whittier-Sunshine Acres West Whittier-Los Nietos
Metro	East Los Angeles East Rancho Dominguez Florence-Firestone Walnut Park West Athens-Westmont West Rancho Dominguez-Victoria Willowbrook
South Bay	Alondra Park/El Camino Village Del Aire La Rambla Lennox West Carson Wiseburn

West San Gabriel Valley	Altadena East Pasadena-East San Gabriel La Crescenta-Montrose San Pasqual South Monrovia Islands South San Gabriel
Westside	Ladera Heights View Park - Windsor Hills Unincorporated Del Rey

~~a. Avocado Heights;~~

~~b. Charter Oak;~~

~~c. East Irwindale;~~

~~d. East Los Angeles;~~

~~e. East Rancho Dominguez;~~

~~f. Florence-Firestone;~~

~~g. Hacienda Heights;~~

~~h. North Whittier;~~

~~i. Rowland Heights;~~

~~j. South San Jose Hills;~~

~~k. South Whittier-Sunshine Acres;~~

~~l. Valinda;~~

~~m. Walnut Park;~~

~~n. West Athens-Westmont;~~

~~o. West Puente Valley;~~

~~p. West Rancho Dominguez-Victoria;~~

~~q. West Whittier-Los Nietos; or~~

~~r. Willowbrook~~

~~TABLE 22.300.020 PLANNING AREA STANDARDS DISTRICTS~~		
~~Planning Area Standards District~~	~~Chapter~~	~~PASD Adoption Date~~
~~Westside Planning Area~~	~~22.322~~	~~XX/XX/XXX~~

~~TABLE 22.300.030-B: COMMUNITY STANDARDS DISTRICTS~~		
~~Community Standards District~~	~~Chapter~~	~~CSD Adoption Date~~
~~Baldwin Hills~~	~~22.322.080~~	~~10/28/2008~~
~~Windsor Hills-View Park~~	~~22.322.090~~	~~XX/XX/XXXX~~
~~Ladera Heights~~	~~22.322.100~~	~~XX/XX/XXXX~~
~~Unincorporated Del Rey~~	~~22.322.101~~	~~XX/XX/XXXX~~

SECTION 3. Section 22.322 is hereby amended to read as follows:

Chapter 22.322 WESTSIDE PLANNING AREA STANDARDS DISTRICT

22.322.010 Purpose.

22.322.020 Definitions.

22.322.030 Planning Area Standards District Map.

22.322.040 Applicability.

22.322.050 Application and Review Procedures.

22.322.060 PASD Area-Wide Development Standards.

22.322.070 PASD Zone-Specific Development Standards.

22.322.080 Baldwin Hills Community Standards District

22.322.090 Ladera Heights Community Standards

22.322.100 View Park-Windsor Hills Community Standards District

22.322.110 Unincorporated Del Rey Community Standards District.

22.322.010 Purpose.

The Westside Planning Area Standards District (PASD) is established to implement specific development standards for the unincorporated communities of the Westside Planning Area: West Los Angeles (LA)/ Sawtelle Veterans Affairs (VA), Ladera Heights/View Park-Windsor Hills, West Fox Hills, Marina del Rey, Ballona Wetlands, Franklin Canyon, and Gilmore Island. The PASD is necessary to ensure that the goals and policies of the Westside Area Plan (WSAP) are accomplished in a manner that protects the health, safety, and general welfare of the community.

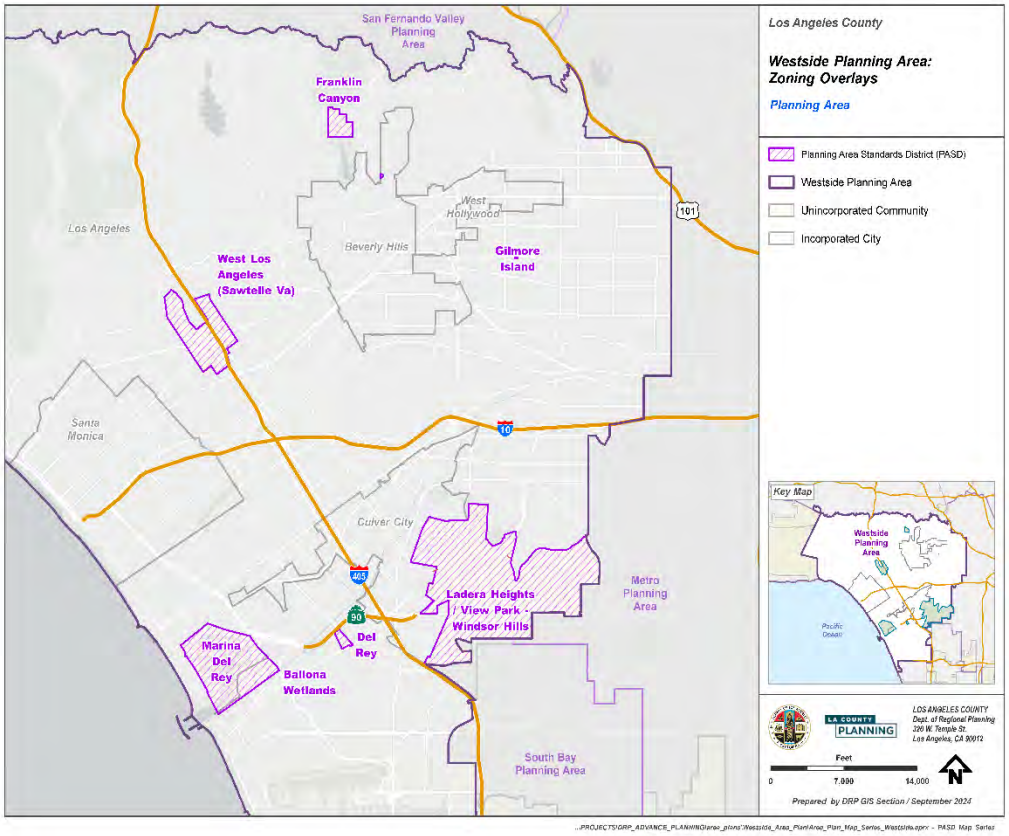
22.322.020 Definitions.

(Reserved)

22.322.030 Planning Area Standards District Map.

The boundaries of this PASD are shown in Figure 22.322-A: Westside PASD Boundary, below.

Figure 22.322-A: Westside PASD Boundary



22.322.040 Applicability.

A. General. Except as specified otherwise, this Chapter, in conjunction with Section 22.300.020 (Application of Planning Area Standards Districts and Community Standards Districts to Property), shall apply to any applicable application for development, expansion, or change of use on lots within the boundaries of the Westside PASD.

B. Relationship to other Title 22 Provisions.

1. Specific plans. Regulations in a specific plan shall supersede any contrary provisions in this Division 10.

2. Except as otherwise expressively provided in a specific plan, a lot within the boundary of a specific plan may be subject to all the standards and

requirements of the basic zone and other provisions of this Title 22.

C. Exception. Notwithstanding Section 22.172.020.H (Maintenance of Buildings or Structures Nonconforming Due to Use), a building or structure nonconforming due to use, or a building or structure nonconforming due to standards, which is subject to termination by operation of law as specified in Section 22.172.050.B (Termination by Operation of Law), shall not be made to conform to the requirements for new buildings or structures as specified by this Chapter if alterations to the building or structure are proposed due to seismic retrofitting as required by Chapters 95 and 96 of Title 26 (Building Code) of the County Code.

D. Notwithstanding any contrary provisions in this Title 22, the provisions of this Chapter, in conjunction with Chapter 22.166 (Housing Permits), apply to the following:

…

22.322.050 Application and Review Procedures.

(Reserved.)

22.322.060 PASD Area-Wide Development Standards.

A. Building Height Limit – Exceptions. In addition to Section 22.110.060.C (Exceptions from Height Limit), elevator shafts and stairwells shall be excluded from the maximum permitted height limits stated by this Title 22.

B. Service Areas and Mechanical Equipment. Service areas and mechanical equipment for uses in all zones shall be visually unobtrusive and integrated with the design of the site and building.

C. Landscaped Buffer and Screening. Where a new non-residential primary use or an expansion in floor area of an existing non-residential primary use abuts a residence or residentially zoned lot, the following shall be required:

1. A landscaped buffer strip at least five feet wide.

2. One 15-gallon tree for every 50 square feet of the landscaped buffer strip, which shall be equally spaced within said buffer strip; and

3. A solid masonry wall not less than six feet nor more than eight feet in height shall be provided along the common lot line, provided that Section 22.110.180 (Sight Distance) is satisfied.

D. Standards for Specific Uses.

1. All Residential Uses.

a. Landscaping.

i. The required front yard, excluding driveways and walkways to residence entrances, shall be maintained with drought tolerant or low water use, native, or non-invasive plants, grasses, shrubbery, or trees, and include an on-site irrigation system, such as a drip system.

22.322.070 PASD Zone-Specific Development Standards.

A. All Mixed-Use Zones.

1. Development Standards. The following development standards shall apply to mixed-use developments in the Westside PASD.

a. Loading Spaces. In addition to the standards of Section 22.112.120 (Loading Spaces), the following standards shall apply:

i. Loading spaces shall be located in the rear of the structure, away from adjoining residentially zoned lots, and shall be screened with walls that are adorned with decorative masonry patterns and designs using natural stone, manufactured stone, pavers of travertine, sandstone, flagstone, bluestone, or similar stones.

ii. Decorative fencing, and/or landscaping when visible from the street, alley, or residentially zoned properties. Unadorned concrete masonry walls and chain-link fencing shall be prohibited.

iii. Loading and unloading operations shall not be conducted between 10:00 p.m. and 6:00 a.m.

22.322.080 Baldwin Hills Community Standards District .

22.322.080 Purpose.

The Baldwin Hills Community Standards District ("CSD") is established to provide a means of implementing regulations, safeguards, and controls for activities related to drilling for and production of oil and gas within the oil field located in the Baldwin Hills area of the County. The purpose of these supplemental regulations is to ensure that oil field operations are conducted in harmony with adjacent land uses, to minimize the potential adverse impacts of such operations, to regulate such operations so they are compatible with surrounding land uses, and to enhance the appearance of the site with landscaping and other property maintenance requirements. These standards are implemented to protect the comfort, health, safety, and general welfare of people living, working, and recreating in the surrounding areas.

(Ord. 2019-0004 § 1, 2019.)

22.322.080 Definitions.

For the purpose of this Chapter, the following terms shall have the meanings set forth herein, unless the context indicates otherwise. Unless a word or phrase is specifically defined in this Section, the definitions set forth in Division 2 (Definitions) shall apply to this Chapter.

Bioremediation Farm. The area of land within the oil field that is used for soil remediation through petroleum hydrocarbon impacted soil removal efforts.

Breakdown. Any event that results in a violation of applicable SCAQMD rules as specified in SCAQMD Rule 430.

CalARP Program. The California Accidental Release Prevention Program.

CAP. The Community Advisory Panel as described in Section 22.310.100.A (Community Advisory Panel).

Chief Executive Officer. The Chief Executive Officer for the County of Los Angeles.

Derrick. Any portable framework, tower, mast, or structure which is required or used in connection with drilling, redrilling, reworking, operating, or maintaining a well for the production of oil, gas, or other hydrocarbons from the earth.

Developed Area.

A. Any lot containing any residential, commercial, industrial, or office structure, or used for residential, commercial, industrial, or office purposes (provided that no lot on the oil field shall be considered to be developed area solely because of the presence

thereon of the Cone Trust House or of a structure used by any operator for administrative functions associated with the oil field); or

B. Any lot containing any public park, house of worship, cemetery, school, parking lot, or any recreation area which has been developed and opened for public use.

Director. The Director of the Department of Regional Planning of the County of Los Angeles or their designee.

Director of Public Health. The Director of the Department of Public Health of the County of Los Angeles or their designee.

Director of Public Works. The Director of Public Works of the County of Los Angeles or their designee.

District. This CSD, the boundaries of which are shown on Figure 22.310-A: Baldwin Hills CSD Boundary, at the end of this Chapter.

DOGGR. The Division of Oil, Gas, and Geothermal Resources of the Department of Conservation of the State of California.

Drilling. Digging or boring into the earth for the purpose of exploring for, developing, extracting, or producing oil, gas, or other hydrocarbons, or for the purpose of injecting water, steam, or any other fluid or substance into the earth, but does not include remediation efforts to clean-up or remove contamination.

Drilling Equipment. The derrick, together with all parts of and appurtenances to such structure and, every piece of apparatus, machinery, or equipment used or erected or maintained for use in connection with drilling or redrilling.

Drill Site. That portion of any land on which drilling equipment is placed, stored, or utilized during the drilling, redrilling, or reworking of a well.

Enhanced Oil Recovery. Any production method which involves the injection of water, gas, steam, or any other substance into the earth for the purpose of extracting oil.

Environmental Compliance Coordinator. An independent third party approved by the Director and funded by the operator with expertise in oil operations who shall monitor oil operations at the oil field to ensure compliance with all provisions of this Chapter.

Emergency Response Plan or ERP. The emergency response plan, which is a plan to handle anticipated emergencies as required by Section 5192 of Title 8 of the California Code of Regulations and the United States Environmental Protection Agency requirements set forth at 40 Code of Federal Regulations 112, or with any emergency response regulations enacted or modified by the State of California or United States Environmental Protection Agency which are applicable to the oil field.

EQAP. The environmental quality assurance program as described in Section 22.310.060.A.

Fire Chief. The Fire Chief of the Fire Department of the County of Los Angeles or their designee.

Fire Department. The Fire Department for the County of Los Angeles.

Fluids. Any liquid.

Gas. Any substance, either combustible or noncombustible, which is produced in a natural state from the earth and which maintains a gaseous or rarefied state at standard

temperature and pressure conditions. It shall also mean the gaseous components or vapors occurring in, or derived from, petroleum or natural gas.

Gas Plant. The centralized facility that is used for the separation of gas constituents and removal of impurities. This includes facilities for the removal of hydrogen sulfide, carbon dioxide, depropanizers, debutanizers, and other types of fractionation.

Idle Well. Any well that has not produced oil or gas or has not been used for injection for six consecutive months of continuous operation during the last five or more years. An idle well does not include an active observation well.

Injection Well. Any well used for the purpose of injecting water, waste water, brine, hydrocarbons, steam, or any other substance as a means of enhanced oil recovery.

Landowner or Landowners. A person, trust, firm, corporation, partnership, association, or other business entity that owns a legal or equitable title in and to any of the real property located within the oil field portion of the district.

Lessor. The owner of the land and mineral resources therein subject to a lease.

MACC. The Multiple Agency Coordination Committee described in Section 22.310.070.H.

Maintenance. The diagnosis, repair or replacement of machinery, equipment, apparatus, structures, facilities, and parts thereof, used in connection with oil operations as well as any other work necessary to reduce public health or safety hazards, other than drilling, redrilling, or reworking.

NFPA. The National Fire Protection Association.

Odor Suppressant. An organic emulsifier, or other compound, that is used to eliminate hydrocarbon odors by reducing the organic composition of hydrocarbon materials.

Oil. Crude oil.

Oil Cleaning Plant. All components of a future facility to be used for the storage and separation of oil, gas, and water.

Oil Field or Oil Field Portion of the District. The entire district except for the Southern California Edison facility, the Holy Cross Cemetery, and the small non-contiguous lot located east of La Brea Avenue, all of which excluded areas are shaded on Figure 22-310-A: Baldwin Hills CSD Boundary, at the end of this Chapter.

Oil Operations. Any activity undertaken in connection with the extraction, production, storage, or shipping of oil, gas, or other hydrocarbon substances including, but not limited to, drilling, redrilling, reworking, maintenance, repair, installation, construction operations, processing, enhanced oil recovery, bioremediation, well abandonment, remediation, clean-up, demolition, restoration, and revegetation. The term shall not include purely administrative operations (e.g., work carried on in the administrative office buildings).

Oil Field Web Site. The web site described in Section 22.310.100.B.3.

Operator. A person, firm, corporation, partnership, association, or other business entity that owns or holds the right to use the surface of the land to extract oil and gas. In the event there are two or more persons or entities who qualify as operators at any given time, then the term shall apply to all of them with regard to their respective operations.

Outer Boundary Line. The exterior limits of the oil field portion of the District.

Permanent Structure. Any building, facility, or equipment that is intended to, or does, remain in place on the oil field for more than one year, and shall include all tanks and all components of any steam drive plant, oil cleaning plant, or water processing facility. Wells and pipelines shall not be considered permanent structures.

Processing. The use of operations for gauging, recycling, compressor repressuring, injection, dehydration, stimulation, separation (including, but not limited to, separation of liquids from gas), shipping and transportation, and the gathering of oil, gas, other hydrocarbon substances, water, or any combination thereof.

Public Health Department. The Department of Public Health for the County of Los Angeles.

Pure Tones. Any sound for which the one-third octave band sound-pressure level in the band with the tone exceeds the arithmetic average of the sound-pressure levels of the two contiguous one-third octave bands by five dB for center frequencies of 500 Hertz and above, or by eight dB for center frequencies between 160 and 400 Hertz, or by 15 dB for center frequencies less than or equal to 125 Hertz.

Redrilling. Any drilling operation conducted to recomplete an existing well in the same or different oil producing zone where the well is deeper than the initial well depth.

Regional Water Quality Control Board or RWQCB. The Los Angeles Regional Water Quality Control Board that regulates and monitors water quality within the Los Angeles Region.

Reworking. Recompletion of an existing well and includes operations such as liner replacements, perforating, or fracing. Reworking also includes redrilling a well that is not deepened or sidetracked beyond the existing well bore.

SIMQAP. The safety inspection, maintenance, and quality assurance program described in Section 22.310.060.C.

SCAQMD. The South Coast Air Quality Management District, which is the regional body that regulates and monitors air quality within the four counties of Los Angeles, Orange, San Bernardino, and Riverside.

SPCC. The spill prevention, control, and countermeasure plan that meets the regulatory requirements of 40 CFR Part 112, or of any subsequently enacted or modified United States Environmental Protection Agency provisions on spill prevention, control, and countermeasure plans.

Steam Drive Plant. All components of a potential future centralized facility that would allow for the production of steam to be injected into portions of the oil field, including a water treatment plant, water softening facility, and all related tanks and equipment.

Subsidence. The settling or sinking of the ground surface.

SWPPP. The stormwater pollution prevention plan that meets the requirements specified by the Regional Water Quality Control Board.

Tank. A container, covered or uncovered, used in conjunction with the drilling or production of oil, gas, or other hydrocarbons for holding or storing fluids.

Uplift. The rising or rebound of the ground surface.

Well. Any oil or gas well or any well drilled for the production of oil or gas, or any well reasonably presumed to contain oil or gas, and shall include injection wells used for the purpose of enhanced oil recovery or to dispose of fluids associated with the production of oil and gas, or an observation well.

Well Abandonment. The permanent plugging of a well, in accordance with State law as set forth in Division 3, Chapter 1 of the California Public Resources Code and pursuant to requirements of DOGGR, found in Title 14 of the California Code of Regulations, Sections 1723-1723.9, or in accordance with subsequently enacted applicable State laws or regulations regarding well abandonment.

Well Servicing. Any maintenance work performed within any existing well bore which does not involve drilling, redrilling, or reworking.

Water Processing Facility. All components of a future centralized facility that would be used to treat and store water that is used for injection.

(Ord. 2019-0004 § 1, 2019.)

22.310.030 District Map.

The boundaries of this CSD are as shown on Figure 22.310-A: Baldwin Hills CSD Boundary, at the end of this Chapter.

(Ord. 2019-0004 § 1, 2019.)

22.322.080 Area Specific Development Standards.

A. Operational Limits. No surface drilling or other surface oil operations shall be allowed within the portions of this CSD consisting of the Southern California Edison facility, the Holy Cross Cemetery, and the small non-contiguous lot located east of La Brea Avenue. These areas are shaded on Figures 22.310-B and C at the end of this Chapter.

(Ord. 2019-0004 § 1, 2019.)

22.322.080 Oil Field Development Standards.

The following provisions shall apply throughout the oil field portion of this CSD:

A. Fire Protection and Emergency Response. The operator shall comply with the following provisions:

1. Community Alert Notification System ("CAN"). The operator shall maintain and test on an annual basis a CAN for automatic notification of area residences and businesses in the event of an emergency arising at the oil field that could require residents or inhabitants to take shelter, evacuate, or take other protective actions.
2. Spill Containment Response Training. The operator shall conduct annual spill containment response training and shall at all times have available, on-site, sufficient and properly maintained equipment and/or facilities so that a spill of the entire contents from the largest oil tank on the oil field can be responded to and contained in a timely manner to reduce the likelihood that the spill reaches a catch basin.

3. Emergency Response Plan ("ERP"). The operator shall at all times maintain and fully implement and comply with all provisions of an emergency response plan and shall further ensure that the then current ERP satisfies all rules and regulations of the United States Environmental Protection Agency and California Code of Regulations relating to emergency action plans and spill prevention control and countermeasure plans, as well as the rules, regulations, and requirements of the California Office of Spill Prevention and Response. The ERP shall also satisfy the rules and regulations of the United States Department of Transportation relating to onshore pipeline spills.

B. Air Quality and Public Health. The operator shall at all times conduct oil operations to prevent the unauthorized release, escape, or emission of dangerous, hazardous, harmful and/or noxious gases, vapors, odors, or substances, and shall comply with the following provisions:

1. Emission Offsets. The operator shall obtain emission offsets or RECLAIM credits as defined and required by SCAQMD Regulations for all new or modified emission sources that require a new or modified SCAQMD permit.
2. New Gas Plant. No new gas plant or flare shall be installed at any steam drive plant that may be constructed on the oil field. The operator shall connect any such steam drive plant to the existing gas plant to eliminate the need for a new gas plant or flare at the steam drive plant.
3. Odor Minimization. At all times the operator shall comply with the provisions of an odor minimization plan that has been approved by the Director. The odor minimization plan shall include any measures requested by the Director. The plan

shall provide detailed information about the facility and shall address all issues relating to odors from oil operations. Matters addressed within the plan shall include setbacks, signs with contact information, logs of odor complaints, method of controlling odors such as flaring and odor suppressants, and the protocol for handling odor complaints. The odor minimization plan shall be reviewed by the operator on an annual basis to determine if modifications to the plan are required. Any modifications to the odor minimization plan shall be submitted to the Director for review and approval.

4. Air Monitoring Plan. At all times the operator shall comply with the provisions of an air monitoring plan that has been approved by the Director. The air monitoring plan shall include any measure requested by the Director. During drilling, redrilling, and reworking operations, the operator shall monitor for hydrogen sulfide and total hydrocarbon vapors as specified in the approved plan. Total hydrocarbon vapors shall be monitored at the gas plant as specified in the approved plan. Such monitors shall provide automatic alarms that are triggered by the detection of hydrogen sulfide or total hydrocarbon vapors. For drilling, redrilling, or reworking monitors, the alarms shall be audible and/or visible to the person operating the drilling, redrilling, or reworking equipment. For the gas plant monitors, the alarms shall be audible or visible to the gas plant operator. Actions to be taken shall be as follows when specified alarm levels are reached:

    a. At a hydrogen sulfide concentration of equal to or greater than five parts per million but less than 10 parts per million, the operator shall immediately investigate the source of the hydrogen sulfide emissions and take prompt

corrective action to eliminate the source. The corrective action taken shall be documented in the drilling, redrilling, or reworking log. If the concentration is not reduced to less than five parts per million within four hours of the first occurrence of such concentration, the operator shall shut down the drilling, redrilling, or reworking operations in a safe and controlled manner, until the source of the hydrogen sulfide emissions has been eliminated, unless shutdown creates a health and safety hazard.

b. At a hydrogen sulfide concentration equal to or greater than 10 parts per million, the operator shall promptly shut down the drilling, redrilling, or reworking operations in a safe and controlled manner until the source of the hydrogen sulfide emissions has been eliminated, unless shutdown creates a health and safety hazard. The corrective action taken shall be documented in the drilling, redrilling, or reworking log. When an alarm is received, the operator shall promptly notify the County Fire Department-Health Hazardous Materials Division, the Culver City Fire Department, the Office of Emergency Services, and the SCAQMD.

c. At a total hydrocarbon concentration equal to or greater than 500 parts per million but less than 1,000 parts per million, the operator shall immediately investigate the source of the hydrocarbon emissions and take prompt corrective action to eliminate the source. The corrective action taken shall be documented in the drilling log for drilling, redrilling, or reworking and in the gas plant log for the gas plant. If the concentration is not reduced to less than 500 parts per million within four hours of the first occurrence of such concentration, the

operator shall shut down the drilling, redrilling, reworking, or gas plant operations in a safe and controlled manner, until the source of the hydrocarbon emissions has been eliminated, unless shutdown creates a health and safety hazard.

d. At a total hydrocarbon concentration equal to or greater than 1,000 parts per million, the operator shall promptly shut down the drilling, redrilling, or reworking or gas plant operations in a safe and controlled manner, until the source of the hydrocarbon emissions has been eliminated, unless shutdown creates a health and safety hazard. The corrective action taken shall be documented in the drilling log for drilling, redrilling, or reworking and in the gas plant log for the gas plant. When an alarm is received, the operator shall promptly notify the County Fire Department-Health Hazardous Materials Division, the Culver City Fire Department, and the SCAQMD.

e. All the monitoring equipment shall keep a record of the levels of total hydrocarbons and hydrogen sulfide detected at each of the monitors, which shall be retained for at least five years. The operator shall, on a quarterly basis, provide a summary of all monitoring events where the hydrogen sulfide concentration was at five parts per million or higher and the total hydrocarbon concentration was at 500 parts per million or higher to the Fire Chief. At the request of the Fire Chief, the operator shall make available the retained records from the monitoring equipment.

5. Portable Flare for Drilling. The operator shall have a gas buster and a portable flare, approved by the SCAQMD, at the oil field and available for immediate use to

remove any gas encountered during drilling operations from drilling muds prior to the muds being sent to the shaker table, and to direct such gas to the portable flare for combustion. The portable flare shall record the volume of gas that is burned in the flare. The volume of gas burned in the flare shall be documented in the drilling log. The operator shall notify the Fire Chief and the SCAQMD within 48 hours in the event a measurable amount of gas is burned by the flare, and shall specify the volume of gas that was burned in the flare. No drilling or redrilling shall be conducted in areas that are known to penetrate the Nodular Shale zone unless a fully operational and properly maintained gas buster and portable flare are installed on the rig. All other drilling and redrilling operations shall be conducted so that any measurable gas that is encountered can, and will, be retained in the wellbore until the gas buster and portable flare are installed on the rig, after which the gas will be run through the system. The operator shall immediately notify the Fire Chief and the SCAQMD in the event any gas from drilling or redrilling operations is released into the atmosphere without being directed to and burned in the flare.

6. Oil Tank Pressure Monitoring and Venting. All oil tanks that contain or could contain oil shall have a fully operational pressure monitoring system that continuously measures and digitally records the pressure in the vapor space of each tank. The detection system shall notify the operator via an alarm when the pressure in the tank gets within 10 percent of the tank relief pressure. In the event of an alarm, the operator shall immediately take corrective action to reduce the tank pressure. The corrective action shall be documented in the operator's log. The operator shall notify the Fire Chief and the SCAQMD within 24 hours if the

pressure in any tank covered by this Subsection ever exceeds such tank's relief pressure. Within seven calendar days after any tank vapor release, the operator shall report the incident to the SCAQMD as a breakdown event pursuant to Rule 430, and shall provide the Fire Chief with a written report of the event and the corrective measures undertaken and to be undertaken to avoid future oil tank vapor releases. The operator shall make any changes to such report that may be required to obtain approval from the Fire Chief and the SCAQMD, and shall promptly institute all corrective measures called for by the report.

7. Odor Suppressant for Bioremediation Farms. When loading material or tilling material at the bioremediation farms, the operator shall use an odor suppressant such that no odor from the bioremediation farms can be detected at the outer boundary line.
8. Odor Suppressant for Drilling and Redrilling Operations. The operator shall use an odor suppressant spray system on the mud shaker tables for all drilling and redrilling operations to ensure that no odors from said operations can be detected at the outer boundary line.
9. Closed Systems. The operator shall ensure all produced water and oil associated with production, processing, and storage, except those used for sampling only, are contained within closed systems at all times.
10. Meteorological Station. The operator shall maintain and operate a meteorological station at the oil field in good operating condition and in compliance with all applicable Environmental Protection Agency ("EPA") and SCAQMD rules, regulations, and guidelines, and to the satisfaction of the Director. The operator

shall conduct an audit of the meteorological station on an annual basis and submit the results of the audit to the SCAQMD and the Director. The operator shall maintain the data files for the meteorological station for a period of not less than 10 years. All such data shall be available upon request to the SCAQMD and the Director.

11. Updated Health Risk Assessment. After every five years of operation of the meteorological station, the operator shall provide the previous five years of meteorological data to the SCAQMD and the Director. If the SCAQMD or the Director determines that the previous five years of meteorological data from the oil field could result in significant changes to the health risk assessment that was conducted as part of the Baldwin Hills Community Standards District Environmental Impact Report, then the County may elect to re-run the health risk assessment using the previous five years of meteorological data from the meteorological station.
12. Off-Road Diesel Construction Equipment Engines. All off-road diesel construction equipment shall comply with the following provisions:

    a. Utilize California Air Resources Board ("CARB") EPA Certification Tier III or better certified engines or other methods approved by the CARB as meeting or exceeding the Tier III standard or Tier II certified engines as long as no drilling or redrilling occurs during construction.
    b. Utilize a CARB Verified Level 3 diesel catalyst. The catalyst shall be capable of achieving an 85 percent reduction for diesel particulate matter. Copies of the CARB verification shall be provided to the Director. Said catalysts shall be

properly maintained and operational at all times when the off-road diesel construction equipment is in use.

13. Drill Rig Engines. All drilling, redrilling, and reworking rig diesel engines shall comply with the following provisions:

    a. Utilize CARB/EPA Certification Tier II or better certified engines, or other methods approved by CARB as meeting or exceeding the Tier II standard.
    b. Utilize second generation heavy duty diesel catalysts capable of achieving 90 percent reductions for hydrocarbons and for particulate matter smaller than 10 microns. Said catalysts shall be properly maintained and operational at all times when the diesel engines are running.

14. Drilling and Redrilling Setbacks. The following setbacks shall apply within the oil field for drilling or redrilling:

    a. At least 400 feet from developed areas.
    b. At least 20 feet from any public roadway.

15. Construction Schedule. To reduce construction air emissions, no overlap shall be permitted in major facility construction and installation activities such as the steam drive plant, the water processing facility, or the oil cleaning plant.
16. Fugitive Dust Control Plan. The operator shall comply with the provisions of a fugitive dust control plan that has been approved by the Director. The plan shall be based upon the requirements of SCAQMD Rule 403 and the SCAQMD CEQA Guideline Fugitive Dust Control Measures. The fugitive dust control plan shall be reviewed by the operator every five years to determine if modifications to the plan

are required. Any modifications to the fugitive dust control plan shall be submitted to the Director for review and approval. The fugitive dust control plan shall include any measure requested by the Director.

C. Safety and Risk of Upset. The operator shall at all times conduct oil operations in a manner that minimizes risk of accidents and the release of hazardous materials, and shall comply with the following provisions:

1. Natural Gas Liquid Blending. Natural gas liquids at the gas plant shall be blended with the oil to the maximum allowable pipeline system vapor pressure. Natural gas liquids storage shall be limited to the volume allowed in the risk management plan approved by the Fire Department.
2. Propane and Natural Gas Liquids Bullet Fire-Proofing. The operator shall install and maintain fire-proofing insulation on all propane and natural gas liquids bullets within the oil field. The fire-proofing insulation shall have a minimum two-hour fire rating and otherwise be acceptable to the Fire Chief. All propane and natural gas liquid bullets shall be equipped with an automatic deluge system.
3. Steam Drive Plant Setback. The steam drive plant, if constructed, shall be located at least 1,000 feet from a developed area and shall use urea or equivalent, low toxicity material for any nitrogen oxide emission reduction that is required by the SCAQMD.
4. Secondary Containment for Oil. The operator shall comply with the following provisions:

    a. The operator shall ensure that all existing oil tank areas in the oil field, unless determined by the Director to be infeasible, and all the new oil tank areas shall

have secondary containment (berms and/or walls) that can contain at least 110 percent of the largest oil tank volume to reduce the likelihood of oil spills entering the retention basins. In the event the Director determines that it would be infeasible to provide 110 percent containment for a particular existing oil tank, the operator shall provide such containment as the Director determines is feasible.

b. All retention basins in the oil field shall be adequately sized, and maintained to handle a 100-year storm event plus a potential spill of the volume of the largest tank that would drain into each basin.

c. All above ground piping in the oil field that contains or could contain oil shall be protected by basins or secondary containment measures (berms and/or walls).

D. Geotechnical. The operator shall comply with the following provisions:

1. Grading. The operator shall comply with all of the following provisions:

a. All proposed grading shall be subject to prior review and approval by the Director of Public Works.

b. Grading involving up to 5,000 cubic yards and grading associated with the bioremediation farms may be undertaken pursuant to a County master grading plan stamped by a registered professional engineer and a California-certified engineering geologist and approved by the Director of Public Works.

c. No slope of cut or fill shall have a gradient steeper than two to one (2:1) unless specifically approved by a site specific geotechnical report.

d. Cuts and fills shall be minimized to avoid erosion and visual impacts.

2. Geotechnical Investigations. The operator shall comply with the following provisions:

    a. A site-specific geotechnical investigation shall be completed for grading in excess of 5,000 cubic yards, unless associated with the on-site Bioremediation Farms and approved pursuant to a master grading plan approved by the Director of Public Works, and for any grading that supports or impacts a critical facility as determined by the Director. The investigation shall be completed by a California-certified engineering geologist and submitted to the Director and the Director of Public Works for review and approval, in conjunction with an application for a revised grading permit.

    b. A site-specific geotechnical investigation shall be completed for all proposed permanent structures. The investigation shall include analysis and recommendations associated with potential seismically induced ground failure, such as differential settlement and lateral spreading. The geotechnical investigation shall be completed by a California-certified engineering geologist and submitted to the Director of Public Works for review and approval.

3. Erosion Control. The operator shall comply with the following provisions:

    a. The operator shall comply with all provisions of an erosion control plan that has been approved by the Director. The erosion control plan shall be reviewed by the operator every two years to determine if modifications to the plan are required. Any modifications to the erosion control plan shall be submitted to the Director for review and approval. The erosion control plan shall include any measures requested by the Director.

b. Erosion shall be controlled on all slopes and banks so that no mud or other substances are washed onto public streets or surrounding property. Such control measures may consist of planting and irrigation, dams, cribbing, riprap, sand bagging, netting, berms, or other devices.

4. Restoration of Slopes. Slopes shall be restored to their original grade once the use that required the grading of the slope has been discontinued. However, if restoration of a slope would negatively affect existing drainage patterns or slope stability, then the slope shall be restored to a grade that avoids these negative effects.
5. Ground Movement Surveys. The operator shall conduct ground movement surveys once every 12 months, or more frequently if determined necessary by the Director of Public Works, following all provisions of a ground movement monitoring plan that is acceptable to DOGGR and the Director of Public Works, that calls for both vertical and horizontal ground movement surveys, at specified survey locations within, and in the vicinity of, the oil field, utilizing high precision Global Positioning System technology, in combination with a network of ground stations (or any alternative technology specified in the ground movement monitoring plan approved by the Director of Public Works), and following other survey methods outlined in the plan. The surveys shall be conducted by a California-licensed surveyor. The survey results shall be analyzed in relation to oil field activities, such as production, steam injection, and waterflooding, taking into consideration individual oil producing zones, injection schedules, rates, volume, and pressure. The analysis shall be completed in collaboration by a California-registered

professional petroleum engineer, registered geotechnical engineer, and certified engineering geologist. The results of the annual monitoring survey and analysis shall be forwarded to DOGGR and the Director of Public Works. If requested by DOGGR or the Director of Public Works, the operator shall make modifications to the ground movement monitoring plan. In the event that survey indicates that on-going ground movement, equal to or greater than 0.6 inches at any given location, or a lesser value determined by the Director of Public Works is occurring in an upward or downward direction in the vicinity of or in the oil field, the operator shall review and analyze all claims or complaints of subsidence damage that have been submitted to the operator or the County by the public or a public entity in the 12 months since the last ground movement survey. Based thereon, the operator shall prepare a report that assesses whether any of the alleged subsidence damage was caused by oil operations and submit said report to DOGGR and Public Works. Public Works shall review the report to determine if it concurs with its conclusions. If the report concludes that damage has not been caused by oil operations, and Public Works does not concur in that conclusion, it shall forward its conclusions to DOGGR for its review and possible action. If the report concludes that damage was caused by oil operations and Public Works concurs with any such conclusion, Public Works shall forward Public Works' conclusions to DOGGR and ask DOGGR to evaluate the operator's fluid injection and withdrawal rates to determine whether adjustments to these rates may alleviate the ground movement, and if so, where in the oil field such adjustments should be made. The operator shall implement whatever adjustments in the rates of fluid injection and/or withdrawal that DOGGR

determines are necessary and appropriate to alleviate any ground movement damage. The County shall promptly notify the CAP of any such action that is taken pursuant to this Subsection. Injection pressures associated with secondary recovery operations (i.e., water flooding) or disposal of produced fluids shall not exceed reservoir fracture pressures as specified in Title 14 of the California Code of Regulations, Section 1724.10, and as approved by the DOGGR.

6. Construction of Permanent Structures. No permanent structures shall be constructed in an Alquist-Priolo Fault Zone without preparation of a fault study by a California-certified engineering geologist. Following the fault study, no permanent structures shall be placed within 50 feet of a known active fault. The fault investigation report shall be submitted to the Director of Public Works for review and approval.
7. Oil Field Accelerometer. The operator shall operate and maintain an accelerometer at the oil field to determine site-specific ground accelerations as a result of any seismic event in the region (Los Angeles/Orange County and offshore waters of the Santa Monica Bay and San Pedro Channel). Readings from the accelerometer shall be recorded at the oil field and transmitted in real-time to the Caltech Seismological Laboratory. The operator shall cease operations and inspect all oil field pipelines, storage tanks, and other infrastructure following any seismic event that exceeds a ground acceleration at the oil field of 13 percent of gravity (0.13 g) and promptly notify the Director. The operator shall not reinstitute operations at the oil field and associated pipelines until it can reasonably be determined that all oil field infrastructure is structurally sound.

8. Pipeline Management Plan. The operator shall maintain and implement a pipeline management plan that meets the requirements of DOGGR regulations.
9. Paleontological Monitor. The operator shall have a qualified paleontologist, approved by the Director, monitor all rough grading and other significant ground disturbing activities in paleontological sensitive sediments. The sensitive sediments that have been identified within the oil field include the Lower to Middle Pleistocene San Pedro Formation and the Middle to Upper Pleistocene Lakewood Formation. A paleontologist will not be required on site if excavation is only occurring in artificial fill or Holocene alluvium.

E. Noise Attenuation. All oil operations on the oil field shall be conducted in a manner that minimizes noise and shall comply with the following provisions:

1. Noise Limits. The operator shall comply with the following provisions:

    a. All oil operations on the oil field shall comply with the noise provisions of Chapter 12.08 of Title 12 (Environmental Protection) of the County Code, with the exception of drilling, redrilling, and reworking, which are exempt from the provisions of said Chapter.
    b. Hourly, A-weighted equivalent noise levels associated with drilling, redrilling, and reworking shall not elevate existing baseline levels by more than five dBA at any developed area. For daytime activities (7:00 a.m. to 7:00 p.m.) existing baseline noise levels shall be defined as the maximum daytime equivalent noise level (Leq) at the closest monitoring site as shown in Table 4.9.3 of the 2008 Baldwin Hills Community Standards District Environmental Impact Report. For nighttime activities (7:00 p.m. to 7:00 a.m.), existing baseline noise

levels shall be defined as the minimum nighttime equivalent noise level (Leq) at the closest monitoring site as shown in Table 4.9.3 of the 2008 Baldwin Hills Community Standards District Environmental Impact Report. Updated baseline noise levels may be set and additional monitoring sites may be established, from time to time by the Director. In no case shall baseline noise levels include any drilling, redrilling, or reworking operations.

c. Noise produced by oil operations shall include no pure tones when measured at a developed area.

2. Backup Alarms. Backup alarms on all vehicles operating within the oil field shall be disabled between the hours of 8:00 p.m. and 8:00 a.m. During periods when the backup alarms are disabled, the operator shall employ alternate, low-noise methods for ensuring worker safety during vehicle backup, such as the use of spotters.

3. Quiet Mode Drilling Plan. All drilling and redrilling on the oil field between the hours of 6:00 p.m. and 8:00 a.m. shall be conducted in conformity with a quiet mode drilling plan that has been approved by the Director and the Director of Public Health. The quiet mode drilling plan shall be reviewed by the operator every year to determine if modifications to the plan are required. The operator shall make changes to the plan if requested by the Director or the Director of Public Health. Any modifications to the quiet mode drilling plan shall be submitted to the Director and the Director of Public Health for review and approval. The quiet mode drilling plan shall include any measures requested by the Director or the Director of Public Health.

4. Equipment Servicing. All noise producing oil field equipment shall be regularly serviced and repaired to minimize increases in pure tones and other noise output over time. The operator shall maintain an equipment service log for all noise-producing equipment.
5. Deliveries to the Oil Field. Deliveries to the oil field shall not be permitted after 8:00 p.m. and before 7:00 a.m. except in cases of emergency. Deliveries on Sundays or legal holidays shall not be permitted after 8:00 p.m. or before 9:00 a.m., except in cases of emergency.
6. Deliveries within the Oil Field. Deliveries to areas of the oil field located within 500 feet of any residential property shall not be permitted after 5:00 p.m. or before 7:00 a.m. except in cases of emergency. Deliveries to such areas on Sundays or legal holidays shall not be permitted after 5:00 p.m. and before 9:00 a.m., except in cases of emergency.
7. Time Limits for Construction. Construction of permanent structures shall not be permitted after 7:00 p.m. and before 7:00 a.m., or during Saturdays, Sundays, or legal holidays.
8. Construction Equipment. All construction equipment shall be selected for low-noise output. All construction equipment powered by internal combustion engines shall be properly muffled and maintained.
9. Construction Equipment Idling. Unnecessary idling of construction equipment internal combustion engines is prohibited.
10. Worker Notification. The operator shall instruct employees and subcontractors about the noise provisions of this Subsection E prior to commencement of each

and every drilling, redrilling, reworking, and construction operation, and shall annually certify to the Director that such employees and subcontractors have been properly trained to comply with such noise provisions. The operator shall prominently post quiet mode policies at every drilling and redrilling site.

F. Vibration Reduction. All oil operations on the oil field shall be conducted in a manner that minimizes vibration. Additionally, vibration levels from oil operations at the oil field shall not exceed a velocity of 0.25 mm/s over the frequency range 1 to 100 Hz at any developed area.

G. Biological Resources. All oil operations on the oil field shall be conducted in a manner that minimizes impacts to biological resources and shall comply with the following provisions:

1. Oil Spill Response. The operator shall comply with all provisions of an Emergency Response Plan ("ERP") that has been approved by the Director, to protect biological species and to revegetate any areas disturbed during an oil spill or clean-up activities. The operator shall make changes to the ERP if requested by the Director. Any modifications to the ERP shall be submitted to the Director for review and approval. The ERP shall include any measures to protect biological species that may be requested by the Director.
2. Special Status Species and Habitat Protection. The operator shall comply with all provisions of a special status species and habitat protection plan that has been approved by the Director. The operator shall make changes to the plan if requested by the Director. Any modifications to the plan shall be submitted to the Director for

review and approval. The special status species and habitat protection plan shall include any measures requested by the Director.

3. Habitat Restoration and Revegetation Plan. Prior to any disturbance of sensitive natural habitat areas, as identified in the special status species and habitat protection plan, the operator shall hire a biologist, approved by the County, to conduct a survey of the area to determine if significant impact to sensitive natural habitat, including coastal sagebrush, coyote bush scrub, riparian scrub, and oak woodland will occur. If the biologist determines that significant impact to sensitive natural habitat will occur, then the operator shall have a County-approved restoration specialist, with expertise in southern California ecosystems and revegetation techniques, prepare a habitat restoration and revegetation plan. The plan shall be submitted to the Director for review and approval. The Director shall make best efforts to complete the review of the plan as expeditiously as possible and shall then either approve the plan or provide the operator with a list of specific items that must be included in the plan prior to approval. No removal of sensitive natural habitat shall occur until the plan has been approved by the Director. The habitat restoration and revegetation plan shall include any measures requested by the Director.
4. Pre-Construction Surveys. The following surveys shall be conducted prior to any significant vegetation removal in sensitive natural habitat as identified in the special status species and habitat protection plan.

    a. The operator shall hire a County-approved ecologist/botanist to conduct sensitive plant surveys.

b. The operator shall hire a County-approved biologist to conduct sensitive wildlife surveys in habitat areas that could support sensitive wildlife species.
c. The operator shall hire a County-approved biologist to conduct breeding and nesting bird surveys if the construction activities would occur during the breeding season (February 1 to August 31 for raptors, and March 15 to September 15 for sensitive/common birds).
d. The operator shall hire a County-approved wetland delineator to delineate any wetlands that would be affected by construction.

5. Listed Plant or Wildlife Species. If federal- or State-listed plant or wildlife species are found, then the operator shall comply with all applicable United States Fish and Wildlife and California Department of Fish and Wildlife rules and regulations.
6. Construction Monitoring. If the pre-construction surveys find sensitive plant, wildlife species, or nesting birds, a biological monitor hired by the operator, and approved by the County, shall be on site during construction to monitor the construction activities. The biological monitor shall be responsible for the following:

    a. Establishing a 300-foot buffer around any active breeding bird nests.
    b. Assuring that vegetation removal does not harm sensitive wildlife species.
    c. Monitoring the construction area for sensitive wildlife species and relocating them to suitable habitat outside of the construction area.
    d. Ensuring that exclusionary fencing is installed around the construction area to prevent sensitive wildlife species from entering the construction area.

7. Tree and Riparian Scrub Removal. Removal of native or non-native trees and riparian scrub vegetation shall be scheduled, as possible, for removal outside the

nesting season to avoid impacts to nesting birds. If avoidance of removal of trees or riparian scrub during the recommended periods is not possible, a County-approved biologist shall perform a survey to ensure that no nesting birds are present prior to removal. If for any reason a nest must be removed during the nesting season, the operator shall provide written documentation to the Director demonstrating concurrence from the United States Fish and Wildlife Service and California Department of Fish and Wildlife authorizing the nest relocation and a written report documenting the relocation efforts.

8. Habitat Restoration. Within 60 days of completion of construction activities that have significantly impacted sensitive natural habitat, the operator shall begin habitat restoration consistent with the approved native habitat restoration and revegetation plan discussed in Subsection G.3, above. Restoration priority shall be given to areas of degraded habitat connecting areas of higher quality habitat and where restoration would produce larger corridors to support the migration and movement of wildlife. The operator shall replace any significant loss of sensitive natural habitat at the following ratios:

    a. 1:1 for each acre of coastal sagebrush or coyote bush scrub.

    b. 2:1 for each acre of riparian scrub or oak woodland.

H. Cultural/Historic Resources. The operator shall comply with all of the following provisions:

1. Cone Trust House. Oil operations shall not result in impacts to the Cone Trust House.

2. Archeological Training. The operator shall provide archeological training for all construction personnel who will be involved with ground disturbance activities at the oil field. All such construction personnel shall be required to participate in the training and will receive training material prepared by a qualified archaeologist prior to working on ground disturbance activities.
3. Construction Treatment Plan. The operator shall comply with all provisions of a construction treatment plan, approved by the Director, to ensure that any new archeological discoveries are adequately recorded, evaluated, and, if significant, mitigated. In the event that unknown archaeological artifacts are encountered during grading, clearing, grubbing, and/or other construction activities, work shall be stopped immediately in the vicinity of the find and the resource shall be evaluated by a qualified archaeologist, approved by the Director. The construction treatment plan shall include any measures requested by the Director.

I. Lighting. Outdoor lighting shall be restricted to only those lights which are required by code for the lighting of building exteriors, drilling, and redrilling rigs and for safety and security needs. In addition, the operator shall comply with the following provisions:

1. Screening. All new point lighting sources within the oil field shall be screened and directed to confine direct rays to the oil field and to prevent off-site spillover lighting effects to the extent feasible.
2. Lighting Plan. A detailed lighting plan shall be prepared for each new permanent structure and submitted to the Director for review and approval. No work may be commenced on such permanent structure until the lighting plan therefore has been

approved by the Director. The lighting plan shall include any measures requested by the Director.

J. Landscaping, Visual Screening, Irrigation and Maintenance. The operator shall comply with the conceptual landscaping plan for the oil field prepared by Mia Lehrer & Associates, dated October 2008, on file with the Department, which is intended to beautify and screen the oil field from adjoining residential, recreational, and institutional areas or adjacent public streets or highways. Landscaping required by this plan shall be completed in phases over a two-to five-year period as approved by the Director. All landscaping on the oil field shall be routinely inspected (on at least a monthly basis) and maintained in a neat, clean, and healthful condition, including proper watering, pruning, weeding, fertilizing, and replacement of plants as needed. Litter shall also be removed on a regular basis.

K. Oil Field Waste Removal. The operator shall comply with the following provisions:

1. Waste Collection. All drilling, redrilling, and reworking waste shall be collected in portable steel bins compliant with United States Department of Transportation standards. Any drilling, redrilling, and reworking wastes that are not intended to be injected into a Class II Well, as permitted by DOGGR, shall be removed from the oil field no later than 30 days following completion of the drilling, redrilling, and reworking. This provision does not apply to active sumps and mud pits.
2. Waste Discharge. No oil field waste shall be discharged into any sewer, storm drain, irrigation systems, stream or creek, street, highway, or drainage canal. Nor shall any such wastes be discharged on the ground provided that the foregoing shall not prohibit the proper use of active drilling sumps and mud pits.

3. Recycling Plan. The operator shall comply with all provisions of a recycling plan that has been approved by the Director. The recycling plan shall include any elements requested by the Director.

L. Construction of Private Roads. Roads and other excavations shall be designed, constructed, and maintained to provide stability of fill, minimize disfigurement of the landscape, prevent deterioration of vegetation, maintain natural drainage, and minimize erosion. Prior to construction of any new road, the operator shall prepare and submit to the Director of Public Works for review and approval a private road construction plan. The operator shall thereafter comply with all provisions of the approved private road construction plan. All new private access roads leading off any surfaced public street or highway shall be paved with asphalt or concrete not less than three inches thick for the first 50 feet of said access road from the public street or highway.

M. Signs. All signage shall comply with Chapter 22.114 (Signs). In addition, the operator shall comply with the following provisions:

1. Perimeter Identification Signs. Identification signs, at intervals acceptable to the Director, shall be posted and maintained in good condition along the outer boundary line fence and along the fences adjoining the public roads that pass through the oil field. Each sign shall prominently display current and reliable emergency contact information that will enable a person to promptly reach, at all times, a representative of the operator who will have the expertise to assess any potential problem and recommend a corrective course of action. Each sign shall

also have the telephone number of the Department Zoning Enforcement Section and the number of SCAQMD that can be called if odors are detected.

2. Main Entrance Sign. A sign shall be posted and maintained in good condition at the main entrance of the oil field prominently displaying a telephone number by which persons may contact a representative of the operator at all times to register complaints regarding oil field operations.
3. Other Required Signs. All identification signs, warning signs, no trespassing signs, and other signs required by County, State and federal regulations shall be properly posted and maintained in all required locations and in good condition.
4. Well Identification Signs. Well identification signs including the well name and well number shall be posted and maintained in good condition at each well location.
5. No Littering Signs. "No littering" signs shall be prominently posted and maintained in good condition on all oil field entrance gates.

N. Painting. All oil operation-related structures visible from public roadways and surrounding properties within the oil field shall be painted or otherwise surfaced or textured with a color that is compatible with the surrounding areas and has been approved by the Director. The painting or other surfacing of all structures covered by this Subsection shall thereafter be maintained in good condition.

O. Sumps. The operator shall comply with all of the following provisions:

1. Sump Clean Out. All sumps that are used, installed, or maintained for use in connection with any well, and which have not been used for 90 days for the operation of or the drilling, redrilling, or reworking of such well or any other well in the vicinity, shall be cleaned out, and all oil, rotary mud, and rubbish removed.

2. Sump Fencing. Around each sump of any depth, there shall be erected and continuously maintained a fence that encloses the sump and complies with the requirements of Sections 11.48.010 through 11.48.050, Title 11 (Health and Safety) of the County Code. This provision shall not apply to sumps that are constantly and immediately attended while drilling, redrilling, and reworking operations are proceeding as specified in Section 11.48.020 in Title 11 (Health and Safety) of the County Code.

P. Well Cellars. All well cellars shall be constructed in accordance with the most current American Petroleum Institute standards. In addition, the operator shall comply with the following provisions:

1. Cellar Fluids. Well cellars shall be kept free of all oil, water, or debris at all times. During drilling, redrilling, and reworking, the cellar shall be kept free of excess fluids by a pump which discharges into a waste tank, mud pit, vacuum truck, or other approved disposal system.
2. Access to Multi-Well Cellars. All multi-well cellars exceeding three feet in depth and 25 feet in length shall have two means of entrance and exit and an additional exit for every 50 feet in length thereafter. At least one means of entrance or exit for all multi-well cellars of 25 feet in length shall be a stairway constructed to California Division of Industrial Safety standards.
3. Single-Cellar Covers. All single-cellars shall be covered with open grating and have no openings larger than three inches at any point. Covers shall be capable of supporting vehicle weight or guardrails shall be erected to prevent vehicle access.

4. Cellar Ladder Openings. All openings for ladders through grating shall be designed to allow exit from underside without obstruction and shall be kept free of storage of any type. Said openings shall not be less than 24 inches on either side.

Q. Stormwater and Drainage Management. The operator shall comply with the following provisions:

1. Storm Water Pollution Prevention Plan. The operator shall maintain and implement all provisions of a SWPPP that has been inspected by the Regional Water Quality Control Board and Public Works. The operator shall provide the Director and the Director of Public Works with a copy of the SWPPP, and any future modifications, revisions, or alterations thereof, or replacements therefore. The SWPPP shall be updated prior to new construction activities as required by the Regional Water Quality Control Board.
2. Spill Prevention, Control, and Countermeasure Plan. The Operator shall maintain and implement all provisions of a SPCCP which meets the requirements of the Local California Unified Program Agency and the United States Environmental Protection Agency. The operator shall provide the Director and the Fire Chief with a copy of the SPCCP and any future modifications, revisions, or alterations thereof, or replacements therefore.
3. Hydrological Analysis. A site-specific hydrologic analysis shall be completed to evaluate anticipated changes in drainage patterns and associated increased runoff at the site for any new grading that results in the loss of vegetated, sandy, permeable ground areas, which could alter surface runoff at the site. The analysis shall be completed consistent with Standard Urban Stormwater Mitigation Plan

regulations, as specified in Public Works Hydrology Manual as amended. The hydrological analysis shall be submitted to the Director of Public Works for review and approval. The new grading that required the hydrologic analysis shall not occur until approval of the analysis by the Director of Public Works.

R. Water Management Plan. The operator shall comply with all provisions of a water management plan that has been approved by the Director and the Director of Public Works. The plan shall include best management practices, water conservation measures, the use of a drip irrigation system, and shall include provisions for the use of surface water runoff in the retention basins for dust suppression and landscaping. The plan shall also address the availability of reclaimed water for use at the oil field. The water management plan shall be reviewed by the operator every three years to determine if modifications to the plan are required. The operator shall make changes to the plan if requested by the Director or the Director of Public Works. Any modifications to the water management plan shall be submitted to the Director and the Director of Public Works for review and approval. The water management plan shall include any elements requested by the Director or the Director of Public Works. In addition, the operator shall comply with the water conservation measures and reporting requirements specified in Sections 20.09.020 through 20.09.080 in Title 20 (Utilities) of the County Code.

S. Groundwater Monitoring. The operator shall develop, implement, and carry out a groundwater quality monitoring program for the oil field that is acceptable to the Director and consistent with all requirements of the Regional Water Quality Control Board. Pursuant to the approved program, the operator shall install and maintain

groundwater monitoring wells in the vicinity of each surface water retention basin, which is permitted by the Regional Water Quality Control Board. Such monitoring wells shall be completed to the base of the permeable, potentially water-bearing, alluvium, Lakewood Formation, and San Pedro Formation, and to the top of the underlying, non-water bearing Pico Formation, as determined by a California-certified professional geologist. The Regional Water Quality Control Board and the Director shall be regularly advised of the results of such monitoring and shall be immediately advised if such monitoring indicates a potential problem.

T. Fencing. All portions of the oil field on which oil operations are conducted shall be enclosed with a fence compliant with DOGGR regulations codified at California Code of Regulations Title 14, Article 3, Sections 1778 and 1779, or as may be subsequently amended by the State.

U. Oil Field Cleanup and Maintenance. The operator shall maintain the site in a clean and orderly condition and shall comply with the following provisions:

1. Equipment Removal. All facilities that have reached the end of their useful economic life shall be properly decommissioned and removed from the oil field within one year. Areas not slated for future use shall be restored and revegetated within 90 days of termination of use, unless such restoration and revegetation would interfere with fire safety or access to oil operations.
2. Equipment Maintenance. All equipment, improvements, facilities, and other personal property or fixtures located on the oil field shall be maintained in good condition to the satisfaction of the Director and the Director of Public Works.

3. Site Debris and Vegetation. The operator shall keep the property free of debris and vegetation overgrowth to the satisfaction of the Director. All outside storage of parts or equipment shall comply with Chapter 22.140.430 (Outdoor Storage).

V. Security. All unmanned entrances to the oil field shall be equipped with sliding gates which shall be kept closed at all times except when authorized vehicles are entering or leaving the oil field. The operator shall have a security guard on duty 24 hours per day.

W. Vehicle Parking. Vehicular parking shall comply with Chapter 22.112 (Parking).

X. Sanitation. The operator shall comply with the following provisions:

1. Garbage and Refuse. The oil field shall be maintained in a clean, sanitary condition, free from accumulations of garbage, refuse, and other wastes.
2. Toilets and Wash Facilities. Sanitary toilet and washing facilities shall be installed at any site where personnel are permanently stationed. Portable facilities shall be provided wherever crews are temporarily employed. Such facilities shall be maintained in a clean and sanitary condition at all times.

Y. Storage of Hazardous Materials. The operator shall comply with all provisions of a hazardous materials business plan that has been submitted to the Fire Chief. The operator shall deliver to the Fire Chief for review and approval an updated hazardous material business plan on an annual basis. This plan shall provide the location of where hazardous materials are stored at the oil field. Hazardous materials shall be stored in an organized and orderly manner and identified as may be necessary to aid

in preventing accidents, and shall be reasonably protected from sources of external corrosion or damage to the satisfaction of the Fire Chief.

Z. Drilling, Redrilling, and Reworking Operations. The operator shall comply with all of the following provisions:

1. DOGGR Regulations. All DOGGR regulations related to drilling, redrilling, and reworking operations.
2. Number of Drilling and Redrilling Rigs. No more than three drilling or redrilling rigs shall be present within the oil field at any one time.
3. Annual Drilling, Redrilling, Well Abandonment, and Well Pad Restoration Plan. Before the end of each calendar year, the operator shall develop and deliver to the Director an annual drilling, redrilling, well abandonment, and well pad restoration plan, which shall describe all drilling, redrilling, well abandonment, and well pad restoration activities that may be conducted during the upcoming calendar year. Drilling and redrilling shall be scheduled to avoid over concentration of such activities in that year in any one area if located near a developed area. The operator may at any time submit to the Director proposed amendments to the then current annual plan. No drilling, redrilling, or abandonment activity may be commenced unless it is described in a current annual plan (or an amendment thereto) which has been approved by the Director. The annual plan (and any amendments) shall be provided to the CAP for review and comment. All comments on the annual plan from the CAP shall be submitted to the Director in writing, and, if timely submitted, will be considered as part of the review and approval by the Director. The Director shall complete the review of the annual plan (and any

amendments) within 45 days of receipt, and shall either approve the annual plan or provide the operator with a list of deficiencies. The annual plan shall comply with the provisions of this Subsection, and shall include the following:

a. The maximum number of wells proposed to be drilled or redrilled;
b. Approximate location of all wells proposed to be drilled or redrilled;
c. Approximate location of all proposed new well pads, including their size and dimensions;
d. Estimated target depth of all proposed wells and their estimated bottom hole locations;
e. A discussion of the steps that have been taken to maximize use of existing well pads, maximize use of redrilled wells, and maximize the consolidation of wells;
f. Location of all proposed well abandonments, if known, in accordance with DOGGR integrity testing program of idle wells;
g. Location of all well pads proposed to be abandoned and restored;
h. A proposed schedule and phasing of the drilling, redrilling, well abandonment, well pad abandonment, and restoration activities;
i. A discussion of the latest equipment and techniques that are proposed for use as part of the drilling and redrilling program to reduce environmental impacts; and
j. A topographic vertical profile showing proposed location of new wells that reflects local terrain conditions and that addresses the potential visibility of existing and proposed wells and other production facilities from residential and recreation areas.

4. Drill Rig Engines. All engines used for drilling and redrilling operations shall be operated by muffled internal-combustion engines or by electric motors.
5. Fire Safety Regulations. All drilling, redrilling, and reworking shall be in conformance with applicable fire and safety regulations.
6. New Technology. Proven reasonable and feasible technological improvements which are capable of reducing the environmental impacts of drilling and redrilling shall be considered as they become, from time to time, available.
7. Derricks and Portable Masts. All derricks and portable masts used for drilling, redrilling, and reworking shall meet the standards and specifications of the American Petroleum Institute as they presently exist or as may be amended.
8. Equipment Removal. All drilling and redrilling equipment shall be removed from the site within 90 days following the completion of drilling or redrilling activities unless the equipment is to be used at the oil field within five days for drilling or redrilling operations.
9. Drill Site Conditions. All drilling sites shall be maintained in a neat and orderly fashion.
10. Belt Guards. Belt guards shall be required over all drive belts on drilling, redrilling, and reworking equipment. Guarding shall be as required by Title 8 of the California Code of Regulations, Section 6622, or as may be subsequently amended.

AA. Processing Operations. The operator shall comply with the following provisions:

1. Limits on Processing Operations. Unless otherwise expressly required by DOGGR, the only processing operations permitted at the well site shall be the dehydration of oil and gas produced from the well; the storage, handling, recycling,

and transportation of such materials; and those processing operations required for water injection purposes.

2. Refining. No refining shall be conducted within the oil field.
3. Well Pump Motors. All well pumping units shall be operated by electric motors.
4. Well Pumps. Downhole submersible pumps and low-profile pumping units for production wells must be used wherever feasible.
5. Removal by Pipeline Only. All oil, gas, and other hydrocarbons produced from any well in the oil field shall be shipped and transported through pipelines, except in case of an emergency or when access to a pipeline becomes unavailable. Excluded from this requirement are propane and other related natural gas liquids that are in amounts in excess of what can be blended into the pipeline. Should any pipeline through which oil or gas is currently transported become unavailable for the safe transportation of said products due to maintenance problems with the pipeline, or lack of sufficient capacity within the pipeline to handle the volume of oil and gas needing transportation, or because the owner or operator of such pipeline elects to discontinue transporting oil or gas through such pipeline, then the operator shall within 180 days of the date the existing pipeline becomes unavailable, seek to acquire a private right of way or easement, or shall file an application for a right of way, easement, encroachment permit, or franchise for the construction of a replacement pipeline and shall diligently prosecute such application until such pipeline is completed. During any emergency situation, or during such time as any existing pipeline becomes unsafe or unavailable, oil and gas may be transported by truck until the emergency situation is resolved or until

a replacement pipeline shall be permitted and constructed in compliance with all applicable laws and regulations.

6. Pipelines. The operator shall comply with the following provisions:

    a. New pipelines that remove oil or gas from the oil field shall be buried below the surface of the ground;

    b. All pipelines which are not enclosed within a fence shall be placed underground or covered with materials approved by the Fire Chief. Said covers shall be maintained in a neat, orderly, and secure manner;

    c. Any and all water or brine produced during pipeline construction shall either be injected in accordance with DOGGR requirements, or disposed of in accordance with other local, State or federal regulations;

    d. New pipeline corridors shall be consolidated with existing pipelines or electrical transmission corridors where feasible; and

    e. Upon completion of pipeline construction, the site shall be restored to the approximate previous grade and condition.

7. Active Pipeline Site Plan. The operator shall submit to the Fire Chief a site plan depicting the approximate location of all active pipelines regulated by the United States Department of Transportation or California State Fire Marshall owned by the operator that are located outside the outer boundary line, including waste water, and trunk and gathering lines to transport oil or petroleum products. The site plan shall be submitted within 30 days of the installation of any new pipelines or the relocation of an existing pipeline.

8. Machinery Enclosures. The operator shall maintain enclosures around machinery with moving parts consisting of a fence, screening, or housing. Said enclosures shall be installed in compliance with Section 11.16.020 in Title 11 (Health and Safety) of the County Code.
9. Opening Protections. The operator shall cap, close, or protect the openings in all oil wells, test holes, and similar excavation in compliance with Section 11.54.010 in Title 11 (Health and Safety) of the County Code.

BB. Well Reworking Operations. The operator shall comply with the following provisions:

1. DOGGR Regulations. The operator shall comply with all DOGGR regulations related to well reworking operations.
2. Number of Reworking Rigs. No more than eight reworking rigs shall be present within the oil field at any one time, unless an emergency condition requires additional Reworking rigs. This does not include equipment used for well maintenance or well abandonment.
3. Hours of Operation. With exception of emergencies, well reworking operations shall not be allowed after 7:00 p.m. or before 7:00 a.m., nor on Sundays or legal holidays.
4. Specifications. Reworking rigs shall meet the standards and specifications of the American Petroleum Institute.
5. Equipment Removal. Reworking rigs shall be removed from the oil field within seven days following the completion of reworking operations unless such rig will be used on another well at the oil field within five days.

CC. Tanks. The operator shall comply with the following provisions:

1. New Tank Specifications. All new tanks and appurtenances shall be designed, constructed, installed, and maintained in accordance with current Title 32 (Fire Code) of the County Code, American Petroleum Institute, DOGGR, California Division of Industrial Safety, Environmental Protection Agency Standards, applicable provisions of Title 14 of the California Code of Regulations Section 1774, and applicable CalARP Program requirements.
2. Setbacks. No new storage tank, excluding a replacement tank, shall be constructed closer than 500 feet from any developed area, or closer than 200 feet from a public road. No building shall be constructed within 50 feet of any oil storage tank.
3. Vapor Recovery. Oil, wash, and produced water tanks shall be vapor tight and shall be equipped with a vapor recovery system.
4. Specifications for New Tank Piping, Valves, Fittings, and Connections. All new tank piping, valves, fittings, and connections including normal and emergency relief venting, shall be installed and maintained in accordance with current American Petroleum Institute standards to the satisfaction of SCAQMD and DOGGR.
5. Detection of Tank Bottom Leaks. The operator shall design, implement, and comply with a program, approved by the Fire Chief, for controlling and detecting tank bottom leaks on all tanks at the oil field. The operator may use a combination of methods including but not limited to diversion walls, dikes, tank foundations of concrete or gravel, and a tank bottom leak detection system in compliance with Title 14 of the California Code and Regulations, Section 1773, or subsequently enacted State regulations regarding tank bottom leaks.

DD. Well and Production Reporting. The operator shall deliver annual production reports to the Director and the Fire Chief. The reports shall provide the following information:

1. A copy of all DOGGR Forms 110 and 110B submitted during the previous 12 months.
2. Number and mapped location of wells drilled or redrilled, including well identification numbers.
3. Number and mapped location of water injection wells, including well identification numbers.
4. Number and mapped location of idled wells, including well identification numbers and the date each well was idled.
5. Number and mapped location of abandoned wells, including date each well was abandoned and/or re-abandoned.
6. Any additional information requested by the Director or the Fire Chief.

EE. Idle Well Testing and Maintenance. The operator shall comply with Title 14 of the California Code of Regulations, Section 1723.9, regarding testing and maintenance of idle wells, or subsequently enacted state regulations regarding testing and maintenance of idle wells. The operator shall carry out all additional tests, remedial operations, and mitigation measures required by DOGGR if any idle wells do not meet the test standards.

FF. Abandoned Well Testing. The operator shall conduct annual hydrocarbon vapor testing of areas within the oil field that contain abandoned wells. The testing shall be done using a soil gas vapor probe, or another method approved by the Director. The results of the testing shall be submitted to the Director and DOGGR on an annual

basis. Abandoned wells that are found to be leaking hydrocarbons that could affect health and safety shall be reported to the Director and DOGGR within 24 hours of the abandoned well test. If directed by DOGGR, the operator shall re-abandon the well in accordance with DOGGR rules and regulations. If the test results for an abandoned well area are at or below the background levels for two consecutive years that area shall thereafter be tested every five years.

GG. Well and Well Pad Abandonment. If DOGGR orders the operator to plug and abandon any wells on the oil field, the operator shall deliver to the Fire Department, on a timely basis, all notices of intent to plug and abandon a well that the operator files with DOGGR and shall commence promptly and proceed diligently with the plugging and abandonment operations in accordance with DOGGR rules and regulations and the terms of the DOGGR permit to plug and abandon the well. Well abandonment may commence once all necessary permits and approvals are obtained. If the well pad associated with the abandoned well does not contain other production, injection, or idle wells, and will not be used for future drilling, then the operator shall promptly abandon the well pad consistent with the following provisions:

1. Closure of Sumps. The operator shall clean out all sumps, cellars, and ditches, and level and fill all sumps and depressions pursuant to DOGGR requirements. If sumps are lined with concrete, bottoms and walls shall be broken up and removed. Sumps shall be closed in accordance with Regional Water Quality Control Board and California Department of Toxic Substances Control requirements.

2. Well Pad Site Cleanup. The operator shall leave the site entirely free of oil, rotary mud, oil-soaked earth, asphalt, tar, concrete, litter, debris, and other substances to the satisfaction of DOGGR and in compliance with federal requirements.
3. Contaminated Materials. All contaminated soils and materials within the well pad boundaries shall be removed and treated or disposed of in accordance with all local, County, State, and federal regulations.
4. Well Pad Revegetation. The well pad shall be revegetated following the requirement of the native habitat restoration plan.

HH. County Request for Review of Well Status. The Director may periodically review the status of the operator's wells and submit to DOGGR a list of wells the Director believes should be plugged and abandoned as specified in Section 3206.5 of the California Public Resources Code or any subsequently enacted State law related to a local jurisdiction's right to request state-agency review of idle wells.

II. Reduced Throughput Triggering Review. When oil or gas throughput is less than 630 barrels per day, the Director shall conduct a public hearing to determine if shut down of the oil field or other actions are appropriate.

JJ. Abandonment Procedures. Within 180 days of permanent facility shut down, the operator shall submit an abandonment plan to DOGGR and submit to the Director for review and approval a time line for facility removal, site assessment, and remediation as necessary. The operator shall begin abandonment of the site no later than 20 days after the Director's approval of the timeline, and shall provide to the Director quarterly updates on the abandonment process until such time as the oil field is abandoned and remediated. The operator shall post a performance bond to

insure compliance with all provisions of this Subsection and the operators and landowners shall continue to pay property taxes at the rates assessed during oil field operation until all site restoration work has been fully completed, as determined by the Director.

(Ord. 2019-0004 § 1, 2019.)

22.322.080 Monitoring and Compliance.

A. Environmental Quality Assurance Program. The operator shall comply with all provisions of an environmental quality assurance program that has been approved by the Director. The following provisions relate to the EQAP:

1. EQAP Requirements. The EQAP shall provide a detailed description of the steps the operator shall take to assure compliance with all provisions of this Chapter, including but not limited to, all of the monitoring programs called for by this Chapter.
2. Annual EQAP Reports. Within 60 days following the end of each calendar year, the operator shall submit to the Director an annual EQAP report that reviews the operator's compliance with the provisions of the EQAP over the previous year and addresses such other matters as may be requested by the Director. The annual EQAP report shall include the following:

    a. A complete list and description of any and all instances where the provisions of the EQAP, or any of the monitoring programs referred to therein or in this Chapter, were not fully and timely complied with, and an analysis how compliance with such provisions can be improved over the coming year.

b. Results and analyses of all data collection efforts conducted by the operator over the previous year pursuant to the provisions of this Chapter.

3. EQAP Updates. The EQAP shall be updated as necessary and submitted to the Director for approval along with the annual EQAP report. The EQAP updates shall be provided to the CAP and MACC for review and comment. Comments from the CAP and MACC, if timely received, shall be considered by the Director before making a decision to approve the same. The Director shall complete the review of EQAP updates as soon as practicable, and shall either approve the updated EQAP or provide the operator with a list of specific items that must be included in the EQAP prior to approval. The operator shall respond to any request for additional information within 30 days of receiving such request from the Director, unless extended by the Director.

B. Environmental Compliance Coordinator. The operator shall recommend and fund the environmental compliance coordinators. The number of environmental compliance coordinators shall be determined by the County and shall take into account the level of oil operations at the oil field. The environmental compliance coordinator(s) shall be approved by, and shall report to, the Director. The responsibilities of the environmental compliance coordinator(s) shall be set forth in implementation guidelines that may be developed by the County for the oil field and shall generally include:

1. On-site, day-to-day monitoring of construction or drilling and redrilling activities as determined by the Director.

2. Taking steps to ensure that the operator, and all employees, contractors, and other persons working in the oil field, have knowledge of, and are in compliance with all applicable provisions of this Chapter.
3. Evaluating the adequacy of drilling, redrilling, and construction impact mitigations, and proposing improvements to the operator or contractors and the County.
4. Reporting responsibilities to the various County agencies with oversight responsibility at the oil field, as well as other agencies such as DOGGR, and SCAQMD.

C. Safety Inspection, Maintenance, and Quality Assurance Program. The operator shall comply with all provisions of a SIMQAP that has been approved by the Director and the Fire Chief.

1. SIMQAP Requirements. The SIMQAP shall, at a minimum provide for:

    a. Inspection of construction techniques;
    b. Regular maintenance and safety inspections;
    c. Periodic safety audits;
    d. Corrosion monitoring and leak detection; and
    e. Inspections of all trucks carrying hazardous and/or flammable material prior to loading.

2. SIMQAP Updates. The operator shall periodically review and revise the SIMAQP to incorporate changes in procedures, and new safety and maintenance technologies and procedures. The operator shall make such revisions at least every five years, or more frequently, if the operator determines changes are

necessary or if requested by the Director or the Fire Chief. The operator shall submit SIMQAP updates to the Director and the Fire Chief for their review and approval. The Director shall complete the review of SIMQAP updates as soon as practicable, and shall either approve the updated SIMQAP or provide the operator with a list of specific items that must be included in the SIMQAP prior to approval. The operator shall respond to any request for additional information within 30 days of receiving such request from the Director, unless extended by the Director.

3. Worker Notification. The operator shall ensure that all persons working on the oil field comply with all provisions of the currently approved SIMQAP.
4. Inspections. The SIMQAP shall provide for involvement of County staff or the environmental compliance coordinator in all inspections required by this Chapter.

D. Annual Emergency Response Drills of the County and Culver City Fire Departments. The operator shall demonstrate the effectiveness of the emergency response plan by responding to one planned emergency response drill per year which shall be conducted in conjunction with the County and Culver City Fire Departments. Emergency response drills required by other agencies that involve the County and Culver City Fire Departments can be used to satisfy this provision. In addition, the operator shall demonstrate the effectiveness of the emergency response plan by responding to not more than two unannounced drills each year which may be called by the County Fire Department at the oil field. If critical operations are then underway at the oil field, the operator need not respond to a unannounced drill to the extent such a response would, as a result of such critical operations, create an undue risk of personal injury or property damage, but in such case the operator must promptly

explain the nature of the critical operations, why response is not possible, and when the critical operations will be completed.

E. Noise Monitoring. The Public Health Department shall retain an independent qualified acoustical engineer to monitor ambient noise levels in the areas surrounding the oil field as determined necessary by the Director or the Director of Public Health. The monitoring shall be conducted unannounced and within a time frame specified by the Director or the Director of Public Health. Should noise from the oil operations exceed the noise thresholds specified in this Chapter, no new drilling or redrilling permits shall be issued by the County until the operator in consultation with the Director and Director of Public Health identifies the source of the noise and the operator takes the steps necessary to assure compliance with thresholds specified in this Chapter. The results of all such monitoring shall be promptly posted on the oil field web site and provided to the CAP.

F. Vibration Monitoring. The Public Health Department shall retain an independent qualified acoustical engineer to monitor vibration in the areas surrounding the oil field as determined necessary by the Director or the Director of Public Health. The monitoring shall be conducted unannounced and within a time frame specified by the Director or the Director of Public Health. Should vibration from the oil operations exceed the vibration thresholds specified in this Chapter, no new drilling or redrilling permits shall be issued by the County until the operator in consultation with the Director and Director of Public Health identifies the source of the vibration and the operator takes the steps necessary to assure compliance with thresholds specified in this Chapter. The results of all such monitoring shall be promptly posted on the oil

field web site and provided to the CAP. A telephone number by which persons may contact the operator at all times to register complaints regarding oil operations shall be posted in the main entrance sign to the facility and included in the annual newsletter required by Section 22.310.100.B.2 (Newsletter) and on the oil field web site required by Section 22.310.100.B.3 (Oil Field Web Site).

G. Complaints. All complaints related to oil operations received by the operator shall be reported on the same business day to the environmental compliance coordinator and to the Director. In addition, the operator shall maintain a written log of all complaints and provide that log to the Director, the MACC, and CAP on a quarterly basis. Depending upon the nature of the complaint, the operator shall report the complaint to the SCAQMD, DOGGR, and any other appropriate agencies with oversight authority regarding the complaint at issue. If the complaint is received after normal business hours, it shall be reported to the environmental compliance coordinator and the agencies at the opening of the next business day.

(Ord. 2019-0004 § 1, 2019.)

22.322.080 Administrative Items.

A. Costs of Implementing Monitoring and Enforcing Conditions. The operator shall be fully responsible for all reasonable costs and expenses incurred by the County or any County contractors, consultants, or employees, in implementing, monitoring, or enforcing this Chapter, including but not limited to, costs for permitting, permit condition implementation, mitigation monitoring, reviewing and verifying information

contained in reports, undertaking studies, research and inspections, administrative support, and including the fully burdened cost of time spent by County employees on such matters.

B. Draw-Down Account. The operator shall maintain a draw-down account with the Department from which actual costs will be billed and deducted for the purpose of defraying the expenses involved in the County's review and verification of the information contained in any required reports and any other activities of the County, including but not limited to, enforcement, permitting, inspection, coordination of compliance monitoring, administrative support, technical studies, and the hiring of independent consultants. The initial amount to be deposited by the operator shall be $500,000. In the first year, if withdrawals from the account have reduced its balance to less than 50 percent of the amount of the initial deposit ($250,000), the operator shall deposit $50,000 in supplemental funds within 30 business days of notification. After the first year, if the balance in the draw-down account is reduced at any time to $50,000, the operator shall deposit $50,000 in supplemental funds on each occasion that the account is reduced to $50,000 or less within 30 business days of notification. There is no limit to the number of supplemental deposits that may be required. At the discretion of the operator, the amount of an initial or supplemental deposit may exceed the minimum amounts specified in this Subsection. The Director may, from time to time, increase the minimum $50,000 figure to account for inflation or the County's experience in obtaining funds from the account.

C. Indemnification. The operator shall enter into an agreement with the County to indemnify and hold harmless the County, its elected and appointed officials, agents,

officers, and employees from any claim, action, or proceeding for damages arising from its oil operations, including water, air or soil contamination, health impacts, or loss of property value during the oil operations, well abandonment, and post-abandonment activities with terms approved by, and in a form acceptable to, the CEO.

D. Insurance Requirements. Within 90 days following the effective date of the ordinance establishing this CSD or such later time as may be approved by the Director for good cause shown, and without limiting the operator's indemnification of the County as required in Subsection C, above, the operator shall provide evidence of insurance coverage that meets County requirements as required and approved by the CEO including identifying the County and its elected and appointed officers and employees as additional insureds. Such coverage shall be maintained so long as oil operations are conducted within the district and until such time as all abandonment requirements are met and certified by the appropriate local, State, and federal agencies. Such insurance coverage shall include but is not necessarily limited to the following: general liability, auto liability, professional liability, and environmental impairment liability coverage insuring clean-up costs and endorsing for 'Sudden and Accidental' contamination or pollution. Such coverage shall be in an amount sufficient to meet all applicable State and federal requirements, with no special limitations. At the operator's request and only with County approval by the CEO, the operator may self-insure all or any part of the above coverage obligations in lieu of purchasing commercial coverage. These insurance requirements shall be in addition to all other

indemnification, insurance and performance security required by federal, State, and local regulations and permits.

E. Performance Security. The operator shall be subject to the following provisions:

1. Performance Bond. Prior to issuance of the first drilling or redrilling permit pursuant to this Chapter, the operator shall provide to the Department a faithful performance bond or financial instrument in the sum to be determined by the CEO, payable to the County and executed by a corporate surety acceptable to the County and licensed to transact business as a surety in the State of California. Such bond shall be conditioned upon the faithful performance by the operator of duties related to well abandonment, site restoration, and environmental cleanup and shall be in a format and include terms approved by the CEO.
2. Change of Operator. The performance bond shall continue in force for one year following any sale, transfer, assignment, or other change of operator of the oil field, or of the current operator's termination of activities at the oil field. The County may release said bond prior to the end of the one-year period upon satisfaction by the operator of all its obligations. Notwithstanding the foregoing, the performance bond shall not be terminated or released upon the sale, transfer, assignment, or other change of operator until the new operator has delivered a replacement bond complying with the provisions of this Section 22.310.070.
3. Funding Options. At its sole option, the County may accept certificates of deposit, cash deposits, or U.S. government securities in lieu of commercial bonds to meet the above bonding requirements on terms approved by the CEO.

F. Other Obligations. The insurance, indemnification, and performance security requirements in Subsections C, D and E, above, shall be in addition to all other indemnification, insurance, and performance security required by federal, State and local regulations, and permits.

G. Periodic Review. The County shall conduct a comprehensive review of the provisions of this Chapter at least every five years to determine if the provisions of this Chapter are adequately protecting the health, safety, and general welfare. Such reviews shall, among other things, consider whether additional provisions should be added, appended, or removed. One of the main goals of the periodic review shall be to evaluate if proven technological advances that would further reduce impacts of oil operations on neighboring land uses should be incorporated into the provisions of this Chapter.

1. Review Requirements. Each review shall include a report by a Hearing Officer designated by the Director, which shall be prepared after public notice and an opportunity for public comment. The report shall include a comprehensive analysis of the effectiveness of this Chapter, and shall review and consider enforcement activity, operational records, and any other issues relating to oil operations. The report, at the option of the County, may include a survey of residents near the oil field regarding noise, odors, vibrations, and other issues requested by the Director of Public Health. A draft of the report shall be provided to the CAP and the operator for review and comment. All comments on the draft report from the CAP and the operator shall be submitted to the Hearing Officer in writing, and will be considered, if timely received, before the report is finalized. The final report by the Hearing

Officer shall include a recommendation as to whether the Director should prepare proposed amendment to this Chapter for submission to the Board.

2. Early Reviews. At the discretion of the Director, reviews of this Chapter may be conducted more frequently than every five years. Without limiting such discretion, the Director shall consider whether an early review should be undertaken if more than three material violations occur within any 12-month period.
3. Initial Review. The initial review shall occur no sooner than three years and no later than five years after the effective date of the ordinance establishing this CSD unless the Director determines that such initial annual review shall occur at an earlier time pursuant to Subsection G.2, above.

H. Multiple Agency Coordination Committee. A MACC shall be established to coordinate activities and communications between the various agencies with regulatory authority over the oil operations within the district. While each agency will continue to make its own decisions with regard to their respective areas of authority, the MACC will allow for collection and analysis of data and for discussion of both strategic evaluations and enforcement actions taken by the various agencies at the oil field.

1. MACC Members. The Director shall establish a MACC that includes representatives from the following agencies: the Department, the Fire Department, Public Works, and the Department of Public Health. The SCAQMD, the Regional Water Quality Control Board, DOGGR, and Culver City Fire Department shall be invited to appoint a representative from their agency as a member of the MACC.

2. MACC Chair. The Director or his designee shall chair the MACC meetings and shall coordinate all MACC activities including scheduling and keeping minutes of MACC meetings.
3. MACC Meetings. The MACC shall determine its meeting schedule.
4. Documents Provided to the MACC. Copies of all monitoring and compliance reports, plans, and other documents that are requirements of this Chapter shall be submitted to the MACC.

I. Related County Code Provisions. The County Code contains a number of provisions related to oil wells and oil field operations. Where the regulations of this Chapter differ from any other provisions in the County Code, these regulations shall supersede unless the contrary provisions are mandated by State law.

(Ord. 2019-0004 § 1, 2019.)

22.322.080 Permitting.

A. Ministerial Site Plan Review Required. The operator shall apply for and receive approval of a Ministerial Site Plan Review (Chapter 22.186) prior to any new drilling and redrilling. New drilling and redrilling approved through a Ministerial Site Plan Review procedure shall be limited to no more than 53 wells per year, with the maximum number of newly drilled wells of that total, limited to 45 per year, except that during the first year following the effective date of the ordinance establishing this CSD, new drilling and redrilling shall be limited to no more than 24 wells. Approval through Ministerial Site Plan Review for drilling new wells shall be limited to 600 wells

over 20 years, beginning on the effective date of this ordinance establishing this Chapter. Drilling and redrilling shall be planned to avoid over concentration of such activities in one area in any one year, if near developed areas. The Ministerial Site Plan Review procedures shall also apply to emergency actions determined by the Director as necessary to prevent an imminent hazard, or to other immediate measures required for the purposes of protecting health and safety. No new permits for drilling or redrilling shall be approved by the Director unless the subject wells have been approved as part of an annual drilling plan as described in Section 22.310.050.Z.3 (Annual Drilling, Redrilling, Well Abandonment, and Well Pad Restoration Plan). Approval shall not be granted until copies of all related permits have been submitted to the Director; other permits include, but are not limited to, the permits required by DOGGR, the Fire Department, Public Works, the Sanitation District, RWQCB, SCAQMD, and other pertinent agencies identified by the Director.

B. Conditional Use Permit Required. Provided an approved Conditional Use Permit (Chapter 22.158) has first been obtained, and while such permit is in full force and effect in conformity with the conditions of such permit, the following uses may be established:

1. Drilling or redrilling that exceeds the maximum number allowed pursuant to a Ministerial Site Plan Review (Chapter 22.186);
2. Steam drive plant; and
3. New tanks with a capacity of greater than 5,000 barrels.

C. Conditional Use Permit Requirements. For those uses requiring a Conditional Use Permit, in addition to the requirements of Chapter 22.158, the applicant shall substantiate to the satisfaction of the Hearing Officer that:

1. The requested use is in compliance with the provisions of this Chapter; and
2. All reasonable measures were taken to reduce and minimize potential impacts from the proposed operation.

D. Application Where Violation Exists. No application required pursuant to this Chapter shall be accepted for processing or approved where any existing use in this CSD is being maintained or operated by the operator or its agents in violation of any material provision of this Title 22.

(Ord. 2019-0004 § 1, 2019.)

22.322.090 Enforcement.

In addition to the provisions in Chapter 22.242 (Enforcement Procedures), the operator shall be subject to the following enforcement provisions:

A. Civil Penalties and Performance Security. The operator shall be subject to a penalty for violation of any requirement of this Chapter as determined by, and at the discretion of, the Director in an amount not less than $1,000 or more than $10,000 per day per violation, but in no event, in an amount beyond that authorized by State law. For this purpose, the operator shall deposit the sum of $100,000 in an interest-bearing trust fund with the Department within 30 days following the effective date of the ordinance establishing this CSD, to establish a draw-down account. A written

notice of violation and the associated penalty will be sent to the operator in the event of a violation. If the noted violation is not corrected to the satisfaction of the Director within the time period set forth in the notice of violation, the penalty amount cited in the notice of violation will be deducted from the account. If the violation is corrected within the time period set forth in the notice of violation, but recurs any time within a six-month period, the penalty will be deducted from the account upon each recurrence and the operator will be notified of such deduction. Once the deposit has been depleted by 50 percent of the initial amount ($50,000), the operator shall deposit additional funds sufficient to bring the balance up to the amount of the initial deposit ($100,000) within 10 business days of notification. There is no limit to the number of supplemental deposits that may be required while the operator conducts oil operations within this CSD. If the operator is dissatisfied with the action of the Director, the operator may file an appeal with the Hearing Officer within 15 days after the date which notice is mailed. Upon receiving a notice of appeal, the Hearing Officer shall take one of the following actions.

1. Affirm the action of the Director;
2. Refer the matter back to the Director for further review with or without instructions; or
3. Set the matter for public hearing and after hearing, affirm, modify, or reverse the action of the Director.

The decision of the Hearing Officer shall be final.

B. Access to Records and Facilities. As to any condition which requires for its effective enforcement the inspection of records or facilities by the County or its agents, the operator shall make such records available or provide access to such facilities upon reasonable notice from the County. The County agrees to keep such information confidential where required or permitted by law and requested by the operator in writing.

C. Right of Entry. Any officer or employee of the County, or his or her duly appointed representative, whose duties require the inspection of the oil field premises shall have the right and privilege at all reasonable times, to enter upon any premises upon or from which any oil operations are being conducted for which any permit is required under this Chapter, for the purpose of making any of the inspections pursuant to this Chapter, or in any other ordinance of the County, or for any other lawful purpose, but for safety reasons, shall be accompanied by the operator or a designee of the operator and shall wear all appropriate personal protection equipment in accordance with the operator's established health and safety policies.

(Ord. 2019-0004 § 1, 2019.)

22.322.100 Public Outreach.

A. Community Advisory Panel. A CAP shall be established by the Director to foster communication about ongoing operations at the oil field and to allow the community representatives to provide input to the County and the operator.

1. CAP Members. The CAP may include representatives of the County, the City of Los Angeles, the City of Culver City, West Los Angeles College, the operator, the landowners, and each of the major neighborhoods surrounding the oil field (including Ladera Heights, Windsor Hills, Oak Park, View Park, Culver Crest, Blair Hills, and Raintree). The operator and each of the governmental entities previously referred to may each designate a representative to the CAP. Each landowner and neighborhood organization of the surrounding communities may submit a nomination to the Director for appointment to the CAP. Where there is no neighborhood organization, a community resident may make a request to the Director to be appointed to the CAP. School districts with schools in the vicinity of the oil field and the lessors may make a request to the Director to have a representative appointed to the CAP.
2. CAP Meetings. The CAP shall determine its meeting schedule.
3. Documents Provided to the CAP. A notice of availability of all monitoring and compliance reports and results, all plans, audits and studies, and any other available documents that are required by this Chapter shall be submitted to the CAP promptly after they are prepared or otherwise available. Copies of these reports, documents, and other items shall be provided to CAP members upon request except to the extent information therein may not be legally

disclosed. Prior to each CAP meeting, the County shall provide to the CAP a list of all violations of the provisions of this Chapter that have occurred since the last CAP meeting.

B. Community Relations.

1. Community Meetings. The operator shall hold community meetings on an annual basis to provide updates on oil operations.
2. Newsletter. The operator shall publish an informational newsletter annually, which shall contain updated information on oil operations including drilling, redrilling, maintenance, repair, and reworking activities and all recently granted Conditional Use Permits or applications filed for Conditional Use Permits for the oil field. The newsletter shall be mailed by the operator to all owners of property located within 1,000 feet of the outer boundary line; all owners of property within 1,000 feet of the perimeter of the district as shown in the records of the Assessor's Office; to any person or entity who has filed a written request therefore with the Director; and to neighboring cities. The operator shall also make these newsletters available on the oil field web site. The oil field web site address shall be publicized in each newsletter.
3. Oil Field Web Site. The operator shall maintain and update on a regular basis an oil field web site that shall include information on oil operations at the oil field, including drilling and production activities. All monitoring and compliance reports and results, plans, audits and studies, and any other available documents that are required by this Chapter (except to the extent they contain information that may not legally be disclosed) shall be promptly posted on the oil field web site in .pdf format.

C. Ombudsperson. The operator shall designate employees or authorized agents to serve as ombudspersons to respond to questions and concerns concerning the oil operations. Each

ombudsperson shall be familiar with all the provisions of this Chapter and all conditions of approval related to permits and approvals issued by the County or the State of California. It shall be the further responsibility of the ombudsperson to facilitate, to the extent feasible, the prompt resolution of any issues that may arise relating to the above-stated matters or the impacts of the oil operations. The name, title, email address, and telephone number of the ombudsperson shall be posted on the oil field web site, prominently displayed in the newsletter, distributed twice per year to the CAP and MACC, and provided to any other persons requesting such information. An ombudsperson shall be available at all times, and shall respond within one hour after an initial call. An ombudsperson shall also meet at reasonable times with interested parties in an attempt to resolve issues related to oil operations. An ombudsperson shall have authority to initiate a response on behalf of the operator in all foreseeable matters. The operator shall be required to maintain a written log of all calls to the ombudspersons registering complaints or concerns regarding oil operations or other matters. The log shall include the complainant's name, date, time, phone number, nature of complaint, and the response or resolution offered. A copy of the log shall be provided to the Director, the MACC, and the CAP on a quarterly basis.

(Ord. 2019-0004 § 1, 2019.)

22.322.110 Modification of Development Standards.

A. Application. A CSD Modification application, as specified by this Section, may permit modifications from the development standards specified in Section 22.310.050 (Oil Field Development Standards).

B. Application and Review Procedures.

1. Application Checklist. The application submittal shall contain all of the materials required by the CSD Modification checklist.
2. Type II Review. The application shall be filed and processed in compliance with Chapter 22.228 (Type II Review—Discretionary) and this Section.

C. Notification. The application shall comply with all noticing requirements as required by a Type II Review (Chapter 22.228), except that the notification radius shall be 1,000 feet of the exterior boundaries of the oil field, as shown on the County's last equalized assessment roll. A copy of the notice shall also be sent to the CAP.

D. Findings and Decision.

1. Common Procedures. Findings and decision shall be made in compliance with Section 22.228.050 (Findings and Decision) and include the findings in Subsection D.2, below.
2. Findings.

    a. The use, development of land, and application of development standards is in compliance with all applicable provisions of this Title 22.
    b. The use, development of land, and application of development standards, when considered on the basis of the suitability of the site for the particular use or development intended, is so arranged as to avoid traffic congestion, provide for the safety and convenience of bicyclists and pedestrians, including children, senior citizens, and persons with disabilities, insure the protection of public health, safety and general welfare, prevent adverse effects on neighboring property and is in conformity with good zoning practice.

c. The use, development of land, and application of development standards is suitable from the standpoint of functional developmental design.

d. That the modification is necessary for the preservation of a substantial property right of the operator.

e. That the modification will not create an adverse safety impact in the surrounding community nor result in a significant impact on the environment.

f. That the modification will not be materially detrimental to the property or improvements in the vicinity of the premises nor contrary to the purposes of the district.

g. That the modification will not adversely affect or be in conflict with the General Plan.

(Ord. 2019-0004 § 1, 2019.)

22.322.120 Implementation Provisions.

This Section identifies the various implementation plans and other requirements for initial compliance with this CSD and the time frames therefor. Except as identified below, the provisions of this Chapter shall be complied with on the effective date of the ordinance establishing this CSD. As used in this Section, "effective date" shall mean 30 days after the Board adopts the ordinance establishing this CSD. As soon as possible after the effective date, the Department shall develop an overall implementation plan specifying the required contents or measures for each of the plans set forth below, including the inclusion of those appropriate mitigation measures indicated as necessary by the Final Environmental Impact Report for the Baldwin Hills Community Standards District to reduce environmental impacts to less than significant levels in cases where impacts can be so reduced.

A. Fire Protection and Emergency Response.

1. Fire Protection Audit. Within 120 days following the effective date, or at such later date as may be approved by the Fire Chief for good cause shown, the operator shall complete a third-party audit of the oil field's fire protection capabilities to evaluate compliance with NFPA requirements, Title 26 (Fire Code) of the County Code, the Fire Department regulations, California Code of Regulations, and API requirements. The third-party auditor shall be selected and funded by the operator, subject to the approval of the Fire Chief and the audit shall be conducted in cooperation with the Fire Department. The Fire Department may request that the Culver City Fire Department participate in the audit. Issues addressed in the audit shall include, but not be limited to, fire monitor placement, fire water capabilities, fire detection capabilities, and fire foam requirements. The audit results and any corrective action plan shall be submitted to the Fire Chief for approval. The corrective action plan shall identify any non-compliance item, describe the corrective action to be taken, and provide a deadline for the completion of each such corrective action, which may be extended by the Director after consultation with the Fire Chief for good cause shown. The operator shall submit to the Fire Chief monthly updates on the corrective action plan until such time as all corrective actions have been completed.
2. Community Alert Notification System ("CAN"). Within 120 days following the effective date, or at such later date as may be approved by the Fire Chief for good cause shown, the operator shall submit to the Fire Chief for review and approval a design for the CAN System referred to in Section 22.310.050.A.1 (Community Alert Notification System ("CAN")). The operator shall take such actions as may be necessary for the CAN system design to be approved by the Fire Chief. The CAN system shall be operational within one year following approval of the

CAN system design by the Fire Chief, or at such later date as may be approved by the Fire Chief for good cause shown.

3. Spill Containment Response Training. The spill containment response training and equipment required by Section 22.310.050.A.2 (Spill Containment Response Training) shall be in place no later than 90 days following the effective date, or at such later date as may be approved by the Director in consultation with the Fire Chief, for good cause shown.
4. Emergency Response Plan. Within 30 days following the effective date, or at such later date as may be approved by the Fire Chief for good cause shown, the operator shall submit to the Fire Chief an emergency response plan satisfying the requirements of Section 22.310.050.A.3 (Emergency Response Plan ("ERP")).

B. Air Quality and Public Health.

1. Odor Minimization Plan. Within 90 days following the effective date, or at such later date as may be approved by the Director for good cause shown, the operator shall develop and deliver to the Director an odor minimization plan for review and approval satisfying the requirements of Section 22.310.050.B.3 (Odor Minimization). The plan shall be reviewed and approved by the Director in consultation with the SCAQMD. The operator shall take such actions as may be necessary for the plan to be approved by the Director.
2. Air Monitoring Plan. Within 90 days following the effective date, or at such later date as may be approved by the Director for good cause shown, the operator shall develop and deliver to the Director an air monitoring plan for review and approval satisfying the requirements of Section 22.310.050.B.4 (Air Monitoring Plan). The plan shall be reviewed and approved by the Director in consultation with the SCAQMD. The Director shall complete the review of the air monitoring plan within 45 days of receipt and shall either approve the plan or provide the

operator with a list of deficiencies. The operator shall take such actions as may be necessary for the plan to be approved by the Director. The plan shall also provide for the monitoring of total hydrocarbon vapors and hydrogen sulfide during drilling, redrilling and reworking operations, and total hydrocarbon vapors at the gas plant, as required by Section 22.310.050.B.4. The plan shall specify the number, type, and location of monitors that will be used, and shall provide detailed information concerning the reliability of the instrumentation, frequency of calibration, and additional information that may be requested by the Director. No permits or other approvals for drilling or redrilling shall be issued by the County until the plan has been approved by the Director.

3. Oil Tank Pressure Monitoring and Venting. Within 180 days following the effective date, or at such later date as may be approved by the Director for good cause shown, the operator shall install and have fully operational the tank pressure monitoring system required by Section 22.310.050.B.6 (Oil Tank Pressure Monitoring and Venting).
4. Meteorological Station. Within 120 days following the effective date, or at such later date as may be approved by the Director for good cause shown, the operator shall submit to the SCAQMD a design for the installation of a meteorological station at the oil field that shall meet all the requirements of the United States Environmental Protection Agency ("EPA") guidelines on meteorological data as outlined in EPA Publication "Meteorological Monitoring Guidance for Regulatory Modeling Applications" (EPA-454/R-99-005) as published in February 2000. The operator shall take such actions as may be necessary to promptly secure SCAQMD approval of such design. The meteorological station shall be installed and fully operational within 180 days of receipt of approval of the design from the SCAQMD, or at such later date as may be approved by the Director for good cause shown.

5. Fugitive Dust Control Plan. Within 120 days following the effective date, or at such later date as may be approved by the Director for good cause shown, the operator shall develop and deliver to the Director for review and approval a fugitive dust control plan as specified in Section 22.310.050.B.16 (Fugitive Dust Control Plan). The operator shall take such actions as may be necessary for the plan to be approved by the Director.
6. Well Amortization Report. Within 120 days following the effective date, or at such later date as may be approved by the Director for good cause shown, the operator shall develop and submit to the Director a well amortization report that inventories the existing wells that are located within, partially, or wholly, the setback areas specified in Section 22.310.050.B.14 (Drilling and Redrilling Setbacks). The report shall also include an amortization and abandonment schedule for the wells located within the setback areas, based upon useful economic life.

C. Safety and Risk of Upset.

1. Propane and Natural Gas Liquids Bullet Fireproofing. Within 90 days following the effective date, or at such later date as may be approved by the Director after consultation with the Fire Chief for good cause shown, the operator shall install fire-proofing insulation on all propane and natural gas liquids bullets within the oil field, as required by Section 22.310.050.C.2 (Propane and Natural Gas Liquids Bullet Fire-Proofing).
2. Gas Plant Audit. Within 120 days following the effective date, or at such later date as may be approved by the Director after consultation with the Fire Chief for good cause shown, the operator shall conduct a third-party audit of the gas plant, including the gas liquids storage and loading area, to evaluate compliance with Title 26 (Fire Code) of the County Code, API standards, the CalARP Program, and all applicable SPCC and emergency response plan

requirements. The third-party auditor shall be selected and funded by the operator and approved by the Fire Chief. The review shall include a seismic assessment, which shall be undertaken by a seismic engineer in compliance with local emergency planning committee region 1 CalARP Program Seismic Assessments Guidance. The audit results and any corrective action plan shall be submitted to the Fire Chief for approval. The corrective action plan shall identify the non-compliance item(s), if any, describe the corrective action to be taken, and provide a deadline for the completion of each such corrective action. Items requiring corrective action as a result of the audit shall be categorized as follows: Category 1—Significant potential for serious personal injury, negative environmental impact, property damage, or hazardous material release; Category 2—Moderate potential for serious personal injury, negative environmental impact, property damage, or hazardous material release; Category 3—Low potential for serious personal injury, negative environmental impact, property damage, or hazardous material release; and Category 4—Housekeeping and other maintenance items. Category 1 items shall be resolved to the satisfaction of the Fire Chief as soon as possible. The operator shall submit to the Fire Chief monthly updates on the corrective action plan until such time as all corrective actions have been completed.

3. Oil Tank Secondary Containment. Within one year following the effective date, or at such later date as may be approved by the Director after consultation with the Fire Chief for good cause shown, the operator shall demonstrate to the satisfaction of the Fire Chief that secondary containment satisfying the requirements of Section 22.310.050.C.4.a (Secondary Containment for Oil) is in place for all existing tank areas covered by said Subsection C.4.a.
4. Retention Basins. Within 120 days following the effective date, or at such later date as may be approved by the Director after consultation with the Director of Public Works for good

cause shown, the operator shall demonstrate to the satisfaction of the Director of Public Works that all retention basins in the oil field satisfy the 100-year storm-event requirements of Section 22.310.050.C.4.b (Secondary Containment for Oil).

5. Above Ground Piping Containment. Within one year following the effective date, or at such later date as may be approved by the Director after consultation with the Director of Public Works for good cause shown, the operator shall demonstrate to the satisfaction of the Director of Public Works that secondary containment satisfying the requirements of Section 22.310.050.C.4.c (Secondary Containment for Oil) is in place.

D. Geotechnical.

1. Accelerometer. Within 180 days following the effective date, or as may be approved by the Director for good cause shown, the operator, in coordination with the Caltech Seismological Laboratory, shall install at the oil field and have fully operational an accelerometer as required by Section 22.310.050.D.7 (Oil Field Accelerometer).
2. Tank Seismic Assessment. Within 180 days following the effective date, or at such later date as may be approved by the Director after consultation with the Director of Public Works for good cause shown, the operator shall complete a seismic assessment of all tanks with a capacity greater than 5,000 barrels that contain or could contain oil. The seismic assessment shall be prepared by a California licensed civil and/or structural engineer approved by the Director of Public Works, and shall comply with Title 26 (Building Code) of the County Code. The seismic assessment results and any corrective action plan shall be submitted to the Director of Public Works for review. The corrective action plan shall indicate any necessary work requiring a building permit under Title 26, and provide a deadline for obtaining permits and completing construction of each corrective action, which deadline may be extended by

the Director of Public Works for good cause shown. The operator shall submit to the Director of Public Works all required plans, reports, and calculations, and shall pay all necessary fees to the County and other regulatory agencies involved in the permit process. The operator shall submit to the Director of Public Works monthly updates on the corrective action plan until such time as all corrective actions have been completed.

3. Erosion Control Plan. Within 180 days following the effective date, or at such later date as may be approved by the Director after consultation with the Director of Public Works for good cause shown, the operator shall develop and submit to the Director of Public Works for review and approval an erosion control plan that satisfies the requirements of Section 22.310.050.D.3.a (Erosion Control). The operator shall take such actions as may be necessary for the plan to be approved by the Director.
4. Accumulated Ground Movement Study. Within 90 days following the effective date, or at such later date as may be approved by the Director after consultation with the Director of Public Works for good cause shown, the operator shall submit to DOGGR and the Director of Public Works an implementation plan for determining the accumulated ground movement (Subsidence and/or Uplift/rebound) (since post-Baldwin Hills Reservoir failure studies) that is acceptable to DOGGR and the Director of Public Works. The plan shall identify the survey measurement parameters, including fixed reflector locations (as appropriate), that shall be used in the survey. The plan shall include points within the vicinity of and in the oil field. Measurements shall be made using repeat pass differentially interferometric synthetic aperture radar technology. Within 90 days following acceptance of the plan, or such later date as may be approved by the Director after consultation with the Director of Public Works for good cause shown, the operator shall conduct the accumulated ground movement study. The

study results shall be forwarded to DOGGR and the Director of Public Works. The results of this study shall establish the initial baseline for future ground movement studies.

5. Ground Movement Monitoring Plan. Within 180 days following the effective date, or at such later date as may be approved by the Director after consultation with the Director of Public Works for good cause shown, the operator shall submit to DOGGR and the Director of Public Works an acceptable annual ground movement (Subsidence and/or Uplift/rebound) monitoring plan, as called for by Section 22.310.050.D.5 (Ground Movement Surveys).

E. Noise Attenuation.

1. Drilling Quiet Mode Plan. Within 90 days following the effective date, or at such later date as may be approved by the Director after consultation with the Director of Public Health for good cause shown, the operator shall develop and submit to the Director and the Director of Public Health for review and approval a drilling quiet mode plan, as required by Section 22.310.050.E.3 (Quiet Mode Drilling Plan). The operator shall take such actions as may be necessary for the plan to be approved by the Director. The drilling quiet mode plan shall identify specific steps the operator shall take to minimize evening and nighttime noise from drilling and redrilling operations. No permits or other approvals for drilling or redrilling shall be issued by the County until the plan has been approved by the Director.
2. New Gas Plant Flare. Within 120 days following the effective date, or at such later date as may be approved by the Director after consultation with the SCAQMD for good cause shown, the operator shall deliver to the SCAQMD an application for the installation of a new flare that will be capable of handling the full volume of gas from the gas plant without elevating vibration levels or low-frequency ambient noise levels at the outer boundary line. The operator shall thereafter take all reasonable steps necessary to have such permit issued as promptly as

possible. The new flare shall be installed and operational within 180 days of receiving a permit to construct/permit to operate from the SCAQMD, or at such later date as may be approved by the Director for good cause shown. Once the new flare is in operation, the existing flare at the gas plant may remain on-site as back-up equipment if SCAQMD determines that the flare may remain on-site. Until such time as the new flare is operational, the operator shall implement operating procedures that limit the amount of gas going to the existing flare so that the flare does not causes vibration or low level airborne noise at or beyond the outer boundary line.

F. Biological Resources.

1. Special Status Species and Habitat Protection Plan. Within 180 days following the effective date, or at such later date as may be approved by the Director for good cause shown, the operator shall develop and submit to the Director, for review and approval, a special status species and habitat protection plan prepared by a qualified biologist as required by Section 22.310.050.G.2 (Special Status Species and Habitat Protection).
2. Emergency Response Plan. Within 180 days following the effective date, or at such later date as may be approved by the Director for good cause shown, the operator shall revise and submit to the Director, for review and approval, an updated emergency response plan as referenced in Section 22.310.050.A.1 (Community Alert Notification System ("CAN")) and G.1 (Oil Spill Response) to address protection of sensitive biological resources and the procedures that would be used to revegetate any areas disturbed during an oil spill or cleanup activities. The operator shall take such actions as may be necessary for the updated plan to be approved by the Director.

G. Cultural/Historic Resources.

1. Worker Training. Within 120 days following the effective date, or at such later date as may be approved by the Director for good cause shown, the operator shall have a qualified archaeologist prepare the training material referred to in Section 22.310.050.H.2 (Archeological Training). The training material shall include any elements requested by the Director.
2. Construction Treatment Plan. Within 180 days following the effective date, or at such later date as may be approved by the Director for good cause shown, the operator shall have a qualified archaeologist prepare a construction treatment plan as required by Section 22.310.050.H.3 (Construction Treatment Plan).

H. Landscaping, Visual Screening, and Irrigation. Within 180 days following the effective date, or at such later date as may be approved by the Director for good cause shown, the operator shall develop and submit to the Director, for review and approval, a landscaping plan consistent with the conceptual landscaping plan prepared for the oil field by Mia Lehrer & Associates, dated October 2008, on file with the Department that addresses screening, irrigation, and planting protocols for areas near the outer boundary line and along public streets that run through the oil field. Upon receipt thereof, the Director shall forward a copy of the landscaping plan to the CAP, and shall thereafter consider, if timely submitted, any comments from the CAP as part of the Director's review of the plan. The operator shall take such actions as may be necessary for the plan to be approved by the Director. Installation of all landscaping called for by the approved landscaping plan shall be completed in phases over a two- to five-year period after approval by the Director. The Director may withhold County drilling and redrilling approvals if the landscaping is not in place at the end of said period, unless the period is extended by the

Director for good cause shown. The landscaping plan shall be prepared and its implementation and compliance monitored by a licensed landscape architect approved by the Director. Required elements of the landscaping plan shall be identified by the Director.

I. Oil Field Waste Removal. Within 180 days following the effective date, or at such later date as may be approved by the Director after consultation with the Director of Public Works for good cause shown, the operator shall develop and submit to the Director of Public Works for review and approval a recycling plan, as required by Section 22.310.050.K.3 (Recycling Plan). The operator shall take such actions as may be necessary for the plan to be approved by the Director.

J. Signs.

1. Perimeter Identification Signs. Within 60 days following the effective date, or at such later date as may be approved by the Director for good cause shown, the operator shall post the identification signs required by Section 22.310.050.M.1 (Perimeter Identification Signs).
2. Oil Field Entrance Sign. Within 30 days following the effective date, or at such later date as may be approved by the Director for good cause shown, the operator shall post a sign at the main entrance of the oil field as required by Section 22.310.050.M.2 (Main Entrance Sign).
3. Other Required Signs. Within 60 days following the effective date, or at such later date as may be approved by the Director for good cause shown, the operator shall post all identification signs, warning signs, no trespassing signs, and other signs required by Section 22.310.050.M.3 (Other Required Signs).
4. Well Identification Signs. Within 180 days following the effective date, or at such later date as may be approved by the Director for good cause shown, the operator shall post well

identification signs at each well location, as required by Section 22.310.050.M.4 (Wall Identification Signs).

5. No Littering Signs. Within 120 days following the effective date, or at such later date as may be approved by the Director for good cause shown, the operator shall post "No Littering" signs as required by Section 22.310.050.M.5 (No Littering Signs).

K. Painting. Within two years following the effective date, or at such later date as may be approved by the Director for good cause shown, all visible structures within the oil field shall be painted or otherwise surfaced as required by Section 22.310.050.N (Painting). The operator shall on a semi-annual basis, deliver to the Director a report on the progress of the painting.

L. Water Management Plan. Within 180 days following the effective date, or at such later date as may be approved by the Director after consultation with the Director of Public Works for good cause shown, the operator shall develop and submit to the Director and the Director of Public Works for review and approval a water management plan as required by Section 22.310.050.R (Water Management Plan). The operator shall take such actions as may be necessary for the water management plan to be approved by the Director and the Director of Public Works.

M. Ground Water Monitoring. Within one year following the effective date, or at such later date as may be approved by the Director for good cause shown, the operator shall design a groundwater quality monitoring program and install monitoring wells, as required by Section 22.310.050.S (Groundwater Monitoring).

N. Oil Field Cleanup and Maintenance. Within 180 days following the effective date, or at such later date as may be approved by the Director for good cause shown, the operator shall develop and submit to the Director, for review and approval, an unused or abandoned equipment

removal plan identifying all equipment at the oil field that is no longer in service and can be removed. This plan shall provide an inventory of all unused equipment and procedures for testing and handling the equipment pursuant to the operator's health and safety protocol. The plan shall identify a schedule for removal of the out of service equipment. The operator shall take such actions as may be necessary for the plan to be approved by the Director. The plan shall be implemented in accordance with the schedule for removal contained therein, and in all events shall be fully implemented within one year of the Director's approval, unless extended by the Director for good cause shown. A compliance report shall be filed with the Director semi-annually until all the unused or abandoned equipment identified in the plan has been removed.

O. Storage of Hazardous Materials. Within 30 days following the effective date, or at such later date as may be approved by the Fire Chief for good cause shown, the operator shall submit a copy of the operator's most recent hazardous material business plan as required by Section 22.310.050.Y (Storage of Hazardous Materials).

P. Drilling, Redrilling, Well Abandonment, and Well Pad Restoration Plan. Within 60 days following the effective date, or at such later date as may be approved by the Director for good cause shown, the operator shall submit to the Director the first of the annual drilling, redrilling, well abandonment, and well pad restoration plans required by Section 22.310.050.Z.3 (Annual Drilling, Redrilling, Well Abandonment, and Well Pad Restoration Plan), and shall comply with the provisions of said Subsection Z.3 with respect to such plan. No permits or other approvals for drilling or redrilling shall be issued by the County until such plan has been approved by the Director.

Q. Processing Operations.

1. Pipelines. Within 180 days following the effective date, or at such later date as may be approved by the Director for good cause shown, the operator shall comply with the pipeline requirements identified in Section 22.310.050.AA.6.b (Pipelines).
2. Active Pipeline Site Plan. Within one year following the effective date, or at such later date as may be approved by the Fire Chief for good cause shown, the operator shall submit to the Fire Chief the site plan required by Section 22.310.050.AA.7 (Active Pipeline Site Plan).

R. Tanks. Within 180 days following the effective date, or at such later date as may be approved by the Fire Chief for good cause shown, the operator shall develop and submit to the Fire Chief, for review and approval, a program for detecting and dealing with tank bottom leaks, as required by Subsection Section 22.310.050.CC.5 (Detection of Tank Bottom Leaks). The operator shall take such actions as may be necessary for the program to be approved by the Fire Chief.

S. Monitoring and Compliance.

1. Preperation of EQAP. Within 90 days following the effective date, or at such later date as may be approved by the Director for good cause shown, the operator shall develop and submit to the Director, for review and approval, an EQAP as required by Section 22.310.060.A (EQAP). The operator shall take such actions as may be necessary for the EQAP to be approved by the Director. No permits or other approvals for drilling or redrilling shall be issued by the County until the EQAP has been approved by the Director.
2. Preperation of SIMQAP. Within 180 days following the effective date, or at such later date as may be approved by the Director after consultation with the Fire Chief for good cause shown, the operator shall develop and submit to the Director and Fire Chief, for review and approval, the SIMQAP referred to in Section 22.310.060.C (SIMQAP). The operator will take such actions as may be necessary for the SIMQAP to be approved by the Director and Fire Chief.

T. Administrative Items. The MACC called for by Section 22.310.070.H (MACC) shall be established within 60 days following the effective date.

U. Public Outreach.

1. Creation of CAP. The CAP referred to in Section 22.310.100.A (CAP) shall be established within 60 days following the effective date.
2. Launch of Oil Field Web Site. Within 90 days following the effective date, or at such later date as may be approved by the Director for good cause shown, the operator shall launch the oil field web site required by Section 22.310.100.B.3 (Oil Field Web Site).
3. First Community Meeting. The operator shall hold the first community meeting called for by Section 22.310.100.B.1 (Community Meetings) within 180 days following the effective date.

FIGURE 22.322-A: BALDWIN HILLS CSD BOUNDARY

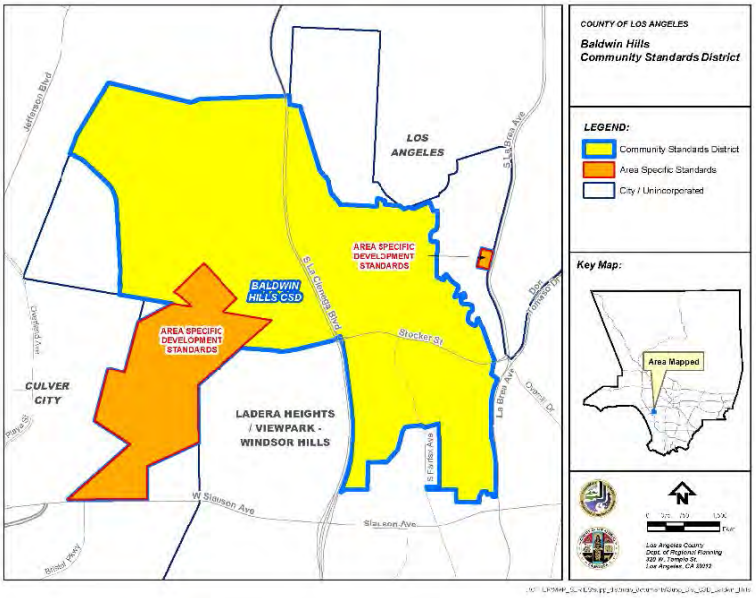


FIGURE 22.322-B: AREA SPECIFIC DEVELOPMENT STANDARDS (1)

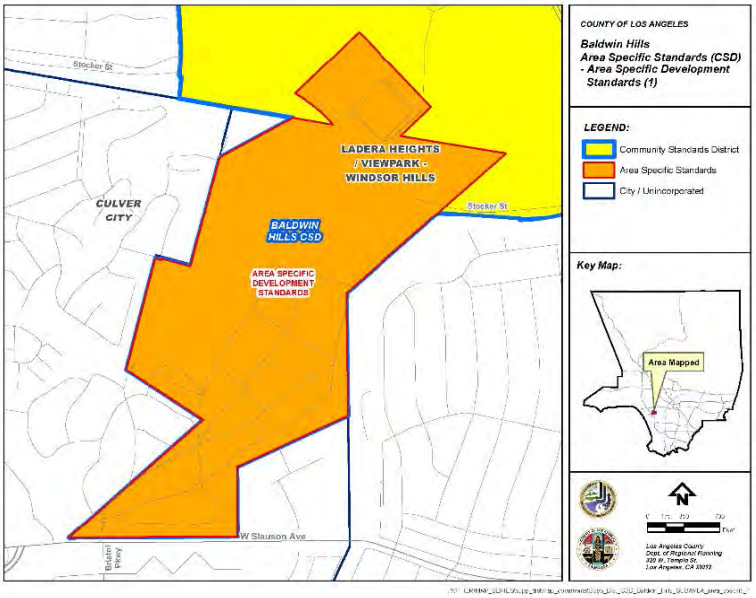
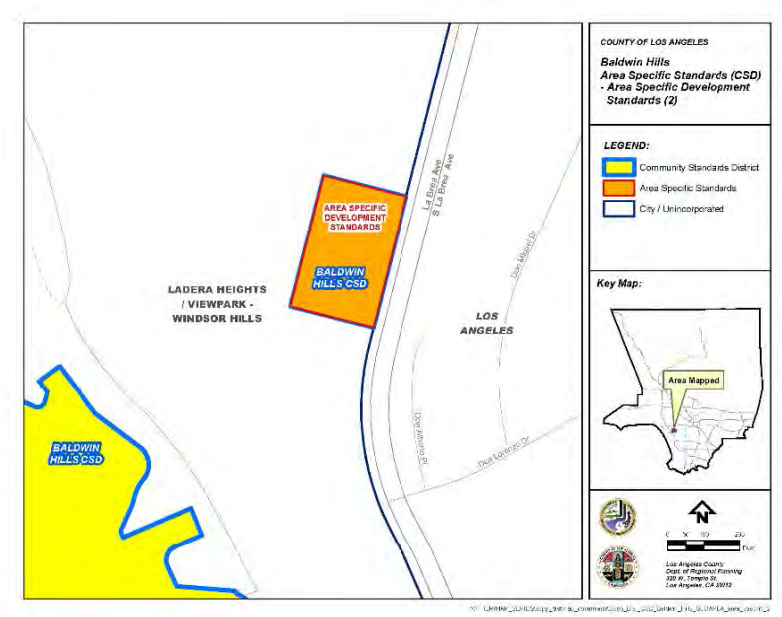


FIGURE 22.322-C: AREA SPECIFIC DEVELOPMENT STANDARDS (2)



(Ord. 2019-0004 § 1, 2019.)

22.322.090 Ladera Heights Community Standards District.

A. Mixed-Use Development Zone.

1. Height Limit. A building or structure shall not exceed 45 feet above grade in Zone MXD in the community of Ladera Heights.

B. All Residential Zones.

1. Development Standards. The following development standards shall apply to lots in residential zones in the community of Ladera Heights.

a. Lighting shall be shielded such that the type and location shall not impact surrounding or neighboring properties with direct glare except sidewalks or pedestrian accessible walkways within a right-of-way.

c. Fence Transparency. Fifty percent of fences and walls within a

required front yard shall be open and non-view obscuring and shall adhere to the following: a. Vertical support elements maintain a minimum distance of five feet apart; and b. Any material obscured by live plant material (trees, shrubs, flowers, plants, and hedges) less than 42” inches in height shall not be considered non-view obscuring. Chain-link fences are prohibited.

2. Front Yard Setback. The following front yard setback reduction applies to residential properties in Ladera Heights to reduce front yard setback requirements on properties with expansion constraints that cannot meet the requirements in Section 22.110.080.B.3 (Front Yards – On Sloping Terrain) due to sloping terrain of 25% or greater. The intent is to encourage the preservation of significant natural features in the Hillside Management Area, while allowing for additions of habitable space to existing residential uses.

a. Front yard setbacks shall be reduced for parcels in the Hillside Management Area that cannot meet the requirements of Section 22.110.090.B.3 (Front Yards – On Sloping Terrain) and nonconforming front yard setbacks exist on parcels along the same street.

b. The required front yard specified in a Reduced Front Yard Setback Overlay Zone in Figure 22.322.090-A (Reduced Front Yard Setback Requirement) shall apply to the yard that is parallel to the front lot line of the perimeter.

c. Reduced Front Yard Setbacks. The reduced front yard setback requirement shall not apply to properties or districts listed in the national, State, or County register of historic resources.

Figure 22.322.090-B: Reduced Front Yard Setback, below, indicates the front yard setback depth that has been established for frontages that meet the criteria stated in Subsection A, above.

FIGURE 22.322.090-B: REDUCED FRONT YARD SETBACK

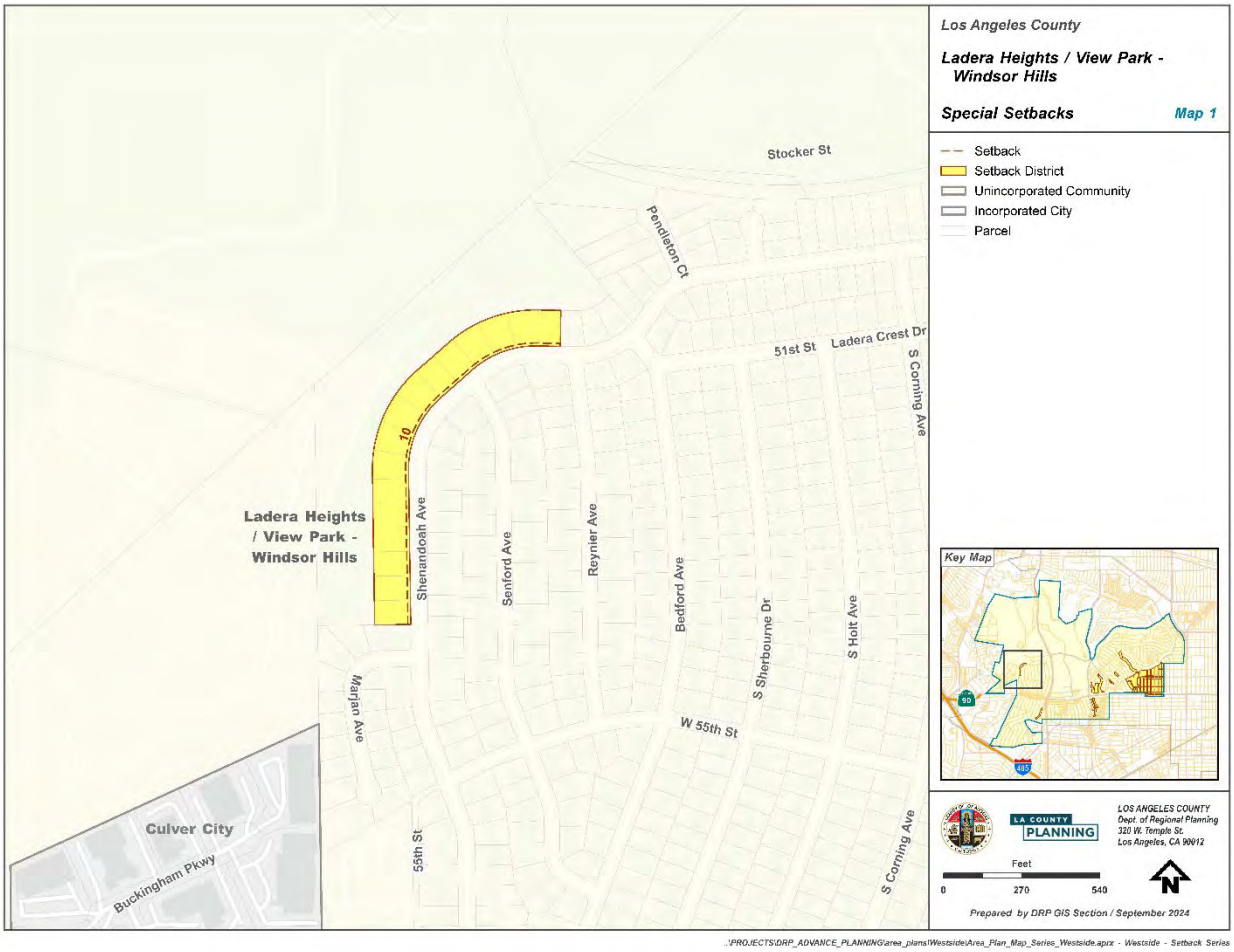


FIGURE 22.322.090-C: REDUCED FRONT YARD SETBACK

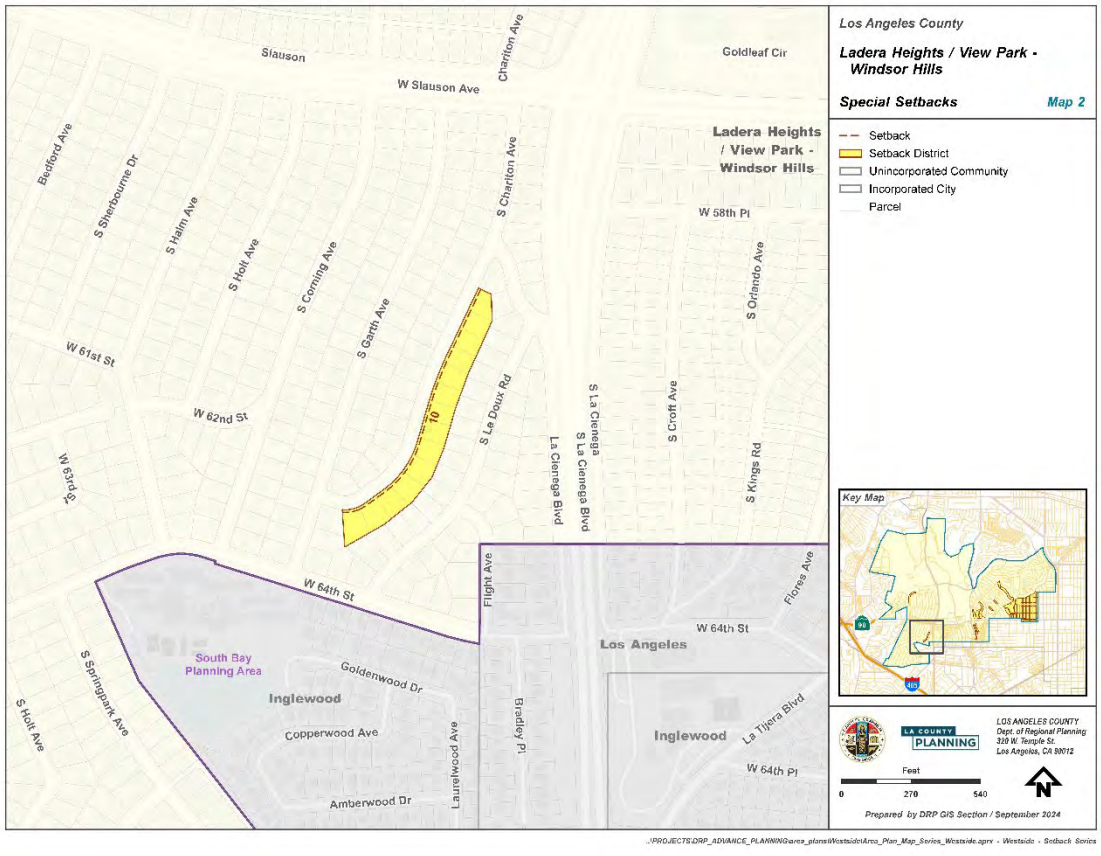


TABLE 22.322.090-A: REDUCED FRONT YARD SETBACK OVERLAY ZONE		
Front Yard Setback	**Address Range**	**Street**
10'	5876-6046	S. Chariton Ave.
10'	Odd numbered addresses 5129-5337	Shenandoah Ave.

22.322.100 View Park/Windsor Hills Community Standards District.

A. Mixed-Use Development Zone.

1. Height Limit. A building or structure shall not exceed 45 feet above grade in Zone MXD in the community of View Park/Windsor Hills.

B. All Residential Zones.

1. Development Standards. The following development standards shall apply to lots in residential zones in the community of View Park/Windsor Hills.

a. Lighting. The type and location of site and building shall not impact surrounding or neighboring properties with direct glare except sidewalks or pedestrian accessible walkways within a right-of-way.

b. Front Yards. The required front yard, exclusive of driveways and walkways to residence entrances, shall be landscaped.

c. Fence Transparency. Fifty percent of fences and walls within a required front yard shall be open and non-view obscuring and shall adhere to the following: a. Vertical support elements maintain a minimum distance of five feet apart; and b. Any material obscured by live plant material (trees, shrubs, flowers, plants, and hedges) less than 42” inches in height shall not be considered non-view obscuring. Chain-link fences are prohibited.

2. Front Yard Setback. The following front yard setback reduction applies to residential properties in View Park-Windsor Hills to reduce front yard setback requirements on properties with expansion constraints that cannot meet the requirements in Section 22.110.080.B.3 (Front Yards – On Sloping Terrain) due to sloping terrain. The intent is to

encourage the preservation of significant natural features in the Hillside Management Area, while allowing for additions of habitable space to existing residential uses.

a. Front yard setbacks shall be reduced for parcels in the Hillside Management Area that cannot meet the requirements of Section 22.110.080.B.3 and nonconforming front yard setbacks exist on parcels along the same street.

b. The required front yard specified in a Reduced Setback Overlay Zone in Figure 22.322.100-A*:* Reduced Front Yard Setback Requirement, below, shall apply to the yard that is parallel to the front lot line of the perimeter of a compact lot subdivision.

c. Reduced Front Yard Setbacks. The reduced front yard setback requirement shall not apply to properties or districts listed in the national, State, or County register of historic resources.

Figure 22.322.100-A: Reduced Front Yard Setback Requirement, below, indicates the front yard setback depth that has been established for frontages that meet the criteria stated in Subsection A, above**.**

FIGURE 22.322.100-A: REDUCED FRONT YARD SETBACK REQUIREMENT

TABLE 22.322.100-A: REDUCED FRONT YARD SETBACK OVERLAY ZONE		
Front Yard Setback	**Address Range**	**Street**
10'	4555-4547	60th St.
10'	5526-5641	Arch Crest Dr.
10'	5603-5675	Heatherdale Dr.
5'	Odd numbered addresses 5835-6029	S. Mansfield Ave.
10'	Even numbered addresses 5822-6132	S. Mansfield Ave.

10'	Odd numbered addresses 5433-5633	Onacrest Dr.
5'	Odd numbered addresses 5511-5547	Secrest Dr.

22.322.110 Unincorporated Del Rey Community Standards District (Reserved).

Attachment 7: Community Engagement Summary

LA COUNTY PLANNING

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Community Engagement and Outreach Summary

Stakeholder and community engagement was the foundation for the preparation of the Westside Area Plan (WSAP). From the outset of the WSAP planning process, 46 opportunities were provided for the engagement of residents, businesses, and organizations in meetings, workshops, and community events, with more than 1,000 total participants. Each engagement activity was designed to inform the community about the purpose of the WSAP, listen to the experiences, concerns, and aspirations of residents and stakeholders to collaboratively develop the elements of the Plan. The following is a summary of strategies and methods used by the project team to engage the public:

1. **Community Meeting and Workshops**
   A total of eight (8) community workshops and meetings were hosted by the WSAP project team and held for all residents of the Planning Area.

   - Online workshop introduced the planning program, reviewed and supplemented issues identified in prior surveys, and solicited input for the development of the community's vision for the future.
   - Open house at the Kenneth Hahn State Recreation Area (KHSRA) Visitor Center at which input was received for identifying opportunity sites for the adaptive re-use of existing and/or new housing, commercial, and other uses; employed an interactive mapping exercise with participants identifying images of their preferred uses for each site.
   - Online workshop presented and received comments on preliminary land use recommendations based on input received at the open house.
   - Online workshop presented and received comments on preliminary WSAP goals and policies addressing land use, economic development, mobility, public facilities and services, conservation and open space, and historic resources.
   - In-person workshop at the KHSRA Visitor Center at which the community reviewed and commented on the Draft Goals and Policies.
   - After the release of the Draft Area Plan and EIR for public review on June 18, 2024, three community-wide meetings were held to provide an overview of the Draft Area Plan and EIR, answer questions and receive comments. A virtual meeting was held on June 25, 2024 upon availability of the Draft WSAP project documents. At the request of the community, an in-person meeting was held on August 1, 2024, and a hybrid meeting was held on August 29, 2024 to receive additional community feedback. Approximately 900 total participants attended these meetings both in-person and virtually. Feedback provided at these meetings and submitted via comment letters led to refinements to the Plan.

2. **Community Events and Information Sessions**
   Community events and celebrations provided the opportunity to engage with community members at events hosted by other organizations. Among these were

tabling at the annual Taste of Soul community fair, Ladera Community Safety Event, CicLAvia bike event, and the County Juneteenth resource fair.

3. **Office Hours**
   The community was also invited to meet with the WSAP project team during in-person "office hours" at the Marina del Rey Library and View Park Library to learn about the Plan and offer their issues, visions, and feedback on options for the future.

4. **Meetings with Local Organizations and Neighboring Agencies**
   Meetings were conducted with the United Homeowners Association, Ladera Heights Civic Association and Del Rey Neighborhood Council to inform residents about the Plan's purpose and schedule, discuss issues, and receive input on their visions for the future and responses to options under consideration. Meetings were also held with the Baldwin Hills and Urban Watershed Conservancy, Streets Are for Everyone (SAFE) organization, and West LA College. In addition, staff had ongoing meetings with cities of Los Angeles and Culver City to discuss efforts to align regional planning strategies.

5. **Participation in other County Project Meetings**
   Staff participated in meetings organized by other County projects and programs to introduce the Plan, inform the attendees about the project purpose and schedule, and to receive feedback. These projects included Community Traffic Safety Plan, Just Transition Task Force, and the Baldwin Hills Community Standards District Amendment.

6. **Virtual Appointments**
   Virtual appointment with a Planner has been available to all residents within the Westside Planning Area to book a 20-minute appointment with a project planner to discuss topics related to the WSAP.

7. **Digital Engagement**
   Staff used various digital platforms and tools to engage and inform a wider audience.

   - e-Newsletters: Staff sent out newsletters to the project contact list, which includes 1,161 email addresses with periodic updates on upcoming meetings, project fact sheets, and other WSAP-related information.
   - Social Media: Staff frequently used the department's social media (Facebook, Instagram, and X) to promote WSAP meetings and workshops. Meeting flyers were also shared with other County departments, including Public Works, Parks and Recreation, and the Board Offices to promote on the respective departments' social media accounts.
   - Project Website: The WSAP project website was an important means of promoting engagement activities, soliciting comments, and providing background information. The website continues to host a record of the materials presented at public meetings and project documents (https://planning.lacounty.gov/longrange-planning/westside-areaplan).

8. Community Surveys

Two digital surveys were conducted throughout the development of the Plan to provide community members with a method to provide input on their insights, concerns, and aspirations. Surveys were oriented toward residents of Ladera Heights, View Park-Windsor Hills, and West Fox Hills. 6,170 flyers with survey QR codes and WSAP information were mailed to the residents of Ladera Heights, View Park-Windsor Hills, and West Fox Hills. Approximately 400 responses were received.

9. Direct Mailing

Staff mailed out three (3) project-related flyers or postcards to the residents of the Planning Area: 1) On June 15, 2023, a flyer with community survey information and QR codes were mailed to 6,170 property owners in the communities of Ladera Heights, View Park/Windsor Hills and West Fox Hills (Del Rey); 2) On June 15, 2024, a postcard with the Notice of Availability of Draft Westside Area Plan and PEIR information was mailed out to the property owners in the Planning Area; and 3) On September 16, 2024, a postcard with information on the WSAP Public Hearing Notice was mailed out to 6,350 contacts including all property owners within the Planning Area, courtesy list, adjacent agencies and local organizations. In total, approximately 18,900 postcards were mailed during the duration of the project. In addition, the Notice of Availability of the Draft EIR and Public Hearing Notice were published in two local newspapers- Los Angeles Sentinel and the Argonaut.

10. Flyering

Staff visited local businesses and community gathering spaces, including parks, libraries, and senior centers in the Planning Area to post project flyers on bulletin boards and to distribute hard copies of the community survey.

11. Zone Change Letters

Approximately 1,207 Rezoning letters were mailed to property owners of parcels proposed for zone and/or land use changes to implement the WSAP and Housing Element. In addition, staff responded to over 140 phone calls and emails, offering information and guidance to community members in response to inquiries related to the zone changes.

October 2024 | Final Program Environmental Impact Report
State Clearinghouse No. 2023110409

LOS ANGELES COUNTY WESTSIDE AREA PLAN

for County of Los Angeles

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1. Introduction

1.1 INTRODUCTION

This Final Program Environmental Impact Report (PEIR) has been prepared by the County of Los Angeles (County) for the Westside Area Plan (WSAP or proposed Project). This Final PEIR has been prepared in accordance with the California Environmental Quality Act (CEQA) as amended (Public Resources Code Sections 21000 et seq.) and the State CEQA Guidelines (California Code of Regulations Sections 15000 et seq.).

As required by CEQA Guidelines Section 15132, the Final PEIR shall consist of the following:

(a) The Draft PEIR or a revision of the Draft PEIR;

(b) Comments and recommendations received on the Draft PEIR either verbatim or in summary;

(c) A list of persons, organizations, and public agencies comments on the Draft PEIR;

(d) The responses of the Lead Agency to significant environmental points raised in the review and consultation process; and

(e) Any other information added by the Lead Agency.

In accordance with these requirements, the WSAP includes the following:

- This Final PEIR document incorporates the information required by State CEQA Guidelines Section 15132, including responses to comments received on the Draft PEIR; and
- The Draft PEIR document, dated June 2024 (SCH #2023110409).

This document contains responses to comments received on the Draft PEIR during the public review period, which began June 18, 2024. In response to a request received by the County, the close of the comment period was extended from August 1 to August 16, 2024. This document has been prepared in accordance with CEQA and the CEQA Guidelines and represents the independent judgment of the Lead Agency. This document and the circulated Draft PEIR comprise the Final PEIR, in accordance with CEQA Guidelines, Section 15132.

1.2 FORMAT OF THE FEIR

This document is organized as follows:

Section 1, Introduction. This chapter provides a brief introduction of the contents of this Final PEIR, the CEQA requirements, and the public review process.

1. Introduction

Section 2, Response to Comments. This section provides a list of agencies, organizations, and interested persons commenting on the Draft PEIR, and responses to all comments received on the Draft PEIR. It includes two "master responses" that address topical issues received by multiple commenters. This section also includes responses to written comments received at an in-person public information meeting held by the County on August 1, 2024, regarding the WSAP and Draft PEIR. To facilitate review of the responses, each comment letter has been reproduced and assigned a number (A-1 through A-4 for letters received from agencies, O-1 through O-6 for letters received from organizations, R-1 through R-166 for letters received from residents, PC-1 through PC-36 for comment cards received during the public meeting, and F1 through F4 for form letters sent from multiple commenters. Individual comments within each letter have been numbered for each letter and the letter is followed by responses with references to the corresponding comment number. All original comments are included in Appendices A through E.

Section 3. Revisions to the Draft EIR. This section contains revisions to the Draft PEIR text and figures as a result of the comments received by agencies and interested persons as described in Section 2, and/or minor corrections and omissions discovered subsequent to release of the Draft PEIR for public review.

Section 4. Mitigation Monitoring and Reporting Program. This chapter provides the Mitigation Monitoring and Reporting Program (MMRP), which identifies the mitigation measures that will be implemented for future projects as appropriate. The MMRP identifies the mitigation measure, the implementing party, timing of implementation, the entity responsible for enforcement and the responsible monitoring agency.

The responses to comments contain material and revisions that will be added to the text of the Final PEIR. County staff has reviewed this material and determined that none of this material constitutes the type of significant new information that requires recirculation of the Draft PEIR for further public comment under CEQA Guidelines Section 15088.5. None of this new material indicates that the project will result in a significant new environmental impact not previously disclosed in the Draft PEIR. Additionally, none of this material indicates that there would be a substantial increase in the severity of a previously identified environmental impact that will not be mitigated, or that there would be any of the other circumstances requiring recirculation described in Section 15088.5. The responses to comments and revisions are merely clarifications and do not indicate a deficiency of the PEIR's analysis nor a new or exacerbated potential significant environmental impact, and do not deprive the public of a meaningful opportunity to comment upon a substantial adverse environmental effect or a feasible way to mitigate or avoid such an effect that the County have declined to implement. The responses and revisions merely amplify or clarify the analysis in the Draft PEIR.

1.3 CEQA REQUIREMENTS REGARDING COMMENTS AND RESPONSES

CEQA Guidelines Section 15204 (a) outlines parameters for submitting comments, and reminds persons and public agencies that the focus of review and comment of DEIRs should be

> "... on the sufficiency of the document in identifying and analyzing possible impacts on the environment and ways in which significant effects of the project might be avoided or mitigated. Comments are most helpful when they suggest additional specific alternatives or mitigation measures that would provide better ways to avoid or mitigate the significant environmental effects. At the same time, reviewers should

> be aware that the adequacy of an EIR is determined in terms of what is reasonably feasible. …CEQA does not require a lead agency to conduct every test or perform all research, study, and experimentation recommended or demanded by commenters. When responding to comments, lead agencies need only respond to significant environmental issues and do not need to provide all information requested by reviewers, as long as a good faith effort at full disclosure is made in the EIR."

CEQA Guidelines Section 15204 (c) further advises, "Reviewers should explain the basis for their comments, and should submit data or references offering facts, reasonable assumptions based on facts, or expert opinion supported by facts in support of the comments." Pursuant to Section 15064, an effect shall not be considered significant in the absence of substantial evidence. Section 15204 (d) also states, "Each responsible agency and trustee agency shall focus its comments on environmental information germane to that agency's statutory responsibility." Section 15204 (e) states, "This section shall not be used to restrict the ability of reviewers to comment on the general adequacy of a document or of the lead agency to reject comments not focused as recommended by this section."

In accordance with CEQA, Public Resources Code Section 21092.5, copies of the written responses to public agencies will be made available to commenting agencies and the general public at least 10 days prior to certifying the PEIR.

1.4 PUBLIC REVIEW PROCESS

The County of Los Angeles (County) circulated a Notice of Preparation (NOP) for the proposed Project to the Governor's Office of Planning and Research, State Clearinghouse, potentially affected state agencies, local agencies, and other interested parties, who are on the WSAP distribution list for a 30-day public review starting on November 16, 2023, and ending on December 15, 2023. The NOP was published in two local newspapers, LA Sentinel and the Argonaut. Additionally, the NOP was publicized via newsletters and flyers that were distributed to interested parties who signed up to be on the WSAP contact list, and it was also shared on social media. The County received nine comment letters in response to the NOP. A public scoping meeting was held virtually, online via Zoom Webinar, on November 30, 2023, to provide information to the public about the proposed Project and the CEQA process, and collect oral and written comments from agencies and the public in attendance.

The Draft PEIR was provided to the State Clearinghouse and in compliance with CEQA was circulated for a 45-day public review period from June 18, 2024, to August 1, 2024. The County of Los Angeles held a virtual public meeting, online via Zoom Webinar, on June 25, 2024. In response to requests received during the public comment period, the comment period was extended an additional 15 days, to conclude on August 16, 2024. An additional in-person informational meeting was held on August 1, 2024. Following the close of the public review period, written responses were prepared to all comments received, and these comments and responses are incorporated into this Final PEIR.

As the lead agency, before approving the proposed Project, the County's Board of Supervisors must certify the Final PEIR as adequate and completed in accordance with CEQA. The County must also review and consider the information contained in the Final PEIR, including all supporting documents, before considering approval of the proposed Project. The County will certify the Final PEIR using independent judgment and analysis. In

consideration of the findings of the Final PEIR, the County will approve the Project or an alternative thereof through a written Finding of Fact and a Statement of Overriding Consideration for each identified significant adverse environmental impact and any significant and unavoidable impact identified in the Final PEIR. Due to some proposed Project impacts found to be significant, the County will adopt mitigation measures that either avoid or reduce those impacts to less than significant levels, where feasible. These mitigation measures are identified in Section 4, *Mitigation Monitoring Reporting Program*, of this Final PEIR. Dates of public hearings will be published and officially noticed in accordance with all legal requirements. If the proposed Project is approved, the County will file a notice of determination (NOD) with the Governor's Office of Planning and Research, State Clearinghouse within 5 working days of project approval.

2. Response to Comments

California Code of Regulations Title 14 (State CEQA Guidelines) Section 15088(a) states, "The lead agency shall evaluate comments on environmental issues received from persons who reviewed the draft EIR and shall prepare a written response. The lead agency shall respond to comments that were received during the noticed comment period." In accordance with these requirements, this chapter contains the comment letters received on the Draft PEIR and provides responses to each of the written comments received during the public review period for the Draft PEIR, which began on June 18, 2024, and initially ended August 1, 2024. In response to public requests received during the public comment period, the comment period was extended an additional 15 days, to conclude on August 16, 2024. A virtual public meeting to discuss the findings of the Draft PEIR was held on June 25, 2022. Also in response to comments received during the public comment period, the County held an additional in-person community meeting on August 1, 2024, from 6:00 pm to 8:30 pm at the Knox Presbyterian Church (5840 La Tijera Boulevard, Los Angeles, CA 90056), to provide further information regarding the WSAP and solicit input on the project from the community.

2.1 OVERVIEW OF COMMENTS RECEIVED

This section provides all written responses received on the Draft PEIR and the County's responses to each comment. Comment letters and specific comments are given letters and numbers for reference purposes. Where sections of the Draft PEIR are excerpted in this document, the sections are shown indented. Any changes to the Draft PEIR text as a result of comments are shown in <u>underlined text</u> for additions and ~~strikeout~~ for deletions (see Section 3, *Revisions to the Draft PEIR*).

Table 2-1, *Responses to Written Comments Received on the Draft PEIR*, is a list of agencies, organizations, and individuals who provided written comments on the Draft PEIR during the public review period. Copies of the original letters provided are included in Appendices A through E, as indicated in the table.

Table 2-1 Responses to Written Comments Received on the Draft PEIR

Number Reference	Commenting Person/Agency	Date of Comment	Page No.
Agencies (See Appendix A for Agency Letters)			
A1	California Department of Transportation	7/11/2024	2-17
A2	California Geological Survey	7/19/24	2-18
A3	Los Angeles County Library	7/24/24	2-20
A4	Los Angeles County Sheriff Department	8/1/24	2-21
Organizations (See Appendix B for Organization Letters)			
O1	Santa Ynez Band of Chumash Indians	6/25/2024	2-34
O2	United Homeowners Association II	7/1/2024	2-24

2. Response to Comments

Table 2-1 Responses to Written Comments Received on the Draft PEIR

Number Reference	Commenting Person/Agency	Date of Comment	Page No.
O3	Ladera Heights Civic Association	8/9/2024	2-27
O4	Ladera Heights Civic Association	8/14/24	2-34
O5	United Homeowners Association II	8/16/2024	2-50
O6	Los Angeles Conservancy	8/15/2024	2-60
Residents (See Appendix C for Resident Letters)			
R1	Linda Brown	6/19/2024	2-62
R2	Linda Brown	6/19/2024	2-63
R3	Rachel Hoke	6/19/2024	2-64
R4	Louise Bisharat	6/19/2024	2-65
R5	Pamela Graham	6/20/2024	2-66
R6	John Bisharat `	6/20/2024	2-67
R7	Barbara Giarraffa	6/21/2024	2-68
R8	Zandra Ruiz	6/23/2024	2-69
R9	Monica Haferkom	6/23/2024	2-70
R10	LaTanya Hines	6/24/2024	2-71
R11	Leighton Rose	6/25/2024	2-72
R12	CT Campbell	6/25/2024	2-73
R13	Treva Miller	6/26/2024	2-74
R14	LaTonya Barnett	6/26/2024	2-75
R15	Jean Jones Apfel	6/26/2024	2-76
R16	Earllene McCauley	6/26/2024	2-77
R17	Isis Ferrier	6/27/2024	2-78
R18	Regina O'Leary	6/27/2024	2-79
R19	Debra Langaigne	6/28/2024	2-81
R20	Cindy Hotta	6/30/2024	2-82
R21	Brendon Chung	7/1/2024	2-83
R22	Leo Hill	7/1/2024	2-84
R23	Helen Sweatt	7/3/2024	2-85
R24	Jerrold Smith	7/3/2024	2-86
R25	Laura Lawrence	7/3/2024	2-87
R26	Tracie Lyons	7/4/2024	2-88
R27	Deborah Swan	7/5/2024	2-89

2. Response to Comments

Table 2-1 Responses to Written Comments Received on the Draft PEIR

Number Reference	Commenting Person/Agency	Date of Comment	Page No.
R28	Renita Smith	7/8/2024	2-91
R29	Jean Jones-Apfel	7/10/2024	2-92
R30	Crissi Aila	7/10/2024	2-93
R31	Allen Haidar	7/11/2024	2-94
R32	Avina Bonsu	7/14/2024	2-95
R33	Christina Santos	7/14/2024	2-96
R34	Cynthia Laskey	7/14/2024	2-97
R35	Bob Horning	7/15/2024	2-98
R36	Kathie Marion	7/15/2024	2-99
R37	Naomi Zahavi	7/15/2024	2-100
R38	Norm Langley	7/15/2024	2-101
R39	Sam Friedlander	7/15/2024	2-102
R40	Bruno Miotto	7/17/2024	2-103
R41	Michael Manuel	7/17/2024	2-104
R42	Kipp Rudd	7/18/2024	2-105
R43	Rachel Petrocelli	7/20/2024	2-107
R44	Sachiko Doherty	7/20/2024	2-111
R45	Pilar Diaz	7/21/2024	2-112
R46	Sonny White	7/21/2024	2-113
R47	LJ Clark	7/23/2024	2-114
R48	Jerome Greenwald	7/23/2024	2-115
R49	Maggie Underwood	7/24/2024	2-116
R50	Michele Bryant	7/25/2024	2-117
R51	Tiana Turner	7/25/2024	2-118
R52	Rene Widmann	7/26/2024	2-119
R53	Derek Spinei	7/26/2024	2-120
R54	Vanessa Calloway	7/30/2024	2-121
R55	Grant Smith	7/31/2024	2-123
R56	JL McClennan	7/31/2024	2-124
R57	Walter Maynard	7/31/2024	2-126
R58	Rosalind Watkins	8/1/2024	2-127
R59	Francine Webster	8/1/2024	2-128

2. Response to Comments

Table 2-1 Responses to Written Comments Received on the Draft PEIR

Number Reference	Commenting Person/Agency	Date of Comment	Page No.
R60	Ravi Sharma	8/2/2024	2-131
R61	Jo-An Sharma	8/2/2024	2-132
R62	Reese Jones	8/3/2024	2-133
R63	Felicia Smith	8/6/2024	2-134
R64	Sondra Hale	8/6/2024	2-135
R65	Ilona Munoz	8/7/2024	2-137
R66	Marco Munoz	8/7/2024	2-139
R67	Sara Siegal	8/7/2024	2-141
R68	Francine Starks	8/8/2024	2-142
R69	Michele Bryant	8/11/2024	2-144
R70	Eric Gazin	8/11/2024	2-145
R71	Ingrid Day	8/11/2024	2-146
R72	Suzette Frio	8/12/2024	2-147
R73	Andrea Berg	8/12/2024	2-149
R74	H. Milano Mellon	8/12/2024	2-150
R75	Julian Nagendran	8/12/2024	2-151
R76	Lisa Brown	8/12/2024	2-152
R77	Mary Chitty	8/12/2024	2-153
R78	Kerri Harper-Howie	8/12/2024	2-154
R79	Monique Avendian	8/12/2024	2-155
R80	Raymond Avendian	8/12/2024	2-156
R81	Richard Townsend	8/12/2024	2-157
R82	Linda Jackson	8/12/2024	2-158
R83	Renee Smith	8/12/2024	2-159
R84	Stacy Young	8/12/2024	2-160
R85	Karen Decoud	8/13/2024	2-161
R86	Cynthia Jackson	8/13/2024	2-162
R87	Jill Lalonde	8/13/2024	2-165
R88	Bryan Barnes	8/13/2024	2-166
R89	Alison Jones	8/13/2024	2-167
R90	Penny Madden	8/13/2024	2-168
R91	Jill Britt	8/13/2024	2-169

Table 2-1 Responses to Written Comments Received on the Draft PEIR

Number Reference	Commenting Person/Agency	Date of Comment	Page No.
R92	Jordan Quaglietta	8/13/2024	2-170
R93	Lisa Phillips	8/14/2024	2-171
R94	Guillermo Gastelo	8/14/2024	2-173
R95	Carla Waffer	8/14/2024	2-174
R96	Jaimela Foster	8/14/2024	2-175
R97	Mark Stannard	8/14/2024	2-176
R98	Robert Huang	8/14/2024	2-177
R99	Cheryl Moore	8/15/2024	2-178
R100	Dan Wilson	8/15/2024	2-179
R101	Derrick Davis	8/15/2024	2-180
R102	Don Rosen	8/15/2024	2-181
R103	Jackie Hardin	8/15/2024	2-182
R104	Jan Davis	8/15/2024	2-183
R105	Judy Huern	8/15/2024	2-184
R106	Mark Davis	8/15/2024	2-186
R107	Brian Jordan	8/15/2024	2-187
R108	Richard Bisby	8/15/2024	2-189
R109	Wanda Davis	8/15/2024	2-190
R110	Alison Clinton	8/15/2024	2-191
R111	Nathelene Reynolds	8/15/2024	2-192
R112	Helen Harris	8/15/2024	2-193
R113	Ingrid Day	8/15/2024	2-194
R114	Jacqueline Dje	8/15/2024	2-195
R115	Leon Blum	8/15/2024	2-196
R116	Helen G. Harris	8/15/2024	2-197
R117	Jean Apfel	8/15/2024	2-198
R118	Desobry Bowens	8/15/2024	2-200
R119	Karen Edwards	8/16/2024	2-201
R120	Pamela Thomas Brown	8/16/2024	2-202
R121	Walter Harris	8/16/2024	2-203
R122	G. Knox	8/16/2024	2-204
R123	Francesca Harris	8/16/2024	2-206
R124	Davina Douthard	8/16/2024	2-207

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Number Reference	Commenting Person/Agency	Date of Comment	Page No.
R125	Nick Starkman	8/16/2024	2-208
R126	Ash	8/16/2024	2-209
R127	Ellen Walls	8/16/2024	2-210
R128	Jeannae M. Rouzan-Clay	8/16/2024	2-211
R129	Clifford Campbell	8/16/2024	2-213
R130	Patricia Hamlin	8/16/2024	2-216
R131	Clifford Neuman	8/16/2024	2-217
R132	Eloise Ferguson	8/16/2024	2-219
R133	Sean Hyde-Moyer	8/16/2024	2-220
R134	Deborah Woods	8/16/2024	2-221
R135	James Shaw	8/16/2024	2-223
R136	Swamy Narayanaswamy	8/16/2024	2-224
R137	Walter Siembab	8/16/2024	2-225
R138	Gail Grant	8/16/2024	2-229
R139	Sheila V. Faulk	8/16/2024	2-230
R140	Deborah A. Taylor	8/16/2024	2-232
R141	Lynae Munoz	8/16/2024	2-233
R142	Marco Munoz Jr.	8/16/2024	2-235
R143	Zoe Moskowitz	8/16/2024	2-238
R144	Tendai Nyachoto	8/16/2024	2-239
R145	Sharod Jackson	8/16/2024	2-240
R146	Christine Walker	8/16/2024	2-241
R147	Richard & Debra Wright	8/16/2024	2-243
R148	Rochelle Jackson	8/16/2024	2-244
R149	Joy Taylor	8/16/2024	2-245
R150	Shelli Hardemion	8/16/2024	2-247
R151	Pamela Simpson	8/16/2024	2-248
R152	Robert Taylor	8/16/2024	2-250
R153	Gail Lannoy	8/16/2024	2-251
R154	Daniel B. Williams	8/16/2024	2-252
R155	Schuyler Jackson	8/16/2024	2-253
R156	Jpey Gossett	8/16/2024	2-254
R157	Judy Heurn	8/16/2024	2-256

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Number Reference	Commenting Person/Agency	Date of Comment	Page No.
R158	Antoine Roberts	8/17/2024	2-257
R159	Cameron Nelson	8/17/2024	2-258
R160	Wanda Knight	8/18/2024	2-259
R161	Arnetta West	8/18/2024	2-260
R162	Travis Scott	8/19/2024	2-261
R163	Jada Dunomes	Undated	2-262
R164	Jessie McClennan	Undated	2-264
R165	Richard Rice	Undated	2-267
R166	Barbara L.	6/26/24	2-268
R167	Earnetta Cotton	6/20/24	2-269
R168	Tony Bacon	6/20/24	2-270
Public Comment Cards (See Appendix D for Environmental Comments Received during the August 1, 2024 Public Meeting)			
PC1	Duane E. Smith	8/1/24	2-271
PC2	Christiane White	8/1/24	2-273
PC3	Joey S Gossett	8/1/24	2-274
PC4	Merle Vaughs	8/1/24	2-275
PC5	Anonymous	8/1/24	2-276
PC6	Donald Redix	8/1/24	2-277
PC7	Judy Huern	8/1/24	2-278
PC8	Di Harris	8/1/24	2-279
PC9	Mike Michaud	8/1/24	2-280
PC10	Anonymous	8/1/24	2-281
PC11	Penny Madden	8/1/24	2-282
PC12	Ellen Deleston	8/1/24	2-283
PC13	Dennis Mille	8/1/24	2-284
PC14	Carla Harris	8/1/24	2-285
PC15	Marian Williams	8/1/24	2-286
PC16	Darlene	8/1/24	2-287
PC17	Francine Starks	8/1/24	2-288
PC18	Denise McLend	8/1/24	2-289
PC19	Dawn	8/1/24	2-290
PC20	Anonymous	8/1/24	2-291
PC21	Brenda Manuel	8/1/24	2-292

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Number Reference	Commenting Person/Agency	Date of Comment	Page No.
PC22	Nefertiti Austin	8/1/24	2-293
PC23	Anonymous	8/1/24	2-294
PC24	Anonymous	8/1/24	2-295
PC25	Tomita Glover	8/1/24	2-296
PC26	Levette Bowles	8/1/24	2-297
PC27	Lisa	8/1/24	2-298
PC28	Diana Zimmerman	8/1/24	2-299
PC29	Daryl Osby	8/1/24	2-300
PC30	Darlene	8/1/24	2-301
PC31	Anonymous	8/1/24	2-302
PC32	Dagnea Teshome	8/1/24	2-303
PC33	John Denomes	8/1/24	2-304
PC34	Susan Bradshaw	8/1/24	2-305
PC35	Naomi Zahari	8/1/24	2-306
PC36	Jan A Davis	8/1/24	2-307
Form Letter (See Appendix E for all Form Letters Received)			
F1	Received from 110 individuals.	Various	2-308
F2	Received from 8 individuals.	Various	2-309
F3	Received from 302 individuals.	Various	2-310
F4	Received from 162 individuals.	Various	2-312

2.2 MASTER RESPONSES

Several common issues were raised in the public comments received during the public review period for the Draft PEIR. This section provides a Master Response (MR) to recurring comments raised by responding agencies and the public. The summary of general responses provides a more comprehensive explanation and response to these common issues raised during the public review period.

2.2.1 Master Response 1: WSAP Opportunity Sites

Summary of Comments Received

Numerous commenters raised concerns regarding the opportunity sites identified by the WSAP. As part of the WSAP, the County identified 12 opportunity sites as locations where land use and zoning changes could occur that would provide for increased residential density and non-residential mixed use development. The

opportunity sites were selected based on comprehensive research, community input, and sites identified in the County's certified Housing Element. In project surveys and comments during public meetings, community members expressed their desire to preserve the characteristics of single-family residential neighborhoods and their preference to see growth in the commercial corridors (i.e., Slauson Avenue).

The County received numerous comments requesting the removal of Opportunity Site 1, Centinela-Green Valley, and Opportunity Site 10, Angeles Vista-Valley Ridge, from the WSAP, which is the location of the University Christian Church. Many comments also requested no land use changes to a parcel on Fairview and Springpark Avenue, which was to be rezoned from R3 to R5 (General Plan land use change from H50 to H100). Many commenters also raised concerns regarding the height limits associated with the zoning changes as part of the WSAP.

Numerous comments were received that recommended additional opportunity sites and areas for land use and zoning changes.

Responses to these comments regarding the opportunity sites are addressed below. All revisions made as a result of public comments are reflected in Section 3, Revisions to the Draft PEIR.

Recommended Opportunity Sites

Table 2-2, *Recommended Opportunity Sites Received from Public Comments*, lists the opportunity site recommendations received from commenters and the reasons why the County has determined that the sites are viable or not viable opportunity sites for the WSAP.

Table 2-2 Recommended Opportunity Sites Received from Public Comments

Recommended Opportunity Site	Explanation
Marina Del Rey	Marina Del Rey is in the Coastal Zone, and is not a viable opportunity site because a Local Coastal Program amendment is not within the scope of this project. The 2008 Marina del Rey Affordable Housing Policy will be revised and updated to help ensure compliance with the State Mello Act and to increase affordable housing stock in unincorporated Marina del Rey. All projects in Marina del Rey undergoing demolition, conversion to a new use, or substantial rehabilitation will be required to replace all existing low- and moderate-income units. Additionally, newly constructed projects and projects undergoing substantial rehabilitation will be required to provide a set-aside of 20 percent of the units for low-income housing. The Los Angeles County Development Authority (LACDA) will make Mello Act determinations and work in collaboration with the Department of Regional Planning (DRP) and Department of Beaches and Harbors (DBH) to implement the policy.
West Los Angeles/ Sawtelle VA	West Los Angeles/Sawtelle VA Center is an unincorporated community within the WSAP, and with the exception of one privately owned parcel, is comprised of the United States Department of Veterans Affairs West Los Angeles campus, which provides services to veterans. The West Los Angeles/Sawtelle VA Center is not a viable opportunity site as it will be further developed with permanent supportive housing under a future separate master plan prepared by the U.S. Department of Veterans Affairs.
Gilmore Island	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 complex. It is currently zoned for Major Commercial (C-MJ) use, consistent with the site's current use and the long-term use of the surrounding properties. While it is not identified as a formal Opportunity Site, as part of the revised WSAP, the County has

2. Response to Comments

Table 2-2 Recommended Opportunity Sites Received from Public Comments

Recommended Opportunity Site	Explanation
	changed the project to include rezoning of this site from C-MJ to MU/MXD, consistent with public requests.
Franklin Canyon	Franklin Canyon is within the WSAP. Franklin Canyon is largely undevelopable due to its environmental setting (within a Hillside Management Area), natural resources, and fire hazards. Franklin Canyon is mostly used as parkland and trails managed by the Mountains Recreation and Conservation Authority. No land use changes are proposed to Franklin Canyon and therefore is not a viable opportunity site.
City of Beverly Hills	This recommended site is the City of Beverly Hills. This City is outside of the County of Los Angeles jurisdiction to make any land use decisions. Therefore, this site is not considered as a viable opportunity site for the WSAP.
City of Brentwood	This recommended site is the City of Brentwood. This City is outside of the County of Los Angeles jurisdiction to make any land use decisions. Therefore, this site is not considered as a viable opportunity site for the WSAP.
Pacific Palisades	This recommended site is within the City of Los Angeles. This site is outside of the County of Los Angeles jurisdiction to make any land use decisions. Therefore, this site is not considered as a viable opportunity site for the WSAP.
The Grove Shopping Center on 189 The Grove Drive, Los Angeles, CA 90036	This recommended site is within the City of Los Angeles. This site is outside of the County of Los Angeles jurisdiction to make any land use decisions. Therefore, this site is not considered as a viable opportunity site for the WSAP.
Palazzo East Luxury Apartments on 348 Hauser Boulevard, Los Angeles CA 90024	This recommended site is within the City of Los Angeles. This site is outside of the County of Los Angeles jurisdiction to make any land use decisions. Therefore, this site is not considered as a viable opportunity site for the WSAP.
Westwood: Ralphs/Target Shopping Center	This recommended site is within the City of Los Angeles. This site is outside of the County of Los Angeles jurisdiction to make any land use decisions. Therefore, this site is not considered as a viable opportunity site for the WSAP.
Rancho Park Golf Course on 10345 W Pico Boulevard, Los Angeles, CA 90064	This recommended site is within the City of Los Angeles. This site is outside of the County of Los Angeles jurisdiction to make any land use decisions. Therefore, this site is not considered as a viable opportunity site for the WSAP.
Fox Studio Lot on 10201 W Pico Boulevard, Los Angeles, CA 90067	This recommended site is within the City of Los Angeles. This site is outside of the County of Los Angeles jurisdiction to make any land use decisions. Therefore, this site is not considered as a viable opportunity site for the WSAP.
Southwest corner of Centinela and La Tijera	This recommended site is within the City of Los Angeles. This site is outside of the County of Los Angeles jurisdiction to make any land use decisions. Therefore, this site is not considered as a viable opportunity site for the WSAP.
Hawthorne Plaza	This recommended site is within the City of Hawthorne. This site is outside of the County of Los Angeles jurisdiction to make any land use decisions. Therefore, this site is not considered as a viable opportunity site for the WSAP.
Area on Neenach, 230 Street West and Avenue D, Lancaster, California	This recommended site is in an area near the City of Lancaster. This site is within an unincorporated community within the Antelope Valley. This site is within the Antelope Valley Area Plan which the County adopted in 2015. Therefore, this site is not considered as a viable opportunity site for the WSAP.
Buckingham Heights Business Park, Culver City, CA 90230	This recommended site is within the City of Culver City. This site is outside of the County of Los Angeles jurisdiction to make any land use decisions. Therefore, this site is not considered as a viable opportunity site for the WSAP.
Obama Boulevard, Los Angeles, CA	This recommended site is within the City of Los Angeles. This site is outside of the County of Los Angeles jurisdiction to make any land use decisions. Therefore, this site is not considered as a viable opportunity site for the WSAP.
Downtown Inglewood	This recommended site is within the City of Inglewood. This site is outside of the County of Los Angeles jurisdiction to make any land use decisions. Therefore, this site is not considered as a viable opportunity site for the WSAP.

Table 2-2 Recommended Opportunity Sites Received from Public Comments

Recommended Opportunity Site	Explanation
Baldwin Hills	This recommended site is within the City of Los Angeles. This site is outside of the County of Los Angeles jurisdiction to make any land use decisions. Therefore, this site is not considered as a viable opportunity site for the WSAP.
Bristol Parkway and Green Valley Circle	This recommended site is within the City of Culver City. This site is outside of the County of Los Angeles jurisdiction to make any land use decisions. Therefore, this site is not considered as a viable opportunity site for the WSAP.
5550 W 83rd Street, Los Angeles, CA 90045	This recommended site is within the City of Los Angeles. This site is outside of the County of Los Angeles jurisdiction to make any land use decisions. Therefore, this site is not considered as a viable opportunity site for the WSAP.
Crenshaw Boulevard, Los Angeles, CA	This recommended site is within the City of Los Angeles. This site is outside of the County of Los Angeles jurisdiction to make any land use decisions. Therefore, this site is not considered as a viable opportunity site for the WSAP.

Revisions to Opportunity Sites

Based on comments received regarding the 12 Opportunity Sites included in the WSAP, the County has elected to make the following revisions to the WSAP and in this Final PEIR. Explanations are shown in Table 2-3, *Revisions to Opportunity Sites*.

Table 2-3 Revisions to Opportunity Sites

Opportunity Site	Revisions
1: Centinela-Green Valley (SE)	This site contains University Christian Church and an associated surface parking lot. Given the significant public comments received, this site has been eliminated as an opportunity site in the WSAP and PEIR. Therefore, the 41 potential residential units associated with this site have been removed from the WSAP as an opportunity site.
2: Ladera Center	This site is the location of the Ladera Center and is unique because approximately 2/3 of the site sits in the jurisdiction of the County and approximately 1/3 is within the City of Los Angeles. The City of Los Angeles is also in the process of updating its Westside Community Plan, which includes the 1/3 of Ladera Shopping Center. The County's current land use is General Commercial. The Draft WSAP proposed to change the County portion of the land use to Mixed Use, which has a height restriction of 65 feet and FAR of 3.0. The City's draft plan proposes a land use change to Regional Center, which would have no restriction on height. The County continues to work closely with the City about how best to collaborate on this issue to harmonize the land use and zoning at this site. As a result of comments received, the County has elected to reduce the maximum allowable height from 65 feet to 45 feet. This change is reflected in the revised WSAP and PEIR (see Section 3, *Revisions to the Draft PEIR*).
3: Wateridge Business Center	The maximum height for this site has been reduced from 65 feet to 45 feet, which will be documented in the Planning Area Standards District (PASD) that will include development standards for all future development in the WSAP communities. The PASD will contain Community Standards Districts (CSD) for each of the communities within the WSAP.
4a: Slauson-Fairfax/Home Depot Center	The maximum height for this site has been reduced from 65 feet to 45 feet, which will be documented in the Planning Area Standards District (PASD) that will include development standards for all future development in the WSAP communities. The PASD will contain Community Standards Districts (CSD) for each of the communities within the WSAP.
4b: Slauson-Fairfax Intersection	The maximum height for this site has been reduced from 65 feet to 45 feet, which will be documented in the Planning Area Standards District (PASD) that will include development

2. Response to Comments

Table 2-3 Revisions to Opportunity Sites

Opportunity Site	Revisions
	standards for all future development in the WSAP communities. The PASD will contain Community Standards Districts (CSD) for each of the communities within the WSAP.
5: Slauson-Heatherdale	The maximum height for this site has been reduced from 65 feet to 45 feet, which will be documented in the Planning Area Standards District (PASD) that will include development standards for all future development in the WSAP communities. The PASD will contain Community Standards Districts (CSD) for each of the communities within the WSAP.
6: Slauson-Overhill North	The maximum height for this site has been reduced from 65 feet to 45 feet, which will be documented in the Planning Area Standards District (PASD) that will include development standards for all future development in the WSAP communities. The PASD will contain Community Standards Districts (CSD) for each of the communities within the WSAP.
7: Slauson East	The maximum height for this site has been reduced from 65 feet to 45 feet, which will be documented in the Planning Area Standards District (PASD) that will include development standards for all future development in the WSAP communities. The PASD will contain Community Standards Districts (CSD) for each of the communities within the WSAP.
8: West 54th Street	The maximum height for this site has been reduced from 65 feet to 45 feet, which will be documented in the Planning Area Standards District (PASD) that will include development standards for all future development in the WSAP communities. The PASD will contain Community Standards Districts (CSD) for each of the communities within the WSAP.
9: Leimert Park Adjacent	The maximum height for this site has been reduced from 65 feet to 45 feet, which will be documented in the Planning Area Standards District (PASD) that will include development standards for all future development in the WSAP communities. The PASD will contain Community Standards Districts (CSD) for each of the communities within the WSAP.
10: Angeles Vista-Valley Ridge	Given the public comments received and the location of this site within a residential area, the County has elected to remove this location as an opportunity site. Therefore, the two residential units and 5,000 square feet of commercial space associated with this site have been removed from the WSAP as an opportunity site.
Fairview and Springpark	This site is identified in the Housing Element as a rezoning site, however, based on community input, the County determined that the remaining opportunity sites in the WSAP sufficiently meet the Housing Element requirements. Therefore, the County has elected to remove this location from land use or zoning changes under the WSAP, and the 502 additional potential residential units associated with this location have been removed from the WSAP.

Removal of Opportunity Sites 1 and 10, and elimination of rezoning on the Fairview and Springpark site results in a reduction of the total number dwelling units and commercial square feet in the WSAP and PEIR. As result, the proposed dwelling units associated with full buildout of the revised WSAP would be 6,212 (5,966 households) and 239,000 square feet of non-residential use. Updated projections are reflected in Section 3, *Revisions to the Draft PEIR*. Table 2-4, *Revised WSAP Buildout Projections*, shows the original proposed and revised buildout projections.

Table 2-4 Revised WSAP Buildout Projections

	Proposed	Revised	Net Difference
Dwelling Units	6,757	6,212	545
Households	6,489	5,966	523
Non-residential Square Feet	244,000	239,000	5,000

It is important to note that this total reduction of 545 residential units and 5,000 square feet of non-residential space do not result in significant quantifiable reductions in the amount of vehicle miles traveled (VMT), emissions of criteria pollutants for air quality, or greenhouse gas (GHG) emissions. In consultation with the County Department of Public Works, the Draft PEIR is reporting subregional VMT of the entire Westside Planning Area, encompassing both unincorporated and incorporated areas. The communities of Ladera Heights/View Park - Windsor Hills and West Fox Hills account for 2 percent of the total VMT in the area. A reduction of 545 residential units and 5,000 square feet of non-residential space is equivalent to an approximate reduction of 1,300 in service population, representing about a 0.06 percent decrease in the total service population compared to the future plus Area Plan buildout. This reduction is not expected to result in a meaningful reduction in VMT and therefore the related greenhouse gas and air quality emissions.

Therefore, the Draft PEIR continues to present a reasonable estimate of environmental impacts associated with these areas, and no revisions have been made in the Final PEIR in that regard. The impact conclusions and mitigation measures presented in the Draft PEIR also do not require revisions as a result in this reduction of the proposed Project.

2.2.2 Master Response 2: Transportation

The following response has been developed to address key issues and concerns raised in the public comments on the WSAP Mobility Element and Section 5.17, *Transportation*, of the Draft PEIR.

Vehicle Miles Traveled Impact Analysis and Mitigation Strategies

Numerous comments were received that question why vehicle miles traveled (VMT) is the appropriate threshold for determining transportation-related impacts under the California Environmental Quality Act (CEQA), as opposed to using a congestion (i.e., level of service [LOS])-based metric.

The CEQA Guidelines Section 15064.3, state that VMT is the metric to be used for assessing transportation impacts. Los Angeles County (per State law[1]) uses a baseline VMT that is generated by land uses across the entire County, encompassing both urban and suburban areas, to determine a Baseline VMT against which land use projects and plans can be evaluated. Consequently, the Baseline VMT applies to all projects and land use plans within the County, including the Westside Planning Area. The County's baseline VMT was estimated using the regional Southern California Association of Government (SCAG) model. At the time when the County was developing the baseline VMT, the most current version of the SCAG Model had a base year of 2012 and future year of 2040, and was developed for the 2016 SCAG Regional Transportation Plan and Sustainable Communities Strategy, which forecasts regional growth and transportation system investments through 2040. Baseline VMT associated with a specific baseline year was estimated by interpolating between the 2012 and 2040 VMT data in the SCAG model. Baseline VMT associated with a specific baseline year was estimated by

[1] Senate Bill (SB) 743, which was signed into law in 2013, initiated an update to the CEQA Guidelines to change how lead agencies evaluate transportation impacts under CEQA, with the goal of better measuring the actual transportation-related environmental impacts of any given project. Starting on July 1, 2020, agencies analyzing the transportation impacts of new projects must now look at a metric known as vehicle miles traveled (VMT) instead of LOS.
Technical Advisory on Evaluating Transportation Impacts in CEQA, OPR, December 2018. https://opr.ca.gov/docs/20190122-743_Technical_Advisory.pdf

interpolating between the 2012 and 2040 VMT data in the SCAG model. Specifically, the annual average growth in VMT and service population between 2012 and 2040 was calculated, and this information was used to develop the 2024 baseline for the Westside Area Plan.

Per the County's Transportation Impact Analysis Guidelines (TIA Guidelines), adopted on July 23, 2020, efficiency-based VMT metrics and thresholds for determining impacts under CEQA are used to evaluate the project-level VMT impacts and cumulative impacts of the Westside Area Plan land use and transportation network (see Appendix F to the Draft PEIR). While the WSAP build-out scenario (i.e., maximum development allowed by land use and zoning changes on the identified opportunity sites) is projected to exceed the 2024 County VMT threshold and increase total VMT compared to the cumulative "no project" scenario, the total VMT per service population would decrease, indicating that the WSAP build-out would be more efficient than the cumulative "no project" alternative. This is because the WSAP adds more density of population and employment to the area compared to the no project. Increased density in the planning area reduces the distance people travel and provides greater access and choices in modes of transportation.. This would result in shorter and fewer trips by single-occupancy vehicles, and thus increased efficiency (and thereby a reduction in air quality and greenhouse gas emissions impacts).

In order to reduce VMT impacts to the extent feasible as required by CEQA, the Draft PEIR includes mitigation measure TRA-1, which outlines Transportation Demand Management (TDM) strategies. These TDM strategies are examples recommended by the California Air Pollution Control Officers Association (CAPCOA) Handbook, which are based on empirical data sources[2]. The potential effectiveness of VMT or greenhouse gas reductions from these strategies is derived from various sources, including the National Household Travel Survey, the California Household Travel Survey, existing TDM programs in the Los Angeles and San Diego regions, the California Air Resources Board Emissions Inventory, Transportation Research Board handbooks or practitioner guides, as well as empirical studies, fieldwork, and surveys conducted by researchers. Because the precise TDM strategies that would be employed to future projects will vary depending on project specifics, the Draft PEIR cannot definitively quantify a reduction in VMT; therefore, the Draft PEIR appropriately concludes that impacts are significant and unavoidable.

TDM strategies can be applied at different scales or geographic levels, with some being more suitable for individual projects and others for broader planning contexts. At the individual project level, future applicants must implement mitigation measures if a development project is anticipated to result in VMT impacts, per the County's TIA Guidelines. Additionally, reporting and monitoring of TDM measures to improve mobility options at and around a project site may be required, and these will be detailed in project-specific Transportation Impact Analysis Confirmation of Findings Letter, to be issued by the County Department of Public Works.

Traffic Congestion

Concerns regarding heavy traffic congestion, including at specific roadway segments and intersections such as La Cienega Boulevard, La Brea Avenue, Slauson Avenue, and Centinela Avenue, were raised in multiple comments. The County acknowledges that traffic congestion is a key issue of concern in the Planning Area.

[2] Handbook for Analyzing Greenhouse Gas Emission Reductions, Assessing Climate Vulnerabilities, and Advancing Health and Equity (Final Draft), California Air Pollution Control Officers Association, December 2021

While traffic congestion is no longer used as the metric for which transportation impacts are quantified under CEQA concern since the switch to the VMT metric in 2020, it is still an important issue to the County. Los Angeles County has established a process to address concerns relating to local traffic circulation as a direct result of future development. If a development project/application is required to prepare a Transportation Impact Analysis and involves a discretionary action, it is subject to review by the Department of Regional Planning. In addition, the County Department of Public Works has discretion to require future applicants to conduct analysis in order to determine whether a development project could negatively impact local access and circulation. This includes evaluating intersection Level of Service (LOS) and vehicle queueing (i.e., congestion) to identify any potential operational deficiencies. Unacceptable or excessive queueing is defined as situations where queues spill over from turn pockets into through lanes or intersections. If the development project is found to cause operational deficiencies, the project applicant may be required to implement corrective actions, as directed by the County Department of Public Works. These very precise localized assessments can only be conducted when there are project-specific details available. Therefore, any future project that is facilitated by land use and zoning changes included in the WSAP would undergo some level of transportation analysis.

Vehicular and Pedestrian Safety Issues

Alongside the development of the WSAP, the County's Department of Public Works is developing a Community Safety Traffic Plan (CSTP) in the View Park/Windsor Hills and Ladera Heights neighborhoods in the unincorporated Los Angeles County. The CSTP proposes concept plans and recommendations at locations where there are concerns, such as intersections near the Frank D. Parent Elementary School, La Brea Avenue, etc.

In the meantime, the County is updating the vehicle access standards for mixed-use developments in Zone MXD to address the communities' concerns on traffic/pedestrian safety and access along with promoting contiguous parkway landscape areas. This will be documented in the Planning Area Standards District (PASD) to be approved concurrently with the WSAP. Below presents the proposed vehicle access standard for the Westside Planning Area, as defined in the PASD, aiming to reduce potential conflict points between vehicles and pedestrians, enhance pedestrian visibility, and maintain continuous sidewalks:

a. For every 100 feet of lot frontage, no more than 20 feet of a property frontage shall be devoted to parking access, such as driveways, unless otherwise required by the County.

b. Vehicle access allowed for each property shall be determined by the length of the street frontage.

c. A maximum of one vehicle access will be permitted for properties 200 feet and less, two vehicle accesses for properties between 201 and 400 feet, 3 vehicle accesses for properties between 501 feet and 700 feet, and four vehicle accesses for properties greater than 700 feet.

Parking

Numerous comments were received that express concern regarding parking requirements and where vehicles associated with future development will be parked. Residents seeking information about parking restrictions

can submit a request through the Los Angeles County Public Works website[3]. If desired, residents can explore the creation of a Preferential Parking District (PPD) which can help prioritize street parking for residents and reduce overflow from non-residents. This process is typically initiated by residents or local business and requires a petition signed by residents or merchants living or working in two-thirds of the dwelling units or businesses comprising not less than 50 percent of the developed frontage of the area proposed for designation. The Los Angeles County Code of Ordinances Part 5 provides the process of the applying and issuing a preferential parking district in the unincorporated areas[4]. Additionally, the parking requirements for any new housing will conform with the recently adopted Multifamily Residential Parking Ordinance.

Mobility Policies Revisions

In response to public comments, the following mobility policies were revised to improve overall mobility and accessibility by enhancing public transit service, mitigating the negative impacts of LAX on local traffic, providing safe pedestrian access, and reducing residential cut-through:

- **Mobility Policy M 1.3** and **M 1.4** were revised to address the need for enhancing public transit services and improving accessibility.
- **Mobility Policy M 1.8** was added to address negative externalities of LAX on local traffic operations, on-street parking, and traffic safety.
- **Mobility Policy M 3.3** was revised to address the need for enhancing connectivity between the community and the Metro K Line Westchester/Veterans Station.
- **Mobility Policy M 4.1** acknowledge existing sidewalks on several segments along La Brea Avenue between Slauson Avenue and Obama Boulevard, and Overhill Drive between Slauson Avenue and Stocker Street/La Brea Avenue. This Policy aims to close gaps and provide continuous pedestrian access along these corridors and was revised to address the need for safe pedestrian access to Kenneth Hahn Park.
- **Mobility Implementation Action MI 3** was added to address the need for reducing residential cut-through traffic.

[3] Department of Public Works, Request: Parking Restrictions, Accessed in September 2024: https://pw.lacounty.gov/general/faq/index.cfm?action=NewQuestion&AppSubject=Request%3A%20Parking%20Restrictions&Category=Roads&ReqDivision=TS&crossStreet=1

[4] Los Angeles County Code of Ordinances, Part 5 Preferential Parking, Accessed in September 2024: https://library.municode.com/ca/los_angeles_county/codes/code_of_ordinances?nodeId=TIT15VETR_DIV1TRCO_CH15.64STSTPA_PT5PRPA

2.2.3 Response to Comments from Agencies

A1. Response to Comments from California Department of Transportation, dated 7/11/24.

A1-1 This comment acknowledges the WSAP and summarizes the proposed Project. No additional environmental issues were raised regarding the adequacy of the Draft PEIR. Therefore, no further response is warranted.

A1-2 This comment summarizes the conclusions made in the Draft PEIR regarding pedestrian, bicycle, and transit access discussed in Section 5.17, *Transportation*. This comment is in support of the mobility goals and policies outlined in the Draft PEIR. No additional environmental issues were raised regarding the adequacy of the Draft PEIR. Therefore, no further response is warranted.

A1-3 This comment summarizes the conclusions regarding VMT discussed in Section 5.17, *Transportation*. This impact was determined to be significant and unavoidable and therefore mitigation is required. No additional environmental issues were raised regarding the adequacy of the Draft PEIR. Therefore, no further response is warranted.

A1-4 This comment provides resources and recommendations for other TDM options. No additional environmental issues were raised regarding the adequacy of the Draft PEIR. Therefore, no further response is warranted.

2. Response to Comments

A2. Response to Comments California Geological Survey, dated 7/19/2024.

A2-1 The commenter accurately states that the Draft PEIR (in Section 5.7, *Geology and Soils*) identifies that portions of the Planning Area are within liquefaction or landslide hazard zones. The commenter recommends that the County include a map of Earthquake Zones of Required Investigation (EZRI) for these areas. The commenter states that the Draft PEIR incorrectly cites the United State Geological Survey (USGS) as the source for identifying liquefaction and landslide hazards and states that the PEIR should cite the California Geological Survey (CGS), who prepares and releases the EZRI. The Draft PEIR provides Figure 5.7-1, *Seismic and Geotechnical Hazards Zones*, which identifies the Planning Area Boundaries, areas that are within seismically induced landslide zone and liquefaction zones, and the unincorporated communities within the Planning Area. The inclusion of another figure identifying liquefaction and landslide areas would be duplicative. No revisions are necessary. The reference to the USGS in the PEIR has been corrected in the Final PEIR to reference the CGS as the source for identifying liquefaction and landslide hazards (see Section 3, *Revisions to the Draft PEIR*). The correction of the source does not change the conclusions reached by the Draft PEIR. The commenter provides links to maps and data to be used to prepare the recommended map to be included in the Draft PEIR. The commenter identifies that cities and counties affected by EZRIs must regulate certain development projects within them and that the Seismic Hazards Mapping Act requires sellers of real property within a mapped hazard zone to disclose at the time of sale that the property lies within such a zone. The County acknowledges the information identified and presented. No additional environmental issues were raised regarding the adequacy of the Draft PEIR. Therefore, no further response is warranted.

A2-2 The commenter recommends that the Draft PEIR discuss the probability of large earthquakes in the region and provides a link to a non-technical discussion of the California Earthquake Rupture Forecast (UCERF3) model. The Draft PEIR discloses that the Planning Area is within a seismically active portion of Southern California (Draft PEIR page 5.7-12). The commenter does not substantiate why the Draft PEIR should provide a discussion of the probability of large earthquakes in the region. This comment does not identify any deficiencies with the Draft PEIR's analysis related to seismic ground shaking. The County acknowledges this comment. The proposed Project is a policy document and does not propose any new development. The frequency of earthquakes is not anticipated to change the conclusions reached in the Draft PEIR. Implementing projects would be required to comply with the California Building Code and Los Angeles County Building Code to reduce impacts to new development associated with strong seismically induced ground shaking (PEIR p. 5.7-12). No additional environmental issues were raised regarding the adequacy of the Draft PEIR. Therefore, no further response is warranted.

A2-3 The commenter accurately states that portions of the Planning Area are within an Alquist-Priolo Earthquake Fault Zone. The commenter recommends that the Draft PEIR include maps depicting the locations of the locations of the Alquist-Priolo Earthquake Fault Zone with respect to the boundaries of the Planning Area. The commenter also recommends that the Draft PEIR refer readers to the CGS website for a web map of APEFZ. The Draft PEIR provides Figure 5.7-1, *Seismic and Geotechnical Hazards Zones*, which identifies Alquist-Priolo Earthquake faults within the boundaries of the Planning Area and their relation to the unincorporated communities within the Planning Area. The addition of another figure depicting the Alquist-Priolo Earthquake faults within the Planning Area would be duplicative. The reference to the CGS's web map of Alquist-Priolo Earthquake Fault Zone has been included in Chapter 5.7, *Geology and Soils*, of the Draft PEIR. The addition of the source does not change the conclusions reached by the Draft PEIR. No additional environmental issues were raised regarding the adequacy of the Draft PEIR. Therefore, no further response is warranted.

A2-4 The commenter states that the Draft PEIR incorrectly reads the Alquist-Priolo Earthquake Faulting Zoning Act (in Section 5.7, *Geology and Soils*). The commenter provides a quote from Appendix B of the Alquist-Priolo Earthquake Fault Zoning Act. The commenter states the setback recommendations based on the quality of subsurface data used to characterize the fault. The commenter provides links to maps and data sets related to faults. The County acknowledges the information presented. The summary of the Alquist-Priolo Earthquake Fault Zoning Act has been updated to reflect the information presented in this comment. The revision of the Act summary does not change the conclusions reached by the Draft PEIR. No additional environmental issues were raised regarding the adequacy of Draft PEIR. Therefore, no further response is warranted.

A2-5 The commenter accurately states that the Draft PEIR (in Section 5.10, *Hydrology and Water Quality*) provides a discussion of tsunami inundation hazards within the Planning Area. The commenter recommends that the Draft PEIR provide a discussion of CGS Tsunami Hazard Areas (THAs). The commenter provides a summary of the purpose of the THA and links to additional information and maps. A discussion of the THA has been added to Section 5.9, *Hazards and Hazardous Materials*, of the Draft PEIR. The discussion of the THA does not change the conclusions reached by the Draft PEIR. The Draft PEIR identifies that the unincorporated community of Marina del Rey is within a tsunami hazard zone and is governed by the California Coastal Commission, and no changes to land use or zoning would occur under the proposed Project (Draft PEIR page 5.10-13). The proposed Project is a policy document and does not propose the development of specific habitable structures. No additional environmental issues were raised regarding the adequacy of the Draft PEIR. Therefore, no further response is warranted.

2. Response to Comments

A3. Response to Comments from Los Angeles County Library, dated 7/24/24.

A3-1 This comment summarizes the WSAP seven unincorporated communities. This comment confirms that the Los Angeles County Library provides services to residents within the Planning Area. This commenter requests that technical reports relating to residential land use and public services, specifically libraries, be included in any environmental documentation on a project-by-project basis for the Library's review. A discussion of the potential environmental impacts related to library services in provided in Section 5.14, *Public Services*, and particularly Section 5.14.4, *Library Services*. This comment does not raise environmental concerns regarding the adequacy of the Draft PEIR. However, the comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

A4. Response to Comments from Los Angeles County Sheriff's Department, dated August 1, 2024.

A4-1 The commenter summarizes the proposed Project and project location. The commenter identifies the police protection service providers for the unincorporated communities in the Planning Area. No additional environmental issues were raised regarding the adequacy of the Draft PEIR. Therefore, no further response is warranted.

A4-2 The commenter summarizes the findings of the Draft PEIR regarding the officer to population ratio. The commenter clarifies that the Los Angeles County Sheriff's Department's (Department) sworn officers are assigned to various specialized units that may not include patrol functions. The commenter states that the analysis in the Draft PEIR regarding police protection services is overly broad and inaccurate because the service ratio should be based on the ratio of patrol function personnel to population. The commenter identifies that the Department does not have a standard law enforcement service ratio. The commenter states that additional law enforcement personnel at the station would require modification of the law enforcement contracts, additional support personnel, and equipment.

According to the Los Angeles County General Plan EIR,[5] the standard of one officer per 1,000 residents is the ideal standard that is typically applied in EIRs for proposed projects that are served by the Department as a means to develop a rough assessment of the project's impacts on law enforcement services. It is understood that the Department does not currently have a standard law enforcement ratio. The Draft PEIR appropriately references the service ratio identified in the General Plan EIR because the General Plan is the governing planning document for the unincorporated communities in Los Angeles County. The proposed Project is a policy document; it would not build new housing generating a population requiring police protection services. As identified in the Draft PEIR, it is speculative and infeasible to evaluate project-specific environmental impacts associated with the construction of law enforcement facilities, additional personnel, and equipment since the specific sites and time frames for development are unknown at this time (Draft PEIR page 5.15-10). Additionally, as stated in the Draft PEIR, future projects facilitated by the proposed Project would be required to comply with the goals and policies outlined in the General Plan related to law enforcement services to ensure the officer-to-resident ratio is maintained (Draft PEIR pages 5.15-10 through 5.15-11). No changes to the content or analyses in the Draft PEIR are required.

A4-3 The commenter states that funding from various types of tax revenue is not guaranteed. The commenter states that the Draft PEIR incorrectly states that the additional demand for fire services and protection would be satisfied through property taxes. The commenter states that funding would need to be allocated to the Department and approved by the

[5] County of Los Angeles. 2014, June. General Plan Update Draft Environmental Impact Report. State Clearinghouse No. 2011081042. Page 5.14-12. https://planning.lacounty.gov/long-range-planning/general-plan/programmatic-eir/.

2. Response to Comments

LA County Board of Supervisors based on recommendations by the Los Angeles County Chief Executive Office. Though these funding sources are subject to review and approval as part of the Board of Supervisors budgeting process, the County is obligated to provide funding to the Department in order to fulfill its constitutional obligation to prove adequate public safety services. Article XIII, Section 35(a)(2), of the California Constitution mandates that "The protection of the public safety is the first responsibility of local government and local officials have an obligation to give priority to the provision of adequate public safety services." Therefore, it is reasonable to assume that the Department will continue to receive annual funding. No changes to the content or analyses in the Draft PEIR are required.

A4-4 The commenter states that all areas in the Planning Area should conduct studies as required and that the Marina del Rey area should require traffic studies to evaluate the impacts from development that require proper mitigation to minimize impacts to a level of insignificance. The commenter states that traffic increases during the hours of 8:00 to 10:00 am and 4:00 to 6:00 pm in the area would impact response times for patrol services.

Level of Service (LOS)/delay is no longer a metric for determining the significance of physical impacts on the environment related to transportation. However, any future projects facilitated by the WSAP will require review by the County Department of Public Works to assess transportation-related issues (see Master Response 2, Transportation, for more information). As identified in Section 5.17, *Transportation*, of the Draft PEIR, mitigation for vehicular delay often required increasing roadway capacity, which has been proven to induce additional travel (Draft PEIR page 5.17-1). Vehicle miles traveled (VMT) replaces the LOS metric. The Draft PEIR concluded that the proposed Project would result in significant and unavoidable impacts related to VMT. Additionally, the Draft PEIR indicates that future projects facilitated by the proposed Project would be required to comply with applicable goals and policies of the General Plan, which includes the preparation of a technical studies related to transportation. No changes to the content or analyses in the Draft PEIR are required.

A4-5 The commenter identifies no further comments at this time. The County acknowledges this comment. No further response is required.

A4-6 The commenter provides an updated address and contact information for all requests for reviewer comments, law documents, and other related correspondence. The County acknowledges this comment and information. No further response is required.

2.2.4 Response to Comments from Organizations

O1. Response to Comments from Santa Ynez Band of Chumash Indians, dated 6/25/24.

O1-1 This comment acknowledges the WSAP Draft PEIR, states that the tribe does not request consultation, but requests to be notified of any changes or additional information regarding the Draft PEIR become available. This comment does not raise any environment issue regarding the adequacy of the Draft PEIR; therefore, a response is not required pursuant to CEQA. However, the comment is acknowledged for the record, and the Santa Ynez Band of Chumash Indians will be included in future project communications as appropriate.

O2. Response to Comments from United Homeowners Association II, dated 7/1/24.

O2-1 This comment acknowledges the WSAP and raises five concerns that are further addressed below. This comment requests a Community Standards District (CSD) for the View Park- Windsor Hills community. As stated on page 3-13 of the Draft PEIR, the County is creating a Planning Area Standards District (PASD) which will contain CSDs for each of the communities within the Planning Area, as part of the WSAP process. Please also see Master Response 1, Opportunity Sites. This comment does not raise an environmental issue regarding the adequacy of the Draft PEIR. Therefore, a response is not required pursuant to CEQA. However, the comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

O2-2 This comment requests the establishment of a CSD to protect the community's unique history and cultural heritage. As discussed above and stated on page 3-13, the County is creating a PASD with community-specific CSDs through the WSAP process. The PASD, in concert with the goals, policies and implementation actions in the WSAP, as well as numerous other County-wide planning documents and ordinances, will guide future development in the WSAP. This comment does not raise an environmental issue regarding the adequacy of the Draft PEIR. Therefore, a response is not required pursuant to CEQA. However, the comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

O2-3 This comment raises concerns regarding the Inglewood Oil Field, the Newport-Inglewood Earthquake Fault, Very High Fire Hazard Severity Zone (VHFHSZ), and historic designation. Environmental analysis of these issues are discussed in detail in Section 5.9, *Hazards and Hazardous Waste*; Section 5.8, *Geology and Soils;* Section 5.20, *Wildfire*; and Section 5.5, *Cultural Resources* of the Draft PEIR, respectively. This comment does not raise a specific environmental issue regarding the adequacy of the Draft PEIR. The comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

O2-4 This comment raises concerns regarding the close proximity of the Inglewood Oil Field to the community and the potential risks associated with its closure. Environmental issues regarding the Inglewood Oil Field are analyzed in Section 5.9 *Hazards and Hazardous Waste*. Closure of the Inglewood Oil Field is not included as part of the proposed Project. While the Inglewood Oil Field is identified as Opportunity Site #11, as stated in Draft PEIR Table 3-1, *Opportunity Sites Land Use and Zoning Change Summary*, land uses in this area, including any future closure activities, would continue to be guided by requirements set forth in the Baldwin Hills Community Standards District (BHCSD). No closure activities, land use changes, or zoning designations would occur within the Inglewood Oil Field.

O2-5 This comment raises concerns regarding portions of the planning area that are in a VHFHSZ. As stated on page 5.20-21 of the Draft PEIR, part of the site is in a VHFHSZ,

but none of the opportunity sites are in a VHFHSZ. As part of the revisions to the Draft PEIR, the County has included Figures 5.20-21b and 5.20-2b that further demonstrate this. Any potential development facilitated by the WSAP would be required to comply with local and state laws to reduce wildfire risks and the spread of wildfire. Environmental issues regarding wildfire threat is analyzed in detail in Section 5.20, *Wildfire*, of the Draft PEIR. This comment does not raise an environmental issue regarding the adequacy of the Draft PEIR. The comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

O2-6 This comment raises concerns of the planning area being within the Newport-Inglewood Earthquake Fault. Hazards regarding seismic activity are analyzed in detail in Section 5.8 *Geology and Soils*, of the Draft PEIR. As stated on page 5.8-11 of the Draft PEIR construction of any new structures or improvements to certain existing structures is subject to the standards and requirements in the most current version of the California Building Code and would require project-specific geotechnical review prior to issuance of grading permits. Policy LU 9.1 of the WSAP would ensure that any new development would be designed to protect structures and occupants from natural hazards, including those related to earthquake faults. This comment does not raise an environmental issue regarding the adequacy of the Draft PEIR. The comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

O2-7 This comment discusses concerns regarding the protection of portions of the planning area that are on the National Register of Historic Places (NRHP). The Historic Preservation Element prepared as part of the WSAP details historical information about each of the neighborhoods in the Planning Area. Goals and policies related to the preservation of historical resources are also provided in this chapter of the WSAP. Future projects would be required to comply with existing federal, State, and local regulations that protect historical resources and to undergo the County's discretionary review process. Additionally, mitigation measure CUL-1 would require future project proponents to retain a qualified architectural historian to conduct a historic resources assessment of affected properties to determine whether the subject property is considered a historical resource pursuant to CEQA. Environmental impacts regarding cultural resources are discussed in detail in Section 5.5 *Cultural Resources*, of the Draft PEIR. This comment does not raise an environmental issue regarding the adequacy of the Draft PEIR. The comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

O2-8 This acknowledges development of commercial corridors within the planning area. This comment also requests a CSD for the View Park-Windsor Hills community and provides contact information for further discussion. As stated on page 3-13 of the Draft PEIR the County is creating a PASD with community-specific CSDs that will contain development standards through the WSAP process. This comment does not raise an environmental issue regarding the adequacy of the Draft PEIR. Therefore, a response is not required

pursuant to CEQA. However, the comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

O3. Response to Comments from Ladera Heights Civic Association, dated 8/9/24.

O3-1 This comment provides background information for the Ladera Heights Civic Association (LHCA) and an overview of the demographics within Ladera Heights. This comment summarizes the concerns presented in the letter. This comment does not raise an environmental issue regarding the adequacy of the Draft PEIR. Therefore, a response is not required pursuant to CEQA. However, the comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

O3-2 This comment summarizes the 6 elements and 12 Opportunity Sites proposed by the WSAP. A table summarizing Opportunity Sites 1 through 4 is displayed. The commenter states that the proposed changes under the WSAP cease to benefit residents, citing density and traffic concerns. Responses to concerns raised regarding the opportunity sites are detailed below.

O3-3 This comment discusses the opportunity sites that are currently zoned for churches and requests the removal of the proposed zoning changes from these sites. This comment discusses the importance of churches and their role in building affordable housing. This comment states that the rezoning of Opportunity Sites 1 and 4b do not conform with Policy LU 2.1, preserving the character of existing residential neighborhoods.

Opportunity sites were selected based on comprehensive research, community input, and sites identified in the County's certified Housing Element, and consistent with that, the key properties along Slauson Avenue have been included (such as Opportunity Site 4b). Other parcels along Slauson Avenue are either within Hillside Management Areas or do not meet the minimum size requirements to be included (able to support at least 16 dwelling units, consistent with Government Code section 65583.2(h)). The comment is acknowledged for the record and will be forwarded to the decision-making bodies for review and consideration. Opportunity Site 1, which contains University Christian Church, has been eliminated from the WSAP based on public comments received. Please see Master Response 1, Opportunity Sites, for more information about how the WSAP has been modified. Additionally, as a result of comments received on the WSAP and Draft PEIR, the County has reduced the maximum allowable height for all opportunity sites designated MXD in Ladera Heights, View Park, and Windsor Hills from 65 feet to 45 feet (see Master Response 1, Opportunity Sites). As stated on page 3-13 of the Draft PEIR, the County will adopt a Planning Area Standards District (PASD) with specific development standards that will be applicable to any future development in the Planning Area. This includes height limitations, setbacks, landscaping requirements, lighting standards, and other development requirements to ensure community character is maintained.

One of the overarching goals of the WSAP is to provide opportunities for development of affordable housing and revitalize commercial corridor centers while maintaining the

character of existing residential neighborhoods. Additionally, land use and zoning changes are focused on commercial corridors; however, there are tools that protect existing residents and ensure affordable housing in new development. The Inclusionary Housing Ordinance requires housing projects of five or more units to provide a percentage of income-restricted affordable units. The number of units that are required depends on the size of the project, whether units are rental or for-sale, and the level of affordability provided. Additionally, 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 level or below. This comment does not raise an environmental issue regarding the adequacy of the Draft PEIR. However, the comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

O3-4 This comment requests the removal of Opportunity Site 2 (Ladera Center) from the proposed zoning updates under the WSAP. This comment states that the Ladera Center is essential to commercial services in the Planning Area and raises concerns about density and population. The proposed Project would increase opportunities for future development of commercial and housing in the area through a mixed-use designation that would provide opportunities closer to residents, ultimately leading them to drive less distance between their homes, work, and other amenities. The Ladera Center (Opportunity Site 2 in the WSAP) is partially within the jurisdiction of Los Angeles County and partially within the jurisdiction of the City of Los Angeles. As a result of comments received on the WSAP and Draft PEIR, the County has reduced the maximum allowable height from 65 feet to 45 feet (see Master Response 1, Opportunity Sites). The County has been working closely with the City of Los Angeles Planning Department to standardize the zoning and land use at this site. Development in the Ladera Center would be at the discretion of commercial property owners and developers. Mixed-use (MXD) zoning allows for a mixture of residential, commercial, and limited light industrial uses. MXD integrates a wide range of housing densities with community-serving commercial uses to serve local residents, employees, pedestrians, and consumers. This comment does not raise an environmental issue regarding the adequacy of the Draft PEIR. However, the comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

O3-5 This comment states that the WSAP does not address traffic congestion within the planning area. This comment suggests that a traffic impact assessment (TIA) and mitigation measures be implemented prior to the proposed zoning updates. Please see Master Response 2, Transportation, which provides detailed responses to concerns regarding transportation-related issues. Additionally, the Draft PEIR also meets the requirements of CEQA Guidelines Section 15064 (d)(3), which states that indirect physical changes are only to be considered if that change is reasonably foreseeable, and that changes which are speculative or unlikely to occur are not reasonably foreseeable. As

mentioned throughout the Draft PEIR, there are no specific development projects identified at this time. The County has no ability to control the timing of future projects that are proposed by private applicants and driven by various market factors, which are also outside the control of the County. Therefore, the evaluation of project-specific level assessments of future developments (i.e., specific visual impacts, exact locations for infrastructure improvements, and need for site-specific circulation improvements) cannot be reasonably assumed. Future discretionary projects facilitated by the land use and zoning changes included in the WSAP will be evaluated on a project-by-project basis and would undergo environmental analysis and implement mitigation measures as needed during construction and operation of future developments, along with other required policies and regulations adopted to minimize environmental impacts. Section 2.3, *Type, Purpose, and Intended Uses of the PEIR*, identifies the justification for evaluation of potential environmental effects at a program level. The comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

O3-6 This comment states that the proposed land use and zoning updates under the Westchester Playa Del Rey Community Plan, Culver City General Plan, and WSAP overlap but no mitigation measures are presented. Please see Final PEIR Section 3, *Revisions to the Draft PEIR*, for revisions made in response to this comment regarding cumulative environmental impacts associated with surrounding jurisdictions. These revisions clarify and enhance the content of the Draft PEIR but do not result in changes to impact conclusions or mitigation measures. The comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

O3-7 This comment agrees with the proposed zoning updates to Opportunity Site 3 (Wateridge Business Center) on the condition that a TIA and mitigation measures be implemented. This comment also states that density should not exceed 50 units per acre without traffic mitigation. Please refer to comment O3-5 that addresses the concerns raised in this comment. The comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

O3-8 This comment agrees with the proposed zoning updates to Opportunity Sites 4a and 4b (Home Depot and Slauson-Fairfax Intersection) on the condition that a TIA and mitigation measures be implemented. This comment also states that density should not exceed 50 units per acre without traffic mitigation. Please refer to comment O3-5 that addresses the concerns raised in this comment. The comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

O3-9 This comment requests that the proposed land use and zoning updates along Fairview and Springpark Avenue be rescinded. As a result of public comments received, the County has elected to remove this site from land use and zoning changes. Please see Master

Response 1, Opportunity Sites, for more information. The comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

O3-10 This comment requests the removal of the proposed zoning updates for St. Mary's Ethiopian Orthodox Tewahedo Church. The site is on Slauson west of La Cienega and has not been identified as an opportunity site under the WSAP. Therefore, no changes to this site are proposed under the WSAP. The comment does not identify specific concerns regarding the adequacy of the environmental analysis. The comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration

O3-11 This comment requests that sites adjacent to R-1 zoned properties are not subject to the proposed land use and zoning changes under the WSAP. The parcels referred to in this comment are not within the opportunity sites identified in the WSAP and therefore are not undergoing any land use or zoning changes under the WSAP. The comment does not identify specific concerns regarding the adequacy of the environmental analysis. The comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration

O3-12 This comment requests the inclusion of County-owned land, Marina del Rey, the VA, and Gilmore Island into the WSAP to distribute housing needs. Please see Master Response 1, Opportunity Sites, which provides detailed responses regarding how opportunity sites were identified, specific parcels, and changes made to the WSAP as a result of public comments received. As a result of comments received, the County has elected to rezone Gilmore Island from C-MJ to MXD. Please see Master Response 1, Opportunity Sites, regarding changes to land use and zoning on opportunity sites that are made in this Final PEIR as a result of comments received. West Los Angeles/Sawtelle VA Center is an unincorporated community within the WSAP, with the exception of one privately owned parcel, and comprises the United States Department of Veterans Affairs West Los Angeles campus, which provides services to veterans and is being further developed with permanent supportive housing under a master plan.

Additionally, Section 5.14, *Population and Housing*, Table 5.14-3, shows the proposed growth in household, population, and employment in the Planning Area. The growth and increases in density that are proposed in the WSAP are guided by SCAG's Connect SoCal and the County's General Plan and Housing Element. The proposed growth for residential dwellings is in the unincorporated-county RHNA allocation. Growth would not be unplanned and would be consistent with existing regional planning assumptions regarding population growth. This comment does not raise an environmental issue regarding the adequacy of the Draft PEIR. However, the comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

O3-13 This comment states that four acres of land occupied by the Los Angeles County Department of Public Works at 5550 W. 83rd Street, Los Angeles 90045, are underutilized and should be considered by the WSAP as an opportunity site. The site recommended is not within the unincorporated communities of the WSAP, so there is no viable opportunity under the WSAP. Please see Master Response 1, Opportunity Sites, regarding changes to land use and zoning on opportunity sites that are made in this Final PEIR as a result of comments received. This comment does not raise an environmental issue regarding the adequacy of the Draft PEIR. However, the comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

O3-14 This comment references the 180 Day Report prepared by LA County Department of Beaches & Harbors which describes affordable housing opportunities in Marina del Rey and suggests that the WSAP incorporate this report. Marina del Rey is governed by separate planning processes. As stated on page 3-8 of the Draft PEIR, because Marina del Rey is in the coastal zone, its land use plan must be approved by the State Coastal Commission. Therefore, the Marina del Rey land use plan, a component of the Los Angeles County Local Coastal Program, will be updated as a separate planning process. Additionally, please see Master Response 1, Opportunity Sites, regarding changes to land use and zoning on opportunity sites that are made in this Final PEIR as a result of comments received. The comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

O3-15 This comment requests that Gilmore Island's potential contribution to additional future housing supply be identified and incorporated into the Plan. As a result of comments received, the County has elected to rezone Gilmore Island from C-MJ to MXD. Please see Master Response 1, Opportunity Sites, regarding changes to land use and zoning on opportunity sites that are made in this Final PEIR as a result of comments received. The comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

O3-16 This comment suggests that the Veteran's Administration be incorporated into the planning area of the WSAP. West Los Angeles/Sawtelle VA Center is an unincorporated community in the WSAP—with the exception of one privately owned parcel—comprising the United States Department of Veterans Affairs West Los Angeles campus, which provides services to veterans and is being further developed with permanent supportive housing under a master plan.. Please see Master Response 1, Opportunity Sites, regarding changes to land use and zoning on opportunity sites that are made in this Final PEIR as a result of comments received. The comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

O3-17 This comment states that the proposed zoning updates under the WSAP will increase density in Ladera Heights and overwhelm highways. They suggest alternative sites of land

owned by LA County, Marina del Rey, the VA, and Gilmore Island. Please refer to responses to comments O3-12 through O3-16, which address concerns raised in this comment. The comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

O3-18 This comment references California Government Code Section 65300.5 and California Supreme Court case *Sierra Club v. Board of Supervisors of Kern County*, 126 Cal. App. 3rd 698 (1981). This comment states that the WSAP is inconsistent and requests corrective actions. The County acknowledges this comment. This comment does not identify any new major environmental issues nor does the comment identify any deficiencies with the analysis in the Draft PEIR. It should be noted that the WSAP has been revised for clarity. The Draft PEIR has been revised to reflect the applicable updated policies in the revised WSAP. No other changes to the Draft PEIR are required to respond to this comment.

O3-19 This comment states that the WSAP fails to disclose the full extent of planned development and raises general concerns about infrastructure, circulation, conservation, noise, safety, and air quality, and business interruption impacts. The County acknowledges this comment. This comment does not identify any new major environmental issues nor does the comment identify any deficiencies with the analysis in the Draft PEIR. The Draft PEIR analyzes the maximum buildout scenario under proposed Project conditions for all environmental topics including air quality (Draft PEIR Section 5.2), biological resources (Draft PEIR Section 5.4), noise (Draft PEIR Section 5.13), transportation (Draft PEIR Section 5.17), and utilities and service systems (Draft PEIR Section 5.19). It should be noted that the WSAP has been revised for clarity. The Draft PEIR has been revised to reflect the applicable updated policies in the revised WSAP. No other changes to the Draft PEIR are required to respond to this comment.

O3-20 This comment provides a series recommendations for the land use policies presented by the WSAP. This comment does not identify any new major environmental issues nor does the comment identify any deficiencies with the analysis in the Draft PEIR. It should be noted that the WSAP has been revised for clarity; including revisions and additions to land use element and land use element policies. The Draft PEIR has been revised to reflect the applicable updated policies in the revised WSAP. No other changes to the Draft PEIR are required to respond to this comment.

O3-21 This comment provides a series recommendations for the mobility policies presented by the WSAP and states that the Draft EIR does not properly mitigate environmental harm. This comment does not identify any new major environmental issues nor does the comment identify any deficiencies with the analysis in the Draft PEIR. It should be noted that the WSAP has been revised for clarity; including revisions and additions to mobility element and mobility element policies. The Draft PEIR has been revised to reflect the applicable updated policies in the revised WSAP. No other changes to the Draft PEIR are required to respond to this comment.

O3-22 This comment provides a series recommendations for the economic development policies presented by the WSAP. This comment does not identify any new major environmental issues nor does the comment identify any deficiencies with the analysis in the Draft PEIR. Economic Development is not an environmental topic addressed under Appendix G of the CEQA Guidelines. It should be noted that the WSAP has been revised for clarity. The Draft PEIR has been revised to reflect the applicable updated policies in the revised WSAP. No other changes to the Draft PEIR are required to respond to this comment.

O3-23 This comment provides a series of recommendations for the conservation and open space policies presented by the WSAP. This comment does not identify any new major environmental issues nor does the comment identify any deficiencies with the analysis in the Draft PEIR. It should be noted that the WSAP has been revised for clarity. The Draft PEIR has been revised to reflect the applicable updated policies in the revised WSAP. No other changes to the Draft PEIR are required to respond to this comment.

O3-24 This comment concludes and summarizes the letter written by the LHCA. Please see the responses provided above that address each of the issues outlined in this comment. The comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration. This comment does not identify any new major environmental issues nor does the comment identify any deficiencies with the analysis in the Draft PEIR. The Draft PEIR addresses cumulative impacts under all environmental topics in Chapter 5 of the Draft PEIR. No changes to the Draft PEIR are required to respond to this comment.

O3-Appendix 1

Appendix 1 summaries the draft goals and policies of the WSAP and identifies issues with the draft goals and policies of the WSAP. Appendix 1 does not comment on the adequacy of analysis presented in the Draft PEIR nor does Appendix 1 identify new major environmental issues. No changes to the Draft PEIR are required to respond to Appendix 1.

2. Response to Comments

O4. Response to Comments from, Ladera Heights Civic Association dated 8/16/24.

O4-1 This comment provides background information for the Ladera Heights Civic Association (LHCA). This comment provides an overview of the contents of the letter and provides reference to a separate letter submitted by the same organization on August 9. Reponses to the issues listed in this introductory comment are addressed below, and responses to the August 9, 2024, letter are provided above in responses to Letter O3.

O4-2 This comment provides a list of modifications to the Draft PEIR requested by the LHCA. Each of these bulleted items is addressed in more detail in the letter, and they are addressed in the responses below.

O4-3 This comment outlines the elements of the Los Angeles County General Plan as a well-organized approach to planning and states that this is not the case with the WSAP. No environmental issues were raised regarding the adequacy of the Draft PEIR. The comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

O4-4 This comment provides a definition of the term "Project" under CEQA. This is accurately referenced from Section 15378 of the CEQA Guidelines. This comment also provides information regarding the County's RHNA goals and provides a summary of the Los Angeles County Housing Element and distribution of sites across the County's 11 unincorporated plan areas. The commenter states that the need to meet RHNA deadlines while preparing a fair plan are conflicting goals. No environmental issues were raised regarding the adequacy of the Draft PEIR were raised. The comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

O4-5 This comment requests a revision to the Project description to clearly state the County's plan to meet RHNA goals in order to obtain State funding. As discussed in Chapter 3, *Project Description*, of the Draft PEIR, the WSAP would implement Land Use Policy Map and Zoning Ordinance updates based on policies, programs, and action items defined by the recently adopted and State-certified General Plan Housing Element 2021-2029 (6th cycle) as well as changes to facilitate additional housing opportunities and ensure consistency between zoning and land use designations. This is also stated in the Project Objectives (see page 3-2 of the Draft PEIR). The WSAP would also incorporate land use designations and densities for sites identified to accommodate the RHNA allocation in the adopted 2021-2029 Housing Element. The State is increasing its purview over local land use, increasing enforcement against jurisdictions that do not comply with State housing laws, and making jurisdictions' eligibility for grant funds for infrastructure and transportation contingent upon having a compliant housing element. The Project Description of the PEIR contains accurate information regarding the proposed Project and the County's objectives; therefore, no revisions are necessary. The comment is

acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

O4-6 This comment emphasizes the importance of Ladera Heights as a predominantly Black community and outlines the four jurisdictions that play a role in land use plans and zoning regulations in Ladera Heights. While each of these jurisdictions are addressed at various locations in the Draft PEIR, Chapter 4, *Environmental Setting*, of the PEIR has been revised to better describe in one place the other surrounding jurisdictions (please see Section 3, *Revisions to the Draft PEIR*). These revisions clarify and enhance the content of the Draft PEIR but do not result in changes to impact conclusions or mitigation measures.

The County has been working closely with the City of Los Angeles Planning Department to standardize the zoning and land use at the Ladera Center (Opportunity Site 2). In addition, as described on page 4-9 of the Draft PEIR, the Southern California Association of Governments (SCAG) adopted the 2024-2050 Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS), Connect SoCal, in April 2024. Connect SoCal is a long-term plan for the Southern California region, including unincorporated Los Angeles County and the WSAP-adjacent cities of Inglewood, Los Angeles, and Culver City. Connect SoCal details the development, integrated management, and operation of transportation systems and facilities that will function as an intermodal transportation network for the SCAG metropolitan planning area). This plan outlines a forecast development pattern that demonstrates how the region can sustainably accommodate needed housing and job centers with multimodal mobility options.

O4-7 This comment contends that the Environmental Setting chapter of the Draft PEIR does not recognize the geopolitical challenges the community faces. Please see Section 3, *Revisions to the Draft PEIR*, regarding revisions made in response to this comment. These revisions clarify and enhance the content of the Draft PEIR but do not result in changes to impact conclusions or mitigation measures. This comment also emphasizes that the cumulative impacts regarding traffic and greenhouse gas (GHG) emissions do not take into account all land use changes associated with other jurisdictions, specifically the LAX capacity expansion. This comment acknowledges that VMT is the method used to evaluate traffic impacts; however, the comment states the LOS would be the better method to evaluate impacts. Please see Master Response 2, Transportation, which provides detailed responses to concerns regarding transportation-related issues, including the methodology used to evaluate environmental impacts, including cumulative impacts.

Additionally, as stated in the Draft PEIR in Section 5.8, *Greenhouse Gas Emissions*, specifically on page 5.8-55, the analysis of GHG emissions is cumulative in nature because project emission contribute to cumulative global emissions. In addition, climate change impacts related to GHG emissions do not necessarily occur in the same area as a project. The emission of GHGs by a single development project into the atmosphere does not necessarily cause an adverse environmental effect. Rather, it is the increased accumulation

of GHGs from more than one project and many sources in the atmosphere that may result in global climate change. The resultant consequences of climate change can cause adverse environmental effects. The comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

O4-8 This comment requests that the project setting for the Ladera Heights Community be updated to describe the location and environmental impacts while also acknowledging the cumulative environmental impacts associated with the surrounding jurisdictions. Please see Section 3, *Revisions to the Draft PEIR*, regarding revisions made in response to this comment. These revisions clarify and enhance the content of the Draft PEIR but do not result in changes to impact conclusions or mitigation measures. The comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

O4-9 This comment requests that the project setting for the Ladera Heights Community be revised to address LOS and disclose potential impacts related to the LAX capacity expansion and projected increased density as a result of plans implemented from surrounding jurisdictions. See Master Response 2, Transportation, which provides detailed responses regarding transportation-related issues. Revisions have been made in response to the comment in Section 3, *Revisions to the Draft PEIR*. These revisions clarify and enhance the content of the Draft PEIR but do not result in changes to impact conclusions or mitigation measures. The comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

O4-10 This comment states that Ladera Heights, View Park, and Windsor Hills, are burdened with all the land use and zoning changes and states that Marina Del Rey, Westwood, and Gilmore Island are bypassed. They specifically point to a County-owned parcel at 5550 W. 83rd Street, which is not within the Planning Area. Please see Master Response 1, which provides detailed responses regarding how opportunity sites were identified, these specific parcels, and changes made to the WSAP as a result of public comments received.

O4-11 This comment requests that 401 acres of County-owned parcels in Marina Del Rey be considered as an opportunity site to relieve some of the burden from the Ladera Heights Community. Marina del Rey is governed by separate planning processes and is not anticipated to change through the WSAP. As stated on page 3-8 of the Draft PEIR, because Marina del Rey is in the coastal zone, its land use plan must be approved by the State Coastal Commission. Therefore, the Marina del Rey land use plan, a component of the Los Angeles County Local Coastal Program, will be updated as a separate planning process. Additionally, please see Master Response 1, Opportunity Sites, regarding changes to land use and zoning on opportunity sites that are made in this Final PEIR as a result of comments received. The comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

O4-12 This comment questions why the WSAP fails to incorporate additional property specifically identified by LA County Department of Beaches and Harbors, describing additional affordable housing opportunities that can be implemented in Marina Del Rey. As mentioned in comment O4-11 above, Marina del Rey is governed by separate planning processes and is not anticipated to change through the WSAP. Please also see Master Response 1, Opportunity Sites, regarding changes to land use and zoning on opportunity sites that are made in this Final PEIR as a result of comments received. The comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

O4-13 This comment contends that Gilmore Island (specifically the CBS studios parking lot) is an Opportunity Site and requests that this site be made available for additional future housing. As a result of comments received, the County has elected to rezone Gilmore Island from C-MJ to MXD. Please see Master Response 1, Opportunity Sites, regarding changes to land use and zoning on opportunity sites that are made in this Final PEIR as a result of comments received. The comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

O4-14 This comment acknowledges that the West LA/Sawtelle VA is federally owned and plans to construct additional housing; it requests that the additional housing be identified and incorporated in the WSAP. West Los Angeles/Sawtelle VA Center is an unincorporated community in the WSAP—with the exception of one privately owned parcel—comprising the United States Department of Veterans Affairs West Los Angeles campus, which provides services to veterans and is being further developed with permanent supportive housing under a master plan.. Please see Master Response 1, Opportunity Sites, regarding changes to land use and zoning on opportunity sites that are made in this Final PEIR as a result of comments received. The comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

O4-15 This comment suggests adding a new alternative as part of the PEIR that includes Marina del Rey, Sawtelle VA, and Gilmore Islands as locations that could accommodate additional housing density and lessen the burden on Ladera Heights. Please see Master Response 1, Opportunity Sites, regarding changes to land use and zoning on opportunity sites that are made in this Final PEIR as a result of comments received. Additionally, Chapter 7, *Alternatives to the Project*, includes a reasonable range of feasible alternatives to the project that meet the defined basic objective of the project but avoid or substantially lessen identified significant environmental impacts, as defined in CEQA Guidelines Section 15123.6(a). Additional alternatives to the project were considered but rejected, as detailed in that chapter. This comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

O4-16 This comment requests that a new alternative be added that includes the County-owned parcel at 5550 W. 83rd Street, Marina del Rey, Sawtelle VA and Gilmore Islands. Please see

Master Response 1, Opportunity Sites, regarding changes to land use and zoning on opportunity sites that are made in this Final PEIR as a result of comments received. The comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

O4-17 This comment summarizes the WSAP and the six distinct elements outlined in the plan. The comment also emphasizes that the WSAP's driving principle is compliance with State mandate, which results in conflicting goals and policies. This comment also provides a list of principles that should be considered as part of the planning process. This comment refers to an additional letter sent in by the LHCA on August 9, 2024, specifically addressing WSAP and the goals and objectives outlined in the plan. Please see Comment Letter O3 for responses to the previous letter received. The comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

O4-18 This comment states that the WSAP fails to disclose reasonably foreseeable development and the full extent of planned development. The WSAP is a policy document, and no project-level development is proposed. The Draft PEIR has appropriately determined the significance of environmental impacts consistent with Section 15064 of the CEQA Guidelines, which says, "(d) In evaluating the significance of the environmental effect of a project, the Lead Agency shall consider direct physical changes in the environment which may be caused by the project and reasonably foreseeable indirect physical changes in the environment which may be caused by the project." The Draft PEIR considers the maximum potential number of dwelling units and commercial square feet of the project and quantifies impacts associated with that increase (see for example Section 5.3, *Air Quality*; Section 5.6, *Energy*; Section 5.8, *Greenhouse Gas Emissions*; Section 5.13, *Noise*; Section 5.14, *Population and Housing*; etc.). These evaluations demonstrate the known elements of the project (maximum buildout associated with land use and zoning changes in the WSAP) that can be evaluated at a program level. The Draft PEIR also meets the requirements of Section 15064 (d)(3), which states that indirect physical changes are only to be considered if that change is reasonably foreseeable, and that changes which are speculative or unlikely to occur are not reasonably foreseeable. As mentioned throughout the Draft PEIR, there are no specific development projects identified at this time. The County has no ability to control the timing of future projects that are proposed by private applicants and driven by various market factors, which are also outside the control of the County. Therefore, the evaluation of project-specific level assessments of future developments (i.e., specific visual impacts, exact locations for infrastructure improvements, and need for site-specific circulation improvements) cannot be reasonably assumed. Section 2.3, *Type, Purpose, and Intended Uses of the PEIR*, identifies the justification for evaluation of potential environmental effects at a program-level. Therefore, the PEIR contains sufficient analysis at a program level and no changes are necessary.

O4-19 This comment discusses the effects on public infrastructure as result from increased density. The comment also states that infrastructure improvements will result in construction impacts and the Draft PEIR fails to mention funding for public infrastructure. Consistent with the County's General Plan's Implementation Program PS/F-1, the County will prepare a Capital Improvement Plan (CIP) for each of the 11 Planning Areas, including the Westside Planning Area. Each CIP will include a comprehensive sewer capacity study that will evaluate sewer system infrastructure needs and treatment capacity to ensure adequate capacity is available to accommodate future growth, along with a Planning Area–specific Implementation Program and Financing Plan. Additionally, the County Public Works Department conducts site plan reviews for all projects and ensures adequate services and that infrastructure is appropriately sized and sufficient to meet the demand of each unique project. The comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

O4-20 This comment provides background information and a map of Ladera Heights Community shown with forecast growth provided by the Southern California association of Governments (SCAG). The commenter asserts that the Draft PEIR states that the Draft Westside Plan itself would not create additional housing and dismisses future impacts as "speculative" even though it is possible to forecast increased population growth in a small geographical area and measure expected impacts on public infrastructure. Please see response to comment O4-19, above, about where impacts can be evaluated in detail and where project-specific details for applications that do not currently exist cannot be achieved and are therefore considered speculative. The PEIR appropriately evaluates potential environmental impacts associated with the future residential and non-residential population that it could generate. As discussed in Chapter 3, *Project Description*, of the Draft PEIR, the WSAP would implement Land Use Policy Map and Zoning Ordinance updates based on policies, programs, and action items defined by the recently adopted and State-certified 6th-cycle Housing Element 2021-2029—which were also addressed in an associated EIR that was adopted by the County Board of Supervisors in August 2021 (SCH. 2021010016). The comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

O4-21 This comment quotes a paragraph from the Fire Protection and Emergency Services section of the Draft PEIR that states it is speculative and infeasible to evaluate project-specific environmental impacts. The comment states that the Draft PEIR fails to provide existing fire protection services, response times, fire flow requirements and fire department judgement for needs in the area. The Draft PEIR Section 5.15. *Public Services*, page 5.15-5, provides a list of the stations that provide fire and emergency medical services to the Planning Area. If future facilities are necessary to meet project demand as a result of the WSAP, the Los Angeles County Fire Department will evaluate projects at the appropriate level of analysis required under CEQA. Fire flow requirements in Los

Angeles County vary depending on the development. The needs of individual projects are entirely dependent on the exact nature of future developments. Additionally, the County Public Works Department conducts site plan reviews for all projects and ensures adequate services. The Draft PEIR adequately evaluates potential environmental impacts resulting from the WSAP. The comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

O4-22 This comment includes a citation from the environmental setting for Fire Protection and Emergency Services in Section 5.15, *Public Services*. This comment states that the Draft PEIR fails to identify specific operational details regarding police protection services as well as emergency accessibility at a project level. As part of the CEQA process, the Los Angeles County Sheriff's Department was consulted and did not express specific concerns regarding the WSAP, noting that impacts to police protection services will be analyzed on a project-by-project basis (see responses to Comment Letter A4). It is understood that the Los Angeles County Sheriff's Department does not currently have a standard law enforcement ratio. The Draft PEIR defaulted to the service ratio identified in the General Plan EIR because the General Plan is the governing planning document for the unincorporated communities in Los Angeles County. The WSAP is a policy document and does not currently propose any project-level development. Additionally, emergency access is discussed in Section 5.17, *Transportation* (page 5.17-43), and future development projects would be subject to review by the County and responsible emergency service agencies, including the Los Angeles County Fire Department. The comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

O4-23 This comment includes a citation from the environmental setting for School Services in Section 5.15, *Public Services,* which lists the school districts that serve the Planning Area, making a note that the Draft PEIR references school districts nowhere near the opportunity sites. The school districts that serve the opportunity sites directly are the Inglewood Unified School District and Los Angeles Unified School District, which are listed in the environmental setting (Page 5.15-14 of the Draft PEIR). Future needs of schools are overseen by respective districts through their enrollment and facilities needs processes. Consistent with the analysis in the Draft PEIR, it is speculative at this time to assume the need for the construction or expansion of new schools to meet the planned growth in the WSAP. The comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

O4-24 This comment addresses library services and refers to the Draft PEIR, stating that impacts to library services are speculative and infeasible to evaluate project-specific impacts. As part of the CEQA process, the Los Angeles County Library was consulted and requested that technical reports relating to residential land use and public services, specifically libraries, be included in any environmental documentation on a project-by-project basis for the Library's review (see responses to Comment Letter A3). Future needs of libraries

are overseen by the County. Consistent with the analysis in the Draft PEIR, it is speculative at this time to assume the need for the construction of new or expanded libraries that could result in physical environmental effects to meet the planned growth in the WSAP. The comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

O4-25 This comment reiterates that Section 5.16.1, *Recreation,* of the Draft PEIR states that impacts to recreation facilities are speculative and infeasible to evaluate project-specific impacts. As mentioned above, the WSAP is a policy document and does not currently propose any project-level development. As stated in the Draft PEIR, Section 5.16.1, *Recreation*, the County is deficient in local parkland for all unincorporated areas. Future needs for recreational facilities are overseen by the County. Consistent with the analysis in the Draft PEIR, it is speculative at this time to assume the need for the construction of new or expanded recreational facilities that could result in physical environmental effects to meet the planned growth in the WSAP. Future discretionary projects in the Planning Area would be required to undergo individual project-level analysis under CEQA and would be required to provide dedication of adequate parkland or pay an in-lieu park and recreation facilities impact fee as a condition of approval. Goals and policies identified in the WSAP would be implemented to ensure opportunities for new recreational facilities and establish and expand connectivity between existing trail networks (Goal LU 4, Goal M 4, Goal PF 5). The comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

O4-26 This comment refers to a comment received during scoping (see Appendix A to the Draft PEIR) from the Los Angeles County Sanitation Districts and its request to review all future projects in the service area to ensure sufficient sewer capacity. This comment points to Section 5.19, *Utilities and Service Systems*, stating there was no mention of the local 8-inch underground sewer lines that service the Planning Area and no mention of current local sewer capacities. It is not in the scope of this PEIR to assess and inventory all infrastructure within the WSAP. Section 5.19, *Utilities and Service Systems*, acknowledges the letter received from Los Angeles County Sanitation Districts during the scoping period relating to utilities and service systems, and it was considered in preparing the analysis for this section. Chapter 2, *Introduction*, summarizes the letter received from the Los Angeles County Sanitation District. The Draft PEIR addresses Los Angeles County Sanitation Districts' wastewater treatment within the Ladera Heights, View Park, and Windsor Hills communities. In addition, consistent with the County's General Plan's Implementation Program PS/F-1, the County will prepare a Capital Improvement Plan (CIP) for each of the 11 Planning Areas, including the Westside Planning Area. Each CIP will include a comprehensive sewer capacity study that will evaluate sewer system infrastructure needs and treatment capacity to ensure adequate capacity is available to accommodate future growth, along with a Planning Area–specific Implementation Program and Financing Plan. Additionally, the County Public Works Department conducts site plan reviews for

all projects and ensures adequate services and that infrastructure is appropriately sized and sufficient to meet the demand of each individual project. Additionally, Los Angeles County Sanitation Districts was provided the Notice of Availability of the Draft PEIR and did not provide any comments as the expert agency, indicating the evaluation in the PEIR is sufficient. Therefore, the PEIR contains sufficient analysis at a program level and no changes are necessary.

O4-27 This comment requests that the Draft PEIR forecast the expected buildout in the Ladera community over the planning period, consistent with State housing goals and regional population growth forecasts. Section 5.14, *Population and Housing*, Table 5.14-3, shows the proposed growth in household, population, and employment in the Planning Area. The growth and increases in density that are proposed in the WSAP are guided by SCAG's Connect SoCal and the General Plan and Housing Element. The proposed growth for residential dwellings is in unincorporated-county RHNA allocations. Growth would not be unplanned and would be consistent with existing regional planning assumptions regarding population growth. Therefore, the PEIR contains sufficient analysis at a program level and no changes are necessary.

O4-28 This comment requests that the Draft PEIR analyze local environmental impacts, specifically public services. Please see O4-21 through O4-25 for responses regarding public services. No changes to the Draft PEIR are necessary. The comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

O4-29 This comment requests that the Draft PEIR respond accurately to the Los Angeles County Sanitation Districts, which requests to review projects within their service area to ensure sufficient sewer capacity exists. Section 5.19, *Utilities and Service Systems*, acknowledges the letter from Los Angeles County Sanitation Districts received during the scoping period related to utilities and service systems, and it was considered in preparing the analysis for that section. Also, Chapter 2, *Introduction*, summarizes the letter received from the Los Angeles County Sanitation District. The Draft PEIR addresses Los Angeles County Sanitation Districts' wastewater treatment in the Ladera Heights, View Park, and Windsor Hills communities. Any necessary upgrades to utility systems would not be expected to result in significant environmental impacts from construction beyond those already projected by the providers and from individual future projects. Future development facilitated by the implementation of the WSAP would be analyzed on a project-by-project basis, and impacts to wastewater, electricity, or telecommunication facilities would be site specific. Additionally, Goal PS/F 4 would ensure reliable sewer and urban runoff conveyance treatment systems. Consistent with the County's General Plan's Implementation Program PS/F-1, the County will prepare a Capital Improvement Plan (CIP) for each of the 11 Planning Areas, including the Westside Planning Area. Each CIP will include a comprehensive sewer capacity study that will evaluate sewer system infrastructure needs and treatment capacity to ensure adequate capacity is available to

accommodate future growth, along with a Planning Area–specific Implementation Program and Financing Plan. Additionally, the County Public Works Department conducts site plan reviews for all projects and ensures adequate services and that infrastructure is appropriately sized and sufficient to meet the demand of each unique project. Therefore, the PEIR contains sufficient analysis at a program level and no changes are necessary.

O4-30 This comment identifies areas of controversy, specifically that the County seeks to comply with RHNA above all else. One of the overarching goals of the WSAP is to provide opportunities for development of affordable housing and revitalize commercial corridor centers while maintaining the character of existing residential neighborhoods. The WSAP would also incorporate land use designations and densities for sites identified to accommodate the RHNA allocation in the adopted 2021-2029 Housing Element. Additionally, goals and policies implemented by the WSAP would ensure the unincorporated communities' character, diversity, and uses are maintained and protected (specifically Goal LU 1 and Goal LU 5). Additionally, as stated on page 3-13 of the Draft PEIR, the County will adopt a Planning Area Standards District (PASD) that includes specific development standards that will be applicable to any future development within the Planning Area. This includes height limitations, setbacks, landscaping requirements, lighting standards, and other development requirements to ensure community character is maintained. The comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration. No changes to the Draft PEIR are necessary.

O4-31 This comment states that the WSAP fails to disclose reasonably foreseeable future developments and the environmental impacts that could potentially result from these developments. The WSAP is a policy document, and no project-level developments are proposed. See response to comment O4-18 regarding the intent of the PEIR and its compliance with CEQA Guidelines for a program-level evaluation. The comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

O4-32 This comment states that the County has failed to utilize and allocate housing needs in other areas of the Planning Area. Please see Master Response 1, which provides detailed responses regarding the opportunity sites identified in the WSAP and information regarding the other unincorporated communities in the Planning Area. The comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

O4-33 This comment requests that the Ladera Heights community's view be added as an area of controversy that states the Plan fails to clearly state all relevant facts and demonstrate how the criterion is fairly and consistently applied to minimize adverse impacts to Ladera Heights community and to adjacent parcels. Chapter 1, *Executive Summary*, page 1-9,

identifies that land use changes and zoning updates are an area of controversy associated with the proposed Project. Given the WSAP's focus on Ladera Heights, View Park, and Windsor Hills, and West Fox Hills, the commenter's request is acknowledged in the Draft PEIR. Section 5.11, *Land Use and Planning*, appropriately analyzes impacts associated with land use and zoning changes in Ladra Heights. Therefore, the PEIR contains sufficient analysis at a program level and no changes are necessary.

O4-34 This comment requests that reasonably foreseeable future development be disclosed. As mentioned previously, the WSAP is a policy document and does not currently propose any project-level development. Please see response to comment O4-18 about where impacts can be evaluated in detail, and where project-specific details for applications that do not currently exist cannot be achieved and are therefore considered speculative. The PEIR appropriately evaluates potential environmental impacts associated with the future residential and non-residential population that it could generate. The comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration. Therefore, the PEIR contains sufficient analysis at a program level and no changes are necessary.

O4-35 This comment requests that alternative scenarios be considered, including County-owned land and other Westside parcels for housing development. Please see Master Response 1, which provides detailed responses regarding the opportunity sites identified in the WSAP and information regarding the other unincorporated communities in the Planning Area. Chapter 7, *Alternatives to the Project*, includes a reasonable range of feasible alternatives to the project that meet the defined basic objective of the project but avoid or substantially lessen identified significant environmental impacts, as defined in CEQA Guidelines Section 15123.6(a). Additional alternatives to the project were considered but rejected, as detailed in that chapter. Therefore, the PEIR contains sufficient analysis at a program-level and no changes are necessary.

O4-36 This comment refers to an additional letter sent in by the LHCA on August 9, 2024, specifically addressing WSAP and the goals and objectives outlined in the plan. Please see Comment Letter O3 for responses to the previous letter received. The comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

O4-37 This comment summarizes the conclusions made in the Draft PEIR regarding air quality and traffic congestion and states the Draft PEIR fails to provide a statement of overriding considerations. Mitigation measures identified in Section 5.3, *Air Quality*, must be implemented during construction of all future development projects to reduce air pollutant emissions. In addition, please see Master Response 2, Transportation, which provides detailed responses to concerns regarding transportation-related issues, including the methodology used to evaluate environmental impacts such as VMT. Additionally, as part of the Final PEIR approvals, a statement of overriding considerations was prepared.

The comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

O4-38 This comment requests that the County take notice of current and future congestion levels and the resulting adverse health impacts on local residents. The Community Traffic Safety Plan in the View Park, Windsor Hills and Ladera Heights communities provides goals and guidance for future development to ensure traffic flow is reduced and implements safety measures for all modes of transportation. As discussed in Section 5.6, *Air Quality*, the location, design, and land uses of the growth anticipated by the WSAP would implement these land use and transportation strategies to reduce vehicle trips for residents and employees of the County by increasing future mixed-use, commercial, and residential developments around major transit areas. The applicable land use strategies include focusing growth near destinations and mobility options, promoting diverse housing choices, leveraging technology innovations, supporting implementation of sustainability policies, promoting a green region, and implementing GHG reduction strategies. The applicable transportation strategies include managing congestion through a Congestion Management Process and implementation of a Transportation Demand Management Program and Transportation System Management Plan. The majority of the transportation strategies are to be implemented by local governments, such as cities and counties, as well as other regional agencies such as SCAG and South Coast AQMD, although some strategies may be furthered by individual development projects. Additionally, the exact nature, location, and operation of the future developments are unknown, and health risk impacts from toxic air contaminants are cumulative over the life of the nearby receptors. Therefore, quantification of potential health risks would be speculative. The comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

O4-39 This comment requests that long-term air quality impacts be disclosed and revisions made in the summary of environmental impacts table accordingly. The County continues to coordinate with South Coast AQMD and SCAG to ensure countywide growth projections, land use planning efforts, and local development patterns are accounted for in the regional planning and air quality planning processes. Policies identified in the WSAP, as well as mitigation measures AQ-1 and AQ-2, would minimize long-term air quality impacts. Therefore, the PEIR contains sufficient analysis at a program level and no changes are necessary.

O4-40 This comment targets Cultural Resources and how churches should be considered of cultural importance. While there is one opportunity site that contains a church (Opportunity Site 1), this site has been removed as part of the revised WSAP and through this Final PEIR (see Master Response 1, Opportunity Sites). Revisions have been made to the Final PEIR accordingly. The comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

O4-41 This comment references the change from Level of Service to Vehicle Miles Traveled when analyzing greenhouse gas emissions and mentions that La Tijera School is a sensitive receptor that was not acknowledged in the Draft PEIR. As discussed in Section 5.6, *Air Quality*, the location, design, and land uses of the growth anticipated by the WSAP would implement land use and transportation strategies to reduce vehicle trips for residents and employees of the County by increasing future mixed-use, commercial, and residential developments around major transit areas. The applicable land use strategies include focusing growth near destinations and mobility options, promoting diverse housing choices, leveraging technology innovations, supporting implementation of sustainability policies, promoting a green region, and implementing GHG reduction strategies. The applicable transportation strategies include managing congestion through a Congestion Management Process and implementation of a Transportation Demand Management Program and Transportation System Management Plan. The majority of the transportation strategies are to be implemented by local governments, such as cities and counties, as well as other regional agencies such as SCAG and South Coast AQMD, although some strategies may be furthered by individual development projects.

Future development could occur near existing sensitive receptors, and development under the WSAP has the potential to expose sensitive receptors to substantial pollutant concentrations. As mentioned previously, the WSAP is a policy document and does not include project-level development. The construction and operation of development projects within 500 feet of any sensitive receptor, including La Tijera School near Opportunity Site 2, would be required to implement appropriate mitigation measures. Mitigation measures identified in Section 5.3, *Air Quality*, must be implemented during construction of all future development projects to reduce air pollutant emissions. Additionally, the exact nature, location, and operation of the future developments are unknown, and health risk impacts from toxic air contaminants are cumulative over the life of the nearby receptors. Therefore, quantification of potential health risks would be speculative. The comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration. Please see Master Response 2, Transportation, which provides detailed responses to concerns regarding transportation-related issues, including the methodology used to evaluate environmental impacts. The comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

O4-42 This comment refers to the LHCA letter submitted on August 9, 2024. Please see Comment Letter O3 for the response to the LHCA letter regarding goals and policies established by the WSAP. Please see Section 3, *Revisions to the Draft PEIR*, regarding revisions made in response to this comment. These revisions clarify and enhance the content of the Draft PEIR but do not result in changes to impact conclusions or mitigation measures. Additionally, revisions have been made in the WSAP. The comment

is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

O4-43 This comment requests that sensitive receptors such as La Tijera School be considered when analyzing noise impacts. As mentioned previously, the WSAP is a policy document and does not include project-level development. The construction and operation of development projects within 500 feet of any sensitive receptor, including La Tijera School near Opportunity Site 2 would be required to implement mitigation measures N-1 and N-2 (Section 5.13, *Noise*, page 5.13-29), which require a noise study and mitigation plan. Therefore, the Draft PEIR contains sufficient analysis at a program level and no changes are necessary. The comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

O4-44 This comment summarizes conclusions made regarding Section 5.14, *Population and Housing*, of the Draft PEIR and whether the WSAP would either directly or indirectly induce substantial population growth. This comment refers back to the letter submitted by the LHCA on August 9, 20024. Please see Comment Letter O3 responses. The comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration. No changes to the Draft PEIR are necessary .

O4-45 This comment request that projected growth be described against current resident population. In Section 5.14, *Population and Housing*, Table 5.14-3 shows the proposed growth in household, population, and employment in the Planning Area. The growth and increases in density that are proposed in the WSAP are guided by SCAG's Connect SoCal and the General Plan and Housing Element. The proposed growth for residential dwellings is within unincorporated county RHNA allocations. Growth would not be unplanned and would be consistent with existing regional planning assumptions regarding population growth. Therefore, the PEIR contains sufficient analysis at a program level and no changes are necessary. The WSAP addresses the growth targets assigned by the Housing Element to ensure that not only the Planning Area communities have capacity for this growth, but to include policies, zoning, and related development regulations to minimize unplanned growth in unplanned locations. The comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

O4-46 This comment requests that the impact of growth on the Ladera Heights community's character, amenities, and access to services and infrastructure be described accurately. The WSAP contains policies and enacts zoning changes that will offer additional housing unit types and ensure communities retain their character, amenities, and access to services and infrastructure. One of the overarching goals of the WSAP is to provide opportunities for development of affordable housing and revitalize commercial corridor centers while maintaining the character of existing residential neighborhoods. Additionally, as stated on page 3-13 of the Draft PEIR, the County will be adopting a Planning Area Standards

District (PASD) that includes specific development standards that will be applicable to any future development within the Planning Area. This includes height limitations, setbacks, landscaping requirements, lighting standards, and other development requirements to ensure community character is maintained. Consistent with the County's General Plan's Implementation Program PS/F-1, the County will prepare a Capital Improvement Plan (CIP) for each of the 11 Planning Areas, including the Westside Planning Area. Each CIP will include a comprehensive sewer capacity study which will evaluate sewer system infrastructure needs and treatment capacity to ensure adequate capacity is available to accommodate future growth, along with a Planning Area–specific Implementation Program and Financing Plan. Each CIP will also include the following, as needed: Transportation; System Capacity Study; Waste Management Study; Stormwater System Study; Public Water; System Study; and a list of necessary infrastructure improvements. Additionally, the County Public Works Department conducts site plan reviews for all projects and ensures adequate services and that infrastructure is appropriately sized and sufficient to meet the demand of each unique project. The comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration. Therefore, the Draft PEIR contains sufficient analysis at a program level and no changes are necessary.

O4-47 This comment disagrees with the conclusions made in Section 5.15, *Public Services*, that at the planning level of analysis, it is speculative and infeasible to evaluate project-specific environmental impacts. This comment requests that project growth and the impacts of this growth be described when discussing Public Services. Please see responses O4-21 through O4-25 regarding public services. The comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration. Therefore, the Draft PEIR contains sufficient analysis at a program level and no changes are necessary.

O4-48 This comment focuses on the Transportation section of the Draft PEIR and discusses the use of VMT to analyze impacts and improvements to the Mobility Element. Please see Master Response 2, Transportation, which provides detailed responses to concerns regarding transportation-related issues, including the methodology used to evaluate environmental impacts. The comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration. Therefore, the PEIR contains sufficient analysis at a program level and no changes are necessary.

O4-49 This comment requests that Level of Service be adopted as a local policy and used to determine transportation infrastructure improvement. Please see Master Response 2, Transportation, which provides detailed responses to concerns regarding transportation-related issues, including the methodology used to evaluate environmental impacts. The comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration. Therefore, the Draft PEIR contains sufficient analysis at a program level and no changes are necessary.

O4-50 This comment requests that the County provide public bus service improvements such as reliable bus stop schedules, travel speed, connectivity to multiple bus lines, and safe and comfortable bus stops. The County does not have jurisdiction to make changes to bus operations or schedules; those are under the jurisdiction of transit service providers such as LA Metro. The goals and policies of the WSAP would ensure improvements to access transit services (Goal M 3) and focus development along major bus corridors (Goal LU 2). Additionally see Master Response 2, Transportation, which provides detailed responses regarding transportation-related issues. The comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration. Therefore, the Draft PEIR contains sufficient analysis at a program level and no changes are necessary.

O4-51 This comment concludes and summarizes the letter written by the LHCA. Please see the responses provided above that address each of the issues outlined in this comment. The comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

O5. Response to Comments from United Homeowner's Association II dated 8/16/24.

O5-1 This comment acknowledges the WSAP and PEIR, and the County and their consultant PlaceWorks, who prepared the documents. The County is the lead agency and has all oversight of the WSAP and PEIR development, with the support of PlaceWorks as a consultant. All work products have been developed by and independently reviewed under the direction of the County. This comment expresses opposition to the WSAP PEIR, emphasizing general traffic congestion and roadway safety. This comment provides an overview of the contents of the letter. Reponses to the issues listed in this introductory comment are addressed below.

O5-2 This comment provides information regarding the current population in the Planning Area and discusses the projected growth as a result of the WSAP. This is information provided on page 4-2 of the Draft PEIR. This comment is requesting that an Initial Study/Negative Declaration, Mitigated Negative Declaration, or an EIR be prepared to analyze the population growth and rezoning of the Opportunity Sites. Section 2.3, *Type, Purpose, and Intended Uses of the EIR*, lays out the requirements of the CEQA Guidelines and why a program-level EIR is the appropriate level of CEQA review to support adoption of the WSAP. There are no specific development projects proposed at this time. Therefore, this section of the PEIR accurately describes the processes that the County must take to ensure CEQA compliance for any future projects that may be facilitated by the WSAP. No change to the PEIR or additional CEQA review is necessary at this time.

O5-3 This comment is an introductory comment that lists the areas of concern in the Draft PEIR identified by the UHA, including aesthetics, population and housing, land use, public services, wildfire, agriculture and forestry, biological resources, cultural resources, and transportation. These areas of concern are addressed in detail below. The comment does not identify specific concerns regarding the adequacy of the environmental analysis in the Draft PEIR. As such, no change to the environmental analysis is required.

O5-4 This comment is an introductory comment that outlines the UHA's concerns related to Aesthetics and Population and Housing of the Draft PEIR. This comment states the changes to land use and zoning for specific Opportunity Sites would result in significant negative changes to the visual character of sites and their surroundings. As stated on page 3-13 of the Draft PEIR, he County will adopt a Planning Area Standards District (PASD) that includes specific development standards that will be applicable to any future development within the Planning Area. This includes height limitations, setbacks, landscaping requirements, lighting standards, and other development requirements to ensure community character is maintained. In addition, the County has elected to modify the proposed Project to limit maximum heights of future development within Ladera Heights to 45 feet in the PASD (see Master Response 1, Opportunity Sites). An analysis of site-specific aesthetic impacts cannot be conducted at this time, given there are no specific development projects proposed. The analysis of visual impacts in the PEIR meets

the requirements of CEQA. The specific opportunity sites are discussed in the response below.

O5-5 This comment lists four specific opportunity sites and summarizes elements of the WSAP with no specific comments raised regarding the analysis in the Draft PEIR. Regarding Site 9 (Leimert Park Adjacent), any future development projects would be required to conduct an analysis to determine whether there are direct or indirect impacts to adjacent historic resources, consistent with mitigation measure CUL-1 in the PEIR. Regarding Site 10 (Angeles Vista/Valley Ridge), as discussed in Master Response 1, Opportunity Sites, Site 10 will be removed as an opportunity site in the WSAP and in this Final PEIR. Regarding Site 5, the County will prepare a PASD that reduces the maximum height from 65 feet to a maximum height of 45 feet for all opportunity sites designated MXD in Ladera Heights, View Park, and Windsor Hills. Regarding the Inglewood Oil Field, the PEIR acknowledges the history and uses on the site (see Section 5.9, *Hazards and Hazardous Materials*) and that while it is an opportunity for future changes in use, no changes are proposed in the WSAP given uses are governed by the Baldwin Hills Community Standards District (BHCSD).

O5-6 This comment requests that the County revisit impacts associated with Site 9 and Site 10. As discussed in Master Response 1, Opportunity Sites, Site 10 will be removed as an opportunity site in response to public comments received. Additionally, maximum height has been reduced from 65 feet to 45 feet for six of the opportunity sites, including Site 9. As discussed in Section 5.1, *Aesthetics*, page 5.1-14, the goals and policies implemented by the WSAP, including in the PCSD, would ensure that future development would preserve and enhance the Planning Area's visual character and quality, such as Policy LU-5.1, which establishes that any new development is consistent and compatible with existing design quality, and Policy LU-3.2, which ensures new construction is designed to complement the scale and character of existing neighborhoods. As discussed in response to comment O5-5, in order to assess whether a project has potential impacts to historic resources, a project-specific analysis must be conducted. It is speculative at this time to determine whether future development in this location would result in a finding that historic resources are no longer eligible for listing on the National Register of Historic Places, and is also infeasible to develop site-specific mitigation measures. Mitigation measure CUL-1 would ensure that historic resources are appropriately identified and evaluated for all future projects. Therefore, the PEIR contains sufficient analysis at a program level and no changes are necessary.

O5-7 This comment requests that the County revisit impacts associated with Sites 5, 6, and 7, specifically maximum height standards for these sites and parking or projected households. As discussed in Master Response 1, Opportunity Site, maximum height on all Opportunity Sites designated MXD in Ladera Heights, View Park, and Windsor Hills have been reduced from 65 feet to 45 feet. Parking is addressed in the Mobility Element of the WSAP, specifically Goal M 6. Additionally, the parking requirements for new housing will

be in conformance with the recently adopted Multifamily Residential Parking Ordinance. See also Master Response 2, Transportation, regarding parking concerns. The PEIR contains sufficient analysis at a program level and no changes are necessary.

O5-8 This comment acknowledges that the WSAP does not recommend any development, though it would allow for future increased density. The UHA is requesting an opportunity to review traffic and parking studies associated with projected development. All future development in the Planning Area would be required to comply with all applicable local and State provisions related to transportation. Compliance with existing regulations would be ensured through the County's development plan review process, pursuant to Title 9 and Title 32 of the Los Angeles County Code. All future projects implemented by the County or other State, regional, or local agencies in the Planning Area would be reviewed to ensure compliance with the County's standards or other applicable standards relative to the provision of safe access for vehicles, pedestrian, and bicyclists, which would incorporate standards for adequate sight distance, sidewalks, crosswalks, and pedestrian movement controls to protect pedestrian and enhance bicycle safety. Please see Master Response 2, Transportation, which provides detailed responses to concerns regarding transportation-related issues. No changes to the Draft PEIR are necessary. The comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

O5-9 This comment provides a list of requests to be included in the PEIR to ensure that Opportunity Site 11, Inglewood Oil Field, would be shut down properly in association with the Baldwin Hills Community Standards District (BHCSD). The BHCSD establishes additional regulations for oil and gas production activities in the unincorporated portion of the Inglewood Oil Field. As stated on page 5.9-14 of the Draft PEIR, the County has started the process of amending the BHCSD, per the September 15, 2021, Board of Supervisors motion, to prohibit new oil wells and allow existing oil wells to continue operating under a nonconforming status. The BHCSD Amendment proposes to amend the County Code (Title 22) to align the BHCSD with the Oil Well Ordinance. This Amendment includes prohibiting the location of new oil wells and production within the BHCSD area, making existing oil wells and production facilities nonconforming due to use, and maintaining regulations for existing oil wells and production facilities during the amortization period. Any changes to land use in the Inglewood Oil Field will be subject to a separate environmental and remediation process required by state law. No changes are proposed to the Inglewood Oil Field under the WSAP; therefore, no changes are necessary. The comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

O5-10 This comment acknowledges that the WSAP does not propose any development at this time and requests an opportunity to review traffic and parking studies associated with projected development. All future development in the Planning Area would be required to comply with all applicable local and State provisions. Compliance with existing

regulations would be ensured through the County's development plan review process, pursuant to Title 9 and Title 32 of the Los Angeles County Code. All future projects implemented by the County or other State, regional, or local agencies within the Planning Area would be reviewed to ensure compliance with the County's standards or other applicable standards relative to the provision of safe access for vehicles, pedestrian, and bicyclists, which would incorporate standards for adequate sight distance, sidewalks, crosswalks, and pedestrian movement controls to protect pedestrian and enhance bicycle safety. Please see Master Response 2, Transportation, which provides detailed responses to concerns regarding transportation-related issues. No changes to the Draft PEIR are necessary. The comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

O5-11 This comment outlines goals and policies in the WSAP Land Use Element that the UHA opposes. The commenter expresses general concerns, and no environmental issues regarding the adequacy of the Draft PEIR were raised. Certain policies in the WSAP have been revised in response to public comments received. The comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

O5-12 This comment states opposition to the policies in the Land Use Element and states there is a disconnect in development policies between the City of Los Angeles and the County. The WSAP is a County plan and only applies to the unincorporated areas in the county. The City of Los Angeles communities are governed by the City's planning policies and regulations. The County has been meeting with planning staff at the City of Los Angeles to discuss the WSAP. The County has been working closely with the City of Los Angeles Planning Department to standardize the zoning and land uses. The Draft PEIR analyzed cumulative impacts associated with land use changes. The analysis of aesthetic impacts appropriately addresses the proposed policies and visual changes at a program level in the PEIR. Some revisions have been included as shown in Section 3, *Revisions to the Draft PEIR*. These changes are merely for clarification and do not change the conclusions presented in the Draft PEIR.

O5-13 This comment expresses concerns regarding population growth and the demand for police protection services. As part of the CEQA process, the Los Angeles County Sheriff's Department was consulted and did not express specific concerns regarding the WSAP, noting that impacts to police protection services will be analyzed on a project-by-project basis (see responses to Comment Letter A4). It is understood that the Los Angeles County Sheriff's Department does not currently have a standard law enforcement ratio. The Draft PEIR defaulted to the service ratio identified in the General Plan EIR because the General Plan is the governing planning document for the unincorporated communities in Los Angeles County. The Public Facilities and Services Element of the WSAP addresses the need to provide public safety throughout the Planning Area. Additionally, the WSAP is intended to support the Countywide General Plan, which

includes goals and polices to support police protection services. The WSAP is a policy document and does not currently propose any project-level development. The comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

O5-14 This comment states concerns regarding wildfire and the proximity to the Newport-Inglewood Earthquake Fault as it runs through the Inglewood Oil Field. The comment also raises concerns regarding community evacuation. The commenter provides a table that identifies evacuation route concerns specific to each opportunity site. Urban fires are caused by earthquakes when infrastructure and facilities are damaged through ground shaking, causing electrical power lines and natural gas infrastructure to break and catch fire. Since the 1994 Northridge Earthquake, the California Building Standards Code has been comprehensively updated to include methods to reduce earthquake-induced fires in new development, including development in or outside of Fire Hazard Severity Zones. Proposed future development under the WSAP would be required to comply with the California Building Standards Code. Additionally, the WSAP does not include land use changes to the Inglewood Oil Field, which is regulated by the Geologic Energy Management Division of the California Department of Conservation and the BHCSD. Furthermore, future potential development under the WSAP would be required to comply with the most recent version of the California Building Standards Code, which includes provisions for fire resilient construction.

As described on pages 5.20-21 to 5.20-12 of Section 5.2, *Wildfire,* of the Draft PEIR, future potential development under the WSAP would be required to integrate applicable emergency operation and evacuation requirements to aid in evacuation for the people in wildfire-prone areas, including being reviewed and approved by the County Fire Department and Sheriff's Department for evacuation concerns. Additionally, future potential development in the Wildland-Urban Interface or Very High Fire Hazard Severity Zone would be required to comply with the Very High FHSZ Fire Safe Regulations, the California Building Standards Code, and the County Code of Ordinances, which have maximum requirements for lengths of single-access roads, minimum widths of roadways, and vegetation fuel management around roadways. Furthermore, discretionary projects facilitated by the WSAP that are subject to CEQA would be required to conduct project-level analysis of evacuation, which would account for the increase in project-generated and existing-community-generated vehicles in the event of an evacuation. Compliance with California Building Standards Code, County review of transportation impacts of future projects, and compliance with policies in the County's General Plan (specifically the Safety Element) would ensure evacuation issues are appropriately addressed. No changes to the Draft PEIR are necessary. The comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration

O5-15 This comment raises concerns regarding agricultural and forestry resources in the Planning Area. The comment requests that the County consider impacts on a property

owner's ability to plant trees and/or vegetation as well as enforcing mandates for open space. The comment also points to an article regarding community gardens and urban farming programs. The WSAP does not conflict with these programs. There are clear definitions of what constitutes agricultural land and forestry land, and landscaping does not constitute either of these (see Section 5.2, *Agriculture and Forestry Resources*, for more information about these definitions). Additionally, the WSAP includes policies and implementation programs to protect open space and ensure that future development protects and preserves those areas. Policy LU 8.1 and Policy COS 2.1 ensure that any open space in the Planning Area is protected. The County Code Section 22.126, Tree Planting Requirements, outlines the tree planting requirements to provide environmental benefits, and County Code Section 22.174, Oak Tree Permits, ensures the preservation of oak trees in the county. No changes to the EIR are necessary.

O5-16 This comment raises concerns for the impacts that may occur from the removal of mature trees in the Planning Area, such as lack of shade, heat island effect, and poorer air quality. The opportunity sites identified in the WSAP have limited non-native vegetation. Additionally, the County Code Section 22.102.070, Protected Tree Permit in SEA, sets regulations to encourage responsible management of trees and establishes permitting, design standards, and review process for development in SEAs. The Ballona Wetlands are designated a SEA, although no changes to the Ballona Wetlands are proposed under the WSAP. The County Climate Action Plan's Agriculture, Forestry and Other Land Use sector also outlines strategies that promote clean water, air, and food and a reduction to the urban heat island effect. The County's Safety Element implements goals and policies for extreme heat and drought hazards. Additionally, as discussed in Section 5.4, *Biological Resources*, page 5.4-30, though unlikely given the highly developed condition of the sites that would be subject to land use/zoning changes as part of the WSAP, any future projects must evaluate the potential for impacts to biological resources including oak trees, and comply with all WSAP, General Plan, and State/Federal regulations pertaining to oaks. No changes to the EIR are necessary.

O5-17 This comment expresses concerns for humans as biological resources and an increase in density would result in traffic congestion and crowded facilities. The Draft PEIR has appropriately determined the significance of environmental impacts consistent with the thresholds under CEQA for biological resources. Additionally, please see Master Response 2, Transportation, regarding traffic related issues. No changes to the EIR are necessary.

O5-18 This comment raises concern for the projected increase in population, the loss of a major supermarket in the Planning Area, and the need for additional hospitals and emergency care facilities. The WSAP does not propose the removal of any existing uses, including grocery stores. Additionally, grocery stores are not proposed specifically as part of the WSAP, but could be located within the MU zoning designation. Development of a supermarket in the Ladera Center would be at the discretion of commercial property

owners and developers. Whether there is a lack of hospitals in the area is not an environmental topic to be addressed under CEQA. No changes to the EIR are necessary.

O5-19 This comment provides a description of the View Park Historic District as listed on the National Register of Historic Places. The Draft PEIR discusses the View Park Historic District in Section 5.5 *Cultural Resources*, pages 5.5-21 through 5.5-23. No environmental issues were raised, and no changes to the EIR are necessary.

O5-20 This comment raises concerns that the View Park Historic District is not identified as a County Landmark and requests that the County ensure its protection. The process for designating historic districts and landmarks can be found on the County's website at https://planning.lacounty.gov/long-range-planning/historic-preservation-program/landmarks-and-historic-districts/. The Historical Landmarks and Records Commission is the advisory body established to consider and recommend local historical landmarks to the Board of Supervisors. The opportunity sites identified in the WSAP are not in the View Park Historic District, so no changes would occur. Because there are no changes occurring within the View Park Historic District under the WSAP, no changes to the EIR are necessary.

O5-21 This comment acknowledges the WSAP's overarching goals to reduce Vehicle Miles Traveled (VMT). No environmental issues regarding the adequacy of the Draft PEIR were raised. The comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

O5-22 This comment states other urban environments should be considered rather than special suburban hillside areas. No opportunity sites identified by the WSAP are within hillside areas. The opportunity sites are currently developed. The comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

O5-23 This comment states that the County's VMT baseline is more reflective of urban areas and that the Planning Area is more suburban, and therefore the County's goals of reducing VMT should not apply. The County applies the same VMT threshold to all parts of unincorporated Los Angeles County, including rural areas. Additionally, the Draft PEIR, page 5.3-31, provides definitions for major transit stops and high-quality transit corridors as defined by the Public Resources Code. The threshold is appropriate for use in the PEIR and therefore no changes are necessary.

O5-24 This comment states that the WSAP places an unreasonable burden on suburban-like communities. The commenter also states that the WSAP and Draft PEIR do not have a definition of high quality transit areas. 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 increasing enforcement against jurisdictions with noncompliant housing elements. The WSAP

covers one of the 11 unincorporated plan areas in the county that are all undergoing or have undergone similar planning efforts to reflect the requirements of the Housing Element. The County creates area plans for each planning area that focus on land use and policy issues specific to each geographical area. Additionally, the Draft PEIR, page 5.3-31, provides definitions for major transit stops and high-quality transit corridors as defined by the Public Resources Code. No changes to the Draft PEIR are necessary.

O5-25 This comment states that the Draft PEIR's conclusion of an increase in VMT conflicts with the goals of the WSAP, and that the transportation demand management (TDM) strategies presented in the Draft PEIR (mitigation measure TRA-1) would not be effective at reducing impacts. The WSAP includes goals and policies to reduce transportation-related impacts; however, the Draft PEIR is accurate in its conclusion that, even with these policies and mitigation measures, the impact would still remain. The growth associated with the WSAP was appropriately evaluated and mitigated to the extent feasible, but impacts would still remain. No changes to the Draft PEIR are necessary.

O5-26 This comment questions why the County would approve the project, given that impacts related to VMT would be significant and unavoidable. The identification of significant and unavoidable impacts does not limit the ability of a lead agency to approve a project. Rather, it must make a statement of overriding considerations as to why the benefits of the project outweigh those identified environmental effects. The County will prepare a required Statement of Overriding Considerations if the WSAP approved and make the required findings. The comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

O5-27 This comment states that while there are bus transportation and bike lanes, vehicle trips remain the preferred mode of transportation given the hillside nature of the community. As mentioned above, the County employes the VMT thresholds to all unincorporated parts of Los Angeles County, and it is appropriate to use in the WSAP Draft PEIR. The comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

O5-28 This comment summarizes Impact 5.17-3 in the Draft PEIR. No comments regarding inadequacies are provided and no changes are necessary.

O5-29 This comment states that the Ladera Heights, View Park, and Windsor Hills communities are intergenerational; that the WSAP does nothing to encourage this; and that affordability, not capacity, is the primary housing issue. One of the overarching goals of the WSAP is to provide opportunities for development of affordable housing and revitalize commercial corridor centers while maintaining the character of existing residential neighborhoods. Additionally, the existing Inclusionary Housing Ordinance and Affordable Housing Preservation Ordinance protect existing residents and ensure affordable housing in new development. The County is obligated to meet the RHNA and

apply the rezoning methodology consistently. Policy LU 4.2 would accommodate development of a wide variety of housing options for residents and workers that are affordable to households of varying income levels. The comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration. No changes to the Draft PEIR are necessary.

O5-30 This comment expresses specific concerns regarding roadway hazards at the intersections of Slauson Avenue and La Brea Avenue. Please see Master Response 2, Transportation, regarding the County's approach to assessing safety concerns on roadways in their jurisdiction. The comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

O5-31 This comment raises concern regarding VMT as the method to evaluate impacts. Please see Master Response 2, Transportation, which provides detailed responses to concerns regarding transportation-related issues, including the methodology used to evaluate environmental impacts such as VMT. The comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

O5-32 This comment raises concerns regarding street locations identified on pages 5.17-17 through 5.17-18 of the Draft PEIR. The streets listed on these pages are all located or portions are located within either or all of Ladera Heights, View Park, or Windsor Hills. No changes to the EIR are necessary.

O5-33 This comment outlines goals and policies from the Mobility Element and ask the County to involve the Ladera Heights community in the review process. This comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

O5-34 This comment opposes Policy M3.1, which would promote locating new development around major transit stops and high-quality transportation corridors. 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 increasing enforcement against jurisdiction with noncompliant housing elements. The WSAP is one of the 11 unincorporated plan areas in the County that are all undergoing or have undergone similar planning efforts to reflect the requirements of the Housing Element. Opportunity sites were selected based on comprehensive research, community input, and sites identified in the County's certified Housing Element. In project surveys and comments during public meetings, the community members expressed their desire to preserve the characteristics of single-family residential neighborhoods and their preference for growth in the commercial corridors. No changes to the EIR are necessary.

O5-35 This comment raises concerns for pedestrian safety. All future projects implemented by the County or other State, regional, or local agencies within the Planning Area would be

reviewed to ensure compliance with the County's standards or other applicable standards relative to the provision of safe access for vehicles, pedestrian, and bicyclists, which would incorporate standards for adequate sight distance, sidewalks, crosswalks, and pedestrian movement controls to protect pedestrian and enhance bicycle safety. The Community Traffic Safety Plan in the View Park, Windsor Hills and Ladera Heights communities would also provide goals and guidance for future development to ensure traffic flow is reduced and implement safety measures for all modes of transportation. In addition, the WSAP is a County-led document which is intended to supplement all existing plans within the County, such as the Active Transportation Strategic Plan, Bicycle Master Plan, Vision Zero Action Plan, and the Climate Action Plan 2045. Please see Master Response 2, Transportation, which provides detailed responses to concerns regarding transportation-related issues.

O5-36 This comment concludes the UHA's letter and summarizes the concerns raised in the letter. All issues raised have been responded to in the responses above. The comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

O6. Response to Comments from Los Angeles Conservancy dated 8/15/24.

O6-1 This comment thanks the County for changes to the WSAP given community concerns and for preparing the historic context statement that was provided as part of the WSAP. This comment does not raise an environmental issue regarding the adequacy of the Draft PEIR. Therefore, a response is not required pursuant to CEQA. However, the comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration

O6-2 This comment states that the majority of the WSAP is not problematic from a preservation perspective, though two sites in particular are at risk: University Christian Church built in 1965 (5831 W. Centinela Avenue) and Jet Inn Motel built in 1959 (4542 W. Slauson Avenue). The commenter requests that the University Christian Church structure be removed from rezoning, while the adjacent parking lot could remain a suitable site, consistent with a telephone conversation that was held on July 9, 2024, between the County and Los Angeles Conservancy. The County has eliminated Opportunity Site 1, which contains University Christian Church, from the WSAP and Final PEIR. See Master Response 1, Opportunity Sites, regarding changes to land use and zoning on opportunity sites that are made in this Final PEIR as a result of comments received. This revision does not result in changes to impact conclusions or mitigation measures presented in the Draft PEIR; however, its removal has been noted in the project description and throughout the PEIR and WSAP.

O6-3 This comment expresses concern regarding inclusion of Opportunity Site 5 in the WSAP, which contains the Jet Inn Motel, a mid-century modern structure that the commenter suggests is suitable for adaptive reuse as affordable housing, providing other recent examples. The comment suggests that the proposed rezoning of the site to MXD would encourage demolition rather than reuse.

Opportunity Site 5 is included in WSAP as a site that is needed to ensure the County meets its housing needs identified in the Regional Housing Needs Assessment (RHNA). While the site has been retained in the WSAP, the County will also be preparing a Planning Area Standards District (PASD) that will limit heights on this site to 45 feet (see Master Response 1, Opportunity Sites). While the site has been identified for rezoning, there are no current development projects proposed for this parcel. Future redevelopment could take many forms, which may or may not include partial or full demolition or adaptive reuse of existing structures. It is speculative for the County at this point to predict the exact nature of future development. The Draft PEIR appropriately states that any future development that proposes the demolition, destruction, relocation, or alteration of a building or structure more than 45 years in age or that involves ground-disturbing activities has the potential to result in significant impacts to historic architectural resources qualifying as historical resources under CEQA. It includes mitigation measure CUL-1, which requires that future applicants retain a qualified architectural historian to assess and

mitigate impacts as appropriate. Additionally, WSAP goals and policies would assist in ensuring that historical resources are maintained to the extent possible, such as Policy LU 3.9, which encourages integration of neighborhood-specific cultural, historical, and architectural elements and visual interest in new development and renovations whenever possible; Goal H1 and its related policies that encourage the identification, documentation, and designation of historical resources; and Policy ED 4.3, which would preserve and enhance existing historic and cultural resources promote entrepreneurship and attract new economic opportunities. The Draft PEIR adequately addresses and mitigates potential impacts to historic resources, and no changes are necessary.

O6-4 The commenter suggests other vacant and parking lot parcels along Slauson Avenue immediately to the west of Jet Inn should be considered as opportunity sites instead of Jet Inn (Opportunity Site 5). The comment also acknowledges the Draft PEIR mitigation measure CUL-1, which appropriately requires a historic resources assessment for any properties over 45 years of age that could be affected by future development, but requests more proactive zoning be adopted to avoid the historic resources. Opportunity sites were selected based on comprehensive research, community input, and sites identified in the County's certified Housing Element, and consistent with that, the key properties along Slauson Avenue have been included (Opportunity Sites 3, 4a, 4b, 5, 6, and 7). Other parcels along Slauson Avenue are either within Hillside Management Areas or do not meet the minimum size requirements to be included (able to support at least 16 dwelling units, consistent with Government Code section 65583.2(h)). As mentioned in response to comment O6-2 and Master Response 1, Opportunity Sites, Opportunity Site 1 containing University Christian Church has been removed from the WSAP and Final PEIR. No further changes are warranted.

O6-5 The commenter requests the County to prioritize historic surveys as included in Implementation Program HRI 4 in the WSAP. While there is no current schedule for these efforts, the County has acknowledged the need to develop an inventory of historic resources in the WSAP and will develop an inventory in the future. The comment is acknowledged for the record and will be forwarded to the decision-making bodies for the review and consideration.

O6-6 The commenter states interest in a local historic district designation given changes occurring in the area. The process for designating historic districts and landmarks can be found on the County's website at https://planning.lacounty.gov/long-range-planning/historic-preservation-program/landmarks-and-historic-districts/. The comment is acknowledged for the record and will be forwarded to the decision-making bodies for the review and consideration. No changes to the PEIR are necessary.

O6-7 The commenter summarizes background information about the Los Angeles Conservancy as an organization. No changes to the PEIR are necessary.

2. Response to Comments

2.2.5 Response to Comments from Residents

R1. Response to Comments from Linda Brown, dated 6/19/2024.

R1-1 This comment states opposition to the proposed land use changes and zoning updates proposed under the WSAP and expresses general concerns regarding traffic congestion in proximity to schools. See Master Response 1, Opportunity Sites, regarding changes to land use and zoning on opportunity sites that are made in this Final PEIR as a result of comments received. Land use changes and zoning updates included as part of the WSAP would maintain consistency with the Land Use Policy Map and incorporate proposed rezoning identified in the County's certified Housing Element to meet the RHNA goals for the County in accordance with State housing laws. In addition, the WSAP is a County-led document that is intended to supplement all existing plans in the county, such as the Active Transportation Strategic Plan, Bicycle Master Plan, Vision Zero Action Plan, the Community Traffic Safety Plan, and the Climate Action Plan 2045. The WSAP Mobility Element also supports the use of alternative modes of transportation, including walking, bicycling, and transit, to increase access opportunities and community connectivity (WSAP Goal M 4 and Goal LU 3). As described in Draft PEIR Section 5.17, *Transportation*, the proposed Project is consistent with plans addressing the circulation system (e.g., Southern California Association of Governments 2024-2050 Regional Transportation Plan/Sustainable Communities Strategy, LA County General Plan Mobility Element and Transit Oriented County plans). The comment does not identify specific concerns regarding the adequacy of the environmental analysis in the Draft PEIR. As such, no change to the environmental analysis is required.

R1-2 This comment mentions Westchester, which is in the City of Los Angeles and outside the jurisdiction of the County and the WSAP. The commenter expresses general concerns regarding traffic, though no environmental issues regarding the adequacy of the Draft PEIR were raised. The comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

R2. Response to Comments from Linda Brown, dated 6/19/2024.

R2-1 This comment questions why locations in Marina del Rey and Westchester have not been considered for upzoning. Please see Master Response 1, Opportunity Site, for a detailed response. In particular, land uses in Marina del Rey are entirely within the coastal zone, and future uses are the subject of a separate planning process recently initiated by the Los Angeles County Department of Beaches and Harbors (known as Marina del Rey for All). Regarding Westchester, this neighborhood is in the City of Los Angeles and outside the jurisdiction of the County to make land use decisions. This comment opposes the proposed Project but does not raise an environmental issue regarding the adequacy of the Draft PEIR. However, the comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

2. Response to Comments

R3. Response to Comments from Rachel Hoke, dated 6/19/2024.

R3-1 This comment opposes the proposed Project but does not raise an environmental issue regarding the adequacy of the Draft PEIR. This comment opposes the development of a rail station on Opportunity Site 3. However, to clarify, the WSAP does not propose the development of a rail station or any overall physical development. Therefore, a response is not required pursuant to CEQA. However, the comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

R4. Response to Comments from Louise Bisharat, dated 6/19/2024.

R4-1 This comment states opposition to the City of Los Angeles Westchester-Playa del Rey Community Plan. The proposed WSAP is led by the County of Los Angeles, not the City of Los Angeles. The WSAP is a County plan and only applies to the unincorporated areas in the county. The City of Los Angeles communities are governed by the City's planning policies and regulations. However, every local jurisdiction in California is obligated to meet the RHNA. The County has been meeting with planning staff at the City of Los Angeles to discuss the WSAP. In regard to the Ladera Center, as a result of comments received on the WSAP and Draft PEIR, the County has reduced the maximum allowable height from 65 feet to 45 feet (see Master Response 1, Opportunity Sites). Additionally, the County has been working closely with the City of Los Angeles Planning Department to standardize the zoning and land use at the site. No environmental issues regarding the adequacy of the Draft PEIR were raised, and therefore no further response is required. The comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

2. Response to Comments

R5. Response to Comments from Pamela Graham, dated 6/20/2024.

R5-1 This comment opposes the land use changes associated with the Ladera Center. The Ladera Center (Opportunity Site 2 in the WSAP) is a site that is partially within the jurisdiction of Los Angeles County and partially within the jurisdiction of the City of Los Angeles. As a result of comments received on the WSAP and Draft PEIR, the County has reduced the maximum allowable height from 65 feet to 45 feet (see Master Response 1, Opportunity Sites). In regard to the Ladera Center, the County has been working closely with the City of Los Angeles Planning Department to standardize the zoning and land use at the site. This comment does not raise an environmental issue regarding the adequacy of the Draft PEIR. Therefore, a response is not required pursuant to CEQA. However, the comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

R6. Response to Comments John Bisharat, dated 6/20/2024.

R6-1 This comment states opposition to the City of Los Angeles Westchester/Playa del Rey Community Plan Update. The proposed WSAP is led by the County of Los Angeles, not City of Los Angeles as mentioned by the commenter. The WSAP is a County plan and only applies to the unincorporated areas in the county. The City of Los Angeles communities are governed by the City's planning policies and regulations. However, every local jurisdiction in California is obligated to meet the RHNA. The County has been meeting with planning staff at the City of Los Angeles to discuss the WSAP. In regard to the Ladera Center, as a result of comments received on the WSAP and Draft PEIR, the County has reduced the maximum allowable height from 65 feet to 45 feet (see Master Response 1, Opportunity Sites). Additionally, the County has been working closely with the City of Los Angeles Planning Department to standardize the zoning and land use at the site. No environmental issues regarding the adequacy of the Draft PEIR were raised and therefore no further response is required. The comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

R7. Response to Comments from Barbara Giarraffa, dated 6/21/2024.

R7-1 This comment states opposition to the proposed land use changes and zoning updates proposed under the WSAP and expresses concerns regarding impacts to community character, increased traffic congestion, pollution, and infrastructure impacts. The commenter expresses opposition to a light rail station at Home Depot in Opportunity Site 3. See Master Response 1, Opportunity Sites, regarding changes to land use and zoning on opportunity sites in this Final PEIR as a result of comments received. No light rail station or overall physical development is proposed under the WSAP. Land use changes and zoning updates would 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. In addition, the WSAP is a County-led document which is intended to supplement all existing plans in the county, such as the Active Transportation Strategic Plan, Bicycle Master Plan, Vision Zero Action Plan, the Community Traffic Safety Plan, and the Climate Action Plan 2045, which guide future development, protect public safety, and minimize impacts to the environment. The proposed WSAP Mobility Element also supports the use of alternative modes of transportation, including walking, bicycling, and transit, to increase access opportunities and community connectivity (WSAP Goal M 4) and reduce impacts of traffic-related emissions (WSAP Goal M 5 and Policy LU 3.3).

Future discretionary projects facilitated by the land use and zoning changes included in the WSAP will be evaluated on a project-by-project basis and would undergo environmental analysis and implement mitigation measures as needed, along with other required policies and regulations adopted to minimize environmental impacts. As described in Section 5.1, *Aesthetics*, of the Draft PEIR, the Land Use Element, specifically Goal LU 1 and Goal LU 5, the proposed Project would ensure that the unincorporated communities' character, diversity and uses are maintained and protected. In addition, as stated on page 3-13 of the Draft PEIR, the County will be adopting a Planning Area Standards District (PASD) that includes specific development standards that will be applicable to any future development within the Planning Area. This includes height limitations, setbacks, landscaping requirements, lighting standards, among other development requirements, to ensure community character is maintained.

As described in Draft PEIR Sections 5.8, *Greenhouse Gas Emissions*; 5.11, *Land Use and Planning*; and 5.17, *Transportation*, the proposed Project is consistent with plans addressing the circulation system (e.g., Southern California Association of Governments' 2024-2050 Regional Transportation Plan/Sustainable Communities Strategy, LA County General Plan Mobility Element) and would not conflict with adopted policies, plans, or programs. The comment does not identify specific concerns regarding the adequacy of the environmental analysis. As such, no change to the environmental analysis is required.

R8. Response to Comments from Zandra Ruiz, dated 6/21/2024.

R8-1 This comment states opposition to the proposed land use changes and zoning updates proposed under the WSAP and expresses concerns regarding traffic congestion, excessive pollution, and infrastructure impacts. The commenter expresses opposition to a light rail station at Home Depot in Opportunity Site 3. No light rail station or overall physical development is proposed under the WSAP. Land use changes and zoning updates would 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. In addition, the WSAP is a County-led document which is intended to supplement all existing County plans, such as the Active Transportation Strategic Plan, Bicycle Master Plan, Vision Zero Action Plan, the Community Traffic Safety Plan, and the Climate Action Plan 2045. The Mobility Element also supports the use of alternative modes of transportation, including walking, bicycling, and transit, to increase access opportunities and community connectivity (WSAP Goal M 4) and reduce impacts of traffic-related emissions (WSAP Goal M 5 and Policy LU 3.3).

Future discretionary projects facilitated by the land use and zoning changes in the WSAP will be evaluated on a project-by-project basis and would undergo environmental analysis and implement mitigation measures as needed, along with other required policies and regulations adopted to minimize environmental impacts. As described in Section 5.1, *Aesthetics*, of the Draft PEIR, the Land Use Element, specifically Goal LU 1 and Goal LU 5, of the proposed Project would ensure that the unincorporated communities' character, diversity, and uses are maintained and protected. In addition, as stated on page 3-13 of the Draft PEIR, the County will adopt a Planning Area Standards District (PASD) that includes specific development standards that will be applicable to any future development in the Planning Area. This includes height limitations, setbacks, landscaping requirements, lighting standards, and other development requirements to ensure community character is maintained.

As demonstrated in Draft PEIR Sections 5.8, *Greenhouse Gas Emissions*; 5.11, *Land Use and Planning*; and 5.17, *Transportation*, the proposed Project is consistent with plans addressing the circulation system (e.g., Southern California Association of Governments 2024-2050 Regional Transportation Plan/Sustainable Communities Strategy, General Plan Mobility Element) and would not conflict with adopted policies, plans, or programs. The comment does not identify specific concerns regarding the adequacy of the environmental analysis. As such, no change to the environmental analysis is required.

2. Response to Comments

R9. Response to Comments from Monica Haferkom, dated 6/23/2024.

R9-1 This comment states opposition to the proposed land use changes and zoning updates proposed under the WSAP and expresses concerns regarding traffic congestion and impacts to local communities. See Master Response 1, Opportunity Sites, regarding changes to land use and zoning on opportunity sites that are made in this Final PEIR as a result of comments received. Environmental issues regarding traffic and transportation are analyzed in detail in Section 5.17, *Transportation*, of the Draft PEIR. See also Master Response 2, Transportation. Goals M2, M3, and M4 discussed in this section ensure improved access, a safe transportation network, and safe pedestrian and bicycle infrastructure. Parking is addressed in the Mobility Element of the WSAP, specifically through Goal M 6. Additionally, as described in Section 5.1, *Aesthetics*, of the Draft PEIR, the Land Use Element of the proposed Project, specifically Goal LU 1 and Goal LU 5, would ensure that the unincorporated communities' character, diversity, and uses are maintained and protected. In addition, .as stated on page 3-13 of the Draft PEIR, the County will adopt a Planning Area Standards District (PASD) that includes specific development standards that will be applicable to any future development in the Planning Area. This includes height limitations, setbacks, landscaping requirements, lighting standards, and other development requirements to ensure community character is maintained. The comment does not identify specific concerns regarding the adequacy of the environmental analysis. As such, no change to the environmental analysis is required.

R10. Response to Comments from La Tanya Hines, dated 6/23/2024.

R10-1 This comment states opposition to the proposed land use changes and zoning updates in Ladera Heights proposed under the WSAP, and provides demographic and economic information about the Ladera Heights neighborhood. The WSAP includes a Historic Preservation Element that details historical information about each of the neighborhoods in the Planning Area. Goal ED 4 of the WSAP is targeted to preserving the community's Black legacy and preserving existing historic and cultural resources. Additionally, the WSAP Implementation Program HRI 1 would initiate historic context studies of Black institutions and social history in Ladera Heights, View Park, and Windsor Hills to identify historic resources that preserve, celebrate and raise awareness to cultural history. Environmental impacts associated with land use and population growth are discussed in Section 5.11, *Land and Planning*, and Section 5.14, *Population and Housing*. The WSAP addresses the growth targets assigned by the Housing Element to ensure that the Planning Area communities have capacity for this growth, and it includes policies, zoning, and related development regulations to minimize growth at unplanned levels and in unplanned locations. Additionally, as described in Section 5.1, *Aesthetics*, of the Draft PEIR, the Land Use Element of the proposed Project, specifically Goal LU 1 and Goal LU 5, would ensure that the unincorporated communities' character, diversity, and uses are maintained and protected. The comment does not identify specific concerns regarding the adequacy of the environmental analysis. As such, no change to the environmental analysis is required.

2. Response to Comments

R11. Response to Comments from Leighton Rose, dated 6/24/2024.

R11-1 This comment opposes the proposed Project and specifically states concerns about parking; however, it does not raise an environmental issue regarding the adequacy of the Draft PEIR. Parking is addressed in the Mobility Element of the WSAP, specifically Goal M 6. Additionally, the parking requirements for new housing will be in conformance with the recently adopted Multifamily Residential Parking Ordinance. The comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

R12. Response to Comments from CT Campbell, dated 6/24/2024.

R12-1 This comment states opposition to the City of Los Angeles Community Plan. The proposed WSAP is led by the County of Los Angeles, not City of Los Angeles as mentioned by the commenter. The WSAP is a County plan and only applies to the unincorporated areas in the county. The City of Los Angeles communities are governed by the City's planning policies and regulations. However, every local jurisdiction in California is obligated to meet the RHNA. The County has been meeting with planning staff at the City of Los Angeles to discuss the WSAP. The Ladera Center is partially within the City of Los Angeles and the County has been working closely with the City of Los Angeles Planning Department to standardize the zoning and land use at the site. The comment does not identify specific concerns regarding the adequacy of the environmental analysis. As such, no change to the environmental analysis is required.

R12-2 This comment provides information regarding a study on the effects of mixed land use on neighborhood crime. As part of the CEQA process, the Los Angeles County Sheriff Department was consulted and did not express specific concerns regarding the WSAP, noting that impacts to police protection services will be analyzed on a project-by-project basis (see responses to Comment Letter A4). The Public Facilities and Services Element of the WSAP addresses the need to provide public safety throughout the Planning Area. Additionally, the WSAP is intended to support the Countywide General Plan, which includes goals and policies to support police protection services. This comment does not raise an environmental issue regarding the adequacy of the Draft PEIR. Therefore, a response is not required pursuant to CEQA. However, the comment is acknowledged for the record and will be forwarded to the decision-making bodies for the review and consideration.

R12-3 This comment provides information regarding a study on roadway air pollution. Environmental impacts regarding traffic-related emissions are discussed in detail in Section 5.3, *Air Quality*; Section 5.8, *Greenhouse Gas Emissions*; and Section 5.17, *Transportation*. This comment does not raise an environmental issue regarding the adequacy of the Draft PEIR. Therefore, a response is not required pursuant to CEQA. However, the comment is acknowledged for the record and will be forwarded to the decision-making bodies for the review and consideration.

2. Response to Comments

R13. Response to Comments from Treva Miller, dated 6/26/2024.

R13-1 This comment states opposition to the proposed land use changes and zoning updates proposed under the WSAP and expresses concerns regarding traffic congestion. See Master Response 1, Opportunity Sites, regarding changes to land use and zoning on opportunity sites that are made in this Final PEIR as a result of comments received. One of the overarching goals of the WSAP is to provide opportunities for development of affordable housing and revitalize commercial corridor centers while maintaining the character of existing residential neighborhoods. Additionally, the existing Inclusionary Housing Ordinance and Affordable Housing Preservation Ordinance protect existing residents and ensure affordable housing in new development. 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, increasing enforcement against jurisdictions that do not comply with State housing laws, and making jurisdictions' eligibility for grant funds for infrastructure and transportation contingent upon having a compliant Housing Element. Opportunity sites were selected based on comprehensive research, community input, and sites identified in the County's certified Housing Element. In project surveys and comments during public meetings, community members expressed their desire to preserve the characteristics of single-family residential neighborhoods and their preference to see growth in the commercial corridors.

This comment also opposes the development of a rail station on Opportunity Site 3. The WSAP does not include the development of a rail station or any physical development. In addition, the WSAP is a County-led document that is intended to supplement all existing plans in the county, such as the Active Transportation Strategic Plan, Bicycle Master Plan, Vision Zero Action Plan, the Community Traffic Safety Plan, and the Climate Action Plan 2045. As described in Draft PEIR Section 5.17, *Transportation*, the proposed Project is consistent with plans addressing the circulation system. This comment does not raise an environmental issue regarding the adequacy of the Draft PEIR. However, the comment is acknowledged for the record and will be forwarded to the decision-making bodies for the review and consideration.

R14. Response to Comments from LaTonya Barnett, dated 6/26/2024.

R14-1 This comment states opposition to the proposed land use changes and zoning updates proposed under the WSAP and expresses general concerns regarding traffic congestion and excessive pollution. See Master Response 1, Opportunity Sites, regarding changes to land use and zoning on opportunity sites that are made in this Final PEIR as a result of comments received.

One of the overarching goals of the WSAP is to provide opportunities for development of affordable housing and revitalize commercial corridor centers while maintaining the character of existing residential neighborhoods. Additionally, the existing Inclusionary Housing Ordinance and Affordable Housing Preservation Ordinance protect existing residents and ensure affordable housing in new development. 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, increasing enforcement against jurisdictions that do not comply with State housing laws, and making jurisdictions' eligibility for grant funds for infrastructure and transportation contingent upon having a compliant Housing Element. Opportunity sites were selected based on comprehensive research, community input, and sites identified in the County's certified Housing Element. In project surveys and comments during public meetings, community members expressed their desire to preserve the characteristics of single-family residential neighborhoods and their preference to see growth in the commercial corridors.

This comment also opposes the development of a rail station on Opportunity Site 3. The WSAP does not include the development of a rail station or any physical development. In addition, the WSAP is a County-led document that is intended to supplement all existing plans in the county, such as the Active Transportation Strategic Plan, Bicycle Master Plan, Vision Zero Action Plan, the Community Traffic Safety Plan, and the Climate Action Plan 2045. As described in Draft PEIR Sections 5.17, *Transportation*, the proposed Project is consistent with plans addressing the circulation system. This comment does not raise an environmental issue regarding the adequacy of the Draft PEIR. However, the comment is acknowledged for the record and will be forwarded to the decision-making bodies for the review and consideration.

2. Response to Comments

R15. Response to Comments from Jean Jones-Apfel, dated 6/26/2024.

R15-1 This comment states opposition to the proposed land use changes and zoning updates proposed under the WSAP, expresses concern over the lack of outreach for the proposed Project, and that land use changes are disproportionate. The County has held in-person meetings, virtual meetings, and workshops and participated in community-hosted events. The County also distributed two community surveys to solicit initial feedback. Opportunity sites were selected based on comprehensive research, community input, and sites identified in the County's certified Housing Element. In project surveys and comments during public meetings, community members expressed their desire to preserve the characteristics of single-family residential neighborhoods and their preference to see growth in the commercial corridors. Additionally, a Historic Preservation Element was prepared as part of the WSAP and details historical information about each of the neighborhoods in the Planning Area. Goal ED 4 of the WSAP is targeted to preserving the community's Black legacy and preserving existing historic and cultural resources. Additionally, the WSAP Implementation Program HRI 1 would initiate historic context studies of Black institutions and social history in Ladera Heights, View Park, and Windsor Hills to identify historic resources that preserve, celebrate and raise awareness to cultural history. As described in Section 5.1, *Aesthetics*, of the Draft PEIR, the Land Use Element of the proposed Project, specifically Goal LU 1 and Goal LU 5, would ensure that the unincorporated communities' character, diversity, and uses are maintained and protected.

The comment does not identify specific concerns regarding the adequacy of the environmental analysis. As such, no change to the environmental analysis is required).

R15-2 This comment opposes the proposed Project but does not raise an environmental issue regarding the adequacy of the Draft PEIR. Therefore, a response is not required pursuant to CEQA. However, the comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

R16. Response to Comments from Earllene McCauley, dated 6/26/2024.

R16-1 Several questions were raised in this comment, and responses are provided below. None of the questions raise environmental issues regarding the adequacy of the Draft PEIR.

1. The WSAP and EIR are being undertaken by the County of Los Angeles. There are no development projects or applicants involved at this time.
2. The WSAP does not involve any changes to property values.
3. The WSAP does not involve any changes to property taxes.
4. Police/sheriff protection are addressed in Section 5.15, *Public Services*, of the Draft PEIR and in Section 7, *Public Facilities and Services*, of the WSAP. No specific comment about these analyses are provided in the comment, therefore no further response is provided.
5. Coyotes are not a protected species at the local, state, or federal levels. Page 5.4-22 of the Draft PEIR acknowledges the presence of coyotes in the Planning Area.
6. There are no development projects proposed as part of the WSAP, and the County has no control over the ability of property owners to redevelop their properties.
7. Grocery stores are not proposed specifically as part of the WSAP, but could be located within the MU zoning designation.
8. Parking is addressed in the Mobility Element of the WSAP and specifically through Goal M 6. See also Master Response 2, Transportation.
9. A Historic Preservation Element was prepared as part of the WSAP that details historical information about each of the neighborhoods in the Planning Area. Goals and policies related to the preservation of historical resources are also provided in this chapter of the WSAP.
10. Though Opportunity Site 1 contains a church, this site has been removed as part of the revised WSAP and through this Final PEIR (see Master Response 1, Opportunity Sites). However, it is important to acknowledge that no development projects are proposed on any site as part of the WSAP.

2. Response to Comments

R17. Response to Comments from Iris Ferrier, dated 6/27/2024.

R17-1 This comment opposes land use changes associated with the Ladera Center and indicates the plan is disproportionally targeting communities. See Master Response 1, Opportunity Sites, regarding changes to land use and zoning on opportunity sites that are made in this Final PEIR as a result of comments received. The Ladera Center is a site that is partially within the County's jurisdiction and partially within the City of Los Angeles' jurisdiction. With regard to the Ladera Center, the County has been working closely with the City of Los Angeles Planning Department to standardize the zoning and land use at the site. A Historic Preservation Element was prepared as part of the WSAP that details historical information about each of the neighborhoods in the Planning Area. Goal ED 4 of the WSAP is targeted to preserving the community's Black legacy and preserving existing historic and cultural resources. Additionally, the WSAP Implementation Program HRI 1 would initiate historic context studies of Black institutions and social history in Ladera Heights, View Park, and Windsor Hills to identify historic resources that preserve, celebrate and raise awareness to cultural history. As described in Section 5.1, *Aesthetics*, of the Draft PEIR, the Land Use Element of the proposed Project, specifically Goal LU 1 and Goal LU 5, would ensure that the unincorporated communities' character, diversity, and uses are maintained and protected. This comment does not raise an environmental issue regarding the adequacy of the Draft PEIR. However, the comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

R18. Response to Comments from Iris Ferrier, dated 6/27/2024.

R18-1 This comment provides background on the commenter's residence and school. Therefore, a response is not required pursuant to CEQA. This comment does not raise an environmental issue regarding the adequacy of the Draft PEIR. However, the comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

R18-2 This comment states that the community was not engaged through this process and expressed concerns regarding traffic and resources in the Ladera Center. The County has held in-person meetings, virtual meetings, and workshops and participated in community-hosted events. The County also distributed two community surveys to solicit initial feedback. In addition, the WSAP is a County-led document which is intended to supplement all existing plans in the county, such as the Active Transportation Strategic Plan, Bicycle Master Plan, Vision Zero Action Plan, the Community Traffic Safety Plan, and the Climate Action Plan 2045. The WSAP Mobility Element supports the use of alternative modes of transportation, including walking, bicycling, and transit, to increase access opportunities and community connectivity (WSAP Goal M 4 and Goal LU 3). In regard to the Ladera Center, the County has been working closely with the City of Los Angeles Planning Department to standardize the zoning and land use at the site.

R18-3 This comment expresses concerns regarding traffic and safety. Please see Master Response 2, Transportation, which provides detailed responses to concerns regarding transportation-related issues, including safety. The Mobility Element supports the use of alternative modes of transportation, including walking, bicycling, and transit, to increase access opportunities and community connectivity (WSAP Goal M 4) and reduce impacts of traffic-related emissions (WSAP Goal M 5 and Policy LU 3.3). Emergency services and access are discussed in Section 5.15, *Public Services*. The County has regulations and policies in place that will enable the Los Angeles County Fire Department to expand its fire protection and emergency services capacity as new development occurs.

R18-4 This comment addresses the lack of affordable housing. One of the overarching goals of the WSAP is to provide opportunities for development of affordable housing and revitalize commercial corridor centers while maintaining the character of existing residential neighborhoods. The existing Inclusionary Housing Ordinance and Affordable Housing Preservation Ordinance protect existing residents and ensure affordable housing in new development. 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, increasing enforcement against jurisdictions that do not comply with State housing laws, and making jurisdictions' eligibility for grant funds for infrastructure and transportation contingent upon having a compliant Housing Element. Opportunity sites were selected based on comprehensive research, community input, and sites identified in the County's certified Housing Element. In project surveys

and comments during public meetings, community members expressed their desire to preserve the characteristics of single-family residential neighborhoods and their preference to see growth in the commercial corridors. See also Master Response 1, Opportunity Sites, regarding changes to land use and zoning on opportunity sites that are made in this Final PEIR as a result of comments received.

R18-5 This comment expresses concerns regarding mobility, traffic, and parking. The Mobility Element supports the use of alternative modes of transportation, including walking, bicycling, and transit, to increase access opportunities and community connectivity (WSAP Goal M 4) and reduce impacts of traffic-related emissions (WSAP Goal M 5 and Policy LU 3.3). Parking is addressed in the Mobility Element of the WSAP, specifically through Goal M 6. Additionally, the parking requirements for new housing will be in conformance with the recently adopted Multifamily Residential Parking Ordinance. Additionally, see Master Response 2, Transportation, which provides detailed responses to concerns regarding transportation-related issues, including safety.

R18-6 This comment expresses concerns regarding a homeless encampment and how redevelopment would better the situation. This comment does not raise an environmental issue regarding the adequacy of the Draft PEIR. However, the comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

R18-7 This comment expresses concerns regarding land use changes and zoning and future development. Opportunity sites were selected based on comprehensive research, community input, and sites identified in the County's certified Housing Element. In project surveys and comments during public meetings, community members expressed their desire to preserve the characteristics of single-family residential neighborhoods and their preference to see growth in the commercial corridors. The WSAP is a policy document and no physical development is proposed. Future development would be analyzed on a project-by-project basis and undergo the necessary County review processes.

R18-8 This comment states opposition to the redevelopment at the Ladera Center. The WSAP is a County plan and only applies to the unincorporated areas in the county. The City of Los Angeles communities are governed by the City's planning policies and regulations. However, every local jurisdiction in California is obligated to meet the RHNA. The County has been meeting with planning staff at the City of Los Angeles to discuss the WSAP. In regard to the Ladera Center, the County has been working closely with the City of Los Angeles Planning Department to standardize the zoning and land use at the site. No environmental issues were raised regarding the adequacy of the Draft PEIR. Therefore, a response is not required pursuant to CEQA. However, the comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

R19. Response to Comments from Debra Langaine, dated 6/28/2024.

R19-1 This comment states opposition to the proposed land use changes and zoning updates proposed under the WSAP and expresses concerns regarding traffic congestion, safety, excessive pollution, and property values. The commenter expresses concern regarding a light rail station, but the WSAP does not include a light rail station.

This comment does not raise an environmental issue regarding the adequacy of the Draft PEIR. Therefore, a response is not required pursuant to CEQA. However, the comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

2. Response to Comments

R20. Response to Comments from Cindy Hotta, dated 6/30/2024.

R20-1 This comment states that the WSAP proposes changes in Ladera Heights, View Park, and Windsor Hills, which disproportionately bears the rezoning of the project. The comment questions why West LA and Beverly Hills are excluded from zoning changes. The commenter states that zoning changes target residential rent-controlled areas.

None of the identified opportunity sites in Table 3-1 of the Draft PEIR and in the WSAP contain residential uses. As described in the Introduction Chapter of the WSAP and page 3-1 of the Draft PEIR, the project's focus is on Ladera Heights, View Park, and Windsor Hills, and West Fox Hills because the remaining areas are managed through other plans, agencies, or agreements. In particular, land uses in Beverly Hills and West LA are outside the jurisdiction of the county and subject to separate planning processes. See also Master Response 1, Opportunity Sites, regarding changes to land use and zoning on opportunity sites that are made in this Final PEIR as a result of comments received. This comment does not raise an environmental issue regarding the adequacy of the Draft PEIR. Therefore, a response is not required pursuant to CEQA. However, the comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

R20-2 This comment states increased density would result in traffic congestion, excessive pollution, overburdened infrastructure, and safety concerns. The commenter mentions opposition to a light rail station; however, there is no light rail project proposed as part of the WSAP. Please see Master Response 1, Opportunity Sites, regarding changes to land use and zoning on opportunity sites that are made in this Final PEIR as a result of comments received, and Master Response 2, Transportation, regarding circulation comments. This comment does not raise an environmental issue regarding the adequacy of the Draft PEIR. However, the comment is acknowledged for the record and will be forwarded to the decision-making bodies for the review and consideration.

R21. Response to Comments from Brendon Chung, dated 7/1/2024.

R21-1 This comment shares support for the WSAP and the commenter's desire for more walkable and bike-friendly transportation infrastructure. Non-motorized transportation goals for the Planning Area are addressed in the Mobility Element of the WSAP. No environmental issues were raised and the comment is acknowledged for the record.

2. Response to Comments

R22. Response to Comments from Leo Hill, dated 7/1/2024.

R22-1 This comment suggests five locations as areas that could support rezoning. As described in the Introduction Chapter of the WSAP and page 3-1 of the Draft PEIR, the project's focus is on Ladera Heights, View Park, and Windsor Hills, and West Fox Hills because the remaining areas are managed through other plans, agencies, or agreements. The five suggested locations are not in the Planning Area and are outside of the County's jurisdiction to make any land use changes. See also Master Response 1, Opportunity Sites, regarding changes to land use and zoning on opportunity sites that are made in this Final PEIR as a result of comments received, and regarding rationale for exclusion of the five locations recommended by the commenter.

R23. Response to Comments from Helen Sweatt, dated 7/3/2024.

R23-1 This comment states that the WSAP proposes changes in Ladera Heights, View Park, and Windsor Hills, which disproportionately bears the entire rezoning of the project and suggest five locations for land use changes. This comment also expresses concerns for the preservation of diversity within the communities. See Master Response 1, Opportunity Sites, regarding changes to land use and zoning on opportunity sites that are made in this Final PEIR as a result of comments received, and regarding rationale for exclusion of the five locations recommended by the commenter. As described in the Introduction Chapter of the WSAP and page 3-1 of the Draft PEIR, the project's focus is on Ladera Heights, View Park, and Windsor Hills, and West Fox Hills because the remaining areas are managed through other plans, agencies, or agreements. Additionally, Goal ED 4 of the WSAP is targeted to preserving the community's Black legacy and preserving existing historic and cultural resources. Additionally, the WSAP Implementation Program HRI 1 would initiate historic context studies of Black institutions and social history in Ladera Heights, View Park, and Windsor Hills to identify historic resources that preserve, celebrate and raise awareness to cultural history. This comment does not raise an environmental issue regarding the adequacy of the Draft PEIR. Therefore, a response is not required pursuant to CEQA. However, the comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

2. Response to Comments

R24. Response to Comments from Jerrold Smith, dated 7/3/2024.

R24-1 This comment expresses opposition to the project and does not raise an environmental issue regarding the adequacy of the Draft PEIR. Therefore, a response is not required pursuant to CEQA. However, the comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

R25. Response to Comments from Laura Lawrence, dated 7/3/2024.

R25-1 This comment states opposition to land use changes within Opportunity Site 3 (Wateridge Business Center) and the Opportunity Site 2 (Ladera Center). To clarify, there are no development projects proposed, and existing uses on the sites are not proposed for change at this time. In regard to Ladera Center, the County has been working closely with the City of Los Angeles Planning Department to standardize the zoning and land use at the site. Additionally, grocery stores are not proposed specifically as part of the WSAP, but could be located in the MU zoning designation. Development of a supermarket in the Ladera Center would be at the discretion of commercial property owners and developers. This comment does not raise an environmental issue regarding the adequacy of the Draft PEIR. Therefore, a response is not required pursuant to CEQA. However, the comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

2. Response to Comments

R26. Response to Comments from Tracie Lyons, dated 7/4/2024.

R26-1 This comment provides a series of questions related to the WSAP and provides no specific comments related to the environmental impacts addressed in the Draft PEIR. The County provided responses directly to the commenter in response to their questions. No further response is warranted in this EIR.

R27. Response to Comments from Deborah Swan, dated 7/5/2024.

R27-1 This comment provides background information and states opposition to the WSAP. This comment does not raise an environmental issue regarding the adequacy of the Draft PEIR. Therefore, a response is not required pursuant to CEQA. However, the comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

R27-2 This comment expresses concerns regarding disproportionate impacts to Black communities. It states the traffic concerns with the Planning Area and the Community Traffic Safety Plan being implemented by the County. The WSAP includes a Historic Preservation Element that details historical information about each of the neighborhoods in the Planning Area. Goal ED 4 of the WSAP is targeted to preserving the community's Black legacy and preserving existing historic and cultural resources. Additionally, the WSAP Implementation Program HRI 1 would initiate historic context studies of Black institutions and social history in Ladera Heights, View Park, and Windsor Hills to identify historic resources that preserve, celebrate, and raise awareness to cultural history. Additionally, the overarching goals of the WSAP are to provide opportunities for development of affordable housing and revitalize commercial corridor centers while maintaining the character of existing residential neighborhoods. Additionally, as described in Section 5.1, *Aesthetics*, of the Draft PEIR, the Land Use Element, specifically Goal LU 1 and Goal LU 5, of the proposed Project would ensure that the unincorporated communities' character, diversity, and uses are maintained and protected. Traffic-related concerns are addressed in Section 5.17, *Transportation*, of the Draft PEIR, and also see Master Response 2, Transportation, for more information. The Mobility Element of the WSAP contains goals and polices regarding the use of alternative modes of transportation, including walking, bicycling, and transit, to increase access opportunities and community connectivity (WSAP Goal M 4) and reduce impacts of traffic-related emissions (WSAP Goal M 5 and Policy LU 3.3).

This comment does not raise specific environmental issues regarding the adequacy of the Draft PEIR. Therefore, a response is not required pursuant to CEQA. However, the comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

R27-2 The comment summarizes transportation concerns and questions whether the proposed mitigation measure T-1 has been proven to be effective in other areas. Please see Master Response 2, Transportation, which provides detailed responses to concern regarding transportation-related issues, including methodology and implementation of mitigation measures. The comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

2. Response to Comments

R27-3 This comment opposes land use changes in the Ladera Center, Pann's restaurant, Home Depot, and Wateridge. Please see Master Response 1, Opportunity Sites, regarding changes to land use and zoning on opportunity sites that are made in this Final PEIR as a result of comments received. Opportunity sites were selected based on comprehensive research, community input, and sites identified in the County's certified Housing Element. In project surveys and comments during public meetings, community members expressed their desire to preserve the characteristics of single-family residential neighborhoods and their preference to see growth in the commercial corridors. The Ladera Center is a site that is partially in the County's jurisdiction and partially in the City of Los Angeles' jurisdiction. The County has been working closely with the City of Los Angeles Planning Department to standardize the zoning and land use at Ladera Center. Additionally, the site of the restaurant is not one of the opportunity sites identified in the WSAP. No development or land use changes are proposed for this site. No physical development or demolition is proposed under the WSAP. This comment does not raise an environmental issue regarding the adequacy of the Draft PEIR. Therefore, a response is not required pursuant to CEQA. However, the comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

R28. Response to Comments from Renita Smith, dated 7/8/2024.

R28-1 This comment expresses opposition to the project and states that the WSAP proposes changes in Ladera Heights, View Park, and Windsor Hills, which disproportionately bears the entire rezoning of the project. As described in the Introduction Chapter of the WSAP and page 3-1 of the Draft PEIR, the project's focus is on Ladera Heights, View Park, and Windsor Hills, and West Fox Hills because the remaining areas are managed through other plans, agencies, or agreements. The remaining area are outside of the County's jurisdiction to make any land use changes. Please see Master Response 1, Opportunity Sites, regarding changes to land use and zoning on opportunity sites that are made in this Final PEIR as a result of comments received, and rationale as to why certain other locations are not feasible for inclusion. This comment does not raise an environmental issue regarding the adequacy of the Draft PEIR. Therefore, a response is not required pursuant to CEQA. However, the comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

R29. Response to Comments from Jean Jones-Apfel, dated 7/10/2024.

R29-1 This comment states opposition to the proposed land use changes and zoning updates proposed under the WSAP, asserts the lack of outreach for the proposed Project, and declares that land use changes are disproportionate. The County has held in-person meetings, virtual meetings, and workshops and participated in community-hosted events. The County also distributed two community surveys to solicit initial feedback. Opportunity sites were selected based on comprehensive research, community input, and sites identified in the County's certified Housing Element. In project surveys and comments during public meetings, community members expressed their desire to preserve the characteristics of single-family residential neighborhoods and their preference to see growth in the commercial corridors. Please see Master Response 1, Opportunity Sites, regarding changes to land use and zoning on opportunity sites that are made in this Final PEIR as a result of comments received. Additionally, a Historic Preservation Element was prepared as part of the WSAP, which details historical information about each of the neighborhoods in the Planning Area. Goal ED 4 of the WSAP is targeted to preserving the community's Black legacy and preserving existing historic and cultural resources. Additionally, the WSAP Implementation Program HRI 1 would initiate historic context studies of Black institutions and social history in Ladera Heights, View Park, and Windsor Hills to identify historic resources that preserve, celebrate, and raise awareness to cultural history. As described in Section 5.1, *Aesthetics*, of the Draft PEIR, the Land Use Element, specifically Goal LU 1 and Goal LU 5, would ensure that the unincorporated communities' character, diversity, and uses are maintained and protected. The comment does not identify specific concerns regarding the adequacy of the environmental analysis. As such, no change to the environmental analysis is required

R29-2 This comment states opposition to the proposed Project but does not raise an environmental issue regarding the adequacy of the Draft PEIR. Therefore, a response is not required pursuant to CEQA. However, the comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

R30. Response to Comments from Crissi Avila, dated 7/10/2024.

R30-1 This comment expresses support for the zoning changes to Ladera Center. No environmental issues were raised. The comment is acknowledged for the record.

2. Response to Comments

R31. Response to Comments from Allen Haider, dated 7/11/2024.

R31-1 This comment requests information regarding the commenter's specific property. The property listed is outside of the Planning Area and would not undergo changes as a result of the WSAP. This comment does not raise an environmental issue regarding the adequacy of the Draft PEIR. Therefore, a response is not required pursuant to CEQA. However, the comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

R32. Response to Comments from Abena Bonsu, dated 7/14/2024.

R32-1 This comment states opposition to the proposed land use changes and zoning updates proposed under the WSAP and expresses general concerns regarding traffic congestion and excessive pollution. The commenter also expresses opposition to a light rail station at the Home Depot in Opportunity Site 3. No light rail station or physical development is proposed under the WSAP. Land use changes and zoning updates would 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. In addition, the WSAP is a County-led document that is intended to supplement all existing plans in the county, such as the Active Transportation Strategic Plan, Bicycle Master Plan, Vision Zero Action Plan, the Community Traffic Safety Plan, and the Climate Action Plan 2045. The Mobility Element also supports the use of alternative modes of transportation, including walking, bicycling, and transit, to increase access opportunities and community connectivity (WSAP Goal M 4) and reduce impacts of traffic-related emissions (WSAP Goal M 5 and Policy LU 3.3). Future discretionary projects facilitated by the land use and zoning changes in the WSAP will be evaluated on a project-by-project basis, would undergo environmental analysis, and implement mitigation measures as needed, and would comply with other required policies and regulations adopted to minimize environmental impacts. As described in Section 5.1, *Aesthetics*, of the Draft PEIR, the Land Use Element, specifically Goal LU 1 and Goal LU 5, would ensure that the unincorporated communities' character, diversity, and uses are maintained and protected. Additionally, as described in Draft PEIR Sections 5.8, *Greenhouse Gas Emissions*; 5.11, *Land Use and Planning*; and 5.17, *Transportation*, the proposed Project is consistent with plans addressing the circulation system (e.g., Southern California Association of Governments' 2024-2050 Regional Transportation Plan/Sustainable Communities Strategy, General Plan Mobility Element) and would not conflict with adopted policies, plans, or programs. The comment does not identify specific concerns regarding the adequacy of the environmental analysis. As such, no change to the environmental analysis is required.

2. Response to Comments

R33. Response to Comments from Christiana Santos, dated 7/14/2024.

R33-1 This comment states opposition to the proposed land use changes and zoning updates proposed under the WSAP and expresses concerns regarding traffic congestion. It is worth noting that the proposed WSAP is led by the County of Los Angeles, not the City of Los Angeles as mentioned by the commenter. This comment does not raise an environmental issue regarding the adequacy of the Draft PEIR. Therefore, a response is not required pursuant to CEQA. However, the comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

R34. Response to Comments from Cynthia Laskey, dated 7/14/2024.

R34-1 This comment opposes the proposed Project but does not raise an environmental issue regarding the adequacy of the Draft PEIR. Therefore, a response is not required pursuant to CEQA. However, the comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

2. Response to Comments

R35. Response to Comments from Bob Horning, dated 7/15/2024.

R35-1 This comment states opposition to the proposed land use changes and zoning updates proposed under the WSAP, specifically on Fairview and Springpark Avenue, and expresses concerns regarding traffic congestion. As a result of public comments received, the County has elected to remove this site from land use and zoning changes. Please see Master Response 1, Opportunity Sites, for more information.

R36. Response to Comments from Kathie Marion, dated 7/15/2024.

R36-1 This comment states opposition to the proposed land use changes and zoning updates. It does not raise an environmental issue regarding the adequacy of the Draft PEIR. Therefore, a response is not required pursuant to CEQA. However, the comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

2. Response to Comments

R37. Response to Comments from Naomi Zahavi, dated 7/15/2024.

R37-1 This comment expresses concerns regarding traffic congestion and dangerous intersections near the Ladera Center (which is Opportunity Site 2 in the WSAP) and the church on Centinela (which is Opportunity Site 1 in the WSAP). Opportunity sites were selected based on comprehensive research, community input, and sites identified in the County's certified Housing Element. Opportunity Site 1 has been eliminated from the WSAP based on public comments received. Please see Master Response 1, Opportunity Sites, for more information about how the WSAP has been modified. In project surveys and comments during public meetings, community members expressed their desire to preserve the characteristics of single-family residential neighborhoods and their preference to see growth in the commercial corridors. Potential transportation impacts were evaluated in the Draft PEIR, which includes an analysis of vehicle miles traveled (VMT), consistent with the County's procedures for assessing transportation impacts. The proposed Project would increase opportunities for future development of commercial and housing in the area through a mixed-use designation that would provide closer opportunities for residents, ultimately leading them to drive less distance between their homes, work, and other amenities. The WSAP mobility goals and policies ensure safe and pedestrian-oriented environments. Additionally, 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 proactive plan that focuses on roadway safety and would include recommendations on road safety. This comment does not raise an environmental issue regarding the adequacy of the Draft PEIR. This comment is acknowledged for the record, no further response is warranted.

R37-2 This comment expresses opposition to the proposed land use and zoning changes under the WSAP and emphasizes concerns regarding pedestrian and traffic safety. The Mobility Element supports the use of alternative modes of transportation, including walking, bicycling, and transit, to increase access opportunities and community connectivity (WSAP Goal M 4) and reduce impacts of traffic-related emissions (WSAP Goal M 5 and Policy LU 3.3). Additionally, as mentioned above, implementation of the CTSP would focus on roadway safety in Ladera Heights, View Park, and Windsor Hills. This comment also suggests a site on Centinela and La Tijera that could be used for mixed development. Opportunity sites were selected based on research and community input. In project surveys and comments during public meetings, community members expressed their desire to preserve the characteristics of single-family residential neighborhoods and their preference to see growth in the commercial corridors.

R38. Response to Comments from Norm Langley, dated 7/15/2024.

R38-1 This comment states opposition to the proposed land use changes and zoning updates proposed under the WSAP. The County has conducted community outreach, including in-person meetings, virtual meetings, and workshops, and participated in community-hosted events. This comment does not raise an environmental issue regarding the adequacy of the Draft PEIR. Therefore, a response is not required pursuant to CEQA. However, the comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

R39. Response to Comments from Sam Friedlander, dated 7/15/2024.

R39-1 This comment opposes the proposed Project and states opposition to the proposed land use changes and zoning updates because they do not reflect the feel of the neighborhood. The WSAP includes policies specific to each of the communities in the Planning Area as well as broader policies that address the Planning Area as a whole. As described in Section 5.1, *Aesthetics*, of the Draft PEIR, the Land Use Element, specifically Goal LU 1 and Goal LU 5, would ensure that the unincorporated communities' character, diversity, and uses are maintained and protected. In addition, as stated on page 3-13 of the Draft PEIR, the County will adopt a Planning Area Standards District (PASD) that contains development standards sensitive to and unique to each of the communities where land use changes are proposed. This comment does not raise an environmental issue regarding the adequacy of the Draft PEIR. This comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

R40. Response to Comments from Bruno Miotto, dated 7/17/2024.

R40-1 This comment is in favor of Opportunity Site 2, the Ladera Center. This comment supports the land use and zoning changes associated with the Ladera Center and encourages a pedestrian-oriented plan. The WSAP Mobility Element outlines goals and policies geared towards pedestrian safety (Goal M 4). This comment does not raise an environmental issue regarding the adequacy of the Draft PEIR. This comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

2. Response to Comments

R41. Response to Comments from Michael Manuel, dated 7/17/2024.

R41-1 This comment states opposition to the proposed land use changes and zoning updates proposed under the WSAP and expresses concerns regarding traffic congestion and excessive pollution. Land use changes and zoning updates would 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. In addition, the WSAP is a County-led document that is intended to supplement all existing plans within the County, such as the Active Transportation Strategic Plan, Bicycle Master Plan, Vision Zero Action Plan, the Community Traffic Safety Plan, and the Climate Action Plan 2045. The Mobility Element also supports the use of alternative modes of transportation, including walking, bicycling, and transit, to increase access opportunities and community connectivity (WSAP Goal M 4) and reduce impacts of traffic-related emissions (WSAP Goal M 5 and Policy LU 3.3). Please also see Master Response 2, Transportation. This comment does not raise an environmental issue regarding the adequacy of the Draft PEIR. This comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

R41-2 This comment expresses concerns regarding the shortage of affordable housing and states opposition to the WSAP. However, one of the overarching goals of the WSAP is to provide opportunities for development of affordable housing and revitalize commercial corridor centers while maintaining the character of existing residential neighborhoods. Additionally, the existing Inclusionary Housing Ordinance and Affordable Housing Preservation Ordinance protect existing residents and ensure affordable housing in new development. Opportunity sites are concentrated along commercial corridors and away from single-family neighborhoods, and goals and policies in the WSAP protect existing characteristics of single-family neighborhoods. This comment does not raise an environmental issue regarding the adequacy of the Draft PEIR. This comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

R42. Response to Comments from Kipp Rudd, dated 7/18/2024.

R42-1 This comment is a collective response from residents on the 400 block of West 64th Place in the City of Inglewood. This comment acknowledges that the WSAP is a County-led document that differs from the City of Los Angeles Westchester-Playa del Rey Community Plan. This comment summarizes the differences between the County-led and City-led documents, including zoning and height limits. No environmental issues regarding the adequacy of the Draft PEIR were raised and therefore no further response is required. The comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

R42-2 This comment requests that the Final PEIR acknowledge the proximity of La Tijera Village, Inglewood City Council District 2, and the City of Inglewood to the Ladera Center. This comment acknowledges that the Draft PEIR does states that the Planning Area is bounded by the City of Inglewood. This comment requests that the Final PEIR recognize that Opportunity Site 2, Ladera Center, is less than 450 feet from La Tijera Village, a single-family neighborhood. This change has been made and is shown in Chapter 3, *Draft PEIR Revisions*. This change is merely clarification and does not change the impact conclusions or analysis contained in the Draft PEIR.

R42-3 This comment emphasizes that the City of Los Angeles Community Plan and the WSAP planning efforts should be coordinated. The WSAP is a County plan and only applies to the unincorporated areas in the county. The City of Los Angeles communities are governed by the City's planning policies and regulations. However, every local jurisdiction in California is obligated to meet the RHNA. The County has been meeting with planning staff at the City of Los Angeles to discuss the WSAP. In regard to the Ladera Center, the County has been working closely with the City of Los Angeles Planning Department to standardize the zoning and land use at the site. No environmental issues regarding the adequacy of the Draft PEIR were raised, and therefore no further response is required. The comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

R42-4 This comment recommends Alternative 2, Housing Element Sites Only, as the better-fitting option compared to the proposed Project. However, Alternative 2 would provide for fewer housing choices and would result in similar impacts for all issues as identified for the proposed Project. Alternative 2 would not eliminate any of the Project's significant and unavoidable impacts. Environmental impacts would not be substantially reduced under Alternative 2. The comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration. The commenter requests clarifying text to be added to the EIR, which has been made as shown in Chapter 3, *Revisions to the Draft PEIR*. This change is merely clarification and does not change the impact conclusions or analysis contained in the Draft PEIR.

2. Response to Comments

R42-5 This comment requests that the Draft PEIR clarify that a supermarket is currently located in the Ladera Center shopping center. This clarifying change has been made on page 4-4 of the Draft PEIR, as shown in Chapter 3, *Revisions to the Draft PEIR*. This change is merely clarification and does not change the impact conclusions or analysis in the Draft PEIR.

R42-6 This comment states that the Draft PEIR is general and does not study specific potential impacts associated with streets, intersections, and neighborhoods. The WSAP is a policy document that does not propose physical development. As stated on page 2-2 of the Draft PEIR, a PEIR is appropriate for the proposed Project because it satisfies CEQA Guidelines Section 15168(a), which states aa PEIR may be prepared on a series of actions that may be characterized as one large project. Development facilitated as a result of the WSAP would be evaluated on a project-by-project basis and would undergo environmental analysis and implement mitigation measures as needed. No environmental issues regarding the adequacy of the Draft PEIR were raised and therefore no further response is required. The comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

R43. Response to Comments from Rachel Petrocelli, dated 7/20/2024.

R43-1 This comment supports the development and evolution of the county. The comment requests unique policies targeted to each individual opportunity site and provides information regarding development of housing units and mixed-use buildings and the requirements that go along with them. The WSAP includes policies specific to each of the individual communities in the Planning Area as well as broader policies that address the Planning Area as a whole. In addition, as stated on page 3-13 of the Draft PEIR, the County will adopt a Planning Area Standards District (PASD) that contains development standards sensitive to and unique to each of the communities where land use changes are proposed. Most of the updates to zoning are administrative in nature, to bring the zoning and land use policy designation into conformance with another and ensure compatibility of land and compliance with State law. No environmental issues regarding the adequacy of the Draft PEIR were raised and therefore no further response is required. The comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

R43-2 This comment requests any buildings exceeding four stories and 180 units be placed where there are buildings of similar size, such as Opportunity Sites 3, 4a, and 4b on Slauson between La Cienega and Fairfax. Please see Master Response 1, Opportunity Sites, regarding changes to land use and zoning on opportunity sites that are made in this Final PEIR as a result of comments received. As stated on page 3-13 of the Draft PEIR, the County is preparing a Planning Area Community Standards District (PASD) that will define the maximum allowable height for all opportunity sites designated MXD in Ladera Heights, View Park, and Windsor Hills to be 45 feet. Revisions to the Draft PEIR have been made to reflect this change, as shown in Chapter 3, *Revisions to the Draft PEIR*.

R43-3 This comment requests that large residential mixed-use buildings on Sites 3, 4a, and 4b be required to include underground parking. Any future development would include parking consistent with County requirements, including the recently adopted Multifamily Residential Parking Ordinance. See also Master Response 2, Transportation, regarding parking concerns.

R43-4 This comment requests that large residential mixed-use buildings on Sites 3, 4a, and 4b be required to contain commercial spaces at the ground level to allow neighborhood services (grocery, movie theatre, health/wellness, etc.) and prohibit liquor stores, cannabis dispensaries, or similar uses. Any potential occupants of future mixed use developments would be required to comply with County Code and ordinances regarding allowable uses. All commercial cannabis business activity is prohibited in unincorporated LA County.

R43-5 This comment states that the project should include ordinances that are intended to preserve the historic importance of the Westside as a symbol of Black achievement and success. A Historic Preservation Element was prepared as part of the WSAP that details

historical information about each of the neighborhoods in the Planning Area. Goal ED 4 of the WSAP is targeted to preserving the community's Black legacy and preserving existing historic and cultural resources. Additionally, the WSAP Implementation Program HRI 1 would initiate historic context studies of Black institutions and social history in Ladera Heights, View Park, and Windsor Hills to identify historic resources that preserve, celebrate, and raise awareness to cultural history. Additionally, as stated on page 3-13 of the Draft PEIR, the PASD to be adopted by the County will include development standards specific to these communities to ensure any future projects are compatible and integrated with the existing community. No environmental issues regarding the adequacy of the Draft PEIR were raised and therefore no further response is required. The comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

R43-6 This comment provides specific recommendations regarding future development. Recommendations and responses are provided below.

1. Maximum of four stories. Please see Master Response 1, Opportunity Sites, regarding changes to land use and zoning on opportunity sites that are made in this Final PEIR as a result of comments received. As stated on page 3-13 of the Draft PEIR, the County is preparing a Planning Area Community Standards District (PASD) that will define the maximum allowable height for all opportunity sites designated MXD in Ladera Heights, View Park, and Windsor Hills to be 45 feet.

2. No more than 50 percent of future development is residential units, with the rest allocated to commercial uses. Mixed-use (MXD) land use designation allows for a maximum density of 150 units per net acre and a maximum floor area ration of 3.0. MXD zoning allows for a mixture of residential, commercial, and limited light industrial uses. MXD integrates a wide range of housing densities with community-serving commercial uses to serv local residents, employees, pedestrians, and consumers.

3. Include 20 percent green space. MXD zoning allows for a mixture of residential, commercial, and limited light industrial uses. The County uses a goal of four acres of local parkland per 1,000 residents, as established in the Parks and Recreation Element of the General Plan, above the Quimby Act standard that requires a minimum of three acres of parkland per 1,000 residents. Future projects in the Planning Area would be required to undergo individual project-level analysis under CEQA and would be required to provide dedication of adequate parkland or pay an in-lieu park and recreation facilities impact fee as a condition of approval for compliance with the Quimby Act. In addition, the Conservation and Open Space Element outlines goals and policies that are geared to preserving and enhancing natural resources and open space. Goal PF 5 of the Public Facilities and Services Element ensures that parks and recreational facilities are accessible and enhances pedestrian, bicycle, and multimodal access to local and regional parks.

5 and 6. Designs to include multiple entrances, avoid "wall" of structures, and allow for varied heights. The PASD will include development standards to ensure compatible design that encourages a pedestrian-activated street front.

7. Provide extensive parking for residents and commercial uses. See response to comment R43-3, above.

8 and 9. Recommendations for allowable and prohibited future commercial occupants. See response to comment R43-4.

10. Use architectural styles that pay homage to mid-century modern design. Design of any future development would be consistent with development standards identified in the PASD and demonstrate consistency with policies in the WSAP, such as Policy LU 1.1 and Policy LU 3.8 that prioritize consistency with community character.

R43-7 This comment expresses opposition to any planned development on the well-known Pann's restaurant site in Ladera Heights. The site of the restaurant is not one of the opportunity sites identified in the WSAP and is in the City of Los Angeles, which is outside of the jurisdiction of the County. No development or land use changes are proposed for this site in the WSAP. No environmental issues regarding the adequacy of the Draft PEIR were raised and therefore no further response is required. The comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration

R43-8 This comment opposes Opportunity Site 1 because it is in a residential neighborhood. This site has been removed as part of the revised WSAP and through this Final PEIR (see Master Response 1, Opportunity Sites).

R43-9 This comment requests the County to create a separate committee for residents to review and provide feedback on future development projects in their area. The public is encouraged to participate and provide feedback on planning projects that go before the Regional Planning Commission. The Regional Planning Commission is the County Board of Supervisors' advisory body on all planning matters. It holds public hearings and advises on planning policies. Any member of the public can attend the public hearings. During a public hearing, public testimony is received from all interested parties on the proposed planning project.

R43-10 This comment expresses need for the County to ensure installation of green spaces in tandem with future development projects as well as recommendations for open space connectivity of new developments in Kenneth Hahn State Recreation Center. The Conservation and Open Space Element outlines goals and policies that are geared to preserving and enhancing natural resources and open space. Goal PF 5 of the Public Facilities and Services Element ensures that parks and recreational facilities are accessible

and enhances pedestrian, bicycle, and multimodal access to local and regional parks. Also see response to comment 43-6 regarding open space requirements for future projects.

R43-11 This comment emphasizes coordination between the County and City of Los Angeles. The WSAP is a County plan and only applies to the unincorporated areas in the county. The City of Los Angeles communities are governed by the City's planning policies and regulations. However, every local jurisdiction in California is obligated to meet the RHNA. The County has been meeting with planning staff at the City of Los Angeles to discuss the WSAP. In regard to the Ladera Center, the County has been working closely with the City of Los Angeles Planning Department to standardize the zoning and land use at the site. No environmental issues regarding the adequacy of the Draft PEIR were raised and therefore no further response is required. The comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

R44. Response to Comments from Sachiko Doherty, dated 7/20/2024.

R44-1 This comment expresses concerns regarding traffic congestion and parking. Parking requirements for new housing projects within the Planning Area would be in conformance with the recently adopted Multifamily Residential Parking Ordinance. Parking is also addressed in the Mobility Element of the WSAP, specifically through Goal M6. See also Master Response 2, Transportation. This comment does not raise an environmental issue regarding the adequacy of the Draft PEIR. Therefore, a response is not required pursuant to CEQA. However, the comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

R45. Response to Comments from Pilar Diaz, dated 7/21/2024.

R45-1 This comment states opposition of the zoning changes associated with Opportunity Site 10. As a result of public comments received, the County has elected to remove Opportunity Site 10 from the WSAP. Revisions have been made to the Final PEIR accordingly. Please see Master Response 1, Opportunity Sites, regarding changes to land use and zoning on opportunity sites that are made in this Final PEIR as a result of comments received.

R45-2 This comment emphasizes the importance of preserving the historical significance of the Planning Area for black and brown residents and taking into account long-term impacts. This comment acknowledges that the WSAP and Draft PEIR did include historical and demographic information. A Historic Preservation Element was prepared as part of the WSAP that details historical information about each of the neighborhoods within the Planning Area. Additionally, opportunity sites were selected based on comprehensive research, community input, and sites identified in the County's certified Housing Element. In project surveys and comments during public meetings, community members expressed their desire to preserve the characteristics of single-family residential neighborhoods and their preference to see growth in the commercial corridors. The WSAP is a policy document and no physical development is proposed. Future development would be analyzed on a project-by-project basis and undergo the necessary CEQA evaluations as applicable.

R46. Response to Comments from Sonny White, dated 7/21/2024.

R46-1 This comment opposes the proposed Project but does not raise an environmental issue regarding the adequacy of the Draft PEIR. Therefore, a response is not required pursuant to CEQA. However, the comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

2. Response to Comments

R47. Response to Comments from LJ Clark, dated 7/23/2024.

R47-1 This comment expresses concerns regarding what constitutes affordable housing, rezoning of commercial corridors, and increased traffic. One of the overarching goals of the WSAP is to provide opportunities for development of affordable housing and revitalize commercial corridor centers while maintaining the character of existing residential neighborhoods. Additionally, the existing Inclusionary Housing Ordinance and Affordable Housing Preservation Ordinance protect existing residents and ensure affordable housing in new development. Opportunity sites are concentrated along commercial corridors and away from single-family neighborhoods, and goals and policies in the WSAP protect existing characteristics of single-family neighborhoods. The WSAP includes mobility strategies to ensure safe and pedestrian-oriented environments (WSAP Goal M 4). The projected increase in retail, commercial, and housing amenities would provide closer opportunities for residents and result in driving less distance. No environmental issues regarding the adequacy of the Draft PEIR were raised and therefore no further response is required. The comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

R48. Response to Comments from Jerome Greenwald, dated 7/23/2024.

R48-1 This comment requests that the zoning updates proposed under the WSAP be implemented in Upper Ladera Heights and benefit property owners. Opportunity sites were selected based on comprehensive research, community input, and sites identified in the County's certified Housing Element. In community input received from project surveys and comments during public meetings, community members expressed their desire to preserve the characteristics of single-family residential neighborhoods and their preference for growth in the commercial corridors. The WSAP does not involve any changes to property values or property taxes. The comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

R49. Response to Comments from Maggie Underwood, dated 7/24/2024.

R49-1 This comment states opposition to the proposed land use changes and zoning updates proposed under the WSAP and expresses concerns regarding impacts of increased crime, pollution, degraded property values, and parking. The Public Facilities and Services Element of the WSAP addresses the need to provide public safety throughout the Planning Area. Additionally, the WSAP is intended to support the Countywide General Plan, which includes goals and policies to support police protection services. As part of the CEQA process, the Los Angeles County Sheriff's Department was consulted and did not express specific concerns regarding the WSAP, noting that impacts to police protection services will be analyzed on a project-by-project basis (see responses to Comment Letter A4).

Parking is addressed in the Mobility Element of the WSAP, specifically Goal M 6. Additionally, the parking requirements for new housing will be in conformance with the recently adopted Multifamily Residential Parking Ordinance. See also Master Response 2, Transportation, regarding parking concerns. The WSAP does not involve any changes to property values or property taxes. Therefore, the PEIR contains sufficient analysis at a program level and no changes are necessary.

R50. Response to Comments from Michele Bryant, dated 7/25/2024.

R50-1 This comment states that the WSAP proposes changes in Ladera Heights, View Park, and Windsor Hills, which disproportionately bear the rezoning of the project. The comment questions why West LA is excluded from zoning changes. As described in the Introduction chapter of the WSAP and page 3-1 of the Draft PEIR, the project's focus is in Ladera Heights, View Park, and Windsor Hills, and West Fox Hills because the remaining areas are managed through other plans, agencies, or agreements. Please see Master Response 1, Opportunity Sites, regarding changes to the WSAP as a result of public comments received. This comment opposes the proposed Project but does not raise an environmental issue regarding the adequacy of the Draft PEIR. However, the comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

R50-2 This comment provides information regarding new housing developments in Crenshaw and questions whether the WSAP has taken this into account. The County has been meeting with planning staff at the City of Los Angeles to discuss the WSAP. The County has been working closely with the City of Los Angeles Planning Department to standardize the zoning and land uses. The Draft PEIR appropriately analyzed cumulative impacts associated with land use changes. Additional clarification information regarding the approach to cumulative analyses is provided in Section 3, *Revisions to the Draft PEIR*. The comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

R50-3 This comment raises concerns about traffic congestion and states that limiting car usage in the area is difficult. Please see Master Response 2, Transportation, which provides detailed responses to concerns regarding transportation-related issues, including safety. The Mobility Element supports the use of alternative modes of transportation, including walking, bicycling, and transit, to increase access opportunities and community connectivity (WSAP Goal M 4) and reduce impacts of traffic-related emissions (WSAP Goal M 5 and Policy LU 3.3).

2. Response to Comments

R51. Response to Comments from Tiana Turner, dated 7/25/2024.

R51-1 This comment states opposition to the land use changes and zoning updates proposed under the WSAP and expresses concerns regarding traffic congestion, affordability, and change in character in Ladera Heights. See Master Response 1, Opportunity Sites, regarding changes to land use and zoning on opportunity sites that are made in this Final PEIR as a result of comments received. The commenter refers to a new subway that would have negative impacts; however, there is no subway proposed as part of the WSAP. Environmental issues regarding traffic and transportation are analyzed in detail in Section 5.17, *Transportation*, of the Draft PEIR. See also Master Response 2, Transportation. Goals discussed in this section, Goals M2, M3, and M4, ensure improved access, a safe transportation network, and safe pedestrian and bicycle infrastructure. Parking is addressed in the Mobility Element of the WSAP, specifically through Goal M 6. Additionally, as described in Section 5.1, *Aesthetics*, of the Draft PEIR, the Land Use Element, specifically Goal LU 1 and Goal LU 5, would ensure that the unincorporated communities' character, diversity, and uses are maintained and protected. In addition, the County will adopt a Planning Area Standards District (PASD) with specific development standards that will be applicable to any future development within the Planning Area. This includes height limitations, setbacks, landscaping requirements, lighting standards, and other development requirements to ensure community character is maintained.

R52. Response to Comments from Rene Widmann, dated 7/26/2024.

R52-1 This comment opposes the zoning updates proposed under the WSAP and expresses concerns regarding traffic congestion. See Master Response 1, Opportunity Sites, regarding changes to land use and zoning on sites that are made in this Final PEIR as a result of comments received. See Master Response 2, Transportation, which provides detailed responses to concerns regarding transportation-related issues, including safety. This comment opposes the proposed Project but does not raise an environmental issue regarding the adequacy of the Draft PEIR. However, the comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

2. Response to Comments

R53. Response to Comments Derek Spinei, dated 7/26/2024.

R53-1 This comment supports the land use and zoning changes associated with the WSAP and encourages a pedestrian-oriented plan. This comment does not raise an environmental issue regarding the adequacy of the Draft PEIR. This comment is acknowledged for the record, and no further response is warranted.

R54. Response to Comments from Vanessa Calloway, dated 7/30/2024.

R54-1 This commenter provides background on their residence and states that the community was not engaged through this process. The County has held in-person meetings, virtual meetings, and workshops and participated in community-hosted events. The County distributed two community surveys to solicit initial feedback. The County also held an in person/virtual meeting on August 29, 2024, in response to public requests. Opportunity sites were selected based on comprehensive research, community input, and sites identified in the County's certified Housing Element. In community input received from project surveys and comments during public meetings, community members expressed their desire to preserve the characteristics of single-family residential neighborhoods and their preference for growth in the commercial corridors. Although the commenter raises concerns regarding community outreach, the comment does not identify specific concerns regarding the adequacy of the environmental analysis. As such, no change to the environmental analysis is required.

R54-2 This comment questions why the proposed changes under the WSAP are not implemented in other areas such as Beverly Hills or other parts of West LA. The areas mentioned by the commenter are outside of the County's jurisdiction to make land use decisions. Every local jurisdiction in California, including Beverly Hills and the City of Los Angeles, are obligated to meet the state requirements to identify locations where future housing may be located consistent with Regional Housing Needs Assessments (RHNA). The County is undertaking similar planning efforts at all of the 11 unincorporated areas of Los Angeles County. This effort is not limited to the Ladera Heights communities as stated by the commenter. As described in the Introduction Chapter of the WSAP and page 3-1 of the Draft PEIR, the project's focus is in Ladera Heights, View Park, and Windsor Hills, and West Fox Hills, as the remaining areas are managed through other plans, agencies, or agreements. This comment opposes the proposed Project but does not raise an environmental issue regarding the adequacy of the Draft PEIR. However, the comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

R54-3 This comment raises questions about the affordability of the proposed housing and the implications for traffic and parking. One of the overarching goals of the WSAP is to provide opportunities for development of affordable housing and revitalize commercial corridor centers while maintaining the character of existing residential neighborhoods. Additionally, the existing Inclusionary Housing Ordinance and Affordable Housing Preservation Ordinance protect existing residents and ensure affordable housing in new development. The County is obligated to meet the RHNA and apply the rezoning methodology consistently.

The Mobility Element supports the use of alternative modes of transportation, including walking, bicycling, and transit, to increase access opportunities and community

connectivity (WSAP Goal M 4) and reduce impacts of traffic-related emissions (WSAP Goal M 5 and Policy LU 3.3). Parking is addressed in the Mobility Element of the WSAP, specifically through Goal M 6. Additionally, the parking requirements for new housing will be in conformance with the recently adopted Multifamily Residential Parking Ordinance. Additionally, see Master Response 2, Transportation, which provides detailed responses to concerns regarding transportation-related issues, including safety. This comment opposes the proposed Project but does not raise an environmental issue regarding the adequacy of the Draft PEIR. However, the comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

R54-4 This comment expresses frustration towards elected officials and the community engagement process. The County has held in-person meetings, virtual meetings, and workshops and participated in community-hosted events. The County also distributed two community surveys to solicit initial feedback. Following the close of the public comment period on August 1, 2024, Supervisor Holly Mitchell participated in a listening session with the community (in person and virtual attendance options) (held on August 29, 2024). Opportunity sites were selected based on comprehensive research, community input, and sites identified in the County's certified Housing Element. In community input received from project surveys and comments during public meetings, community members expressed their desire to preserve the characteristics of single-family residential neighborhoods and their preference for growth in the commercial corridors. The comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

R55. Response to Comments from Grant Smith, dated 7/31/2024.

R55-1 This comment expresses opposition to the proposed changes under the WSAP and states that the housing crisis will be exacerbated. See Master Response 1, Opportunity Sites, which identifies changes to the WSAP made as a result of public comments received. One of the overarching goals of the WSAP is to provide opportunities for development of affordable housing and revitalize commercial corridor centers while maintaining the character of existing residential neighborhoods. The WSAP would also incorporate land use designations and densities for sites identified to accommodate the RHNA allocation in the adopted 2021-2029 Housing Element. Goals and policies implemented by the WSAP would ensure that the unincorporated communities' character, diversity, and uses are maintained and protected (specifically Goal LU 1 and Goal LU 5). Policy LU 4.2 would accommodate development of a wide variety of housing options for residents and workers that are affordable to households of varying income levels. Additionally, the County will adopt a Planning Area Standards District (PASD) with specific development standards that will be applicable to any future development in the Planning Area. This includes height limitations, setbacks, landscaping requirements, lighting standards, and other development requirements to ensure community character is maintained. The comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration. Please see Master Response 2, Transportation, regarding traffic-related issues. No changes to the Draft PEIR are necessary.

R56. Response to Comments from J. L. McClennan, dated 7/31/2024.

R56-1 This comment states that no map is available with the opportunity sites identified in Appendix I, WSAP Opportunity Sites Land Use and Zoning Changes Summary. Page 3-29 of the Draft PEIR is Figure 3-6, Opportunity Sites, which provides a map of the Planning Area and shows where the opportunity sites discussed in Appendix I are located. The WSAP itself also includes numerous maps and information about the specific sites proposed for land use and zoning changes. Please also see Master Response 1, Opportunity Sites, regarding changes made to the WSAP as a result of comments received. Opportunity sites were selected based on comprehensive research, community input, and sites identified in the County's certified Housing Element. In community input received from project surveys and comments during public meetings, community members expressed their desire to preserve the characteristics of single-family residential neighborhoods and their preference for growth in the commercial corridors. See Master Response 1, Opportunity Sites, regarding changes to land use and zoning on opportunity sites that are made in this Final PEIR as a result of comments received.

R56-2 This comment states opposition of the zoning changes associated with Opportunity Site 10. As a result of public comments received, the County has elected to remove Opportunity Site 10 from the WSAP. Revisions have been made to the Final PEIR accordingly. Please see Master Response 1, Opportunity Sites, regarding changes to land use and zoning on opportunity sites that are made in this Final PEIR as a result of comments received.

R56-3 This comment opposes the inclusion of Site 9 as an Opportunity Site. Opportunity sites were selected based on comprehensive research, community input, and sites identified in the County's certified Housing Element. In community input received from project surveys and comments during public meetings, community members expressed their desire to preserve the characteristics of single-family residential neighborhoods and their preference for growth in the commercial corridors. See Master Response 1, Opportunity Sites, regarding changes to land use and zoning on opportunity sites that are made in this Final PEIR as a result of comments received. Additionally, as stated on page 3-13, the County will adopt a Planning Area Standards District (PASD) with specific development standards that will be applicable to any future development within the Planning Area. This includes height limitations (45 feet), setbacks, landscaping requirements, lighting standards, and other development requirements to ensure community character is maintained. The comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

R56-4 This comment requests further explanation as to what is proposed for Opportunity Site 6. There are no development projects proposed as part of the WSAP, and the County has no control over the ability of property owners to redevelop their properties. Maximum allowable height on all opportunity sites designated MXD in Ladera Heights, View Park,

and Windsor Hills have been reduced from 65 feet to 45 feet. Please see Master Response 1, Opportunity Sites, regarding changes to land use and zoning on opportunity sites that are made in this Final PEIR as a result of comments received. Additionally, as stated on page 3-13 of the Draft PEIR, the County will adopt a Planning Area Standards District (PASD) with specific development standards that will be applicable to any future development in the Planning Area. This includes height limitations, setbacks, landscaping requirements, lighting standards, and other development requirements to ensure community character is maintained. The comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

R57. Response to Comments from Walter Maynard, dated 7/31/2024.

R57-1 This comment states opposition to the proposed land use changes and zoning updates at Ladera Center proposed under the WSAP and raises concerns about traffic congestion. The Ladera Center (Opportunity Site 2 in the WSAP) is partially within the jurisdiction of Los Angeles County and partially within the jurisdiction of the City of Los Angeles. As a result of comments received on the WSAP and Draft PEIR, the County has reduced the maximum allowable height from 65 feet to 45 feet (see Master Response 1, Opportunity Sites). In regard to the Ladera Center, the County has been working closely with the City of Los Angeles Planning Department to standardize the zoning and land use at the site. Locations for land use and zoning changes have been centered around major transportation corridors, and not directly within single-family neighborhoods, consistent with public comments received.

Please see Master Response 2, Transportation, which provides detailed responses to concerns regarding transportation-related issues, including safety. The Mobility Element supports the use of alternative modes of transportation, including walking, bicycling, and transit, to increase access opportunities and community connectivity (WSAP Goal M 4) and reduce impacts of traffic-related emissions (WSAP Goal M 5 and Policy LU 3.3).

R57-2 This comment states that Ladera Heights consists of mostly single-family residences and that the inclusion of multi-family residences will change the character of the neighborhood. A Historic Preservation Element was prepared as part of the WSAP, which details historical information about each of the neighborhoods within the Planning Area. Goal ED 4 of the WSAP aims to preserve the community's Black legacy and preserve existing historic and cultural resources. Additionally, the WSAP Implementation Program HRI 1 would initiate historic context studies of Black institutions and social history in Ladera Heights, View Park, and Windsor Hills to identify historic resources that preserve, celebrate, and raise awareness to cultural history. As described in Section 5.1, *Aesthetics*, of the Draft PEIR, the Land Use Element, specifically Goal LU 1 and Goal LU 5, would ensure that the unincorporated communities' character, diversity, and uses are maintained and protected. This comment does not raise an environmental issue regarding the adequacy of the Draft PEIR. However, the comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

R58. Response to Comments from Rosalind Watkins, dated 8/1/2024.

R58-1 This comment expresses concerns about the potential abandonment of property by developers with the proposed land use and zoning changes under the WSAP. There are no development projects proposed as part of the WSAP, and the County has no control over the ability of property owners to redevelop their properties. This comment does not raise an environmental issue regarding the adequacy of the Draft PEIR. However, the comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

R58-2 This comment expresses concerns about traffic congestion, especially from future events taking place in the various stadiums in the region (outside the jurisdiction of Los Angeles County) and 2028 Olympics events. These events are outside of the scope of the WSAP, which contains goals, policies, and implementation actions around future development in the Planning Area. Transportation departments in various agencies, including LA Metro, City of Inglewood, and LA County Department of Public Works, will coordinate plans around transportation issues associated with the Olympics. This comment does not raise an environmental issue regarding the adequacy of the Draft PEIR. However, the comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

R59. Response to Comments from Francine Webster, dated 8/1/2024.

R59-1 This comment states opposition to the proposed changes from the WSAP and raises concerns about its potential impact on the density and diversity of Ladera Heights. The State is increasing its purview over local land use, increasing enforcement against jurisdictions that do not comply with State housing laws, and making jurisdictions' eligibility for grant funds for infrastructure and transportation contingent upon having a compliant Housing Element. Ladera Heights is not the only community in the region that is required to address Regional Housing Needs Assessment (RHNA) numbers, as asserted by the commenter. The County is conducting or has approved similar planning and rezoning efforts for each of the 11 unincorporated planning areas, and other surrounding cities (Los Angeles, Inglewood, Beverly Hills, etc.) are required to do the same.

The goals and policies implemented by the WSAP would ensure that the unincorporated communities' character, diversity and uses are maintained and protected (specifically Goal LU 1 and Goal LU 5). Additionally, as stated on page 3-13 of the Draft PEIR, the County will adopt a Planning Area Standards District (PASD) with specific development standards that will be applicable to any future development in the Planning Area. This includes height limitations, setbacks, landscaping requirements, lighting standards, and other development requirements to ensure community character is maintained. The comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

R59-2 This comment raises concerns about traffic congestion and its subsequent environmental impacts. The Mobility Element supports the use of alternative modes of transportation, including walking, bicycling, and transit, to increase access opportunities and community connectivity (WSAP Goal M 4) and reduce impacts of traffic-related emissions (WSAP Goal M 5 and Policy LU 3.3). Parking is addressed in the Mobility Element of the WSAP, specifically through Goal M 6. The parking requirements for new housing will be in conformance with the recently adopted Multifamily Residential Parking Ordinance. Additionally, see Master Response 2, Transportation, which provides detailed responses to concerns regarding transportation-related issues, including safety. The commenter also states concerns regarding long-term plans for the Inglewood Oil Field. As stated throughout the Draft PEIR, such as on page 1-6, future plans for the Inglewood Oil Field will be governed by the Baldwin Hills Community Standards District (BHCSD) and subject to a separate future County review process.

R59-3 This comment raises concerns about school capacity with the proposed zoning changes under the WSAP. Future needs of schools are overseen by respective districts through their enrollment and facilities needs processes. Consistent with the analysis in the Draft PEIR, it is speculative at this time to assume the need for the construction or expansion of new schools to meet the planned growth in the WSAP. The comment is acknowledged

for the record and will be forwarded to the decision-making bodies for their review and consideration.

R59-4 This comment raises concerns about parking capacity with the proposed zoning changes under the WSAP. Parking is addressed in the Mobility Element of the WSAP, specifically through Goal M 6. Additionally, the parking requirements for new housing will be in conformance with the recently adopted Multifamily Residential Parking Ordinance. Additionally, see Master Response 2, Transportation, which provides detailed responses to concerns regarding transportation-related issues, including safety.

R59-5 This comment raises concerns about the availability of grocery stores in Ladera Heights with the proposed zoning changes under the WSAP. The WSAP does not propose the removal of any existing uses, including grocery stores. The opportunity sites identified by the WSAP do not have any grocery stores developed on site. Grocery stores are not proposed specifically as part of the WSAP, but could be located within the MU zoning designation. Development of a supermarket in the Ladera Center would be at the discretion of commercial property owners and developers. This comment does not raise an environmental issue regarding the adequacy of the Draft PEIR. Therefore, a response is not required pursuant to CEQA. However, the comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

R59-6 This comment raises concerns about increased population density and emergency services. Environmental impacts associated with emergency services and access are discussed in Section 5.15, *Public Services*. The County has regulations and policies in place that will enable the Los Angeles County Fire Department to expand its fire protection and emergency services capacity as new development occurs. Any future changes are outside of the scope of the PEIR.

R59-7 This comment raises concerns about the aesthetics of the neighborhood being compromised as a result of the proposed new height limits. As described in Section 5.1, *Aesthetics*, of the Draft PEIR, the Land Use Element, specifically Goal LU 1 and Goal LU 5, would ensure that the unincorporated communities' character, diversity, and uses are maintained and protected. In addition, the County will adopt a Planning Area Standards District (PASD) with specific development standards that will be applicable to any future development in the Planning Area. This includes height limitations of 45 feet (not unlimited as assumed by the commenter), setbacks, landscaping requirements, lighting standards, and other development requirements to ensure community character is maintained. Although the commenter raises concerns regarding aesthetics, the comment does not identify specific concerns regarding the adequacy of the environmental analysis. As such, no change to the environmental analysis is required.

R59-8 This comment states that Ladera Heights spans three jurisdictions—LA County, City of LA, and Inglewood—which makes it difficult for the community to be engaged. The

County has been working closely with the City of Los Angeles Planning Department to standardize the zoning and land use at the Ladera Center (Opportunity Site 2). While each of these jurisdictions are addressed at various locations in the Draft PEIR, Chapter 4, *Environmental Setting*, of the PEIR has been revised to better describe in one place the other surrounding jurisdictions (please see Section 3, *Revisions to the Draft PEIR*, below). These revisions clarify and enhance the content of the Draft PEIR but do not result in changes to impact conclusions or mitigation measures.

R59-9 This comment suggests that an occupancy and retention study be conducted for developments in Ladera Heights. As mentioned throughout the Draft PEIR, there are no specific development projects identified at this time. The County has no ability to control the timing and occupants of future projects that are proposed by private applicants and driven by various market factors, also outside the control of the County. Therefore, the evaluation of project-specific assessments of future developments (i.e., specific visual impacts, exact locations for infrastructure improvements, and need for site-specific circulation improvements) cannot be reasonably assumed. Section 2.3, *Type, Purpose, and Intended Uses of the PEIR*, identifies the justification for evaluation of potential environmental effects at a program-level.

R59-10 This comment states that the jurisdiction of the WSAP is unclear. As described in the Introduction Chapter of the WSAP and page 3-1 of the Draft PEIR, the project's focus is in Ladera Heights, View Park, and Windsor Hills, and West Fox Hills. This comment does not raise an environmental issue regarding the adequacy of the Draft PEIR. However, the comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

R60. Response to Comments from Ravi Sharma, dated 8/2/2024.

R60-1 This comment asserts a lack of community engagement, expresses opposition to the proposed land use changes and zoning updates proposed under the WSAP, and expresses concerns regarding traffic congestion and the potential safety concerns associated with increased traffic. The commenter expresses concern with Opportunity Site 1, which has been removed from the WSAP and PEIR. See Master Response 1, Opportunity Sites, regarding changes to land use and zoning on opportunity sites that are made in this Final PEIR as a result of comments received. The County has engaged the community throughout the development of the WSAP and Draft PEIR, including in-person and virtual workshops and information sessions and open staff hours dedicated to the WSAP. Please see Master Response 2, Transportation, which provides detailed responses to concerns regarding transportation-related issues, including safety.

R60-2 This comment opposes the changes proposed to Ladera Center and suggests alternative enhancements. The Ladera Center (Opportunity Site 2 in the WSAP) is partially within the jurisdiction of Los Angeles County and partially within the jurisdiction of the City of Los Angeles, and the County has been working closely with the City of Los Angeles Planning Department to standardize the zoning and land use at the site. As a result of comments received on the WSAP and Draft PEIR, the County has reduced the maximum allowable height from 65 feet to 45 feet (see Master Response 1, Opportunity Sites).

R60-3 This comment suggests adding housing to the southwest corner of Centinela and La Tijera and condemns the R5, MXD, and R4 developments proposed. The corner of Centinela and La Tijera is in the City of Los Angeles' jurisdiction, and the County has no authority to make land use changes in this location. The R5, MXD, and R4 developments refer to the Westchester Community Plan, which is in the City of Los Angeles and outside the jurisdiction of the County and the WSAP. No environmental issues regarding the adequacy of the Draft PEIR were raised. The comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

2. Response to Comments

R61. Response to Comments from Jo-An Sharma, dated 6/26/2024.

R61-1 This letter is identical to letter R60 from Ravi Sharma dated 8/2/2024. Please see responses to comments in R60, above. The comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

R62. Response to Comments from Reese Jones, dated 8/3/2024.

R62-1 This comment expresses support for the WSAP and poses two questions about Slauson Corridor regarding alternative modes of transportation. Please see Master Response 2, Transportation, which provides detailed responses regarding transportation-related issues. The WSAP Mobility Element also supports the use of alternative modes of transportation, including walking, bicycling, and transit, to increase access opportunities and community connectivity (WSAP Goal M 4 and Goal LU 3). No changes to the Draft PEIR are necessary. The comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

2. Response to Comments

R63. Response to Comments from Felicia Smith, dated 8/6/2024.

R63-1 This comment opposes the proposed Project but does not raise an environmental issue regarding the adequacy of the Draft PEIR. Therefore, a response is not required pursuant to CEQA. However, the comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

R64. Response to Comments from Sondra Hale, dated 8/6/2024.

R64-1 This comment is directed to the County and the City of Los Angeles and opposes the proposed zoning changes in Ladera Heights under the WSAP, Westchester Playa Ladera Community Plan Update, and the City of Los Angeles Housing Element 2024. The proposed WSAP is led by the County of Los Angeles, not the City of Los Angeles. It is a County plan and only applies to the unincorporated areas in the county. The City of Los Angeles communities are governed by the City's planning policies and regulations. However, every local jurisdiction in California is obligated to meet the RHNA. The County has been meeting with planning staff at the City of Los Angeles to discuss the WSAP. In regard to the Ladera Center, as a result of comments received on the WSAP and Draft PEIR, the County has reduced the maximum allowable height from 65 feet to 45 feet (see Master Response 1, Opportunity Sites). Additionally, the County has been working closely with the City of Los Angeles Planning Department to standardize the zoning and land use at the site. No environmental issues regarding the adequacy of the Draft PEIR were raised and therefore no further response is required. The comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

R64-2 This comment requests the removal of the Ladera Center, University Church, Slauson-Fairfax/Home Depot, and Slauson-Fairfax intersection from the WSAP opportunity site list. This comment also expresses concern over the lack of outreach for the proposed Project. See Master Response 1, Opportunity Sites, regarding changes to land use and zoning on opportunity sites that are made in this Final PEIR as a result of comments received.

One of the overarching goals of the WSAP is to provide opportunities for development of affordable housing and revitalize commercial corridor centers while maintaining the character of existing residential neighborhoods. Additionally, the existing Inclusionary Housing Ordinance and Affordable Housing Preservation Ordinance protect existing residents and ensure affordable housing in new development. 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, increasing enforcement against jurisdictions that do not comply with State housing laws, and making jurisdictions' eligibility for grant funds for infrastructure and transportation contingent upon having a compliant Housing Element. Opportunity sites were selected based on comprehensive research, community input, and sites identified in the County's certified Housing Element. In community input received from project surveys and comments during public meetings, community members expressed their desire to preserve the characteristics of single-family residential neighborhoods and their preference for growth in the commercial corridors.

2. Response to Comments

R64-3 This comment opposes the proposed no-limit allowable heights under the Westchester Playa Ladera Community Plan update. The proposed WSAP is led by the County of Los Angeles, not the City of Los Angeles. It is a County plan and only applies to the unincorporated areas in the County. No environmental issues regarding the adequacy of the Draft PEIR were raised and therefore no further response is required. The comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

R64-5 This comment supports the rezoning of commercial corridors and the protection of single family homes proposed in the City of Los Angeles Housing Element 2024 Draft. The proposed WSAP is led by the County of Los Angeles, not the City of Los Angeles. It is a County plan and only applies to the unincorporated areas in the county. No environmental issues regarding the adequacy of the Draft PEIR were raised and therefore no further response is required. The comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

R65. Response to Comments from Ilona Munoz, dated 8/7/2024.

R65-1 This comment presents information regarding the Black cultural history in Ladera Heights, View Park, and Windsor Hills and expresses concern about government intervention in the area. This comment does not raise an environmental issue regarding the adequacy of the Draft PEIR. However, the comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

R65-2 This comment states opposition to Opportunity Site 9 and expresses concern about traffic congestion and parking. Please see Master Response 1, Opportunity Sites, regarding changes to land use and zoning on opportunity sites that are made in this Final PEIR as a result of comments received. Additionally, maximum height on all opportunity sites designated MXD in Ladera Heights, View Park, and Windsor Hills have been reduced from 65 feet to 45 feet. Revisions have been made to the Final PEIR accordingly. Parking is addressed in the Mobility Element of the WSAP, specifically Goal M 6. Additionally, the parking requirements for new housing will be in conformance with the recently adopted Multifamily Residential Parking Ordinance. See also Master Response 2, Transportation, regarding parking concerns. The comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

R65-3 This comment questions why other locations were not considered for the proposed land use and zoning changes under the WSAP. As described in the Introduction chapter of the WSAP and page 3-1 of the Draft PEIR, the project's focus is in Ladera Heights, View Park, and Windsor Hills, and West Fox Hills because the remaining areas are managed through other plans, agencies, or agreements. This comment does not raise an environmental issue regarding the adequacy of the Draft PEIR. However, the comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

R65-4 This comment suggests that the WSAP be based off of Los Angeles County as whole instead of each district developing individual plans. The WSAP is one of the 11 unincorporated plan areas in the County that are all undergoing or have undergone similar planning efforts to reflect the requirements of the Housing Element. The County creates area plans for each planning area that focus on land use and policy issues specific to each geographical area. The Draft PEIR analyzed cumulative impacts associated with land use changes. Future development would be subject to CEQA and would be required to comply with planning documents, such as the General Plan and other plans that have been prepared in part to ensure compatibility among communities. No change to the Draft PEIR is necessary.

R65-5 This comment expresses concern over the lack of outreach for the proposed Project. The County has held in-person meetings, virtual meetings, and workshops and participated in community-hosted events. The County also distributed two community surveys to solicit

initial feedback. Opportunity sites were selected based on comprehensive research, community input, and sites identified in the County's certified Housing Element. In community input received from project surveys and comments during public meetings, community members expressed their desire to preserve the characteristics of single-family residential neighborhoods and their preference for growth in the commercial corridors. Additionally, a Historic Preservation Element was prepared as part of the WSAP, which details historical information about each of the neighborhoods within the Planning Area. Goal ED 4 of the WSAP aims to preserve the community's Black legacy and preserve existing historic and cultural resources. Additionally, the WSAP Implementation Program HRI 1 would initiate historic context studies of Black institutions and social history in Ladera Heights, View Park, and Windsor Hills to identify historic resources that preserve, celebrate, and raise awareness to cultural history. As described in Section 5.1, *Aesthetics*, of the Draft PEIR, the Land Use Element, specifically Goal LU 1 and Goal LU 5, of the proposed Project would ensure that the unincorporated communities' character, diversity, and uses are maintained and protected. The comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

R65-6 This comment expresses concerns regarding traffic congestion and states that the addition of bike lanes on Slauson and Angeles Vista is not feasible. The Mobility Element supports the use of alternative modes of transportation, including walking, bicycling, and transit, to increase access opportunities and community connectivity (WSAP Goal M 4) and reduce impacts of traffic-related emissions (WSAP Goal M 5 and Policy LU 3.3).

R66. Response to Comments from Marco Munoz, dated 8/7/2024.

R66-1 This comment expresses opposition to the background and content information in the WSAP. This comment does not raise an environmental issue regarding the adequacy of the Draft PEIR. However, the comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

R66-2 This comment states opposition to Opportunity Site 9 and expresses concern about traffic congestion and parking. Please see Master Response 1, Opportunity Sites, regarding changes to land use and zoning on opportunity sites that are made in this Final PEIR as a result of comments received. Additionally, maximum height on all opportunity sites designated MXD in Ladera Heights, View Park, and Windsor Hills have been reduced from 65 feet to 45 feet. Revisions have been made to the Final PEIR accordingly. Parking is addressed in the Mobility Element of the WSAP, specifically Goal M 6. Additionally, the parking requirements for new housing will be in conformance with the recently adopted Multifamily Residential Parking Ordinance. See also Master Response 2, Transportation, regarding parking concerns. The comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

R66-3 This comment questions why other locations were not considered for the proposed land use and zoning changes under the WSAP. As described in the Introduction chapter of the WSAP and page 3-1 of the Draft PEIR, the project's focus is in Ladera Heights, View Park, and Windsor Hills, and West Fox Hills because the remaining areas are managed through other plans, agencies, or agreements. The County is in the process of conducting or has completed Area Plans for all of the 11 unincorporated planning areas of Los Angeles County—it is not limited to the Westside Planning Area. This comment does not raise an environmental issue regarding the adequacy of the Draft PEIR. However, the comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

R66-4 This comment suggests that the WSAP be based off of Los Angeles County as whole instead of each district developing individual plans. The WSAP is one of the 11 unincorporated plan areas in the County that are all undergoing or have undergone similar planning efforts to reflect the requirements of the Housing Element, which does identify housing needs for the County as a whole, as requested. In addition, the General Plan identifies countywide goals and policies to direct future growth. The County creates area plans for each planning area that focus on land use and policy issues specific to each geographical area. The Draft PEIR analyzed cumulative impacts associated with land use changes. Future development would be subject to CEQA and would be required to comply with planning documents, such as the General Plan, and other plans that have been prepared in part to ensure compatibility among communities. No changes to the Draft PEIR are necessary.

2. Response to Comments

R66-5 This comment expresses concern over the lack of outreach for the proposed Project. The County has held in-person meetings, virtual meetings, and workshops and participated in community-hosted events. The County also distributed two community surveys to solicit initial feedback. Opportunity sites were selected based on comprehensive research, community input, and sites identified in the County's certified Housing Element. In community input received from project surveys and comments during public meetings, community members expressed their desire to preserve the characteristics of single-family residential neighborhoods and their preference for growth in the commercial corridors. Additionally, a Historic Preservation Element was prepared as part of the WSAP, which details historical information about each of the neighborhoods within the Planning Area. Goal ED 4 of the WSAP aims to preserve the community's Black legacy and preserve existing historic and cultural resources. Additionally, the WSAP Implementation Program HRI 1 would initiate historic context studies of Black institutions and social history in Ladera Heights, View Park, and Windsor Hills to identify historic resources that preserve, celebrate, and raise awareness to cultural history. As described in Section 5.1, *Aesthetics*, of the Draft PEIR, the Land Use Element, specifically Goal LU 1 and Goal LU 5, would ensure that the unincorporated communities' character, diversity, and uses are maintained and protected. The comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

R66-6 This comment expresses concerns regarding traffic congestion and states that the addition of bike lanes on Slauson and Angeles Vista is not feasible. Please see Master Response 2, Transportation, which provides detailed responses to concerns regarding transportation-related issues, including safety. The Mobility Element supports the use of alternative modes of transportation, including walking, bicycling, and transit, to increase access opportunities and community connectivity (WSAP Goal M 4) and reduce impacts of traffic-related emissions (WSAP Goal M 5 and Policy LU 3.3).

R67. Response to Comments from Sara Siegal, dated 8/7/2024.

R67-1 This comment supports the efforts to increase public transportation and bike infrastructure proposed under the WSAP in the Del Rey neighborhood. This comment does not raise an environmental issue regarding the adequacy of the Draft PEIR. However, the comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

R67-2 This comment supports increased housing density. This comment does not raise an environmental issue regarding the adequacy of the Draft PEIR. However, the comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

R68. Response to Comments from Francine Starks, dated 7/8/2024.

R68-1 This comment expresses concerns about the impact of the proposed zoning updates in the Ladera Center on traffic congestion and parking. This comment introduces a list of specific impacts on various areas bordering the Ladera Center. Responses are addressed below. Please also see Master Response 1, Transportation, which addresses various related issues. The comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

R68-2 This comment outlines the major intersections that border the Ladera Center, including Centinela, La Tijera, and La Cienega and the traffic congestion in these intersections. A portion of the Ladera Center is outside of the County's jurisdictions and in the City of Los Angeles' boundaries. The proposed WSAP is led by the County of Los Angeles, not the City of Los Angeles; it is a County plan and only applies to the unincorporated areas in the county. The City of Los Angeles communities are governed by the City's planning policies and regulations. Potential transportation impacts were evaluated in the Draft PEIR, which includes an analysis of vehicle miles traveled (VMT) that is consistent with the County's procedures for assessing transportation impacts. The proposed Project would increase opportunities for future development of commercial and housing in the area through a mixed use designation that would provide opportunities closer to residents, ultimately leading them to drive less distance between their homes, work, and other amenities. The WSAP mobility goals and policies ensure safe and pedestrian-oriented environments. Additionally, Public Works is currently preparing a Community Traffic Safey Plan (CTSP) for the unincorporated communities of Ladera Heights, View Park, and Windsor Hills. The CTSP is a proactive plan that focuses on roadway safety and would include recommendations on road safety. The Draft PEIR Section 5.17, *Transportation*, identified eight collision-concentration corridors, including Centinela and La Cienega, based on the Los Angeles County Vision Zero Program. Additionally, please see Master Response 2, Transportation, which provides detailed responses to concerns regarding transportation-related issues. The PEIR contains sufficient analysis at a program level and no changes are necessary. The comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

R68-3 This comment summarizes the points made in the comment above. Please refer to the response provided for comment R68-2. No environmental issues were raised regarding the adequacy of the Draft PEIR. The comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

R68-4 This comment raises concern regarding parking and higher density at the Ladera Center (Opportunity Site 2). The Ladera Center is partially within the County's jurisdiction and partially in the City of Los Angeles' jurisdiction. In regard to the Ladera Center, the County has been working closely with the City of Los Angeles Planning Department to standardize the zoning and land use at the site. Development in the Ladera Center would

be at the discretion of commercial property owners and developers. Additionally, please see Master Response 2, Transportation, which provides detailed responses to concerns regarding transportation-related issues, including parking. The comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

2. Response to Comments

R69. Response to Comments from Michele Bryant, dated 8/8/2024.

R69-1 This comment requests that the selection of Angeles Vista and Valley Ridge (Opportunity Site 10) be reconsidered. As a result of public comments received, the County has elected to remove Opportunity Site 10 from the WSAP. Revisions have been made to the Final PEIR accordingly. Please see Master Response 1, Opportunity Sites, regarding changes to land use and zoning on opportunity sites that are made in this Final PEIR as a result of comments received.

R70. Response to Comments from Eric Gazin, dated 8/11/2024.

R70-1 This comment expresses concern about current traffic congestion in Ladera Heights and states that the current public transportation infrastructure is inadequate. Please see Master Response 2, Transportation, which provides detailed responses to concerns regarding transportation-related issues, including safety. The Mobility Element supports the use of alternative modes of transportation, including walking, bicycling, and transit, to increase access opportunities and community connectivity (WSAP Goal M 4) and reduce impacts of traffic-related emissions (WSAP Goal M 5 and Policy LU 3.3).

R70-2 This comment expresses concern over the lack of outreach for the proposed Project, specifically that the June 2023 flyer was not clear in its effort to communicate the project. The County has held in-person meetings, virtual meetings, and workshops and participated in community-hosted events. The County also distributed two community surveys to solicit initial feedback. Opportunity sites were selected based on comprehensive research, community input, and sites identified in the County's certified Housing Element. In community input received from project surveys and comments during public meetings, community members expressed their desire to preserve the characteristics of single-family residential neighborhoods and their preference for growth in the commercial corridors. The comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

2. Response to Comments

R71. Response to Comments from Ingrid Day, dated 8/11/2024.

R71-1 This commenter provides information regarding their history in Ladera Heights and expresses opposition to the proposed changes under the WSAP. This comment also expresses concern about neighborhood character, noise pollution, and traffic congestion. Goals and policies implemented by the WSAP are intended to ensure that the unincorporated communities' character, diversity, and uses are maintained and protected (specifically Goal LU 1 and Goal LU 5). Additionally, as stated on page 3-13 of the Draft PEIR, the County will adopt a Planning Area Standards District (PASD) with specific development standards that will be applicable to any future development in the Planning Area. This includes height limitations, setbacks, landscaping requirements, lighting standards, and other development requirements to ensure community character is maintained. Additionally, the construction and operation of development projects subject to CEQA would be required to implement mitigation measures N-1 and N-2 (Section 5.13, *Noise*, page 5.13-29), which require a noise study and mitigation plan. Please see Master Response 2, Transportation, which provides detailed responses to concerns regarding transportation-related issues.

R72. Response to Comments from Suzette Frio, dated 8/11/2024.

R72-1 This comment opposes the proposed zoning changes in Ladera Heights under the WSAP, Westchester Playa Ladera Community Plan Update, and the City of Los Angeles Housing Element 2024 Draft. The proposed WSAP is led by the County of Los Angeles, not the City of Los Angeles; it is a County plan and only applies to the unincorporated areas in the county. The City of Los Angeles communities are governed by the City's planning policies and regulations. However, every local jurisdiction in California is obligated to meet the RHNA. The County has been meeting with planning staff at the City of Los Angeles to discuss the WSAP. In regard to the Ladera Center, as a result of comments received on the WSAP and Draft PEIR, the County has reduced the maximum allowable height from 65 feet to 45 feet (see Master Response 1, Opportunity Sites). Additionally, the County has been working closely with the City of Los Angeles Planning Department to standardize the zoning and land use at the site. No environmental issues regarding the adequacy of the Draft PEIR were raised and therefore no further response is required. The comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

R72-2 This comment requests the removal of the Ladera Center (Opportunity Site 2), University Church (Opportunity Site 1), Slauson-Fairfax/Home Depot (Opportunity Site 4a), and Slauson-Fairfax intersection (Opportunity Site 4b), from the WSAP opportunity site list. This comment also expresses concern over the lack of outreach for the proposed Project. See Master Response 1, Opportunity Sites, regarding changes to land use and zoning on opportunity sites that are made in this Final PEIR as a result of comments received, where Opportunity Site 1 has been removed.

One of the overarching goals of the WSAP is to provide opportunities for development of affordable housing and revitalize commercial corridor centers while maintaining the character of existing residential neighborhoods. Additionally, the existing Inclusionary Housing Ordinance and Affordable Housing Preservation Ordinance protect existing residents and ensure affordable housing in new development. 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, increasing enforcement against jurisdictions that do not comply with State housing laws, and making jurisdictions' eligibility for grant funds for infrastructure and transportation contingent upon having a compliant Housing Element. Opportunity sites were selected based on comprehensive research, community input, and sites identified in the County's certified Housing Element. In community input received from project surveys and comments during public meetings, community members expressed their desire to preserve the characteristics of single-family residential neighborhoods and their preference for growth in the commercial corridors.

2. Response to Comments

R72-3 This comment opposes the proposed no-limit allowable heights under the Westchester Playa Ladera Community Plan update. The Westchester Community Plan is under the City of Los Angeles' jurisdiction. The proposed WSAP is led by the County of Los Angeles, not the City of Los Angeles. The height limit for opportunity sites in the WSAP has been limited to 45 feet, not unlimited. The WSAP is a County plan and only applies to the unincorporated areas in the county. The City of Los Angeles communities are governed by the City's planning policies and regulations. No environmental issues regarding the adequacy of the Draft PEIR were raised, and therefore no further response is required. The comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

R72-4 This comment supports the rezoning of commercial corridors and the protection of single-family homes proposed in the City of Los Angeles Housing Element 2024 Draft, which is outside the jurisdiction of the County. This comment does not raise an environmental issue regarding the adequacy of the Draft PEIR. This comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

R73. Response to Comments from Andrea Berg, dated 8/12/2024.

R73-1 This comment expresses opposition to the proposed zoning changes to the opportunity sites under the WSAP but does not raise an environmental issue regarding the adequacy of the Draft PEIR. Therefore, a response is not required pursuant to CEQA. However, the comment is acknowledged for the record and will be forwarded to the decision-making

2. Response to Comments

R74. Response to Comments from H. Milano Mellon, dated 8/12/2024.

R74-1 This comment states opposition to the WSAP and expresses opposition to the Project and concerns about traffic congestion. Please see Master Response 2, Transportation, which provides detailed responses to concerns regarding transportation-related issues, including safety. The Mobility Element supports the use of alternative modes of transportation, including walking, bicycling, and transit, to increase access opportunities and community connectivity (WSAP Goal M 4) and reduce impacts of traffic-related emissions (WSAP Goal M 5 and Policy LU 3.3). The comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

R75. Response to Comments from Julian Nagendren, dated 8/12/2024.

R75-1 This comment opposes the selection of Opportunity Site 10 under the WSAP and voices concerns about traffic congestion and crime. As a result of public comments received, the County has elected to remove Opportunity Site 10 from the WSAP. Revisions have been made to the Final PEIR accordingly. Please see Master Response 1, Opportunity Sites, regarding changes to land use and zoning on opportunity sites that are made in this Final PEIR as a result of comments received. Traffic-related concerns are addressed in Section 5.17, *Transportation*, of the Draft PEIR, and see Master Response 2, Transportation, for more information. As part of the CEQA process, the Los Angeles County Sheriff's Department was consulted and did not express specific concerns regarding the WSAP, noting that impacts to police protection services will be analyzed on a project-by-project basis (see responses to Comment Letter A4). The Public Facilities and Services Element of the WSAP addresses the need to provide public safety throughout the Planning Area. Additionally, the WSAP is intended to support the Countywide General Plan, which includes goals and polices to support police protection services.

2. Response to Comments

R76. Response to Comments from Lisa Brown, dated 8/12/2024.

R76-1 This comment opposes the selection of Opportunity Site 10 under the WSAP. As a result of public comments received, the County has elected to remove Opportunity Site 10 from the WSAP. Revisions have been made to the Final PEIR accordingly. Please see Master Response 1, Opportunity Sites, regarding changes to land use and zoning on opportunity sites that are made in this Final PEIR as a result of comments received.

R77. Response to Comments from Mary Chitty, dated 8/12/2024.

R77-1 This comment expresses opposition to the zoning changes proposed by the WSAP and voices concerns about traffic congestion and noise, requesting that the County work with the Ladera Heights Civic Association and United Homeowners Association. See Master Response 1, Opportunity Sites, regarding changes to land use and zoning on opportunity sites that are made in this Final PEIR as a result of comments received, including elimination of zoning and land use changes at Springfield and Fairview. The County has actively engaged both of these mentioned organizations throughout the process, and has responded to their comment letters as part of this Final PEIR (see letters O2 through O5).

Land use changes and zoning updates included as part of the WSAP would maintain consistency with the Land Use Policy Map and incorporate proposed rezoning identified in the County's certified Housing Element to meet the RHNA goals for the County in accordance with State Housing Laws. In addition, the WSAP is a County-led document which is intended to supplement all existing plans within the County, such as the Active Transportation Strategic Plan, Bicycle Master Plan, Vision Zero Action Plan, the Community Traffic Safety Plan, and the Climate Action Plan 2045. The WSAP Mobility Element also supports the use of alternative modes of transportation, including walking, bicycling, and transit, to increase access opportunities and community connectivity (WSAP Goal M 4 and Goal LU 3). As described in Draft PEIR Section 5.17, *Transportation*, the proposed Project is consistent with plans addressing the circulation system (e.g., Southern California Association of Governments 2024-2050 Regional Transportation Plan/Sustainable Communities Strategy, LA County General Plan Mobility Element and transit oriented County plans).

Please see Master Response 2, Transportation, which provides detailed responses to concerns regarding transportation-related issues, including safety.

R78. Response to Comments from Kerri Harper-Howie, dated 8/12/2024.

R78-1 This comment opposes the selection of Opportunity Site 7 and expresses concerns about effects on single-family residents adjacent to the site along Wooster Street. Based on the detailed location information shared, the commenter is referring to Opportunity Site 1, not Opportunity Site 7. See Master Response 1, Opportunity Sites, regarding changes to land use and zoning on opportunity sites that are made in this Final PEIR as a result of comments received, which includes the removal of Opportunity Site 1 from the WSAP.

R78-2 This comment voices concerns about an interaction between them and a planning representative but does not raise an environmental issue regarding the adequacy of the Draft PEIR. Therefore, a response is not required pursuant to CEQA. However, the comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

R78-3 This comment expresses concerns about parking availability under the upzoning proposed under the WSAP. Parking is addressed in the Mobility Element of the WSAP, specifically through Goal M 6. Additionally, the parking requirements for new housing will be in conformance with the recently adopted Multifamily Residential Parking Ordinance. Additionally, see Master Response 2, Transportation, which provides detailed responses to concerns regarding transportation-related issues, including safety.

R78-4 This comment suggests that Knox Presbyterian Church replaces Opportunity Site 7. Opportunity sites were selected based on comprehensive research, community input, and sites identified in the County's certified Housing Element. In community input received from project surveys and comments during public meetings, community members expressed their desire to preserve the characteristics of single-family residential neighborhoods and their preference for growth in the commercial corridors. This comment does not raise an environmental issue regarding the adequacy of the Draft PEIR. However, the comment is acknowledged for the record and will be forwarded to the decision-making bodies for their

R79. Response to Comments from Monique Avendian, dated 8/12/2024.

R79-1 This comment opposes the selection of Opportunity Site 10 under the WSAP. As a result of public comments received, the County has elected to remove Opportunity Site 10 from the WSAP. Revisions have been made to the Final PEIR accordingly. Please see Master Response 1, Opportunity Sites, regarding changes to land use and zoning on opportunity sites that are made in this Final PEIR as a result of comments received.

2. Response to Comments

R80. Response to Comments from Raymond Avendian, dated 8/12/2024.

R80-1 This comment opposes the selection of Opportunity Site 10 under the WSAP. As a result of public comments received, the County has elected to remove Opportunity Site 10 from the WSAP. Revisions have been made to the Final PEIR accordingly. Please see Master Response 1, Opportunity Sites, regarding changes to land use and zoning on opportunity sites that are made in this Final PEIR as a result of comments received.

R81. Response to Comments from Richard Townsend, dated 8/12/2024.

R81-1 This comment opposes the proposed Project and recommends obtaining expert opinion from social science researchers. This comment does not raise an environmental issue regarding the adequacy of the Draft PEIR. Therefore, a response is not required pursuant to CEQA. However, the comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

R81-2 This comment expresses opposition to the zoning changes proposed by the WSAP and concurs with comments provided by the Ladera Heights Civic Association (see letter O3) and voices concerns about traffic congestion and noise. See Master Response 1, Opportunity Sites, regarding changes to land use and zoning on opportunity sites that are made in this Final PEIR as a result of comments received. Land use changes and zoning updates included as part of the WSAP would maintain consistency with the Land Use Policy Map and incorporate proposed rezoning identified in the County's certified Housing Element to meet the RHNA goals for the County in accordance with State housing laws. In addition, the WSAP is a County-led document that is intended to supplement all existing plans within the county, such as the Active Transportation Strategic Plan, Bicycle Master Plan, Vision Zero Action Plan, the Community Traffic Safety Plan, and the Climate Action Plan 2045. The WSAP Mobility Element also supports the use of alternative modes of transportation, including walking, bicycling, and transit, to increase access opportunities and community connectivity (WSAP Goal M 4 and Goal LU 3). As described in Draft PEIR Section 5.17, *Transportation*, the proposed Project is consistent with plans addressing the circulation system (e.g., Southern California Association of Governments 2024-2050 Regional Transportation Plan/Sustainable Communities Strategy, LA County General Plan Mobility Element and transit oriented County plans). Please see Master Response 2, Transportation, which provides detailed responses to concerns regarding transportation-related issues, including safety.

2. Response to Comments

R82. Response to Comments from Linda Jackson, dated 8/12/2024.

R82-1 This comment opposes the selection of Opportunity Site 10 under the WSAP. As a result of public comments received, the County has elected to remove Opportunity Site 10 from the WSAP. Revisions have been made to the Final PEIR accordingly. Please see Master Response 1, Opportunity Sites, regarding changes to land use and zoning on opportunity sites that are made in this Final PEIR as a result of comments received.

R83. Response to Comments from Renee Smith, dated 8/12/2024.

R83-1 This comment opposes the selection of Opportunity Site 10 under the WSAP. As a result of public comments received, the County has elected to remove Opportunity Site 10 from the WSAP. Revisions have been made to the Final PEIR accordingly. Please see Master Response 1, Opportunity Sites, regarding changes to land use and zoning on opportunity sites that are made in this Final PEIR as a result of comments received.

R84. Response to Comments from Stacy Young, dated 8/12/2024.

R84-1 This comment voices opposition to the proposed zoning updates under the WSAP and voices concerns about traffic congestion and emergency vehicle access. See Master Response 1, Opportunity Sites, regarding changes to land use and zoning on opportunity sites that are made in this Final PEIR as a result of comments received.

R84-2 This comment requests removal of Ladera Center (Opportunity Site 2), University Church (Opportunity Site 1), Slauson Fairfax/Home Depot (Opportunity Site 4a), and Slauson-Fairfax Intersection (Opportunity Site 4b) from the WSAP. See Master Response 1, Opportunity Sites, regarding changes to land use and zoning on opportunity sites that are made in this Final PEIR as a result of comments received. Opportunity Site 1 has been removed from the WSAP and EIR. Land use changes and zoning updates included as part of the WSAP would maintain consistency with the Land Use Policy Map and incorporate proposed rezoning identified in the County's certified Housing Element to meet the RHNA goals for the County in accordance with State housing laws. The County is preparing or has completed similar Area Plans for each of the 11 unincorporated areas of Los Angeles; these efforts are not limited only to the WSAP.

R84-3 This comment expresses concerns about the lack of outreach for the proposed Project. The County has held in-person meetings, virtual meetings, and workshops and participated in community-hosted events, before, during, and after the close of the comment period for the Draft PEIR. The County also distributed two community surveys to solicit initial feedback on the WSAP. The County has continuously updated its project contact list and used various social media and mailers to reach local residents. The comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

R85. Response to Comments from Karen Decoud, dated 8/13/2024.

R85-1 This comment expresses concerns about traffic congestion under the WSAP. Please see Master Response 2, Transportation, which provides detailed responses to concerns regarding transportation-related issues, including safety and congestion. The Mobility Element supports the use of alternative modes of transportation, including walking, bicycling, and transit, to increase access opportunities and community connectivity (WSAP Goal M 4) and reduce impacts of traffic-related emissions (WSAP Goal M 5 and Policy LU 3.3).

R85-2 This comment expresses concerns about home values as a result of the proposed zoning updates under the WSAP. The commenter mentions a "white building on Sepulveda across from the airport" as a potential option for future development. This location is outside of the Planning Area and in the City of Los Angeles; therefore, it is outside the jurisdiction of the County. This comment does not raise an environmental issue regarding the adequacy of the Draft PEIR. Therefore, a response is not required pursuant to CEQA. However, the comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

R86. Response to Comments from Cynthia Jackson, dated 8/13/2024.

R86-1 This comment suggests the removal of Opportunity Site 10 from the WSAP. As a result of public comments received, the County has elected to remove Opportunity Site 10 from the WSAP. Revisions have been made to the Final PEIR accordingly. Please see Master Response 1, Opportunity Sites, regarding changes to land use and zoning on opportunity sites that are made in this Final PEIR as a result of comments received.

R86-2 This comment expresses concerns regarding the preservation of community character, capacity for additional infrastructure, and affordable housing to accommodate the land use and zoning updates proposed by the WSAP. One of the overarching goals of the WSAP is to provide opportunities for development of affordable housing and revitalize commercial corridor centers while maintaining the character of existing residential neighborhoods. The existing Inclusionary Housing Ordinance and Affordable Housing Preservation Ordinance protect existing residents and ensure affordable housing in new development. The County is obligated to meet the RHNA and apply the rezoning methodology consistently. The State is increasing its purview over local land use, increasing enforcement against jurisdictions that do not comply with State housing laws, and making jurisdictions' eligibility for grant funds for infrastructure and transportation contingent upon having a compliant Housing Element. Goals and policies implemented by the WSAP would ensure that the unincorporated communities' character, diversity, and uses are maintained and protected (specifically Goal LU 1 and Goal LU 5). Additionally, as stated on page 3-13 of the Draft PEIR, the County will adopt a Planning Area Standards District (PASD) with specific development standards that will be applicable to any future development in the Planning Area. This includes height limitations, setbacks, landscaping requirements, lighting standards, and other development requirements to ensure community character is maintained.

Consistent with the County's General Plan's Implementation Program PS/F-1, the County will prepare a Capital Improvement Plan (CIP) for each of the 11 Planning Areas, including the Westside Planning Area. Each CIP will include a comprehensive sewer capacity study that will evaluate sewer system infrastructure needs and treatment capacity to ensure adequate capacity is available to accommodate future growth, along with a Planning Area–specific Implementation Program and Financing Plan. Additionally, the County Public Works Department conducts site plan reviews for all projects and ensures adequate services and that infrastructure is appropriately sized and sufficient to meet the demand of each unique project. The comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

R86-3 This comment states that there are aspects that are not addressed in the WSAP and there should be coordination between the WSAP and the Community Standards District (CSD). As stated on page 3-13 of the Draft PEIR, the County will adopt a Planning Area Standards District (PASD), which will contain Community Standards Districts (CSDs)

specific to each neighborhood within the Planning Area. These will include specific development standards that will be applicable to any future development in the Planning Area. This includes height limitations, setbacks, landscaping requirements, lighting standards, and other development requirements to ensure community character is maintained. The comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

R86-4 This comment disagrees with the conclusions determined for Impact 5.14-1 ("would the project induce substantial population growth in an area, either directly or indirectly") in Section 5.14, *Population and Housing*, of the Draft PEIR. These proposed changes in land use and zoning would allow for future development of additional residential units and therefore result in population growth. Table 5.14 shows the proposed growth in household, population, and employment in the Planning Area associated with the WSAP. The growth and increases in density that are proposed in the WSAP are guided by SCAG's Connect SoCal and the General Plan and Housing Element and are regionally foreseen growth that will occur. While the WSAP would result in increases in density and development intensity that could result in population growth, this growth would not be unplanned and would be consistent with existing regional planning assumptions regarding population growth. Impacts of unplanned population or housing growth in areas not targeted for growth or at unanticipated levels would be less than significant. Therefore, the PEIR contains sufficient analysis at a program level and no changes are necessary. The comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

R86-5 This comment disagrees with the conclusions determined for impacts in Section 5.15, *Public Services*, in the Draft PEIR regarding the need for additional facilities to accommodate growth. When specific projects are necessary to meet growth demands from buildout of the proposed Project, the appropriate level of analysis required under CEQA would be conducted. The WSAP would not induce regional population growth beyond the County 's Housing Element projections, and the demand for public services would be consistent with regional demand projections. Therefore, the PEIR contains sufficient analysis at a program level and no changes are necessary. The comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

R86-6 This comment disagrees with the conclusions determined for impacts in Section 5.17, *Transportation*, in the Draft PEIR regarding emergency access. As part of the CEQA process, the Los Angeles County Sheriff's Department was consulted and did not express specific concerns regarding the WSAP, noting that impacts to police protection services will be analyzed on a project-by-project basis (see responses to Comment Letter A4). It is understood that the Los Angeles County Sheriff's Department does not currently have a standard law enforcement ratio. The Draft PEIR defaulted to the service ratio identified in the General Plan EIR because the General Plan is the governing planning document

for the unincorporated communities within Los Angeles County. The WSAP is a policy document and does not currently propose any project-level development. Additionally, emergency access is discussed in Section 5.17, *Transportation* (page 5.17-43), and future development projects would be subject to review by the County and responsible emergency service agencies, including the Los Angeles County Fire Department. The comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration. The PEIR contains sufficient analysis at a program- level and no changes are necessary.

R86-7 This comment disagrees with the conclusions determined for impacts in Section 5.19, *Utilities and Service Systems,* in the Draft PEIR regarding adequate infrastructure capacity. Consistent with the County's General Plan's Implementation Program PS/F-1, the County will prepare a Capital Improvement Plan (CIP) for each of the 11 Planning Areas, including the Westside Planning Area. Each CIP will include a comprehensive sewer capacity study that will evaluate sewer system infrastructure needs and treatment capacity to ensure adequate capacity is available to accommodate future growth, along with a Planning Area–specific Implementation Program and Financing Plan. Additionally, the County Public Works Department conducts site plan reviews for all projects and ensures adequate services and that infrastructure is appropriately sized and sufficient to meet the demand of each unique project. The comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration. The PEIR contains sufficient analysis at a program level and no changes are necessary.

R87. Response to Comments from Jill Lalonde dated 8/13/2024.

R87-1 This comment expresses opposition to the proposed zoning updated under the WSAP and states the historic importance of the Ladera Heights/Windsor Hills-View Park neighborhoods. This comment does not raise an environmental issue regarding the adequacy of the Draft PEIR. The comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

R87-2 This comment states that the WSAP proposes changes in Ladera Heights, View Park, and Windsor Hills, which disproportionately bear the rezoning of the project and expresses concerns about traffic congestion. This effort is not limited to the Ladera Heights communities as stated by the commenter. The County is undertaking similar planning efforts in all of the 11 unincorporated areas of Los Angeles County. All other surrounding cities are required by state law to undertake similar planning efforts to demonstrate ability to locate future housing development, consistent with their respective Housing Elements.

This comment requests the removal of the Ladera Center, the Slauson-Fairfax/Home Depot property, and the Slauson-Fairfax intersection from the WSAP opportunity site list. This comment also states that the proposed Project will overcrowd the area. See Master Response 1, Opportunity Sites, regarding changes to land use and zoning on opportunity sites that are made in this Final PEIR as a result of comments received.

2. Response to Comments

R88. Response to Comments from Bryan Barnes, dated 8/13/2024.

R88-1 This comment opposes the selection of Opportunity Site 10 under the WSAP. As a result of public comments received, the County has elected to remove Opportunity Site 10 from the WSAP. Revisions have been made to the Final PEIR accordingly. Please see Master Response 1, Opportunity Sites, regarding changes to land use and zoning on opportunity sites that are made in this Final PEIR as a result of comments received.

R89. Response to Comments from Alison Jones, dated 8/13/2024.

R89-1 This comment opposes the selection of Opportunity Site 10 under the WSAP. As a result of public comments received, the County has elected to remove Opportunity Site 10 from the WSAP. Revisions have been made to the Final PEIR accordingly. Please see Master Response 1, Opportunity Sites, regarding changes to land use and zoning on opportunity sites that are made in this Final PEIR as a result of comments received.

2. Response to Comments

R90. Response to Comments from Penny Madden, dated 8/13/2024.

R90-1 This comment expresses concern over the lack of outreach for the proposed Project. The County has held in-person meetings, virtual meetings, and workshops and participated in community-hosted events. The County also distributed two community surveys to solicit initial feedback. Opportunity sites were selected based on comprehensive research, community input, and sites identified in the County's certified Housing Element. In community input received from project surveys and comments during public meetings, community members expressed their desire to preserve the characteristics of single-family residential neighborhoods and their preference for growth in the commercial corridors. The comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

R90-2 This comment opposes the land use and zoning updates proposed by the WSAP and requests that the County work with the Ladera Heights Civic Association and United Homeowners Association. See Master Response 1, Opportunity Sites, regarding changes to land use and zoning on opportunity sites that are made in this Final PEIR as a result of comments received. The County has actively engaged both of these mentioned organizations throughout the process, and has responded to their comment letters as part of this Final PEIR (see letters O2 through O5). Please see Master Response 2, Transportation, which provides detailed responses to concerns regarding transportation-related issues, including safety.

R91. Response to Comments from Jill Britt, dated 8/13/2024.

R91-1 This letter is identical to letter R87 from Jill Lalonde dated 8/13/2024. Please see responses to comments in R87, above. The comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

2. Response to Comments

R92. Response to Comments from Jordan Quaglietta, dated 8/14/2024.

R92-1 This comment opposes the selection of Opportunity Site 10 under the WSAP. As a result of public comments received, the County has elected to remove Opportunity Site 10 from the WSAP. Revisions have been made to the Final PEIR accordingly. Please see Master Response 1, Opportunity Sites, regarding changes to land use and zoning on opportunity sites that are made in this Final PEIR as a result of comments received.

R93. Response to Comments from Sonny White, dated 7/14/2024.

R93-1 This comment voices concerns about the shortage of affordable housing and effect of the proposed Project on Black communities. One of the overarching goals of the WSAP is to provide opportunities for development of affordable housing and revitalize commercial corridor centers while maintaining the character of existing residential neighborhoods. Additionally, the existing Inclusionary Housing Ordinance and Affordable Housing Preservation Ordinance protect existing residents and ensure affordable housing in new development. Additionally, a Historic Preservation Element was prepared as part of the WSAP, which details historical information about each of the neighborhoods within the Planning Area. Goal ED 4 of the WSAP aims to preserve the community's Black legacy and preserve existing historic and cultural resources. Additionally, the WSAP Implementation Program HRI 1 would initiate historic context studies of Black institutions and social history in Ladera Heights, View Park, and Windsor Hills to identify historic resources that preserve, celebrate and raise awareness to cultural history. This comment does not raise an environmental issue regarding the adequacy of the Draft PEIR. The comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

R93-2 This comment voices general concerns about traffic congestion, proximity to Inglewood Oil Fields, and associated health risks. The Please see Master Response 2, Transportation, which provides detailed responses to concerns regarding transportation-related issues, including safety. The Mobility Element supports the use of alternative modes of transportation, including walking, bicycling, and transit, to increase access opportunities and community connectivity (WSAP Goal M 4) and reduce impacts of traffic-related emissions (WSAP Goal M 5 and Policy LU 3.3). As stated in throughout the Draft PEIR, there are no changes associated with Inglewood Oil Field in the WSAP, and future uses would be guided by the Baldwin Hills Community Standards District (BHSD), state and federal remediation requirements, and separate planning processes through the County.

R93-3 This comment states that the WSAP will disproportionately harm Black communities. A Historic Preservation Element was prepared as part of the WSAP, which details historical information about each of the neighborhoods within the Planning Area. Goal ED 4 of the WSAP aims to preserve the community's Black legacy and preserve existing historic and cultural resources. Additionally, the WSAP Implementation Program HRI 1 would initiate historic context studies of Black institutions and social history in Ladera Heights, View Park, and Windsor Hills to identify historic resources that preserve, celebrate and raise awareness to cultural history. Environmental impacts associated with land use and population growth are discussed in Section 5.11, *Land and Planning* and Section 5.14, *Population and Housing*. The WSAP addresses the growth targets assigned by the Housing Element to ensure not only that the Planning Area communities have capacity for this growth, but that policies, zoning, and related development regulations are in place to minimize growth at unplanned levels and in unplanned locations. Additionally, as

described in Section 5.1, *Aesthetics*, of the Draft PEIR, the Land Use Element, specifically Goal LU 1 and Goal LU 5, would ensure that the unincorporated communities' character, diversity, and uses are maintained and protected. The comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

R94. Response to Comments from Guillermo Gastelo, dated 8/14/2024.

R94-1 This comment opposes the selection of Opportunity Site 10 under the WSAP. As a result of public comments received, the County has elected to remove Opportunity Site 10 from the WSAP. Revisions have been made to the Final PEIR accordingly. Please see Master Response 1, Opportunity Sites, regarding changes to land use and zoning on opportunity sites that are made in this Final PEIR as a result of comments received.

R95. Response to Comments from Carla Waffer, dated 8/14/2024.

R95-1 This comment raises concerns about the "menu" of mitigation measures that a developer may or may not adopt, and whether there would be separate public review or EIRs for future projects. It is assumed that the commenter is referring to mitigation measure TRA-2, which provides a series of transportation demand management (TDM) strategy options that would reduce vehicle miles (VMT). The specific elements of a mitigation measure that would result in a demonstrated reduction of environmental effects are dependent on the type of project proposed. Because the WSAP does not include any specific projects, a detailed, site-specific mitigation plan that would definitively reduce impacts cannot be developed at this time. Therefore, the Draft PEIR appropriately includes a variety of different options that future projects may choose from to ensure impacts are reduced to the extent feasible, and concludes that impacts would be significant and unavoidable. The determination of which VMT reduction options would be utilized by developers will be made by County staff, including the Department of Public Works, which oversees review of transportation impact analyses, consistent with County requirements. Please also see Master Response 2, Transportation, regarding the County process for conducting transportation assessments for future projects.

Regarding whether an EIR is necessary for future projects and whether there would be public review, it will depend on the type of project proposed, whether the County has discretion in approving those projects, and whether the project is consistent with the evaluation in the WSAP PEIR. For all future projects, the County must determine the necessary steps to comply with CEQA and ensure that impacts are reduced to the extent feasible. Also see page 2-3, *Type, Purpose, and Intended Uses of the PEIR*, regarding how the Draft PEIR complies with CEQA and future environmental review.

R95-2 This comment questions if there are any safeguards in place to protect against noise, pollution, and traffic for multiple projects being constructed simultaneously. Individual projects would be required to evaluate environmental impacts on a project-by-project basis and implement the appropriate mitigation measures regarding noise, pollution, and traffic for construction and operation of development. Cumulative impacts are also addressed within any future CEQA document to be prepared. Cumulative impacts associated with regional growth are also addressed in the County's Housing Element EIR and General Plan EIR.

R96. Response to Comments from Jaimela Foster, dated 8/14/2024.

R96-1 This comment expresses concern over the lack of outreach for the proposed Project and voices opposition to the Project, specifically regarding rezoning at Fairview and Springpark, at Ladera Center, and University Christian Church. See Master Response 1, Opportunity Sites, regarding changes to land use and zoning on opportunity sites that are made in this Final PEIR as a result of comments received, including elimination of zoning and land use changes at Springfield and Fairview and University Christian Church (Opportunity Site 1). The commenter mentions three sites—Sepulveda and Centinela, Playa District, and the Howard Hughes building as viable sites for development. The parcels identified by the commenter are in the City of Los Angeles and outside the County's jurisdiction to make land use changes. Please see Master Response 1, Opportunity Sites, which provides detailed responses regarding the how opportunity sites were identified and changes made to the WSAP as a result of public comments received.

The County has held in-person meetings, virtual meetings, and workshops and participated in community-hosted events. The County also distributed two community surveys to solicit initial feedback. Opportunity sites were selected based on comprehensive research, community input, and sites identified in the County's certified Housing Element. In community input received from project surveys and comments during public meetings, community members expressed their desire to preserve the characteristics of single-family residential neighborhoods and their preference for growth in the commercial corridors. The comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

R97. Response to Comments from Mark Stannard, dated 8/14/2024.

R97-1 This comment opposes the proposed Project and states that the WSAP proposes changes in Ladera Heights, View Park, and Windsor Hills, which disproportionately bears the rezoning of the project. As described in the Introduction chapter of the WSAP and page 3-1 of the Draft PEIR, the project's focus is on Ladera Heights, View Park, and Windsor Hills, and West Fox Hills because the remaining areas are managed through other plans, agencies, or agreements. The remaining areas are outside of the County's jurisdiction to make any land use changes. Please see Master Response 1, Opportunity Sites, regarding changes to land use and zoning on opportunity sites that are made in this Final PEIR as a result of comments received, and the reasons why certain other locations are not feasible for inclusion. This comment does not raise an environmental issue regarding the adequacy of the Draft PEIR. Therefore, a response is not required pursuant to CEQA. However, the comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

R97-2 This comment raises general concerns about traffic congestion and states that the proposed zoning updates to the Ladera Center under the WSAP would harm the community. The Ladera Center (Opportunity Site 2 in the WSAP) is partially within the jurisdiction of Los Angeles County and partially within the jurisdiction of the City of Los Angeles. As a result of comments received on the WSAP and Draft PEIR, the County has reduced the maximum allowable height from 65 feet to 45 feet (see Master Response 1, Opportunity Sites). In regard to the Ladera Center, the County has been working closely with the City of Los Angeles Planning Department to standardize the zoning and land use at the site.

Please see Master Response 2, Transportation, which provides detailed responses to concerns regarding transportation-related issues, including safety. The Mobility Element supports the use of alternative modes of transportation, including walking, bicycling, and transit, to increase access opportunities and community connectivity (WSAP Goal M 4) and reduce impacts of traffic-related emissions (WSAP Goal M 5 and Policy LU 3.3).

R98. Response to Comments from Robert Huang, dated 8/14/2024.

R98-1 This comment opposes the selection of Opportunity Site 10 under the WSAP. As a result of public comments received, the County has elected to remove Opportunity Site 10 from the WSAP. Revisions have been made to the Final PEIR accordingly. Please see Master Response 1, Opportunity Sites, regarding changes to land use and zoning on opportunity sites that are made in this Final PEIR as a result of comments received.

2. Response to Comments

R99. Response to Comments from Cheryl Moore, dated 8/15/2024.

R99-1 This comment voices opposition to the proposed zoning updates under the WSAP and voices general concerns about traffic congestion, safety of streets, and increased presence of unhoused individuals near the proposed light rail station. No light rail station or overall physical development is proposed under the WSAP. All future projects implemented by the County or other State, regional, or local agencies in the Planning Area would be reviewed to ensure compliance with the County's standards or other applicable standards relative to the provision of safe access for vehicles, pedestrian, and bicyclists, which would incorporate standards for adequate sight distance, sidewalks, crosswalks, and pedestrian movement controls to protect pedestrian and enhance bicycle safety. The Community Traffic Safety Plan in the View Park, Windsor Hills, and Ladera Heights communities provides goals and guidance for future development to ensure traffic flow is reduced and implements safety measures for all modes of transportation. In addition, the WSAP is a County-led document that is intended to supplement all existing plans in the county, such as the Active Transportation Strategic Plan, Bicycle Master Plan, Vision Zero Action Plan, and the Climate Action Plan 2045. Please see Master Response 2, Transportation, which provides detailed responses to concerns regarding transportation-related issues. This comment does not raise an environmental issue regarding the adequacy of the Draft PEIR.

R99-2 This comment expresses concerns about property values and questions why Brentwood, Pacific Palisades, Santa Monica, and Beverly Hills are excluded from zoning changes. Please see Master Response, 1, Opportunity Sites, which provides detailed responses regarding the how opportunity sites are identified, these specific parcels, and changes made to the WSAP as a result of public comments received. Additionally, as described in the Introduction chapter of the WSAP and page 3-1 of the Draft PEIR, the project's focus is in Ladera Heights, View Park, and Windsor Hills and West Fox Hills because the remaining areas are managed through other plans, agencies, or agreements. The WSAP does not involve any changes to property values or property taxes. This comment does not raise an environmental issue regarding the adequacy of the Draft PEIR. However, the comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

R100. Response to Comments from Dan Wilson, dated 8/15/2024.

R100-1 This comment voices opposition to the proposed zoning updates under the WSAP and expresses general concerns about traffic congestion and parking. This comment also states that public transportation is not possible in this area. See Master Response 1, Opportunity Sites, regarding changes to land use and zoning on opportunity sites that are made in this Final PEIR as a result of comments received. Land use changes and zoning updates included as part of the WSAP would maintain consistency with the Land Use Policy Map and incorporate proposed rezoning identified in the County's certified Housing Element to meet the RHNA goals for the County in accordance with State housing laws. In addition, the WSAP is a County-led document which is intended to supplement all existing plans within the county, such as the Active Transportation Strategic Plan, Bicycle Master Plan, Vision Zero Action Plan, the Community Traffic Safety Plan, and the Climate Action Plan 2045. The WSAP Mobility Element supports the use of alternative modes of transportation, including walking, bicycling, and transit, to increase access opportunities and community connectivity (WSAP Goal M 4 and Goal LU 3). As described in Draft PEIR Section 5.17, *Transportation*, the proposed Project is consistent with plans addressing the circulation system (e.g., Southern California Association of Governments 2024-2050 Regional Transportation Plan/Sustainable Communities Strategy, LA County General Plan Mobility Element and transit oriented County plans)..

Parking is addressed in the Mobility Element of the WSAP, specifically through Goal M 6. Additionally, the parking requirements for new housing will be in conformance with the recently adopted Multifamily Residential Parking Ordinance. Additionally, see Master Response 2, Transportation, which provides detailed responses to concerns regarding transportation-related issues, including safety. The comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

2. Response to Comments

R101. Response to Comments from Derrick Davis, dated 8/15/2024.

R101-1 This comment voices support for the comment letter submitted by the Ladera Heights Civic Association (LHCA) and opposes the proposed Project. Please see responses to comment Letters O3 and O4 that directly respond to the LHCA objections and recommendations.

R102. Response to Comments from Don Rosen, dated 8/15/2024.

R102-1 This comment opposes the proposed Project and states that quality of life in Ladera Heights will be compromised as a result of the WSAP. This comment also voices concerns about traffic congestion.

One of the overarching goals of the WSAP is to provide opportunities for development of affordable housing and revitalize commercial corridor centers while maintaining the character of existing residential neighborhoods. The WSAP would also incorporate land use designations and densities for sites identified to accommodate the RHNA allocation in the adopted 2021-2029 Housing Element. Additionally, goals and policies implemented by the WSAP would ensure that the unincorporated communities' character, diversity, and uses are maintained and protected (specifically Goal LU 1 and Goal LU 5).

Please see Master Response 2, Transportation, which provides detailed responses to concerns regarding transportation-related issues, including the methodology used to evaluate environmental impacts such as VMT. Additionally, the Community Traffic Safety Plan in the View Park, Windsor Hills and Ladera Heights communities provides goals and guidance for future development to ensure traffic flow is reduced and implement safety measures for all modes of transportation.

R102-2 This comment voices support for the comment letter submitted by the Ladera Heights Civic Association (LHCA) and suggests that the LA County Planning Department work with them. Please see responses to comment Letters O3 and O4 that directly respond to the LHCA objections and recommendations.

R102-3 This comment expresses general concerns about traffic congestion and noise and suggests the redistribution of zoning updates to other areas in West LA. Please see Master Response 2, Transportation, which provides detailed responses to concerns regarding transportation-related issues, including safety. The Mobility Element supports the use of alternative modes of transportation, including walking, bicycling, and transit, to increase access opportunities and community connectivity (WSAP Goal M 4) and reduce impacts of traffic-related emissions (WSAP Goal M 5 and Policy LU 3.3).

As described in the Introduction chapter of the WSAP and page 3-1 of the Draft PEIR, the project's focus is in Ladera Heights, View Park, and Windsor Hills, and West Fox Hills because the remaining areas are managed through other plans, agencies, or agreements. Although the commenter raises concerns regarding traffic. the comment does not identify specific comments regarding the adequacy of the environmental analysis in the Draft PEIR. As such, no change to the environmental analysis is required.

2. Response to Comments

R103. Response to Comments from Jackie Hardin, dated 8/15/2024.

R103-1 This commenter provides information on their experience in Ladera Heights; opposes the proposed zoning updates under the WSAP; and raises general concern regarding traffic, public services, safety, and homelessness. The comment does not identify specific concerns regarding the adequacy of the environmental analysis. As such, no change to the environmental analysis is required.

R104. Response to Comments from Jan Davis, dated 8/15/2024.

R104-1 This comment voices concerns about the community meeting held on August 1st and opposes the proposed Project, specifically land use changes to the Ladera Center (Opportunity Site 2), traffic congestion along the Ladera Center, and neighborhood character. The comment does not identify specific concerns regarding the adequacy of the environmental analysis contained in the Draft PEIR. As such, no change to the environmental analysis is required.

R105. Response to Comments from Judy Huern, dated 8/15/2024.

R105-1 This comment expresses concerns about the community meeting held on July 25th. This comment also expresses concerns about traffic congestion and bike lanes. Traffic-related concerns are addressed in Section 5.17, *Transportation*, of the Draft PEIR, and also see Master Response 2, Transportation, for more information. The Mobility Element of the WSAP contains goals and polices regarding the use of alternative modes of transportation, including walking, bicycling, and transit, to increase access opportunities and community connectivity (WSAP Goal M 4) and reduce impacts of traffic-related emissions (WSAP Goal M 5 and Policy LU 3.3). The comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

R105-2 This comment questions how affordable housing is defined and raises concerns about lowered property values. One of the overarching goals of the WSAP is to provide opportunities for development of affordable housing and revitalize commercial corridor centers while maintaining the character of existing residential neighborhoods. Additionally, the existing Inclusionary Housing Ordinance and Affordable Housing Preservation Ordinance protect existing residents and ensure affordable housing in new development. The WSAP does not involve any changes to property values.

R105-3 This comment expresses concerns about the community meeting held on July 25th. The comment does not identify specific concerns regarding the adequacy of the environmental analysis contained in the Draft PEIR. The comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

R105-4 This comment voices concerns about the quality of life under the WSAP. No development or land use changes are proposed to the Pann's restaurant under the WSAP. The proposed WSAP is led by the County of Los Angeles, not the City of Los Angeles; it is a County plan and only applies to the unincorporated areas in the county. The City of Los Angeles communities are governed by the City's planning policies and regulations. Potential transportation impacts were evaluated in the Draft PEIR, which includes an analysis of vehicle miles traveled (VMT) consistent with the County's procedures for assessing transportation impacts. The proposed project would increase opportunities for future development of commercial uses and housing in the area through a mixed use designation that would provide closer opportunities for residents ultimately leading them to drive less distance between their homes, work, and other amenities. The WSAP mobility goals and policies ensure safe and pedestrian-oriented environments. Additionally, the County Department of 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 proactive plan that focuses on roadway safety and would include recommendations for road safety. The Draft PEIR Section 5.17, *Transportation*, identified eight collision-concentration corridors, including Centinela and La Cienega, based on the

Los Angeles County Vision Zero Program. Additionally, please see Master Response 2, Transportation, which provides detailed responses to concerns regarding transportation-related issues. The PEIR contains sufficient analysis at a program level and no changes are necessary.

R106. Response to Comments from Mark Davis, dated 8/15/2024.

R105-1 This comment opposes the proposed zoning updates under the WSAP and raises concerns about property values, traffic congestion, and community outreach. The WSAP does not involve any changes to property values. Traffic-related concerns are addressed in Section 5.17, *Transportation*, of the Draft PEIR, and also see Master Response 2, Transportation, for more information. The Mobility Element of the WSAP contains goals and policies regarding the use of alternative modes of transportation, including walking, bicycling, and transit, to increase access opportunities and community connectivity (WSAP Goal M 4) and reduce impacts of traffic-related emissions (WSAP Goal M 5 and Policy LU 3.3).

The County has held in-person meetings, virtual meetings, workshops, and participated in community-hosted events. The County also distributed two community surveys to solicit initial feedback. Opportunity sites were selected based on comprehensive research, community input, and sites identified in the County's certified Housing Element. In community input received from project surveys and comments during public meetings, community members expressed their desire to preserve the characteristics of single-family residential neighborhoods and their preference for growth in the commercial corridors.

R107. Response to Comments from Brian Jordan, dated 8/15/2024.

R107-1 This comment opposes the proposed zoning changes under the WSAP in Opportunity Site 1. This site has been removed as part of the revised WSAP and through this Final PEIR (see Master Response 1, Opportunity Sites).

R107-2 This comment opposes the proposed zoning changes under the WSAP in Opportunity Sites 2, 4a, 4b, 5, and 6 and raises concerns about traffic congestion and parking. Potential transportation impacts were evaluated in the Draft PEIR, which includes an analysis of vehicle miles traveled (VMT) consistent with the County's procedures for assessing transportation impacts. The proposed Project would increase opportunities for future development of commercial uses and housing in the area through a mixed use designation that would provide opportunities closer to residents, ultimately leading them to drive less distance between their homes, work, and other amenities. The WSAP mobility goals and policies ensure safe and pedestrian-oriented environments. Additionally, 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 proactive plan that focuses on roadway safety and would include recommendations for road safety. The parking requirements for new housing will be in conformance with the recently adopted Multifamily Residential Parking Ordinance. See also Master Response 2, Transportation, regarding traffic-related concerns, including parking.

R107-3 This comment opposes the proposed zoning changes under the WSAP in Opportunity Sites 7, 8, 9, and 10 and raises concerns about increased disturbances and crime. Opportunity Site 10 has been removed as part of the revised WSAP. Please see Master Response 1, Opportunity Sites, regarding changes to land use and zoning on opportunity sites that ae made in this Final PEIR as a result of comments received. Additionally, as part of the CEQA process, the Los Angeles County Sheriff's Department was consulted and did not express specific concerns regarding the WSAP, noting that impacts to police protection services will be analyzed on a project-by-project basis (see responses to Comment Letter A4). The Public Facilities and Services Element of the WSAP addresses the need to provide public safety throughout the Planning Area. Additionally, the WSAP is intended to support the Countywide General Plan, which includes goals and polices to support police protection services.

R107-4 This comment suggests the development of the Inglewood Oil Field and the area of Neenach, 230 St. West, and Avenue D, Lancaster. The Inglewood Oil Field is within the Baldwin Hills Community District (BHCD), which prohibits new oil wells and production and designates existing uses as "non-conforming," anticipating their phased removal and reuse in the future. The Inglewood Oil Field is identified as an Opportunity Site in the WSAP but land uses would continue to be governed by the BHCSD, and no land use and zoning changes are proposed as part of the WSAP. Any future changes would be conducted under a separate planning process. Additionally, please see Master Response 1,

2. Response to Comments

Opportunity Sites, which states that the parcel in Lancaster is in another County Area Plan and not in the WSAP. The parcel suggested is not in the Planning Area. See also Master Response 1, Opportunity Sites, regarding changes to land use and zoning on opportunity sites that are made in this Final PEIR as a result of comments received, and regarding rationale for exclusion of the parcel recommended by the commenter.

R108. Response to Comments from Richard Bisby, dated 8/15/2024.

R108-1 This comment voices support for the comment letter submitted by the Ladera Heights Civic Association (LHCA) and opposes the proposed Project. Please see responses to comment Letters O3 and O4 that directly respond to the LHCA objections and recommendations.

R108-2 This comment expresses general concerns about traffic congestion under the WSAP. Please see Master Response 2, Transportation, which provides detailed responses to concerns regarding transportation-related issues, including safety. The Mobility Element supports the use of alternative modes of transportation, including walking, bicycling, and transit, to increase access opportunities and community connectivity (WSAP Goal M 4) and reduce impacts of traffic-related emissions (WSAP Goal M 5 and Policy LU 3.3).

2. Response to Comments

R109. Response to Comments from Wanda Davis, dated 8/15/2024.

R109-1 This comment voices opposition to the zoning updates proposed under the WSAP and raises concerns about the displacement of Black communities. This comment also suggests an alternate area for the proposed zoning updates. A Historic Preservation Element was prepared as part of the WSAP, which details historical information about each of the neighborhoods within the Planning Area. Goal ED 4 of the WSAP aims to preserve the community's Black legacy and preserve existing historic and cultural resources. Additionally, the WSAP Implementation Program HRI 1 would initiate historic context studies of Black institutions and social history in Ladera Heights, View Park, and Windsor Hills to identify historic resources that preserve, celebrate and raise awareness to cultural history. The location of the recommended alternate area is outside of the County's jurisdiction to make land use changes. Please see Master Response 1, Opportunity Sites, which provides detailed responses regarding the how opportunity sites identified, the specific parcels, and changes made to the WSAP as a result of public comments received.

R110. Response to Comments from Alison Clinton, dated 8/15/2024.

R110-1 This comment voices general concerns about traffic congestion and blocked intersections in Ladera Heights and provides photographic examples. This comment also states that La Cienega Blvd and Slauson Avenue are the main causes of major congestion in the area and that there is no infrastructure in Ladera Heights that is suitable to support population growth, bike infrastructure, and public transit. Please see Master Response 2, Transportation, which provides detailed responses to concerns regarding transportation-related issues, including safety. The Mobility Element supports the use of alternative modes of transportation, including walking, bicycling, and transit, to increase access opportunities and community connectivity (WSAP Goal M 4) and reduce impacts of traffic-related emissions (WSAP Goal M 5 and Policy LU 3.3).

R110-2 This comment asks two questions related to the WSAP and provides no specific comments related to the environmental impacts addressed in the Draft PEIR. The County provided responses directly to the commenter in response to their questions. No further response is warranted in this EIR.

2. Response to Comments

R111. Response to Comments from Nathelene Reynolds, dated 8/15/2024.

R111-1 This comment opposes the proposed Project but does not raise an environmental issue regarding the adequacy of the Draft PEIR. Therefore, a response is not required pursuant to CEQA. However, the comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

R112. Response to Comments from Helen Harris, dated 8/15/2024.

R112-1 This comment opposes the proposed Project and raises general concerns about traffic congestion. See Master Response 1, Opportunity Sites, regarding changes to land use and zoning on opportunity sites that are made in this Final PEIR as a result of comments received. Land use changes and zoning updates included as part of the WSAP would maintain consistency with the Land Use Policy Map and incorporate proposed rezoning identified in the County's certified Housing Element to meet its RHNA goals in accordance with State housing laws. In addition, the WSAP is a County-led document that is intended to supplement all existing plans within the county, such as the Active Transportation Strategic Plan, Bicycle Master Plan, Vision Zero Action Plan, the Community Traffic Safety Plan, and the Climate Action Plan 2045. The WSAP Mobility Element also supports the use of alternative modes of transportation, including walking, bicycling, and transit, to increase access opportunities and community connectivity (WSAP Goal M 4 and Goal LU 3). As described in Draft PEIR Section 5.17, *Transportation*, the proposed Project is consistent with plans addressing the circulation system (e.g., Southern California Association of Governments 2024-2050 Regional Transportation Plan/Sustainable Communities Strategy, LA County General Plan Mobility Element, and transit oriented County plans).

Please see Master Response 2, Transportation, which provides detailed responses to concerns regarding transportation-related issues, including safety.

R112-2 This comment states that the WSAP is more concerned about profit than people but does not raise an environmental issue regarding the adequacy of the Draft PEIR. Therefore, a response is not required pursuant to CEQA. However, the comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

2. Response to Comments

R113. Response to Comments from Ingrid Day, dated 8/15/2024.

R113-1 This comment opposes the proposed Project and voices general concerns about traffic congestion. See Master Response 1, Opportunity Sites, regarding changes to land use and zoning on opportunity sites that are made in this Final PEIR as a result of comments received. Land use changes and zoning updates included as part of the WSAP would maintain consistency with the Land Use Policy Map and incorporate proposed rezoning identified in the County's certified Housing Element to meet its RHNA goals in accordance with State housing laws. In addition, the WSAP is a County-led document that is intended to supplement all existing plans within the county, such as the Active Transportation Strategic Plan, Bicycle Master Plan, Vision Zero Action Plan, the Community Traffic Safety Plan, and the Climate Action Plan 2045. The WSAP Mobility Element also supports the use of alternative modes of transportation, including walking, bicycling, and transit, to increase access opportunities and community connectivity (WSAP Goal M 4 and Goal LU 3). As described in Draft PEIR Section 5.17, *Transportation*, the proposed Project is consistent with plans addressing the circulation system (e.g., Southern California Association of Governments 2024-2050 Regional Transportation Plan/Sustainable Communities Strategy, LA County General Plan Mobility Element and transit oriented County plans).

R114. Response to Comments from Jacqueline Djedje, dated 8/15/2024.

R114-1 This comment opposes the proposed Project and voices support for the comment letter submitted by the Ladera Heights Civic Association (LHCA). Please see responses to comment Letters O3 and O4 that directly respond to the LHCA objections and recommendations.

2. Response to Comments

R115. Response to Comments from Leon Blum, dated 8/15/2024.

R115-1 This comment opposes the inclusion of Opportunity Sites 2 and 10 in the WSAP and raises general concerns about traffic congestion. This comment also voices support for the zoning updates proposed for Opportunity Sites 5, 6, 7, 8, 9, and 11. As a result of comments received on the WSAP and Draft PEIR, the County has reduced the maximum allowable height from 65 feet to 45 feet (see Master Response 1, Opportunity Sites). In regard to the Ladera Center, the County has been working closely with the City of Los Angeles Planning Department to standardize the zoning and land use at the site. In addition, the WSAP is a County-led document that is intended to supplement all existing plans within the county, such as the Active Transportation Strategic Plan, Bicycle Master Plan, Vision Zero Action Plan, the Community Traffic Safety Plan, and the Climate Action Plan 2045. The WSAP Mobility Element also supports the use of alternative modes of transportation, including walking, bicycling, and transit, to increase access opportunities and community connectivity (WSAP Goal M 4 and Goal LU 3). The comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

R116. Response to Comments from Helen G. Harris, dated 8/15/2024.

R116-1 This comment voices general concerns about traffic congestion and community input. Opportunity sites were selected based on comprehensive research, community input, and sites identified in the County's certified Housing Element. In community input received from project surveys and comments during public meetings, community members expressed their desire to preserve the characteristics of single-family residential neighborhoods and their preference for growth in the commercial corridors. Additionally, a Historic Preservation Element was prepared as part of the WSAP, which details historical information about each of the neighborhoods within the Planning Area. Goal ED 4 of the WSAP aims to preserve the community's Black legacy and preserve existing historic and cultural resources. Additionally, the WSAP Implementation Program HRI 1 would initiate historic context studies of Black institutions and social history in Ladera Heights, View Park, and Windsor Hills to identify historic resources that preserve, celebrate, and raise awareness to cultural history. As described in Section 5.1, *Aesthetics*, of the Draft PEIR, the Land Use Element, specifically Goal LU 1 and Goal LU 5, would ensure that the unincorporated communities' character, diversity, and uses are maintained and protected.

R117. Response to Comments from Jean Apfel, dated 8/15/2024.

R117-1 This commenter provides information about their community, opposes the WSAP, and raises concern about crime rates. The commenter recommends other locations in the City of Los Angeles and Culver City for redevelopment, but these are outside the jurisdiction of the County of Los Angeles and the WSAP. As part of the CEQA process, the Los Angeles County Sheriff's Department was consulted and did not express specific concerns regarding the WSAP, noting that impacts to police protection services will be analyzed on a project-by-project basis (see responses to Comment Letter A4). The Public Facilities and Services Element of the WSAP addresses the need to provide public safety throughout the Planning Area. Additionally, the WSAP is intended to support the Countywide General Plan, which includes goals and policies to support police protection services. This comment does not raise an environmental issue regarding the adequacy of the Draft PEIR. The comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

R117-2 This comment voices concern about the community outreach efforts for the WSAP. The County has held in-person meetings, virtual meetings, and workshops and participated in community-hosted events. The County also distributed two community surveys to solicit initial feedback. Opportunity sites were selected based on comprehensive research, community input, and sites identified in the County's certified Housing Element. In community input received from project surveys and comments during public meetings, community members expressed their desire to preserve the characteristics of single-family residential neighborhoods and their preference for growth in the commercial corridors. Additionally, a Historic Preservation Element was prepared as part of the WSAP, which details historical information about each of the neighborhoods within the Planning Area. Goal ED 4 of the WSAP aims to preserve the community's Black legacy and preserve existing historic and cultural resources. Additionally, the WSAP Implementation Program HRI 1 would initiate historic context studies of Black institutions and social history in Ladera Heights, View Park, and Windsor Hills to identify historic resources that preserve, celebrate, and raise awareness to cultural history. As described in Section 5.1, *Aesthetics*, of the Draft PEIR, the Land Use Element, specifically Goal LU 1 and Goal LU 5, would ensure that the unincorporated communities' character, diversity, and uses are maintained and protected. The comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

R117-3 This comment raises concerns about quality of life, traffic congestion, crime, and removal of essential services. The WSAP is a policy document, and no physical development is proposed. Future development would be analyzed on a project-by-project basis and undergo the necessary County review processes. Land use changes and zoning updates included as part of the WSAP would maintain consistency with the Land Use Policy Map and incorporate proposed rezoning identified in the County's certified Housing Element to meet its RHNA goals in accordance with State housing laws. In addition, the WSAP is

a County-led document that is intended to supplement all existing plans within the county, such as the Active Transportation Strategic Plan, Bicycle Master Plan, Vision Zero Action Plan, the Community Traffic Safety Plan, and the Climate Action Plan 2045. The WSAP Mobility Element also supports the use of alternative modes of transportation, including walking, bicycling, and transit, to increase access opportunities and community connectivity (WSAP Goal M 4 and Goal LU 3). As described in Draft PEIR Section 5.17, *Transportation*, the proposed Project is consistent with plans addressing the circulation system (e.g., Southern California Association of Governments 2024-2050 Regional Transportation Plan/Sustainable Communities Strategy, LA County General Plan Mobility Element and transit oriented County plans). Refer to comment R117-1 regarding crime-related concerns. The comment does not identify specific concerns regarding the adequacy of the environmental analysis. The comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

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R118. Response to Comments from Desobry Bowens, dated 8/15/2024.

R118-1 This comment states that the Ladera Heights Civic Association (LHCA) has submitted a comment letter and does not raise an environmental issue regarding the adequacy of the Draft PEIR. Please see responses to comment letters O3 and O4 that directly respond to the LHCA objections and recommendations. The comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

R119. Response to Comments from Karen Edwards, dated 8/16/2024.

R119-1 This comment opposes the proposed Project but does not raise an environmental issue regarding the adequacy of the Draft PEIR. Therefore, a response is not required pursuant to CEQA. However, the comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

2. Response to Comments

R120. Response to Comments from Pamela Thomas Brown, dated 8/16/2024.

R120-1 This comment opposes the selection of Opportunity Site 10 under the WSAP. As a result of public comments received, the County has elected to remove Opportunity Site 10 from the WSAP. Revisions have been made to the Final PEIR accordingly. Please see Master Response 1, Opportunity Sites, regarding changes to land use and zoning on opportunity sites that are made in this Final PEIR as a result of comments received.

R121. Response to Comments from Walter and Dorthey Harris, dated 8/16/2024.

R121-1 This comment voices support for the comment letter submitted by the Ladera Heights Civic Association (LHCA) and opposes the proposed Project. Please see responses to comment Letters O3 and O4 that directly respond to the LHCA objections and recommendations. No environmental issues regarding the adequacy of the Draft PEIR were raised. The comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

R122. Response to Comments from G. Knox, dated 8/16/2024.

R122-1 This comment opposes the proposed zoning updates under the WSAP and raises concerns about its impact on the Black community. Opportunity sites were selected based on comprehensive research, community input, and sites identified in the County's certified Housing Element. In community input received from project surveys and comments during public meetings, community members expressed their desire to preserve the characteristics of single-family residential neighborhoods and their preference for growth in the commercial corridors. Additionally, a Historic Preservation Element was prepared as part of the WSAP that details historical information about each of the neighborhoods in the Planning Area. Goal ED 4 of the WSAP aims to preserve the community's Black legacy and preserve existing historic and cultural resources. Additionally, the WSAP Implementation Program HRI 1 would initiate historic context studies of Black institutions and social history in Ladera Heights, View Park, and Windsor Hills to identify historic resources that preserve, celebrate, and raise awareness of cultural history. As described in Section 5.1, *Aesthetics*, of the Draft PEIR, the Land Use Element, specifically Goal LU 1 and Goal LU 5, would ensure that the unincorporated communities' character, diversity, and uses are maintained and protected. Although the commenter raises concerns regarding zoning updates and impacts on the Black community, the comment does not identify specific concerns regarding the adequacy of the environmental analysis. As such, no change to the environmental analysis is required.

R122-2 This commenter states several points about the impact of the WSAP on their neighborhood—increased population, traffic, health hazards, and inconvenience, The commenter also states that there is no need for additional retail. Environmental impacts associated with land use and population growth are discussed in Section 5.11, *Land and Planning*, and Section 5.14, *Population and Housing*. The WSAP addresses the growth targets assigned by the Housing Element to ensure that the Planning Area communities have capacity for this growth, and it includes policies, zoning, and related development regulations to minimize growth at unplanned levels and in unplanned locations. Additionally, as described in Section 5.1, *Aesthetics*, of the Draft PEIR, the Land Use Element of the proposed Project, specifically Goal LU 1 and Goal LU 5, would ensure that the unincorporated communities' character, diversity, and uses are maintained and protected. Please see Master Response 1, Opportunity Sites, regarding changes to land use and zoning on opportunity sites that are made in this Final PEIR as a result of comments received.

Also, see Master Response 2, Transportation, regarding circulation comments. Additionally, the Community Traffic Safety Plan in the View Park, Windsor Hills and Ladera Heights communities provides goals and guidance for future development to ensure traffic flow is reduced and implements safety measures for all modes of transportation. As discussed in Section 5.6, *Air Quality*, the location, design, and land uses of the growth anticipated by the WSAP would implement these land use and

transportation strategies to reduce vehicle trips for residents and employees of the County by increasing future mixed-use, commercial, and residential developments around major transit areas. The applicable land use strategies include focusing growth near destinations and mobility options, promoting diverse housing choices, leveraging technology innovations, supporting implementation of sustainability policies, promoting a green region, and implementing GHG reduction strategies. This comment does not raise an environmental issue regarding the adequacy of the Draft PEIR. However, the comment is acknowledged for the record and will be forwarded to the decision-making bodies for the review and consideration.

R122-3 This comment provides information regarding a study on racial inequalities in California. This comment states opposition to the proposed land use changes. The WSAP includes a Historic Preservation Element that details historical information about each of the neighborhoods in the Planning Area. Goal ED 4 of the WSAP aims to preserve the community's Black legacy and preserve existing historic and cultural resources. Additionally, the WSAP Implementation Program HRI 1 would initiate historic context studies of Black institutions and social history in Ladera Heights, View Park, and Windsor Hills to identify historic resources that preserve, celebrate, and raise awareness of cultural history. Additionally, as discussed in Chapter 3, *Project Description*, of the Draft PEIR, the WSAP would implement Land Use Policy Map and Zoning Ordinance updates based on policies, programs, and action items defined by the recently adopted and State-certified General Plan Housing Element 2021-2029 (6th cycle) as well as changes to facilitate additional housing opportunities and ensure consistency between zoning and land use designations. This is also stated in the Project Objectives (see page 3-2 of the Draft PEIR). The WSAP would also incorporate land use designations and densities for sites identified to accommodate the RHNA allocation in the adopted 2021-2029 Housing Element. The State is increasing its purview over local land use, increasing enforcement against jurisdictions that do not comply with State housing laws, and making jurisdictions' eligibility for grant funds for infrastructure and transportation contingent upon having a compliant housing element. This comment does not raise specific environmental issues regarding the adequacy of the Draft PEIR. The comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

2. Response to Comments

R123. Response to Comments from Francesca Harris, dated 8/16/2024.

R123-1 This comment opposes the proposed Project and raises concerns about the displacement of Black community members. As discussed in Section 5.14, *Population and Housing*, one of the WSAP goals is to crate affordable housing options for existing and future residents and reduce the potential for displacement. Additionally, a Historic Preservation Element was prepared as part of the WSAP that details historical information about each of the neighborhoods in the Planning Area. Goal ED 4 of the WSAP aims to preserve the community's Black legacy and preserve existing historic and cultural resources. Additionally, the WSAP Implementation Program HRI 1 would initiate historic context studies of Black institutions and social history in Ladera Heights, View Park, and Windsor Hills to identify historic resources that preserve, celebrate, and raise awareness to cultural history. As described in Section 5.1, *Aesthetics*, of the Draft PEIR, the Land Use Element of the proposed Project, specifically Goal LU 1 and Goal LU 5, would ensure that the unincorporated communities' character, diversity, and uses are maintained and protected.

R123-2 This comment voices general opposition to the proposed zoning updates under the WSAP. The goals and policies implemented by the WSAP would ensure that the unincorporated communities' character, diversity, and uses are maintained and protected (specifically Goal LU 1 and Goal LU 5). Additionally, as stated on page 3-13 of the Draft PEIR, the County will adopt a Planning Area Standards District (PASD) with specific development standards that will be applicable to any future development in the Planning Area. This includes height limitations, setbacks, landscaping requirements, lighting standards, and other development requirements to ensure community character is maintained.

R124. Response to Comments from Davina Douthard, dated 8/16/2024.

R124-1 This comment opposes the Proposed project and raises concerns regarding "one size fits all" policies, traffic safety, community character, and limited space. The WSAP outlines goals and policies that are implemented areawide, within Ladera Heights, View Park, and Windsor Hills, and within community-specific opportunity sites. Please see Master Response 2, Transportation, which provides detailed responses to concerns regarding transportation-related issues, including safety. The Mobility Element supports the use of alternative modes of transportation, including walking, bicycling, and transit, to increase access opportunities and community connectivity (WSAP Goal M 4) and reduce impacts of traffic-related emissions (WSAP Goal M 5 and Policy LU 3.3). Additionally, the WSAP contains policies and enacts zoning changes that will offer additional housing unit type options and ensure communities retain their character, amenities, and access to services and infrastructure. One of the overarching goals of the WSAP is to provide opportunities for development of affordable housing and revitalize commercial corridor centers while maintaining the character of existing residential neighborhoods. Additionally, the County will adopt a Planning Area Standards District (PASD) with specific development standards that will be applicable to any future development in the Planning Area. This includes height limitations, setbacks, landscaping requirements, lighting standards, among other development requirements, to ensure community character is maintained. The comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

2. Response to Comments

R125. Response to Comments from Nick Starkman, dated 8/16/2024.

R125-1 This comment opposes the selection of Opportunity Site 10 under the WSAP and raises general concerns about traffic congestion safety. This comment also provides several news articles about vehicle accidents. As discussed in Master Response 1, Opportunity Sites, Site 10 will be removed as an opportunity site. The WSAP mobility goals and policies ensure safe transportation network and pedestrian-oriented environments (WSAP Goal M 2 through M 4). Additionally, as stated on page 3-10 of the Draft PEIR, 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 proactive plan that focuses on roadway safety and would include recommendations for road safety. The Draft PEIR Section 5.17, *Transportation*, identified eight collision-concentration corridors, including Centinela and La Cienega, based on the Los Angeles County Vision Zero Program. Additionally, please see Master Response 2, Transportation, which provides detailed responses to concerns regarding transportation-related issues. The comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

R126. Response to Comments from Ash, dated 8/16/2024.

R126-1 This comment opposes the selection of Opportunity Site 10 under the WSAP. As a result of public comments received, the County has elected to remove Opportunity Site 10 from the WSAP. Revisions have been made to the Final PEIR accordingly. Please see Master Response 1, Opportunity Sites, regarding changes to land use and zoning on opportunity sites that are made in this Final PEIR as a result of comments received.

2. Response to Comments

R127. Response to Comments from Ellen Walls, dated 8/16/2024.

R127-1 This comment opposes the selection of Opportunity Site 10 under the WSAP. As a result of public comments received, the County has elected to remove Opportunity Site 10 from the WSAP. Revisions have been made to the Final PEIR accordingly. Please see Master Response 1, Opportunity Sites, regarding changes to land use and zoning on opportunity sites that are made in this Final PEIR as a result of comments received.

R128. Response to Comments from Jeannae M. Rouzan-Clay, dated 8/16/2024.

R128-1 This commenter provides information about the environmental setting of their residence and community and opposes the proposed zoning updates under the WSAP. The commenter also raises concerns about potential construction in their neighborhood by future development facilitated by the WSAP. No physical development is proposed at this time as part of the project. The WSAP includes land use changes and zoning updates that would maintain consistency with the Land Use Policy Map and incorporates proposed rezoning identified in the Housing Element to meet the RHNA goals for the County. Future discretionary projects facilitated by the land use and zoning changes included in the WSAP will be evaluated on a project-by-project basis and would undergo environmental analysis and implement mitigation measures as needed, during construction and operation of future developments, along with other required policies and regulations adopted to minimize environmental impacts. Although the commenter raises concerns regarding zoning updates, the comment does not identify specific concerns regarding the adequacy of the environmental analysis. As such, no change to the environmental analysis is required.

R128-2 This comment voices general concerns about traffic safety and air pollution. Please see Master Response 2, Transportation, which provides detailed responses to concerns regarding transportation-related issues, including safety. The Mobility Element supports the use of alternative modes of transportation, including walking, bicycling, and transit, to increase access opportunities and community connectivity (WSAP Goal M 4) and reduce impacts of traffic-related emissions (WSAP Goal M 5 and Policy LU 3.3). Additionally, mitigation measures identified in Section 5.3, *Air Quality*, must be implemented during construction of all future development projects to reduce air pollutant emissions The County continues to coordinate with South Coast AQMD and SCAG to ensure countywide growth projections, land use planning efforts, and local development patterns are accounted for in the regional planning and air quality planning processes. The comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

R128-3 This comment voices concerns about property values. This comment does not raise an environmental issue regarding the adequacy of the Draft PEIR and therefore, no further response is required .However, the comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

R128-4 This comment states that the WSAP proposes changes in Ladera Heights, a predominantly Black community, and asserts that it would disproportionately bear the rezoning of the project. The comment questions why other areas are excluded from zoning changes. As described in the Introduction chapter of the WSAP and page 3-1 of the Draft PEIR, the project's focus is in Ladera Heights, View Park, and Windsor Hills and West Fox Hills because the remaining areas are managed through other plans, agencies, or agreements.

Please see Master Response 1, Opportunity Sites, regarding changes to the WSAP as a result of public comments received. Additionally, a Historic Preservation Element was prepared as part of the WSAP that details historical information about each of the neighborhoods in the Planning Area. Goal ED 4 of the WSAP aims to preserve the community's Black legacy and preserve existing historic and cultural resources. Additionally, the WSAP Implementation Program HRI 1 would initiate historic context studies of Black institutions and social history in Ladera Heights, View Park, and Windsor Hills to identify historic resources that preserve, celebrate, and raise awareness of cultural history. This comment opposes the proposed Project but does not raise an environmental issue regarding the adequacy of the Draft PEIR. However, the comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

R128-5 This comment states that the zoning updates along Fairview and Springpark contradicts various County goals, including preserving community identity and enhancing pedestrian and traffic safety. As a result of public comments received, the County has elected to remove Fairview and Springpark from land use and zoning changes. Please see Master Response 1, Opportunity Sites, for more information, including removal of land use and zoning changes at this location. Land use changes and zoning updates would 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. This comment does not raise an environmental issue regarding the adequacy of the Draft PEIR. Therefore, a response is not required pursuant to CEQA. As stated on page 3-13 of the Draft PEIR, the County will adopt a Planning Area Standards District (PASD) with specific development standards that will be applicable to any future development within the Planning Area. This includes height limitations, setbacks, landscaping requirements, lighting standards, and other development requirements to ensure community character is maintained. The comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration

R128-6 This comment opposes the addition of the proposed R5, MXD, and R4 developments to Lower Ladera Heights. The corner of Centinela and La Tijera is located within the City of Los Angeles' jurisdiction. The R5, MXD, and R4 developments refer to the Westchester Community Plan which is in the City of Los Angles and outside the jurisdiction of the County and the WSAP. The proposed WSAP is led by the County of Los Angeles, not the City of Los Angeles; it is a County plan and only applies to the unincorporated areas in the county. The City of Los Angeles communities are governed by the City's planning policies and regulations. The comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

R129. Response to Comments from Clifford Campbell, dated 8/16/2024.

R129-1 This comment states opposition to the proposed zoning updates under the WSAP. See Master Response 1, Opportunity Sites, regarding changes to land use and zoning on opportunity sites that are made in this Final PEIR as a result of comments received. Land use changes and zoning updates included as part of the WSAP would maintain consistency with the Land Use Policy Map and incorporate proposed rezoning identified in the County's certified Housing Element to meet the RHNA goals for the County in accordance with State housing laws. In addition, the WSAP is a County-led document that is intended to supplement all existing plans in the county, such as the Active Transportation Strategic Plan, Bicycle Master Plan, Vision Zero Action Plan, the Community Traffic Safety Plan, and the Climate Action Plan 2045. The WSAP Mobility Element also supports the use of alternative modes of transportation, including walking, bicycling, and transit, to increase access opportunities and community connectivity (WSAP Goal M 4 and Goal LU 3). As described in Draft PEIR Section 5.17, *Transportation*, the proposed Project is consistent with plans addressing the circulation system (e.g., Southern California Association of Governments 2024-2050 Regional Transportation Plan/Sustainable Communities Strategy, LA County General Plan Mobility Element and transit oriented County plans). Although the commenter raises concerns regarding zoning updates, the comment does not identify specific concerns regarding the adequacy of the environmental analysis in the Draft PEIR. As such, no change to the environmental analysis is required.

R129-2 This comment states that the proposed Project is gentrification. One of the overarching goals of the WSAP is to provide opportunities for development of affordable housing and revitalize commercial corridor centers while maintaining the character of existing residential neighborhoods. The WSAP is a policy document, and no project-level developments are proposed. As stated on page 3-13 of the Draft PEIR, the County will adopt a Planning Area Standards District (PASD) that contains development standards sensitive to and unique to each of the communities where land use changes are proposed. Most of the updates to zoning are administrative in nature, to bring the zoning and land use policy designation into conformance with one another and ensure compatibility of land and compliance with State law. Although the commenter raises concerns regarding gentrification, the comment does not identify specific concerns regarding the adequacy of the environmental analysis in the Draft PEIR. As such, no change to the environmental analysis is required.

R129-3 This comment suggests the inclusion of the Hawthorne Shopping Plaza into EIR Policy LU 3.8. However, this site is in the City of Hawthorne and outside of the County of Los Angeles' jurisdiction to make any land use decisions. Therefore, this site is not considered a viable opportunity site for the WSAP. Please see Master Response 1, Opportunity Sites, which provides detailed responses regarding how opportunity sites were identified, the specific parcels recommended, and changes made to the WSAP as a result of public

comments received. The comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

R129-4 This comment provides information regarding various credits to include in the WSAP. The WSAP is a policy document, and no project-level developments are proposed. Future development would be subject to CEQA and would be required to comply with planning documents, such as the General Plan and other plans that have been prepared in part to ensure compatibility among communities. No environmental issues regarding the adequacy of the Draft PEIR were raised. The comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

R129-5 This comment provides information about an affordable housing plan in New York. The WSAP contains policies and enacts zoning changes that will offer additional housing unit types and ensure communities retain their character, amenities, and access to services and infrastructure. One of the overarching goals of the WSAP is to provide opportunities for development of affordable housing and revitalize commercial corridor centers while maintaining the character of existing residential neighborhoods. No environmental issues regarding the adequacy of the Draft PEIR were raised. The comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

R129-6 This comment summarizes information about zoning policies in New York. No environmental issues regarding the adequacy of the Draft PEIR were raised. The comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

R129-7 This comment summarizes information about historical housing discrimination in New York. A Historic Preservation Element was prepared as part of the WSAP that details historical information about each of the neighborhoods within the Planning Area. No environmental issues regarding the adequacy of the Draft PEIR were raised. The comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

R129-8 This comment states various policies and goals within the WSAP EIR. No environmental issues regarding the adequacy of the Draft PEIR were raised. The comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

R129-9 This comment voices concerns that open space would be lost as a result of future density facilitated by the WSAP and suggests alternative amenities that could be added to the area to improve quality of life. The WSAP includes policies and implementation programs to protect open space and ensure that future development protects and preserves those areas. Policy LU 8.1 and Policy COS 2.1 ensure that any open space in the Planning Area is protected. Additionally, Implementation Program MI 8 aims to develop Community

Pedestrian plans for Ladera Heights, View Park, and Windsor Heights, and West Fox Hills communities have been prepared for inclusion in "Step-by-Step Los Angeles County: Pedestrian Plans for Unincorporated Communities" with the aim of promoting healthy and active lifestyles. No environmental issues regarding the adequacy of the Draft PEIR were raised. The comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

R129-10 This comment raises concerns about parking. Parking is addressed in the Mobility Element of the WSAP, specifically through Goal M 6. Additionally, the parking requirements for new housing will be in conformance with the recently adopted Multifamily Residential Parking Ordinance. Additionally, see Master Response 2, Transportation, which provides detailed responses to concerns regarding transportation-related issues, including safety.

2. Response to Comments

R130. Response to Comments from Patricia Hamlin, dated 8/16/2024.

R130-1 This comment opposes the proposed Project and raises concerns about the homeless population, traffic, and parking. The commenter opposes the removal of the 90 freeway and recommends vacant land located in Westchester for rezoning . The WSAP does not propose any physical development or the demolition of existing development, including the 90 freeway. Additionally, as part of the CEQA process, the Los Angeles County Sheriff's Department was consulted and did not express specific concerns regarding the WSAP, noting that impacts to police protection services will be analyzed on a project-by-project basis (see responses to Comment Letter A4). Please see Master Response 2, Transportation, which provides detailed information regarding traffic-related issues, including parking. Additionally, Westchester is in the City of Los Angeles and outside the jurisdiction of the County and the WSAP. The proposed WSAP is led by the County of Los Angeles, not the City of Los Angeles; it is a County plan and only applies to the unincorporated areas in the county. The City of Los Angeles communities are governed by the City's planning policies and regulations. The comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration

R131. Response to Comments from Clifford Neuman, dated 8/16/2024.

R131-1 This comment opposes the proposed Project and states that the WSAP proposes changes that would disproportionately affect Ladera Heights, View Park, and Windsor Hills by concentrating housing in these communities. One of the overarching goals of the WSAP is to provide opportunities for development of affordable housing and revitalize commercial corridor centers while maintaining the character of existing residential neighborhoods. The WSAP would also incorporate land use designations and densities for sites identified to accommodate the RHNA allocation in the adopted 2021-2029 Housing Element. Additionally, goals and policies implemented by the WSAP would ensure the unincorporated communities' character, diversity, and uses are maintained and protected (specifically Goal LU 1 and Goal LU 5). Please see Master Response 1, Opportunity Sites, regarding changes to the WSAP as a result of public comments received. This comment opposes the proposed Project but does not raise an environmental issue regarding the adequacy of the Draft PEIR. However, the comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

R131-2 This comment questions why Marina del Rey, Ballona Wetlands, and the Westside Islands are excluded from zoning changes. As described in the Introduction chapter of the WSAP and page 3-1 of the Draft PEIR, the project's focus is in Ladera Heights, View Park, and Windsor Hills and West Fox Hills because the remaining areas are managed through other plans, agencies, or agreements. Please see Master Response 1, Opportunity Sites, which provides detailed responses regarding how opportunity sites were identified, specific parcels, and changes made to the WSAP as a result of public comments received. This comment opposes the proposed Project but does not raise an environmental issue regarding the adequacy of the Draft PEIR. However, the comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

R131-3 This comment voices support for the comment letter submitted by the Ladera Heights Civic Association (LHCA) and raises general concerns about traffic. Please see responses to comment Letters O3 and O4 that directly respond to the LHCA objections and recommendations. Please see Master Response 2, Transportation, which provides detailed information concerning traffic related issues. No environmental issues regarding the adequacy of the Draft PEIR were raised. The comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

R131-4 This comment voices concerns about the availability of affordable housing. One of the overarching goals of the WSAP is to provide opportunities for development of affordable housing and revitalize commercial corridor centers while maintaining the character of existing residential neighborhoods. Additionally, the existing Inclusionary Housing Ordinance and Affordable Housing Preservation Ordinance protect existing residents and

ensure affordable housing in new development. The County is obligated to meet the Regional Housing Needs Assessment (RHNA) and apply the rezoning methodology consistently. The comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

R132. Response to Comments from Eloise Ferguson, dated 8/16/2024.

R132-1 This comment opposes the proposed Project and questions why Westchester, Beverly Hills, Bel Air, and Brentwood are excluded from zoning changes. Please see Master Response 1, Opportunity Sites, which provides detailed responses regarding how opportunity sites were identified, these specific parcels, and changes made to the WSAP as a result of public comments received. As described in the Introduction chapter of the WSAP and page 3-1 of the Draft PEIR, the project's focus is in Ladera Heights, View Park, and Windsor Hills and West Fox Hills because the remaining areas are managed through other plans, agencies, or agreements. This comment opposes the proposed Project but does not raise an environmental issue regarding the adequacy of the Draft PEIR. However, the comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

2. Response to Comments

R133. Response to Comments from Sean Hyde-Moyer, dated 8/16/2024.

R133-1 This comment voices support for the comment letter submitted by the Ladera Heights Civic Association (LHCA) and provides suggestions for climate mitigation, specifically green space, shade trees, and traffic. Please see responses to comment Letters O3 and O4 that directly respond to the LHCA objections and recommendations. The WSAP includes policies and implementation programs to protect open space and ensure that future development protects and preserves those areas. Policy LU 8.1 and Policy COS 2.1 ensure that any open space in the Planning Area is protected. County Code Section 22.126, Tree Planting Requirements, outlines the tree planting requirements to provide environmental benefits, and County Code Section 22.174, Oak Tree Permits, ensures the preservation of oak trees in the county. Additionally, please see Master Response 2, Transportation, which provides detailed information concerning traffic-related issues. No environmental issues regarding the adequacy of the Draft PEIR were raised. The comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

R134. Response to Comments from Deborah Woods, dated 8/16/2024.

R134-1 This comment voices support for the comment letter submitted by the Ladera Heights Civic Association (LHCA). Please see responses to comment Letters O3 and O4 that directly respond to the LHCA objections and recommendations. No environmental issues regarding the adequacy of the Draft PEIR were raised. The comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

R134-2 This comment raises general concerns about traffic, density, noise, and air quality. No specific comments regarding the impact analysis contained in the Draft PEIR are provided. Mitigation measures identified in the Draft PEIR Section 5.3, *Air Quality*, must be implemented during construction of all future development projects to reduce air pollutant emissions. Additionally, the County continues to coordinate with South Coast AQMD and SCAG to ensure countywide growth projections, land use planning efforts, and local development patterns are accounted for in the regional planning and air quality planning processes. Policies identified in the WSAP, as well as mitigation measures AQ-1 and AQ-2, would minimize long-term air quality impacts. Additionally, the construction and operation of development projects would be required to implement mitigation measures N-1 and N-2 (Section 5.13, *Noise*, page 5.13-29) which requires a noise study and mitigation plan. Please also see Master Response 2, Transportation, which provides detailed responses to concerns regarding transportation-related issues, including the methodology used to evaluate environmental impacts such as VMT.

R134-3 This comment states that the proposed Project will harm the included neighborhoods and will not impact other areas in the Westside. The WSAP covers one of the 11 unincorporated plan areas in the county that are all undergoing or have undergone similar planning efforts to reflect the requirements of the Housing Element. The County creates area plans for each planning area that focus on land use and policy issues specific to each geographical area. Additionally, the WSAP contains policies and enacts zoning changes that will offer additional housing unit types and ensure communities retain their character, amenities, and access to services and infrastructure. One of the overarching goals of the WSAP is to provide opportunities for development of affordable housing and revitalize commercial corridor centers while maintaining the character of existing residential neighborhoods. Additionally, as stated on page 3-13 of the Draft PEIR, the County will adopt a Planning Area Standards District (PASD) with specific development standards that will be applicable to any future development in the Planning Area. This includes height limitations, setbacks, landscaping requirements, lighting standards, and other development requirements to ensure community character is maintained.

R134-4 This comment states that the WSAP should redistribute the proposed zoning updates to other locations as well. Please see Master Response 1, Opportunity Sites, which provides detailed responses regarding how opportunity sites were identified and changes made to

the WSAP as a result of public comments received. As described in the Introduction chapter of the WSAP and page 3-1 of the Draft PEIR, the project's focus is in Ladera Heights, View Park, and Windsor Hills, and West Fox Hills, as the remaining areas are managed through other plans, agencies, or agreements. This comment opposes the proposed Project but does not raise an environmental issue regarding the adequacy of the Draft PEIR. However, the comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

R135. Response to Comments from James Shaw, dated 8/16/2024.

R135-1 This comment provides information about recent housing laws passed by the California legislature and opposes the proposed Project. As discussed in Chapter 3, *Project Description*, of the Draft PEIR, the WSAP would implement Land Use Policy Map and Zoning Ordinance updates based on policies, programs, and action items defined by the recently adopted and State-certified General Plan Housing Element 2021-2029 (6th cycle) as well as changes to facilitate additional housing opportunities and ensure consistency between zoning and land use designations. This is also stated in the Project Objectives (see page 3-2 of the Draft PEIR). The WSAP would also incorporate land use designations and densities for sites identified to accommodate the RHNA allocation in the adopted 2021-2029 Housing Element. The State is increasing its purview over local land use, increasing enforcement against jurisdictions that do not comply with State housing laws, and making jurisdictions' eligibility for grant funds for infrastructure and transportation contingent upon having a compliant housing element.

2. Response to Comments

R136. Response to Comments from Swamy Narayanaswamy, dated 8/16/2024.

R136-1 This comment opposes the proposed zoning updates under the WSAP and raises concerns about traffic congestion and accommodation of new housing units. See Master Response 1, Opportunity Sites, regarding changes to land use and zoning on opportunity sites that are made in this Final PEIR as a result of comments received. One of the overarching goals of the WSAP is to provide opportunities for development of affordable housing and revitalize commercial corridor centers while maintaining the character of existing residential neighborhoods. Additionally, the existing Inclusionary Housing Ordinance and Affordable Housing Preservation Ordinance protect existing residents and ensure affordable housing in new development. 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, increasing enforcement against jurisdictions that do not comply with State housing laws, and making jurisdictions' eligibility for grant funds for infrastructure and transportation contingent upon having a compliant Housing Element. Opportunity sites were selected based on comprehensive research, community input, and sites identified in the County's certified Housing Element. In project surveys and comments during public meetings, community members expressed their desire to preserve the characteristics of single-family residential neighborhoods and their preference to see growth in the commercial corridors. Please also see Master Response 2, Transportation, which provides detailed responses to concerns regarding transportation-related issues. This comment does not raise an environmental issue regarding the adequacy of the Draft PEIR. However, the comment is acknowledged for the record and will be forwarded to the decision-making bodies for the review and consideration.

R137. Response to Comments from Walter Siembab, dated 8/16/2024.

R137-1 This comment voices concerns carbon emissions in the planning area. The WSAP is a County-led document that is intended to supplement all existing plans within the County, such as the Active Transportation Strategic Plan, Bicycle Master Plan, Vision Zero Action Plan, the Community Traffic Safety Plan, and the Climate Action Plan 2045. The Mobility Element also supports the use of alternative modes of transportation, including walking, bicycling, and transit, to increase access opportunities and community connectivity (WSAP Goal M 4) and reduce impacts of traffic-related emissions (WSAP Goal M 5 and Policy LU 3.3). Future discretionary projects facilitated by the land use and zoning changes in the WSAP will be evaluated on a project-by-project basis and undergo environmental analysis and implement mitigation measures as needed, along with compliance with other required policies and regulations adopted to minimize environmental impacts. Additionally, as described in Draft PEIR Sections 5.8, *Greenhouse Gas Emissions*; 5.11, *Land Use and Planning*; and 5.17, *Transportation*, the proposed Project is consistent with plans addressing the circulation system (e.g., Southern California Association of Governments 2024-2050 Regional Transportation Plan/Sustainable Communities Strategy, General Plan Mobility Element and transit oriented County plans) and would not conflict with adopted policies, plans, or programs.

R137-2 This comment voices general concerns about density and traffic congestion. Please see Master Response 2, Transportation, which provides detailed responses to concerns regarding transportation-related issues, including safety. The Mobility Element supports the use of alternative modes of transportation, including walking, bicycling, and transit, to increase access opportunities and community connectivity (WSAP Goal M 4) and reduce impacts of traffic-related emissions (WSAP Goal M 5 and Policy LU 3.3).

R137-3 This comment raises concerns about community character and states that the EIR understates project impacts. As described in Section 5.1, *Aesthetics*, of the Draft PEIR, the Land Use Element, specifically Goal LU 1 and Goal LU 5, would ensure that the unincorporated communities' character, diversity and uses are maintained and protected. In addition, the County will adopt a Planning Area Standards District (PASD) with specific development standards that will be applicable to any future development in the Planning Area. This includes height limitations, setbacks, landscaping requirements, lighting standards, and other development requirements to ensure community character is maintained. This comment does not warrant changes to the EIR. The comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

R137-4 This comment provides information from the Housing Element of the County General Plan and questions why the WSAP planning area is assigned a significant increase in housing density. Section 5.14, *Population and Housing*, Table 5.14-3, shows the proposed growth in household, population, and employment in the Planning Area. The growth and

increases in density that are proposed in the WSAP are guided by SCAG's Connect SoCal and the General Plan and Housing Element. The proposed growth for residential dwellings is in unincorporated-county RHNA allocations. Growth would not be unplanned and would be consistent with existing regional planning assumptions regarding population growth. As discussed in Chapter 3, *Project Description*, of the Draft PEIR, the WSAP would implement Land Use Policy Map and Zoning Ordinance updates based on policies, programs, and action items defined by the recently adopted and State-certified General Plan Housing Element 2021-2029 (6th cycle) as well as changes to facilitate additional housing opportunities and ensure consistency between zoning and land use designations. This is also stated in the Project Objectives (see page 3-2 of the Draft PEIR). The WSAP would also incorporate land use designations and densities for sites identified to accommodate the RHNA allocation in the adopted 2021-2029 Housing Element. The State is increasing its purview over local land use, increasing enforcement against jurisdictions that do not comply with State housing laws, and making jurisdictions' eligibility for grant funds for infrastructure and transportation contingent upon having a compliant housing element. The Project Description of the PEIR contains accurate information regarding the proposed Project and the County's objectives; therefore, no revisions are necessary.

R137-5 This comment raises concerns about the displacement of Black residents. As discussed in Section 5.14, *Population and Housing*, one of the WSAP goals is to create affordable housing options for existing and future residents and reduce the potential for displacement. Additionally, a Historic Preservation Element was prepared as part of the WSAP, which details historical information about each of the neighborhoods within the Planning Area. Goal ED 4 of the WSAP aims to preserve the community's Black legacy and preserve existing historic and cultural resources. Additionally, the WSAP Implementation Program HRI 1 would initiate historic context studies of Black institutions and social history in Ladera Heights, View Park, and Windsor Hills to identify historic resources that preserve, celebrate, and raise awareness of cultural history. As described in Section 5.1, *Aesthetics*, of the Draft PEIR, the Land Use Element of the proposed Project, specifically Goal LU 1 and Goal LU 5, would ensure that the unincorporated communities' character, diversity, and uses are maintained and protected.

R137-6 This comment voices concerns about the increased population from the RHNA housing allotment increase. Please see R137-4 for responses regarding increased population. No changes to the Draft PEIR are necessary. The comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

R137-7 This comment states that the housing allocation across several housing plans are not aligned and suggests an inter-jurisdictional EIR. Surrounding jurisdictions are addressed at various locations in the Draft PEIR. Chapter 4, *Environmental Setting*, of the PEIR has been revised to better describe in one place the other surrounding jurisdictions (please see

Section 3, *Revisions to the Draft PEIR*). These revisions clarify and enhance the content of the Draft PEIR but do not result in changes to impact conclusions or mitigation measures.

R137-8 This comment states that the WSAP does not account for density in single-family parcels that occur through other state regulations. Please see R137-4 for responses regarding increased population. No changes to the Draft PEIR are necessary. The comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

R137-9 This comment states that the WSAP should not mix housing and commercial and raises concerns about mobility and traffic congestion. The mixed-use (MXD) land use designation allows for a maximum density of 150 units per net acre and a maximum floor area ration of 3.0. MXD zoning allows for a mixture of residential, commercial, and limited light industrial uses. MXD integrates a wide range of housing densities with community-serving commercial uses to serve local residents, employees, pedestrians, and consumers. Any potential occupants of future mixed use developments would be required to comply with the County Code and ordinances regarding allowable uses. Please also see Master Response 2, Transportation, which provides detailed information regarding traffic congestion.

R137-10 This comment states that the transportation system impacts and mitigation measures in the EIR should be recalculated. Level of Service (LOS)/delay is no longer a metric for determining the significance of physical impacts on the environment related to transportation. However, any future projects facilitated by the WSAP will require review by the County Department of Public Works to assess transportation-related issues (see Master Response 2, Transportation, for more information). As identified in Section 5.17, *Transportation*, of the Draft PEIR, mitigation for vehicular delay often required increasing roadway capacity, which has been proven to induce additional travel (Draft PEIR 5.17-1). Vehicle miles traveled (VMT) replaces the LOS metric. The Draft PEIR concluded that the proposed Project would result in significant and unavoidable impacts related to VMT. Additionally, the Draft PEIR indicates that future projects facilitated by the proposed Project would be required to comply with applicable goals and policies of the General Plan, which includes the preparation of a technical studies related to transportation. No changes to the content or analyses in the Draft PEIR are required.

R137-11 This comment states that the greenhouse gas emissions findings in the EIR are incorrect. Additionally, as stated in the Draft PEIR on page 5.8-55 of Section 5.8, *Greenhouse Gas Emissions*, the analysis of GHG emissions is cumulative in nature because project emission contribute to cumulative global emissions. In addition, climate change impacts related to GHG emissions do not necessarily occur in the same area as a project. The emission of GHGs by a single development project does not necessarily cause an adverse environmental effect. Rather, it is the increased accumulation of GHGs from more than one project and many sources in the atmosphere that may result in global climate change.

2. Response to Comments

The resultant consequences of climate change can cause adverse environmental effects. The comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

R137-12 This comment raises concerns about the RHNA and lack of affordable housing. One of the overarching goals of the WSAP is to provide opportunities for development of affordable housing and revitalize commercial corridor centers while maintaining the character of existing residential neighborhoods. Additionally, the existing Inclusionary Housing Ordinance and Affordable Housing Preservation Ordinance protect existing residents and ensure affordable housing in new development. The County is obligated to meet the Regional Housing Needs Assessment (RHNA) and apply the rezoning methodology consistently.

R138. Response to Comments from Gail Grant, dated 8/16/2024.

R138-1 This comment states that the WSAP has selected too many opportunity sites. Opportunity sites were selected based on comprehensive research, community input, and sites identified in the County's certified Housing Element, and consistent with that, the key properties along Slauson Avenue have been included (Opportunity Sites 3, 4a, 4b, 5, 6, and 7). Other parcels along Slauson Avenue are either within Hillside Management Areas or do not meet the minimum size requirements to be included (able to support at least 16 dwelling units, consistent with Government Code section 65583.2(h)). The comment is acknowledged for the record and will be forwarded to the decision-making bodies for the review and consideration.

R138-2 This comment states that Opportunity Site 1 and 10 should be removed and raises general concerns about traffic congestion. Opportunity Site 1 and 10 have been eliminated from the WSAP based on public comments received. Please see Master Response 1, Opportunity Sites, for more information about how the WSAP has been modified. Additionally, see Master Response 2, Transportation, which provides detailed responses to concerns regarding transportation-related issues

R138-3 This comment questions why the Buckingham Heights Business Park was not selected as an opportunity site. Please see Master Response 1, Opportunity Sites, which provides detailed responses regarding how opportunity sites were identified, specific parcels, and changes made to the WSAP as a result of public comments received. As described in the Introduction chapter of the WSAP and page 3-1 of the Draft PEIR, the project's focus is in Ladera Heights, View Park, and Windsor Hills and West Fox Hills because the remaining areas are managed through other plans, agencies, or agreements. This comment opposes the proposed Project but does not raise an environmental issue regarding the adequacy of the Draft PEIR. However, the comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

2. Response to Comments

R139. Response to Comments from Sheila V. Faulk, dated 8/16/2024.

R139-1 This comment opposes the proposed Project and raises general concerns about traffic congestion. See Master Response 1, Opportunity Sites, regarding changes to land use and zoning on opportunity sites that are made in this Final PEIR as a result of comments received. Land use changes and zoning updates included as part of the WSAP would maintain consistency with the Land Use Policy Map and incorporate proposed rezoning identified in the County's certified Housing Element to meet the RHNA goals for the County in accordance with State housing laws. In addition, the WSAP is a County-led document that is intended to supplement all existing plans within the county, such as the Active Transportation Strategic Plan, Bicycle Master Plan, Vision Zero Action Plan, the Community Traffic Safety Plan, and the Climate Action Plan 2045. The WSAP Mobility Element also supports the use of alternative modes of transportation, including walking, bicycling, and transit, to increase access opportunities and community connectivity (WSAP Goal M 4 and Goal LU 3). As described in Draft PEIR Section 5.17, *Transportation*, the proposed Project is consistent with plans addressing the circulation system (e.g., Southern California Association of Governments 2024-2050 Regional Transportation Plan/Sustainable Communities Strategy, LA County General Plan Mobility Element and transit oriented County plans). Please see Master Response 2, Transportation, which provides detailed responses to concerns regarding transportation-related issues, including safety.

R139-2 This comment raises concerns about infrastructure and emergency services. Emergency services and access are discussed in Section 5.15, *Public Services*. The County has regulations and policies in place that will enable the Los Angeles County Fire Department to expand its fire protection and emergency services capacity as new development occurs. Consistent with the County General Plan's Implementation Program PS/F-1, the County will prepare a Capital Improvement Plan (CIP) for each of the 11 Planning Areas, including the Westside Planning Area. Each CIP will include a comprehensive sewer capacity study that will evaluate sewer system infrastructure needs and treatment capacity to ensure adequate capacity is available to accommodate future growth, along with a Planning Area–specific Implementation Program and Financing Plan. Additionally, the County Public Works Department conducts site plan reviews for all projects and ensures adequate services and that infrastructure is appropriately sized and sufficient to meet the demand of each unique project. The comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

R139-3 This comment states that traffic congestion is already unsuitable. Please see Master Response 2, Transportation, which provides detailed responses to concerns regarding transportation-related issues, including traffic congestion. The comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

R139-4 This comment suggests the repurposing of areas near LAX, Palmdale, and Lancaster instead. Please see Master Response 1, Opportunity Sites, which provides detailed responses regarding how opportunity sites were identified, these specific parcels, and changes made to the WSAP as a result of public comments received. As described in the Introduction chapter of the WSAP and page 3-1 of the Draft PEIR, the project's focus is in Ladera Heights, View Park, and Windsor Hills and West Fox Hills because the remaining areas are managed through other plans, agencies, or agreements. This comment opposes the proposed Project but does not raise an environmental issue regarding the adequacy of the Draft PEIR. However, the comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

R139-5 This comment raises concerns about aesthetics, property values, and pollution. As described in Section 5.1, *Aesthetics*, of the Draft PEIR, the Land Use Element of the proposed Project, specifically Goal LU 1 and Goal LU 5, would ensure that the unincorporated communities' character, diversity, and uses are maintained and protected. In addition, as stated on page 3-13 of the Draft PEIR, the County will adopt a Planning Area Standards District (PASD) with specific development standards that will be applicable to any future development in the Planning Area. This includes height limitations, setbacks, landscaping requirements, lighting standards, and other development requirements to ensure community character is maintained. The WSAP does not involve any changes to property values or property taxes. Additionally, the County continues to coordinate with South Coast AQMD and SCAG to ensure countywide growth projections, land use planning efforts, and local development patterns are accounted for in the regional planning and air quality planning processes. Policies identified in the WSAP, as well as mitigation measures AQ-1 and AQ-2, would minimize long-term air quality impacts. The comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

R140. Response to Comments from Deborah A. Taylor, dated 8/16/2024.

R140-1 This comment opposes the zoning updates proposed by the WSAP and voices concerns about traffic congestion. With respect to the zoning updates and selection of site, see Master Response 1, Opportunity Sites, regarding changes to land use and zoning on opportunity sites that are made in this Final PEIR as a result of comments received. Land use changes and zoning updates included as part of the WSAP would maintain consistency with the Land Use Policy Map and incorporate proposed rezoning identified in the County's certified Housing Element to meet the County's RHNA goals in accordance with State housing laws. In addition, the WSAP is a County-led document that is intended to supplement all existing plans within the county, such as the Active Transportation Strategic Plan, Bicycle Master Plan, Vision Zero Action Plan, the Community Traffic Safety Plan, and the Climate Action Plan 2045. The WSAP Mobility Element also supports the use of alternative modes of transportation, including walking, bicycling, and transit, to increase access opportunities and community connectivity (WSAP Goal M 4 and Goal LU 3). As described in Draft PEIR Section 5.17, *Transportation*, the proposed Project is consistent with plans addressing the circulation system (e.g., Southern California Association of Governments 2024-2050 Regional Transportation Plan/Sustainable Communities Strategy, LA County General Plan Mobility Element and transit oriented County plans).

Please see Master Response 2, Transportation, which provides detailed responses to concerns regarding transportation-related issues, including safety.

R140-2 This comment states that Ladera Heights, View Park, and Windsor Hills is unable to accommodate new housing. Land use changes and zoning updates included as part of the WSAP would maintain consistency with the Land Use Policy Map and incorporate proposed rezoning identified in the County's certified Housing Element to meet the County's RHNA goals in accordance with State housing laws. Environmental impacts associated with land use and population growth are discussed in Section 5.11, *Land and Planning*, and Section 5.14, *Population and Housing*. The WSAP addresses the growth targets assigned by the Housing Element not only to ensure that the Planning Area communities have capacity for this growth, but that policies, zoning, and related development regulations are in place to minimize growth at unplanned levels and in unplanned locations. Although the commenter raises concerns regarding additional housing, the comment does not identify specific concerns regarding the adequacy of the environmental analysis. As such, no change to the environmental analysis is required.

R141. Response to Comments from Lynae Munoz, dated 8/16/2024.

R141-1 This comment presents information regarding the Black cultural history in Ladera Heights, View Park, and Windsor Hills and expresses concern about government intervention in the area. A Historic Preservation Element was prepared as part of the WSAP that details historical information about each of the neighborhoods within the Planning Area. Goal ED 4 of the WSAP aims to preserve the community's Black legacy and preserve existing historic and cultural resources. Additionally, the WSAP Implementation Program HRI 1 would initiate historic context studies of Black institutions and social history in Ladera Heights, View Park, and Windsor Hills to identify historic resources that preserve, celebrate, and raise awareness of cultural history. As described in Section 5.1, *Aesthetics*, of the Draft PEIR, the Land Use Element of the proposed Project, specifically Goal LU 1 and Goal LU 5, would ensure that the unincorporated communities' character, diversity, and uses are maintained and protected. The comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

R141-2 This comment states opposition to Opportunity Site 9 and expresses general concern about traffic congestion and parking. Please see Master Response 1, Opportunity Sites, regarding changes to land use and zoning on opportunity sites that are made in this Final PEIR as a result of comments received. Additionally, maximum height on opportunity sites 2, 3, 5, 6, 7, 8, and 9 has been reduced from 65 feet to 45 feet. Revisions have been made to the Final PEIR accordingly. Parking is addressed in the Mobility Element of the WSAP, specifically Goal M 6. Additionally, the parking requirements for new housing will be in conformance with the recently adopted Multifamily Residential Parking Ordinance. See also Master Response 2, Transportation, regarding parking concerns.

R141-3 This comment questions why other locations were not considered for the proposed land use and zoning changes under the WSAP. As described in the Introduction chapter of the WSAP and page 3-1 of the Draft PEIR, the project's focus is in Ladera Heights, View Park, and Windsor Hills and West Fox Hills because the remaining areas are managed through other plans, agencies, or agreements. Please see Master Response 1, Opportunity Sites, which provides detailed responses regarding how opportunity sites were identified, specific parcels, and changes made to the WSAP as a result of public comments received. This comment opposes the proposed Project but does not raise an environmental issue regarding the adequacy of the Draft PEIR. However, the comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

R141-4 This comment suggests that the WSAP be based off Los Angeles County as whole instead of each district developing individual plans. The WSAP is one of the 11 unincorporated plan areas in the county that are undergoing or have undergone similar planning efforts to reflect the requirements of the Housing Element. The County creates an area plan for

each planning area that focus on land use and policy issues specific to that geographical area. The Draft PEIR analyzed cumulative impacts associated with land use changes. Future development would be subject to CEQA and would be required to comply with planning documents, such as the General Plan, and other plans that have been prepared in part to ensure compatibility among communities. No changes to the Draft PEIR are necessary.

R141-5 This comment expresses concern over the lack of outreach for the proposed Project. The County has held in-person meetings, virtual meetings, and workshops and participated in community-hosted events. The County also distributed two community surveys to solicit initial feedback. Opportunity sites were selected based on comprehensive research, community input, and sites identified in the County's certified Housing Element. In community input received from project surveys and comments during public meetings, community members expressed their desire to preserve the characteristics of single-family residential neighborhoods and their preference for growth in the commercial corridors. Additionally, a Historic Preservation Element was prepared as part of the WSAP, which details historical information about each of the neighborhoods within the Planning Area. Goal ED 4 of the WSAP aims to preserve the community's Black legacy and preserve existing historic and cultural resources. Additionally, the WSAP Implementation Program HRI 1 would initiate historic context studies of Black institutions and social history in Ladera Heights, View Park, and Windsor Hills to identify historic resources that preserve, celebrate, and raise awareness of cultural history. As described in Section 5.1, *Aesthetics*, of the Draft PEIR, the Land Use Element of the proposed Project, specifically Goal LU 1 and Goal LU 5, would ensure that the unincorporated communities' character, diversity, and uses are maintained and protected. Although the commenter raises concerns regarding community outreach, the comment does not identify specific concerns regarding the adequacy of the environmental analysis. As such, no change to the environmental analysis is required.

R141-6 This comment expresses general concerns regarding traffic congestion and states that the addition of bike lanes on Slauson and Angeles Vista is not feasible. Please see Master Response 2, Transportation, which provides detailed responses to concerns regarding transportation-related issues, including safety. Additionally, the Mobility Element supports the use of alternative modes of transportation, including walking, bicycling, and transit, to increase access opportunities and community connectivity (WSAP Goal M 4) and reduce impacts of traffic-related emissions (WSAP Goal M 5 and Policy LU 3.3). Although the commenter raises concerns regarding transportation, the comment does not identify specific concerns regarding the adequacy of the environmental analysis. As such, no change to the environmental analysis is required

R142. Response to Comments from Marco Munoz, dated 8/16/2024.

R142-1 This comment presents information regarding the Black cultural history in Ladera Heights, View Park, and Windsor Hills and expresses concern about government intervention in the area. A Historic Preservation Element was prepared as part of the WSAP, which details historical information about each of the neighborhoods within the Planning Area. Goal ED 4 of the WSAP aims to preserve the community's Black legacy and preserve existing historic and cultural resources. Additionally, the WSAP Implementation Program HRI 1 would initiate historic context studies of Black institutions and social history in Ladera Heights, View Park, and Windsor Hills to identify historic resources that preserve, celebrate, and raise awareness of cultural history. Additionally, as described in the Introduction chapter of the WSAP and page 3-1 of the Draft PEIR, the project's focus is in Ladera Heights, View Park, and Windsor Hills and West Fox Hills because the remaining areas are managed through other plans, agencies, or agreements. Please see Master Response 1, Opportunity Sites, which provides detailed responses regarding how opportunity sites were identified, specific parcels, and changes made to the WSAP as a result of public comments received. As described in Section 5.1, *Aesthetics*, of the Draft PEIR, the Land Use Element of the proposed Project, specifically Goal LU 1 and Goal LU 5, would ensure that the unincorporated communities' character, diversity and uses are maintained and protected. The comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

R142-2 This comment states opposition to Opportunity Site 9 and expresses general concerns about traffic congestion and parking. Please see Master Response 1, Opportunity Sites, regarding changes to land use and zoning on opportunity sites that are made in this Final PEIR as a result of comments received. Additionally, maximum height on opportunity sites 2, 3, 5, 6, 7, 8, and 9 has been reduced from 65 feet to 45 feet. Revisions have been made to the Final PEIR accordingly. Parking is addressed in the Mobility Element of the WSAP, specifically Goal M 6. Additionally, the parking requirements for new housing will be in conformance with the recently adopted Multifamily Residential Parking Ordinance. See also Master Response 2, Transportation, regarding parking concerns. The comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

R142-3 This comment questions why other locations were not considered for the proposed land use and zoning changes under the WSAP. As described in the Introduction chapter of the WSAP and page 3-1 of the Draft PEIR, the project's focus is in Ladera Heights, View Park, and Windsor Hills and West Fox Hills because the remaining areas are managed through other plans, agencies, or agreements. Please see Master Response 1, Opportunity Sites, which provides detailed responses regarding how opportunity sites were identified, specific parcels, and changes made to the WSAP as a result of public comments received. This comment opposes the proposed Project but does not raise an environmental issue

regarding the adequacy of the Draft PEIR. However, the comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

R142-4 This comment suggests that the WSAP be based off of Los Angeles County as whole instead of each district developing individual plans. The WSAP is one of the 11 unincorporated plan areas in the county that are undergoing or have undergone similar planning efforts to reflect the requirements of the Housing Element. The County creates an area plan for each planning area to focus on land use and policy issues specific to that geographical area. The Draft PEIR analyzed cumulative impacts associated with land use changes. Future development would be subject to CEQA and would be required to comply with planning documents, such as the General Plan and other plans that have been prepared in part to ensure compatibility among communities.

R142-5 This comment expresses concern over the lack of outreach for the proposed Project. The County has held in-person meetings, virtual meetings, and workshops and participated in community-hosted events. The County also distributed two community surveys to solicit initial feedback. Opportunity sites were selected based on comprehensive research, community input, and sites identified in the County's certified Housing Element. In community input received from project surveys and comments during public meetings, community members expressed their desire to preserve the characteristics of single-family residential neighborhoods and their preference for growth in the commercial corridors. Additionally, a Historic Preservation Element was prepared as part of the WSAP that details historical information about each of the neighborhoods within the Planning Area. Goal ED 4 of the WSAP is targeted to preserving the community's Black legacy and preserving existing historic and cultural resources. Additionally, the WSAP Implementation Program HRI 1 would initiate historic context studies of Black institutions and social history in Ladera Heights, View Park, and Windsor Hills to identify historic resources that preserve, celebrate, and raise awareness of cultural history. As described in Section 5.1, *Aesthetics*, of the Draft PEIR, the Land Use Element of the proposed Project, specifically Goal LU 1 and Goal LU 5, would ensure that the unincorporated communities' character, diversity, and uses are maintained and protected. The comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

R142-6 This comment expresses general concerns regarding traffic congestion and states that the addition of bike lanes on Slauson and Angeles Vista is not feasible. Please see Master Response 2, Transportation, which provides detailed responses to concerns regarding transportation-related issues, including safety. Additionally, the Mobility Element supports the use of alternative modes of transportation, including walking, bicycling, and transit, to increase access opportunities and community connectivity (WSAP Goal M 4) and reduce impacts of traffic-related emissions (WSAP Goal M 5 and Policy LU 3.3). Although the commenter raises concerns regarding transportation, the comment does not

identify specific concerns regarding the adequacy of the environmental analysis. As such, no change to the environmental analysis is required.

2. Response to Comments

R143. Response to Comments from Zoe Moskowitz, dated 8/16/2024.

R143-1 This comment opposes the selection of Opportunity Site 10 under the WSAP but does not raise an environmental issue regarding the adequacy of the Draft PEIR. As a result of public comments received, the County has elected to remove Opportunity Site 10 from the WSAP. Revisions have been made to the Final PEIR accordingly. Please see Master Response 1, Opportunity Sites, regarding changes to land use and zoning on opportunity sites that are made in this Final PEIR as a result of comments received.

R144. Response to Comments from Tendai Nyachoto, dated 8/16/2024.

R144-1 This comment voices general concerns about traffic congestion in Ladera Heights and Windsor Hills/Park View and suggests alternative sites for the WSAP, including Downtown Inglewood, Crenshaw Boulevard, Obama Boulevard, and Baldwin Hills. Please see Master Response 1, Opportunity Sites, which provides detailed responses regarding how the opportunity sites were identified, these specific parcels, and changes made to the WSAP as a result of public comments received. Please also see Master Response 2, Transportation, which provides detailed responses to concerns regarding transportation-related issues, including safety. Additionally, the Mobility Element supports the use of alternative modes of transportation, including walking, bicycling, and transit, to increase access opportunities and community connectivity (WSAP Goal M 4) and reduce impacts of traffic-related emissions (WSAP Goal M 5 and Policy LU 3.3). The comment does not identify specific concerns regarding the adequacy of the environmental analysis. As such, no change to the environmental analysis is required.

2. Response to Comments

R145. Response to Comments from Sharod Jackson, dated 8/16/2024.

R145-1 This comment opposes the selection of Opportunity Site 10 under the WSAP but does not raise an environmental issue regarding the adequacy of the Draft PEIR. As a result of public comments received, the County has elected to remove Opportunity Site 10 from the WSAP. Revisions have been made to the Final PEIR accordingly. Please see Master Response 1, Opportunity Sites, regarding changes to land use and zoning on opportunity sites that are made in this Final PEIR as a result of comments received.

R146. Response to Comments from Christine Walker, dated 8/16/2024.

R146-1 This comment opposes the proposed zoning updates under the WSAP, requests the removal of several sites, and states that Ladera Heights and View Park, and Windsor Hills are unable to accommodate new housing. Land use changes and zoning updates included as part of the WSAP would maintain consistency with the Land Use Policy Map and incorporate proposed rezoning identified in the County's certified Housing Element to meet the RHNA goals for the County in accordance with State housing laws. Environmental impacts associated with land use and population growth are discussed in Section 5.11, *Land and Planning*, and Section 5.14, *Population and Housing*. The WSAP addresses the growth targets assigned by the Housing Element to ensure that not only the Planning Area communities have capacity for this growth, but that policies, zoning, and related development regulations are in place to minimize growth at unplanned levels and in unplanned locations. The comment does not identify specific concerns regarding the adequacy of the environmental analysis. As such, no change to the environmental analysis is required.

R146-2 This comment opposes the rezoning of the commercial building at 3819 West Slauson. This parcel is located within Opportunity Site 7. No physical development or demolition of developments are proposed under the WSAP. In project survey and comments during public meetings, the community members expressed their desire to preserve the characteristics of single-family residential neighborhoods and their preference to see growth in the commercial corridors. Please see Master Response 1, Opportunity Sites, regarding changes to land use and zoning on opportunity sites, including reduction in maximum height standards, that are made in this Final PEIR as a result of comments received. The comment does not identify specific concerns regarding the adequacy of the environmental analysis. As such, no change to the environmental analysis is required.

R146-3 This comment opposes the rezoning of Light Ministries Baptist Church at 3811 West Slauson. This parcel is in Opportunity Site 7. Refer to comment R146-2 regarding Opportunity Site 7.

R146-4 This comment opposes the rezoning of the ICEF public school/athletic center at 3855 West Slauson. This parcel is in Opportunity Site 7. Refer to comment R146-2 regarding Opportunity Site 7.

R146-5 This comment opposes the rezoning of Buddha market at 3753 West Slauson and all of the lots on Slauson Corridor East. These parcels are in Opportunity Site 7. Refer to comment R146-2 regarding Opportunity Site 7. Additionally, grocery stores are not proposed specifically as part of the WSAP, but could be located within the MU zoning designation. Development of a supermarket would be dependent on future commercial property owners and developers. This comment does not raise an environmental issue regarding the adequacy of the Draft PEIR. Therefore, a response is not required pursuant

to CEQA. However, the comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

R146-6 This comment **e**xpresses concern over the lack of outreach for the proposed Project. The County has held in-person meetings, virtual meetings, and workshops and participated in community-hosted events. The County also distributed two community surveys to solicit initial feedback. Opportunity sites were selected based on comprehensive research, community input, and sites identified in the County's certified Housing Element. In project surveys and comments during public meetings, community members expressed their desire to preserve the characteristics of single-family residential neighborhoods and their preference for growth in the commercial corridors. Additionally, a Historic Preservation Element was prepared as part of the WSAP that details historical information about each of the neighborhoods within the Planning Area. Goal ED 4 of the WSAP is targeted to preserving the community's Black legacy and preserving existing historic and cultural resources. As described in Section 5.1, *Aesthetics*, of the Draft PEIR, the Land Use Element, specifically Goal LU 1 and Goal LU 5, of the proposed Project would ensure that the unincorporated communities' character, diversity, and uses are maintained and protected.

The comment does not identify specific concerns regarding the adequacy of the environmental analysis. As such, no change to the environmental analysis is required.

R147. Response to Comments from Richard and Deborah Wright, dated 8/16/2024.

R147-1 This comment opposes the selection of Opportunity Site 10 under the WSAP but does not raise an environmental issue regarding the adequacy of the Draft PEIR. As a result of public comments received, the County has elected to remove Opportunity Site 10 from the WSAP. Revisions have been made to the Final PEIR accordingly. Please see Master Response 1, Opportunity Sites, regarding changes to land use and zoning on opportunity sites that are made in this Final PEIR as a result of comments received. The comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

2. Response to Comments

R148. Response to Comments from Rochelle Jackson, dated 8/16/2024.

R148-1 This comment opposes the selection of Opportunity Site 10 under the WSAP but does not raise an environmental issue regarding the adequacy of the Draft PEIR but does not raise an environmental issue regarding the adequacy of the Draft PEIR. As a result of public comments received, the County has elected to remove Opportunity Site 10 from the WSAP. Revisions have been made to the Final PEIR accordingly. Please see Master Response 1, Opportunity Sites, regarding changes to land use and zoning on opportunity sites that are made in this Final PEIR as a result of comments received.

R149. Response to Comments from Joy Taylor, dated 8/16/2024.

R149-1 This comment opposes the proposed zoning updates under the WSAP, requests the removal of several sites, and states that Ladera Heights, View Park, and Windsor Hills are unable to accommodate new housing. Land use changes and zoning updates included as part of the WSAP would maintain consistency with the Land Use Policy Map and incorporate proposed rezoning identified in the County's certified Housing Element to meet the RHNA goals for the County in accordance with State housing laws. Environmental impacts associated with land use and population growth are discussed in Section 5.11, *Land and Planning*, and Section 5.14, *Population and Housing*. The WSAP addresses the growth targets assigned by the Housing Element to ensure that not only the Planning Area communities have capacity for this growth, but that policies, zoning, and related development regulations are in place to minimize growth at unplanned levels and in unplanned locations. The comment does not identify specific concerns regarding the adequacy of the environmental analysis. As such, no change to the environmental analysis is required.

R149-2 This comment raises general concerns about traffic congestion. Please see Master Response 2, Transportation, which provides detailed responses to concerns regarding transportation-related issues, including safety. The Mobility Element supports the use of alternative modes of transportation, including walking, bicycling, and transit, to increase access opportunities and community connectivity (WSAP Goal M 4) and reduce impacts of traffic-related emissions (WSAP Goal M 5 and Policy LU 3.3).

R149-3 This comment raises concerns about the demolition of local and new businesses in the area. No physical development or demolition of existing developments are proposed under the WSAP. The comment does not identify specific concerns regarding the adequacy of the environmental analysis. The comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

R149-4 This comment request the removal of the Ethiopian Church as an opportunity site as it is vital to the community. The St. Mary's Ethiopian Tewahedo Church located on Slauson west of La Cienega has not been identified as an opportunity site under the WSAP. Therefore, this no changed are proposed to this site under the WSAP. The comment does not identify specific concerns regarding the adequacy of the environmental analysis. The comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration

R149-5 This comment questions why the Baldwin Hills Mall is excluded from the proposed zoning updates. The Baldwin Hills Mall is in the City of Los Angeles and outside of the County's jurisdictions to make land use changes. Please see Master Response 1, Opportunity Sites, which provides detailed responses regarding how opportunity sites were identified, this specific parcel, and changes made to the WSAP as a result of public

comments received. The comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

R149-6 This comment **e**xpresses concern over the lack of outreach for the proposed Project. The County has held in-person meetings, virtual meetings, and workshops and participated in community-hosted events. The County also distributed two community surveys to solicit initial feedback. Opportunity sites were selected based on comprehensive research, community input, and sites identified in the County's certified Housing Element. In project surveys and comments during public meetings, community members expressed their desire to preserve the characteristics of single-family residential neighborhoods and their preference for growth in the commercial corridors Additionally, a Historic Preservation Element was prepared as part of the WSAP that details historical information about each of the neighborhoods within the Planning Area. Goal ED 4 of the WSAP is targeted to preserving the community's Black legacy and preserving existing historic and cultural resources. As described in Section 5.1, *Aesthetics*, of the Draft PEIR, the Land Use Element, specifically Goal LU 1 and Goal LU 5, of the proposed Project would ensure that the unincorporated communities' character, diversity, and uses are maintained and protected. The comment does not identify specific concerns regarding the adequacy of the environmental analysis. As such, no change to the environmental analysis is required.

R150. Response to Comments from Shelli Hardemion, dated 8/16/2024.

R150-1 This comment opposes the selection of Opportunity Site 10 under the WSAP but does not raise an environmental issue regarding the adequacy of the Draft PEIR. As a result of public comments received, the County has elected to remove Opportunity Site 10 from the WSAP. Revisions have been made to the Final PEIR accordingly. Please see Master Response 1, Opportunity Sites, regarding changes to land use and zoning on opportunity sites that are made in this Final PEIR as a result of comments received. The comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

R151. Response to Comments from Pamela Simpson, dated 8/16/2024.

R151-1 This commenter provides information on the character of Ladera Heights. This comment does not raise an environmental issue regarding the adequacy of the Draft PEIR. Therefore, a response is not required pursuant to CEQA. However, the comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration

R151-2 This comment raises concerns over the lack of outreach for the proposed Project. The County has held in-person meetings, virtual meetings, and workshops and participated in community-hosted events. The County also distributed two community surveys to solicit initial feedback. Opportunity sites were selected based on comprehensive research, community input, and sites identified in the County's certified Housing Element. In project surveys and comments during public meetings, community members expressed their desire to preserve the characteristics of single-family residential neighborhoods and their preference for growth in the commercial corridors Additionally, a Historic Preservation Element was prepared as part of the WSAP, that details historical information about each of the neighborhoods within the Planning Area. Goal ED 4 of the WSAP is targeted to preserving the community's Black legacy and preserving existing historic and cultural resources. As described in Section 5.1, *Aesthetics*, of the Draft PEIR, the Land Use Element, specifically Goal LU 1 and Goal LU 5, of the proposed Project would ensure that the unincorporated communities' character, diversity and uses are maintained and protected. The comment does not identify specific concerns regarding the adequacy of the environmental analysis. As such, no change to the environmental analysis is required.

R151-3 This comment raises concerns about water usage, traffic congestion, and GHG emissions as a result of the WSAP. The WSAP is a County-led document that is intended to supplement all existing plans in the County, such as the Active Transportation Strategic Plan, Bicycle Master Plan, Vision Zero Action Plan, the Community Traffic Safety Plan, and the Climate Action Plan 2045. The Mobility Element also supports the use of alternative modes of transportation, including walking, bicycling, and transit, to increase access opportunities and community connectivity (WSAP Goal M 4) and reduce impacts of traffic-related emissions (WSAP Goal M 5 and Policy LU 3.3). Future discretionary projects facilitated by the land use and zoning changes included in the WSAP will be evaluated on a project-by-project basis and would undergo environmental analysis as appropriate, and implement mitigation measures as needed, along with compliance with other required policies and regulations adopted to minimize environmental impacts. Additionally, as described in Draft PEIR Sections 5.8, *Greenhouse Gas Emissions*; 5.11, *Land Use and Planning*; and 5.17, *Transportation*, the proposed Project is consistent with plans addressing the circulation system (e.g., Southern California Association of Governments 2024-2050 Regional Transportation Plan/Sustainable Communities Strategy, General Plan Mobility Element) and would not conflict with adopted policies, plans, or programs.

R151-4 This comment opposes the proposed Project and states that it is not working in the interest of the people. One of the overarching goals of the WSAP is to provide opportunities for development of affordable housing and revitalize commercial corridor centers while maintaining the character of existing residential neighborhoods, given the state-mandated requirements to meet the region's Regional Housing Needs Allocation. The WSAP includes policies specific to each of the communities in the Planning Area as well as broader policies that address the Planning Area as a whole. As described in Section 5.1, *Aesthetics*, of the Draft PEIR, the Land Use Element, specifically Goal LU 1 and Goal LU 5, would ensure that the unincorporated communities' character, diversity, and uses are maintained and protected. In addition, as stated on page 3-13 of the Draft PEIR, the County will adopt a Planning Area Standards District (PASD) that contains development standards sensitive to and unique to each of the communities where land use changes are proposed. This comment does not raise an environmental issue regarding the adequacy of the Draft PEIR. This comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

Additionally, Implementation Program MI 8 aims to develop Community Pedestrian Plans for the Ladera Heights, View Park, and Windsor Hills, and West Fox Hills communities for inclusion in "Step-by-Step Los Angeles County: Pedestrian Plans for Unincorporated Communities" with the aim of promoting healthy and active lifestyles. No environmental issues regarding the adequacy of the Draft PEIR were raised. The comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

2. Response to Comments

R152. Response to Comments from Robert Taylor, dated 8/16/2024.

R152-1 This comment voices support for the comment letter submitted by the Ladera Heights Civic Association (LHCA) and opposes the proposed Project. Please see responses to comment Letters O3 and O4 that directly respond to the LHCA objections and recommendations. No environmental issues regarding the adequacy of the Draft PEIR were raised. The comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

R153. Response to Comments from Gail Lennoy, dated 8/16/2024.

R153-1 This comment opposes the proposed zoning updates under the WSAP, requests the removal of several sites, and states that Ladera Heights, View Park, and Windsor Hills are unable to accommodate new housing. Land use changes and zoning updates included as part of the WSAP would maintain consistency with the Land Use Policy Map and incorporate proposed rezoning identified in the County's certified Housing Element to meet the RHNA goals for the County in accordance with State housing laws. Environmental impacts associated with land use and population growth are discussed in Section 5.11, *Land and Planning*, and Section 5.14, *Population and Housing*. The WSAP addresses the growth targets assigned by the Housing Element to ensure that the Planning Area communities not only have capacity for this growth, but that policies, zoning, and related development regulations are in place to minimize growth at unplanned levels and in unplanned locations. Additionally, please see Master Response 1, Opportunity Sites, regarding changes to land use and zoning on opportunity sites that are made in this Final PEIR as a result of comments received. The comment does not identify specific concerns regarding the adequacy of the environmental analysis. As such, no change to the environmental analysis is required.

R154. Response to Comments from Daniel B. Williams, dated 8/16/2024.

R154-1 This comment voices support for the comment letter submitted by the Ladera Heights Civic Association (LHCA) and opposes the proposed Project. Please see responses to comment Letters O3 and O4 that directly respond to the LHCA objections and recommendations. No environmental issues regarding the adequacy of the Draft PEIR were raised. The comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

R154-2 This comment cites the LHCA letter regarding compliance with RHNA and states that the WSAP's motive is money, not to include more housing. Please refer to comment O4-30 that responds to this comment regarding compliance with RHNA. No environmental issues regarding the adequacy of the Draft PEIR were raised. The comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

R154-3 This comment opposes the proposed Project and voices concerns about quality of life, specifically density and traffic congestion. The growth and increases in density that are proposed in the WSAP are guided by SCAG's Connect SoCal and the County's General Plan and Housing Element. The proposed growth is in unincorporated county RHNA allocations. While the WSAP would result in increases in density and development intensity that could result in population growth, this growth would not be unplanned and would be consistent with existing regional planning assumptions regarding population growth. Impacts of unplanned population or housing growth in areas not targeted for growth or at unanticipated levels would be less than significant. Please also see Master Response 2, Transportation, which provides detailed responses to concerns regarding transportation-related issues, including safety. The Mobility Element supports the use of alternative modes of transportation, including walking, bicycling, and transit, to increase access opportunities and community connectivity (WSAP Goal M 4) and reduce impacts of traffic-related emissions (WSAP Goal M 5 and Policy LU 3.3). No environmental issues regarding the adequacy of the Draft PEIR were raised. The comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

R155. Response to Comments from Schuyler Jackson, dated 8/16/2024.

R155-1 This comment opposes the selection of Opportunity Site 10 under the WSAP but does not raise an environmental issue regarding the adequacy of the Draft PEIR. As a result of public comments received, the County has elected to remove Opportunity Site 10 from the WSAP. Revisions have been made to the Final PEIR accordingly. Please see Master Response 1, Opportunity Sites, regarding changes to land use and zoning on opportunity sites that are made in this Final PEIR as a result of comments received.

R156. Response to Comments from Joey Gossett, dated 8/16/2024.

R156-1 This comment opposes the proposed Project but does not raise an environmental issue regarding the adequacy of the Draft PEIR. Therefore, a response is not required pursuant to CEQA. However, the comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

R156-2 This comment states the Opportunity Site 1 is located near other housing developments. This site has been removed as part of the revised WSAP and through this Final PEIR (see Master Response 1, Opportunity Sites). The comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

R156-3 This comment states that Opportunity Site 5 is unsuitable for large multi-use structures due to topography. Policy COS 5.1 would require new development to complement natural features of the land, including conforming building massing to topographic forms and restricting grading of steep slopes. All County adopted building requirements would be adhered to for any future projects; however, none are proposed at this time. This comment does not raise an environmental issue regarding the adequacy of the Draft PEIR. The comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

R156-4 This comment states that Opportunity Site 6 should be limited in height. The County has elected to modify the proposed Project to limit maximum heights of future development within Ladera Heights to 45 feet in the PASD (see Master Response 1, Opportunity Sites). The comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

R156-5 This comment states that Opportunity Site 10 is next to a dangerous intersection. As a result of public comments received, the County has elected to remove Opportunity Site 10 from the WSAP. Revisions have been made to the Final PEIR accordingly. Please see Master Response 1, Opportunity Sites, regarding changes to land use and zoning on opportunity sites that are made in this Final PEIR as a result of comments received.

R156-6 This comment suggests the restoration of Opportunity Site 11. The Inglewood Oil Field is in the Baldwin Hills Community District (BHCD), which prohibits new oil wells and production and designates existing uses as "non-conforming," anticipating their phased removal and reuse in the future. The Inglewood Oil Field is identified as an Opportunity Site in the WSAP; however, land uses would continue to be governed by the BHCSD and no land use and zoning changes are proposed as part of the WSAP. Any future changes would be conducted under a separate planning process.

R156-7 This comment raises general concerns about density and traffic congestion. The growth and increases in density that are proposed in the WSAP are guided by SCAG's Connect SoCal and the County's General Plan and Housing Element. The proposed growth is

within unincorporated county RHNA allocations. While the WSAP would result in increases in density and development intensity that could result in population growth, this growth would not be unplanned and would be consistent with existing regional planning assumptions regarding population growth. Impacts of unplanned population or housing growth in areas not targeted for growth or at unanticipated levels would be less than significant. Please also see Master Response 2, Transportation, which provides detailed responses to concerns regarding transportation-related issues, including safety. The Mobility Element supports the use of alternative modes of transportation, including walking, bicycling, and transit, to increase access opportunities and community connectivity (WSAP Goal M 4) and reduce impacts of traffic-related emissions (WSAP Goal M 5 and Policy LU 3.3).

R157. Response to Comments from Judy Huern, dated 8/16/2024.

R157-1 This comment suggests sites in Fox Hills on Bristol Parkway and Green Valley Circle for affordable housing and provides supporting photographs of the subject site. These sites are not within the unincorporated communities of the WSAP. Please see Master Response 1, Opportunity Sites, which provides detailed responses regarding how opportunity sites were identified, these specific parcels, and changes made to the WSAP as a result of public comments received. As described in the Introduction chapter of the WSAP and page 3-1 of the Draft PEIR, the project's focus is in Ladera Heights, View Park, and Windsor Hills, and West Fox Hills, and the remaining areas are managed through other plans, agencies, or agreements. This comment does not raise an environmental issue regarding the adequacy of the Draft PEIR. However, the comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

R157-2 This comment voices general concerns about traffic congestion and the community outreach aspect of the WSAP. The Mobility Element supports the use of alternative modes of transportation, including walking, bicycling, and transit, to increase access opportunities and community connectivity (WSAP Goal M 4) and reduce impacts of traffic-related emissions (WSAP Goal M 5 and Policy LU 3.3). Parking is addressed in the Mobility Element of the WSAP, specifically through Goal M 6. Additionally, the parking requirements for new housing will be in conformance with the recently adopted Multifamily Residential Parking Ordinance. Also, see Master Response 2, Transportation, which provides detailed responses to concerns regarding transportation-related issues, including safety.

The County has held in-person meetings, virtual meetings, and workshops and participated in community-hosted events. The County also distributed two community surveys to solicit initial feedback. Opportunity sites were selected based on comprehensive research, community input, and sites identified in the County's certified Housing Element. In project surveys and comments during public meetings, community members expressed their desire to preserve the characteristics of single-family residential neighborhoods and their preference for growth in the commercial corridors. Please see Master Response 1, Opportunity Sites, regarding changes to land use and zoning on opportunity sites that are made in this Final PEIR as a result of comments received.

R158. Response to Comments from Antoine Roberts, dated 8/17/2024.

R158-1 This comment questions what the WSAP means for their community. As discussed in Chapter 3, *Project Description*, of the Draft PEIR, the WSAP would implement Land Use Policy Map and Zoning Ordinance updates based on policies, programs, and action items defined by the recently adopted and State-certified General Plan Housing Element 2021-2029 (6th cycle) as well as changes to facilitate additional housing opportunities and ensure consistency between zoning and land use designations. This is also stated in the Project Objectives (see page 3-2 of the Draft PEIR). The WSAP would also incorporate land use designations and densities for sites identified to accommodate the RHNA allocation in the adopted 2021-2029 Housing Element. The State is increasing its purview over local land use, increasing enforcement against jurisdictions that do not comply with State housing laws, and making jurisdictions' eligibility for grant funds for infrastructure and transportation contingent upon having a compliant housing element. This comment does not raise an environmental issue regarding the adequacy of the Draft PEIR. However, the comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

2. Response to Comments

R159. Response to Comments from Cameron Nelson, dated 8/17/2024.

R159-1 This comment opposes the selection of Opportunity Site 10 under the WSAP but does not raise an environmental issue regarding the adequacy of the Draft PEIR. As a result of public comments received, the County has elected to remove Opportunity Site 10 from the WSAP. Revisions have been made to the Final PEIR accordingly. Please see Master Response 1, Opportunity Sites, regarding changes to land use and zoning on opportunity sites that are made in this Final PEIR as a result of comments received. The comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

R160. Response to Comments from Wanda Knight, dated 8/18/2024.

R160-1 This comment opposes the inclusion of Opportunity Site 10 and voices general concerns about traffic congestion. As a result of public comments received, the County has elected to remove Opportunity Site 10 from the WSAP. Revisions have been made to the Final PEIR accordingly. Please see Master Response 1, Opportunity Sites, regarding changes to land use and zoning on opportunity sites that are made in this Final PEIR as a result of comments received. Additionally, see Master Response 2, Transportation, which provides detailed responses to concerns regarding transportation-related issues. The comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

R160-2 This comment voices concerns about community character under the WSAP. A Historic Preservation Element was prepared as part of the WSAP that details historical information about each of the neighborhoods within the Planning Area. Goal ED 4 of the WSAP is targeted to preserving the community's Black legacy and preserving existing historic and cultural resources. As described in Section 5.1, *Aesthetics*, of the Draft PEIR, the Land Use Element, specifically Goal LU 1 and Goal LU 5, of the proposed Project would ensure that the unincorporated communities' character, diversity, and uses are maintained and protected. In addition, the County will adopt a Planning Area Standards District (PASD) that includes specific development standards which will be applicable to any future development within the Planning Area. This includes height limitations, setbacks, landscaping requirements, lighting standards, and other development requirements to ensure community character is maintained. This comment does not raise an environmental issue regarding the adequacy of the Draft PEIR. However, the comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

2. Response to Comments

R161. Response to Comments from Arnetta West, dated 8/18/2024.

R161-1 This comment states that they are a resident of Baldwin Vista and believes that they should have been included in the community outreach aspect of the WSAP, specifically regarding the Inglewood Oil Fields. The County sent flyers to residents of the unincorporated Planning Area. Baldwin Hills is outside the jurisdiction of the County. However, the County project team has posted project flyers at key businesses and community gatherings; posted project information on County social media accounts; and attended various community groups meetings, including the Baldwin Hills Conservancy. Additionally, the County maintains and regularly updates a project contact list for those who want to receive information about project updates.

R162. Response to Comments from Travis Scott, dated 8/19/2024.

R162-1 This comment opposes the selection of Opportunity Site 10 under the WSAP but does not raise an environmental issue regarding the adequacy of the Draft PEIR. As a result of public comments received, the County has elected to remove Opportunity Site 10 from the WSAP. Revisions have been made to the Final PEIR accordingly. Please see Master Response 1, Opportunity Sites, regarding changes to land use and zoning on opportunity sites that are made in this Final PEIR as a result of comments received.

R163. Response to Comments from Jada Dunomes, undated.

R163-1 This comment opposes the proposed Project and raises concerns about the community outreach aspect. This comment also states that the EIR does not properly explain the long-term impacts of the WSAP. The County sent flyers to residents of thew unincorporated Planning Area. The County project team has posted project flyers at key businesses and community gatherings sites; posted project information on County social media accounts; and attended various community groups meetings. The County has held in-person meetings, virtual meetings, and workshops and participated in community-hosted events. The County also distributed two community surveys to solicit initial feedback. Opportunity sites were selected based on comprehensive research, community input, and sites identified in the County's certified Housing Element. In project surveys and comments during public meetings, community members expressed their desire to preserve the characteristics of single-family residential neighborhoods and their preference for growth in the commercial corridors.

R163-2 This comment voices concern about traffic, construction, and quality of life and states that the EIR does not effectively mitigate this. The WSAP is a policy document and does not include project-level development. Future discretionary projects facilitated by the land use and zoning changes in the WSAP will be evaluated on a project-by-project basis and would undergo environmental analysis and implement mitigation measures as needed during construction and operation, along with other required policies and regulations adopted to minimize environmental impacts. Mitigation measures have been required for future development for air quality, noise, and transportation, which would be implemented during construction. Additionally, please see Master Response 2, Transportation, which provides detailed responses to concerns regarding transportation-related issues. The comment does not identify specific concerns regarding the adequacy of the environmental analysis. As such, no change to the environmental analysis is required.

R163-3 This comment voices concern about infrastructure and public services as a result of increased density under the WSAP. Consistent with the County's General Plan's Implementation Program PS/F-1, the County will prepare a Capital Improvement Plan (CIP) for each of the 11 Planning Areas, including the Westside Planning Area. Each CIP will include a comprehensive sewer capacity study that will evaluate sewer system infrastructure needs and treatment capacity to ensure adequate capacity is available to accommodate future growth, along with a Planning Area–specific Implementation Program and Financing Plan. Additionally, the County Public Works Department conducts site plan reviews for all projects and ensures adequate services and that infrastructure is appropriately sized and sufficient to meet the demand of each unique project. Please see responses O4-21 through O4-25 regarding public services. The comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

R163-4 This comment voices concern about traffic and transportation, specifically the major intersections within the Planning Area and states that the EIR did not properly evaluate this. Potential transportation impacts were evaluated in the Draft PEIR which includes an analysis of vehicle miles traveled (VMT), consistent with the County's procedures for assessing transportation impacts. The Draft PEIR Section 5.17, *Transportation*, identified eight collision-concentration corridors, including Centinela and La Cienega, based on the Los Angeles County Vision Zero Program. All future projects implemented within the Planning Area would be subject to an analysis for consistency with applicable programs, plans, policies, and ordinances related to the circulation system, including the goals and policies identified in the WSAP that would advance State, regional, and local goals related to increased safety, access, transit, and active transportation. Additionally, the County Department of Public Works is currently preparing a CTSP for the unincorporated communities of Ladera Heights, View Park, and Windsor Hills. The CTSP is a proactive plan that focuses on roadway safety and would include recommendations on road safety. Additionally, the Mobility Element supports the use of alternative modes of transportation, including walking, bicycling, and transit, to increase access opportunities and community connectivity (WSAP Goal M 4) and reduce impacts of traffic-related emissions (WSAP Goal M 5 and Policy LU 3.3). Parking is addressed in the Mobility Element of the WSAP, specifically through Goal M 6. Additionally, the parking requirements for new housing will be in conformance with the recently adopted Multifamily Residential Parking Ordinance. Additionally, see Master Response 2, Transportation, which provides detailed responses to concerns regarding transportation-related issues, including safety. The PEIR contains sufficient analysis at a program-level and no changes are necessary. The comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

R164. Response to Comments from Jessie McClennan, undated.

R164-1 This comment voices concerns about preserving community character given requirements to address housing needs in the WSAP. A Historic Preservation Element was prepared as part of the WSAP that details historical information about each of the neighborhoods within the Planning Area. Goal ED 4 of the WSAP is targeted to preserving the community's Black legacy and preserving existing historic and cultural resources. As described in Section 5.1, *Aesthetics*, of the Draft PEIR, the Land Use Element, specifically Goal LU 1 and Goal LU 5, of the proposed Project would ensure that the unincorporated communities' character, diversity and uses are maintained and protected. This comment does not raise an environmental issue regarding the adequacy of the Draft PEIR. However, the comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

R164-2 This comment voices concerns about traffic congestion and infrastructure. This comment also compares the WSAP to other plans that have included transportation options. Consistent with the County's General Plan's Implementation Program PS/F-1, the County will prepare a Capital Improvement Plan (CIP) for each of the 11 Planning Areas, including the Westside Planning Area. Each CIP will include a comprehensive sewer capacity study that will evaluate sewer system infrastructure needs and treatment capacity to ensure adequate capacity is available to accommodate future growth, along with a Planning Area–specific Implementation Program and Financing Plan. Additionally, the County Public Works Department conducts site plan reviews for all projects and ensures adequate services and that infrastructure is appropriately sized and sufficient to meet the demand of each unique project. Please see Master Response 2, Transportation, which provides detailed responses to concerns regarding transportation-related issues.

R164-3 This comment states that the WSAP opportunity sites were selected at random. Opportunity sites were selected based on comprehensive research, community input, and sites identified in the County's certified Housing Element. In project surveys and comments during public meetings, community members expressed their desire to preserve the characteristics of single-family residential neighborhoods and their preference for growth in the commercial corridors. See Master Response 1, Opportunity Sites, regarding changes to land use and zoning on opportunity sites that are made in this Final PEIR as a result of comments received.

R165-4 This comment raises concerns regarding development of four- and five-story buildings and raises traffic concerns associated with Opportunity Site 4b. Please see Master Response 2, Transportation, which provides detailed responses to concerns regarding transportation-related issues. Additionally, maximum height on all opportunity sites designated MXD in Ladera Heights, View Park, and Windsor Hills have been reduced from 65 feet to 45 feet (please see Master Response 1). Revisions have been made to the Final PEIR accordingly.

R164-5 This comment objects to Opportunity Site 5 and recommends rezoning to a mixed-use C3 designation. Maximum height on all opportunity sites designated MXD in Ladera Heights, View Park, and Windsor Hills have been reduced from 65 feet to 45 feet (see Master Response 1). Revisions have been made to the Final PEIR accordingly. Mixed-use (MXD) zoning allows for a mixture of residential, commercial, and limited light industrial uses. MXD integrates a wide range of housing densities with community-serving commercial uses to serve local residents, employees, pedestrians, and consumers. The proposed Project would increase opportunities for future development of commercial and housing in the area through a mixed-use designation that would provide opportunities closer to residents, ultimately leading them to drive less distance between their homes, work, and other amenities.

R164-6 This comment objects to Opportunity Site 6 and states that its current zoning designation is needed. Opportunity sites were selected based on comprehensive research, community input, and sites identified in the County's certified Housing Element. In project surveys and comments during public meetings, community members expressed their desire to preserve the characteristics of single-family residential neighborhoods and their preference for growth in the commercial corridors. See Master Response 1, Opportunity Sites, regarding changes to land use and zoning on opportunity sites that are made in this Final PEIR as a result of comments received. Additionally, Mixed-use (MXD) zoning allows for a mixture of residential, commercial, and limited light industrial uses. MXD integrates a wide range of housing densities with community-serving commercial uses to serv local residents, employees, pedestrians, and consumers. The proposed Project would increase opportunities for future development of commercial and housing in the area through a mixed use designation that would provide opportunities closer to residents, ultimately leading them to drive less distance between their homes, work, and other amenities.

R164-7 This comment objects to Opportunity Site 9 and states that it is located on a residential street. Please see Master Response 1, Opportunity Sites, regarding changes to land use and zoning on opportunity sites that are made in this Final PEIR as a result of comments received. Additionally, maximum height on all opportunity sites designated MXD in Ladera Heights, View Park, and Windsor Hills have been reduced from 65 feet to 45 feet. Revisions have been made to the Final PEIR accordingly.

R164-8 This comment objects to Opportunity Site 10 and states that the community would not benefit from this site. As a result of public comments received, the County has elected to remove Opportunity Site 10 from the WSAP. Revisions have been made to the Final PEIR accordingly. Please see Master Response 1, Opportunity Sites, regarding changes to land use and zoning on opportunity sites that are made in this Final PEIR as a result of comments received.

2. Response to Comments

R164-9 This comment states that the planning area would benefit from quality commerce, not the proposed zoning updates, and raises concerns regarding the character of the neighborhoods. One of the overarching goals of the WSAP is to provide opportunities for development of affordable housing and revitalize commercial corridor centers while maintaining the character of existing residential neighborhoods. Additionally, the existing Inclusionary Housing Ordinance and Affordable Housing Preservation Ordinance protect existing residents and ensure affordable housing in new development. The County is obligated to meet the Regional Housing Needs Assessment (RHNA) and apply the rezoning methodology consistently. Goals and policies implemented by the WSAP would preserve the unincorporated communities' character, diversity, and uses (specifically Goal LU 1 and Goal LU 5). Additionally, as stated on page 3-13 of the Draft PEIR, the County will adopt a Planning Area Standards District (PASD) that includes specific development standards that will be applicable to any future development within the Planning Area. This includes height limitations, setbacks, landscaping requirements, lighting standards, and other development requirements to ensure community character is maintained.

R165. Response to Comments from Richard Rice, undated.

R165-1 This comment voices concerns about the impacts of low-income public housing, including traffic, parking, and homelessness disproportionately located adjacent to United Homeowners Association neighborhoods. This comment also questions if collaboration between LA City and LA County is needed. The County has been working closely with the City of Los Angeles Planning Department to standardize zoning and land uses, specifically on Opportunity Site 2, the Ladera Center, a portion of which is in the City of Los Angeles. Please see Master Response 2, Transportation, which provides detailed response to concerns regarding transportation related issues, including parking. The comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

R165-2 This comment raises concerns about homelessness and crime, and questions if the WSAP should evaluate the impact of the proposed Project on crime and safety in the community. As part of the CEQA process, the Los Angeles County Sheriff's Department was consulted and did not express specific concerns regarding the WSAP, noting that impacts to police protection services will be analyzed on a project-by-project basis (see responses to Comment Letter A4). The Public Facilities and Services Element of the WSAP addresses the need to provide public safety throughout the Planning Area. Additionally, the WSAP is intended to support the Countywide General Plan, which includes goals and polices to support police protection services.

R166. Response to Comments from Jaymie Bailey, dated 6/20/2024.

R166-1 This comment questions why West Hollywood, Beverly Hills, Brentwood, Manhattan Beach, Malibu, Pacific Palisades, and Palos Verdes are not included in the WSAP. This comment also raises concerns about traffic congestion, affordable housing, air quality, small businesses, and property values. Please see Master Response 1, Opportunity Sites, which provides detailed responses regarding how opportunity sites were identified, these specific parcels, and changes made to the WSAP as a result of public comments received. As described in the Introduction of the WSAP and page 3-1 of the Draft PEIR, the project's focus is in Ladera Heights, View Park, and Windsor Hills, and West Fox Hills because the remaining areas are managed through other plans, agencies, or agreements. This comment opposes the proposed Project but does not raise an environmental issue regarding the adequacy of the Draft PEIR. However, the comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration. The WSAP does not involve any changes to property values or property taxes.

R166-2 This comment voices concerns about the community outreach aspect of the WSAP. The County has held in-person meetings, virtual meetings, and workshops and participated in community-hosted events. The County also distributed two community surveys to solicit initial feedback. Opportunity sites were selected based on comprehensive research, community input, and sites identified in the County's certified Housing Element. In project surveys and comments during public meetings, community members expressed their desire to preserve the characteristics of single-family residential neighborhoods and their preference for growth in the commercial corridors Additionally, a Historic Preservation Element was prepared as part of the WSAP that details historical information about each of the neighborhoods in the Planning Area. Goal ED 4 of the WSAP is targeted to preserving the community's Black legacy and preserving existing historic and cultural resources. As described in Section 5.1, *Aesthetics*, of the Draft PEIR, the Land Use Element, specifically Goal LU 1 and Goal LU 5, of the proposed Project would ensure that the unincorporated communities' character, diversity, and uses are maintained and protected. The comment does not identify specific concerns regarding the adequacy of the environmental analysis. As such, no change to the environmental analysis is required.

R167. Response to Comments from Earnetta Cotton, dated 6/20/2024.

R167-1 This comment voices concerns about blocking the views of existing residential dwellings in View Park. As described in Section 5.1, *Aesthetics*, of the Draft PEIR, the Land Use Element, specifically Goal LU 1 and Goal LU 5, of the proposed Project would ensure that the unincorporated communities' character, diversity, and uses are maintained and protected. In addition, the County will adopt a Planning Area Standards District (PASD) which includes specific development standards that will be applicable to any future development within the Planning Area. This includes height limitations, setbacks, landscaping requirements, lighting standards, and other development requirements to ensure community character is maintained. Additionally, private views are not protected under CEQA. Therefore, no changes to the Draft PEIR conclusions are made.

2. Response to Comments

R168. Response to Comments from Tony Bacon, dated 6/20/2024.

R168-1 This comment voices concern that there is not enough information in the WSAP regarding View Park. The WSAP outlines goals and policies that are implemented areawide, in Ladera Heights, View Park, and Windsor Hills, and within community specific opportunity sites. The comment does not identify specific concerns regarding the adequacy of the environmental analysis. However, the comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

2.2.6 Response to Public Meeting Comments

PC1. Response to Comments from Duane E. Smith, dated 8/1/2024.

PC1 This comment voices several concerns regarding affordable housing; displacement; cultural, historical, and social resources; traffic and mobility; infrastructure; pollution; noise; heat; green space; and community character. Responses below address the concerns listed. The comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

As discussed in Section 5.14, Population and Housing, one of the WSAP's goals is to create affordable housing options for existing and future residents and reduce the potential for displacement. Additionally, one of the overarching goals of the WSAP is to provide opportunities for development of affordable housing and revitalize commercial corridor centers while maintaining the character of existing residential neighborhoods. Additionally, the existing Inclusionary Housing Ordinance and Affordable Housing Preservation Ordinance protect existing residents and ensure affordable housing in new development. The County is obligated to meet the Regional Housing Needs Assessment (RHNA) and apply the rezoning methodology consistently.

The WSAP Historic Preservation Element outlines goals and policies that encourage the identification and protection of historic resources. Additionally, the County has developed a Historic Context Statement that provides information about historic trends and provides a framework for the continuing process of identifying historic, architectural, and culturally or socially significant resources important within the context of the development of the Planning Area.

Please see Master Response 2, Transportation, which provides detailed responses to concerns regarding transportation-related issues. Additionally, the Mobility Element supports the use of alternative modes of transportation, including walking, bicycling, and transit, to increase access opportunities and community connectivity (WSAP Goal M 4) and reduce impacts of traffic-related emissions (WSAP Goal M 5 and Policy LU 3.3).

Consistent with the County's General Plan's Implementation Program PS/F-1, the County will prepare a Capital Improvement Plan (CIP) for each of the 11 Planning Areas, including the Westside Planning Area. Each CIP will include a comprehensive sewer capacity study which will evaluate sewer system infrastructure needs and treatment capacity to ensure adequate capacity is available to accommodate future growth, along with a Planning Area–specific Implementation Program and Financing Plan. Additionally, the County Public Works Department conducts site plan reviews for all projects and ensures adequate services and that infrastructure is appropriately sized and sufficient to meet the demand of each unique project.

Mitigation measures identified in Section 5.3, *Air Quality*, must be implemented during construction of all future development projects to reduce air pollutant emissions. Additionally, as stated page 5.8-55 in Section 5.8, *Greenhouse Gas Emissions*, the analysis of GHG emissions is cumulative in nature because project emission contribute to cumulative global emissions. In addition, climate change impacts related to GHG emissions do not necessarily occur in the same area as a project. The emission of GHGs by a single development project does not necessarily cause an adverse environmental effect. Rather, it is the increased accumulation of GHGs from more than one project and many sources in the atmosphere that may result in global climate change. The resultant consequences of climate change can cause adverse environmental effects. The County Climate Action Plan's Agriculture, Forestry and Other Land Use sector also outlines strategies that promote clean water, air, and food and a reduction to the urban heat island effect. The County's Safety Element implements goals and policies for extreme heat and drought hazards. the WSAP includes policies and implementation programs to protect open space and ensure that future development protects and preserves those areas. Policy LU 8.1 and Policy COS 2.1 ensure that any open space in the Planning Area is protected.

In addition, as stated on page 3-13 of the Draft PEIR, the County will adopt a Planning Area Standards District (PASD) that contains development standards sensitive to and unique to each of the communities where land use changes are proposed. Most of the updates to zoning are administrative in nature, to bring the zoning and land use policy designation into conformance with one another and ensure compatibility of land and compliance with State law. Additionally, as described in Section 5.1, *Aesthetics*, of the Draft PEIR, the Land Use Element, specifically Goal LU 1 and Goal LU 5, of the proposed Project would ensure that the unincorporated communities' character, diversity, and uses are maintained and protected.

PC2. Response to Comments from Christiane White, dated 8/1/2024.

PC2 This comment voices concern about the community outreach aspect of the WSAP, community character, and traffic congestion. This comment also opposes the proposed zoning updates to Ladera Center and height limits.

The County has held in-person meetings, virtual meetings, and workshops and participated in community-hosted events. The County also distributed two community surveys to solicit initial feedback. Opportunity sites were selected based on comprehensive research, community input, and sites identified in the County's certified Housing Element. In project surveys and comments during public meetings, community members expressed their desire to preserve the characteristics of single-family residential neighborhoods and their preference for growth in the commercial corridors. Additionally, as described in Section 5.1, *Aesthetics*, of the Draft PEIR, the Land Use Element, specifically Goal LU 1 and Goal LU 5, of the proposed Project would ensure that the unincorporated communities' character, diversity and uses are maintained and protected. In addition, the County will adopt a Planning Area Standards District (PASD) with specific development standards that will be applicable to any future development in the Planning Area. This includes height limitations, setbacks, landscaping requirements, lighting standards, and other development requirements to ensure community character is maintained.

Traffic-related concerns are addressed in Section 5.17, *Transportation*, of the Draft PEIR, and also see Master Response 2, Transportation, for more information. The Mobility Element of the WSAP contains goals and polices regarding the use of alternative modes of transportation, including walking, bicycling, and transit, to increase access opportunities and community connectivity (WSAP Goal M 4) and reduce impacts of traffic-related emissions (WSAP Goal M 5 and Policy LU 3.3).

The Ladera Center (Opportunity Site 2 in the WSAP) is a site that is partially within the jurisdiction of Los Angeles County and partially within the jurisdiction of the City of Los Angeles. As a result of comments received on the WSAP and Draft PEIR, the County has reduced the maximum allowable height from 65 feet to 45 feet (see Master Response 1, Opportunity Sites). In regard to the Ladera Center, the County has been working closely with the City of Los Angeles Planning Department to standardize the zoning and land use at the site.

2. Response to Comments

PC3. Response to Comments from Joey S. Gossett, dated 8/1/2024.

PC3 This comment opposes Opportunity Sites 1, 5, 6, and 10 and raises concerns about traffic congestion. Opportunity sites were selected based on comprehensive research, community input, and sites identified in the County's certified Housing Element. In project surveys and comments during public meetings, community members expressed their desire to preserve the characteristics of single-family residential neighborhoods and their preference for growth in the commercial corridors. As a result of comments received on the WSAP and Draft PEIR, the County has elected to remove Opportunity Sites 1 and 10 and has reduced the maximum allowable height from 65 feet to 45 feet (see Master Response 1, Opportunity Sites). Master Response 1, Opportunity Sites, provides changes to land use and zoning on opportunity sites that are made in this Final PEIR as a result of comments received. See Master Response 2, Transportation, which provides detailed responses to concerns regarding transportation-related issues, including safety.

PC4. Response to Comments from Merle Vaughs, dated /1/2024.

PC4 This comment voices concerns about the proposed zoning updates under the WSAP may obstruct views and reduce property values. This comment also states that Ladera Heights, View Park, and Windsor Hills disproportionately bear the burden of housing allotments. As described in Section 5.1, *Aesthetics*, of the Draft PEIR, the Land Use Element, specifically Goal LU 1 and Goal LU 5, the proposed Project would ensure that the unincorporated communities' character, diversity, and uses are maintained and protected. In addition, the County will be adopting a Planning Area Standards District (PASD) with specific development standards that will be applicable to any future development within the Planning Area. This includes height limitations, setbacks, landscaping requirements, lighting standards, and other development requirements to ensure community character is maintained. As described in the Introduction of the WSAP and page 3-1 of the Draft PEIR, the project's focus is in Ladera Heights, View Park, and Windsor Hills, and West Fox Hills because the remaining areas are managed through other plans, agencies, or agreements. Additionally, as a result of comments received on the WSAP and Draft PEIR, the County has reduced the maximum allowable height for all opportunity sites designated MXD in Ladera Heights, View Park, and Windsor Hills from 65 feet to 45 feet (see Master Response 1, Opportunity Sites).

2. Response to Comments

PC5. Response to Comments from Anonymous, dated 8/1/2024.

PC5 This comment states that the proposed plan will increase traffic. This comment also questions why Westchester and Fox Hills are not considered for additional housing. Please see Master Response 2, Transportation, which provides detailed responses to concerns regarding transportation-related issues, including safety. The Mobility Element supports the use of alternative modes of transportation, including walking, bicycling, and transit, to increase access opportunities and community connectivity (WSAP Goal M 4) and reduce impacts of traffic-related emissions (WSAP Goal M 5 and Policy LU 3.3). Additionally, as described in the Introduction of the WSAP and page 3-1 of the Draft PEIR, the project's focus is in Ladera Heights, View Park, and Windsor Hills, and West Fox Hills because the remaining areas are managed through other plans, agencies, or agreements. Westchester is outside of the County's jurisdiction to make land use changes (see Master Response 1, Opportunity Sites).

PC6. Response to Comments from Donald Redix, dated 8/1/2024.

PC6 This comment asks if any protection is given to homeowners to prevent the blocking of views, such as limiting building heights. As described in Section 5.1, *Aesthetics*, of the Draft PEIR, the Land Use Element, specifically Goal LU 1 and Goal LU 5, of the proposed Project would ensure that the unincorporated communities' character, diversity, and uses are maintained and protected. Additionally, as a result of comments received on the WSAP and Draft PEIR, the County has reduced the maximum allowable height for all opportunity sites designated MXD in Ladera Heights, View Park, and Windsor Hills from 65 feet to 45 feet (see Master Response 1, Opportunity Sites). In addition, the County will adopt a Planning Area Standards District (PASD) with specific development standards that will be applicable to any future development in the Planning Area. This includes height limitations, setbacks, landscaping requirements, lighting standards, among other development requirements, to ensure community character is maintained.

PC7. Response to Comments from Judy Huern, dated 8/1/2024.

PC7 This comment questions the definition of affordable housing and raises concerns about traffic congestion. The definition of affordable housing can be found on the California Department of Housing and Urban Development website located here: https://www.housingca.org/policy/focus/housing-affordability/#:~:text=The%20U.S%20Department%20of%20Housing,its%20income%20on%20housing%20costs.

One of the overarching goals of the WSAP is to provide opportunities for development of affordable housing and revitalize commercial corridor centers while maintaining the character of existing residential neighborhoods. Additionally, the existing Inclusionary Housing Ordinance and Affordable Housing Preservation Ordinance protect existing residents and ensure affordable housing in new development.

Please see Master Response 2, Transportation, which provides detailed responses to concerns regarding transportation-related issues, including safety. The Mobility Element supports the use of alternative modes of transportation, including walking, bicycling, and transit, to increase access opportunities and community connectivity (WSAP Goal M 4) and reduce impacts of traffic-related emissions (WSAP Goal M 5 and Policy LU 3.3).

PC8. Response to Comments from Di Harris, dated 8/1/2024.

PC8 This comment voices concerns about traffic congestion. Please see Master Response 2, Transportation, which provides detailed responses to concerns regarding transportation-related issues, including safety. The Mobility Element supports the use of alternative modes of transportation, including walking, bicycling, and transit, to increase access opportunities and community connectivity (WSAP Goal M 4) and reduce impacts of traffic-related emissions (WSAP Goal M 5 and Policy LU 3.3). Additionally, emergency access is discussed in Section 5.17, *Transportation* (page 5.17-43), and future development projects would be subject to review by the County and responsible emergency service agencies, including the Los Angeles County Fire Department. The comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

2. Response to Comments

PC9. Response to Comments from Mike Michaud, dated 8/1/2024.

PC9 This comment raises concerns about traffic congestion and questions what mitigation measures are in place. The WSAP is a County-led document that is intended to supplement all existing plans in the County, such as the Active Transportation Strategic Plan, Bicycle Master Plan, Vision Zero Action Plan, the Community Traffic Safety Plan, and the Climate Action Plan 2045. The WSAP Mobility Element supports the use of alternative modes of transportation, including walking, bicycling, and transit, to increase access opportunities and community connectivity (WSAP Goal M 4 and Goal LU 3). As described in Draft PEIR Section 5.17, *Transportation*, the proposed Project is consistent with plans addressing the circulation system (e.g., Southern California Association of Governments 2024-2050 Regional Transportation Plan/Sustainable Communities Strategy, LA County General Plan Mobility Element). Additionally, the Draft PEIR Section 5.17, *Transportation*, identified eight collision-concentration corridors, including Slauson Avenue and La Cienega Boulevard, based on the Los Angeles County Vision Zero Program. Please see Master Response 2, Transportation, which provides detailed responses to concerns regarding transportation-related issues, including safety. The comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

PC10. Response to Comments from Anonymous, dated 8/1/2024.

PC10 This comment questions why the number of units provided by the RHNA must be implemented and states that it will increase traffic congestion. The County is obligated to meet the Regional Housing Needs Assessment (RHNA). Land use changes and zoning updates included as part of the WSAP would maintain consistency with the Land Use Policy Map and incorporate proposed rezoning identified in the County's certified Housing Element to meet the RHNA goals for the County in accordance with State housing laws. Section 5.14, *Population and Housing*, Table 5.14-3, shows the proposed growth in household, population, and employment in the Planning Area. The growth and increases in density that are proposed in the WSAP are guided by SCAG's Connect SoCal and the County's General Plan and Housing Element. The proposed growth for residential dwellings is in unincorporated-county RHNA allocations. Growth would not be unplanned and would be consistent with existing regional planning assumptions regarding population growth. Please see Master Response 2, Transportation, which provides detailed responses to concerns regarding transportation-related issues, including safety.

2. Response to Comments

PC11. Response to Comments from Penny Madden, dated 8/1/2024.

PC11 This comment raises concerns about traffic congestion and states that public transportation does not match with the demographics of the planning area. This comment also raises questions about height limits and parking requirements. The Mobility Element supports the use of alternative modes of transportation, including walking, bicycling, and transit, to increase access opportunities and community connectivity (WSAP Goal M 4) and reduce impacts of traffic-related emissions (WSAP Goal M 5 and Policy LU 3.3). Parking is addressed in the Mobility Element of the WSAP, specifically through Goal M 6. The parking requirements for new housing will be in conformance with the recently adopted Multifamily Residential Parking Ordinance. Additionally, see Master Response 2, Transportation, which provides detailed responses to concerns regarding transportation-related issues, including safety and parking.

As a result of comments received on the WSAP and Draft PEIR, the County has reduced the maximum allowable height for all opportunity sites designated MXD in Ladera Heights, View Park, and Windsor Hills from 65 feet to 45 feet (see Master Response 1, Opportunity Sites). As described in Section 5.1, *Aesthetics*, of the Draft PEIR, the Land Use Element, specifically Goal LU 1 and Goal LU 5, of the proposed Project would ensure that the unincorporated communities' character, diversity, and uses are maintained and protected. In addition, the County will adopt a Planning Area Standards District (PASD) with specific development standards that will be applicable to any future development in the Planning Area. This includes height limitations, setbacks, landscaping requirements, lighting standards, and other development requirements to ensure community character is maintained.

PC12. Response to Comments from Ellen Deleston, dated 8/1/2024.

PC12 This comment asks if any environmental impact studies regarding earthquake zones, oil wells, and traffic have been conducted. The comment also states that they live in an earthquake zone and provides other details about their environmental setting. The Draft PEIR provides Figure 5.7-1, *Seismic and Geotechnical Hazards Zones*, which identifies Alquist-Priolo Earthquake faults within the boundaries of the Planning Area and their relation to the unincorporated communities in the Planning Area. Additionally, construction of any new structures and improvements to certain existing structures are subject to the standards and requirements in the most current version of the California Building Code and would require project-specific geotechnical review prior to issuance of grading permits. Policy LU 9.1 of the WSAP would ensure that any new development would be designed to protect structures and occupants from natural hazards, including those related to earthquake faults.

Regarding the Inglewood Oil Field, the PEIR acknowledges the history and uses on the site (see Section 5.9, *Hazards and Hazardous Materials*) and that while it is an opportunity for future changes in use, no changes are proposed in the WSAP because uses are governed by the Baldwin Hills Community Standards District (BHCSD). The WSAP is a policy document and does not include project-level development. Future discretionary projects facilitated by the land use and zoning changes in the WSAP will be evaluated on a project-by-project basis and would undergo environmental analysis and implement mitigation measures as needed, during construction and operation of future developments, along with other required policies and regulations adopted to minimize environmental impacts.

2. Response to Comments

PC13. Response to Comments from Dennis Mille, dated 8/1/2024.

PC13 This comment questions if the EIR can be altered as a result of increased traffic and if it looks at traffic specific to the airport. See Master Response 2, Transportation, which provides detailed responses regarding transportation-related issues. There are no airports within the vicinity of the Planning Area; Los Angeles International Airport (LAX) is the closest. Land uses regarding LAX are under the Los Angeles County Airport Land Use Plan that provides comprehensive planning for compatible uses around County airports. The comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

PC14. Response to Comments from Carla Harris, dated 8/1/2024.

PC14 This comment questions if traffic counts have been conducted, the results, and if they were included in the WSAP PEIR. As described in Section 5.17.3.1, *Methodology*, of the Draft PEIR, daily VMT per service population within the Planning Area was analyzed for the proposed Project. Table 5.17-6, *WSAP VMT Summary*, provides a comparison of the VMT per service population calculations for the WSAP Planning Area 2024 Existing (Baseline), Planning Area 2045 No Project (existing General Plan assumptions), and 2045 with Project. As shown in Table 5.17-6, under the 2045 with-Project scenario, the total VMT per service population in the WSAP generated by the proposed changes in land use would be 1.3 percent more (25.6 VMT per service population) than the existing countywide VMT per service population. Please see Master Response 2, Transportation, which provides detailed responses to concerns regarding transportation-related issues.

2. Response to Comments

PC15. Response to Comments from Marian Williams, dated 8/1/2024.

PC15 This comment states opposition to the proposed land use changes and zoning updates proposed under the WSAP, and expresses concern over traffic congestion and emergency services. See Master Response 1, Opportunity Sites, regarding changes to land use and zoning on opportunity sites that are made in this Final PEIR as a result of comments received. Land use changes and zoning updates included as part of the WSAP would maintain consistency with the Land Use Policy Map and incorporate proposed rezoning identified in the County's certified Housing Element to meet the RHNA goals for the County in accordance with State housing laws. In addition, the WSAP is a County-led document that is intended to supplement all existing plans within the county, such as the Active Transportation Strategic Plan, Bicycle Master Plan, Vision Zero Action Plan, the Community Traffic Safety Plan, and the Climate Action Plan 2045.

Please see Master Response 2, Transportation, which provides detailed responses to concerns regarding transportation-related issues, including safety. The Mobility Element supports the use of alternative modes of transportation, including walking, bicycling, and transit, to increase access opportunities and community connectivity (WSAP Goal M 4) and reduce impacts of traffic-related emissions (WSAP Goal M 5 and Policy LU 3.3). Emergency services and access are discussed in Section 5.15, *Public Services*. The County has regulations and policies in place that will enable the Los Angeles County Fire Department to expand its fire protection and emergency services capacity as new development occurs.

PC16. Response to Comments from Darlene, dated 8/1/2024.

PC16 This comment raises concerns about traffic collisions, high-rises, and loss of grocery stores. Please see Master Response 2, Transportation, which provides detailed responses to concerns regarding transportation-related issues, including safety. The Mobility Element supports the use of alternative modes of transportation, including walking, bicycling, and transit, to increase access opportunities and community connectivity (WSAP Goal M 4) and reduce impacts of traffic-related emissions (WSAP Goal M 5 and Policy LU 3.3). Emergency services and access are discussed in Section 5.15, *Public Services*. The County has regulations and policies in place that will enable the Los Angeles County Fire Department to expand its fire protection and emergency services capacity as new development occurs. Additionally, as a result of comments received on the WSAP and Draft PEIR, the County has reduced the maximum allowable height from 65 feet to 45 feet (see Master Response 1, Opportunity Sites). The WSAP does not propose the removal of any existing uses, including grocery stores. The opportunity sites identified by the WSAP do not have any grocery stores developed on-site. Grocery stores are not proposed specifically as part of the WSAP, but could be located within the Mixed-Use zoning designation.

2. Response to Comments

PC17. Response to Comments from Francine Starks, dated 8/1/2024.

PC17 This comment raises concerns about traffic congestion and infrastructure. The WSAP is a County-led document that is intended to supplement all existing plans in the county, such as the Active Transportation Strategic Plan, Bicycle Master Plan, Vision Zero Action Plan, the Community Traffic Safety Plan, and the Climate Action Plan 2045. The WSAP Mobility Element also supports the use of alternative modes of transportation, including walking, bicycling, and transit, to increase access opportunities and community connectivity (WSAP Goal M 4 and Goal LU 3). As described in Draft PEIR Section 5.17, *Transportation*, the proposed Project is consistent with plans addressing the circulation system (e.g., Southern California Association of Governments 2024-2050 Regional Transportation Plan/Sustainable Communities Strategy, LA County General Plan Mobility Element). Please see Master Response 2, Transportation, which provides detailed responses to concerns regarding transportation-related issues, including safety.

Additionally, consistent with the County's General Plan's Implementation Program PS/F-1, the County will prepare a Capital Improvement Plan (CIP) for each of the 11 Planning Areas, including the Westside Planning Area. Each CIP will include a comprehensive sewer capacity study which will evaluate sewer system infrastructure needs and treatment capacity to ensure adequate capacity is available to accommodate future growth, along with a Planning Area–specific Implementation Program and Financing Plan. Additionally, the County Public Works Department conducts site plan reviews for all projects and ensures adequate services and that infrastructure is appropriately sized and sufficient to meet the demand of each unique project.

PC18. Response to Comments from Denise McIend, dated 8/1/2024.

PC18 This comment raises concerns about traffic congestion, safety, and emergency vehicle access. the WSAP is a County-led document that is intended to supplement all existing plans within the county, such as the Active Transportation Strategic Plan, Bicycle Master Plan, Vision Zero Action Plan, the Community Traffic Safety Plan, and the Climate Action Plan 2045. The WSAP Mobility Element also supports the use of alternative modes of transportation, including walking, bicycling, and transit, to increase access opportunities and community connectivity (WSAP Goal M 4 and Goal LU 3). As described in Draft PEIR Section 5.17, *Transportation*, the proposed Project is consistent with plans addressing the circulation system (e.g., Southern California Association of Governments 2024-2050 Regional Transportation Plan/Sustainable Communities Strategy, LA County General Plan Mobility Element). Please see Master Response 2, Transportation, which provides detailed responses to concerns regarding transportation-related issues, including safety.

2. Response to Comments

PC19. Response to Comments from Dawn, dated 8/1/2024.

PC19 This comment questions how the addition of new structures plus narrowing of streets will work and raises concerns about traffic congestion. The WSAP is a County-led document that is intended to supplement all existing plans within the county, such as the Active Transportation Strategic Plan, Bicycle Master Plan, Vision Zero Action Plan, the Community Traffic Safety Plan, and the Climate Action Plan 2045. The WSAP Mobility Element also supports the use of alternative modes of transportation, including walking, bicycling, and transit, to increase access opportunities and community connectivity (WSAP Goal M 4 and Goal LU 3). As described in Draft PEIR Section 5.17, *Transportation*, the proposed Project is consistent with plans addressing the circulation system (e.g., Southern California Association of Governments 2024-2050 Regional Transportation Plan/Sustainable Communities Strategy, LA County General Plan Mobility Element and transit-oriented County plans). Please see Master Response 2, Transportation, which provides detailed responses to concerns regarding transportation-related issues, including safety.

PC20. Response to Comments from Anonymous, dated 8/1/2024.

PC20 This comment raises concerns about traffic congestion and states that the Playa Vista Project has increased traffic already. The WSAP is a County-led document that is intended to supplement all existing plans within the county, such as the Active Transportation Strategic Plan, Bicycle Master Plan, Vision Zero Action Plan, the Community Traffic Safety Plan, and the Climate Action Plan 2045. The WSAP Mobility Element also supports the use of alternative modes of transportation, including walking, bicycling, and transit, to increase access opportunities and community connectivity (WSAP Goal M 4 and Goal LU 3). As described in Draft PEIR Section 5.17, *Transportation*, the proposed Project is consistent with plans addressing the circulation system (e.g., Southern California Association of Governments 2024-2050 Regional Transportation Plan/Sustainable Communities Strategy, LA County General Plan Mobility Element). Please see Master Response 2, Transportation, which provides detailed responses to concerns regarding transportation-related issues, including safety.

2. Response to Comments

PC21. Response to Comments from Brenda Manuel, dated 8/1/2024.

PC21 This comment voices concerns about blocked views in View Park as a result of the proposed zoning updates under the WSAP. This comment asks how these views will be protected. As described in Section 5.1, *Aesthetics*, of the Draft PEIR, the Land Use Element, specifically Goal LU 1 and Goal LU 5, the proposed Project would ensure that the unincorporated communities' character, diversity, and uses are maintained and protected. In addition, the County will be adopting a Planning Area Standards District (PASD) that includes specific development standards that will be applicable to any future development within the Planning Area. This includes height limitations, setbacks, landscaping requirements, lighting standards, and other development requirements to ensure community character is maintained. The WSAP does not involve any changes to property values. In addition, as a result of comments received on the WSAP and Draft PEIR, the County has reduced the maximum allowable height from 65 feet to 45 feet (see Master Response 1, Opportunity Sites)

PC22 Response to Comments from Nefertiti Austin, dated 8/1/2024.

PC22 This comment voices opposition to Opportunity Sites 2 and 10, citing traffic, community character, and density concerns. This comment also questions what is meant by affordable housing. As a result of public comments received, the County has elected to remove Opportunity Site 10 from the WSAP. Revisions have been made to the Final PEIR accordingly. See Master Response 1, Opportunity Sites, regarding changes to land use and zoning on opportunity sites that are made in this Final PEIR as a result of comments received. One of the overarching goals of the WSAP is to provide opportunities for development of affordable housing and revitalize commercial corridor centers while maintaining the character of existing residential neighborhoods. Additionally, the existing Inclusionary Housing Ordinance and Affordable Housing Preservation Ordinance protect existing residents and ensure affordable housing in new development. 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, increasing enforcement against jurisdictions that do not comply with State Laws, and making jurisdictions' eligibility for grant funds for infrastructure and transportation contingent upon having a compliant Housing Element. Opportunity sites were selected based on comprehensive research, community input, and sites identified in the County's certified Housing Element. In project surveys and comments during public meetings, community members expressed their desire to preserve the characteristics of single-family residential neighborhoods and their preference for growth in the commercial corridors.

Please see Master Response 2, Transportation, which provides detailed responses to concerns regarding transportation-related issues, including safety. The Mobility Element supports the use of alternative modes of transportation, including walking, bicycling, and transit, to increase access opportunities and community connectivity (WSAP Goal M 4) and reduce impacts of traffic-related emissions (WSAP Goal M 5 and Policy LU 3.3). While the WSAP would result in increases in density and development intensity that could result in population growth, this growth would not be unplanned and would be consistent with existing regional planning assumptions regarding population growth. Impacts of unplanned population or housing growth in areas not targeted for growth or at unanticipated levels would be less than significant. Therefore, the PEIR contains sufficient analysis at a program level and no changes are necessary.

One of the overarching goals of the WSAP is to provide opportunities for development of affordable housing and revitalize commercial corridor centers while maintaining the character of existing residential neighborhoods. Additionally, the existing Inclusionary Housing Ordinance and Affordable Housing Preservation Ordinance protect existing residents and ensure affordable housing in new development. The WSAP does not involve any changes to property values.

2. Response to Comments

PC23 Response to Comments from Anonymous, dated 8/1/2024.

PC23 This comment questions how the comment period works when the EIR is still subject to change. As demonstrated in this Final PEIR, changes to the Draft PEIR have been made in response to public comments, and all comments received have been addressed. Please also see Section 1.4, *Public Review Process*, of this Final PEIR. This comment does not raise an environmental issue regarding the adequacy of the Draft PEIR. However, the comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration

PC24 Response to Comments from Anonymous, dated 8/1/2024.

PC24 This comment raises concerns about traffic congestion and questions what mitigation measures are in place. The WSAP is a County-led document which is intended to supplement all existing plans within the County, such as the Active Transportation Strategic Plan, Bicycle Master Plan, Vision Zero Action Plan, the Community Traffic Safety Plan, and the Climate Action Plan 2045. The WSAP Mobility Element also supports the use of alternative modes of transportation, including walking, bicycling, and transit, to increase access opportunities and community connectivity (WSAP Goal M 4 and Goal LU 3). As described in Draft PEIR Section 5.17, *Transportation*, the proposed Project is consistent with plans addressing the circulation system (e.g., Southern California Association of Governments 2024-2050 Regional Transportation Plan/Sustainable Communities Strategy, LA County General Plan Mobility Element and Transit Oriented County plans). Additionally, the Draft PEIR includes mitigation measures TRA-1 and TRA-2, which would be in place for future development projects. Please see Master Response 2, Transportation, which provides detailed responses to concerns regarding transportation-related issues, including safety.

2. Response to Comments

PC25 Response to Comments from Tomita Glover, dated 8/1/2024.

PC25 This comment asks how traffic congestion will be mitigated without decreasing car usage. This comment states that many residents require the use of car in their everyday lives. The WSAP is a County-led document that is intended to supplement all existing plans within the county, such as the Active Transportation Strategic Plan, Bicycle Master Plan, Vision Zero Action Plan, the Community Traffic Safety Plan, and the Climate Action Plan 2045. The WSAP Mobility Element also supports the use of alternative modes of transportation, including walking, bicycling, and transit, to increase access opportunities and community connectivity (WSAP Goal M 4 and Goal LU 3). As described in Draft PEIR Section 5.17, *Transportation*, the proposed Project is consistent with plans addressing the circulation system (e.g., Southern California Association of Governments 2024-2050 Regional Transportation Plan/Sustainable Communities Strategy, LA County General Plan Mobility Element).

Please see Master Response 2, Transportation, which provides detailed responses to concerns regarding transportation-related issues, including safety.

PC26 Response to Comments from Levette Bowles, dated 8/1/2024.

PC26 This comment voices concerns about traffic congestion. Please see Master Response 2, Transportation, which provides detailed responses to concerns regarding transportation-related issues, including safety. The Mobility Element supports the use of alternative modes of transportation, including walking, bicycling, and transit, to increase access opportunities and community connectivity (WSAP Goal M 4) and reduce impacts of traffic-related emissions (WSAP Goal M 5 and Policy LU 3.3).

2. Response to Comments

PC27 Response to Comments from Lisa, dated 8/1/2024.

PC27 This comment suggests adding housing to the Inglewood Oil Fields and states that residents are concerned about health regarding the oil fields. The Inglewood Oil Field is within the Baldwin Hills Community District (BHCD), which prohibits new oil wells and production, and designates existing uses as "non-conforming," anticipating their phased removal and reuse in the future. The Inglewood Oil Field is identified as an Opportunity Site in the WSAP; however, land uses would continue to be governed by the BHCSD, and no land use and zoning changes are proposed as part of the WSAP. Any future changes would be conducted under a separate planning process.

PC28 Response to Comments from Diana Zimmerman, dated 8/1/2024.

PC28 This comment expresses opposition to the project and states that the WSAP is a racist proposal with severe climate change implications. The WSAP includes a Historic Preservation that details historical information about each of the neighborhoods in the Planning Area. Goal ED 4 of the WSAP is targeted to preserving the community's Black legacy and preserving existing historic and cultural resources. Additionally, the WSAP Implementation Program HRI 1 would initiate historic context studies of Black institutions and social history in Ladera Heights, View Park, and Windsor Hills to identify historic resources that preserve, celebrate and raise awareness to cultural history. The WSAP addresses the growth targets assigned by the Housing Element to ensure that the Planning Area communities have capacity for this growth, and it includes policies, zoning, and related development regulations to minimize growth at unplanned levels and in unplanned locations. Additionally, as described in Section 5.1, *Aesthetics*, of the Draft PEIR, the Land Use Element of the proposed Project, specifically Goal LU 1 and Goal LU 5, would ensure that the unincorporated communities' character, diversity, and uses are maintained and protected.

Additionally, as stated in the Draft PEIR in Section 5.8, *Greenhouse Gas Emissions* (page 5.8-55), the analysis of GHG emissions is cumulative in nature because project emissions contribute to cumulative global emissions. In addition, climate change impacts related to GHG emissions do not necessarily occur in the same area as a project. The emission of GHGs by a single development project does not necessarily cause an adverse environmental effect. Rather, it is the increased accumulation of GHGs from more than one project and many sources in the atmosphere that may result in global climate change. The resultant consequences of climate change can cause adverse environmental effects.

2. Response to Comments

PC29 Response to Comments from Daryl Osby, dated 8/1/2024.

PC29 This comment states opposition to the proposed land use changes and zoning updates proposed under the WSAP and lists several concerns, including increased population, traffic, crime, homelessness, safety, infrastructure, and community character. The comment also raises concerns about coordination between LA City and the County, and asks what studies have been conducted. The WSAP is a County plan and only applies to the unincorporated areas in the county. The City of Los Angeles communities are governed by the City's planning policies and regulations. However, every local jurisdiction in California is obligated to meet the RHNA. The County has been meeting with planning staff at the City of Los Angeles to discuss the WSAP. All concerns are addressed in the Draft PEIR and no environmental issues regarding the adequacy of the Draft PEIR were raised in this comment. Consistent with the County's General Plan's Implementation Program PS/F-1, the County will prepare a Capital Improvement Plan (CIP) for each of the 11 Planning Areas, including the Westside Planning Area. Each CIP will include a comprehensive sewer capacity study which will evaluate sewer system infrastructure needs and treatment capacity to ensure adequate capacity is available to accommodate future growth, along with a Planning Area–specific Implementation Program and Financing Plan. Additionally, the County Public Works Department conducts site plan reviews for all projects and ensures adequate services and that infrastructure is appropriately sized and sufficient to meet the demand of each unique project. The comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

PC30 Response to Comments from Crissi Avila, dated 8/1/2024.

PC30 This comment expresses concerns about traffic congestion. Please see Master Response 2, Transportation, which provides detailed responses to concerns regarding transportation-related issues, including safety. The Mobility Element supports the use of alternative modes of transportation, including walking, bicycling, and transit, to increase access opportunities and community connectivity (WSAP Goal M 4) and reduce impacts of traffic-related emissions (WSAP Goal M 5 and Policy LU 3.3).

2. Response to Comments

PC31 Response to Comments from Anonymous, dated 8/1/2024.

PC31 This comment opposes the addition of parks and trails and states that additional recreational facilities will attract more people and add to the increase in population. Future needs for recreational facilities are overseen by the County. Consistent with the analysis in the Draft PEIR, it is speculative at this time to assume the need for the construction of new or expanded recreational facilities that could result in physical environmental effects to meet the planned growth in the WSAP. Future discretionary projects in the Planning Area would be required to undergo individual project-level analysis under CEQA and would be required to provide dedication of adequate parkland or pay an in-lieu park and recreation facilities impact fee as a condition of approval. Goals and policies identified in the WSAP would be implemented to ensure opportunities for new recreational facilities and establish and expand connectivity between existing trail networks (Goal LU 4, Goal M 4, Goal PF 5). The comment also raises concerns about noise, pollution, and emergency services. Individual projects would be required to evaluate environmental impacts on a project-by-project basis and implement the appropriate mitigation measures regarding noise, pollution, and traffic for construction and operation of development. Future development would be analyzed on a project-by-project basis and undergo the necessary County review processes. See Master Response 2, Transportation, which provides detailed responses to concerns regarding transportation-related issues, including safety.

PC32 Response to Comments from Dagnea Teshome, dated 8/1/2024.

PC32 This comment voices concerns about emergency vehicle access and questions what mitigation measures are in place. The WSAP is a County-led document that is intended to supplement all existing plans within the County, such as the Active Transportation Strategic Plan, Bicycle Master Plan, Vision Zero Action Plan, the Community Traffic Safety Plan, and the Climate Action Plan 2045. The WSAP Mobility Element also supports the use of alternative modes of transportation, including walking, bicycling, and transit, to increase access opportunities and community connectivity (WSAP Goal M 4 and Goal LU 3). As described in Draft PEIR Section 5.17, *Transportation*, the proposed Project is consistent with plans addressing the circulation system (e.g., Southern California Association of Governments 2024-2050 Regional Transportation Plan/Sustainable Communities Strategy, LA County General Plan Mobility Element, and transit-oriented County plans). Please see Master Response 2, Transportation, which provides detailed responses to concerns regarding transportation-related issues, including safety.

2. Response to Comments

PC33 Response to Comments from John Denomes, dated 8/1/2024.

PC33 This comment asks what goals are in place to protect neighborhood characteristics and voices concerns about traffic congestion. As described in Section 5.1, *Aesthetics*, of the Draft PEIR, the Land Use Element, specifically Goal LU 1 and Goal LU 5, of the proposed Project would ensure that the unincorporated communities' character, diversity, and uses are maintained and protected. In addition, the County will adopt a Planning Area Standards District (PASD) with specific development standards that will be applicable to any future development within the Planning Area. This includes height limitations, setbacks, landscaping requirements, lighting standards, and other development requirements to ensure community character is maintained. The County has held in-person meetings, virtual meetings, and workshops, and participated in community-hosted events. The County also distributed two community surveys to solicit initial feedback. Opportunity sites were selected based on comprehensive research, community input, and sites identified in the County's certified Housing Element. In project surveys and comments during public meetings, community members expressed their desire to preserve the characteristics of single-family residential neighborhoods and their preference for growth in the commercial corridors.

Please see Master Response 2, Transportation, which provides detailed responses to concerns regarding transportation-related issues, including safety. The Mobility Element supports the use of alternative modes of transportation, including walking, bicycling, and transit, to increase access opportunities and community connectivity (WSAP Goal M 4) and reduce impacts of traffic-related emissions (WSAP Goal M 5 and Policy LU 3.3).

PC34 Response to Comments from Susan Bradshaw, dated 8/1/2024.

PC34 This comment questions why the new housing units are proposed and states that the proposed plan impacts the mobility and health of the community. The County is obligated to meet the Regional Housing Needs Assessment (RHNA). Land use changes and zoning updates included as part of the WSAP would maintain consistency with the Land Use Policy Map and incorporate proposed rezoning identified in the County's certified Housing Element to meet the RHNA goals for the County in accordance with State housing laws. The Mobility Element supports the use of alternative modes of transportation, including walking, bicycling, and transit, to increase access opportunities and community connectivity (WSAP Goal M 4) and reduce impacts of traffic-related emissions (WSAP Goal M 5 and Policy LU 3.3).

2. Response to Comments

PC35 Response to Comments from Naomi Zahari, dated 8/1/2024.

PC35 This comment voices concerns about the community outreach aspect of the WSAP and voices concerns about traffic congestion and lack of public transit. Please see Master Response 2, Transportation, which provides detailed responses to concerns regarding transportation-related issues, including safety. The Mobility Element supports the use of alternative modes of transportation, including walking, bicycling, and transit, to increase access opportunities and community connectivity (WSAP Goal M 4) and reduce impacts of traffic-related emissions (WSAP Goal M 5 and Policy LU 3.3).

The County has held in-person meetings, virtual meetings, and workshops and participated in community-hosted events. The County also distributed two community surveys to solicit initial feedback. Opportunity sites were selected based on comprehensive research, community input, and sites identified in the County's certified Housing Element. In project surveys and comments during public meetings, community members expressed their desire to preserve the characteristics of single-family residential neighborhoods and their preference for growth in the commercial corridors Additionally, a Historic Preservation Element was prepared as part of the WSAP that details historical information about each of the neighborhoods within the Planning Area. Goal ED 4 of the WSAP is targeted to preserving the community's Black legacy and preserving existing historic and cultural resources. Additionally, the WSAP Implementation Program HRI 1 would initiate historic context studies of Black institutions and social history in Ladera Heights, View Park, and Windsor Hills to identify historic resources that preserve, celebrate and raise awareness to cultural history. As described in Section 5.1, *Aesthetics*, of the Draft PEIR, the Land Use Element, specifically Goal LU 1 and Goal LU 5, of the proposed Project would ensure that the unincorporated communities' character, diversity and uses are maintained and protected.

PC36 Response to Comments from Jan A. Davis, dated 8/1/2024.

PC36 This comment states opposition to the proposed changes to the Ladera Center and raises concerns about density, safety, and other environmental impacts. This comment suggests changes to the nearby 99 Cents Store and Marshalls. These parcels are in the City of Los Angeles and outside the County's jurisdiction to make land use changes (see Master Response 1, Opportunity Sites, for more information). All concerns are addressed in the Draft PEIR, and no environmental issues regarding the adequacy of the Draft PEIR were raised in this comment. The comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

2. Response to Comments

2.2.7 Response to Form Letters

Response to Comments from Form Letter 1.

FL1 The County received 110 comment letters from the public that are all identical and are addressed in this response. The letter opposes the proposed Project and states that Ladera Heights, View Park, and Windsor Hills disproportionately bear the burden of land use and zoning changes. The letter requests that the County work with the Ladera Heights Civic Association (LHCA) and the United Homeowners Association. The letter also raises broad concerns regarding traffic, parking, and noise.

One of the overarching goals of the WSAP is to provide opportunities for development of affordable housing and revitalize commercial corridor centers while maintaining the character of existing residential neighborhoods. The WSAP would also incorporate land use designations and densities for sites identified to accommodate the RHNA allocation in the adopted 2021-2029 Housing Element. Goals and policies implemented by the WSAP would ensure that the unincorporated communities' character, diversity, and uses are maintained and protected (specifically Goal LU 1 and Goal LU 5). As described in the Introduction chapter of the WSAP and page 3-1 of the Draft PEIR, the project's focus is on Ladera Heights, View Park, and Windsor Hills, and West Fox Hills because the remaining areas are managed through other plans, agencies, or agreements. The remaining areas are outside of the County's jurisdiction to make any land use changes. Please see Master Response 1, Opportunity Sites, regarding changes to land use and zoning on opportunity sites that are made in this Final PEIR as a result of comments received, and reasons why certain other locations are not feasible for inclusion. As part of the County's efforts to conduct community outreach, the County attended community group meetings, including the LHCA and the United Homeowners Association. Please see responses to comment letters O3 and O4 that directly respond to the LHCA comments and recommendations as well as comment letters O2 and O5 that respond to letters received from the United Homeowners Association.

Additionally, the construction and operation of development projects would be required to implement mitigation measures N-1 and N-2 (Section 5.13, *Noise*, page 5.13-29) which requires a noise study and mitigation plan. Please also see Master Response 2, Transportation, which provides detailed responses to concerns regarding transportation-related issues, including parking and methodology used to evaluate traffic impacts. The letter is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

Response to Comments from Form Letter 2.

FL2 The County received eight comment letters from the public that are all identical and are addressed in this response. The letter states opposition to the proposed Project and raises general concerns regarding density, traffic congestion, excessive pollution, and infrastructure. The letter also opposes a light rail station; however, no light rail station is proposed under the WSAP. As discussed in Section 5.14, *Population and Housing*, one of the WSAP's goals is to create affordable housing options for existing and future residents and reduce the potential for displacement. One of the overarching goals of the WSAP is to provide opportunities for development of affordable housing and revitalize commercial corridor centers while maintaining the character of existing residential neighborhoods. The existing Inclusionary Housing Ordinance and Affordable Housing Preservation Ordinance protect existing residents and ensure affordable housing in new development. The County is obligated to meet the Regional Housing Needs Assessment (RHNA) and apply the rezoning methodology consistently.

Please see Master Response 2, Transportation, which provides detailed responses to concerns regarding transportation-related issues. Additionally, the Mobility Element supports the use of alternative modes of transportation, including walking, bicycling, and transit, to increase access opportunities and community connectivity (WSAP Goal M 4) and reduce impacts of traffic-related emissions (WSAP Goal M 5 and Policy LU 3.3).

Mitigation measures identified in Section 5.3, *Air Quality*, must be implemented during construction of all future development projects to reduce air pollutant emissions. As stated in Section 5.8, *Greenhouse Gas Emissions*, page 5.8-55, the analysis of GHG emissions is cumulative in nature because project emission contribute to cumulative global emissions. Climate change impacts related to GHG emissions do not necessarily occur in the same area as a project. The emission of GHGs by a single development project does not necessarily cause an adverse environmental effect. Rather, it is the increased accumulation of GHGs from more than one project and many sources in the atmosphere that may result in global climate change. The resultant consequences of climate change can cause adverse environmental effects. The County Climate Action Plan's Agriculture, Forestry and Other Land Use sector also outlines strategies that promote clean water, air, and food and a reduction to the urban heat island effect. The County's Safety Element implements goals and policies for extreme heat and drought hazards. The WSAP includes policies and implementation programs to protect open space and ensure that future development protects and preserves those areas. Policy LU 8.1 and Policy COS 2.1 ensure that any open space in the Planning Area is protected. The letter is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

2. Response to Comments

Response to Comments from Form Letter 3.

FL3-1 The County received 302 comment letters from the public that are all identical and are addressed in the responses that follow. This comment expresses opposition to the proposed Project and raises general concerns regarding community character and traffic. This comment also requests the removal of the Ladera Center (Opportunity Site 2), University Church (Opportunity Site 1), Slauson-Fairfax/Home Depot (Opportunity Site 4a), and Slauson-Fairfax intersection (Opportunity Site 4b). See Master Response 1, Opportunity Sites, regarding changes to land use and zoning on opportunity sites that are made in this Final PEIR as a result of comments received, including the County's removal of Opportunity Site 1 and height limit reductions from 65 feet to 45 feet for the other sites mentioned.

One of the overarching goals of the WSAP is to provide opportunities for development of affordable housing and revitalize commercial corridor centers while maintaining the character of existing residential neighborhoods. Additionally, the existing Inclusionary Housing Ordinance and Affordable Housing Preservation Ordinance protect existing residents and ensure affordable housing in new development. 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, increasing enforcement against jurisdictions that do not comply with State laws, and making jurisdictions' eligibility for grant funds for infrastructure and transportation contingent upon having a compliant Housing Element. Opportunity sites were selected based on comprehensive research, community input, and sites identified in the County's certified Housing Element. In project surveys and comments during public meetings, community members expressed their desire to preserve the characteristics of single-family residential neighborhoods and their preference for growth in the commercial corridors.

As described in Section 5.1, *Aesthetics*, of the Draft PEIR, the Land Use Element, specifically Goal LU 1 and Goal LU 5, of the proposed Project would ensure that the unincorporated communities' character, diversity, and uses are maintained and protected. In addition, the County will adopt a Planning Area Standards District (PASD) with specific development standards that will be applicable to any future development within the Planning Area. This includes height limitations, setbacks, landscaping requirements, lighting standards, and other development requirements to ensure community character is maintained. Please also see Master Response 2, Transportation, which provides detailed responses to concerns regarding transportation-related issues. Additionally, the Mobility Element supports the use of alternative modes of transportation, including walking, bicycling, and transit, to increase access opportunities and community connectivity (WSAP Goal M 4) and reduce impacts of traffic-related emissions (WSAP Goal M 5 and Policy LU 3.3). The comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

FL3-2 This comment states that community engagement conducted by the County was flawed and did not include all households in the Planning Area. The comment also expresses that the flyers distributed should have had clearer language about the proposed Project to produce higher community engagement.

The project team mailed out flyers to property owners, sent out rezoning letters, and posted project flyers at key businesses and community gatherings. The County has held in-person meetings, virtual meetings, and workshops and participated in community-hosted events. The County also distributed two community surveys to solicit initial feedback. The County project team has also posted project information on County social media accounts and attended various community groups meetings. Additionally, the project team has been hosting office hours for community members to talk with a planner regarding changes under the WSAP. The comment is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration

2. Response to Comments

Response to Comments from Form Letter 4.

FL4 The County received 162 comment letters from the public that are all identical and are addressed in this response. This letter supports the Ladera Heights Civic Association (LHCA) letters regarding the WSAP and Draft PEIR dated August 9, 2024, and August, 14, 2024. The letter requests that the County work with the LHCA and Homeowners Association. This letter raises concerns regarding traffic, noise and congestion, and preservation of the ethnically and socioeconomically diverse neighborhoods. As part of the County's efforts to conduct community outreach, the County attended community group meetings, including the LHCA and the United Homeowners Association. Additionally, please see responses to comment letters O3 and O4 that directly respond to the LHCA comments and recommendations, as well as comment letters O2 and O5 that respond to letters received from the United Homeowners Association.

Goals and policies implemented by the WSAP would ensure that the unincorporated communities' character, diversity, and uses are maintained and protected (specifically Goal LU 1 and Goal LU 5). Additionally, the construction and operation of development projects would be required to implement mitigation measures N-1 and N-2 (Section 5.13, *Noise*, page 5.13-29) which require a noise study and mitigation plan. Please also see Master Response 2, Transportation, which provides detailed responses to concerns regarding transportation-related issues, including parking and methodology used to evaluate traffic impacts. The letter is acknowledged for the record and will be forwarded to the decision-making bodies for their review and consideration.

3. Revisions to the Draft PEIR

3.1 INTRODUCTION

This section contains revisions to the Draft PEIR based upon (1) additional or revised information required to prepare a response to a specific comment; (2) applicable updated information that was not available at the time of Draft PEIR publication; and/or (3) typographical errors. This section also includes additional mitigation measures to fully respond to commenter concerns as well as provide additional clarification to mitigation requirements included in the Draft PEIR. The provision of these additional mitigation measures does not alter any impact significance conclusions as disclosed in the Draft PEIR. Changes made to the Draft PEIR are identified here in ~~strikeout text~~ to indicate deletions and in underlined text to signify additions.

3.2 DRAFT PEIR REVISIONS

3.2.1 Draft PEIR Text Revisions

The following text has been revised in response to comments received on the Draft PEIR.

Global Changes throughout the Draft PEIR. The following text has been revised to reflect changes based on comments received for the opportunity sites.

- 10~~12~~ Opportunity Sites and Inglewood Oil Field
- 10~~12~~ specific Opportunity Sites
- 6,212~~6,757~~ residential dwelling units
- 5,966~~6,489~~ households
- Population of ~~15,704~~14,318
- 239~~244~~,000 square feet of non-residential use

Global changes throughout the Draft PEIR. The following text has been revised to reflect changes in the Westside Area Plan document.

- **Policy M 1.2.** Implement traffic safety countermeasures along Collision Concentration Corridors that are identified in the Los Angeles County Vision Zero Action Plan.

3. Revisions to the Draft EIR

- **Policy M 1.3** ~~Continue to~~ W~~w~~ork with LA Metro and other transit agencies (such as Culver City Bus, LADOT, PW The Link, Big Blue Bus, etc.) to improve ~~provide~~ the reliability and safety; ~~reliable, safe, and high-quality service~~ and provide more modes of transit service tailored to the needs of residents and access to more destinations. Improvements may include schedule reliability, reduced headways, increased carrying capacity, enhanced intermodal connections, and safe and comfortable buses.

- **Policy M 3.3.** Encourage convenient and safe transit, pedestrian, and bicycle linkages to/from transit service and mobility hubs to facilitate first/last-mile connections to Metro K Line stations, including Hyde Park, Leimert Park, ~~and~~ Martin Luther King Jr., and Westchester/Veterans stations.

- **Policy M 4.1.** Provide continuous pedestrian access along major streets with existing sidewalk gaps, such as La Brea Avenue between Slauson Avenue and Obama Boulevard, and Overhill Drive between Slauson Avenue and La Brea Avenue. Provide safe, connected and comfortable pedestrian access to Kenneth Hahn Park.

- **Policy LU 2.7~~2~~** Control the development of uses that negatively impact and detract from community character.

- **Policy LU 4.4.** Encourage land uses that off diverse ~~promote healthy~~ food choices for local residents, including new grocery stores, restaurants, and cafes that provide healthy options, including fresh produce and nutrient-dense foods.

- **Policy LU 5.**1. Maintain and protect the character and scale of existing residential neighborhoods by prioritizing commercial corridors as the location for large-scale development ~~on commercial corridors~~.

- **Policy LU 6.5.** ~~Design~~ Require development to ~~that~~ foster~~s~~ pedestrian interest and activity by designing elevations facing primary street frontages with a high level of visual transparency ~~orienting one or more building entrances~~ and providing direct pedestrian access to the adjoining ~~primary~~ street sidewalk. ~~and incorporation of plazas, landscaping and common open spaces.~~

- **Policy LU 6.6.** Encourage mixed-use development projects to incorporate elements that contribute to a resident's quality of life and promote gathering and activity such as courtyards and plazas.

- **Policy LU 6.7~~6~~.** Support beautification of existing businesses and encourage improvement of building facades recognizing opportunities to reflect historic design styles.

- **Policy LU 6.8~~7~~.** Encourage the development of multi-modal transportation hubs within larger commercial and mixed-use centers.

Goal LU 20~~2~~ (Inglewood Oil Field): Redevelopment of the Inglewood Oil Field with Uses Contributing to the Quality of Life of Community Residents

- **Policy LU 20~~2~~.3.** Enable the community to be actively involved in the determining and planning for uses to be developed as replacement of existing Oil Field operations.

- **Policy LU 20~~2~~.4.** Provide for the linkage of new uses to the existing community with pedestrian and bicycle paths, greenways, and other elements.

- **Policy LU 20~~2~~.5.** Provide for the restoration of native vegetation and landscapes and integrate with development.

Goal LU 1~~1~~2 (Ladera Center): A revitalized and pedestrian-oriented mixed-use center providing services accessible to residents of adjoining neighborhoods and opportunities for new housing development expanding the customer base for local businesses.

- **Policy LU 1~~1~~2.1.** Facilitate infill and new development of retail commercial and office uses integrated with housing on the upper levels or to the rear of commercial buildings.

- **Policy LU 1~~1~~2.2.** Promote the inclusion of landscape improvements, active gathering places such as courtyards and plazas, community gardens, and other amenities accessible to the surrounding community.

- **Policy LU 11.3** ~~and R~~require buildings to be oriented and designed to contribute to an active pedestrian environment.

- **Policy LU 1~~1~~2.~~4~~3** Require that building heights be stepped back to transition with adjoining residential neighborhoods.

Goal LU 1~~2~~3 (Wateridge Business Center): Development of housing as infill on existing parking lots and long-term replacement of existing buildings and parking structures warranted by marketplace changes.

- **Policy LU 1~~2~~3.5.** Encourage the development of a multi-modal transportation hub independent of or in concert with infill development of the Slauson-Fairfax Home Depot Center.

- **Policy LU 1~~2~~3.6** Encourage the adaptive re-use and improvement of existing buildings.

Goal LU ~~14~~13 (Slauson-Fairfax/Home Depot Center): Long-term intensification and development as a pedestrian-oriented mixed-use center incorporating housing with commercial uses.

- **Policy LU ~~14~~13.6.** Encourage the development of a multi-modal transportation hub independent of or in concert with infill development of the Wateridge Center.

Goal LU 19~~2~~0 (Leimert Park Adjacent): Concentration of commercial and residential uses providing continuity with properties developed along Crenshaw Boulevard adjacent to the Metro Transit Station.

- **Policy LU 19~~2~~0.2.** Promote development densities/intensities that encourage transit use by residents and business customers.

Implementation Program LUI 2~~1~~. In consultation with stakeholders and residents, design and implement a Placemaking Plan that may include:

- Additions or improvements of infrastructure such as: entry signage and monuments, street trees, benches, shade structures, recycling and trash bins on sidewalks, crosswalks, wayfinding signage, and public art installations.
- Integration of pocket parks and open spaces ~~on public properties and~~ in streetscapes.

Implementation Program LUI 3~~2~~. Assess the feasibility of developing student housing on campus and/or adjoining properties at West Los Angeles College.

Implementation Program LUI 4~~3~~. Based on the *Placemaking Plan* (LUI 2~~1~~), develop design and engineering plans, acquire funding, and implement for streetscape improvements, street furniture, signage, entry monuments/signate, and other elements.

Implementation Program LUI 5~~4~~. Pursue and administer funding for loans and grants for the maintenance and renovation of façades and property of private commercial and residential properties and buildings.

Implementation Program LUI 6~~5~~. Maintain and administer programs and services contributing to the quality of life and health of the WSA's residents, such as recreation, seniors, youth health, safety preparedness and resilience, and others as defined by the County General Plan and WSAP Public Facilities and Services Elements.

Implementation Program LUI 7~~6~~. Consider developing incentives, such as low interest loans or grants, that encourage the owners and operators of cell towers located on ridgelines to consolidate facilities to the extent feasible, design improvements to enhance their visual quality, and incorporate extensive landscape.

Implementation Program LUI 8~~7~~. Create educational materials promoting property maintenance and improvement and approaches for sustainable, healthy, and resilient development (e.g., solar, landscape, irrigation, other) and post on the County's website.

Implementation Program MI 5~~4~~. Seek funding and implement multimodal infrastructure projects that promote Complete Streets along 54th Street, coordinating efforts with City of Los Angeles in places where the County shares authority of traffic control and maintenance of roadways.

Implementation Program MI 6~~5~~. Conduct a feasibility study to assess the viability of extending the Link–Baldwin Hills Parklands shuttle. Evaluate potential ridership, infrastructure requirements and operational considerations. Engage with local communities and relevant stakeholders to gather input.

Implementation Program MI 7~~6~~. Conduct an inventory of sidewalk conditions to identify locations with gaps and damaged sidewalks.

Implementation Program MI 8~~7~~. Explore pathways with wayfinding signage along high-traffic corridors to improve pedestrian connectivity.

Implementation Program MI 9~~8~~. Develop Community Pedestrian Plans for Ladera Heights, View Park-Windsor Hills, and West Fox Hills communities for inclusion in Step-by-Step Los Angeles County: Pedestrian Plans for Unincorporated Communities with the aim of promoting healthy and active lifestyles. Include following study items:

Implementation Program EDI 8. Offer zoning relief or financial incentives for developers to lease a certain percentage of leasable square feet to local legacy small businesses in new development and encourage the return of displaced businesses. Reductions in required parking or relief from other zoning standards (e.g., open space requirements) could be used in return for a certain percentage of square feet leased to the local legacy small businesses. Financial incentives could be in the form of property or sales tax abatement.

Page 3-1, Section 3.1, *Project Location*. The following text has been revised to reflect changes based on comments received for the opportunity sites.

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. In addition, 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 complex. Its zoning for Major Commercial (C-MJ) use is also proposed to change to MU/MXD. Ballona Wetlands, Marina del Rey, and Westside Islands, excluding West Fox Hills, are not anticipated to undergo substantive changes as a result of the proposed Project. The Ballona Wetlands is a significant ecological resource owned by the state of California, managed by the California Department of Fish and Wildlife, and subject to an ongoing multiagency restoration project. Marina del Rey is in the Coastal Zone, and a Local Coastal Program amendment is not within the scope of this project. Determination of Marina del Rey's future uses and improvements will be the subject of a separate planning process recently initiated by the Los Angeles County Department of Beaches and Harbors under the moniker "Marina del Rey for All." 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 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. Therefore, WSAP and this Draft PEIR focus primarily on Ladera Heights, View Park, Windsor Hills, and West Fox Hills.

Page 3-11, Section 3.4.1, *Description of the Project*. The following text has been revised for clarity.

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 ~~Housing Element~~ to meet the RHNA goals for the County identified in the Housing Element. Table 3-1, *Land Use and Zoning Change Summary*, identifies the location, existing land use and zoning designations, and the proposed land use and zoning designations for the identified opportunity sites.

3. Revisions to the Draft EIR

Page 3-14, Table 3-1. The following text has been removed to reflect changes based on comments received for the opportunity sites.

Table 3-1 Opportunity Sites Land Use and Zoning Change Summary

Location ID	Location	Existing Land Use Designation (Designation: Maximum Density, FAR)	Proposed Land Use Designation (Designation: Maximum Density, FAR)[1]	Existing Zoning Designation	Proposed Zoning Designation
~~1~~	~~Centinela-Green Valley (SE)~~	~~H9: 9~~	~~H50: 50~~	~~R-1~~	~~R-4~~
2	Ladera Center	CG: 50, 1.0	MU: 150, 3.0	C-2	MXD
3	Wateridge Business Center	CG: 50, 1.0	MU: 150, 3.0	C-3	MXD
4a	Slauson-Fairfax/Home Depot Center	CG: 50, 1.0	MU: 150, 3.0	C-3	MXD
4b	Slauson-Fairfax Intersection	CG: 50, 1.0	MU: 150, 3.0	C-2, C-3	MXD
5	Slauson-Heatherdale	CG: 50, 1.0	MU: 150, 3.0	C-2	MXD
6	Slauson-Overhill North	CG: 50, 1.0	MU: 150, 3.0	C-2, R-3-P	MXD
7	Slauson East	CG: 50, 1.0	MU: 150, 3.0	C-2	MXD
8	West 54th Street	CG: 50; 1.0	CG: 50, 1.0	C-2	C-2
9	Leimert Park Adjacent	CG:50, 1.0	MU: 150, 3.0	C-1	MXD
~~10~~	~~Angeles Vista-Valley Ridge~~	~~H9: 9~~	~~CG: 50, 1.0~~	~~R-1~~	~~C-2~~
11	Inglewood Oil Fields[2]	MR, P	--	A-2, M-1.5	--
12	West Fox Hills (Del Rey)	CG: 50, 1.0	MU: 150, 3.0	C-3	MXD

Notes:
Definitions for General Plan Land Use and Zoning designations are provided in Appendix I, *WSAP Opportunity Sites Land Use and Zoning Definitions*.
[1] Proposed densities and intensities listed in this table show the maximum development capacity permitted under the land use plan. For analysis purposes, a review of on-the-ground conditions and market trends informed the development of a "realistic scenario" which reflects development likely to occur during the planning period.
[2] The Inglewood Oil Field is identified as an Opportunity Site in the WSAP; however, land uses would continue to be governed by the BHCSD, and no land use and zoning changes are proposed as part of the WSAP. Any future changes would be conducted under a separate planning process.

Page 4-2, Section 4.2.1, *Regional Location*. The following text has been added for clarity.

The Westside Planning Area is one of 11 planning areas identified in the General Plan and is located in the western portions of Los Angeles County. The Planning Area is located north of Inglewood, West of East Los Angeles, and east of the Pacific Ocean. The Planning Area includes the following unincorporated communities: 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. These communities are identified in Figure 3-2, Project Location. Marina del Rey, Ballona Wetlands, and West Los Angeles (Sawtelle VA) are governed by separate planning processes and are not anticipated to change. The Westside Area Plan will focus primarily on Ladera Heights, View Park and Windsor Hills, and West Fox Hills. It should be noted that the zoning for Gilmore Island is proposed to change from Major Commercial (C-

MJ) to MU/MXD; no other changes are proposed for Gilmore Island. Incorporated cities within the Planning Area that border the focus areas include Beverly Hills, West Hollywood, Santa Monica, and Culver City. Incorporated cities located outside the Planning Area and that border the Planning Area include Inglewood, El Segundo, and Hawthorne to the south; Los Angeles to the north and east; Malibu to the west; and Calabasas to the northwest.

Page 4-4, Section 4.3, *Local Environmental Setting*. The following text has been removed to reflect changes based on comments received for the opportunity sites.

- ~~**Site 1 (Centinela-Green Valley)** rectangular in shape and is located north of Centinela Avenue and west of Wooster Avenue. Site 1 is developed with a church use (University Christian Church) and surface parking lot. Single-family residences are located north and east and a self-storage facility is located west of Site 1.~~

- **Site 2 (Ladera Center)** square in shape and is located north of Centinela Avenue and west of La Tijera Boulevard. Site 2 is developed with commercial uses including a grocery store and is part of an existing commercial center consisting of several commercial buildings and surface parking lot. Ladera Center is situated partially within the jurisdiction of Unincorporated Los Angeles County and partially within the jurisdiction of the City of Los Angeles, and within the City's Westside Community Plan (Westchester-Playa del Rey, Palms-Mar Vista-Del Rey, Vencie and West LA). Multi-family residential development are located north and west and a grocery store with associated parking lot is east of Site 2. La Tijera Village, a single family residential neighborhood in the City of Inglewood, is located to the south.

- ~~**Site 10 (Angeles Vista-Valley Ridge)** is rectangular in shape and is at the southeast corner of the intersection for Valley Ridge Avenue and Angeles Vista Boulevard. Site 10 is a developed property adjoining a commercial use (Wayfinder Family Services). Single-family residences are located north, south, and west and a commercial use (Wayfinder Family Services) is located east of Site 10.~~

Page 4-6 and 4-7, Section 4.3.4, *Westside Islands: West Los Angeles, West Fox Hills, Franklin Canyon, and Gilmore Island*. The following text has been revised for accuracy and to reflect changes based on comments received.

3.2.2 Westside Islands: West Los Angeles, West Fox Hills, Franklin Canyon and, Gilmore Island

The Westside Islands are spread throughout the Planning Area. Unincorporated West Los Angeles is located east of Santa Monica, north of Mar Vista and Culver City, west of Beverly Hills and south of Westwood and Brentwood. Sawtelle VA consists of primarily residential and commercial uses and is a transit center for the extension of the Metro Purple Line. Commercial uses can be found primarily along Sawtelle Boulevard. I-405 runs north to south through the center of the Sawtelle VA. Interstate 10 (I-10) forms the southern border of the area. State Route 2 runs east to west through the center of the community.. No changes to this community are anticipated under the WSAP.

3. Revisions to the Draft EIR

West Fox Hills consists of an unincorporated residential and commercial island within Culver City with a total area of 31.1 acres. The area is located southwest of Ladera Heights, Park View, Windsor Hills area and northeast of Ballona Wetlands. It is bordered by the Centinela Creek Channel to the north, South Centinela Avenue to the northeast, West Jefferson Boulevard to the south, and Grosvenor Boulevard to the west.

Franklin Canyon is an open space area mostly used as parkland and trails and lies between the San Fernando Valley and Beverly Hills. This area is owned by the United States National Park Service (NPS) and operated by the Mountains Recreation and Conservation Authority (MRCA). No changes to this community are anticipated under the WSAP.

Gilmore Island is a small unincorporated parcel of land in the Fairfax neighborhood of the City of Los Angeles, located south of West Hollywood and north of Downtown Los Angeles. No residents reside in this area as the area is currently used as a parking lot on the CBS Studio complex. Its zoning for Major Commercial (C-MJ) use is also proposed to change to MU/MXD as part of the proposed Project. ~~No changes to this community are anticipated under the WSAP.~~

Page 5-2, Section 5, *Environmental Analysis*. The following text has been added for clarity.

Cumulative Impact Assumptions and Methodology

As defined in State CEQA Guidelines Section 15355, the term "cumulative impacts" refers to two or more individual impacts, which, when considered together, are considerable or that compound or increase other environmental impacts. The cumulative impact from multiple projects is the change in the physical environment that results from the incremental impact of the proposed project when added to other closely related past, present, and reasonably foreseeable probable future projects. Cumulative impacts can result from individually minor but collectively significant projects taking place over a period of time (State CEQA Guidelines Sections 15355[b] and 15130[a][1]).

The CEQA Guidelines (Section 15130[b][1]) state that the information used in an analysis of cumulative impacts should come from one of two sources:

1. A list of past, present, and probable future projects producing related cumulative impacts, including, if necessary, projects outside the control of the agency; or

2. A summary of projections in an adopted general plan or related planning document designed to evaluate regional or area-wide conditions.

Depending on the environmental topic, the cumulative impact analysis may use either method 1 or 2. Factors considered in determining whether a project is included in the cumulative impact analysis include whether it would cause impacts of the same nature as the proposed Project in the same area at the same time. The cumulative impact analysis contained in the Draft PEIR considers projections from applicable planning documents for assessment of impacts, including the County's General Plan and Southern California Association

of Governments' Connect SoCal. As a program-level planning document, this Draft PEIR does not consider project-level development in the analysis of cumulative impacts.

Section 15130(b)(3) of the CEQA Guidelines states that "lead agencies shall define the geographic scope of the area affected by the cumulative effect and provide a reasonable explanation for the geographic limitation used." Each cumulative analysis in Sections 5.1 through 5.20 of this Draft PEIR identify the geographic scope that is applicable to that topic area. In general, the cumulative study area includes the County of Los Angeles. There are environmental issues whose relevant geographic scope for purposes of the cumulative impact analysis may be larger or smaller than the County, and may be defined by local, regional, or state agency jurisdiction or by other environmental factors. One example is the geographic scope of cumulative air quality impacts, defined by the South Coast Air Quality Management District (South Coast AQMD) to encompass the South Coast Air Basin (SoCAB). The basin includes all of Orange County and the non-desert portions of Los Angeles, Riverside, and San Bernardino Counties. Conversely, the geographic scope of cumulative aesthetic impacts is limited to anticipated growth and development in the Project area and immediate adjacent areas. The geographic context for the cumulative analysis is specified for each environmental issue addressed in Sections 5.1 through 5.20 of this Draft PEIR.

Page 5.1-13, Section 5.1.3.3, *Impact Analysis*. The following text has been added for clarity.

The land use/zoning changes proposed in the WSAP are limited to infill redevelopment sites in the highly urbanized parts of the Planning Area. Future development facilitated by the WSAP could alter the appearance of existing conditions, primarily along primary arterials, including Slauson Avenue, South La Cienega Boulevard, Crenshaw Boulevard, and West Centinela Avenue. However, the implementation of the WSAP goals and policies would protect visual character and scenic resources, such as Policy COS 5.1, which requires future development be compatible with natural features and preserve prominent visual features, and Policy COS 5.2, which ensures the protection of ridgelines in Ladera Heights, View Park, and Windsor Hills from incompatible development that would diminish their scenic value. Development standards and design guidelines, pursuant to the General Plan, and applicable development standards identified in Planning Area Standards District (PASD) for unincorporated communities in the Planning Area would also ensure that scenic resources in the Planning Area, such as views of the ocean, are not adversely affected. Specifically, the PASD identifies a maximum height limit of 45 feet for structures within the unincorporated communities of the Planning Area. Therefore, the WSAP would not substantially impact the visual appearance or scenic resources in the Planning Area, and impacts would be less than significant.

Page 5.1-14, Section 5.1.3.3, *Impact Analysis*. The following text has been added for clarity.

The goals and policies implemented by the WSAP would ensure that future development would preserve and enhance the Planning Area's visual character and quality, such as Policy LU-5.1, which establishes that any new development is consistent and compatible with existing design quality, and Policy LU-3.2, which ensures new construction is designed to complement the scale and character of existing neighborhoods. Moreover, any future development under the WSAP would be required to comply with County regulations at the time that

maintain the Planning Area's character, such as development standards and commercial and residential design guidelines. Development standards and design guidelines, and applicable development standards identified in Planning Area Standards District (PASD) for unincorporated communities in the Planning Area would also ensure that development under the WSAP would continue to be maintained and be compatible with the Planning Area's visual character. Therefore, impacts would be less than significant.

Page 5.1-16, Section 5.1.4, *Cumulative Impacts*. The following text has been added for clarity.

Less Than Significant Impact. Development that could occur with the implementation of the WSAP would potentially introduce increased density, scale, and height than what currently exists in the Planning Area. Future development facilitated by the implementation of the WSAP would be required to comply with County policies and standards and development standards identified in the PASD regarding design and character to reduce any potential impacts to a scenic vista. Land use changes and zoning updates are limited to Ladera Heights, View Park, Windsor Hills, Gilmore Island (zoning change only), and West Fox Hills communities and no development is proposed in other portions of the Planning Area. Therefore, there would be a less than cumulatively considerable impact.

Page 5.1-7, Section 5.1.4, *Cumulative Impacts*. The following text has been added for clarity.

Less Than Significant Impact. Development that could occur with implementation of the WSAP could result in substantial changes to the visual character of sites and surroundings. Cumulative development around transit and commercial corridors would result in development of increased density, greater scale, and higher height than currently exists in many areas in the Planning Area and could result in potentially adverse effects to visual character and the quality of public views. The WSAP includes proposed land use changes and zoning updates to 10~~12~~ specific Opportunity Sites focused in Ladera Heights, View Park, Windsor Hills, and West Fox Hills and zoning update only to Gilmore Island. Because the Planning Area is predominantly built out, new development would have the potential to alter the visual appearance of the Planning Area but would not substantially degrade the Planning Area's visual character or quality. Future development facilitated by the implementation of the WSAP would be required to comply with County policies and standards and development standards identified in the PASD regarding design and character to reduce any potential impacts to scenic quality along with the WSAP goals and policies that intend to minimize the visual impact of new development as a result of the WSAP. Therefore, there would be a less than cumulatively considerable impact.

Page 5.5-12, Section 5.5.1.2, *Existing Conditions*. The following text has been added for clarity.

No land use changes to Marina del Rey, Ballona Wetlands, West LA/Sawtelle VA, ~~Gilmore Island,~~ or Franklin Canyon areas are proposed as part of the Project. It should be noted that only a zoning update is proposed for Gilmore Island to change the existing zoning from Major Commercial (C-MJ) to MU/MXD; development is not proposed for this unincorporated community. Information regarding these areas is provided for context. A summary of the developmental history of each of these unincorporated communities is provided below.

Page 5.5-18, Section 5.5.1.2, *Existing Conditions*. The following text has been added for clarity.

Parts of the Gilmore property were developed over time into the Farmers Market (1934), Gilmore Stadium (1934, demolished) and CBS Television City (1952, designed by Pereira & Luckman, Gin Wong) and annexed into the City of Los Angeles. Gilmore Island remains the last unincorporated parcel of land relating to the Gilmore family legacy. ~~No changes to Gilmore Island are proposed as part of the WSAP.~~

Page 5.6-17, Section 5.6.3.2, *Proposed Project Characteristics and Relevant WSAP Goals and Policies*. The following text has been revised to reflect changes in the Westside Area Plan document.

Implementation Program LUI 8~~17~~. Create educational materials promoting property maintenance and improvement and approaches for sustainable, healthy, and resilient development (e.g., solar, landscape, irrigation, other) and post on the County's website.

Page 5.7-2 through 5.7-3, Section 5.7.1.1, *Regulatory Background*. The following text has been revised for accuracy.

Local agencies must enforce the Alquist-Priolo Earthquake Fault Zoning Act in the development permit process, where applicable, and may be more restrictive than State law requires. According to the Alquist-Priolo Earthquake Fault Zoning Act, before a project can be permitted, cities and counties shall require a geologic investigation, prepared by a licensed geologist, to demonstrate that buildings will not be constructed across active faults. No structure for human occupancy shall be permitted to be placed across an active fault. Furthermore, as the area within 50 feet of such active faults shall be presumed to be underlain by active branches of that fault unless proven otherwise by an appropriate geologic investigation and report as specific in Section 3603(d) of the Act, no structures shall be permitted in this area. ~~If an active fault is found, a structure for human occupancy cannot be placed over the trace of the fault and must be set back a minimum of 50 feet.~~ The Alquist-Priolo Earthquake Fault Zoning Act and its regulations are presented in CGS Special Publication 42, Fault-Rupture Hazard Zones in California.

Pate 5.7-7, Section 5.7.1.2, *Existing Conditions*. The following text has been revised for clarity.

As previously discussed, the Planning Area includes the unincorporated communities of Ladera Heights, View Park, and Windsor Hills, Marina del Rey, Ballona Wetlands, and Westside Islands (West Los Angeles, West Fox Hills, Franklin Canyon, and Gilmore Island). Community members and planning staff identified 10~~12~~ Opportunity Sites within the Planning Area that would undergo land use and zoning changes to support increased residential density. Eight~~Ten~~ of the 10~~12~~ Opportunity Sites are within the Ladera Heights, View Park, and Windsor Hills communities and one of the 10~~12~~ Opportunity Sites is within the West Fox Hills community. It should be noted that only a zoning update is proposed for Gilmore Island to change the existing zoning from Major Commercial (C-MJ) to MU/MXD; development is not proposed for this unincorporated community. As further discussed in Chapter 4, *Environmental Setting*, of this Draft PEIR, the ~~12~~ Opportunity Sites and

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Inglewood Oil Field are all within urbanized areas of the Planning Area and are disturbed and/or developed. A discussion of the geologic setting for the Planning Area, including the ~~12~~ Opportunity Sites and Inglewood Oil Field, is provided below.

Page 5.7-8 through 5.7-9, Section 5.7.1.2, *Existing Conditions*. The following has been revised for accuracy.

Liquefaction is a loss of soil strength due to a buildup of pore-water pressure during severe ground shaking. Liquefaction is associated primarily with loose (low-density), saturated, fine- to medium-grained, cohesionless soils. Liquefaction typically occurs in areas with depths to groundwater of less than 50 feet. Lateral spreading is a phenomenon in which large blocks of intact, non-liquefied soil move downslope on a liquefied soil layer. For lateral spreading to occur, a liquefiable soil zone must be laterally continuous, unconstrained laterally in at least one direction and free to move along sloping ground. Several liquefaction hazard zones have been identified in the Planning Area, most are associated with the Marina del Rey and Ballona Wetlands ~~(USGS 2023)~~(CGS 2024).

Page 5.7-19 through 5.7-20, Section 5.7.8, *References*. The following text has been added and revised for accuracy.

California Geological Survey (CGS). 2023. Alquist-Priolo Earthquake Fault Zone maps. https://maps.conservation.ca.gov/cgs/fam/

CGS. 2024. Earthquake Zones of Required Investigation Map. https://maps.conservation.ca.gov/cgs/EQZApp/app/.

County of Los Angeles. 2014. Los Angeles County General Plan Update Draft Environmental Impact Report. State Clearinghouse No. 2011081042. County of Los Angeles Department of Regional Planning. June 2014. https:/planning.lacounty.gov/long-rangeplanning/general-plan.

County of Los Angeles. 2021. Program Environmental Impact Report for the Los Angeles County Housing Element Update. County of Los Angeles Department of Regional Planning. August 2021. https://planning.lacounty.gov/wp-content/uploads/2022/11/Housing_final-peir.pdf.

County of Los Angeles. 2022. Chapter 12, Safety Element, of the Los Angeles County 2035 General Plan. County of Los Angeles Department of Regional Planning. https://planning.lacounty.gov/wp-content/uploads/2022/11/12.1_gp_final-general-planch12_updated_2022.pdf.

County of Los Angeles. 2015. Chapter 9, Conservation and Natural Resources Element, of the Los Angeles County 2035 General Plan. County of Los Angeles Department of Regional Planning. https://planning.lacounty.gov/assets/upl/project/gp_final-general-plan.pdf.

Society of Vertebrate Paleontology (SVP). 2010. Standard Procedures for the Assessment and Mitigation of Adverse Impacts to Paleontological Resources, 11p.

Unites States Geological Survey (USGS). 2021. "Areas of Land Subsidence in California." https://ca.water.usgs.gov/land_subsidence/california-subsidence-areas.html.

~~USGS. 2023. U.S. Landslide Inventory and Interactive Map. https://usgs.maps.arcgis.com/apps/webappviewer/index.html?id=ac120962f459434b8c904b456c82669d~~

ECORP, Consulting, Inc. 2024. Paleontological Assessment Memorandum for the Westside Area Plan Project, Los Angeles County, California. Appendix F to this Draft PEIR.

Page 5.10-7, Section 5.10.1.2, *Existing Conditions*. The following text has been added for clarity.

As previously discussed, the Westside Planning Area (Planning Area) includes the unincorporated communities of Ladera Heights, View Park, and Windsor Hills, Marina del Rey, Ballona Wetlands, and Westside Islands (West Los Angeles, West Fox Hills, Franklin Canyon, and Gilmore Island). Community members and planning staff identified 12 Opportunity Sites within the Planning Area that would undergo land use and zoning changes to support increased residential density. Eight~~Ten~~ of the 10~~12~~ Opportunity Sites are within the Ladera Heights, View Park, and Windsor Hills communities and one of the 10~~12~~ Opportunity Site is within the West Fox Hills community. The Inglewood Oil Field is a privately owned and active oil field with pumps, tanks, ancillary equipment, energy infrastructure, access roads and other facilities within the Ladera Heights community. It should be noted that only a zoning update is proposed for Gilmore Island to change the existing zoning from Major Commercial (C-MJ) to MU/MXD; development is not proposed for this unincorporated community. As further discussed in Chapter 4, *Environmental Setting*, of this Draft PEIR, the ~~12~~ Opportunity Sites and Inglewood Oil Field are all within urbanized areas of the Planning Area and are disturbed and/or developed. A discussion of the hydrologic setting for the Planning Area, including the ~~12~~ Opportunity Sites and Inglewood Oil Field, is provided below.

Page 5.10-8 through 5.10-9, Section 5.10.1.2, *Existing Conditions*. The following text has been added for accuracy.

Coastal areas are vulnerable to tsunamis. Tsunamis are a series of powerful waves that originate from geologic disturbances in the ocean. Generated by large earthquakes below the ocean floor, underwater landslides, volcanic activity, and meteor strikes, tsunamis grow significantly in mass and height as they approach land and have the potential to cause injury and damage along coastal areas in Southern California. The western portion of the Planning Area is bounded by the Pacific Ocean, so the hazard of tsunamis exists in the coastal areas. Marina del Rey is in a tsunami hazard zone, as identified by the General Plan EIR and California Geological Survey, and has a Local Coastal Program and Land Use Plan that address mitigation in the tsunami hazards zones (Los Angeles County 2014, Los Angeles County 2022, CGS 2024). The tsunami inundation area extends to just inland of the inland end of the marina in Marina del Rey, which is approximately 1.6 miles inland from the shoreline. No other unincorporated areas in the Planning Area are within tsunami inundation areas. Existing land use designations in Marina del Rey, set forth in the Marina del Rey Land Use Plan certified by the California Coastal Commission in 1996, include residential (Residential III, IV, and V with maximum densities of 35, 45,

and 75 units per acre, respectively); several categories of commercial land uses (hotel, office, marine commercial, and visitor serving-convenience commercial); boat storage, public facilities, parking, open space, and water (Los Angeles County 2014).

Page 5.10-19, Section 5.10.8, *References*. The following text has been added for accuracy.

California Geological Survey (CGS). 2024. Los Angeles County Tsunami Hazard Areas. https://maps.conservation.ca.gov/cgs/informationwarehouse/ts_evacuation/?extent=-13249590.3641%2C3986280.7635%2C-13132183.0887%2C4038410.8168%2C102100&utm_source=cgs+active&utm_content=losangeles

Department of Public Works (DPW). 2024. Ballona Creek Watershed. County of Los Angeles. http://www.ladpw.org/wmd/watershed/bc/.

Federal Emergency Management Agency (FEMA). 2024. Flood Hazard Zones. https://apps.gis.lacounty.gov/dpw/m/?viewer=floodzone.

Los Angeles County. 2014, June. Los Angeles County General Plan Update Draft Environmental Impact Report. State Clearinghouse No. 2011081042. County of Los Angeles Department of Regional Planning. https:/planning.lacounty.gov/long-rangeplanning/general-plan.

———. 2015. Conservation and Natural Resources Element. Chapter 9 of the Los Angeles County 2035 General Plan. County of Los Angeles Department of Regional Planning. https://planning.lacounty.gov/assets/upl/project/gp_final-general-plan.pdf.

———. 2022. Safety Element. Chapter 12 of the Los Angeles County 2035 General Plan. County of Los Angeles Department of Regional Planning. https://planning.lacounty.gov/wp-content/

uploads/2022/11/12.1_gp_final-general-planch12_updated_2022.pdf.

State Water Resources Control Board (SWRCB) 2012. Water Quality Control Policy for Siting, Design, Operation and Maintenance of Onsite Wastewater Treatment Systems (OWTS Policy).

US Environmental Protection Agency (USEPA). 2012, September 26. Water Permitting 101. http://www.epa.gov/npdes/pubs/101pape.pdf.

Page 5.11-9, Section 5.11.1.2, *Existing Conditions*. The following text has been revised for clarity.

West LA/Sawtelle VA, Franklin Canyon, Gilmore Islands. West LA/Sawtelle VA is owned and subject to the jurisdiction of the federal government and is currently undergoing a separate master plan effect. Franklin Canyon and Gilmore Island are two islands of land within the Westside Planning Area. Franklin Canyon is made up of mostly parkland and trails, managed by the Mountains Recreation and Conservation Authority. There are no residents in unincorporated Franklin Canyon. Gilmore island serves as a parking lot and has no

permanent residents. No land use changes to ~~these~~ West LA/Sawtelle VA and Franklin Canyon~~communities~~ are proposed as part of the WSAP. It should be noted that only a zoning update is proposed for Gilmore Island to change the existing zoning from Major Commercial (C-MJ) to MU/MXD; development is not proposed for this unincorporated community.

Page 5.11-14, Section 5.11.3.3, *Impact Analysis*. The following text has been revised to reflect changes in the Westside Area Plan document.

Policies in the WSAP would not only improve connectivity, but compatibility between existing and future development. This includes Policies LU-4.1 and LU-4.6 which promote a diverse community and preserving community identity and LU-6.1 through LU-6.8~~6~~ which contribute to commercial and mixed-uses to promote connectivity. No aspect of the proposed Project would divide communities within the Planning Area. As described above, the proposed Project includes provisions that directly address land use connectivity, compatibility, and encroachment of new development on existing neighborhoods and land uses. Therefore, the proposed Project would result in less than significant impacts regarding the division of an established community or land use compatibility issues.

Page 5.11-15, Table 5.11-3, *Consistency with Applicable 2024-2050 SCAG RTP/SCS Goals*. The following text has been revised to reflect changes in the Westside Area Plan document.

Table 5.11-3 Consistency with Applicable 2024–2050 SCAG RTP/SCS Goals

Connect SoCal 2024–2050 RTP/SCS Goals	Connect SoCal 2024–2050 RTP/SCS Subgoals	Consistency
Communities: Develop, connect, and sustain livable and thriving communities.	Create human-centered communities in urban, suburban, and rural settings to increase mobility options and reduce travel distances.	Consistent. The proposed Project would increase residential and mixed-use densities within major commercial corridors and centers and along high-quality transit corridors (see Figure 3-4, *Proposed Land Uses*, of this Draft PEIR).
	Produce and preserve diverse housing types in an effort to improve affordability, accessibility and opportunities for all households.	Consistent. The proposed Project supports a variety of housing types, including High Density Residential and mixed-use development to encourage better connectivity to employment and commercial uses. Policies LU-2.1 through LU 2.6, LU 4.1 through LU-4.3, LU-6.1 through LU-6.8~~7~~ encourage a balanced land use pattern, a diversity of housing types, jobs-housing balance, and transit-oriented development. Therefore, the proposed Project would be consistent with this policy.

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Table 5.11-3 Consistency with Applicable 2024–2050 SCAG RTP/SCS Goals

Connect SoCal 2024–2050 RTP/SCS Goals	Connect SoCal 2024–2050 RTP/SCS Subgoals	Consistency
Environment: Support a sustainable, efficient and productive regional economic environment that provides opportunities for all people in the region.	Develop communities that are resilient and can mitigate, adapt to and respond to chronic and acute stresses and disruptions, such as climate change.	Consistent: The WSAP includes Goal COS 4, which focuses on improving resiliency and minimizing contributions to climate change. Policy COS 4.1 encourages new and existing developments to upgrade to water-conserving mechanisms such as stormwater capture systems, graywater systems, and drought tolerant landscapes. Additionally, the WSAP also includes Goal LU 9 that focuses on a safe built environment and infrastructure. Under Policy LU 9.1, new developments should be designed and located to protect structures and occupants from natural hazards such as flooding and landslides. Additionally, Policy LU 9.3 calls for proactive management of vegetation in fire hazard areas.
	Integrate the region's development pattern and transportation network to improve air quality, reduce greenhouse gas emissions and enable more sustainable use of energy and water.	Consistent: The proposed Project objectives include focusing new housing and commercial development in existing commercial corridors and centers and in proximity to transit; prioritizing local serving businesses; fostering land use development patterns and densities and improving streetscapes that promote a more active pedestrian environment; and improving the variety of travel choices for residents such as walking, biking, and public transit. The WSAP includes Policies LU 3.1, LU 4.3, LU 5.2, LU 6.8~~7~~, LU 12.1, LU 13.5, and LU 14.6 in addition to Policies M 3.1, M 3.3, M 4.4, and M 4.12 to support these objectives. Overall, these components of the proposed Project would contribute to building denser communities and improving active and public transit infrastructure and contribute to reducing passenger vehicle trips, thereby also potentially reducing VMT and overall transportation fuel demands and mobile-source criteria air pollutant and GHG emissions.
	Conserve the region's resources.	Consistent. The proposed Project contains several policies in the Land Use and Conservation and Open Space elements that would preserve and enhance areas that may provide habitat

Table 5.11-3 Consistency with Applicable 2024–2050 SCAG RTP/SCS Goals

Connect SoCal 2024–2050 RTP/SCS Goals	Connect SoCal 2024–2050 RTP/SCS Subgoals	Consistency
		for special-status species (LU-8.1, COS-2.1 through COS 2.3). Therefore, the proposed Project would be consistent with this policy.

Source: SCAG 2024.

Page 5.11-14, Section 5.11.3.3, *Impact Analysis*. The follow text has been revised for clarity and to reflect changes based on comments received for the opportunity sites.

The proposed Project could result in future development of 5,9666,489 households, or a population of approximately 14,31815,704. Therefore, the proposed Project is consistent with the growth projections identified int elthe 2024-2025 RTP/SCS.

Page 5.13-29, Section 5.13.6, *Mitigation Measures*. The following text has been revised for clarity.

Impact 5.13-1 and Impact 5.13-2

N-1 **Construction Noise.** Applicants for future development projects pursuant to implementation of the Westside Planning Area ~~Plan~~ that are within 500 feet of sensitive receptors (e.g., residences, hospitals, schools) shall submit a noise study to the Los Angeles County Department of Public Health (~~LAC~~DPH) for review and approval prior to issuance of a grading or building permit. The study shall include noise-reduction measures, if necessary, to ensure project construction noise will be in compliance with the County Noise Ordinance standards (i.e., LACC 12.08.440). All noise-reduction measures approved by ~~LAC~~DPH shall be incorporated into appropriate construction-related plans (e.g., demolition plans, grading plans and building plans) and implemented during construction activities. Potential noise-reduction measures may include, but are not limited to, one or more of the following, as applicable to the project:

- Install temporary sound barriers for construction activities that occur adjacent to occupied noise-sensitive receptors.
- Equip construction equipment with effective mufflers, sound-insulating hoods or enclosures, vibration dampers, and other Best Available Control Technology (BACT).
- Limit nonessential idling of construction equipment to no more than five minutes per hour.

This mitigation measure shall not apply and is superseded once a Countywide noise ordinance goes into effect that establishes construction noise standards for noise-reduction measures

that ensures project construction noise compliance with the County Noise Ordinance standards (i.e., LACC 12.08.440) for development projects within the Westside Planning Area ~~Plan~~.

N-2 **Operational Noise.** Prior to issuance of a building permit for any future discretionary development projects within the Westside Planning Area that are within 500 feet of sensitive receptors, the project applicant shall submit a noise mitigation plan to ~~LAC~~DPH for review and approval. The noise mitigation plan shall be prepared by a sound engineer and be sufficient for ~~LAC~~DPH to make a determination of whether the project will be in compliance with all applicable County noise standards and regulations. At a minimum, the noise mitigation plan shall include the following information: a list of all electro-mechanical equipment (HVAC, refrigeration systems, generators, etc.) that will be installed at the project site; sound level that would be produced by each piece of equipment; noise-reduction measures, as necessary; and sufficient predictive analysis of project operational noise impact. All noise-reduction measures approved by ~~LAC~~DPH shall be incorporated into the project building plans and implemented during project construction. Potential noise-reduction measures may include, but are not limited to, one or more of the following, as applicable to the project:

- Install permanent noise-occluding shrouds or screens on operating equipment.
- Maintain all equipment and noise control features in accordance with the manufacturer's specifications.
- Orient equipment vents and other sources of sound emissions away from noise-sensitive receptors and/or behind structures, containers, or natural features.
- Increase distance between the operating equipment and the noise-sensitive receptor(s) of concern, to the maximum extent feasible.
- Install portable sound-occluding barriers to attenuate noise between the source(s) and the noise-sensitive receptor(s).

This mitigation measure shall not apply and is superseded once a Countywide noise ordinance goes into effect that establishes noise standards for commercial and mixed-use projects within the ~~Westside~~ Planning Area.

N-3 **Construction Vibration.** For future development projects that utilize vibration-intensive construction equipment (e.g., pile drivers, jack hammers, and vibratory rollers) within 300 feet of sensitive receptors within the ~~Westside~~ Planning Area ~~Plan~~, project applicant shall submit a vibration impact evaluation to ~~LAC~~DPH for review and approval prior to issuance of a grading or building permit. The evaluation shall include a list of project construction equipment and the associated vibration levels and a predictive analysis of potential project vibration impacts. If construction-related vibration is determined to be perceptible at vibration-sensitive uses (i.e., exceed the County's standard of 0.01 inches per second RMS vibration velocity [within the range of 1 to 100 Hz frequency]), project-specific measures shall

be required to ensure project compliance with vibration standards. All project-specific measures approved by ~~LAC~~DPH shall be incorporated into appropriate construction-related plans (e.g., demolition plans, grading plans and building plans) and implemented during project construction

Examples of equipment vibration source-to-receptor distances at which impact evaluation should occur vary with equipment type (based on FTA reference vibration information) and are as follows:

- Jackhammer: 23 feet
- Dozer, hoe-ram, drill rig, front-end loader, tractor, or backhoe: 43 feet
- Roller (for site ground compaction or paving): 75 feet
- Impact pile-driving: 280 feet

This mitigation measure shall not apply and is superseded once a Countywide ground-borne vibration ordinance goes into effect that establishes construction ground-borne vibration standards for vibration-reduction measures that ensures project construction ground-borne vibration compliance with the County standard of 0.01 inches per second RMS vibration velocity [within the range of 1 to 100 Hz frequency]) for development projects within the ~~Westside~~ Planning Area~~Plan~~.

Page 5.14-10, Table 5.14-3. The following text has been revised to reflect changes based on comments received for the opportunity sites.

Table 5.14-3 Proposed Growth within the WSAP

	Households[1]	Population	Employment
Ladera Heights, View Park, and Windsor Hills	5,763~~6,286~~	13,831~~15,211~~	610
West Fox Hills	203	48~~793~~	0
Unincorporated Islands	0	0	0
Marina del Rey and Ballona Wetlands	0	0	0
Westside Area Plan Totals	5,966~~6,489~~	14,318~~15,704~~	610

[1] Numbers based on the unincorporated Los Angeles County occupancy rate of 96.04%

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Page 5.14-10, Footnote number 3. The following text has been revised to reflect changes based on comments received for the opportunity sites.

The additional residential dwelling units in the Planning Area make approximately 1.4~~2.0~~ percent[3] of the countywide RHNA allocation.

[3] [(6,212~~6,757~~ units – 4,972 units)/89,232 units] x 100 = 1.4~~2.0~~%

Page 5.15-4, Section 5.15.1.1, *Environmental Setting*. The following text has been revised for clarity.

The Westside Area Plan includes seven unincorporated communities: Ladera Heights, View Park, and Windsor Hills, Marina del Rey, Ballona Wetlands, and Westside Islands (West Los Angeles (LA)/Sawtelle Veterans Affair (VA)), West Fox Hills, Franklin Canyon, Gilmore Island. Marina del Rey, Ballona Wetlands, and West LA/Sawtelle VA) are governed by separate planning processes and are not anticipated to change. It should be noted that only a zoning update is proposed for Gilmore Island to change the existing zoning from Major Commercial (C-MJ) to MU/MXD; development is not proposed for this unincorporated community. The two communities being primarily analyzed are Ladera Heights, View Park, and Windsor Hills and West Fox Hills.

Page 5.15-9, Section 5.15.2, *Environmental Setting*. The following text has been revised for clarity.

The WSAP includes seven unincorporated communities: Ladera Heights, View Park, and Windsor Hills, Marina del Rey, Ballona Wetlands, and Westside Islands (West Los Angeles [Sawtelle VA]), West Fox Hills, Franklin Canyon, Gilmore Island. Marina del Rey, Ballona Wetlands, and West Los Angeles (Sawtelle VA) are governed by separate planning processes and are not anticipated to change. It should be noted that only a zoning update is proposed for Gilmore Island to change the existing zoning from Major Commercial (C-MJ) to MU/MXD; development is not proposed for this unincorporated community. The two communities being primarily analyzed are Ladera Heights, View Park, and Windsor Hills and West Fox Hills.

Page 5.15-13, Section 5.15.3, *Environmental Setting*. The following text has been revised for clarity.

The WSAP includes seven unincorporated communities: Ladera Heights, View Park, and Windsor Hills, Marina del Rey, Ballona Wetlands, and Westside Islands (West Los Angeles [Sawtelle VA]), West Fox Hills, Franklin Canyon, Gilmore Island. Marina del Rey, Ballona Wetlands, and West Los Angeles (Sawtelle VA) are governed by separate planning processes and are not anticipated to change. It should be noted that only a zoning update is proposed for Gilmore Island to change the existing zoning from Major Commercial (C-MJ) to MU/MXD; development is not proposed for this unincorporated community. The two communities being primarily analyzed are Ladera Heights, View Park, and Windsor Hills and West Fox Hills.

Page 5.15-18, Section 5.15.4, *Environmental Setting*. The following text has been revised for clarity.

The WSAP includes seven unincorporated communities: Ladera Heights, View Park, and Windsor Hills, Marina del Rey, Ballona Wetlands, and Westside Islands (West Los Angeles [Sawtelle VA]), West Fox Hills, Franklin Canyon, Gilmore Island. Marina del Rey, Ballona Wetlands, and West Los Angeles (Sawtelle VA) are governed by separate planning processes and are not anticipated to change. It should be noted that only a zoning update is proposed for Gilmore Island to change the existing zoning from Major Commercial (C-MJ) to MU/MXD; development is not proposed for this unincorporated community. The two communities being primarily analyzed are Ladera Heights, View Park, and Windsor Hills and West Fox Hills. The View Park Bebe Moore Campbell Library serves the Ladera Heights, View Park, and Windsor Hills and West Fox Hills communities.

Page 5.17-15, Section 5.17.1.2, *Existing Conditions*. The following text has been revised for clarity.

Population and employment provide important data for travel patterns to and from the county, including the Planning Area. According to SCAG's RTP/SCS growth forecast, the unincorporated areas of the county had a population of 1,057,192 and the county as a whole had a population of 10,283,330 in 2018. As discussed in Section 3, *Project Description*, the Planning Area includes the unincorporated communities of 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. The Westside Planning Area, including unincorporated and incorporated areas, has a total population of 1,071,794 people based on SCAG's 2016 RTP/SCS. However, Marina del Rey, Ballona Wetlands, and West Los Angeles (Sawtelle VA) are governed by separate planning processes and are not anticipated to undergo changes as a result of the proposed Project. It should be noted that only a zoning update is proposed for Gilmore Island to change the existing zoning from Major Commercial (C-MJ) to MU/MXD; development is not proposed for this unincorporated community. The WSAP focuses primarily on Ladera Heights, View Park, and Windsor Hills and West Fox Hills.

Page 5.20-13, Section 5.20.1.2, *Existing Conditions*. The following text has been added to address new figures added to the chapter.

The geography, weather patterns, and vegetation in several portions of the Project area and surrounding areas provide ideal conditions for recurring wildfires. As shown in Figure 5.20-1a, *Fire Hazard Severity Zones*, the communities of Franklin Canyon and Ladera Heights, View Park, and Windsor Hills are within a Very High Fire Hazard Severity Zone. As shown in Figure 5.20-1b, *Fire Hazard Severity Zones*, with respect to the Opportunity Sites within the Ladera Heights, View Park, and Windsor Hills community, none of the opportunities sites identified for land use changes are within a fire hazard severity zone. Opportunity Site 11, Inglewood Oil Field is within a very high fire hazard severity zone; however, no land use changes, zoning changes, or development are proposed on this site under the WSAP.

3. Revisions to the Draft EIR

According to CAL FIRE, the wildland-urban interface (WUI) is subdivided into the intermix zone (where houses and wildland vegetation directly mingle), the interface zone (housing adjacent to wildland vegetation, but not mingled with it), and the influence zone (areas of wildfire-susceptible vegetation surrounding the other zones) (CAL FIRE 2019). The interface and intermix zones carry the highest risk for wildfires affecting developed areas. Unlike wildfire in wildland areas, fires in WUI areas are more likely to damage or destroy buildings and infrastructure that support populations, the economy, and key services in the city. While most of the Project area is located outside of the WUI, the Franklin Canyon and Ladera Heights, View Park, and Windsor Hills communities are in the interface and influence zones, and the Marina Del Rey and Ballona wetlands are in the influence zone, as shown in Figure 5.20-2a, *Wildland-Urban Interface.* As shown in Figure 5.20-2b, *Wildland Urban Interface (Ladera Heights/Viewpark-Windsor Hills)*, with respect to the Opportunity Sites within the Ladera Heights, View Park, and Windsor Hills community, of the opportunity sites identified for land use changes, only portions of Opportunity Site 3 are identified as an influence zone for the WUI; however, this opportunity is entirely developed. A majority of Opportunity Site 11 is identified as an influence zone for the WUI; however, no land use changes, zoning changes, or development are proposed on this site under the WSAP.

Page 7-4, Section 7.3.1, *Additional Opportunity Sites for Land Use and Zoning Changes*. The following text has been revised for clarity.

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. The Ballona Wetlands is a significant ecological resource owned by the state of California, managed by the California Department of Fish and Wildlife, and subject to an ongoing multiagency restoration project. Determination of Marina del Rey's future uses and improvements will be the subject of a separate planning process recently initiated by the Los Angeles County Department of Beaches and Harbors. 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 complex. It should be noted that only a zoning update is proposed for Gilmore Island to change the existing zoning from Major Commercial (C-MJ) to MU/MXD; development is not proposed for this unincorporated community. 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. Therefore, WSAP focuses primarily on land use and zoning changes within Ladera Heights, View Park, Windsor Hills, and West Fox Hills.

Page 7-10, Section 7.5, *No Project/Buildout To General Plan Alternative*. The following text has been revised to reflect changes based on comments received for the opportunity sites.

As shown in Table 7-4, *Proposed Project Buildout Conditions (2045)*, the Project would result in a buildout total of 14,268~~14,791~~ households, 34,151~~35,726~~ residents, and 5,297 jobs in the Planning Area by 2045.

Table 7-4 Proposed Project Buildout Projections (2045)

	Households	Population	Jobs
Ladera Heights, View Park, and Windsor Hills	13,842~~14,365~~	33,221~~34,796~~	5,156
West Fox Hills	426	930	141
Total	14,268~~14,791~~	34,151~~35,726~~	5,297

Source: (Fehr & Peers 2024)

As shown in Table 7-5, *Alternative 1 Buildout and Proposed Project Buildout Conditions Comparison (2045)*, buildout of the Planning Area under proposed Project conditions as compared to Alternative 1 would result in a net increase in housing units by 6,212~~6,757~~ units, yielding 5,966~~6,489~~ households and increase population by 14,129~~15,704~~ residents. The Project would result in an increase in employment by 610 employees as compared to Alternative 1. It should be noted that current (2024) employment exceeds the General Plan projected employment for the area by 305 employees.

Table 7-5 Alternative 1 Buildout and Proposed Project Buildout Conditions Comparison (2045)

	Alternative 1 Buildout Conditions	Proposed Project Buildout Conditions	Change
Households	8,302	14,268~~14,791~~	5,966~~6,489~~
Population	20,022	34,151~~35,726~~	14,129~~15,704~~
Employment	4,687	5,297	610

Page 7-23 – 7-24, Section 7.6, *Housing Element Residential Units Only*. The following text has been revised for clarity and revised to reflect changes based on comments received for the opportunity sites.

The Housing Element Residential Units Only Alternative (Alternative 2) would modify the WSAP to implement only the residential component of the Housing Element. The Housing Element identifies that the RHNA allocation for the Planning Area is 4,972 units to meet the broader unincorporated Countywide target of 89,232 units. This alternative represents an approximately 20~~26~~ percent reduction in residential units (which includes 6,212~~6,757~~ units) and in households (which includes 5,966~~6,489~~ households) as compared to the proposed Project of the WSAP (refer to Table 7-6, *Alternative 2 and Proposed Project Development Comparison*).

Table 7-6 Alternative 2 and Proposed Project Development Comparison (2045)

	Alternative 2 Conditions	Proposed Project Conditions	Difference
Housing Units	4,972	6,212~~6,757~~	1,240~~1,785~~
Households[1]	4,773	5,966~~6,489~~	1,193~~1,716~~
Population[2]	11,455~~12,033~~[3]	14,318~~15,704~~	2,863~~3,671~~

Notes:
[1] Based on the unincorporated Los Angeles County occupancy rate of 96%
[2] Based on number of households. 14,318~~15,704~~ people/5,966~~6,489~~ housing units = 2.4 person per household
[3] 2.4 person per household x 4,773~~4,972~~ housing units = 11,455 ~~12,033~~ people

The 10~~12~~ identified Opportunity Sites in the WSAP would be the same as the proposed Project, just at reduced densities than proposed by land use and zoning changes. The goals, policies, and implementation strategies in the WSAP would otherwise remain as currently proposed. As with the proposed Project, land uses within Inglewood Oil Field would be governed by the Baldwin Hills Community Standards District (BHCSD) and any future changes would be conducted under a separate planning process under this alternative.

By limiting the development within the Planning Area to only the RHNA-allocated units, it would be reasonable to assume that the proposed Project's impacts would be generally reduced by 20~~26~~ percent under Alternative 2 as they relate to the residential component. Alternative 2 would achieve the proposed Project's objectives but on a reduced scale compared to the Project since it would allow for fewer housing choices; however, it would meet the housing allocation adopted in the County's Housing Element. Alternative 2 was included for further analysis as an approach to meet the County's RHNA allocation with the goal of decreasing the severity of the proposed Project's significant environmental impacts.

Page 7-30, Section 7.6.14, *Public Services*. The following text has been revised to reflect changes based on comments received for the opportunity sites.

Under Alternative 2, development would occur in the same areas as the proposed Project but would be in accordance with the modified WSAP and recently adopted Housing Element. Alternative 2 would result in a 20~~26~~ percent reduction in residential units and households when compared to the proposed Project. As with the proposed Project, future development under Alternative 2 would be required to pay development fees and taxes, which would fund public services to provide additional personnel and/or equipment and/or expand existing facilities to support population growth indirectly caused. Therefore, public services impacts under Alternative 2 would be less than the proposed Project.

Page 7-31, Section 7.6.17, *Transportation*. The following text has been revised to reflect changes based on comments received for the opportunity sites.

Alternative 2 would be developed in accordance with the modified WSAP and recently adopted Housing Element and would result in a 20~~26~~ percent reduction in residential units and households as compared to the proposed Project. Alternative 2 would not conflict with an applicable plan, ordinance, or policy addressing the circulation system, similar to the proposed Project. Although the Planning Area represents a jobs-poor community under existing conditions, Los Angeles County as a whole is a jobs-rich area. Thus, daily VMT per service population would decrease when compared to the proposed Project by reducing the amount of housing. Therefore, impacts related to the consistency with CEQA Guidelines section 15064.3 subdivision (b) would be less than the proposed Project. Furthermore, this alternative would not result in significant impacts related to the increase of transportation hazards due to a design feature or incompatible use, nor would a significant impact occur relative to inadequate emergency access, similar to the proposed Project. Although this alternative would reduce VMT due to the reduced scope of development, the reduction would not reduce the proposed Project's significant and unavoidable impacts. Therefore, impacts related to transportation would be similar to the proposed Project.

Page 7-40, Section 7.7.18, *Tribal Cultural Resources*. The following text has been revised for clarity.

Under Alternative 3, development would occur in the same areas as the proposed Project and would be guided by the WSAP but would not include the non-residential development component. Ground-disturbing activities associated with the construction ~~on~~of non-residential development would be eliminated under Alternative 3.

3.2.3 Draft PEIR Figure Revisions

The following figures have been prepared and/or revised in response to comments received on the Draft PEIR.

3. Revisions to the Draft EIR

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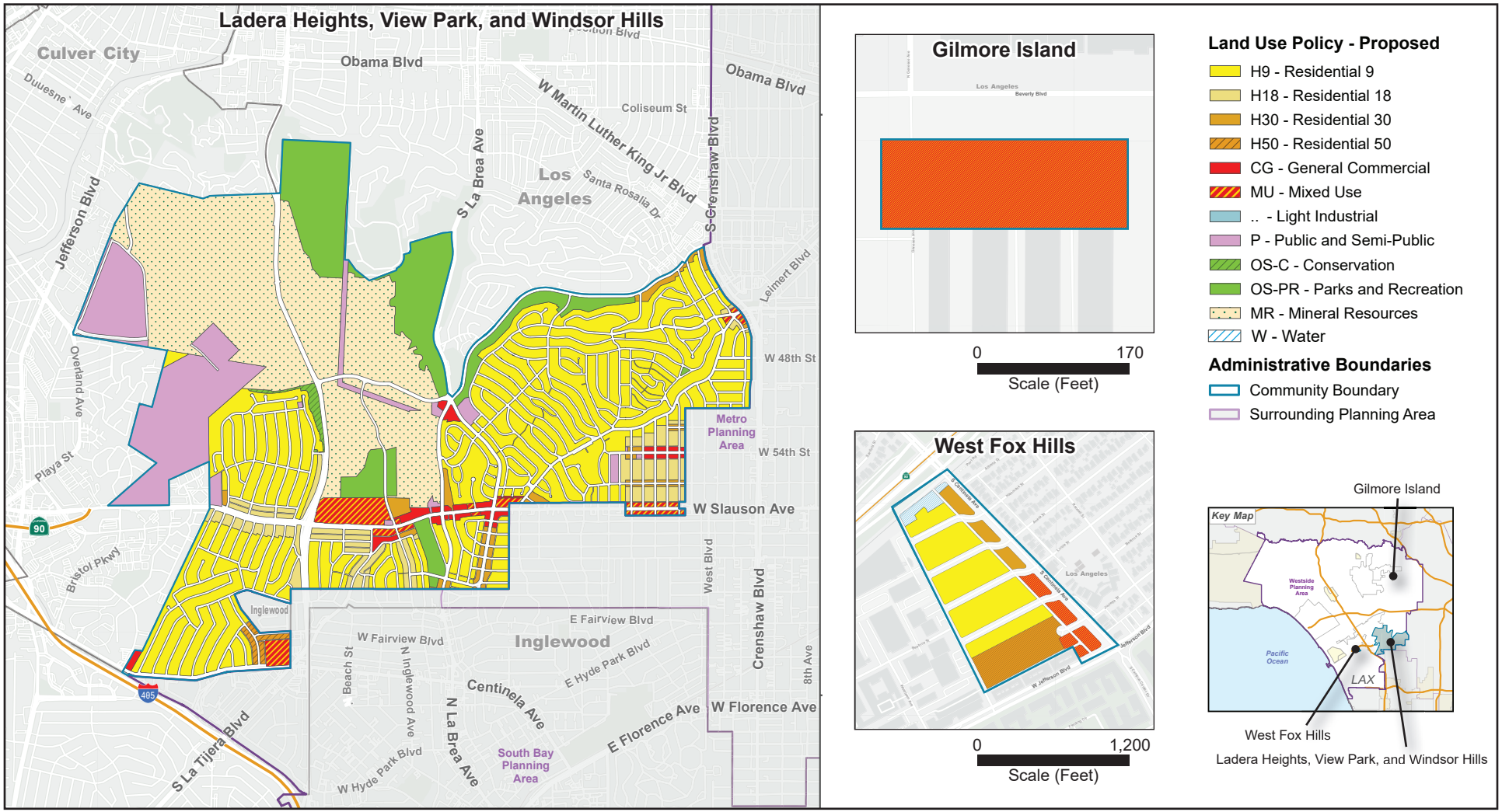
Figure 3-4a - Proposed Land Use Map – Ladera Heights/View Park-Windsor Hills, West Fox Hills, and Gilmore Island



Source: County of Los Angeles 2024; PlaceWorks 2024.

3. Revisions to the Draft EIR

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Figure 3-4b - Proposed Land Use Map – Ballona Wetlands, Franklin Hills, and West LA (Sawtelle VA)

Ballona Wetlands

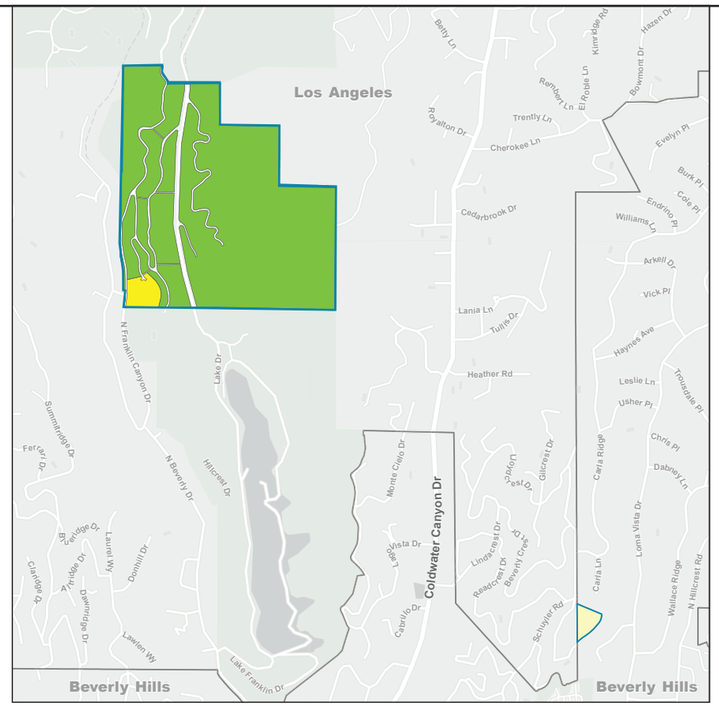
0 1,600
Scale (Feet)

Land Use Policy - Proposed

- OS-C - Conservation
- W - Water

Administrative Boundaries

- Community Boundary



Franklin Hills

0 1,600
Scale (Feet)

Land Use Policy - Proposed

- H2 - Residential 2
- H9 - Residential 9
- OS-PR - Parks and Recreation

Administrative Boundaries

- Community Boundary

Sawtelle VA

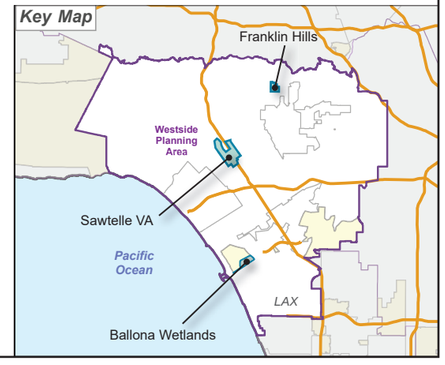
0 1,600
Scale (Feet)

Land Use Policy - Proposed

- H50 - Residential 50
- P - Public and Semi-Public

Administrative Boundaries

- Community Boundary



Source: County of Los Angeles 2024; PlaceWorks 2024.

3. Revisions to the Draft EIR

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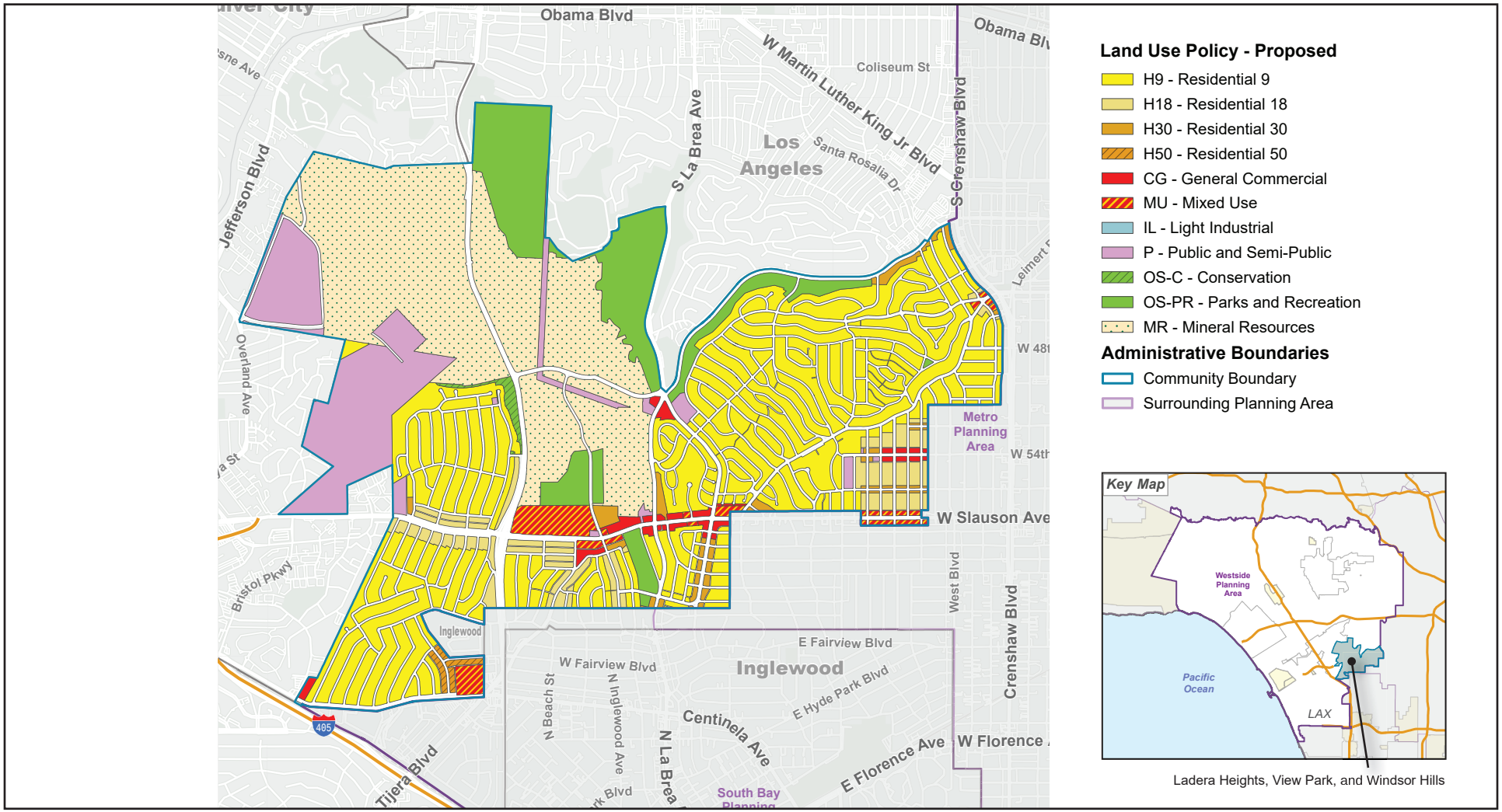
Figure 3-5a - Westside Area Plan Proposed Zoning Changes, Ladera Heights/View Park-Windsor Hills



Source: LA County Planning 2024.

3. Revisions to the Draft EIR

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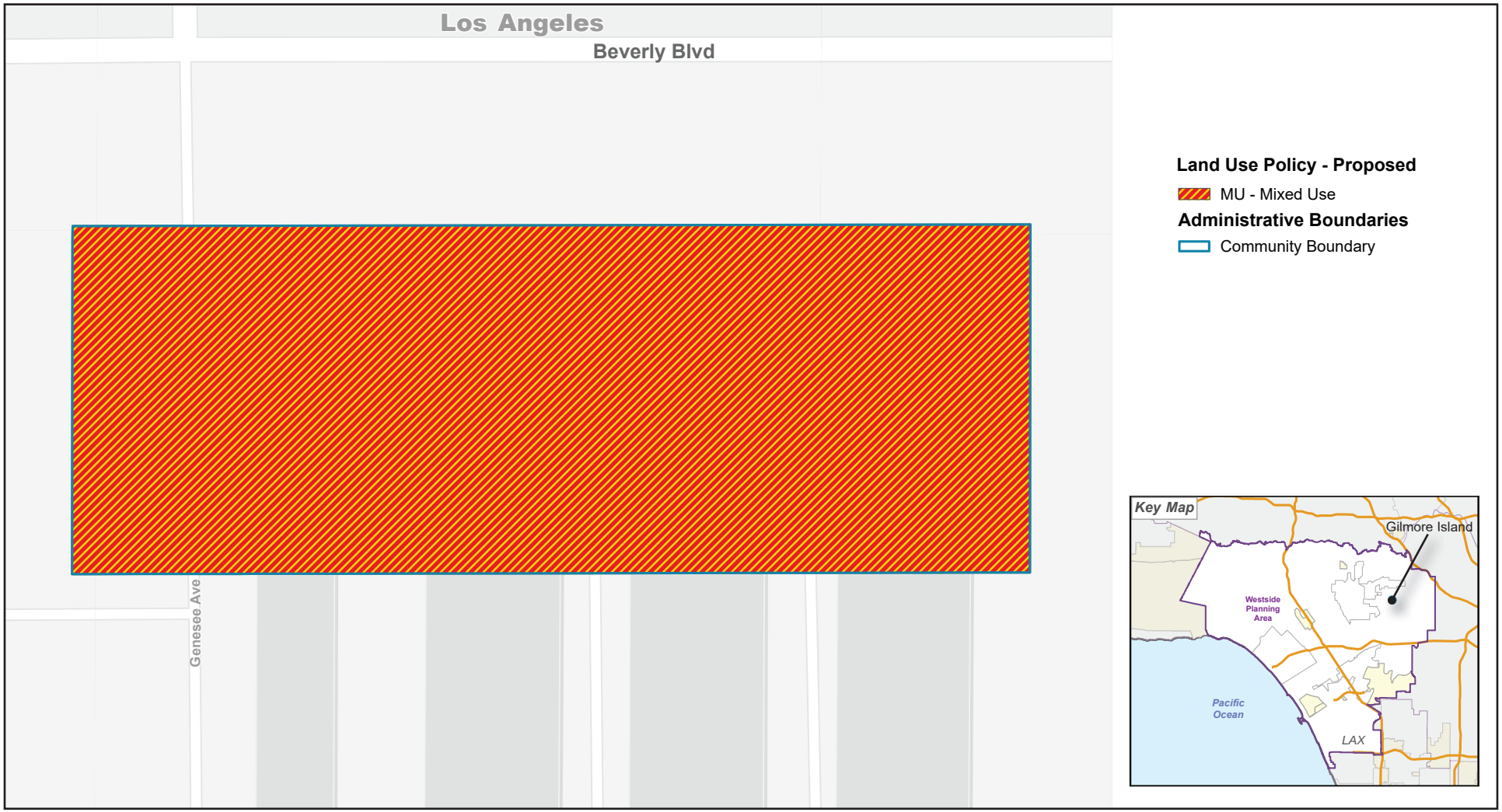
Figure 3-5e - Westside Area Plan Proposed Zoning Changes, Gilmore Island



Source: LA County Planning 2024.

3. Revisions to the Draft EIR

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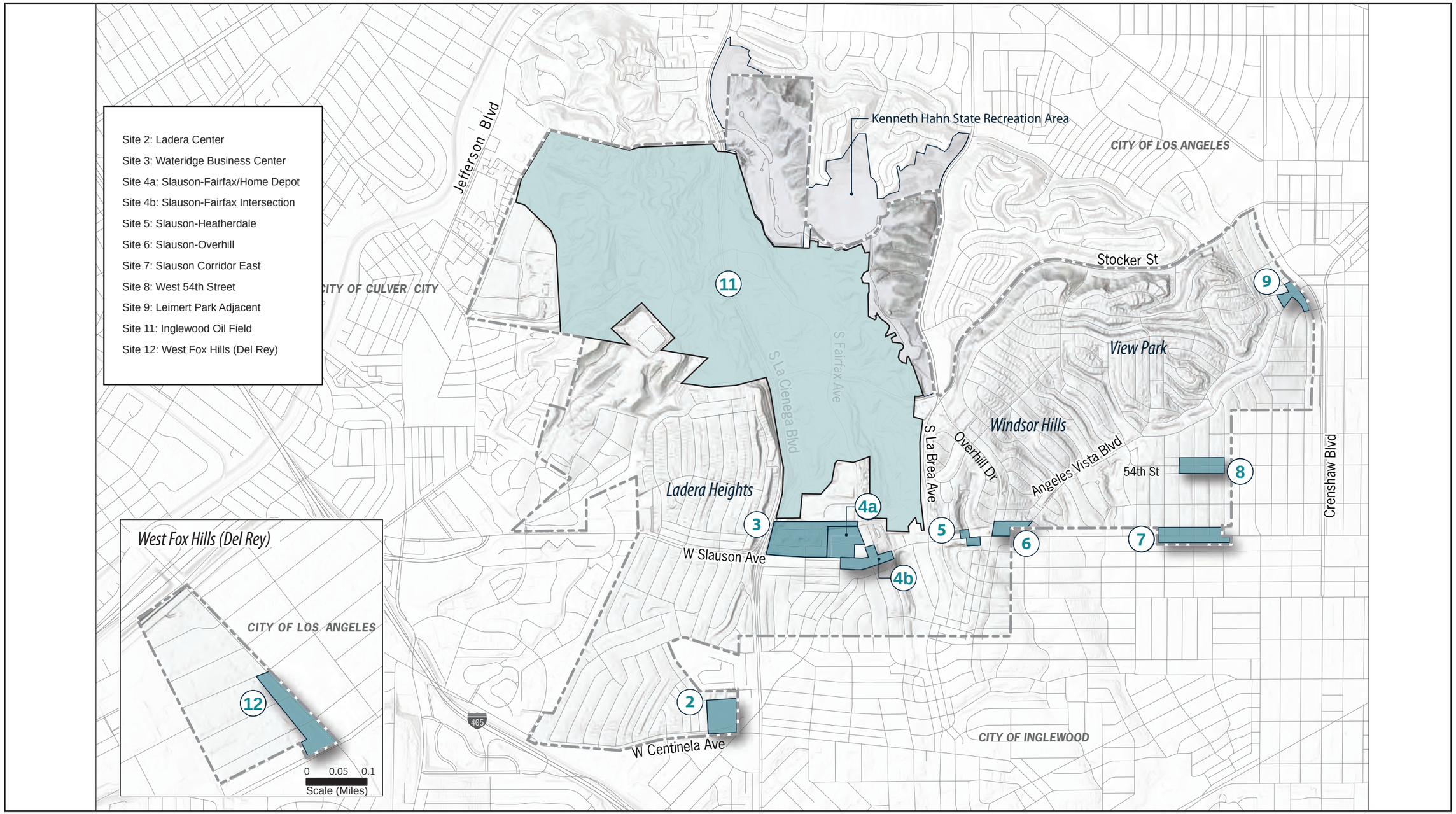
Figure 3-6 - Opportunity Sites Map



Source: County of Los Angeles 2024; PlaceWorks 2024.

3. Revisions to the Draft EIR

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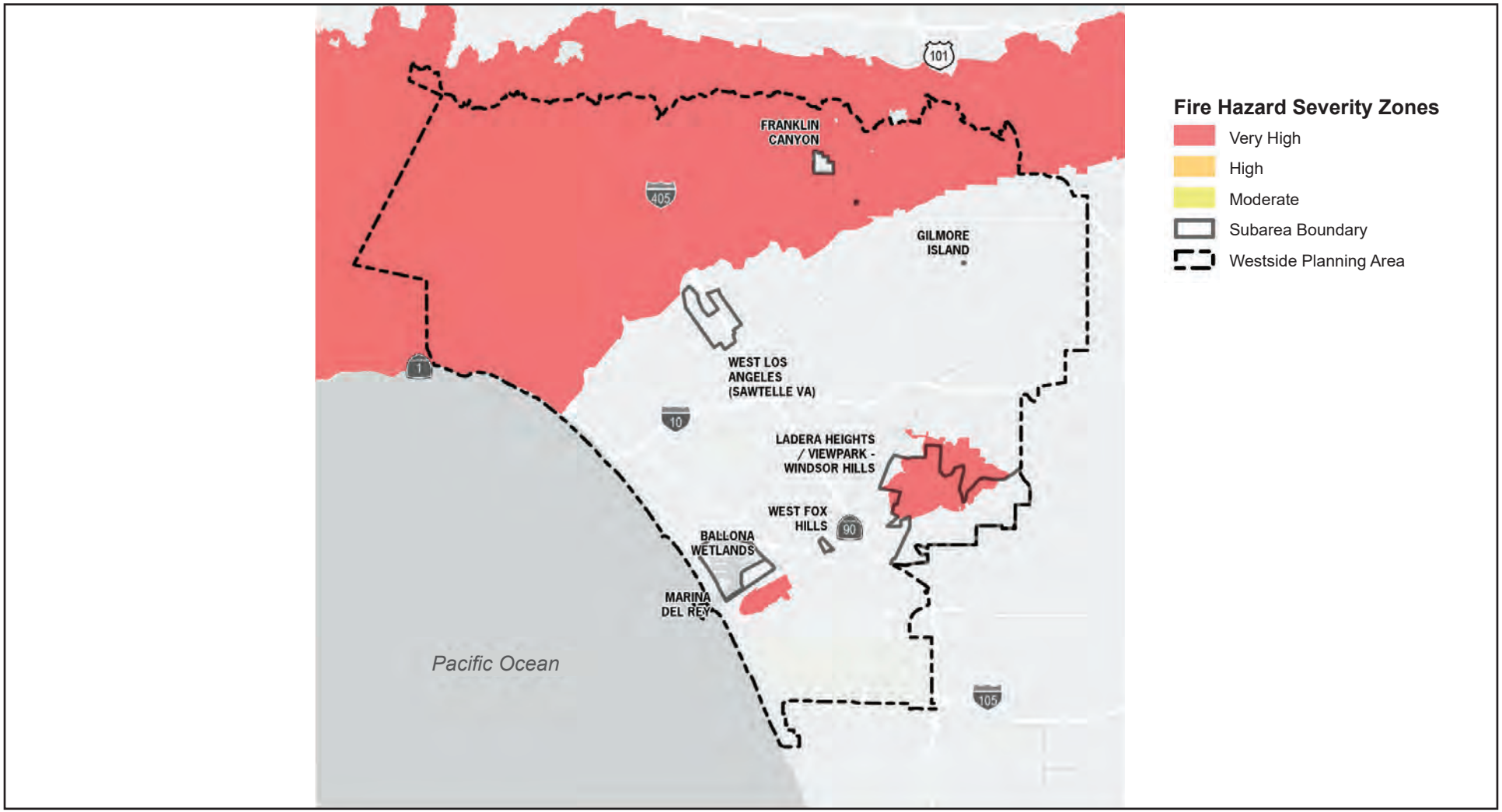
Figure 5.20-1a - Fire Hazard Severity Zones



Source: County of Los Angeles 2024; PlaceWorks 2022.

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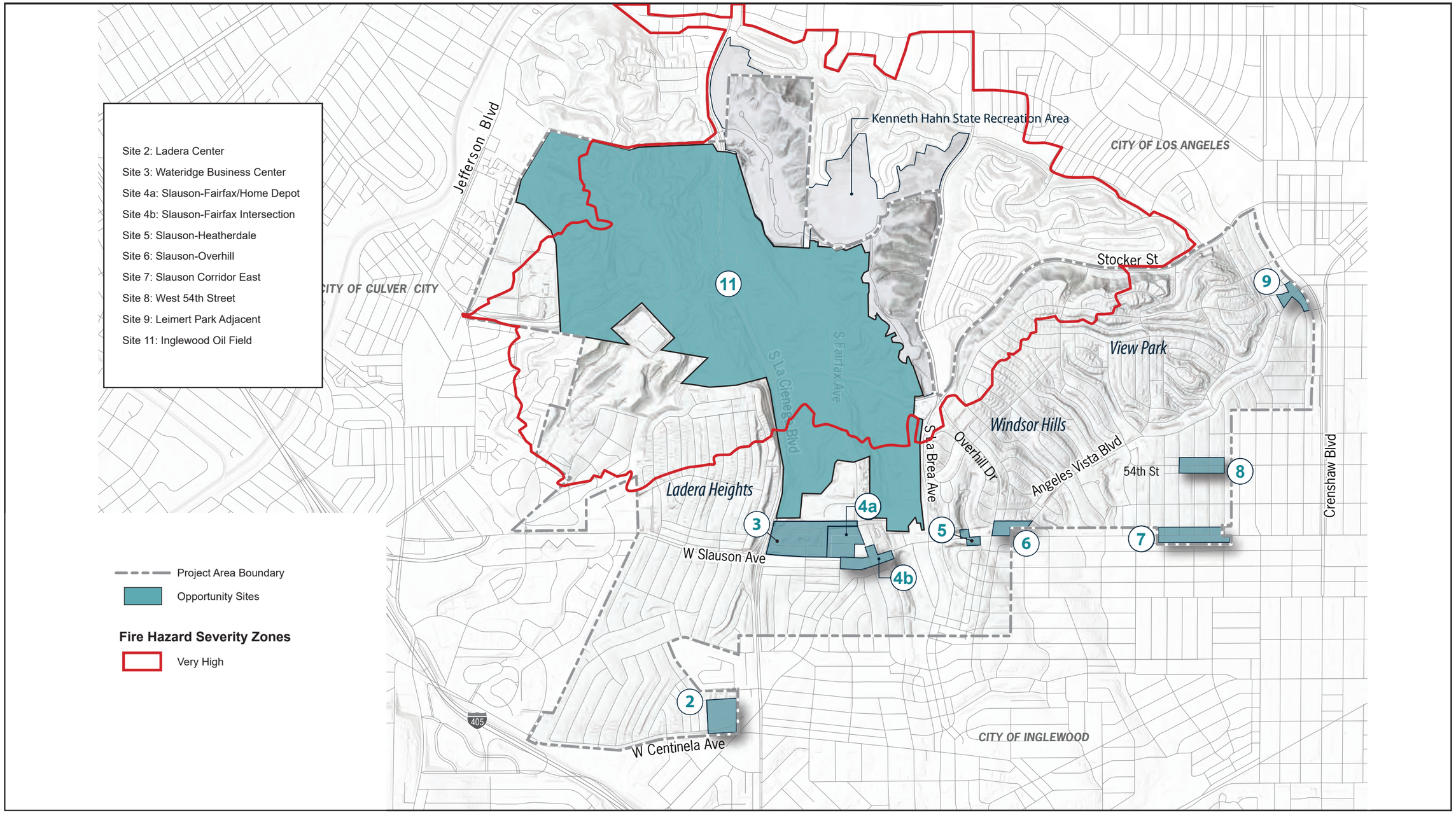
Figure 5-20.1b - Fire Hazard Severity Zones (Ladera Heights/Viewpark-Windsor Hills)



Source: County of Los Angeles 2024; PlaceWorks 2024.

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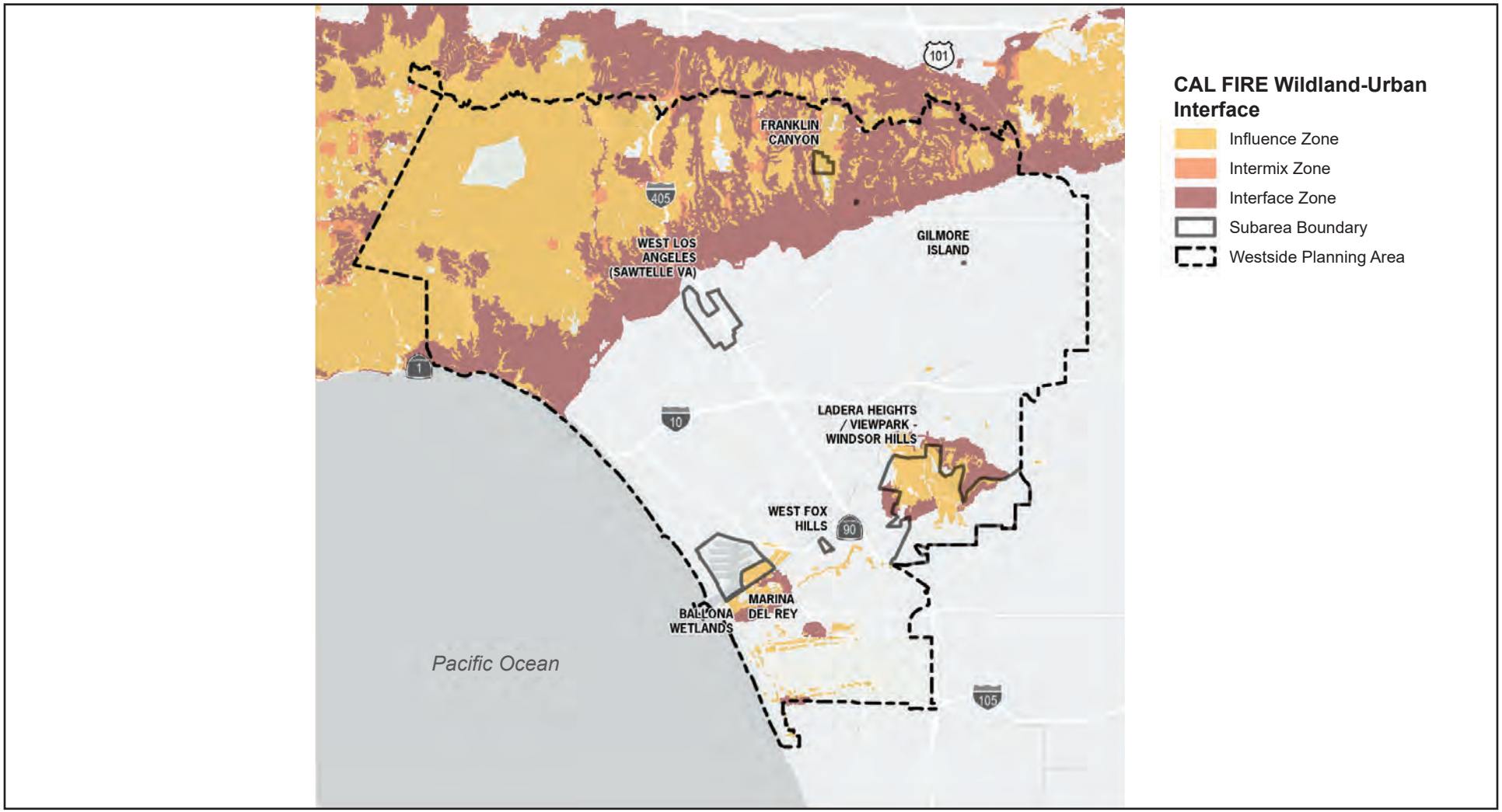
Figure 5.20-2a - Wildland-Urban Interface



Source: County of Los Angeles 2024; PlaceWorks 2022.

3. Revisions to the Draft EIR

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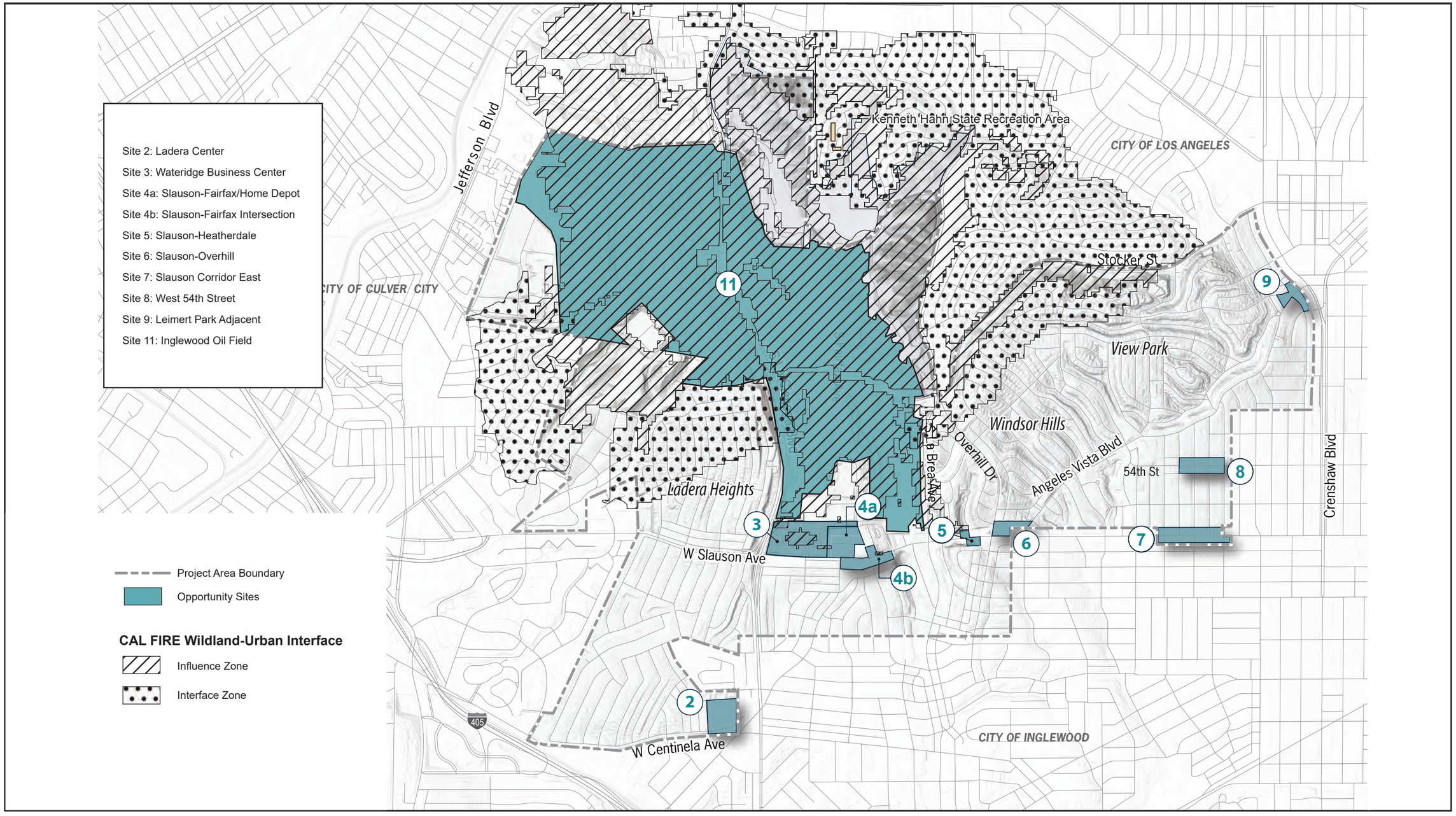
Figure 5-20.2b - Wildland Urban Interface (Ladera Heights/Viewpark-Windsor Hills)



Source: County of Los Angeles 2024; PlaceWorks 2024.

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4. Mitigation Monitoring and Reporting Program

4.1 PURPOSE OF MITIGATION MONITORING AND REPORTING PROGRAM

This Mitigation Monitoring and Reporting Program (MMRP) has been developed to provide a vehicle by which to monitor mitigation measures and conditions of approval outlined in the Draft Environmental Impact Report (Draft EIR), for the Westside Area Plan (WSAP or proposed Project) (State Clearinghouse [SCH] 2023110409) dated June 2024. The MMRP has been prepared in conformance with Section 21081.6 of the Public Resources Code and City of Moorpark Monitoring Requirements. Section 21081.6 states:

> (a) When making findings required by paragraph (1) of subdivision (a) of Section 21081 or when adopting a mitigated negative declaration pursuant to paragraph (2) of subdivision (c) of Section 21080, the following requirements shall apply:
>
> (1) The public agency shall adopt a reporting or monitoring program for the changes made to the project or conditions of project approval, adopted in order to mitigate or avoid significant effects on the environment. The reporting or monitoring program shall be designed to ensure compliance during project implementation. For those changes which have been required or incorporated into the project at the request of a responsible agency or a public agency having jurisdiction by law over natural resources affected by the project, that agency shall, if so requested by the lead or responsible agency, prepare and submit a proposed reporting or monitoring program.
>
> (2) The lead agency shall specify the location and custodian of the documents or other material which constitute the record of proceedings upon which its decision is based.

4.2 ENVIRONMENTAL IMPACTS

4.2.1 Impacts Considered No Impact or Less Than Significant

The EIR identified various thresholds from the CEQA Guidelines among a number of environmental categories that would not be significantly impacts by the proposed project in Chapter 5, *Environmental Analysis*, and Chapter 8, *Impacts Found Not to Be Significant*, and therefore, did not require mitigation. Impacts to the following environmental resources were found to be less than significant or no impact:

No Impact

- Agriculture and Forestry Resources (5.2-1, 5.2-2, 5.2-3, and 5.2-4)
- Hazards and Hazardous Materials (Impact 5.9-5)

4. Mitigation Monitoring and Reporting Program

- Mineral Resources (Impacts 5.12-1 and 5.12-2)
- Recreation (Impact 5.16-3)

Less Than Significant

- Aesthetics (Impact 5.1-1, 5.1-2, 5.1-3, 5.1-4, and 5.1-5; Cumulative Impacts)
- Air Quality (Impacts 5.3-1 and 5.3-4; Cumulative Impacts)
- Biological Resources (Impacts 5.4-2, 5.4-3, 5.4-4, 5.4-6 and 5.4-7; Cumulative Impacts)
- Energy (Impacts 5.6-1 and 5.6-2; Cumulative Impacts)
- Geology and Soils (Impacts 5.7-1, 5.7-2, 5.7-3, and 5.7-4; Cumulative Impacts)
- Greenhouse Gas Emissions (Impact 5.8-1; Cumulative Impacts)
- Hazards and Hazardous Materials (Impacts 5.9-1, 5.9-2, 5.9-3, 5.9-4, 5.9-6, and 5.9-7; Cumulative Impacts)
- Hydrology and Water Quality (Impacts 5.10-1, 5.10-2, 5.10-3, 5.10-4, 5.10-5, 5.10-6, 5.10-7, 5.10-8; Cumulative Impacts)
- Land Use and Planning (Impacts 5.11-1, 5.11-2, and 5.11-3; Cumulative Impacts)
- Noise (Impact 5.13-3; Cumulative Impacts)
- Population and Housing (Impacts 5.14-1 and 5.14-2; Cumulative Impacts)
- Public Services (Impacts 5.15-1, 5.15-2, 5.15-3, 5.15-4, 5.15-5, 5.15-6, and 5.15-7; Cumulative Impacts)
- Recreation (Impacts 5.16-1 and 5.16-2; Cumulative Impacts)
- Transportation (Impacts 5.17-1, 5.17-3, and 5.17-4; Cumulative Impacts)
- Utilities and Service Systems (Impacts 5.19-1, 5.19-2, 5.19-3, 5.19-4, and 5.19.5; Cumulative Impacts)
- Wildfire (Impacts 5.20-1, 5.20-2, 5.20-3, and 5.20-4; Cumulative Impacts)

4.2.2 Impacts Mitigated to Less Than Significant

The EIR concluded that the proposed project could result in one or more potentially significant impacts in the following topic areas:

- Biological Resources (Impact 5.4-5)
- Cultural Resources (Impacts 5.5-1, 5.5-2, and 5.5-3; Cumulative Impacts)
- Geology and Soils (Impact 5.7-5)

However, the EIR also found that these impacts would be reduced, avoided, or substantially lessened through the implementation of mitigation measures, which are listed in Table 2, *Mitigation Monitoring Requirements*.

4.2.3 Significant and Unavoidable Impacts

The following impact would remain significant and unavoidable after implementation of required mitigation, as identified in the EIR:

- Air Quality (Impacts 5.3-2 and 5.3-3; Cumulative Impacts)
- Noise (Impacts 5.13-1 and 5.13-2; Cumulative Impacts)
- Transportation (Impacts 5.17-2; Cumulative Impacts)

4.3 MITIGATION MONITORING REQUIREMENTS

4.3.1 Categorized Mitigation Measures/Matrix

Project-specific mitigation measures (MM) have been categorized in matrix format, as shown in Table 4-1, *Mitigation Monitoring Requirements*. The matrix identifies the environmental factor, specific mitigation measures, schedule, and responsible monitor. The mitigation matrix will serve as the basis for scheduling the implementation of and compliance with all mitigation measures.

4. Mitigation Monitoring and Reporting Program

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Table 4-1 Mitigation Monitoring Requirements

		Mitigation Measure	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
5.3 AIR QUALITY						
5.3-2	AQ-1	In accordance with South Coast Air Quality Management District (South Coast AQMD) Rule 403, the County shall require the following measures to be taken during the construction of all future development projects to reduce the amount of dust and other sources of particulate matter: • Water exposed soils at least three times daily and maintain equipment and vehicle engines in good condition and in proper tune. • Wash off trucks leaving development sites and water down all construction areas. • Replace ground cover on construction sites if it is determined that the site will be undisturbed for lengthy periods. • Reduce speeds on unpaved roads to less than 15 miles per hour. • Halt all grading and excavation operations when wind speeds exceed 25 miles per hour. • Properly maintain diesel-powered on-site mobile equipment. • Install particulate filters on off-road construction equipment. • Sweep streets at the end of the day if substantial visible soil material is carried over to the adjacent streets. • Cover all trucks hauling dirt, sand, soil or other loose material to and from the site. • Limit truck construction traffic to non-peak times of the morning or afternoon. • Use surfactants and other chemical stabilizers to suppress dust at construction sites.	Applicant or subsequent owner(s).	Prior to the start of any construction activities or ground-disturbing activities.	DPW	

4. Mitigation Monitoring and Reporting Program

Table 4-1 Mitigation Monitoring Requirements

	Mitigation Measure	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
	• Use wheel washers for construction equipment.				
AQ-2	The County shall require that applicants for new development projects incorporate the following to reduce air pollutant emissions during construction activities: • Use construction equipment rated by the United States Environmental Protection Agency as having Tier 4 Final (model year 2008 or newer) or stricter emission limits for engines between 50 and 750 horsepower. If Tier 4 Final equipment is not available, the applicant shall provide documentation or demonstrate its unavailability to the County of Los Angeles prior to the issuance of any construction permits. • During construction, the construction contractor shall maintain a list of all operating equipment in use on the construction site for verification by the County of Los Angeles. The construction equipment list shall state the makes, models, Equipment Identification Numbers, Engine Family Numbers, and number of construction equipment on-site. • Use paints with a VOC content that meets the South Coast Air Quality Management District Super Compliant architectural coatings standard of 10 grams per liter (g/L) or less for coating building architectural surfaces. • Use paints with a VOC content of 50 g/L or less for parking areas and surfaces. These identified measures shall be incorporated into all appropriate construction documents (e.g., construction management plans) submitted to the County and shall be verified by the County's Planning Department.	Applicant or subsequent owner(s).	Prior to the start of any construction activities or ground-disturbing activities.	DPW	

Table 4-1 Mitigation Monitoring Requirements

		Mitigation Measure	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
		Policies identified in the WSAP would minimize long-term air quality impacts. However, no additional feasible mitigation measures have been identified that would reduce long-term emissions associated with future residential and commercial land use to less than significant levels.				
5.3-3		Implement mitigation measure AQ-1 and AQ-2.	Applicant or subsequent owner(s).	Prior to the start of any construction activities or ground-disturbing activities.	DPW	
5.4 BIOLOGICAL RESOURCES						
5.4-5	BIO-1	Construction, ground-disturbing activities, and vegetation removal for future projects resulting from the WSAP shall avoid activities during the general avian nesting season of February 15 through September 15. If construction of future projects that contain or are immediately adjacent to suitable nesting habitat must occur during the general avian nesting season, a pre-construction clearance survey shall be conducted within seven days prior to the start of construction activities to determine if any active nests or nesting activity is occurring on or within 500 feet of the project. If no sign of nesting activity is observed, construction may proceed without potential impacts to nesting birds. If an active nest is observed during the preconstruction clearance survey, an adequate buffer shall be established around the active nest depending on sensitivity of the species and proximity to project impact areas. Typical buffer distances include up to 300-feet for passerines and up to 500-feet for raptors but can be modified as deemed appropriate by a monitoring biologist. On-site construction monitoring may also be required, if recommended by a qualified biologist, to ensure that no direct or indirect impacts occur to the active nest. Project activities may encroach into the buffer only at the discretion of the monitoring biologist. The buffer shall	Applicant or subsequent owner(s).	Surveys shall be conducted no more than 30 days prior to construction activities.	DRP, DPW	

4. Mitigation Monitoring and Reporting Program

Table 4-1 Mitigation Monitoring Requirements

		Mitigation Measure	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
		remain in place until the nest is no longer active as determined by the monitoring biologist				
5.5 CULTURAL RESOURCES						
5.5-1	CUL-1	Prior to demolition or alteration of buildings and/or structures or the construction of aboveground infrastructure with potentially significant impacts on historic architectural resources, the project proponent shall retain an architectural historian meeting the minimum professional qualifications standards (PQS) set forth by the Secretary of the Interior (codified in 36 Code of Federal Regulations [CFR] Part 61; 48 Federal Register 44738–44739) (Qualified Architectural Historian) to conduct a historic resources assessment of affected properties. The assessment shall include a records search at the South Central Coastal Information Center or review of a prior record search conducted within the previous one year; a review of other pertinent archives and sources; a pedestrian field survey; recordation of all identified historic architectural resources on California Department of Parks and Recreation (DPR) 523 forms; evaluation of resources which may be eligible for listing in the California Register (i.e., meets the definition for historical resource in CEQA Guidelines Section 15064.5[a]), and for local listing; and preparation of a technical report documenting the methods and results of the assessment for each future project facilitated by WSAP measures and actions. If a historic architectural resource is found eligible by the Qualified Architectural Historian, then the Qualified Architectural Historian shall coordinate with the project proponent and County to ensure the project is constructed in conformance with the Secretary of the Interior's Standards. All reports resulting from implementation of this measure shall be filed with the South Central Coastal Information Center	Applicant or subsequent owner(s).	Prior to issuance of a demolition or building permit.	DRP, DPW	

Table 4-1 Mitigation Monitoring Requirements

		Mitigation Measure	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
		(including but not limited to historic resources assessments and Secretary of the Interior's Standards plan reviews).				
5.5-2	CUL-2	Prior to conducting construction activities that would involve ground disturbance, future project proponents shall retain an archaeologist meeting the minimum PQS set forth by the Secretary of the Interior (codified in 36 CFR Part 61; 48 Federal Register 44738–44739) (Qualified Archaeologist) to conduct an archaeological resources assessment. The assessment shall include a records search at the South Central Coastal Information Center or review of a prior record search conducted within the previous one year; a Sacred Lands File search at the California Native American Heritage Commission (NAHC); geoarchaeological review including a focused assessment of land use history and any available geotechnical data to assess the potential for subsurface archaeological resources; a pedestrian field survey in instances where ground surface is exposed; recordation of all identified archaeological resources on DPR 523 forms; evaluation of resources affected by the project for eligibility for listing in the California Register (i.e., meets the definition for historical resource in CEQA Guidelines Section 15064.5[a]), and for local listing; and preparation of a technical report documenting the methods and results of the assessment. Resources that do not qualify as historical resources shall be considered by the Qualified Archaeologist for qualification as unique archaeological resources as defined in Public Resources Code Section 21083.2(g). The technical report also shall provide recommendations as to whether additional studies are warranted to further identify or evaluate archaeological resources (i.e., Extended Phase I boundary delineation, Phase II testing and evaluation) and if archaeological monitoring and Native American monitoring of ground disturbing activities is warranted (e.g., in areas where there	Applicant or subsequent owner(s).	Prior to any ground-disturbing activities and upon discovery of archaeological resources during the course of project development.	DRP, DPW	

4. Mitigation Monitoring and Reporting Program

Table 4-1 Mitigation Monitoring Requirements

	Mitigation Measure	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
	is a higher potential to encounter buried resources). Prior to the initiation of field work for any Extended Phase I or Phase II investigation, the Qualified Archaeologist shall prepare a work plan outlining the investigation's objectives, goals, and methodology. When developing a work plan for Native American resources, the County shall consult with local Native American tribes. If archaeological/Native American monitoring is warranted, the Qualified Archaeologist shall determine the locations and duration of monitoring and reporting requirements. All reports resulting from implementation of this measure shall be filed with the South Central Coastal Information Center (including but not limited to archaeological resources assessments, Extended Phase I and Phase II reports, and monitoring reports).				
CUL-3	For projects with ground-disturbing activities that may encounter potentially significant archaeological resources, the Qualified Archaeologist shall implement a cultural resources sensitivity training program. The Qualified Archaeologist, or their designee, shall instruct all construction personnel of the types of archaeological resources that may be encountered, the proper procedures to be enacted in the event of an inadvertent discovery of archaeological resources or human remains, applicable laws protecting archaeological resources, and confidentiality of discoveries. Native American monitor(s) shall be invited to participate in presenting tribal perspectives as part of the training curriculum. In the event that construction crews are phased, additional trainings shall be conducted for new construction personnel. The project proponent or its contractors shall ensure construction personnel are made available for and attend the training. The project proponent shall retain documentation demonstrating attendance and provide it to the County.	Applicant or subsequent owner(s).	Prior to any ground-disturbing activities and upon discovery of archaeological resources during the course of project development.	DRP, DPW	

Table 4-1 Mitigation Monitoring Requirements

	Mitigation Measure	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
CUL-4	In the event archaeological resources are encountered during construction of a future project, the project proponent shall cease all activity within 50 feet of the find. The discovery shall be evaluated for significance by the Qualified Archaeologist. When assessing significance and developing treatment for resources that are Native American in origin, the County shall consult with local Native American tribes. If the Qualified Archaeologist determines that the resource is significant—i.e., meets the definition for historical resource in CEQA Guidelines Section 15064.5(a) or for unique archaeological resource in Public Resources Code Section 21083.2(g)—the Qualified Archaeologist shall provide a method for avoidance and preservation in place, which shall be the preferred manner of mitigating impacts. If avoidance is infeasible, the Qualified Archaeologist shall develop a Phase III Archaeological Resources Data Recovery and Treatment Plan consistent with Mitigation Measure CUL-5. The Qualified Archaeologist also shall determine, based on the initial assessment of the discovery, whether the 50-foot buffer may be reduced. All reports resulting from implementation of this measure shall be filed with the South Central Coastal Information Center (including but not limited to Extended Phase I, Phase II, and Phase III reports).	Applicant or subsequent owner(s).	Prior to any ground-disturbing activities and upon discovery of archaeological resources during the course of project development.	DRP, DPW	
CUL-5	Treatment of Archaeological Resources. If the assessment conducted under Mitigation Measure CUL-2 or Mitigation Measure CUL-4 identifies significant archaeological resources—i.e., meets the definition for historical resource in CEQA Guidelines Section 15064.5(a) or for unique archaeological resource in Public Resources Code Section 21083.2(g)—then avoidance and preservation in place shall be the preferred manner of mitigating impacts. Preservation in place may be accomplished by, but is not limited to, avoidance, incorporating the resource into open	Applicant or subsequent owner(s).	Prior to any ground-disturbing activities and upon discovery of archaeological resources during the course of project development.	DRP, DPW	

4. Mitigation Monitoring and Reporting Program

Table 4-1 Mitigation Monitoring Requirements

	Mitigation Measure	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
	space, capping, or deeding the site into a permanent conservation easement. If avoidance and preservation in place of significant archaeological resources is determined by the County to be infeasible, then the Qualified Archaeologist shall prepare a Phase III Archaeological Resources Data Recovery and Treatment Plan. The plan shall include: a detailed research design; justification for data recovery or other treatment methods depending on the nature of the resource's eligibility; excavation methodology; and, reporting and curation requirements. When developing treatment for resources that are Native American in origin, the County shall consult with local Native American tribes. All Phase III reports resulting from implementation of this measure shall be filed with the South Central Coastal Information Center.				
CUL-6	Disposition of Native American archaeological materials shall be determined by the County in coordination with local California Native American tribes. Disposition of materials may include curation at an accredited or nonaccredited repository, onsite or offsite reburial, and/or donation to a local tribe or public, nonprofit institution with a research interest in the materials, or local school or historical society in the area for educational purposes. The County shall consider tribal preferences when making a determination of disposition of Native American archaeological materials. Disposition of Native American human remains and associated funerary objects or grave goods (i.e., artifacts associated with human remains) shall be determined by the landowner in consultation with the County and the Most Likely Descendant. The project proponent shall curate all significant historic period archaeological material, or portions thereof at the discretion of the Qualified Archaeologist, at a repository accredited by the American Association of Museums that meets the standards outlined in 36 CFR Section 79.9. If no	Applicant or subsequent owner(s).	Prior to any ground-disturbing activities and upon discovery of Native American archaeological resources during the course of project development.	DRP, DPW	

Table 4-1 Mitigation Monitoring Requirements

		Mitigation Measure	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
		accredited repository accepts the collection, then the project proponent may curate it at a nonaccredited repository as long as it meets the minimum standards set forth in 36 CFR Section 79.9. If neither an accredited nor a nonaccredited repository accepts the collection, then the project proponent may offer the collection to a public, nonprofit institution with a research interest in the materials, or to a local school or historical society in the area for educational purposes.				
5.5-3	CUL-7	If human remains are encountered, then the project proponent or its contractor shall immediately halt work within 50 feet of the discovery and contact the Los Angeles County Coroner in accordance with Public Resources Code Section 5097.98 and Health and Safety Code Section 7050.5, which require that no further disturbance shall occur until the County Coroner has made the necessary findings as to the remains' origin and disposition. If the County Coroner determines that the remains are Native American, then the County Coroner will notify the NAHC within 24 hours in accordance with Health and Safety Code Section 7050.5(c), and Public Resources Code Section 5097.98. The NAHC shall then identify the person(s) thought to be the most likely descendant (MLD). The MLD may, with the permission of the land owner, or their authorized representative, inspect the site of the discovery of the Native American remains and may recommend to the owner or the person responsible for the excavation work means for treating or disposing, with appropriate dignity, the human remains and any associated grave goods. The MLD shall complete their inspection and make their recommendation within 48 hours of being granted access by the landowner to inspect the discovery. The recommendation may include the scientific removal and nondestructive analysis of human remains and items associated with Native American burials. The	Applicant or subsequent owner(s).	Upon discovery of human remains during the course of project development.	DRP, DPW	

4. Mitigation Monitoring and Reporting Program

Table 4-1 Mitigation Monitoring Requirements

		Mitigation Measure	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
		project proponent, County, and landowner shall discuss and confer with the MLD on all reasonable options regarding the MLD's preferences for treatment. Until the project proponent, County, and landowner have conferred with the MLD, the contractor shall ensure that the immediate vicinity where the discovery occurred is not disturbed by further activity and is adequately protected according to generally accepted cultural or archaeological standards or practices (e.g., the NAHC's "A Professional Guide for the Preservation and Protection of Native American Human Remains and Associated Grave Goods" [2022], which reiterates statutory requirements), and that further activities take into account the possibility of multiple burials. If the NAHC is unable to identify an MLD; or the MLD identified fails to make a recommendation; or the landowner rejects the recommendation of the MLD and the mediation provided for in Public Resources Code Section 5097.94(k), if invoked, fails to provide measures acceptable to the landowner, the landowner or his or her authorized representative shall inter the human remains and items associated with Native American human remains with appropriate dignity on the property in a location not subject to further and future subsurface disturbance.				
5.7 GEOLOGY AND SOILS						
5.7-6	GEO-1	For projects facilitated by the WSAP that involve ground disturbance, the project proponent shall retain a paleontologist who meets the Society of Vertebrate Paleontology's (SVP 2010) definition for qualified professional paleontologist (Qualified Paleontologist) to prepare a paleontological resources assessment report prior to the start of construction activities. The report shall include methods and results of the paleontological resources assessment, monitoring requirements (including	Applicant or subsequent owner(s)	Prior to the start of any construction activities or ground-disturbing activities, and upon discovery of paleontological resources during the course of project development.	DRP, DPW	

Table 4-1 Mitigation Monitoring Requirements

	Mitigation Measure	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
	depths, frequency, and reporting), and maps that outline where monitoring is required. Monitoring shall follow SVP Guidelines: no monitoring of ground-disturbing activities in units of Low Sensitivity or No Potential; monitoring of all ground-disturbing activities (with depths specified) in units of Low to High Significance; and at all depths in units of High Significance unless the Qualified Paleontologist's report identifies previous disturbances or the use of construction methods that do not warrant monitoring; and monitoring at the initiation of excavation in units of Undetermined Significance. The report also shall stipulate whether screen washing is necessary to recover small specimens following SVP Guidelines and determine whether unique geologic features are present on-site. If monitoring is conducted, then the Qualified Paleontologist shall prepare a final report summarizing monitoring results and submit it to the project proponent and the County.				
GEO-2	Prior to the start of ground-disturbing activities for projects facilitated by the WSAP with potentially significant impacts on paleontological resources, the Qualified Paleontologist or its designee shall conduct construction worker paleontological resources sensitivity training (or may be provided via digital recording) for all construction workers. Construction workers shall be informed on how to identify the types of paleontological resources that may be encountered, the proper procedures to be enacted in the event of an inadvertent discovery of paleontological resources, and safety precautions to be taken when working with paleontological monitors. The project proponent shall ensure that construction workers are made available for and attend the training. The project proponent shall retain documentation demonstrating attendance and provide it to the County.	Applicant or subsequent owner(s)	Prior to the start of any construction activities or ground-disturbing activities, and upon discovery of paleontological resources during the course of project development.	DRP, DPW	

4. Mitigation Monitoring and Reporting Program

Table 4-1 Mitigation Monitoring Requirements

	Mitigation Measure	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
GEO-3	If a potential fossil is found, the paleontological monitor shall be allowed to temporarily divert or redirect grading and excavation activities in the area of the exposed fossil to facilitate evaluation of the discovery. An appropriate buffer area determined by the paleontological monitor shall be established around the find where construction activities shall not be allowed to continue. Work shall be allowed to continue outside of the buffer area. At the monitor's discretion, and to reduce any construction delay, the grading/excavation contractor shall assist, where feasible, in removing rock/sediment samples for initial processing and evaluation. If a fossil is determined to be significant, the Qualified Paleontologist shall implement a paleontological salvage program to remove the resources from their location, following the guidelines of the SVP (2010). Any fossils encountered and recovered shall be prepared to the point of identification, catalogued, and curated at a public, nonprofit institution with a research interest in the material and with retrievable storage, such as the County Natural History Museum, if such an institution agrees to accept the fossils. Accompanying notes, maps, and photographs shall also be filed at the repository. If no institution accepts the fossil collection, it may be donated to a local school or other interested organization in the area for educational purposes. If construction workers discover any potential fossils during construction while the paleontological monitor is not present, regardless of the depth of work or location, work at the discovery location shall cease in a 50-foot radius of the discovery until the Qualified Paleontologist has assessed the discovery and recommended and implemented appropriate treatment as described earlier in this measure. Any salvage reports resulting from implementation of this measure shall be filed with the County Natural History Museum.	Applicant or subsequent owner(s)	Prior to the start of any construction activities or ground-disturbing activities, and upon discovery of paleontological resources during the course of project development.	DRP, DPW	

Table 4-1 Mitigation Monitoring Requirements

		Mitigation Measure	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
5.13 NOISE						
5.13-1	N-1	Construction Noise. Applicants for future development projects pursuant to implementation of the Westside Planning Area that are within 500 feet of sensitive receptors (e.g., residences, hospitals, schools) shall submit a noise study to the Los Angeles County Department of Public Health (DPH) for review and approval prior to issuance of a grading or building permit. The study shall include noise-reduction measures, if necessary, to ensure project construction noise will be in compliance with the County Noise Ordinance standards (i.e., LACC 12.08.440). All noise-reduction measures approved by DPH shall be incorporated into appropriate construction-related plans (e.g., demolition plans, grading plans and building plans) and implemented during construction activities. Potential noise-reduction measures may include, but are not limited to, one or more of the following, as applicable to the project: • Install temporary sound barriers for construction activities that occur adjacent to occupied noise-sensitive receptors. • Equip construction equipment with effective mufflers, sound-insulating hoods or enclosures, vibration dampers, and other Best Available Control Technology (BACT). • Limit non-essential idling of construction equipment to no more than five minutes per hour. This mitigation measure shall not apply and is superseded once a Countywide noise ordinance goes into effect that establishes construction noise standards for noise-reduction measures that ensures project construction noise compliance with the County Noise Ordinance standards	Applicant or subsequent owner(s).	Prior to the issuance of a grading or building permit.	DRP, DPH	

4. Mitigation Monitoring and Reporting Program

Table 4-1 Mitigation Monitoring Requirements

	Mitigation Measure	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
	(i.e., LACC 12.08.440) for development projects within the Westside Area Plan.				
N-2	Operational Noise. Prior to issuance of a building permit for any future discretionary development projects within the Planning Area that are located within 500 feet of sensitive receptors, project applicant shall submit a noise mitigation plan to DPH for review and approval. The noise mitigation plan shall be prepared by a sound engineer and be sufficient for DPH to make a determination of whether the project will be in compliance with all applicable County Noise standards and regulations. At minimum, the noise mitigation plan shall include the following information: a list of all electro-mechanical equipment (HVAC, refrigeration systems, generators, etc.) that will be installed at the project site; sound level that would be produced by each equipment; noise-reduction measures, as necessary; and sufficient predictive analysis of project operational noise impact. All noise-reduction measures approved by DPH shall be incorporated into the project building plans and be implemented during project construction. Potential noise-reduction measures may include, but are not limited to, one or more of the following, as applicable to the project: • Install permanent noise-occluding shrouds or screens on operating equipment. • Maintain all equipment and noise control features in accordance with the manufacturer's specifications. • Orient equipment vents and other sources of sound emissions away from noise-sensitive receptors and/or behind structures, containers, or natural features. • Increase distance between the operating equipment and the noise-sensitive receptor(s) of concern, to the maximum extent feasible.	Applicant or subsequent owner(s).	Prior to the issuance of a grading or building permit.	DRP, DPH	

Table 4-1 Mitigation Monitoring Requirements

	Mitigation Measure	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
	• Install portable sound-occluding barriers to attenuate noise between the source(s) and the noise-sensitive receptor(s). This mitigation measure shall not apply and is superseded once a Countywide noise ordinance goes into effect that establishes noise standards for commercial and mixed-use projects within the Planning Area.				
N-3	Construction Vibration. For future development projects that utilize vibration-intensive construction equipment (e.g., pile drivers, jack hammers, and vibratory rollers) within 300 feet of sensitive receptors within the Planning Area, project applicant shall submit a vibration impact evaluation to DPH for review and approval prior to issuance of a grading or building permit. The evaluation shall include a list of project construction equipment and the associated vibration levels and a predictive analysis of potential project vibration impacts. If construction-related vibration is determined to be perceptible at vibration-sensitive uses (i.e., exceed the County's standard of 0.01 inches per second RMS vibration velocity [within the range of 1 to 100 Hz frequency]), project-specific measures shall be required to ensure project compliance with vibration standards. All project-specific measures approved by DPH shall be incorporated into appropriate construction-related plans (e.g., demolition plans, grading plans and building plans) and implemented during project construction. Examples of equipment vibration source-to-receptor distances at which impact evaluation should occur vary with equipment type (based on FTA reference vibration information) and are as follows: • Jackhammer: 23 feet • Dozer, hoe-ram, drill rig, front-end loader, tractor, or backhoe: 43 feet	Applicant or subsequent owner(s).	Prior to the issuance of a grading or building permit.	DRP, DPH	

4. Mitigation Monitoring and Reporting Program

Table 4-1 Mitigation Monitoring Requirements

		Mitigation Measure	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
		• Roller (for site ground compaction or paving): 75 feet • Impact pile-driving: 280 feet This mitigation measure shall not apply and is superseded once a Countywide ground-borne vibration ordinance goes into effect that establishes construction ground-borne vibration standards for vibration-reduction measures that ensures project construction ground-borne vibration compliance with the County standard of 0.01 inches per second RMS vibration velocity [within the range of 1 to 100 Hz frequency]) for development projects within the Planning Area.				
5.13-2		Implement mitigation measures N-1 and N-2.	Applicant or subsequent owner(s)	Prior to issuance of a grading or building permit.	DRP, DPH	
5.17 TRANSPORTATION						
5.17-2	T-1	VMT Reduction Projects. The County will work with State, regional, and local agencies to reduce regional VMT. Land use policies in the WSAP to improve and/or expand transit service, bicycle and pedestrian facilities, and transportation projects will help the region to achieve the projected decreases in regional VMT. The County will also collaborate with State and other agencies to explore the feasibility of new programs for reducing VMT, such as VMT fees.	DRP, DPW.	Ongoing.	DRP, DPW.	
5.17-2	T-2	TDM Strategies. Implementation of TDM strategies, where feasible and necessary based on project- and site-specific considerations, may include but are not limited to those identified below: 1. Implement Commute Trip Reduction Marketing 2. Provide Ridesharing Program 3. Implement Subsidized or Discounted Transit Program 4. Provide End-of-Trip Bicycle Facilities	Applicant or subsequent owner(s)	Prior to issuance of a grading permit.	DRP, DPW	

Table 4-1 Mitigation Monitoring Requirements

	Mitigation Measure	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
	5. Provide Employer-Sponsored Vanpool 6. Limit Residential Parking Supply 7. Unbundle Residential Parking Costs from Property Cost 8. Implement Transit-Supportive Roadway Treatments				
5.18 TRIBAL CULTURAL RESOURCES					
5.18-1	Implement mitigation measures CUL-2 through CUL-6.	Applicant or subsequent owner(s).	Prior to any ground-disturbing activities and upon discovery of Native American archaeological resources during the course of project development.	DRP, DPW	
5.18-2	Implement mitigation measures CUL-2 through CUL-6	Applicant or subsequent owner(s).	Prior to any ground-disturbing activities and upon discovery of Native American archaeological resources during the course of project development.	DRP, DPW	

4. Mitigation Monitoring and Reporting Program

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Appendix A. Agency Comments

Number Reference	Commenting Person/Agency	Date of Comment
Agencies		
A1	California Department of Transportation	7/11/2024
A2	California Geological Survey	7/19/24
A3	Los Angeles County Library	7/24/24
A4	Los Angeles County Sheriff Department	8/1/24

Appendix

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DEPARTMENT OF TRANSPORTATION
DISTRICT 7
100 S. MAIN STREET, MS 16
LOS ANGELES, CA 90012
PHONE (213) 266-3562
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Comment Letter A1

Making Conservation a California Way of Life

August 1, 2024

Julie Yom
Los Angeles County
Dept. of Regional Planning
320 W. Temple St., 13th Floor
Los Angeles, CA 90012

RE: Los Angeles County Westside Area Plan: PEIR
GTS # 07-LA-2024-04557
SCH # 2023110409
Vic. West LA Countywide

Dear Julie Yom:

Thank you for including the California Department of Transportation (Caltrans) in the environmental review process for the above-referenced project. The Westside Area Plan (proposed Project or WSAP) is a community-based plan that focuses on land use and policy issues that are specific to the unique characteristics and needs of the Project area. The Westside Area Plan is a long-range policy document that will guide the long-term growth of the unincorporated communities in the Project area through the development of goals, policies, and implementation actions. The proposed Project would amend the General Plan to establish both areawide and community-specific goals and policies to address local land use concerns and issues. The WSAP would also implement land use and zoning updates based on recommendations from the recently approved General Plan's 6th Cycle Housing Element 2021-2029 (Housing Element) as well as new land use and zone changes to facilitate additional housing opportunities and ensure consistency between zoning and land use designations. The Westside Area Plan includes goals and policies that address topics such as the preservation of community character, sustainable growth, and land use development, open spaces and natural resources protection, promotion of economic health and prosperity of local businesses, and equitable and safe mobility options. The unincorporated communities in the Westside Planning Area 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. The WSAP will address elements such as land use, mobility, conservation and open space, public services and facilities, economic development, and historic preservation. The Los Angeles County Department of Regional Planning is the Lead Agency under the California Environmental Quality Act (CEQA).

A1-1

After reviewing the project's documents, Caltrans has the following comments:

Pedestrian, Bicycle, and Transit Access
It is determined the Project would not result in inconsistencies with applicable plans addressing the circulation system, including transit, roadway, bicycle, and pedestrian in the Project vicinity. As noted herein, it is determined that the Project may intensify the use of pedestrian, bicycle, and transit facilities in the Project vicinity, however, such use is not expected to result in a deficient condition caused by the Project.

Caltrans is in support of this project's mobility goals and policies that help achieve state planning priorities contained in state law and meet state policy goals on transportation, VMT reduction, GHG emissions reduction, and/or betterment of the environment and human health.

A1-2

VMT
The Project is subject to the following Los Angeles County Guidelines which aim to reach 16.8 percent below the County baseline for 2024: 25.3 total VMT (16.8 percent below 30.4). The Project is estimated to result in a total of 56,528,221 daily vehicle trips, resulting in a daily work VMT per employee of 25.6, which would exceed the 25.3 total VMT. As such, the Project would result in a significant and unavoidable impact with regard to CEQA Guidelines Section 15064.3(b), and mitigation is required.

A1-3

Mitigation Measures: TDM
The following mitigation measure has been identified to reduce the significant and unavoidable impact of the Project:

Mitigation Measure T-2: The Project should prepare a TDM Plan. The following TDM elements should be included in the Project.

- Commute Trip Reduction Marketing
- Ridesharing Program
- Subsidized or Discounted Transit Program
- End-of-Trip Bicycle Facilities
- Employer-Sponsored Vanpool
- Limit Residential Parking Supply
- Unbundle Residential Parking Costs from Property Cost
- Transit-Supportive Roadway Treatments

With the implementation of Mitigation Measure T-2, the Daily VMT per Service Population would not result in a reduction of the total VMT below 25.3, and the impact level would result in a significant and unavoidable impact. However, this measure would result in a decrease in VMT per capita by prioritizing transit-oriented development, mixed-use development, and safe and accessible multi-modal transportation circulation improvements.

A1-4

Others
For additional TDM options, please refer to the Federal Highway Administration's

A1-5

Integrating Demand Management into the Transportation Planning Process: A Desk Reference (Chapter 8). This reference is available online at:

http://ops.fhwa.dot.gov/publications/fhwahop12035/fhwahop12035.pdf

Additionally, please see the Caltrans Local Development Review (LDR) Safety Review Practitioner's Guidance (Table 3) for further safety considerations:

https://dot.ca.gov/-/media/dot-media/programs/safety-programs/documents/202402-ldr-safety-review-practitioners-guidance-a11y.pdf

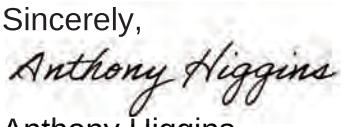
A1-5 Con't

Caltrans will require an Encroachment Permit for work performed within the State Right-of-way. Caltrans recommends that large-size truck travel be limited to off-peak commute hours. Caltrans requires a permit for any heavy construction equipment and or materials that require the use of oversized transport vehicles on State highways.

Caltrans recommends that the Project limit construction traffic to off-peak periods to minimize the potential impact on State facilities. If construction traffic is expected to cause issues on any State facilities, please submit a construction traffic control plan detailing these issues for Caltrans' review.

If you have any questions, please contact Jaden Oloresisimo, the project coordinator, at Jaden.Oloresisimo@dot.ca.gov and refer to GTS # 07-LA-2024-04557.

Sincerely,



Anthony Higgins
Acting LDR/CEQA Branch Chief

cc: State Clearinghouse

Comment Letter A2

From: Olson, Brian@DOC <Brian.Olson@conservation.ca.gov>
Sent: Friday, July 19, 2024 10:17 AM
To: Westside Area Plan <WestsideAreaPlan@planning.lacounty.gov>
Cc: OLRA@DOC <OLRA@conservation.ca.gov>; OPR State Clearinghouse <state.clearinghouse@opr.ca.gov>; Gomez, DarylAnne@DOC <DarylAnne.Gomez@conservation.ca.gov>
Subject: 2023110409 Los Angeles County Westside Area Plan

CAUTION: External Email. Proceed Responsibly.

SCH Number
2023110409
Lead Agency
Los Angeles County Department of Regional Planning
Document Title
Los Angeles County Westside Area Plan
Document Type
EIR - Draft EIR
Received
6/18/2024

Hello, Julie—

Thank you for providing the City's Notice of Preparation (NOP) of a PEIR for our review. This email conveys the following recommendations from CGS concerning geologic and seismic hazard issues within the proposed project:

1. Liquefaction and Landside Hazards
    1. The PEIR discusses liquefaction and earthquake-induced landslides as a potential seismic hazard and notes portions of the Planning Area are within liquefaction or landslide hazard zones (p. 5.7-8 and 5.7-9). The County should consider providing a map of the Earthquake Zones of Required Investigation (EZRI) for liquefaction and landslides. The PEIR incorrectly cites the USGS as the source for these hazard zones; however, the PEIR report should properly cite the California Geological Survey (CGS), who prepares and releases these EZRI.
    2. CGS maps and data are available here and should be used in the suggested map: https://maps-cnra-cadoc.opendata.arcgis.com/datasets/cadoc::cgs-seismic-hazards-program-liquefaction-zones-1/about https://maps-cnra-cadoc.opendata.arcgis.com/datasets/cadoc::cgs-seismic-hazards-program-landslide-zones-doc-hosted/about https://maps.conservation.ca.gov/cgs/informationwarehouse/index.html?map=regulatorymaps https://maps.conservation.ca.gov/cgs/EQZApp/app/
    3. Cities and counties affected by EZRIs must regulate certain development projects within them. The Seismic Hazards Mapping Act (1990) also requires sellers of real property (and their agents) within a mapped hazard zone to disclose at the time of sale that the property lies within such a zone.

A2-1

2. Earthquake Ground Motion Hazards
    4. The PEIR should provide a discussion of the probability of large earthquakes in the region. This discussion may include earthquake probabilities from the third Uniform California Earthquake Rupture Forecast (UCERF3). A non-technical discussion of this model is available here: https://pubs.usgs.gov/fs/2015/3009/pdf/fs2015-3009.pdf

A2-2

3. Fault Hazards
    5. The PEIR discusses surface fault rupture hazards from earthquakes on local faults and reports portions of the Planning Area are within Alquist-Priolo Earthquake Fault Zones (APEFZ) (p. 5.7-2 and 5.7-3). The County should consider providing maps depicting the locations of Alquist-Priolo Earthquake Fault Zones in the region with respect to the boundaries of each planning area. The City might also consider referring readers to the CGS website for a web map of APEFZ that is continually updated: https://maps.conservation.ca.gov/cgs/EQZApp/app/

A2-3

    6. The PEIR states structures for human occupancy "must be set back a minimum of 50 feet" on page 5.7-3, which is an incorrect reading of the Alquist-Priolo Earthquake Fault Zoning Act. In Appendix B of that Act and in CGS Special Publication 42, it says "the area within fifty (50) feet of such active faults shall be presumed to be underlain by active branches of that fault unless proven otherwise by an appropriate geologic investigation…". A setback of less than 50 feet may be recommended by the project geologist and approved by the lead agency, based on the quality of the subsurface data used to characterize the fault. In the absence of quality data, the 50-foot setback becomes the default. Additionally, lead agencies may dictate minimum building setback distances from active faults.
    7. CGS maps and data are available here: https://maps-cnra-cadoc.opendata.arcgis.com/datasets/cadoc::cgs-seismic-hazards-program-fault-traces/about https://maps-cnra-cadoc.opendata.arcgis.com/datasets/cadoc::cgs-seismic-hazards-program-alquist-priolo-fault-hazard-zones-1/about

A2-4

https://maps.conservation.ca.gov/cgs/informationwarehouse/index.html?map=regulatorymaps

A2-4 Cont'

4. Tsunami Hazards

1. The PEIR provides a discussion of tsunami inundation hazards within the Planning Area. The PEIR should also discuss and provide a map depicting CGS Tsunami Hazard Areas (THAs), which are mapped along the entire California coast. The purpose of a THA is to assist public agencies in identifying their exposure to tsunami hazards. It is intended for local jurisdictional, coastal evacuation planning uses only. Additional information and map files can be found at the links below:
   https://www.conservation.ca.gov/cgs/tsunami
   https://maps.conservation.ca.gov/cgs/informationwarehouse/index.html?map=regulatorymaps
   https://www.conservation.ca.gov/cgs/Documents/Publications/Tsunami-Maps/Tsunami_Hazard_Area_Map_Los_Angeles_County_a11y.pdf

1. The City should also check to see if any Planning Area sites are included in a Tsunami Design Zone established by the California Building Code (CBC). The CBC requires certain design standards for essential/critical or larger structures within these zones. The following website provides additional information regarding Tsunami Design Zones: https://asce7tsunami.online/.

A2-5

Please let me know if you have any questions.

Brian Olson, CEG
Senior Engineering Geologist
Seismic Hazards Program

14 Years of Public Service

California Geological Survey
320 W. 4th Street, Suite 850, Los Angeles, CA 90013
M: (213) 507-1080

@CAgeosurvey
FOLLOW US!

"A team is not a group of people who work together.
A team is a group of people who trust each other." – Simon Sinek

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LA COUNTY LIBRARY

SKYE PATRICK
Library Director

July 24, 2024

TO: Julie Yom
Department of Regional Planning

FROM: Skye Patrick
Library CEO

Comment Letter O3

COMMENTS FOR THE DRAFT PROGRAM ENVIRONMENTAL IMPACT REPORT (PEIR) FOR LOS ANGELES COUNTY WESTSIDE AREA PLAN, PROJECT NO. PRJ2023-001700

Dear Julie Yom:

This is to provide comments regarding the Westside Area Plan, which establishes goals and policies to guide growth within the Westside Planning Area (Planning Area) and is intended to direct future development and land use decisions.

The Planning Area comprises seven unincorporated communities, in the western portion of Los Angeles County, that include Ladera Heights and View Park-Windsor Hills, West Fox Hills, Marina del Rey, Ballona Wetlands, West Los Angeles (Sawtelle Veterans Affairs [VA]), Frankin Canyon, and Gilmore Island, within the LA County Library's Southwest Planning Area 6. O3-1

LA County Library currently provides services to the residents in the Planning Area. Any residential land use changes could allow for future residential development projects which would create an increase in population and subsequently increase the demand for library services. LA County Library requests that technical reports related to residential land use and impact to public services, particularly libraries, be included in the environmental document for the Library's review.

If you have questions, please contact Grace Reyes at (562) 940-8406 or greyes@library.lacounty.gov.

SP:YP:GR

c: Grace Reyes, Administrative Deputy, Library
Jesse Walker-Lanz, Assistant Director, Public Services, LA County Library

COUNTY OF LOS ANGELES SUPERVISORS

HILDA L. SOLIS, 1st District | HOLLY J. MITCHELL, 2nd District | LINDSEY P. HORVATH, Chair, 3rd District | JANICE HAHN, 4th District | KATHRYN BARGER, 5th District

OFFICE OF THE SHERIFF

COUNTY OF LOS ANGELES

HALL OF JUSTICE

ROBERT G. LUNA, SHERIFF

Comment Letter A4

August 1, 2024

Ms. Julie Yom, Principal Planner
County of Los Angeles
Department of Regional Planning
320 West Temple Street, 13th Floor
Los Angeles, California 90012

Dear Ms. Yom:

LOS ANGELES COUNTY WESTSIDE AREA PLAN
NOTICE OF AVAILABILITY OF A DRAFT
PROGRAM ENVIRONMENTAL IMPACT REPORT
REVIEW COMMENTS

Thank you for inviting the Los Angeles County Sheriff's Department (Department) to review and comment on the June 2024 Notice of Availability of a Draft Program Environmental Impact Report (NOA DPEIR) for the proposed Westside Area Plan (WSAP or proposed Project). The proposed Project aims to address land use and policy issues specific to the Project area which includes the Westside Planning Area, located in the southwest part of the County, and is one of 11 planning areas identified in the General Plan. The Planning area includes the following unincorporated communities: Ladera Heights, View Park, and Windsor Hills; Marina del Rey; Ballona Wetlands; and Westside Islands, which includes West Los Angeles (LA) /Sawtelle Veterans Affairs (VA), West Fox Hills, Franklin Canyon, and Gilmore Island. The WSAP would provide for land use changes on specific sites that would result in increased residential and mixed-use densities totaling 6,489 new households and 244,000 square feet of non-residential use to these communities. A4-1

The proposed Project is located within the service area of the Department's Marina Del Rey Sheriff's Station for the following unincorporated communities: Ladera Heights, View Park, Windsor Hills, Marina del Rey, Ballona Wetlands, and West Fox Hills; and West Hollywood Sheriff's Station for

the following unincorporated communities: Westside Islands (West Los Angeles /Sawtelle Veterans Affairs), Franklin Canyon, and Gilmore Island.

Although these changes do not reflect a specific project at this time, the proposed Project may affect the level of service required by our Department when future projects are considered. The Stations expect the future project environmental documents to describe potential impacts to our resources and operations and identify measures including development fees that will mitigate these impacts to a level of insignificance, as applicable. A4-1 Cont'

As indicated in Section 5.15.2 Police Protection on page 5.15-10 of the Draft PEIR, an officer to population ratio of one officer for every 1,000 residents provides the desired level of service for its service area (Los Angeles County General Plan EIR). Based on the officer to population ratio, 10,000 officers would sufficiently serve 10 million people. However, the Department's approximately 10,000 sworn personnel are assigned to various specialized units which may not include a patrol function. This form of analysis is overly broad and inaccurate since the service ratio should be based on the ratio of patrol function personnel to population. The Department does not currently have a standard law enforcement service ratio because staffing level needs vary from Station to Station due to criteria such as service call volume and type, patrol and travel time by priority, personnel workload, performance levels, and modeling the flow of calls for service ratio. Therefore, to meet the anticipated population increase, additional law enforcement personnel will be required. Assigning additional law enforcement personnel to the Station to meet an acceptable service ratio will require modification of the law enforcement service contracts, additional support personnel and equipment assets. A4-2

Page 5.15-10 indicated that the majority of the funds for the Department serving the Project comes from various types of tax revenue. However, this type of funding is not guaranteed. The document incorrectly states that the additional demand for fire services and protection generated within the City would be satisfied through property taxes. Although annual evaluations are conducted, funding would need to be allocated to the Department, approved by the LA County Board of Supervisors based upon recommendations by the Los Angeles County Chief Executive Office. A4-3

Although all areas in the WSAP should conduct studies as required, the Marina del Rey area, when projects are contemplated, shall require traffic studies to be performed to evaluate the impacts from development requiring proper mitigation to minimize impacts to a level of insignificance. Traffic volumes A4-4

significantly increase during the hours of 8:00-10:00am and 4:00-6:00pm in the area, impacting response times for patrol services. A4-4 Cont'

The Department has no further comment at this time but reserves the right to modify and/or add comments should new and/or modified information becomes available. A4-5

For future reference, the Department provides the following updated address and contact information for all requests for reviews comments, law documents, and other related correspondence: A4-6

Tracey Jue, Bureau Director
Facilities Planning Bureau
Los Angeles County Sheriff's Department
211 West Temple Street
Los Angeles, California 90012

Attention: Planning Section

Should you have any questions regarding this matter, please contact me, at (323) 526-5657, or your staff may contact Ms. Bee Bee Pee, of my staff, at (323) 526-5697.

Sincerely,

ROBERT G. LUNA, SHERIFF

Tracey Jue, Bureau Director
Facilities Planning Bureau

Appendix B. Organization Comments

Number Reference	Commenting Person/Agency	Date of Comment
Organizations		
O1	Santa Ynez Band of Chumash Indians	6/25/2024
O2	United Homeowners Association II	7/1/2024
O3	Ladera Heights Civic Association	8/9/2024
O4	Ladera Heights Civic Association	8/14/24
O5	United Homeowners Association II	8/16/2024
O6	Los Angeles Conservancy	8/15/2024

Appendix

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Santa Ynez Band of Chumash Indians
Tribal Elders' Council
P.O. Box 517 ◆ Santa Ynez ◆ CA ◆ 93460
Phone: (805)688-7997 ◆ Fax: (805)688-9578

Tuesday, June 25, 2024

Los Angeles Department of Regional Planning
320 West Temple Street, 13th Floor
Los Angeles, CA 90012

Att.: Julie Yom, AICP Principal Planner

Re: NOA Project No. PRJ2023-001700

Dear Ms. Yom:

Thank you for contacting the Tribal Elders' Council for the Santa Ynez Band of Chumash Indians.

At this time, the Elders' Council requests no further consultation on this project; however, if supplementary literature reveals additional information, or if the scope of the work changes, we kindly ask to be notified.

If you decide to have the presence of a Native American monitor in place during ground disturbance to assure that any cultural items unearthed be identified as quickly as possible, please contact our office or Chumash of the project area.

Thank you for remembering that at one time our ancestors walked this sacred land.

O1-1

Sincerely Yours,

Crystal Mendoza

Crystal Mendoza
Administrative Assistant | Cultural Resources
Santa Ynez Band of Chumash Indians | Tribal Hall
(805) 325-5537
cmendoza@chumash.gov

Comment Letter O2

UNITED HOMEOWNERS' ASSOCIATION II

4859 W. SLAUSON AVE #333
LOS ANGELES, CA 90056

WWW.UHAWHVP.ORG
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323.248.1699

BOARD OF DIRECTORS

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July 1, 2024

The Honorable Holly J. Mitchell, Supervisor
Second Supervisorial District
Los Angeles County Board of Supervisors
500 W. Temple Street, #866
Los Angeles, CA 90012

Re: Proposed Community Standards District for Windsor Hills-View Park and View Heights unincorporated community

Dear Supervisor Mitchell,

As you know, United Homeowners' Association II (UHA) advocates for the best interests of the 11,000+ residents of the Windsor Hills, View Park, and View Heights (WHVPVH) community in unincorporated Los Angeles County. UHA utilizes its collective resources and influence to achieve the best possible outcomes on all issues affecting our community's social welfare, economy, and environment.

UHA is aware the Department of Regional Planning is developing the Westside Area Plan (Plan) that encompasses Ladera Heights, Windsor Hills/View Park and View Heights, Franklin Canyon, West LA Sawtelle VA, West Fox Hills, Marina del Rey, and Gilmore Island. Residents have attended all Plan meetings and it is apparent that the Plan will not adequately address the unique concerns and needs of our historic community, thus UHA formally requests your support of our efforts to establish a Community Standards District (CSD) for the WHVPVH community. With this CSD it is UHA's intention to address challenges that are unique to WHVPVH by adopting specific protections for our environment (Inglewood Oil Field (IOF) proximity), our history and culture as a predominantly African American single family residential community, maintain our property values, and preserve opportunities for local businesses to participate in and benefit from increased economic activity along the Slauson Corridor. O2-1

The WHVPVH CSD will address significant concerns raised by our residents by addressing five primary issues:

1. **Proximity to the Largest Urban Oil field in the Country-portions of WHVPVH are less than half a mile from the IOF.**

2. **Proximity to Very High Fire Severity Zone (VHFHSZ) and High Fire Severity Zones (HFHSZ)-portions of WHVPVH are in the VHFHSZ while other areas are in areas designated HFHSZ.**
3. **Proximity to the Newport-Inglewood Earthquake Fault (NIEF)- The NIEF runs directly through the IOF.**
4. **The National Register of Historic Places Lack of Protections-Portions of WHVPVH are on the NRHP while others are not, however the County provides no protection to areas whether they are on the register or not.**
5. **Redevelop and Revitalize the Slauson Corridor- WHVPVH would like the County to support revitalization of the corridor through investment and appropriate regulation.**

O2-1 Con't

WHVPVH is a vibrant, politically-engaged community that pays close attention to land use and planning issues. UHA's recent activities include strong opposition to SB 9 and support for efforts to reverse this harmful law that was recently overturned by a court that determined it would not result in the creation of more affordable housing despite claims by the bill's author to the contrary. UHA also organized a successful lawsuit to require further study of a dangerous and illegal 88-unit luxury condo development to be built within a very high fire hazard severity zone and adjacent to a busy intersection with a history of hazardous traffic conditions.

A CSD is necessary in order to protect our community's unique history and cultural heritage. As a proud community comprised of a majority of African American residents, we also understand how laws have historically been used to subjugate our community. It is true that racial covenants and other restrictive real estate laws in Los Angeles created significant obstacles for Black citizens to live where they preferred. Once these obstacles were removed by legal means, our neighborhood experienced the indignities of "white flight". While we applaud the County for its implementation of Assembly Bill 1466, which will result in a comprehensive search and review of historical recorded documents to redact unlawful discriminatory or restrictive covenant language and re-record these documents, it does not erase the fact that while these occurrences may be in the past, it is more important than ever that WHVPVH have a CSD in order to preserve its character in the face of an uncertain future.

O2-2

As a result of land use regulation changes that have transpired within this community, it has become evident that we need regulations in place to preserve its foundational backbone to ensure that it remains a distinctive, unique and a desirable place to live. To this end one of the objectives of the CSD is to provide a means of protecting the air & light, via defined spaces such as windows, skylights and glass roofs; and privacy of existing single-family residences from negative impacts caused by the construction of uncharacteristically large and out-of-scale structures that will increase density without producing any affordable housing opportunities within the WHVPVH. A CSD will protect those needs.

As stated in the Los Angeles County Code, Ordinance 22.300.010 "Community Standards Districts (CSDs) are established as supplemental districts to provide, where useful and appropriate, special development standards:

A.To assist in implementing special development requirements and/or land use limitations previously adopted by the County in neighborhood, community, area, specific, and local coastal

plans for particular unincorporated areas of Los Angeles County, to address special problems that are unique to those geographic areas; and

B.To facilitate development and new land uses that are more responsive to community objectives for the preservation, guided evolution and enhancement, and/or transformation of existing physical character and/or economic conditions than would otherwise be possible through the application of countywide standards alone."

O2-2 Con't

A survey generated by UHA, completed and submitted by WHVPVH residents reiterates our major concerns of protecting the environment (IOF proximity), our history and culture, property values, and preserving opportunities for local businesses and improving the economic activity along Slauson are paramount. As stated previously WHVPVH is a unique area given its proximity to the IOF, and the Newport-Inglewood Earthquake Fault, the fact that the WHVPVH exist within a Very High Fire Severity Zone (VHFHSZ), and the areas designation as a district on the National Register of Historic Places. A more in depth review of each of the areas attributes are as follows:

O2-3

1. **Proximity to the Largest Urban Oil field in the Country**
   WHVPVH is in very close proximity to the IOF which is the largest urban oil field in the State of California. The surface boundary of the oil field is 1,000 acres. While IOF is slated for closure in 2029, health risks posed by IOF will persist and affect WHVPVH for decades. Much of the piping is imbedded pipeline over 50 years old and prone to leaks resulting in toxic emissions. Even once oil extraction ends, there will be residual oil and vapor in the miles of pipeline, which could eventually escape into the surrounding communities if the aging infrastructure breaks down.

   Currently, the regulatory agencies do not have a fully vetted plan to handle such an undertaking. Once the operators leave, who provides these services? Who fills the knowledge gap? These are questions that must be answered before the 2029 IOF closure and should be part of both the existing Baldwin Hills CSD and the proposed WHVPVH CSD.

O2-4

2. **Proximity to Very High Fire Severity Zone (VHFHSZ)**
   The California Department of Forestry and Fire Protection (CAL FIRE) identifies this area as VHFHSZ based on fuel loading, slope, fire weather and other relevant factors present, such as high winds have been identified by the department as a major cause of wildfire spread. CAL Fire has determined that homes within WHVPVH are in or adjacent to VHFHSZ.

   Additionally, the National Oceanic and Atmospheric Administration, has echoed these concerns using its most recent data stating that climate change has caused **"Drought and persistent heat setting the stage for extraordinary wildfire seasons from 2020 to 2022 across many western states, with all three years far surpassing the average of 1.2 million acres burned since 2016. Extreme fire behavior during this period shocked many wildfire managers, as several huge blazes burned for months, others incinerated entire communities..." and that this trend will continue.**

O2-5

3. **Proximity to the Newport-Inglewood Earthquake Fault**

O2-6

Homes in WHVPVH are in or adjacent to the Newport-Inglewood Earthquake fault, an active complex strike-slip system that poses one of the greatest deterministic seismic hazards in the United States and is projected to have a 7.3 or 7.4 magnitude quake.

An incident involving any one of these attributes such as a serious release of methane from the IOF, a wild fire or an earthquake could result in severe damage to our community. If there were an event involving all three of these attributes, the results could be devastating. In addition to these attributes WHVPVH is in an area that has both hillside and ridgelines that may meet the County Code criteria, but no area within in WHVPVH has been designated as such. It is concerning that these attributes have been part of the WHVPVH as long as it has been in existence but no clear protections for its uniqueness and the special problems that are presented have been put in place. The CSD seeks to ensure protections for WHVPVH by limiting increased density, instituting appropriate height restrictions, and designating areas within the WHVPVH as Hillside and Ridgeline management areas.

Heightening our concerns is an article written by Will Conybeare of KTLA news on June 3, 2024 reporting on data analyzed by claimguide.org. The article states that Los Angeles County is the least prepared county in the United States when it comes to climate disasters. The article is based on an analysis of FEMA data on preparedness of counties throughout the country using three metrics: community resilience (the ability of a community to anticipate hazards, adapt to changing conditions and recover rapidly); social vulnerability and the overall inherent risk of natural disasters in the given area. O2-6 Con't

WHVPVH is in an inherently risky area given its proximity to the Newport-Inglewood Earthquake fault, the IOF and a VHFHSZ and even with the potential hazards there have been no protections put in place for the eventuality of a climate disaster. In fact the Westside Area Plan, through its proposal to upzone areas within the VHFHSZ will increase density in the area, without including requisite requirements to upgrade already old and failing electrical, gas and water infrastructure further escalating unmitigated risk to an already innately imperiled area.

4. **National Register of Historic Places Lack of Protections**
   Portions of the WHVPVH are on the National Register of Historic Places (NRHP) and others are not. However, the County does not provide protections to either category of home, because they are not on the County's Landmark List. While these landmarks clearly have historical and cultural significance, as determined by the National Parks Service, which is part of the Department of Interior, the lack of protection provided to them by the County is problematic and allows our history to be destroyed. As part of a CSD, WHVPVH would ask that the designation of NRHP be extended to include all areas within the CSD and that the County assist UHA in adding the entire district to the Los Angeles County Landmark List and to the NRHP. O2-7

5. **Redevelop and Revitalize the Slauson Corridor**
   The Slauson Corridor is on its way to being a vibrant centerpiece of the WHVPVH community. UHA supports smart development along the corridor, with incentives supported by the County to attract new businesses such as a grocery store and continue revamping existing businesses to include upscale retail and restaurants will make the Slauson Corridor a place frequented by residents and a destination for others who don't live in the area. O2-8

For the purposes of this letter UHA has stated a number of primary special problems that are unique to our community. We believe based on the County Code, Ordinance 22.300.010 that these special problems meet the criteria for the establishment of a CSD. We would like to meet with you to discuss the CSD and your thoughts. Please direct your staff to contact Angela Sherick-Bright by email at asherick@pacbell.net or by phone at (626) 233-5259 to schedule a meeting.

O2-8 Cont'

Sincerely,

Toni McDonald-Tabor
Board President

Comment Letter O3

August 9, 2024

Amy J. Bodek, AICP
Director of Regional Planning
Los Angeles County Department of Regional Planning
320 West Temple Street
Los Angeles, California 90012

LA County Supervisor Holly Mitchell
500 W Temple St #866
Los Angeles, CA 90012

Re: Objections to the West Side Area Plan.

Dear Ms. Bodek:

Thank you again for the opportunity to meet with representatives of your office on August 1, 2024, at Knox Presbyterian Church. As a follow-up to that meeting and pursuant to Government Code 65351, the Ladera Heights Civic Association ("LHCA") provides its objections and suggestions for corrective action to the draft Westside Area Plan dated June 2024 for Ladera Heights, View Park-Windsor Hills-View Heights, Franklin Canyon, West LA Sawtelle VA, West Fox Hills, Marina del Rey, and Gilmore Island (alternatively the "WSAP", or the "Plan").[1] As set forth in detail below, the Plan, as presently drafted (i) is neither internally consistent as required by California Government Code Section 65300.5; (ii) does not present objective criteria consistently applied for the application of zoning and land use changes to similarly situated communities within the WSAP area, while targeting and unfairly impacting one of the few thriving, predominately African American communities in the nation; and (iii) the costs of the Plan's zoning and land use changes to "opportunity sites" greatly exceeds the anticipated benefits, and as such, should be revised in accordance with the recommendations set forth herein.

O3-1

Background:

LHCA is a civic association representing the owners and renters of those properties located in that portion of the County of Los Angeles and the City of Los Angeles within USPS Zip Codes 90056, and 90302, commonly known as Ladera, Ladera Heights, and the Heights at Ladera in the City of Inglewood (collectively, the "Ladera Community"). LHCA represents over 3,000 homes, and its residents will all be affected by the Plan. As a Section 501(c)(4) organization, LHCA is a not-for-profit entity that has proudly

[1] Given the Plan's intense focus on the historically African American neighborhoods of Ladera Heights, View Park and Windsor Hills, the term Westside Area Plan is an inaccurate and overly inclusive misnomer.

existed since 1955 for the exclusive purpose of promoting the social welfare of the Ladera Community. It is a duty that we do not take lightly.

As stated in the Plan, Ladera Heights is a predominately Black community with a population of more than 6,500 residents. Indeed, more than 70 percent of its population identified themselves as Black and the majority of Ladera Heights residents are homeowners (67.2 percent). Given that historical discrimination through exclusionary housing policies and practices and a variety of other factors have historically limited African American families from purchasing homes at the same rate as their White counterparts, Ladera is unique in that it has provided members of a typically underrepresented community with access to the American dream. This dream is important to most Americans but is particularly important to the African American community because it was a dream deferred for so long along with the benefits thereof - such as generational wealth, community stabilization, and access to education and employment opportunities.

O3-1 Cont'

We, the current homeowners and renters of Ladera, are happy to share that which makes our community special with future residents. Our community understands the importance of housing and home ownership, and as such, we support fair and equitable development, including affordable housing. However, the residents of Ladera unequivocally believe that the Plan is neither fair nor equitable. We are concerned that the Plan establishes goals and policies which are purportedly designed to guide future growth within the Plan area but largely offers no concrete initiatives to achieve those goals, leaving the community at the mercy of developers whose sole motive is profit. We are also concerned that the Plan completely overlooks available sites in other areas that are ideally situated for high-density housing – in favor of shoehorning high-density housing in the midst of a diverse single-family home community. Finally, the Plan's most glaring flaw is the manner in which it was adopted and its intention to upzone areas of a thriving, majority African American community while similar locations within the County's planning area remain unaffected.

I. "OPPORTUNITY SITES"

Although the Plan includes a vision statement and several guiding principles, its focus is on six distinct elements (Historic Resources, Land Use, Mobility, Economic Development, Conservation and Open Spaces, and Public Facilities and Services). Each of these elements is presented with background information regarding existing conditions, key findings, and conclusions. Based on this information, the Plan establishes goals and policies for each element which are purportedly designed to guide future growth within the area of the Plan. Given its forward-looking focus, most of the elements of the Plan are largely aspirational. For example, the vision statement of the Mobility Element states in part, "[B]y 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." While this is laudatory, the Plan offers no concrete initiatives to achieve that goal.

O3-2

In contrast to the vague and aspirational approach of the Mobility Element, the Land Use Element provides zoning changes to 12 specific locations. Dubbing these locations "Opportunity Sites," the Plan proposes to modify the zoning of these locations to allow for increased density, without regard to the serious and deleterious effects that such upzoning will have on the neighboring community. Upzoning all "Opportunity Sites" (excluding Site 1) as mixed-use properties and tripling the density from 50 units to 150 units per acre, regardless of traffic implications, is extraordinarily detrimental to community, as well as those who traverse it. Regardless of zoning designations, the density of no mixed-use site in Ladera should exceed 50 units per acre without real and effective traffic mitigation.

Ladera Heights is largely built out and has little land available for new development. Acknowledging this,

the Plan identified five (5) Ladera locations as "Opportunity Sites" because the planning department deemed them to be (i) underutilized or underdeveloped sites, (ii) vacant commercial and office buildings, and/or (iii) surface parking lots as suitable for development. But, as set forth below, these sites are not true opportunities for the Ladera community. As detailed below, the implementation of the Plan comes at a cost that is too high to existing and future residents and ceases to benefit anyone other than potential developers.

Ladera "Opportunity Sites"

Site No.	Siter Location	Proposed Land Use Designation	Note
Site 1	Centinela – Green Valley (UCC Church)	H50: 50	Church site located on Wooster
Site 2	Ladera Center	MU: 150, 3.0	Commercial Center
Site 3	Wateridge Business Center	MU: 150, 3.0	Office and restaurant site
Site 4a	Slauson -Fairfax (Home Depot)	MU: 150, 3.0	Commercial Center
Site 4b	Slauson -Fairfax Intersection – (St James Church and Mike's Deli)	MU: 150, 3.0	Church site and small commercial

O3-2 Cont'

A. <u>Church Sites</u> (Sites 1 and 4(b)):

<u>Requested Action</u> - Rescind the proposed Church zoning and land use change from R-1 to Multi-Family and/or Mixed Use. Allow SB4 to develop affordable housing. Rescind the proposed zoning and land use changes for properties adjacent to R-1 properties.

Politicians and planners begin every conversation by telling residents that the upzoning of our communities is necessary because we have a housing problem. We respectfully disagree. Los Angeles does not have a housing problem – it has an affordable housing problem. However, the upzoning of places of worship will not solve the problem of affordability. Rather, it will exacerbate it by allowing the building of market rate and/or luxury rate apartments on sites that can now only be re-developed as affordable housing by right.

O3-3

Faith-based organizations are long-standing anchors in many communities. Indeed, in the African American community in particular, churches offer a variety of social services in addition to their traditional roles of ministering to their congregations and supporting those most in need. Churches were recently given new tools to build safe, stable, affordable homes for local residents and families by Senate Bill 4 (SB4), which allows places of worship to build 100% affordable housing projects by right, creating a valuable option in the midst of the state's affordable housing and homelessness crises. It also provides

significant untapped benefits for faith-based organizations, from supporting an organization's charitable mission to providing revenue that can stabilize the organization's finances. Churches throughout Los Angeles have commenced the development of affordable housing projects because it benefits the church and supports their mission by allowing them, by right, to build housing. Because only 100% affordable housing development is allowed under SB4, this is what churches have chosen to build. If church properties are upzoned to allow the building of market rate or luxury housing by right, religious institutions will be disincentivized to build their only current development option – desperately needed affordable housing. As state law allows churches to build affordable housing by-right and given that the areas already have entitlements that allow potential enhancement, these sites should be removed from the Plan as an opportunity site.

O3-3 Cont'

Separate and apart from LA County's failure to identify the full impact of SB4, we are troubled by what appears to be a complete and total refusal to mitigate that impact on properties located adjacent to the affected sites. The Plan proposes a "housing development" on the parking lot adjacent to University Christian Church. The proposed multi-family residential development on Wooster Avenue is immediately adjacent to an existing single-family home and directly across the street from several other homes. The image accompanying this proposal (apparently for illustration purposes) includes a 3 story multi-family unit. However, the Plan proposes zoning and land use changes which would allow up to 50 housing units per acre to be built on this site. Most alarmingly, the heights of this development could be up to 13 times the buildable area, a height far greater than the 35-foot maximum height requirement allowed for adjacent single-family homes or even R-3 apartment buildings. Growth such as this clearly does not comport with Policy LU 2.1 which mandates preserving the character of existing residential neighborhoods, such as the Wooster Street, where this site is located.

Ladera Center (Site 2):

Requested Action - Rescind the proposed Ladera Center zoning and land use change to Multi-Family and/or Mixed Use. Preserve the Ladera Center as land use CG-General Commercial with FAR 1.0, zoning designation C-2 Neighborhood Commercial. Adopt community standards district overlay to maintain important commercial services (grocery, banks, pharmacy) with a "village" feel.

Anchored by a grocery store, pharmacy and two banks, the Ladera Center is what the Los Angeles Times called "part community center, part social club" for area residents. The Ladera Center serves as a key commercial services asset not only to the Ladera Communities, but it is also vital to North Inglewood and Westchester Triangle communities.

The Plan proposes to upzone the Ladera Center from a commercial center to a multi-family residential and/or mixed-use building integrating housing with commercial development. While the Plan waxes poetically about a pedestrian-active "village center" clustered around plazas and open spaces, there is nothing in the Plan's proposed zoning and/or land use modifications that require the property be used for essential commercial services much less be designed as a "village center," a term which is undefined in the Plan. In fact, it appears that under the Plan, the critical commercial services presently offered by the Ladera Center businesses can be eliminated Community Services and the property redeveloped simply as a multi-family development with as many as 1500 units, adding density to the community while creating a food, medical and financial services desert. That number of units would not only increase the number of residents in Ladera Heights by more than 20% but place them in an area that is

O3-4

only slightly more than 10 acres in size. Notably, your proposed FAR (Floor Area Ratio) increase of 3.0 would permit the proposed development to have more than 30 acres of total floor space.[2] Representatives from LA County's Planning agency were present at a community forum on August 1, 2024, at Knox Presbyterian Church but were either unable or unwilling to answer basic questions regarding what the Ladera Center would look like if the Plan was adopted.

O3-4 Cont'

In addition, the Plan identifies that six major highways run through the communities of Ladera Heights and View Park, including La Cienega Avenue, La Brea Avenue, Stocker, Overhill, and Slauson Avenue and Centinela Avenue ("Plan Highways"). The Plan cannot deny, and in fact acknowledges, that these roadways consistently experience heavy traffic volumes and congestion. However, nowhere in the Plan are strategies identified to address the traffic congestion.

Accordingly, (i) the upzoning of this site should be conditioned upon a traffic impact assessment (TIA) and appropriate mitigation measures to ensure that the expected increases in the number of vehicles on nearby roadways do not create an undue burden on the transportation system and (ii) density should not exceed 50 units per acre without real and effective traffic mitigation.

O3-5

Not only does the Plan fail to consider the impact of increased traffic on these highways, but it also ignores the increase in traffic on the local streets that are adjacent to the Ladera Center and the ability of residents to enter and exit their homes. As detailed in subsection E below, The Heights at Ladera is a residential community in Inglewood that is only accessible at Laurelwood Drive and Fairview Blvd. The current traffic congestion at this location (particularly during rush hour) often results in residents being forced to wait up to 20 minutes in traffic to enter or leave their cul de sac. Some residents have been forced to employ the necessary, but ridiculous, solution of parking their cars on neighboring streets, walking home and then returning to their cars when traffic diminishes so that they can retrieve their cars and drive home. The Plan makes no effort to address the potential impact of up to 1500 new units on the ability of residents of The Heights at Ladera to enter/exit their homes.

Finally, as you are no doubt aware, one-third of this location is in the City of Los Angeles, while two-thirds are in Los Angeles County. You are also no doubt aware that the City of Los Angeles has proposed upzoning its portion of the Ladera Center, and Culver City plans increase density in their immediately adjacent Fox Hills neighborhood.

- Does the Plan consider the cumulative impacts on our local community of increased density contained in the City of Los Angeles proposed Westchester Playa del Rey Community Plan? No. The City of Los Angeles plans to upzone to "regional center" a portion of the Ladera Center itself as well as immediately adjacent commercial areas located on La Tijera Boulevard.
- Does the Plan consider the cumulative impacts on our local community of increased density contained in Culver City's plan? No. Culver City plans to upzone the Fox Hills neighborhood between Slauson Boulevard and Centinela Avenue from commercial to mixed use with higher densities,

O3-6

[2] We note that the Fact Sheet Update distributed by Supervisor Mitchell incorrectly states that a FAR of 3.0 means that one-third of the total buildable acreage of land can have a building on it. That statement is incorrect. By way of example, a plot of land with 1,000 sq. ft. and a FAR of 3.0 would permit a three- story building covering 1,000 sq. ft.

- There are now LAX directional signs located on La Cienega adjacent to the Ladera Center. Does the Plan consider the additional impacts on our community of LAX forecast growth in both passenger and cargo volume? No.

Both the Plan and the draft EIR ignore these facts and make no effort to explain or mitigate **significant and cumulative** environmental impacts resulting from the proposed LA City, LA County and Culver City land use and zoning changes in the Plan areas. This is a complete failure to meet the requirements of Policy LU 2.6 which requires Planning:

> "Ensure that plans for growth and development in adjoining municipalities are compatible and correspond with the goals and policies for Ladera Heights, View Park-Windsor Hills, and West Fox Hills communities."

O3-6 Cont'

C. Wateridge Business Center (Site 3):

Requested Action – Condition proposed Wateridge Business Center zoning and land use change, from CG-General Commercial (50) with FAR 1.0 to Multi-Family and/or Mixed Use (150) with FAR 3.0, upon a traffic impact assessment (TIA) and appropriate mitigation measures to ensure that the expected increases in the number of vehicles on nearby roadways do not create an undue burden on the transportation system.

The Plan proposes the Wateridge site be upzoned "for multi-family housing or mixed-use buildings integrating housing with commercial uses". However, the Plan acknowledges that the entire site could be reused multi-family housing or mixed-use if existing office space or retail vacancies persists. Accordingly, the proposed zoning and density changes would allow for as many as 3150 new units of housing. The Plan cannot deny, and in fact acknowledges, that the highways that serve Ladera Heights consistently experience heavy traffic volumes and congestion. However, nowhere in the Plan, are strategies identified to mitigate the negative impact of the increased traffic congestion that would necessarily result from this massive increase in density. Accordingly, (i) the upzoning of this site should be conditioned upon a traffic impact assessment (TIA) and appropriate mitigation measures to ensure that the expected increases in the number of vehicles on nearby roadways do not create an undue burden on the transportation system and (ii) density should not exceed 50 units per acre without real and effective traffic mitigation.

Upzoning all "Opportunity Sites" (excluding Site 1) as mixed-use properties and tripling the density from 50 units to 150 units per acre, regardless of traffic implications, is extraordinarily detrimental to community, as well as those who traverse it. Density should not exceed 50 units per acre without real and effective traffic mitigation.

O3-7

D. Home Depot and Slauson-Fairfax Intersection (Sites 4a and 4b):

Requested Action – Condition proposed zoning and land use changes, from CG-General Commercial (50) with FAR 1.0 to Multi-Family and/or Mixed Use (150) with FAR 3.0, upon a traffic impact assessment (TIA) and appropriate mitigation measures to ensure that the expected increases in the number of vehicles on nearby roadways do not create an undue burden on the transportation system. Density should not exceed 50 units per acre.

The Plan proposes the Home Depot site be upzoned "for commercial uses and/or multifamily housing." While the plan states that the existing commercial buildings may be retained or reused and integrated

O3-8

into any new development, the zoning and density change would apparently allow for not less than 1500 new units of housing. This location already experiences extremely high traffic counts. The Leasing Agent for this location currently notes a traffic count of +/- 50,000 VPD. This traffic count also applies to the Slauson-Fairfax Intersection sites.

Once again, the Plan makes no effort to identify strategies to address the increase in traffic that would result from such massive development. Indeed, the combined increase in density with just the Home Depot and Wateridge Business Center (Site 3) alone could increase the number of residential units in the entire Ladera Heights community by over 50%--all within a two-block area that is served by a single E/W Highway (Slauson Blvd), that is already heavily congested during morning and evening rush hour. Neither the Plan nor the EIR acknowledges the potential negative impact of increased density on the roadway congestion or parking. Accordingly, (i) the upzoning of this site should be conditioned upon a traffic impact assessment (TIA) and appropriate mitigation measures to ensure that the expected increases in the number of vehicles on nearby roadways do not create an undue burden on the transportation system and (ii) density should not exceed 50 units per acre without real and effective traffic mitigation.

O3-8 Cont'

E. Additional Impacted Sites - Fairview and Springpark Avenues

<u>Requested Action</u> – Rescind the proposed zoning and land use changes from R-5 for properties adjacent to R-1 properties. Preserve R-3 rating with limited density multiple residence.

Multi-family parcels are upzoned to even more dense R-5 developments adjacent to single family homes located on Garth Avenue, Springpark Avenue and Amberwood Drive. A reasonable transition between multi-family and adjacent R-1 residential should be maintained by rescinding proposed upzoning to R-5 from R-3.

O3-9

As discussed in subsection B, above, absolutely no consideration was given to the single point of entry available for residents of The Heights at Ladera neighborhood. The residents of this 84 single family home subdivision, are often trapped by morning and evening rush hour traffic congestion at their point of entry at Fairview Boulevard and Laurelwood Drive. In addition to failing to consider the impact of upzoning the Ladera Center (which is across the street) if makes no effort to address the increased traffic that would result from the proposed upzoning of these multi-family parcels, or to coordinate the Plan's cumulative impacts with the immediately adjacent City of Inglewood.

F. Additional Impacted Site – St. Mary's Ethiopian Orthodox Tewhado Church

<u>Requested Action</u> - Rescind the proposed Church zoning and land use change from R-1 to R-3. Allow SB4 to develop affordable housing. Rescind the proposed zoning and land use changes for properties adjacent to R-1 properties.

O3-10

As previously discussed in subsection A above, SB4 allows churches to build affordable housing by-right. Like the Opportunity Site 1, this parcel is immediately adjacent to an existing single-family home and directly across the street from several other homes. Given that this area already has entitlements that allow potential enhancement and does not comport with Policy LU 2.1 which mandates preserving the character of existing residential neighborhoods, this site should be removed from the Plan.

G. Additional Impacted Sites – See Attachment I

<u>Requested Action</u> – Rescind the land use changes from H-9 to H-18 for properties adjacent to R-1 properties.

The density for properties set forth on Attachment I are proposed density increases from H-9 to H-18. These properties are adjacent to R-1 properties and should remain in keeping the single-family character of their neighborhoods.

O3-11

II. PLAN INCONSISTENTLY APPLIED TO WSAP COMMUNITIES.

<u>Requested Action</u> – (i) Revise the Plan to account for all reasonable alternatives available to LA County including adding County owned land, Marina del Rey, the VA and Gilmore Island, including those additional sites would better distribute potential housing units while minimizing the impact to Ladera Heights, Windsor Hills and View Park residents and (ii) Draft EIR should analyze this information as a reasonable alternative.

O3-12

While the Draft Westside Area Plan Documents ostensibly address housing needs in LA County jurisdiction areas across the Westside, all the proposed increases in housing density are limited to Ladera Heights, Windsor Hills and View Park. Locations in Marina del Rey, Westwood and Gilmore Island are bypassed. The failure to allocate the benefits and burdens of the Plan to all communities within the Plan area shows the inconsistent application of decision-making criteria and the unfair targeting of predominately African American communities such as Ladera Heights and View Park. The Plan should clearly state all relevant facts, the objective decision-making criteria and demonstrate how that criterion is fairly applied to minimize adverse impacts to the Ladera Heights community as a whole and to adjacent land parcels.

The Plan Documents ignore four (4) acres of land occupied by LA County Public Works (5550 W. 83rd Street, Los Angeles 90045), not currently utilized for its highest and best land use and located near the new Westchester/Veterans light rail Metro station. Underutilized LA County owned land should be treated in the same manner as privately owned land found to have extensive surface parking and obsolete low-rise structures. This available property should be included in the Plan, and the density should be increased for higher density multi-family land use.

O3-13

Similarly, the Plan fails to incorporate additional property specifically identified by LA County Department of Beaches & Harbors in response to a request by the County Board of Supervisors. LA County Department of Beaches & Harbors prepared a 180 Day Report dated November 20, 2023 (the "180 Day Report") describing additional affordable housing opportunities that can be implemented immediately under current state laws in Marina del Rey. The recommendations include (a) develop on an expedited basis additional affordable housing on vacant and otherwise underutilized parcels, where appropriate, (b) in-fill housing development as part of this phase should be supported with enhanced transit service to increase circulation and access to the Marina and (c) the County should begin evaluating currently underused parcels in Marina del Rey as well as uses on those parcels whose leases are expiring in the next several years. The 180 Day Report specifically identified "Parcel 147", currently a parking lot, for immediate reuse. While Marina del Rey development is subject to Coastal Commission review and approvals, the land is owned by LA County, and the 180 Day Report clearly identified capacity for additional affordable housing units. The Plan should describe the 180 Day Report recommendations and include their expected housing contributions in the Plan Area.

O3-14

The Plan eliminates the Gilmore Island property from any discussion as a possible location for workforce housing even though it is currently utilized as a parking lot adjacent to jobs rich CBS Television City. When the issue was raised with the Planning department, the Planning department summarily dismissed the issue as a single lot within a larger development. Just as your office has determined that parking lots in Ladera Heights and View Park can be upzoned, parking lots in other WSAP communities can be upzoned. All parking lots matter for the cause of affordable and workforce housing. LHCA requests that Gilmore Island's potential contribution to additional future housing supply be identified and incorporated into the Plan. O3-15

The Veteran's Administration is planning to construct affordable housing on the federally owned VA site in Westwood. While the VA site is subject to federal jurisdiction, planned construction g on the VA site will contribute to the regional supply of affordable housing. This multi-year contribution to the regional housing supply should be identified and incorporated into the Plan. O3-16

The Plan contemplates increasing density in Ladera Heights by over 6,000 units. Most of this increase occurs in a compact area that would overwhelm the already overburdened highways of La Cienega Blvd and Slauson Blvd. At the same time, the Plan, as written, ignores viable alternatives that would lessen the burden of increased density on Ladera Heights, Windsor Hills and View Park. The Plan should disclose all reasonable alternatives available to LA County including adding County owned land, Marina del Rey, the VA and Gilmore Island. Including those additional sites would better distribute potential housing units while minimizing the impact to Ladera Heights, Windsor Hills and View Park residents.

These reasonable alternatives should be analyzed as part of the Draft EIR. Moreover, because these additional locations could accommodate additional housing density currently in the Plan and relieve some of the adverse environmental impacts on our local community, a **reasonable alternative project** would include some or all of the County owned land, Marina del Rey, the VA and Gilmore Island sites. O3-17

III. PLAN INTERNALLY INCONSISTENT.

California Government Code Section 65300.5 requires general plans and their component elements to be an integrated, internally consistent and compatible statement of policies. Here, the driving principle behind the Plan appears to be compliance with the State mandate to increase housing units. This has resulted in a draft proposal that not only ignores other relevant published LA County policies but is often at odds with its own stated community vision, guiding principles, goals and policies. While the Plan consists of many elements, all elements of the plan have equal legal status and each element must be reconciled for consistency as no element is legally subordinate nor superior to another, and the plan must resolve potential conflicts among its elements through clear language and policy consistency. Sierra Club v. Board of Supervisors of Kern County, 126 Cal. App. 3rd 698 (1981).

The Plan is internally inconsistent, and the zoning and land use policies appear random in their application. In short, the Plan ignores normal planning practices where a local planning agency takes a systematic and internally consistent approach with the following principles in mind: O3-18

(1) Forecast regional population growth;
(2) Compare current and forecast expected demand for various land uses including housing units;
(3) Where there is a gap or shortfall, fairly allocate/distribute the additional requirements throughout the planning area;
(4) Research and apply data & objective decision-making criteria consistent with stated goals and policies; and
(5) Distribute the additional requirements utilizing an iterative process to minimize adverse impacts to adjacent current land uses ("negative externalities" in urban economics) and considering other components (mobility, health & safety, etc.) of the General Plan.

Appendix 1, attached hereto and incorporated herein, identifies inconsistencies within the goals and policies of the Plan and the problems arising from such inconsistencies. LHCA requests the acknowledgment of the identified inconsistencies and the adoption of corrective actions.

O3-18 Cont'

IV. PLAN FAILS TO DISCLOSE ALL FUTURE COMPONENTS

The Plan fails to disclose the full extent of planned development. Increased density affects public infrastructure, for example street capacity and sewer capacity. LA County Sanitation maps reveal that most locations planned to receive increased density are served by 8-inch sewer lines. The capacity of local public streets doesn't require a search of LA County engineering records, we can see for ourselves the daily traffic jams and the clogged intersections. There is no mention in the Plan of existing infrastructure capacity, the extent or cost of required infrastructure construction upgrades or funding sources.

It is reasonably foreseeable that as a direct result of the LA County Plan, infrastructure construction projects will take place within our community with significant impacts on circulation, conservation, noise, safety, and air quality, as well as business interruption impacts on local small businesses.

Funding for public infrastructure upgrades is not mentioned. In some instances, developers are required to help fund infrastructure upgrades (for example a sewer line extension). In the case where a developer requests additional market rate housing units in return for a few affordable units, it is reasonably foreseeable that the proposed development project will seek public funding of infrastructure upgrades.

O3-19

V. PLAN RECOMMENDATIONS.

While the Plan identifies several exemplary and commendable goals that are designed to guide land use planning decisions for the Plan area, it is clear that those goals cannot be achieved without meaningful and enforceable commitments by the Los Angeles County Board of Supervisors. With the exception of the Land Use Element, which identifies specific areas for upzoning, the rest of the Plan fails to include such commitments. Accordingly, on behalf of its constituents in the Ladera Communities, LHCA proposes adoption of the following goals and policies to improve the lives of current and future residents of the Ladera Communities.

A. <u>Land Use Policies</u>

1. Recognize the negative consequences of increased density and require improved mobility as a prerequisite for higher density.
2. State as a policy that higher density land use is prioritized adjacent to Metro light rail stations and intersections served by 2 or more bus lines with service every 15 minutes during morning and evening rush hours.
3. Commit to LA County roadway improvements sufficient to achieve timely and reliable public bus service every 15 minutes during morning and evening rush hours along major transit corridors.
4. Require all future development projects to include traffic mitigation measures proportional to their contribution.
5. Work with the Ladera Communities to create a Community District Overlay to require public space in large development sites like Ladera Center, Wateridge and Home Depot Opportunity sites. Such public space shall contain at least one of the following:

O3-20

a. A privately maintained type of courtyard, plaza, or public circulating area which incorporates benches and pedestrian seating, landscaping, or hardscaping, including water features and shade trees;

b. A privately maintained garden, accessible to the public, which incorporates benches or pedestrian seating, and landscaping or hardscaping, including water features, and shade trees;

c. Any type of privately maintained, landscaped open space, including a micro-park, green space, or other urban area that includes shade trees, and benches or public seating; or

d. Any type of privately maintained, landscaped animal-friendly space, including micro-park, dog run, green space, or other open area that includes on-site pet waste stations, shade trees, and benches or public seating.

e. Ladera Heights, Windsor Hills and View Park cannot be turned into a "food and service desert." Require developers receiving entitlements to offer rental protections and the right to return to all existing food markets, health providers and small businesses in locations scheduled for upzoning and future redevelopment. Work with the Ladera Communities to create a Community District Overlay to protect commercially significant services such as grocery stores, pharmacies and banks.

O3-20 Cont

f. Limit overconcentration and further proliferation of fast-food restaurants within commercial areas, particularly free-standing restaurants to reduce negative health impacts to the neighborhood and reduce traffic impacts.

g. Encourage sit-down restaurants with healthy food options.

h. Require industries that detract from neighborhood character and/or safety (particularly marijuana dispensaries, liquor stores, gun stores, tattoo parlors, etc.) to be subject to:

   i. minimum distance requirements of not less than 5,280 ft from each other and from schools, churches, day care centers, parks and other sensitive community uses;
   ii. Adequate off-street parking;
   iii. Signage standards;
   iv. Well-advertised public hearings and conditional use permits to residents and commercial owners not less than ½ mile (2,640 linear feet) from store site.

6. Create livable communities without visual blight. Restrict billboards to no more than one every ½ mile. Prohibit electronic billboard evening illumination if they are located within 1,000 feet of residential areas. Require smaller billboard footprint. Designate existing billboards that are not compliant as "non-conforming" with reasonable expiration periods sufficient to recover the initial capital invested.
7. Obligate LA County to conduct an annual review of all its real estate holdings within the Westside Area sufficient to identify land parcels not utilized at their real estate market highest and best use.

B. <u>Mobility Policies</u>

Traffic congestion limits a local community's job and shopping choices particularly for those residents using public transportation with unreliable service levels. Public transportation systems cannot be expected to attract increased ridership if public buses crawl along at 5 miles per hour on congested streets, pickup and arrival times are unreliable, and there is exposure to the outdoor elements along with personal safety concerns. New development under the Plan can only be concentrated "around major transit stops" and "high-quality corridors," in Ladera if such stops and corridors, meet the

O3-21

requirements of the Public Resources Code. Section 21064.3 of the Public Resources Code defines a "major transit stop" as a site containing any of the following:

> "*(a)* ***An existing rail or bus rapid transit station****. (b) A ferry terminal served by either a bus or rail transit service. (c) The intersection of two or more major bus routes with a frequency of service interval of 15 minutes or less during the morning and afternoon peak commute periods.*

A high-quality transit corridor is defined in Section 21155 of Public Resources Code as a ***corridor with fixed route bus service with service intervals no longer than 15 minutes during peak commute hours***" (emphasis added).

We are informed that service intervals near the upzoned parcels regularly exceed these service intervals and future upzoning should be conditioned upon a requirement that these intervals will be met. Unless and until that occurs, the Mobility Policies presented in the Plan do not mitigate the environmental harm caused by increased density and should be revised as follows.

1. The focus of the Mobility element should be on helping residents improve *accessibility* (meaning the number of opportunities or activity sites located within a certain travel time), and *mobility* (meaning the ability to move between opportunity sites).
2. The Mobility element acknowledges the use of VMT as a threshold but should adopt Level of Service as a local policy and used to determine transportation infrastructure improvements needed outside of the CEQA process.
3. Commit to providing public bus service with increased travel speed, timely and consistently reliable bus stop schedules consistent with the 15-minute service interval, reasonable system carrying capacity, connection to multiple bus lines and light rail, and safe and comfortable buses and transit stops.
4. Take advantage of the new Westchester/Veterans Metro light rail station and commit to linking the newly designated higher density locations with improvement of public rapid transit along arterial streets within the Westside Area.
5. LAX is projected to carry 90 million passengers annually by 2030 (6 years from now). Recognize both the regional benefits of LAX but also the harsh negative externalities imposed on its surrounding communities and provide mitigation strategies in the Draft EIR.
6. Obligate LA County to account for increased LAX traffic in all land use matters and seek LAX financial contribution to required neighborhood traffic mitigation and pedestrian safety projects.
7. As aircraft carrying capacity and landing frequency increase, the communities surrounding LAX should not be the only ones to bear the burden. Encourage diversion of LAX airline and cargo aircraft landings to Ontario International Airport and other regional airports.
8. Require all LAX projects to include Ladera Heights in their CEQA reviews.
    a. Note- the last LAX EIR did not include Ladera Heights street intersections even though there are now LAX traffic directional signs adjacent to the Ladera Center on La Cienega and La Tijera Boulevards. There are similar LAX directional signs on Sepulveda Boulevard near Manchester Avenue.
9. Provide Ladera Heights with funding for sidewalk repair, crosswalk visibility enhancements and elevated pedestrians crossings at locations with significant LAX related traffic.
10. Add a sidewalk on La Cienega across from the Ladera Center for access to the existing overhead pedestrian bridge.
11. Enforce limits on long term residential street parking within Ladera Heights by LAX bound passengers seeking to avoid airport parking fees. Respond to resident complaints with ticketing and tow away service within 3 days of reporting.

O3-21 Cont'

12. Encourage LA Metro to add sufficient carrying system capacity to minimize "pass ups" where buses fail to stop.
13. LA Metro provides bus service and bus stop signage, but street infrastructure is left to the local jurisdiction. Support increased planned density with funding for improved mobility infrastructure including sun & rain canopies, shade trees, seating, adequate lighting, trash receptacles, and graffiti removal.
14. Improve access to Metro bus stops with ADA accessibility and clear sidewalk travel paths. Prohibit shared electric scooters drop off on sidewalks within 50 feet of a bus stop.
15. Require multi-family and mixed-used developments to include charging stations, including public charging stations, workplace charging, and residential charging points. Public charging networks are essential for enabling long-distance travel and alleviating range anxiety among electric vehicle ("EV") drivers. Moreover, residential and workplace charging facilities play a crucial role in facilitating convenient charging options for EV owners and reducing carbon emissions.
16. Recognize and address in the Plan and the Draft EIR the current choking traffic conditions that often trap residents in their neighborhoods and delay emergency vehicles.
17. The Heights at Ladera neighborhood has only one entrance at Fairview Avenue and Laurelwood Drive immediately adjacent to the Ladera Center. Increased density at the Ladera Center and along Fairview and Springpark will add to the congestion. Require any redevelopment of the Ladera Center to include traffic mitigation at Fairview Avenue and Laurelwood Drive including road widening and traffic signals.
18. Commuters utilize "traffic apps" to bypass congested roads (Slauson, Centinela, La Cienega). They often speed through Ladera Heights residential streets and ignore stop signs, creating a safety hazard.
    a. These neighborhoods should be provided with "no through traffic" signage and street speed bumps.
    b. Intersections adjacent to Frank Parent elementary school should have frequent enhanced police traffic enforcement periods.
19. Reduce street blockages. Require all new multifamily buildings with 30 or more units to have sufficient off-street parking to accommodate a full-length moving truck.

O3-21 Cont'

C. Economic Development

Goal ED-1 is focused on providing developer incentives ("*Major redevelopment projects are incentivized to provide public benefits desired by the community*") and not on achieving a fair exchange of benefits between private sector financial investors and the local residential and small business communities. Economic rates of return set market limits on potential development projects; public incentives should also have similar discipline: (1) be transparent to the local community, and (2) not exceed the support levels needed to make a project economically feasible in the general market (not a specific developer's expected return which is personal and may exceed general market rates). The Draft Westside Area Plan Documents should be revised to address the following:

O3-22

1. Condition new public incentives based on a project's total private sector capital investment, job creation, quality housing, and expected public tax revenue.
2. Compare the expected public benefits against the fiscal impact to the local community of providing additional infrastructure including electricity, water, streets, sewers, and storm drains, plus the need for increased fire & police services.

3. Protect community access to food stores, pharmacies, banks and medical services ("Critical Community Services") by establishing a Community Standards District for Critical Community Services.
4. Ensure the local community receives the expected benefits through construction schedules, completion bonds and protection of current affordable housing tenants.
5. Require public agency disclosure of the following:
    a. All proposed public incentive offers to real estate developers as well as their economic and fiscal impacts on the local community.
    b. Complete description of developer commitments offered in exchange for the public incentives received
    c. Copies of all incentive agreements with a detailed description of all public agency contract enforcement mechanisms
    d. Confirmation that "but for" the public sector incentives the private sector development project would not take place
6. Require developers to provide LA County with construction schedules and adequate construction completion bonds before tenants are displaced. There are news media articles about tenants in affordable housing or small businesses providing community services being forced to move and thereafter the planned development project does not take place. The community's losses include the tenants forced to vacate, the failed project, and the now vacant properties.
    a. Note: Development projects are often put forward by single purpose legal entities whose only assets are the property, and the property itself may be burdened by loans (meaning that the developer entity has a smaller capital contribution). When a development project fails there often are no funds available to complete the project and no remaining legal entity to hold accountable. Example- the bankrupt downtown Los Angeles "graffiti towers" owned by an overseas based firm and vacant for years.
7. Support retained local community access to Critical Community Services. Require new development projects to provide comparable rent and a right to return to previous Critical Community Services.
8. Support displaced affordable housing tenants. Require new development projects as a condition of construction permit approval to provide evidence of having provided tenants with written notice of (1) their right to comparable rent and (2) a right to return to the displaced affordable housing tenants.

O3-22 Cont

D. <u>Conservation and Open Space Policies</u>

1. Establish and maintain a master plan for street shade trees and rainwater collection facilities.
2. Require new multi-family housing to retain reasonable on-site recreational grass areas for use by children and separate designated pet relief areas.
3. Require new building development projects to replace all adjacent cracked sidewalks and provide both sidewalk facing landscaping and "sidewalk friendly" street shade tree

O3-23

<u>Conclusion</u>

The Los Angeles African American community has played a pivotal role in enriching Los Angeles, and the role of communities like Ladera Heights, View Park and Windsor Hill should not be under-estimated. While predominately African American, Ladera Heights prides itself on its diversity and inclusivity and the community represents a tapestry of cultures, with residents from various backgrounds all striving to

O3-24

create community and live together harmoniously. Ladera deserves and demands a Plan that supports that vision. Sadly, the current plan does not.

The Plan is internally inconsistent and fails to identify and consider all project components. It proposes to increase residential density by more than 100%. To be clear, that is not an exaggeration. The Plan notes that the population in Ladera Heights in 2021 was close to 6,500 residents. Yet, the Plan seeks to increase residential density by over 6,000 new units (totaling well over 6500 new residents). The Plan also notes that multifamily housing is now clustered primarily along West Slauson Avenue, South La Cienega Boulevard, La Tijera Boulevard, South Fairfax Avenue, yet it proposes to increase density at sites 2,3 and 4 which are in those same areas. To make matters worse, the Plan completely fails to address the impact of the City of Los Angeles' proposal to upzone the Ladera Center (Site 2) and surrounding LA City parcels, Culver City's plan to upzone their adjacent Fox Hills neighborhood, and LAX plans to increase both passenger and cargo volumes. There is no apparent effort in the Plan to mitigate the significant and cumulative impacts. Thus, we are forced to guess what Ladera Center, Slauson Avenue, La Tijera Boulevard and Centinela Avenue might look like if all three plans are adopted.

O3-24 Cont'

Finally, the Plan fails to take advantage of the many other potential sites for upzoning throughout the unincorporated areas of the Westside of Los Angeles County.

We look forward to your response and welcome an opportunity to discuss our concerns in greater detail.

Thank you for your attention.

Respectfully,

/s/

Desobry E. Bowens
President
Ladera Heights Civic Association
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Enclosure:
Appendix I
Attachment 1

Ladera Heights Civic Association
Appendix 1
8.9.2024

Draft Goals & Policies	Issues	Consistency
LAND USE **AREA WIDE** **Goal LU 1** Unincorporated communities with distinct identities and uses. • **Policy LU 1.1** Maintain the diversity, roles, uses, character. and unique identities of the unincorporated communities in West Los Angeles. • **Policy LU 1.2** Support the maintenance, implementation, and updates of land use plans for the unincorporated communities. • **Policy LU 1.3** Ensure that plan updates fully engage the participation of the diverse constituencies of the unincorporated communities.	Goal LU 1 is subverted by the drive for increased density • Upzoned Ladera Center is located immediately across the street from a single-family neighborhood with only one entry point at Fairview Avenue and Laurelwood Drive. Local residents have a difficult time entering and exiting due to current traffic congestion. • Upzones to R-5 multifamily buildings are immediately adjacent to single story R-1 homes (Fairview and Springpark Avenues). • Upzones to church sites located in single family neighborhood (Wooster Avenue) have no prohibition on the future transfer of church properties. The church site on Wooster is across the street from single family homes and traffic access is from a narrow residential street.	Not consistent
LADERA HEIGHTS/VIEW PARK-WINDSOR HILLS AND WEST FOX HILLS **Goal LU 2** Growth that is sustainable and managed to complement and maintain the character of the existing community. • **Policy LU 2.1** Focus growth and the development of new commercial and housing as infill and re-use of commercial corridors and centers, while supporting current businesses, and character of existing residential neighborhoods and preserving parklands and open spaces. • **Policy LU 2.2** Concentrate development in proximity to the Crenshaw Line (K Line) transit station and along major bus corridors including Slauson Avenue. • **Policy LU 2.3** Encourage the revitalization and enhancement of the Slauson Avenue corridor.	Goal LU 2 is subverted by the drive for increased density • The proposed upzoning near single family homes ignores Policy LU 2.1 • Land use is tied to mobility and increased density is not "sustainable" without significant upgrade to the local transportation & mobility infrastructure. • There is a reference in Policy LU 2.2 to the Crenshaw light rail K Line but the Westside Area Plan ignores the new Westchester/ Veterans Metro station. • Policy LU 2.2 also ignores distance. The Crenshaw Line station is roughly 3 miles away while the Westchester/ Veterans station is half that distance at roughly1.5 miles • There is stated goal in Policy LU 2.3 to enhance the Slauson corridor	Not consistent

• **Policy LU 2.4** Encourage the development of small and undersized parcels through lot consolidation to support market-supportable land uses. • **Policy LU 2.5** Anticipate and plan for the long-term redevelopment of the Inglewood Oil Field and ensure that future uses are integrated and connected to the existing community. • **Policy LU 2.6** Ensure that plans and entitlements for growth and development in adjoining municipalities are compatible and seamlessly connected with the Ladera Heights/View Park-Windsor Hills and West Fox Hills communities.	but there is no corresponding commitment to help <u>improve</u> bus service along the major bus corridors including Slauson Avenue • LU 2.6 is a policy to ensure that plans and entitlements for growth and development in adjoining municipalities are compatible with the Ladera Heights/View Park-Windsor Hills and West Fox Hills communities, but there is no demonstrated outreach to the cities of Inglewood and Los Angeles to coordinate land use matters at the (i) new Westchester / Veterans light rail Metro station, (ii) the Ladera Center, (iii) or the commercial corners on adjacent to Ladera Center. • There is no consideration of the single point of entry to the Heights at Ladera neighborhood at Fairview Avenue and Laurelwood Drive. • There is no reference to the lack of signalized access to the Ladera Center, and the fact that most entry points to the Center are located on residential streets. • Upzones to church sites located in single family neighborhood (Wooster Avenue) have no prohibition on the future transfer of church properties. The church site on Wooster is across the street from single family homes and traffic access is from a narrow residential street.	
Goal LU 3 A community of distinct and livable spaces. • **Policy LU 3.1** Foster a land use pattern that brings everyday needs and amenities within walking distance of residential neighborhoods. • **Policy LU 3.2** Locate and design development to respect the area's natural landforms and open spaces. • **Policy LU 3.3** Concentrate development along Slauson Avenue to establish activity centers that promote pedestrian-activity,	Goal LU 3 is subverted by the drive for increased density • Multi-family parcels are upzoned to even more dense development adjacent to single family homes located on Garth Avenue, Springpark Avenue and Amberwood Drive. • Residents of the Heights at Ladera neighborhood are often trapped by morning and evening rush hour traffic congestion at their dingle point of entry at Fairview Boulevard and Laurelwood Drive. The current	Not consistent

reduce automobile travel, and contribute to the reduction of greenhouse gases. • **Policy LU 3.4** Create an active and safe pedestrian environment by improving the sidewalks, intersection crossings, and street frontages and maintain a consistent street wall along key commercial centers and appropriate locations on thoroughfares. • **Policy LU 3.5** Integrate housing with commercial uses to increase the customer-base for local businesses and enhance economic activity and vitality. • **Policy LU 3.6** Incentivize the inclusion of gathering places in commercial, mixed-use, and multifamily residential projects • **Policy LU 3.7** Require new development along the major thoroughfares and at the edges of commercial centers to be located and scaled to provide transitions in building height and bulk, consistent with the character of adjacent low scale neighborhoods. • **Policy LU 3.8** Encourage the integration of neighborhood-specific cultural, historical, and architectural elements and visual interest in new development and renovations, whenever possible. • **Policy LU 3.9** Promote the inclusion of public art in commercial and mixed-use projects that reflect the area's historic and cultural heritage.	plan upzones the Ladera Center across the street but there is no mention of related traffic mitigation in the Mobility goals and policies. • Morning and evening rush hour traffic on Slauson creates bottlenecks for residents of Upper Ladera but additional density is planned along Slauson Avenue. • Traffic signal synchronization along main arterial streets is the first step. Additional improvements to the public roadways and the rapid transit system is required sufficient to provide residents with timely reliable transit service every 15 minutes. This is particularly true in areas designated for increased density.	
Goal LU 4 A diversity of land uses providing for community needs. • **Policy LU 4.1** Accommodate a mix of housing, commercial, community services, and parkland/open spaces that cumulatively contribute to the area's identity and role as a "complete community" for residents. • **Policy LU 4.2** Accommodate the development of a wide variety of housing options for residents and workers that are affordable for everyone. • **Policy LU 4.3** Encourage commercial uses that serve and are accessible to adjoining residential neighborhoods • **Policy LU 4.4** Attract new grocery stores that provide healthy food choices for local residents • **Policy LU 4.5** Support the development of community-serving uses and gathering	Goal LU 4 is subverted by the drive for increased density • There is no mechanism described for how to retain food and other critical community stores after upzoning Ladera Center and future higher density development let alone attract new stores. • LU 4.6 describes community events taking place in locations with surface parking lots, the same locations targeted for upzoning and redevelopment precisely because they have surface parking lots. • LU 4.8 describes provisions for open space and recreational facilities within the fabric of existing and future land uses.	Not consistent

places within commercial and mixed-use projects. • **Policy LU 4.6** Provide opportunities for community events and activities in public plazas and surface parking lots. • **Policy LU 4.7** Encourage and expand uses and spaces that reflect the area's history and culture. • **Policy LU 4.8** Provide for recreational activities and the inclusion of parklands and open spaces within the fabric of existing and future land uses.	There is mention in the land use map of additional local parks. There is no policy requiring on-site recreational or pet relief areas in locations to be upzoned to higher densities and with expected future redevelopment.	
Goal LU 5 Quality residential neighborhoods that are great places to live • **Policy LU 5.1** Maintain and protect the character and scale of existing residential neighborhoods • **Policy LU 5.2** Require existing housing units that are remodeled or replaced by new construction and newly developed accessory units be designed to complement the scale and character of their neighborhood • **Policy LU 5.3** Consider the development of small local-serving (such as coffee shops and restaurants) and community-gathering uses within and are walkable from residential neighborhoods. • **Policy LU 5.4** Ensure that commercial uses located within a residential neighborhood be located and designed to be compatible with and complement existing residences • **Policy LU 5.5** Utilize incentives to encourage the production of affordable housing, consistent with the Economic Development Element and Countywide Housing Element • **Policy LU 5.6** Work with local homeowners' associations to address land use issues, needs, and improvements.	Goal LU 5 is subverted by the drive for increased density • LU 5.1 maintains and protects the character and scale of existing neighborhoods. However the sites selected for additional upzoning and density on Fairview and Springpark are immediately adjacent to single family homes. • LU 5.2. - there is no mechanism indicated for how a change in land use will require new properties be designed to complement the scale and character of their neighborhood • LU 5.3 - there is no mechanism indicated for how a change in land use will add "*small local serving (such as coffee shops and restaurants) and community-gathering uses within and are walkable from residential neighborhoods*". • LU 5.5 refers to developer incentives but the Economic Development section of the Draft Westside Area Plan Documents is incomplete. It focuses on granting public incentives to private developers but does not describe the threshold criteria for granting incentives or an enforcement mechanism. • LU 5.6 – work with local homeowner's associations. LHCA requests a detailed LA County response to this communication with a list of planned revisions to	Not consistent

	both the Draft Westside Area Plan Documents and the Draft EIR.	
Goal LU 6 Vital and active commercial and mixed-use districts serving residents and visitors to the community • **Policy LU 6.1** Create incentives such as waivers of fees and development standards to attract private investment to revitalize and improve underutilized properties along Slauson Avenue and actively promote their use by commercial property owners and developers. • **Policy LU 6.2** Provide flexibility in permitted land uses and enable adaptability and re-use of existing buildings to allow changes responding to evolving markets and preventing vacancies. • **Policy LU 6.3** Encourage the redevelopment of existing multi-tenant commercial projects as mixed-use community-oriented centers, increasing the number of residents in proximity to retail and commercial uses, enhancing their economic vitality. • **Policy LU 6.4** Promote development integrating commercial uses and housing within existing commercial corridors, consistent with State legislation. • **Policy LU 6.5** Require that mixed commercial and residential development projects are designed to ensure compatibility with surrounding uses and prevent negative impacts among these uses. • **Policy LU 6.4** Promote development integrating commercial uses and housing within existing commercial corridors, consistent with State legislation. • **Policy LU 6.5** Require that mixed commercial and residential development projects are designed to ensure compatibility with surrounding uses and prevent negative impacts among these uses • **Policy LU 6.6** Design development that fosters pedestrian activity, employs plazas and common spaces and exhibits transit friendly design. • **Policy LU 6.7** Support beautification of existing businesses and encourage improvement of building facades recognizing opportunities to reflect historic design styles.	The Economic Development section of the Draft Westside Area Plan Documents does not focus on the links between land use, mobility and economic development • The Land Use section of the Draft Westside Area Plan Documents fail to discuss economic and fiscal impacts of higher density. • The Economic Development section of the Draft Westside Area Plan Documents focuses on granting developers incentives but does not describe a “but for” test or how the expected community benefits will be measured and achieved. • The Mobility section of the Draft Westside Area Plan Documents fails to describe mobility at acceptable levels (example- timely & reliable bus service every 15 minutes) along transportation corridors once higher densities are in place.	Not consistent

• **Policy LU 6.8** Encourage the development of multi-modal transportation hubs within larger commercial and mixed-use centers.		
Goal LU 7 A complete community with uses that support resident needs. • **Policy LU 7.1** Accommodate a wide range of facilities offering services to meet the needs of residents, such as financial, medical, services, government, seniors, youth, cultural and similar uses • **Policy LU 7.2** Accommodate social, religious, cultural and recreational facilities and programs that equitably meet the diverse needs of residents.	Goal LU 7 is subverted by the drive for increased density • LU 7.1 The Ladera Center location that currently provides the needs of residents including financial, medical, services, government, seniors, youth, cultural and similar uses is precisely the location targeted in the Draft Westside Area Plan Documents for upzoning and future redevelopment. • Upzoning a church is incompatible with LU 7.2	Not consistent
Goal LU 8 A sustainable built environment • **Policy LU 8.1** Ensure that new development is located and designed to respect natural landforms and topography and protect native ecologies, wildlife, and open spaces. • **Policy LU 8.2** Explore methods to stop or reduce the proliferation of broadcast towers on ridgelines through consolidation or redesign. • **Policy LU 8.3** Encourage developers to exceed State Building Codes for site improvements and buildings that reduce the use of energy, water, and non-renewable resources, generate pollution and greenhouse gas emissions, and employ other sustainable measures (e.g., LEED, Living Building Challenge, other). • **Policy LU 8.4** Support private development that improves overall greening to reduce the heat island effect, provides shade and promotes climate resiliency through building design and the planting of trees and landscaping (e.g., green roofs and decks, durable awnings, increased tree canopy in parking lots, and so on). • **Policy LU 8.5** Incorporate sustainable landscaping and water management practices in parklands, medians, along street frontages and trails (bioswales, permeable	No comment	No comment

surfaces, stormwater capture, native species, etc.).		
Goal LU 9 A safe built environment and infrastructure • **Policy LU 9.1** Improve public rights-of-way and manage traffic operation and controls to ensure safe travel by pedestrians and bicyclists • **Policy LU 9.2** Ensure that new development is located and designed to protect structures and occupants/users from natural hazards (flooding, landslides, seismic activity, other). • **Policy LU 9.3** Monitor pollution, toxic materials, and other impacts from oil field operations and require mitigation as necessary to protect adjoining neighborhoods and uses, while still operational. • **Policy LU 9.4** Proactively manage vegetation in fire hazard areas.	Goal LU 9 is incomplete. It ignores needed improvements to roadways and bus capacity necessary to achieve reliable consistent bus service every 15 minutes.	Partially inconsistent
Goal LU 10 A community invested in planning. • **Policy LU 10.1** Continuously engage community organizations, stakeholders, and traditionally under-represented groups in the planning process. • **Policy LU 10.2** Provide an active community engagement process in review of proposals for development and infrastructure improvements.	LHCA welcomes continuing dialogue with LA County Planning and looks forward to a written response to this communication.	No comment
COMMUNITY-SPECIFIC OPPORTUNITY SITES		
Ladera Heights **Site 1: Centinela-Green Valley** **Goal LU 11** A mixed-use center providing services accessible to residents of adjoining neighborhoods and opportunities for new housing development. • **Policy LU 11.1** Facilitate the re-use of the storage property and parking lot of the church for retail and other commercial uses serving adjoining neighborhoods and housing supporting and complementing these uses.	Goal LU 11 is subverted by the drive for increased density • Upzoning of church property is unnecessary with the passage of CA Senate Bill 4 in 2023. Upzoning of church properties (a) prioritizes a higher residential density over the "*transition in building height and bulk*" called for in Policy LU 3.7 and (b) ignores Policy LU 2.1 requirement to support the *"character of existing residential neighborhoods."* • Policy LU 7.2 requires a plan to *"accommodate social, religious,*	Not consistent

• **Policy LU 11.2** Require that buildings are located, designed, and building bulk is limited to ensure visual and physical transitions to adjoining single family neighborhoods.	*cultural and recreational facilities and programs that equitably meet the diverse needs of residents*	
Site 2: Ladera Center **Goal LU 12** A revitalized and pedestrian-oriented mixed-use center providing services accessible to residents of adjoining neighborhoods and opportunities for new housing development expanding the customer base for local businesses. I. **Policy LU 12.1** Facilitate infill and new development of retail commercial and office uses integrated with housing on the upper levels or to the rear of commercial buildings. II. **Policy LU 12.3** Promote the inclusion of landscape improvements, plazas, and other amenities and require buildings to be oriented and designed to contribute to an active pedestrian environment. II. **Policy LU 12.3** Require that building heights are reduced to transition with adjoining residential neighborhoods.	Goal LU 12 is subverted by the drive for increased density • A new Mixed Use Center as currently proposed by LA County would seek the highest land rents possible, likely eliminate some or all of the existing locally serving commercial establishments, and require local residents to shift their shopping to the Westchester retail area at Sepulveda/La Tijera, adding to Vehicle Miles Traveled and congestion immediately adjacent to LAX. • Mixed Use zoning permits offices and light industrial, creating the possibility of non-residential uses including self-storage facilities. • Access points to the Ladera Center are limited and are mainly from local residential streets. There are no signalized or left turn entry points.	Not consistent
Site 3: Wateridge Business Center **Goal LU 13** Development of housing as infill on existing parking lots and long term replacement of existing buildings and parking structures warranted by marketplace changes. • **Policy LU 13.1** Facilitate the development of housing as infill and replacement of existing surface parking lots. • **Policy LU 13.2** Facilitate the development of housing by the adaptive re-use or replacement of existing office and commercial buildings, should existing uses discontinue operations. • **Policy LU 13.3** Ensure that new buildings are landscaped and designed to complement adjacent recreational facilities and open spaces. • **Policy LU 13.4** Incorporate pedestrian linkages to future uses developed as re-use of the oil fields.	Goal LU 13, 14, 15, 16, 17 and 18 ignore the fact that land use, mobility and economic development are all linked. • Increased housing density located on a congested road will add to congestion unless there is (1) an upgrade to the roadway infrastructure sufficient to allow for faster bus speed of travel, and (2) improvements to the carrying capacity (frequency and availability of passenger seats) of the bus system itself. • These improvements and a similar change to Mobility Goal M3 are needed to achieve timely and consistently reliable bus stop schedules consistent with the 15-minute service interval.	Partially inconsistent

• **Policy LU 13.5** Encourage the development of a multi-modal transportation hub independent of or in concert with infill development of the Slauson-Fairfax Home Depot Center	Mobility improvements in concert with increased density in turn will give residents more economic opportunities and increase the trade area of nearby retail establishments.	
Site 4a: Slauson-Fairfax/Home Depot Center **Goal LU 14** Long term intensification and development as a pedestrian-oriented mixed-use center incorporating housing with commercial uses. • **Policy LU 14.1** Facilitate the development of housing or mixed-use buildings as infill and replacement of existing surface parking lots and small commercial buildings. • **Policy LU 14.2** Allow for the redevelopment of "big-box" commercial buildings for new commercial, housing, and/or buildings integrating housing above or behind ground level commercial uses. • **Policy LU 14.3** Incentivize the development of non-chain, small, and local businesses. • **Policy LU 14.4** Promote the inclusion of landscape improvements, plazas, and other amenities and require buildings to be oriented and designed to contribute to an active pedestrian environment. • **Policy LU 14.5** Link any redevelopment of this property with infill and new development on the Westridge property and provide pedestrian linkages to future uses planned for reuse of the oil fields. • **Policy LU 14.6** Encourage the development of a multi-modal transportation hub independent of or in concert with infill development of the Wateridge Center.	Goal LU 13, 14, 15, 16, 17 and 18 ignore the fact that land use, mobility and economic development are all linked. • Increased housing density located on a congested road will add to congestion unless there is (1) an upgrade to the roadway infrastructure sufficient to allow for faster bus speed of travel, and (2) improvements to the carrying capacity (frequency and availability of passenger seats) of the bus system itself. • These improvements and a similar change to Mobility Goal M3 are needed to achieve timely and consistently reliable bus stop schedules consistent with the 15-minute service interval. Mobility improvements in concert with increased density in turn will give residents more economic opportunities and increase the trade area of nearby retail establishments.	Partially inconsistent
Site 4b: Slauson-Fairfax Intersection **Goal LU 15** Concentration / intensification of commercial and housing development creating a distinct center on properties abutting the Slauson-Fairfax intersection. • **Policy LU 15.1** Facilitate the development of retail and other commercial uses along the Slauson Avenue frontage, with housing	Goal LU 13, 14, 15, 16, 17 and 18 ignore the fact that land use, mobility and economic development are all linked. • Increased housing density located on a congested road will add to congestion unless there is (1) an upgrade to the roadway infrastructure sufficient to allow for faster bus speed of travel, and	Partially inconsistent

on the second floor and higher and to the rear. • **Policy LU 15.2** Improve street frontages with enhanced landscaping, signage, and other amenities.	(2) improvements to the carrying capacity (frequency and availability of passenger seats) of the bus system itself. • These improvements and a similar change to Mobility Goal M3 are needed to achieve timely and consistently reliable bus stop schedules consistent with the 15-minute service interval. Mobility improvements in concert with increased density in turn will give residents more economic opportunities and increase the trade area of nearby retail establishments	
VIEW PARK/WINDSOR HILLS **Site 5: Slauson-Heatherdale** **Goal LU 16** Concentration / intensification of commercial and housing development abutting the Slauson-Heatherdale intersection. • **Policy LU 16.1** Facilitate the intensification of retail and other commercial uses on underutilized parcels and hotel sites along the Slauson Avenue frontage, with housing on the second floor and higher. • **Policy LU 16.2** Locate and design new buildings to integrate with the natural topography. • **Policy LU 16.3** Improve street frontages with enhanced landscaping, signage, and other amenities.	Goal LU 13, 14, 15, 16, 17 and 18 ignore the fact that land use, mobility and economic development are all linked. • Increased housing density located on a congested road will add to congestion unless there is (1) an upgrade to the roadway infrastructure sufficient to allow for faster bus speed of travel, and (2) improvements to the carrying capacity (frequency and availability of passenger seats) of the bus system itself. • These improvements and a similar change to Mobility Goal M3 are needed to achieve timely and consistently reliable bus stop schedules consistent with the 15-minute service interval. Mobility improvements in concert with increased density in turn will give residents more economic opportunities and increase the trade area of nearby retail establishments	Partially inconsistent
Site 6: Slauson-Overhill **Goal LU 17** Concentration / intensification of commercial and housing development creating a distinct center on properties abutting the Slauson-Overhill intersection.	Goal LU 13, 14, 15, 16, 17 and 18 ignore the fact that land use, mobility and economic development are all linked. • Increased housing density located on a congested road will add to congestion unless there is (1) an	Partially inconsistent

• **Policy LU 17.1** Facilitate the development of retail and other commercial uses along the northern Slauson Avenue frontage and as infill within the surface parking lot, with housing on the second floor and higher and to the rear. • **Policy LU 17.2** Prioritize commercial uses that primarily serve adjoining residential neighborhoods and reflect the cultural values of the community. • **Policy LU 17.3** Improve street frontages with enhanced landscaping, signage, and other amenities.	upgrade to the roadway infrastructure sufficient to allow for faster bus speed of travel, and (2) improvements to the carrying capacity (frequency and availability of passenger seats) of the bus system itself. • These improvements and a similar change to Mobility Goal M3 are needed to achieve timely and consistently reliable bus stop schedules consistent with the 15-minute service interval. Mobility improvements in concert with increased density in turn will give residents more economic opportunities and increase the trade area of nearby retail establishments	
Site 7: Slauson Corridor East **Goal LU 18** An active and vital pedestrian-oriented mixed-use corridor maintaining the scale and "grain" of existing development. • **Policy LU 18.1** Facilitate the development of retail and other commercial uses along the Slauson Avenue frontage, with housing on the second floor. • **Policy LU 18.2** Prioritize commercial uses that primarily serve adjoining residential neighborhoods and reflect the cultural values of the community. • **Policy LU 18.3** Encourage the adaptive re-use and improvement of existing buildings. • **Policy LU 18.4** Encourage lot consolidation to support the development of larger floorplate land uses. • **Policy LU 18.5** Require that buildings are scaled and designed and heights limited to transition with adjoining single family housing neighborhoods. • **Policy LU 18.6** Improve street frontages with enhanced landscaping, signage, and other amenities and to maintain a consistent street wall.	Goal LU 13, 14, 15, 16, 17 and 18 ignore the fact that land use, mobility and economic development are all linked. • Increased housing density located on a congested road will add to congestion unless there is (1) an upgrade to the roadway infrastructure sufficient to allow for faster bus speed of travel, and (2) improvements to the carrying capacity (frequency and availability of passenger seats) of the bus system itself. • These improvements and a similar change to Mobility Goal M3 are needed to achieve timely and consistently reliable bus stop schedules consistent with the 15-minute service interval. Mobility improvements in concert with increased density in turn will give residents more economic opportunities and increase the trade area of nearby retail establishments	Partially inconsistent
Site 8: West 54th Street	No comment	No comment

Goal LU 19 An active and vital pedestrian-oriented mixed-use corridor maintaining the scale and "grain" of existing development. • **Policy LU 19.1** Encourage the development of retail and other commercial uses along the East 54th Street frontage, with housing on the second floor. • **Policy LU 19.2** Prioritize commercial uses that primarily serve adjoining residential neighborhoods and reflect the cultural values of the community. • **Policy LU 19.3** Encourage the adaptive re-use and improvement of existing buildings. • **Policy LU 19.4** Require that buildings are scaled and designed at heights limited to transition with adjoining single family housing neighborhoods. • **Policy LU 19.5** Improve street frontages with enhanced landscaping, signage, and other amenities and to maintain a consistent street wall.		
Site 9: Leimert Park Adjacent **Goal LU 20** Concentration of commercial and residential uses providing continuity with properties developed along Crenshaw Boulevard adjacent to the Metro Transit Station. • **Policy LU 20.1** Facilitate the development of retail and other commercial uses on ground floor with housing on the second floor and higher. • **Policy LU 20.2** Promote development densities / intensities that encourage transit use by residents and business customers. • **Policy LU 20.3** Link development, as appropriate, with planned improvements of adjoining properties fronting on Crenshaw Boulevard. • **Policy LU 20.4** Improve street frontages with enhanced landscaping, signage, and other amenities. • **Policy LU 20.5** Install monuments, signage, banners, landscaping, and other elements that visually identify the area as	No comment	No comment

the gateway to the Los Angeles Westside Community and;/or View Park.		
Site 10: Angeles Vista-Valley Ridge **Goal LU 21** Commercial uses/services integrated within, scaled to fit, and enabling residents to walk from surrounding residential neighborhoods. • **Policy LU 21.1** Facilitate the development of small scale, local-serving commercial uses such as a coffee shop, convenience grocery store, and personal services. • **Policy LU 21.2** Require that buildings are scaled, designed, and heights limited to complement and reflect the scale and character of the adjoining neighborhood. • **Policy LU 21.3** Limit the times and duration of business operation and for truck and goods deliveries to avoid impacts on adjoining housing. • **Policy LU 21.4** Restrict the number and location of parking spaces	No comment	No comment
Site 11: West Fox Hills (Unincorporated Del Rey) **Goal LU 22** Housing infill and development along the Centinela Avenue corridor. • **Policy LU 22.1** Facilitate the development of retail and other commercial uses along the Centinela Avenue and Jefferson Boulevard frontages, with housing on the upper floors. • **Policy LU 22.2** Require that buildings are scaled, designed, and heights limited to transition with adjoining residential neighborhoods. • **Policy LU 22.3** Improve street frontages with enhanced landscaping, signage, and other amenities. • **Policy LU 22.4** Consider renaming the area from Fox Hills to a moniker that is reflective of its location and resonates with its residents and businesses.	No comment	No comment
MOBILITY **LADERA HEIGHTS/ VIEW PARK - WINDSOR HILLS AND WEST FOX HILLS**	This section completely ignores reality on our local streets. • Policy M 2.1 focuses on road safety but makes no mention of transportation system safety	Not consistent

Goal M 2 A safe transportation network for users of all ages and abilities • **Policy M 2.1** Improve road safety by implementing measures outlined in the View Park-Windsor Hills and Ladera Heights Community Traffic Safety Plan (CTSP). This includes traffic calming measures, intersection improvements, installation of traffic signals, and enhancement of road markings, among other recommendations. The installation of these safety improvements will consider the historic nature of neighborhoods. • **Policy M 2.2** Conduct speed surveys every three to five years along streets with concerns identified by residents to assess and, as warranted, improve speed management and safety. These streets may include Slauson Avenue, Overhill Drive, Northridge Drive, La Brea Avenue, La Cienega Boulevard, Angeles Vista Boulevard, Stocker Street, 54th Street, Jefferson Boulevard, and other streets flagged by residents for safety concerns. • **Policy M 2.3** Annually review the Capital Project Program list and the CEO's Capital Programs for opportunities to incorporate roadway safety improvements proposed by CTSP into upcoming projects.	improvements to encourage increased public transit patronage. • Policy M 2.2 requires speed surveys every three to five years. Commuters with traffic apps routinely cut through our neighborhoods <u>every day</u> to avoid congestion on Slauson, La Cienega, La Tijera and Centinela. • Policy M 2.3 encourages capital funding reviews for safety improvements, and makes no mention of improvements to infrastructure required to improve service levels and reduce traffic congestion	
Goal M 3 Improved access to reliable, safe, and high-quality transit service • **Policy M 3.1** Promote the use of transit by strategically orienting new developments around major transit stops and high-quality transit corridors. Apply the Los Angeles County Transit Oriented District (TOD) Design Guideline to new projects and emphasize design elements that facilitate transit use, including pedestrian walkways, bus plazas, and similar features. • **Policy M 3.2** Explore the feasibility of extending the Link - the Baldwin Hills Parklands shuttle to Marina del Rey and Ballona Wetlands through Ladera Heights, View Park and Windsor Hills.	Land use is tied to mobility, and increased density is not "sustainable" without significant upgrade to the local transportation & mobility infrastructure • While the Westside Plan discusses improved access to reliable, safe and high quality transit service", it does not have the goal of developing an effective transportation network focused on helping residents improve *<u>accessibility</u>* (meaning the number of opportunities or activity sites located within a certain travel time), and *<u>mobility</u>* (meaning the ability to move between opportunity sites).	Not consistent

• **Policy M 3.3** Encourage convenient and safe transit, pedestrian, and bicycle linkages to/from transit service and mobility hubs to facilitate first/last-mile connections to Metro K Line stations, including Hyde Park, Leimert Park, and Martin Luther King Jr stations. • **Policy M 3.4** Explore and provide on-demand transit programs for seniors and people with disabilities.	• There is no mention in the Draft Westside Area Plan Documents of providing public bus service with increased travel speed, timely and consistently reliable bus stop schedules consistent with the 15-minute service interval, reasonable system carrying capacity, connection to multiple bus lines and light rail, and safe and comfortable buses and stops • There is also no mention of the Westchester/Veterans Metro light rail station adjacent to he LA County owned 4 acres of land currently used as a utility yard and permit office by LA County Public Works	
Goal M 4 Pedestrian and bicycle infrastructure is safe, connected, and comfortable for users of all ages and abilities. • **Policy M 4.1** Provide continuous pedestrian access along major streets with existing sidewalk gaps, such as La Brea Avenue between Slauson Avenue and Obama Boulevard, and Overhill Drive between Slauson Avenue and La Brea Avenue. • **Policy M 4.2** Enhance pedestrian crossing efficiency and safety at the five-leg intersection of Stocker Street/La Brea Avenue/Overhill Drive and intersections around intensified development, such as La Cienega Boulevard/La Tijera Boulevard, Centinela Avenue/La Tijera Boulevard, Slauson Avenue/Fairfax Avenue, Slauson Avenue/Overhill Drive. Potential safety measures include pedestrian bridges, pedestrian signal phases, and high-visible crosswalks, etc. • **Policy M 4.3** Evaluate hotspots of bike-involved collisions (such as Slauson Avenue and La Brea Avenue) and consider safety measures for new bicycle facilities when updating the Los Angeles County Bicycle Master Plan. • **Policy M 4.4** Continue to build out and expand the existing trail and bicycle network in the community, connecting to parks and recreational areas,	Inconsistent with Goal COS 1. • There is no mention of providing safe, connected and comfortable pedestrian access to Kenneth Hahn Park on La Cienega Boulevard • Policy M 4.9 promotes non-auto trips but does not mention Slauson corridor infrastructure upgrades or improvement in bus service levels	Partially inconsistent

neighborhood commercial corridors, and other community destinations. • **Policy M 4.5** Fill in the existing bicycle network gap between the eastern and southern parts of Ladera Heights, View Park and Windsor Hills, as well as between the community and adjacent bicycle networks in Culver City and Leimert Park. • **Policy M 4.6** Continue to promote the community's recreational values by enhancing landscape and trail management in Kenneth Hahn State Recreation Area. • **Policy M 4.7** Expand the existing trail network by enhancing the connectivity between parks and improve connections of the community with future uses on the site of the Inglewood Oil Field. • **Policy M 4.8** Provide safe and continuous pedestrian networks that are mindful of user, roadway, and community characteristics through improvements to existing pedestrian areas. • **Policy M 4.9** Establish pedestrian and bicycle pathways connecting residential neighborhoods to redeveloped commercial corridors (Slauson Avenue and 54th Street) to promote non-auto travel for short trips. • **Policy M 4.10** Provide wide sidewalks, pedestrian lighting, wayfinding signage, enhanced crosswalks with ADA-compliant curb ramps and other amenities to improve pedestrian safety and comfort to access Metro K Line stations and bus stops. • **Policy M 4.11** Enhance the pedestrian experience along Slauson Avenue and 54th Street corridors where new development is concentrated. Require new development to provide landscape improvements, pedestrian amenities, wayfinding, and other facilities to encourage and accommodate intensified pedestrian activities. • **Policy M 4.12** Explore planning and constructing a Complete Street along 54th Street that creates a neighborhood-friendly space lined with shops,		

restaurants, cafes, and other commercial establishments. • **Policy M 4.13** Provide a continuous canopy of deciduous trees and diverse landscaping along Slauson Avenue, Angeles Vista Boulevard, and throughout neighborhoods, favoring seasonal variations over year-round coverage. • **Policy M 4.14** Work with residents, local businesses, and community organizations to maintain sidewalk cleanliness.		
Goal M 5 Transportation Demand Management Strategies are promoted to reduce vehicle trips and encourage sustainable transportation. • **Policy M 5.1** Work with schools, parents, and students to develop transportation demand management (TDM) strategies that encourage active and transit modes of travel to and from school. Update the Los Angeles County Suggested Pedestrian Route to School at least bi-annually with schools' and parents' feedback. • **Policy M 5.2** Work with the community and local businesses to develop TDM strategies (such as commute trip reduction programs, subsidized or discounted transit passes, etc.) for commuting that meet the needs of residents and employees. • **Policy M 5.3** Coordinate with residents/employees, transit agencies, and community-based organizations to effectively promote and educate the public about TDM strategies.	No comments	No comments
Goal M 6 Parking is managed to optimize efficient use of community space. • **Policy M 6.1** Conduct a comprehensive parking study to identify parking demand and supply in the Ladera Heights/View Park-Windsor Hills and West Fox Hills communities. • **Policy M 6.2** Explore ways to better utilize existing parking facilities through shared parking opportunities and promote smart parking management technologies.	No comment	No comment

• **Policy M 6.3** Design commercial and residential parking standards to incentivize and promote transit use and non-motorized transportation. • **Policy M 6.4** Manage parking supply through implementation of time limits, pay parking, or permits, while ensuring the preservation of economic development goals.		

ECONOMIC DEVELOPMENT
 	
Goal ED 1 - Major redevelopment projects are incentivized to provide public benefits desired by the community.
 	
• **Policy ED 1.1** Develop a community benefits program to be included in any major redevelopment (as defined by the County). A Community Benefits Program comprises specific commitments from a developer, collaboratively crafted with government officials and the local community. Its purpose is to support community needs and provide desired benefits to the community in exchange for additional development rights. The County could offer zone changes, an increase in density or floor area or a streamlined permitting process in exchange for these benefits. These commitments may include:
  • **Increase in affordable housing set-asides**. In addition to the County's current inclusionary housing ordinance, the County could leverage a major redevelopment opportunity to increase the number of affordable units that would be included.
  • **Childcare and community facilities**. childcare as well as other community facilities (e.g., health clinics, job training centers, cultural and arts spaces, senior centers, community gardens) are popular inclusions in community benefits programs to directly support residents and further economic development initiatives.
	Economic development goal ED 1 must be part of a comprehensive and mutually supporting set of Land Use, Mobility and other goals.
	
	LHCA is very much aware of the controversy surrounding the 30 story plus Cumulus building near the intersection of La Cienega Boulevard and Jefferson in the City of Los Angeles. LHCA believes that reasonable growth can be achieved while also protecting neighborhood communities. However, there must be recognition that (1) private developers are driven by economic profit, and (2) public agencies must follow a disciplined approach to any incentives discussion with private developers.
	
	Add a policy statement requiring <u>full public disclosure</u> of the following:
	
	• All proposed public incentive offers made to real estate developers as well as their economic and fiscal impacts on the local community.
	• Complete description of developer commitments offered in exchange for the public incentives received
	• Copies of all incentive agreements with a detailed description of all public agency contract enforcement mechanisms
	• Confirmation that "but for" the public sector incentives the private sector development project would not take place
	
	LHCA is aware of development projects where tenants are displaced but the planned development does not take place. There are also concerns
		Partially inconsistent

• **Local hiring and Minority, Women, Disadvantaged Business Enterprise (MWDBE) Contracting**. A developer could prioritize hiring locally and from MWDBE businesses for different aspects of the development (e.g., construction) to support small and local businesses. • **Job training and education**. A community benefits program can be used to advance career and technical education opportunities for a community as well. Funds could be dedicated to organizations that specialize in job training that caters to the local job market. • **Affordable spaces for small businesses**. The County could negotiate with a developer to ensure affordable spaces are available for small businesses to mitigate displacement and attract new small businesses. • **Dedicated open space**. Additional recreation and conservation space in excess of what is required by Code is a popular community amenity that could be set aside as a part of a major redevelopment. • **Infrastructure improvements.** A major redevelopment effort is likely to have impacts on circulation and traffic in the community. Potential improvements could include roadway or bikeway enhancements, sidewalk repair, or public transit investments. • **Contributions to a community fund managed by a community-based organization.** A community-based organization could manage a fund that developers pay into to support community priorities such as housing and displacement concerns and economic mobility.	that critical community services including food stores, pharmacies and medical services will be displaced by development projects and precluded from returning due to higher rental costs. • Ensure that the local community receives the promised benefits through construction schedules identifying the date when community serving retail & service spaces and affordable housing units will be completed, and enforceable construction completion bonds • Support local community access to local food markets, pharmacies and health services ("Critical Community Services"). Require new development projects to provide Critical Community Services providers with comparable rent and a right to return. • Support displaced affordable housing tenants. Require new development projects to provide comparable rent and a right to return to the displaced affordable housing tenants. .	
Goal ED-2 Seniors receive economic support to age in place. • **Policy ED 2.1** Provie assistance to aging residents that prefer to stay in their	No comment	No comment

neighborhood and allow them to realize the value of their homes		
Goal ED-3 Equitable access to good-paying jobs in growing industries. • **Policy ED 3.1** Collaborate with the private sector to identify growing workforce needs and link training initiatives to the needs of target industries, consistent with General Plan Policy ED 5.11 • **Policy ED 3.2** Play a leadership role in convening and coordinating the activities of key regional workforce development system stakeholders, including the six other WIBS that operate within Los Angeles County, as well as community colleges, businesses, K-12 institutions, philanthropic partners, and others, consistent with General Plan Policy ED 5.13.	No comment	No comment
ECONOMIC DEVELOPMENT **LADERA HEIGHTS/ VIEW PARK - WINDSOR HILLS AND WEST FOX HILLS** **Goal ED 4** Established businesses and the community's Black legacy are preserved. • **Policy ED 4.1** Mitigate the loss of longstanding businesses in the community that may be impacted by new development. • **Policy ED 4.2** Assist businesses in adapting to abrupt changes in rents. • **Policy ED 4.3** Preserve and enhance existing historic and cultural resources to promote entrepreneurship and attract new economic opportunities. • **Policy ED 4.4** Facilitate opportunities for businesses or community-based organizations to acquire land for commercial purposes.	Policy ED 4.2 suggests public assistance to displaced small businesses and those facing abrupt rent increases. It is inconsistent with Policy LU 2.2 Add a policy requiring new development projects to provide comparable rent and a right to return to previous or reasonably equivalent Critical Community Services.	Partially inconsistent
Goal ED 5 Vibrant commercial areas that support small businesses. • **Policy ED 5.1** Create flexible zoning regulations to allow for a mix of uses	Policy ED 5.2 has the same issues as Goal ED 1.	Partially inconsistent

(including housing) to be expanded and improve economic activity in the Planning Area, particularly along the Slauson Corridor. • **Policy ED 5.2** Prioritize spaces for small business in new development. The County could provide zoning or tax incentives to developers to create spaces for local serving businesses. The City of New York has a program that provides tax and zoning incentives to facilitate the creation of more grocery stores in designated areas in the city. • **Policy ED 5.3** Maintain West 54th Street as a hub of local serving institutions within a pedestrian friendly environment. Tailor future uses to encourage more street activity (e.g., low-to medium—scale mixed-use development, small scale retail establishments, cultural events). • **Policy ED 5.4** Prioritize improvements to the public realm and inactive spaces in commercial areas that elevate small businesses and promote the community's distinct cultural and artistic identity.	Add a policy statement requiring <u>full public disclosure</u> of the following: • All proposed public incentive offers made to real estate developers as well as their economic and fiscal impacts on the local community. • Complete description of developer commitments offered in exchange for the public incentives received • Copies of all incentive agreements with a detailed description of all public agency contract enforcement mechanisms • Confirmation that "but for" the public sector incentives the private sector development project would not take place	
CONSERVATION AND OPEN SPACE **AREAWIDE** **Goal COS 1** The natural environment and natural resources are sustained for enjoyment and use by future generations of Westside residents. • **Policy COS 1.1** Wherever feasible and applicable, provide public access and educational resources at open spaces and natural areas that are habitats for sensitive species. • **Policy COS 1.2** Ensure that new development in the plan area demonstrates consistency with the 2045 CAP Consistency Checklist or implement alternative project emissions reduction measures. • **Policy COS 1.3** Collaborate with the West Basin Municipal Water District to conserve and protect water quality and	• No comments	No comments

supply and continue to provide assistance for urban water management plans.		
LADERA HEIGHTS/VIEW PARK-WINDSOR HILLS AND WEST FOX HILLS **Goal COS 2** Biological, natural, and open space resources are protected, conserved, and enhanced. • **Policy COS 2.1** Protect suitable nesting habitats in open spaces for native migratory and resident bird species, including owls and raptors in Ladera Heights, View Park, Windsor Hills, and West Fox Hills wherever they are found or have been known to occur. • **Policy COS 2.2** Prioritize protecting, conserving, and restoring the natural resources and habitats at the Ballona Wetlands, an area of great ecological importance. • **Policy COS 2.3** Continue to collaborate with California State Parks and Conservancy to provide resources to protect Kenneth Hahn State Recreation Area and surrounding open spaces as a valuable outdoor space for humans, animals, and plants alike. • **Policy COS 2.4** Collaborate with agencies such as the City of Los Angeles and Los Angeles County Flood Control District to explore opportunities to rewild the Centinela Creek Channel north of West Fox Hills.	No comments	No comments

README - 7/2/24

This is an export of the parcels that are changing in the Westside Area Plan - internal DRP HelpDesk ticket #678577. Existing / Proposed Zoning and Land Use Policy are displayed here, along with the changes highlighted in green. Information about the Assessor existing uses and site addressses are also listed.

Additional notes

The Department's Housing Element includes some sites that are flagged for rezoning and these are noted in a separate field.

In some cases, one parcel can have more than one Zoning / LUP change, or only a portion of the parcel has a change. These are flagged in the "Portion of parcel changed" field. Further, if there are multiple changes on one parcel, this is also reflected in the red highlight in the APN field.

AIN	Zoning Change?	Zoning (Existing)	Zoning (Proposed)	LUP Change?	Land Use Policy (Existing)	Land Use Policy (Proposed)	Site Address (Street)
4001028014	NO	R-2	R-2	YES	H9	H18	6203 MORLEY AVE
4001028015	NO	R-2	R-2	YES	H9	H18	6211 MORLEY AVE
4001028016	NO	R-2	R-2	YES	H9	H18	6217 MORLEY AVE
4001028017	NO	R-2	R-2	YES	H9	H18	6223 MORLEY AVE
4001028018	NO	R-2	R-2	YES	H9	H18	6229 MORLEY AVE
4001028019	NO	R-2	R-2	YES	H9	H18	6233 MORLEY AVE
4001029018	NO	R-2	R-2	YES	H9	H18	6234 MORLEY AVE
4001029019	NO	R-2	R-2	YES	H9	H18	6226 MORLEY AVE
4001029020	NO	R-2	R-2	YES	H9	H18	6220 MORLEY AVE
4001029021	NO	R-2	R-2	YES	H9	H18	6214 MORLEY AVE
4001029022	NO	R-2	R-2	YES	H9	H18	6208 MORLEY AVE
4001029023	NO	R-2	R-2	YES	H9	H18	6200 MORLEY AVE
4019020018	NO	R-2	R-2	YES	H9	H18	5912 CONDON AVE
4019020019	NO	R-2	R-2	YES	H9	H18	5906 CONDON AVE
4101001001	YES	R-3	R-2	YES	H9	H18	5804 SHENANDOAH AVE
4101001002	YES	R-3	R-2	YES	H9	H18	5810 SHENANDOAH AVE
4101001003	YES	R-3	R-2	YES	H9	H18	5818 SHENANDOAH AVE
4101001004	YES	R-3	R-2	YES	H9	H18	5824 SHENANDOAH AVE
4101001027	YES	R-3	R-2	YES	H9	H18	5827 BEDFORD AVE
4101001028	YES	R-3	R-2	YES	H9	H18	5819 BEDFORD AVE
4101001029	YES	R-3	R-2	YES	H9	H18	5811 BEDFORD AVE
4101001030	YES	R-3	R-2	YES	H9	H18	5801 BEDFORD AVE
4101002001	YES	R-3	R-2	YES	H9	H18	5804 BEDFORD AVE
4101002002	YES	R-3	R-2	YES	H9	H18	5810 BEDFORD AVE
4101002003	YES	R-3	R-2	YES	H9	H18	5818 BEDFORD AVE
4101002004	YES	R-3	R-2	YES	H9	H18	5824 BEDFORD AVE
4101002027	YES	R-3	R-2	YES	H9	H18	5827 S SHERBOURNE DR
4101002028	YES	R-3	R-2	YES	H9	H18	5819 S SHERBOURNE DR
4101002029	YES	R-3	R-2	YES	H9	H18	5815 S SHERBOURNE DR
4101002030	YES	R-3	R-2	YES	H9	H18	5801 S SHERBOURNE DR
4101003001	YES	R-3	R-2	YES	H9	H18	5804 S SHERBOURNE DR
4101003002	YES	R-3	R-2	YES	H9	H18	5810 S SHERBOURNE DR
4101003003	YES	R-3	R-2	YES	H9	H18	5818 S SHERBOURNE DR
4101003004	YES	R-3	R-2	YES	H9	H18	5824 S SHERBOURNE DR
4101003004	YES	R-1	R-2	YES	H9	H18	5824 S SHERBOURNE DR
4101003027	YES	R-3	R-2	YES	H9	H18	5829 S HALM AVE
4101003027	YES	R-1	R-2	YES	H9	H18	5829 S HALM AVE
4101003028	YES	R-3	R-2	YES	H9	H18	5821 S HALM AVE
4101003029	YES	R-3	R-2	YES	H9	H18	5811 S HALM AVE
4101003030	YES	R-3	R-2	YES	H9	H18	5805 S HALM AVE
4101005021	YES	R-3	R-2	YES	H9	H18	5804 S HALM AVE
4101005022	YES	R-3	R-2	YES	H9	H18	5810 S HALM AVE
4101005023	YES	R-3	R-2	YES	H9	H18	5816 S HALM AVE
4101005024	YES	R-3	R-2	YES	H9	H18	5824 S HALM AVE
4101005024	YES	R-1	R-2	YES	H9	H18	5824 S HALM AVE
4101005031	YES	R-3	R-2	YES	H9	H18	5827 S HOLT AVE
4101005032	YES	R-3	R-2	YES	H9	H18	5821 S HOLT AVE

AIN	Zoning Change?	Zoning (Existing)	Zoning (Proposed)	LUP Change?	Land Use Policy (Existing)	Land Use Policy (Proposed)	Site Address (Street)
4101005033	YES	R-3	R-2	YES	H9	H18	5811 S HOLT AVE
4101005034	YES	R-3	R-2	YES	H9	H18	5803 S HOLT AVE
4101006005	YES	R-3	R-2	YES	H9	H18	5831 S CORNING AVE
4101006005	YES	R-1	R-2	YES	H9	H18	5831 S CORNING AVE
4101006006	YES	R-3	R-2	YES	H9	H18	5821 S CORNING AVE
4101006008	YES	R-3	R-2	YES	H9	H18	5811 S CORNING AVE
4101006009	YES	R-3	R-2	YES	H9	H18	5304 W SLAUSON AVE
4101006010	YES	R-3	R-2	YES	H9	H18	5802 S HOLT AVE
4101006011	YES	R-3	R-2	YES	H9	H18	5810 S HOLT AVE
4101006012	YES	R-3	R-2	YES	H9	H18	5818 S HOLT AVE
4101006013	YES	R-3	R-2	YES	H9	H18	5824 S HOLT AVE
4101006013	YES	R-1	R-2	YES	H9	H18	5824 S HOLT AVE
4101009001	YES	R-3	R-2	YES	H9	H18	5804 S CORNING AVE
4101009002	YES	R-3	R-2	YES	H9	H18	5810 S CORNING AVE
4101009003	YES	R-3	R-2	YES	H9	H18	5820 S CORNING AVE
4101009004	YES	R-3	R-2	YES	H9	H18	5824 S CORNING AVE
4101009004	YES	R-1	R-2	YES	H9	H18	5824 S CORNING AVE
4101009022	YES	R-3	R-2	YES	H9	H18	5825 S GARTH AVE
4101009023	YES	R-3	R-2	YES	H9	H18	5817 S GARTH AVE
4101009024	YES	R-3	R-2	YES	H9	H18	5811 S GARTH AVE
4101009025	YES	R-3	R-2	YES	H9	H18	5803 S GARTH AVE
4101011001	YES	R-3	R-2	YES	H9	H18	5800 S GARTH AVE
4101011002	YES	R-3	R-2	YES	H9	H18	5812 S GARTH AVE
4101011003	YES	R-3	R-2	YES	H9	H18	5816 S GARTH AVE
4101011004	YES	R-3	R-2	YES	H9	H18	5824 S GARTH AVE
4101011016	YES	R-3	R-2	YES	H9	H18	5829 S CHARITON AVE
4101011017	YES	R-3	R-2	YES	H9	H18	5823 S CHARITON AVE
4101011018	YES	R-3	R-2	YES	H9	H18	5815 S CHARITON AVE
4101011019	YES	R-3	R-2	YES	H9	H18	5809 S CHARITON AVE
4101011020	YES	R-3	R-2	YES	H9	H18	5800 S CHARITON AVE
4101011021	YES	R-3	R-2	YES	H9	H18	5810 S CHARITON AVE
4101011022	YES	R-3	R-2	YES	H9	H18	5818 S CHARITON AVE
4101011023	YES	R-3	R-2	YES	H9	H18	5826 S CHARITON AVE
4101011024	YES	R-3	R-2	YES	H9	H18	5832 S CHARITON AVE
4101011024	NO	R-2	R-2	YES	H9	H18	5832 S CHARITON AVE
4101011025	NO	R-2	R-2	YES	H9	H18	5838 S CHARITON AVE
4101011026	NO	R-2	R-2	YES	H9	H18	5848 S CHARITON AVE
4101011027	NO	R-2	R-2	YES	H9	H18	5858 S LE DOUX RD
4101011028	NO	R-2	R-2	YES	H9	H18	5866 S LE DOUX RD
4101011029	NO	R-2	R-2	YES	H9	H18	5872 S LE DOUX RD
4101016012	YES	R-3	R-2	YES	H9	H18	5804 WOOSTER AVE
4101016014	YES	R-3	R-2	YES	H9	H18	5816 WOOSTER AVE
4101016015	YES	R-3	R-2	YES	H9	H18	5822 WOOSTER AVE
4101016015	YES	R-1	R-2	YES	H9	H18	5822 WOOSTER AVE
4101016045	YES	R-3	R-2	YES	H9	H18	5825 SHENANDOAH AVE
4101016046	YES	R-3	R-2	YES	H9	H18	5819 SHENANDOAH AVE
4101016047	YES	R-3	R-2	YES	H9	H18	5811 SHENANDOAH AVE

AIN	Zoning Change?	Zoning (Existing)	Zoning (Proposed)	LUP Change?	Land Use Policy (Existing)	Land Use Policy (Proposed)	Site Address (Street)
4101016048	YES	R-3	R-2	YES	H9	H18	5805 SHENANDOAH AVE
4101016049	YES	R-3	R-2	YES	H9	H18	5810 WOOSTER AVE
4101017001	NO	R-2	R-2	YES	H9	H18	6116 FLIGHT AVE
4101017002	NO	R-2	R-2	YES	H9	H18	6110 FLIGHT AVE
4101017003	NO	R-2	R-2	YES	H9	H18	6026 S LE DOUX RD
4101017004	NO	R-2	R-2	YES	H9	H18	6018 S LE DOUX RD
4101017005	NO	R-2	R-2	YES	H9	H18	6010 S LE DOUX RD
4101017006	NO	R-2	R-2	YES	H9	H18	6006 S LE DOUX RD
4101017007	NO	R-2	R-2	YES	H9	H18	5940 S LE DOUX RD
4101017008	NO	R-2	R-2	YES	H9	H18	5932 S LE DOUX RD
4101017009	NO	R-2	R-2	YES	H9	H18	5922 S LE DOUX RD
4101017010	NO	R-2	R-2	YES	H9	H18	5914 S LE DOUX RD
4101017011	NO	R-2	R-2	YES	H9	H18	5931 S LA CIENEGA BLVD
4101017012	NO	R-2	R-2	YES	H9	H18	5937 S LA CIENEGA BLVD
4101017013	NO	R-2	R-2	YES	H9	H18	6005 S LA CIENEGA BLVD
4101017014	NO	R-2	R-2	YES	H9	H18	6013 S LA CIENEGA BLVD
4101017015	NO	R-2	R-2	YES	H9	H18	6019 S LA CIENEGA BLVD
4101017016	NO	R-2	R-2	YES	H9	H18	6027 S LA CIENEGA BLVD
4101017017	NO	R-2	R-2	YES	H9	H18	6035 S LA CIENEGA BLVD
4101017018	NO	R-2	R-2	YES	H9	H18	6103 S LA CIENEGA BLVD
4101017019	NO	R-2	R-2	YES	H9	H18	6109 S LA CIENEGA BLVD
4101018033	YES	R-3	R-2	YES	H9	H18	5833 WOOSTER AVE
4101018033	YES	R-1	R-2	YES	H9	H18	5833 WOOSTER AVE
4101018064	YES	R-3	R-2	YES	H9	H18	5825 WOOSTER AVE
4101018065	YES	R-3	R-2	YES	H9	H18	5817 WOOSTER AVE
4101018066	YES	R-3	R-2	YES	H9	H18	5811 WOOSTER AVE
4101018067	YES	R-3	R-2	YES	H9	H18	5803 WOOSTER AVE
4201004027	NO	R-2	R-2	YES	H9	H18	5729 S LA CIENEGA BLVD
4201004028	NO	R-2	R-2	YES	H9	H18	5719 S LA CIENEGA BLVD
4201004029	NO	R-2	R-2	YES	H9	H18	5705 S LA CIENEGA BLVD
4201004030	NO	R-2	R-2	YES	H9	H18	5639 S LA CIENEGA BLVD
4201004031	NO	R-2	R-2	YES	H9	H18	5631 S LA CIENEGA BLVD
4201004032	NO	R-2	R-2	YES	H9	H18	5623 S LA CIENEGA BLVD
5007004002	NO	R-2	R-2	YES	H9	H18	5348 DEANE AVE
5007004004	NO	R-2	R-2	YES	H9	H18	5306 DEANE AVE
5007004005	NO	R-2	R-2	YES	H9	H18	5310 DEANE AVE
5007004006	NO	R-2	R-2	YES	H9	H18	5316 DEANE AVE
5007004007	NO	R-2	R-2	YES	H9	H18	5322 DEANE AVE
5007004008	NO	R-2	R-2	YES	H9	H18	5326 DEANE AVE
5007004009	NO	R-2	R-2	YES	H9	H18	5332 DEANE AVE
5007004010	NO	R-2	R-2	YES	H9	H18	5336 DEANE AVE
5007004011	NO	R-2	R-2	YES	H9	H18	5342 DEANE AVE
5007005009	NO	R-2	R-2	YES	H9	H18	5341 DEANE AVE
5007005010	NO	R-2	R-2	YES	H9	H18	5337 DEANE AVE
5007005011	NO	R-2	R-2	YES	H9	H18	5333 DEANE AVE
5007005012	NO	R-2	R-2	YES	H9	H18	5327 DEANE AVE
5007005013	NO	R-2	R-2	YES	H9	H18	5321 DEANE AVE

AIN	Zoning Change?	Zoning (Existing)	Zoning (Proposed)	LUP Change?	Land Use Policy (Existing)	Land Use Policy (Proposed)	Site Address (Street)
5007005014	NO	R-2	R-2	YES	H9	H18	5317 DEANE AVE
5007005015	NO	R-2	R-2	YES	H9	H18	5313 DEANE AVE
5007005016	NO	R-2	R-2	YES	H9	H18	5307 DEANE AVE
5007005019	NO	R-2	R-2	YES	H9	H18	5306 S MULLEN AVE
5007005020	NO	R-2	R-2	YES	H9	H18	5312 S MULLEN AVE
5007005021	NO	R-2	R-2	YES	H9	H18	5316 S MULLEN AVE
5007005022	NO	R-2	R-2	YES	H9	H18	5322 S MULLEN AVE
5007005023	NO	R-2	R-2	YES	H9	H18	5326 S MULLEN AVE
5007005024	NO	R-2	R-2	YES	H9	H18	5332 S MULLEN AVE
5007005025	NO	R-2	R-2	YES	H9	H18	5336 S MULLEN AVE
5007005026	NO	R-2	R-2	YES	H9	H18	5340 S MULLEN AVE
5007006002	NO	R-2	R-2	YES	H9	H18	5343 S MULLEN AVE
5007006003	NO	R-2	R-2	YES	H9	H18	5337 S MULLEN AVE
5007006004	NO	R-2	R-2	YES	H9	H18	5333 S MULLEN AVE
5007006005	NO	R-2	R-2	YES	H9	H18	5327 S MULLEN AVE
5007006006	NO	R-2	R-2	YES	H9	H18	5323 S MULLEN AVE
5007006007	NO	R-2	R-2	YES	H9	H18	5317 S MULLEN AVE
5007006008	NO	R-2	R-2	YES	H9	H18	5315 S MULLEN AVE
5007006009	NO	R-2	R-2	YES	H9	H18	5309 S MULLEN AVE
5007006010	NO	R-2	R-2	YES	H9	H18	5303 S MULLEN AVE
5007006011	NO	R-2	R-2	YES	H9	H18	5301 S MULLEN AVE
5007006012	NO	R-2	R-2	YES	H9	H18	5129 S MULLEN AVE
5007006020	NO	R-2	R-2	YES	H9	H18	5120 S RIMPAU BLVD
5007006021	NO	R-2	R-2	YES	H9	H18	5302 S RIMPAU BLVD
5007006022	NO	R-2	R-2	YES	H9	H18	5306 S RIMPAU BLVD
5007006023	NO	R-2	R-2	YES	H9	H18	5310 S RIMPAU BLVD
5007006024	NO	R-2	R-2	YES	H9	H18	5316 S RIMPAU BLVD
5007006025	NO	R-2	R-2	YES	H9	H18	5320 S RIMPAU BLVD
5007006026	NO	R-2	R-2	YES	H9	H18	5326 S RIMPAU BLVD
5007006027	NO	R-2	R-2	YES	H9	H18	5330 S RIMPAU BLVD
5007006028	NO	R-2	R-2	YES	H9	H18	5336 S RIMPAU BLVD
5007006029	NO	R-2	R-2	YES	H9	H18	5340 S RIMPAU BLVD
5007006032	NO	R-2	R-2	YES	H9	H18	5346 S RIMPAU BLVD
5007007007	NO	R-2	R-2	YES	H9	H18	5347 S RIMPAU BLVD
5007007008	NO	R-2	R-2	YES	H9	H18	5341 S RIMPAU BLVD
5007007009	NO	R-2	R-2	YES	H9	H18	5337 S RIMPAU BLVD
5007007010	NO	R-2	R-2	YES	H9	H18	5331 S RIMPAU BLVD
5007007011	NO	R-2	R-2	YES	H9	H18	5327 S RIMPAU BLVD
5007007012	NO	R-2	R-2	YES	H9	H18	5321 S RIMPAU BLVD
5007007013	NO	R-2	R-2	YES	H9	H18	5319 S RIMPAU BLVD
5007007023	NO	R-2	R-2	YES	H9	H18	5316 S HARCOURT AVE
5007007024	NO	R-2	R-2	YES	H9	H18	5322 S HARCOURT AVE
5007007025	NO	R-2	R-2	YES	H9	H18	5326 S HARCOURT AVE
5007007026	NO	R-2	R-2	YES	H9	H18	5332 S HARCOURT AVE
5007007027	NO	R-2	R-2	YES	H9	H18	5334 S HARCOURT AVE
5007007028	NO	R-2	R-2	YES	H9	H18	5340 S HARCOURT AVE
5007007029	NO	R-2	R-2	YES	H9	H18	5346 S HARCOURT AVE

AIN	Zoning Change?	Zoning (Existing)	Zoning (Proposed)	LUP Change?	Land Use Policy (Existing)	Land Use Policy (Proposed)	Site Address (Street)
5007008006	NO	R-2	R-2	YES	H9	H18	5345 S HARCOURT AVE
5007008007	NO	R-2	R-2	YES	H9	H18	5341 S HARCOURT AVE
5007008008	NO	R-2	R-2	YES	H9	H18	5337 S HARCOURT AVE
5007008009	NO	R-2	R-2	YES	H9	H18	5331 S HARCOURT AVE
5007008010	NO	R-2	R-2	YES	H9	H18	5327 S HARCOURT AVE
5007008019	NO	R-2	R-2	YES	H9	H18	5320 KENISTON AVE
5007008020	NO	R-2	R-2	YES	H9	H18	5326 KENISTON AVE
5007008021	NO	R-2	R-2	YES	H9	H18	5330 KENISTON AVE
5007008022	NO	R-2	R-2	YES	H9	H18	5336 KENISTON AVE
5007008023	NO	R-2	R-2	YES	H9	H18	5340 KENISTON AVE
5007009003	NO	R-2	R-2	YES	H9	H18	5341 KENISTON AVE
5007009004	NO	R-2	R-2	YES	H9	H18	5337 KENISTON AVE
5007009005	NO	R-2	R-2	YES	H9	H18	5331 KENISTON AVE
5007009006	NO	R-2	R-2	YES	H9	H18	5327 KENISTON AVE
5007009007	NO	R-2	R-2	YES	H9	H18	5321 KENISTON AVE
5007012001	NO	R-2	R-2	YES	H9	H18	5400 EILEEN AVE
5007012002	NO	R-2	R-2	YES	H9	H18	5406 EILEEN AVE
5007012003	NO	R-2	R-2	YES	H9	H18	5412 EILEEN AVE
5007012004	NO	R-2	R-2	YES	H9	H18	5416 EILEEN AVE
5007012005	NO	R-2	R-2	YES	H9	H18	5422 EILEEN AVE
5007012006	NO	R-2	R-2	YES	H9	H18	5500 EILEEN AVE
5007012007	NO	R-2	R-2	YES	H9	H18	5506 EILEEN AVE
5007012008	NO	R-2	R-2	YES	H9	H18	5512 EILEEN AVE
5007012009	NO	R-2	R-2	YES	H9	H18	5516 EILEEN AVE
5007012010	NO	R-2	R-2	YES	H9	H18	5520 EILEEN AVE
5007012011	NO	R-2	R-2	YES	H9	H18	5526 EILEEN AVE
5007012012	NO	R-2	R-2	YES	H9	H18	5532 EILEEN AVE
5007012013	NO	R-2	R-2	YES	H9	H18	5536 EILEEN AVE
5007012014	NO	R-2	R-2	YES	H9	H18	5542 EILEEN AVE
5007012015	NO	R-2	R-2	YES	H9	H18	5548 EILEEN AVE
5007012018	NO	R-2	R-2	YES	H9	H18	5419 KENISTON AVE
5007012019	NO	R-2	R-2	YES	H9	H18	5421 KENISTON AVE
5007012020	NO	R-2	R-2	YES	H9	H18	5501 KENISTON AVE
5007012021	NO	R-2	R-2	YES	H9	H18	5507 KENISTON AVE
5007012022	NO	R-2	R-2	YES	H9	H18	5513 KENISTON AVE
5007012023	NO	R-2	R-2	YES	H9	H18	5517 KENISTON AVE
5007012024	NO	R-2	R-2	YES	H9	H18	5523 KENISTON AVE
5007012025	NO	R-2	R-2	YES	H9	H18	5601 KENISTON AVE
5007012026	NO	R-2	R-2	YES	H9	H18	5607 KENISTON AVE
5007012027	NO	R-2	R-2	YES	H9	H18	5611 KENISTON AVE
5007012028	NO	R-2	R-2	YES	H9	H18	5617 KENISTON AVE
5007013004	NO	R-2	R-2	YES	H9	H18	5419 S HARCOURT AVE
5007013005	NO	R-2	R-2	YES	H9	H18	5423 S HARCOURT AVE
5007013006	NO	R-2	R-2	YES	H9	H18	5503 S HARCOURT AVE
5007013007	NO	R-2	R-2	YES	H9	H18	5507 S HARCOURT AVE
5007013008	NO	R-2	R-2	YES	H9	H18	5515 S HARCOURT AVE
5007013009	NO	R-2	R-2	YES	H9	H18	5519 S HARCOURT AVE

AIN	Zoning Change?	Zoning (Existing)	Zoning (Proposed)	LUP Change?	Land Use Policy (Existing)	Land Use Policy (Proposed)	Site Address (Street)
5007013010	NO	R-2	R-2	YES	H9	H18	5523 S HARCOURT AVE
5007013011	NO	R-2	R-2	YES	H9	H18	5601 S HARCOURT AVE
5007013012	NO	R-2	R-2	YES	H9	H18	5607 S HARCOURT AVE
5007013013	NO	R-2	R-2	YES	H9	H18	5613 S HARCOURT AVE
5007013014	NO	R-2	R-2	YES	H9	H18	5617 S HARCOURT AVE
5007013017	NO	R-2	R-2	YES	H9	H18	5616 KENISTON AVE
5007013018	NO	R-2	R-2	YES	H9	H18	5612 KENISTON AVE
5007013019	NO	R-2	R-2	YES	H9	H18	5606 KENISTON AVE
5007013020	NO	R-2	R-2	YES	H9	H18	5600 KENISTON AVE
5007013021	NO	R-2	R-2	YES	H9	H18	5522 KENISTON AVE
5007013022	NO	R-2	R-2	YES	H9	H18	5516 KENISTON AVE
5007013023	NO	R-2	R-2	YES	H9	H18	5510 KENISTON AVE
5007013024	NO	R-2	R-2	YES	H9	H18	5506 KENISTON AVE
5007013025	NO	R-2	R-2	YES	H9	H18	5500 KENISTON AVE
5007013026	NO	R-2	R-2	YES	H9	H18	5422 KENISTON AVE
5007013027	NO	R-2	R-2	YES	H9	H18	5418 KENISTON AVE
5007014007	NO	R-2	R-2	YES	H9	H18	5419 S RIMPAU BLVD
5007014008	NO	R-2	R-2	YES	H9	H18	5423 S RIMPAU BLVD
5007014009	NO	R-2	R-2	YES	H9	H18	5501 S RIMPAU BLVD
5007014010	NO	R-2	R-2	YES	H9	H18	5507 S RIMPAU BLVD
5007014011	NO	R-2	R-2	YES	H9	H18	5513 S RIMPAU BLVD
5007014012	NO	R-2	R-2	YES	H9	H18	5517 S RIMPAU BLVD
5007014013	NO	R-2	R-2	YES	H9	H18	5523 S RIMPAU BLVD
5007014014	NO	R-2	R-2	YES	H9	H18	5601 S RIMPAU BLVD
5007014015	NO	R-2	R-2	YES	H9	H18	5607 S RIMPAU BLVD
5007014016	NO	R-2	R-2	YES	H9	H18	5613 S RIMPAU BLVD
5007014017	NO	R-2	R-2	YES	H9	H18	5617 S RIMPAU BLVD
5007014020	NO	R-2	R-2	YES	H9	H18	5616 S HARCOURT AVE
5007014021	NO	R-2	R-2	YES	H9	H18	5608 S HARCOURT AVE
5007014022	NO	R-2	R-2	YES	H9	H18	5606 S HARCOURT AVE
5007014023	NO	R-2	R-2	YES	H9	H18	5600 S HARCOURT AVE
5007014024	NO	R-2	R-2	YES	H9	H18	5522 S HARCOURT AVE
5007014025	NO	R-2	R-2	YES	H9	H18	5516 S HARCOURT AVE
5007014026	NO	R-2	R-2	YES	H9	H18	5512 S HARCOURT AVE
5007014027	NO	R-2	R-2	YES	H9	H18	5506 S HARCOURT AVE
5007014028	NO	R-2	R-2	YES	H9	H18	5500 S HARCOURT AVE
5007014029	NO	R-2	R-2	YES	H9	H18	5422 S HARCOURT AVE
5007014030	NO	R-2	R-2	YES	H9	H18	5418 S HARCOURT AVE
5007015008	NO	R-2	R-2	YES	H9	H18	5417 S MULLEN AVE
5007015009	NO	R-2	R-2	YES	H9	H18	5423 S MULLEN AVE
5007015010	NO	R-2	R-2	YES	H9	H18	5501 S MULLEN AVE
5007015011	NO	R-2	R-2	YES	H9	H18	5509 S MULLEN AVE
5007015012	NO	R-2	R-2	YES	H9	H18	5513 S MULLEN AVE
5007015013	NO	R-2	R-2	YES	H9	H18	5517 S MULLEN AVE
5007015014	NO	R-2	R-2	YES	H9	H18	5523 S MULLEN AVE
5007015015	NO	R-2	R-2	YES	H9	H18	5601 S MULLEN AVE
5007015016	NO	R-2	R-2	YES	H9	H18	5607 S MULLEN AVE

AIN	Zoning Change?	Zoning (Existing)	Zoning (Proposed)	LUP Change?	Land Use Policy (Existing)	Land Use Policy (Proposed)	Site Address (Street)
5007015017	NO	R-2	R-2	YES	H9	H18	5615 S MULLEN AVE
5007015018	NO	R-2	R-2	YES	H9	H18	5617 S MULLEN AVE
5007015021	NO	R-2	R-2	YES	H9	H18	5616 S RIMPAU BLVD
5007015022	NO	R-2	R-2	YES	H9	H18	5612 S RIMPAU BLVD
5007015023	NO	R-2	R-2	YES	H9	H18	5606 S RIMPAU BLVD
5007015024	NO	R-2	R-2	YES	H9	H18	5600 S RIMPAU BLVD
5007015025	NO	R-2	R-2	YES	H9	H18	5522 S RIMPAU BLVD
5007015026	NO	R-2	R-2	YES	H9	H18	5516 S RIMPAU BLVD
5007015027	NO	R-2	R-2	YES	H9	H18	5512 S RIMPAU BLVD
5007015028	NO	R-2	R-2	YES	H9	H18	5506 S RIMPAU BLVD
5007015029	NO	R-2	R-2	YES	H9	H18	5502 S RIMPAU BLVD
5007015030	NO	R-2	R-2	YES	H9	H18	5422 S RIMPAU BLVD
5007015031	NO	R-2	R-2	YES	H9	H18	5418 S RIMPAU BLVD
5007016009	NO	R-2	R-2	YES	H9	H18	5419 DEANE AVE
5007016010	NO	R-2	R-2	YES	H9	H18	5423 DEANE AVE
5007016011	NO	R-2	R-2	YES	H9	H18	5501 DEANE AVE
5007016012	NO	R-2	R-2	YES	H9	H18	5507 DEANE AVE
5007016013	NO	R-2	R-2	YES	H9	H18	5513 DEANE AVE
5007016014	NO	R-2	R-2	YES	H9	H18	5515 DEANE AVE
5007016015	NO	R-2	R-2	YES	H9	H18	5523 DEANE AVE
5007016016	NO	R-2	R-2	YES	H9	H18	5601 DEANE AVE
5007016017	NO	R-2	R-2	YES	H9	H18	5607 DEANE AVE
5007016018	NO	R-2	R-2	YES	H9	H18	5613 DEANE AVE
5007016019	NO	R-2	R-2	YES	H9	H18	5617 DEANE AVE
5007016022	NO	R-2	R-2	YES	H9	H18	5616 S MULLEN AVE
5007016023	NO	R-2	R-2	YES	H9	H18	5612 S MULLEN AVE
5007016024	NO	R-2	R-2	YES	H9	H18	5606 S MULLEN AVE
5007016025	NO	R-2	R-2	YES	H9	H18	5600 S MULLEN AVE
5007016026	NO	R-2	R-2	YES	H9	H18	5522 S MULLEN AVE
5007016027	NO	R-2	R-2	YES	H9	H18	5518 S MULLEN AVE
5007016028	NO	R-2	R-2	YES	H9	H18	5512 S MULLEN AVE
5007016029	NO	R-2	R-2	YES	H9	H18	5506 S MULLEN AVE
5007016030	NO	R-2	R-2	YES	H9	H18	5502 S MULLEN AVE
5007016031	NO	R-2	R-2	YES	H9	H18	5420 S MULLEN AVE
5007016032	NO	R-2	R-2	YES	H9	H18	5414 S MULLEN AVE
5007017002	NO	R-2	R-2	YES	H9	H18	5614 DEANE AVE
5007017003	NO	R-2	R-2	YES	H9	H18	5612 DEANE AVE
5007017004	NO	R-2	R-2	YES	H9	H18	5608 DEANE AVE
5007017005	NO	R-2	R-2	YES	H9	H18	5600 DEANE AVE
5007017006	NO	R-2	R-2	YES	H9	H18	5522 DEANE AVE
5007017007	NO	R-2	R-2	YES	H9	H18	5516 DEANE AVE
5007017008	NO	R-2	R-2	YES	H9	H18	5514 DEANE AVE
5007017009	NO	R-2	R-2	YES	H9	H18	5506 DEANE AVE
5007017010	NO	R-2	R-2	YES	H9	H18	5500 DEANE AVE
5007017011	NO	R-2	R-2	YES	H9	H18	5422 DEANE AVE
5007017012	NO	R-2	R-2	YES	H9	H18	5418 DEANE AVE
5007017013	NO	R-2	R-2	YES	H9	H18	5414 DEANE AVE

AIN	Zoning Change?	Zoning (Existing)	Zoning (Proposed)	LUP Change?	Land Use Policy (Existing)	Land Use Policy (Proposed)	Site Address (Street)
5007024005	NO	R-2	R-2	YES	H9	H18	5742 DEANE AVE
5007024006	NO	R-2	R-2	YES	H9	H18	5738 DEANE AVE
5007024007	NO	R-2	R-2	YES	H9	H18	5732 DEANE AVE
5007024008	NO	R-2	R-2	YES	H9	H18	5728 DEANE AVE
5007024009	NO	R-2	R-2	YES	H9	H18	5724 DEANE AVE
5007024010	NO	R-2	R-2	YES	H9	H18	5718 DEANE AVE
5007024011	NO	R-2	R-2	YES	H9	H18	5714 DEANE AVE
5007024012	NO	R-2	R-2	YES	H9	H18	5708 DEANE AVE
5007025007	NO	R-2	R-2	YES	H9	H18	5709 DEANE AVE
5007025008	NO	R-2	R-2	YES	H9	H18	5715 DEANE AVE
5007025009	NO	R-2	R-2	YES	H9	H18	5719 DEANE AVE
5007025010	NO	R-2	R-2	YES	H9	H18	5725 DEANE AVE
5007025011	NO	R-2	R-2	YES	H9	H18	5729 DEANE AVE
5007025012	NO	R-2	R-2	YES	H9	H18	5733 DEANE AVE
5007025013	NO	R-2	R-2	YES	H9	H18	5739 DEANE AVE
5007025014	NO	R-2	R-2	YES	H9	H18	5745 DEANE AVE
5007025015	NO	R-2	R-2	YES	H9	H18	5742 S MULLEN AVE
5007025016	NO	R-2	R-2	YES	H9	H18	5738 S MULLEN AVE
5007025017	NO	R-2	R-2	YES	H9	H18	5732 S MULLEN AVE
5007025018	NO	R-2	R-2	YES	H9	H18	5728 S MULLEN AVE
5007025019	NO	R-2	R-2	YES	H9	H18	5724 S MULLEN AVE
5007025020	NO	R-2	R-2	YES	H9	H18	5718 S MULLEN AVE
5007025021	NO	R-2	R-2	YES	H9	H18	5714 S MULLEN AVE
5007025022	NO	R-2	R-2	YES	H9	H18	5708 S MULLEN AVE
5007025024	YES	C-2	MXD	YES	CG	MU	3719 W SLAUSON AVE
5007025026	YES	C-2	MXD	YES	CG	MU	3705 W SLAUSON AVE
5007026001	YES	C-2	MXD	YES	CG	MU	3753 W SLAUSON AVE
5007026002	YES	C-2	MXD	YES	CG	MU	
5007026003	YES	C-2	MXD	YES	CG	MU	3741 W SLAUSON AVE
5007026004	YES	C-2	MXD	YES	CG	MU	3739 W SLAUSON AVE
5007026005	NO	R-2	R-2	YES	H9	H18	5705 S MULLEN AVE
5007026006	NO	R-2	R-2	YES	H9	H18	5715 S MULLEN AVE
5007026007	NO	R-2	R-2	YES	H9	H18	5719 S MULLEN AVE
5007026008	NO	R-2	R-2	YES	H9	H18	5725 S MULLEN AVE
5007026009	NO	R-2	R-2	YES	H9	H18	5729 S MULLEN AVE
5007026010	NO	R-2	R-2	YES	H9	H18	5733 S MULLEN AVE
5007026011	NO	R-2	R-2	YES	H9	H18	5735 S MULLEN AVE
5007026012	NO	R-2	R-2	YES	H9	H18	5741 S MULLEN AVE
5007026013	NO	R-2	R-2	YES	H9	H18	5740 S RIMPAU BLVD
5007026014	NO	R-2	R-2	YES	H9	H18	5738 S RIMPAU BLVD
5007026015	NO	R-2	R-2	YES	H9	H18	5732 S RIMPAU BLVD
5007026016	NO	R-2	R-2	YES	H9	H18	5728 S RIMPAU BLVD
5007026017	NO	R-2	R-2	YES	H9	H18	5724 S RIMPAU BLVD
5007026018	NO	R-2	R-2	YES	H9	H18	5718 S RIMPAU BLVD
5007026019	NO	R-2	R-2	YES	H9	H18	5714 S RIMPAU BLVD
5007026020	NO	R-2	R-2	YES	H9	H18	5708 S RIMPAU BLVD
5007027010	NO	R-2	R-2	YES	H9	H18	5709 S RIMPAU BLVD

AIN	Zoning Change?	Zoning (Existing)	Zoning (Proposed)	LUP Change?	Land Use Policy (Existing)	Land Use Policy (Proposed)	Site Address (Street)
5007027011	NO	R-2	R-2	YES	H9	H18	5715 S RIMPAU BLVD
5007027012	NO	R-2	R-2	YES	H9	H18	5719 S RIMPAU BLVD
5007027013	NO	R-2	R-2	YES	H9	H18	5725 S RIMPAU BLVD
5007027014	NO	R-2	R-2	YES	H9	H18	5729 S RIMPAU BLVD
5007027015	NO	R-2	R-2	YES	H9	H18	5733 S RIMPAU BLVD
5007027016	NO	R-2	R-2	YES	H9	H18	5737 S RIMPAU BLVD
5007027017	NO	R-2	R-2	YES	H9	H18	5743 S RIMPAU BLVD
5007027018	NO	R-2	R-2	YES	H9	H18	5740 S HARCOURT AVE
5007027019	NO	R-2	R-2	YES	H9	H18	5738 S HARCOURT AVE
5007027020	NO	R-2	R-2	YES	H9	H18	5734 S HARCOURT AVE
5007027021	NO	R-2	R-2	YES	H9	H18	5728 S HARCOURT AVE
5007027022	NO	R-2	R-2	YES	H9	H18	5724 S HARCOURT AVE
5007027023	NO	R-2	R-2	YES	H9	H18	5718 S HARCOURT AVE
5007027024	NO	R-2	R-2	YES	H9	H18	5714 S HARCOURT AVE
5007027025	NO	R-2	R-2	YES	H9	H18	5706 S HARCOURT AVE
5007028011	NO	R-2	R-2	YES	H9	H18	5709 S HARCOURT AVE
5007028012	NO	R-2	R-2	YES	H9	H18	5711 S HARCOURT AVE
5007028013	NO	R-2	R-2	YES	H9	H18	5719 S HARCOURT AVE
5007028014	NO	R-2	R-2	YES	H9	H18	5721 S HARCOURT AVE
5007028015	NO	R-2	R-2	YES	H9	H18	5729 S HARCOURT AVE
5007028016	NO	R-2	R-2	YES	H9	H18	5733 S HARCOURT AVE
5007028017	NO	R-2	R-2	YES	H9	H18	5737 S HARCOURT AVE
5007028018	NO	R-2	R-2	YES	H9	H18	5741 S HARCOURT AVE
5007028019	NO	R-2	R-2	YES	H9	H18	5742 KENISTON AVE
5007028020	NO	R-2	R-2	YES	H9	H18	5738 KENISTON AVE
5007028021	NO	R-2	R-2	YES	H9	H18	5730 KENISTON AVE
5007028022	NO	R-2	R-2	YES	H9	H18	5728 KENISTON AVE
5007028023	NO	R-2	R-2	YES	H9	H18	5720 KENISTON AVE
5007028024	NO	R-2	R-2	YES	H9	H18	5718 KENISTON AVE
5007028025	NO	R-2	R-2	YES	H9	H18	5714 KENISTON AVE
5007028026	NO	R-2	R-2	YES	H9	H18	5708 KENISTON AVE
5007029018	NO	R-2	R-2	YES	H9	H18	5707 KENISTON AVE
5007029019	NO	R-2	R-2	YES	H9	H18	5711 KENISTON AVE
5007029020	NO	R-2	R-2	YES	H9	H18	5719 KENISTON AVE
5007029021	NO	R-2	R-2	YES	H9	H18	5723 KENISTON AVE
5007029022	NO	R-2	R-2	YES	H9	H18	5729 KENISTON AVE
5007029023	NO	R-2	R-2	YES	H9	H18	5733 KENISTON AVE
5007029024	NO	R-2	R-2	YES	H9	H18	5739 KENISTON AVE
5007029025	NO	R-2	R-2	YES	H9	H18	5743 KENISTON AVE
5013001002	NO	R-2	R-2	YES	H9	H18	5151 DEANE AVE
5013001003	NO	R-2	R-2	YES	H9	H18	5147 DEANE AVE
5013001014	NO	R-2	R-2	YES	H9	H18	5118 S MULLEN AVE
5013001015	NO	R-2	R-2	YES	H9	H18	5124 S MULLEN AVE
5013002015	NO	R-2	R-2	YES	H9	H18	5146 DEANE AVE
5013002016	NO	R-2	R-2	YES	H9	H18	5150 DEANE AVE
5013012016	NO	R-2	R-2	YES	H9	H18	4601 BRYNHURST AVE
5013012017	NO	R-2	R-2	YES	H9	H18	4417 S VICTORIA AVE

AIN	Zoning Change?	Zoning (Existing)	Zoning (Proposed)	LUP Change?	Land Use Policy (Existing)	Land Use Policy (Proposed)	Site Address (Street)
5013012018	NO	R-2	R-2	YES	H9	H18	3450 OLYMPIAD DR
5013012019	NO	R-2	R-2	YES	H9	H18	3454 OLYMPIAD DR
5013012020	NO	R-2	R-2	YES	H9	H18	3458 OLYMPIAD DR
5013012021	NO	R-2	R-2	YES	H9	H18	3464 OLYMPIAD DR
5013012022	NO	R-2	R-2	YES	H9	H18	3468 OLYMPIAD DR
5013015016	NO	R-2	R-2	YES	H9	H18	4600 S VICTORIA AVE
5024005011	NO	R-2	R-2	YES	H9	H18	3465 MOUNT VERNON DR
5024005012	NO	R-2	R-2	YES	H9	H18	3461 MOUNT VERNON DR
5024005013	NO	R-2	R-2	YES	H9	H18	3451 MOUNT VERNON DR
5024005014	NO	R-2	R-2	YES	H9	H18	4365 S VICTORIA AVE
5024006016	NO	R-2	R-2	YES	H9	H18	4352 S VICTORIA AVE

August 15, 2024

Comment Letter O4

Los Angeles County Department of Regional Planning
Attn: Julie Yom, AICP, Principal Planner
320 West Temple Street
Los Angeles, California 90012
WestsideAreaPlan@planning.lacounty.gov

LA County Supervisor Holly Mitchell
500 W Temple St #866
Los Angeles, CA 90012
hollyjmitchell@bos.lacounty.gov

Re: Comments to the Draft PEIR for the Los Angeles County Westside Area Plan ; Project #PRJ2023-001700; General Plan Amendment # RPPL2023002433; Advance Planning Case # RPPL2023002448; Zone Change # RPPL 2023002450; Environmental Assessment # RPPL2023002449; State Clearinghouse # 2023110409.

Dear Ms. Yom:

Thank you again for the opportunity to meet with representatives of your office on August 1, 2024, at Knox Presbyterian Church. As a follow-up to that meeting and pursuant to Government Code 65351, the Ladera Heights Civic Association ("LHCA") provides its objections and suggestions for corrective action to the draft Program Environmental Impact Report for the Los Angeles County Westside Area Plan dated June 2024, State Clearinghouse # 2023110409 (alternatively the "Draft Program Environmental Impact Report" or the "Draft PEIR"). The Draft PEIR reviews and assesses the environmental impacts of the proposed draft Los Angeles County Westside Area Plan dated June 9, 2024, for Ladera Heights, View Park-Windsor Hills-View Heights, Franklin Canyon, West LA Sawtelle VA, West Fox Hills, Marina del Rey, and Gilmore Island (alternatively the "WSAP", or the "Plan").[1] O4-1

LHCA is a civic association representing the owners and renters of those properties located in that portion of the County of Los Angeles and the City of Los Angeles within USPS Zip Codes 90056, and 90302, commonly known as Ladera, Ladera Heights, and the Heights at Ladera in the City of Inglewood (collectively, the "Ladera Community"). LHCA represents over 3,000 homes, and its residents will all be affected by the Plan. As a Section 501(c)(4) organization, LHCA is a not-for-profit entity that has proudly existed since 1955 for the exclusive purpose of promoting the social welfare of the Ladera Community. It is a duty that we do not take lightly.

[1] Given the Plan's intense focus on the historically African American neighborhoods of Ladera Heights, View Park and Windsor Hills, the term Westside Area Plan is an inaccurate and overly inclusive misnomer.

I. SUMMARY

As set forth in our letter to the Office of Regional Planning and Supervisor Holly Mitchell dated August 9, 2024, attached hereto as Exhibit A ("Objection Letter"), the Plan's primary objective is to comply with the State of California's mandates to increase housing construction within local communities. To facilitate construction, the Plan upzones as many parcels of land as possible without regard for the goals and policies it professes to achieve. Moreover, there is apparent hostility towards existing single family residential uses.

We, the current homeowners and renters residing in the Ladera Community, are happy to share that which makes our community special with future residents. Our community understands the importance of housing and home ownership, and as such, we support fair and equitable development, including affordable housing. However, our residents have been repeatedly informed by LA County Planning that the Plan's true driving force is the State mandate for increased housing construction in our community as part of a larger effort by LA County to avoid a loss of State funding.

Ladera Community residents unequivocally believe that the Plan is (1) neither fair nor equitable, (2) internally inconsistent, (3) addresses only one objective (compliance with State of California mandates for higher housing densities) while ignoring foreseeable environmental impacts that are both significant and cumulative, (4) fails to disclose all future components, and (5) exclusively focuses development in our local community while ignoring reasonable alternatives in other portions of LA County.

O4-1 Cont'

The Draft PEIR has both derivative failures from the Plan and integral failures from its component parts; it cannot overcome these shortcomings through the sheer paper volume and weight of the Draft EIR.

We respectfully request modification of the Draft PEIR because it suffers from the following general shortcomings:

- Fails to adequately describe the project and disclose to decision makers the true drivers behind the proposed upzoning in the Ladera Community.
- Contains an incomplete Setting, focusing on architectural home styles instead of more accurately describing the community's location between LA City, LA County, Culver City and the City of Inglewood, all with separate and uncoordinated land use plans with significant and cumulative impacts on the Ladera Community.
- Fails to disclose reasonably foreseeable project components intended to double the Ladera Community's resident population over the planning period.
- Steers the recommendation to a preferred Ladera Community upzoning scenario while failing to consider a reasonable alternative utilizing LA County's owned lands in whole or in part.
- Fails to acknowledge the internal inconsistencies in the Draft WSAP, which are then carried into the Draft PEIR.

O4-2

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- Fails to adequately describe reasonably foreseeable additional components, including without, limitation impacts and required upgrades to public infrastructure.
- The Areas of Controversy section fails to disclose the internal inconsistencies in the WSAP, and also fails to provide a reasonable alternative that considers LA County owned land, including a location near the Westchester/Veterans Metro light rail station.
- The Issues to be Resolved section fails to address each concern in Exhibit I to the Objection Letter in detail.
- The Summary of Environmental Impacts table fails to adequately identify significant environmental impacts and propose mitigation measures or alternatives to address those issues.

O4-2 Cont'

II. INADEQUATE PROJECT DESCRIPTION

LA County Planning Activities

The Los Angeles County General Plan is the foundational document for all community-based plans that serve the unincorporated areas. The General Plan identifies eleven (11) Area Plans. The purpose of the Planning Areas Framework is to provide a mechanism for local communities to work with the County to develop plans that respond to their unique and diverse character.

The General Plan is comprised of the following elements, all of which are required to work as an integrated whole for the benefit of the community. All Plan elements are also required to be given equal consideration:

- Land Use Element. The Land Use Element designates land uses and provides strategies and planning tools to facilitate and guide future development and revitalization efforts.
- Mobility Element. The Mobility Element provides an overview of the transportation infrastructure and strategies for developing an efficient and multimodal transportation network. The Highway Plan and the Bicycle Master Plan are sub-components of the Mobility Element.
- Air Quality Element. The Air Quality Element summarizes air quality issues and outlines the goals and policies that will improve air quality and reduce greenhouse gas emissions. The Community Climate Action Plan is a sub-component of the Air Quality Element.
- Conservation and Natural Resources Element. The Conservation and Natural Resources Element guides the long-term conservation of natural resources and preservation of available open space areas.
- Parks and Recreation Element. The Parks and Recreation Element plans and provides for an integrated parks and recreation system that meets the needs of residents.
- Noise Element. The Noise Element reduces and limits the exposure of the general public to excessive noise levels.
- Safety Element. The purpose of the Safety Element is to reduce the potential risk of death, injuries, property damage, economic loss, and social dislocation resulting from natural and human-made hazards.

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- Public Services and Facilities Element. The Public Services and Facilities Element promotes the orderly and efficient planning of public services and facilities and infrastructure in conjunction with development and growth.
- Economic Development Element. The Economic Development Element outlines economic development goals and provides strategies that contribute to economic well-being.
- Housing Element. The Housing Element analyzes and plans for existing and future housing needs. The Housing Element addresses the housing needs of all income levels and accommodates a diversity of housing types and special needs. (Source: LA County Planning https://planning.lacounty.gov/long-range-planning/westside-area-plan/).

O4-3 Cont'

But a well-organized approach to planning, with internal consistency and all components being given equal consideration, is **not** what is taking place now.

Project Definition and RHNA

A "Project" has a specific meaning within the California Environmental Quality Act ("CEQA"):

(a) "Project" means the whole of an action, which has a potential for resulting in either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment, and that is any of the following:

(1) An activity directly undertaken by any public agency including but not limited to public works construction and related activities clearing or grading of land, improvements to existing public structures, enactment and amendment of zoning ordinances, and the adoption and amendment of local General Plans or elements thereof pursuant to Government Code Sections 65100- 65700.

(2) An activity undertaken by a person which is supported in whole or in part through public agency contracts, grants, subsidies, loans, or other forms of assistance from one or more public agencies.

O4-4

(3) An activity involving the issuance to a person of a lease, permit, license, certificate, or other entitlement for use by one or more public agencies. (CA Gov Code Section 15378).

Relevance of State of California Mandates - RHNA

Your office has repeatedly stated that if LA County does not have in place a plan to meet its RHNA goals, by 2025, it could lose various forms of State funding. That near term deadline and financial incentive colors LA County's decisions related to land use and zoning matters, creating a significant conflict between (1) LA County's interest in obtaining State funds, and (2) the Goals and Policies stated in the Westside Area Plan along with the provisions of *Gov. Code Section 65584(d)*. The result is a Plan that is driven by RHNA, internally inconsistent, and requires significant revisions.

The Executive Summary of the Revised County of Los Angeles Housing Element (2021-2029) reads in part as follows:

Strategies to Accommodate the RHNA

The County of Los Angeles is required to ensure the availability of residential sites, at adequate densities and appropriate development standards, in the unincorporated Los Angeles County to accommodate its share of the regional housing need--also known as the Regional Housing Needs Allocation (RHNA). Unincorporated Los Angeles County has been assigned a RHNA of 90,052 units for the 2021-2029 Housing Element planning period, which is subdivided by level of affordability as follows:

RHNA 2021-2029	Affordability				Total
	Extremely Low[1]/ Very Low (<50% AMI[2])	Lower (50 - 80% AMI)	Moderate (80 - 120% AMI)	Above Moderate (>120% AMI)	
	25,648	13,691	14,180	36,533	90,052

Notes:

1. Pursuant to State law, the projected need of extremely low-income households can be estimated at 50% of the very low income RHNA. Therefore, the County's projected extremely low income can be estimated at 12,824 units. However, for the purpose of identifying adequate sites for RHNA, no separate accounting of sites for extremely low-income households is required.

2. AMI = Area Median Income. The County's Housing Element is organized around seven key strategies, within which the County has developed goals and policies. The goals and policies directly relate to the programs developed to address the County's housing needs. The seven key strategies include housing availability and housing affordability; stabilizing housing supply against demand; facilitating construction and maintenance of quality housing to ensure livability of neighborhoods; ensuring housing equity; ensuring sustainability in housing production; and ensuring compliance with local, state, and federal requirements through program implementation and monitoring.

O4-4 Cont'

Pursuant to Gov. Code Section 65584(d), RHNA numbers are supposedly allocated in furtherance of five objectives:

(1) *Increasing the housing supply and the mix of housing types, tenure, and affordability in all cities and counties within the region in an equitable manner, which shall result in each jurisdiction receiving an allocation of units for low- and very low-income households.*
(2) *Promoting infill development and socioeconomic equity, the protection of environmental and agricultural resources, the encouragement of efficient development patterns, and the achievement of the region's greenhouse gas reductions targets provided by the State Air Resources Board pursuant to Section 65080.*

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(3) Promoting an improved intraregional relationship between jobs and housing, including an improved balance between the number of low-wage jobs and the number of housing units affordable to low-wage workers in each jurisdiction.
(4) Allocating a lower proportion of housing need to an income category when a jurisdiction already has a disproportionately high share of households in that income category, as compared to the countywide distribution of households in that category from the most recent American Community Survey.
(5) Affirmatively furthering fair housing.

For purposes of this section, "affirmatively furthering fair housing" means taking meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics. Specifically, affirmatively furthering fair housing means taking meaningful actions that, taken together, address significant disparities in housing needs and in access to opportunity, replacing segregated living patterns with truly integrated and balanced living patterns, transforming racially and ethnically concentrated areas of poverty into areas of opportunity, and fostering and maintaining compliance with civil rights and fair housing laws. (Gov. Code Section 65584(d))

O4-4 Cont'

The Revised County of Los Angeles Housing Element (2021-2029) makes clear in its Executive Summary that the driving force behind LA County's community planning efforts is meeting the County's allotted share of housing units identified in the Regional Housing Needs Assessment ("RHNA") with all of its direct and indirect impacts within the planning period. The distribution of planned RHNA density increases within the County's eleven (11) planning areas (Antelope Valley, Coastal Islands, East San Gabriel Valley, Gateway, Metro, San Fernando Valley, Santa Clarita Valley, Santa Monica Mountains, South Bay, West San Gabriel Valley, and Westside Planning Area) was decided by LA County. WSAP in turn removed Marina del Rey, Westwood, West Fox Hills, Gilmore Island, and Franklin Canyon from consideration for upzoning, leaving primarily the Ladera Community and the View Park/Windsor Hills community to bear the brunt of RNHA density increases.

The result is that LA County has conflicting goals: (1) approve a flawed Plan in time to meet RHNA deadlines and preserve State funding or (2) prepare a Plan that fairly balances community needs and complies with the Gov. Code Section 65584(d) requirement to allocate RHNA density "in an equitable manner."

As currently written, an uninformed reader would assume (incorrectly) that the proposed increase in density within the Ladera Heights community is a result of the areawide Goals and Policies consistently applied in a fair and equitable manner, that those goals and policies are internally consistent, and that the process utilized to target Ladera Height Community locations for increased RHNA density complies with the provisions of *Gov. Code Section 65584(d).*

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Requested Draft PEIR Change

1. Revise the Project Description to more accurately describe the true nature of the Project-compliance with RHNA in order to obtain State funding.

O4-5

III. INACCURATE PROJECT SETTING

As stated in the Plan, Ladera Heights is a predominately Black community with a population of more than 6,500 residents. Indeed, more than 70 percent of its population identified themselves as Black and the majority of Ladera Heights residents are homeowners (67.2 percent). Given that historical discrimination through exclusionary housing policies and practices and a variety of other factors have historically limited African American families from purchasing homes at the same rate as their White counterparts, Ladera is unique in that it has and continues to provide members of a typically underrepresented community with access to the American dream. This dream is important to most Americans but is particularly important to the African American community because it was a dream deferred for so long along with the benefits thereof - such as generational wealth, community stabilization, and access to education and employment opportunities.

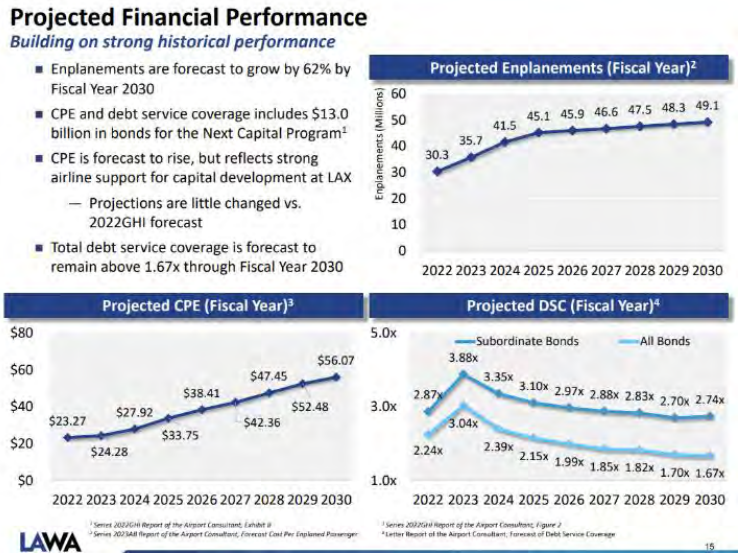
The Ladera Community, however, suffers from its location at the convergence of 4 separate political entities: Los Angeles County, City of Los Angeles, City of Inglewood, and Culver City. Slauson Avenue is shared by LA City, LA County, and Culver City. Centinela Avenue is shared by LA County, LA City, Culver City and Inglewood. The Ladera Center, a local retail/commercial neighborhood shopping center, has the unique distinction of split LA County-LA City jurisdiction with the boundary running through the grocery aisles of a Ralphs supermarket.

All four jurisdictions have land use plans and zoning regulations, and all are driven by the same State mandate to meet RHNA numbers or else lose various sources of funding. One unfortunate outcome is subordination of reasonable local land use planning to RHNA numbers and a lack of coordination on land use matters, resulting in each jurisdiction making decisions that cause cumulative, direct and indirect environmental impacts to our Ladera Heights community.

O4-6

- LA City's draft Westchester-Playa del Rey plan is known by the informal title of "Periphery Plan" because it shifts density towards periphery communities such as Ladera without regard for the resulting environmental impacts. LA City is proposing to designate its portion of the Ladera Center as a Regional Center similar to Howard Hughes Center with unlimited height restrictions. In addition, LA City's plan similarly proposes to upzone the other three (3) adjacent commercial corners of La Cienega and Centinela as Regional Centers. Regional Centers allow high density, unlimited height buildings, much like the 30-story building on nearby La Cienega known as the Cumulus building.
- LA County is proposing to designate its portion of the Ladera Center as Mixed Use, and also increase multifamily density along Fairview and Springpark, creating even more congestion for residents of LA County, the Ladera neighborhood within the City of Los Angeles, and the Heights at Ladera, a City of Inglewood neighborhood of 80+ homes. In addition, WSAP similarly proposes to upzone other large commercial sites located on the Slauson corridor which could result in not less than 4500 units within a two (2) blocks.

- Culver City upzones to portions of the Fox Hills neighborhood to High Density Multifamily and High-Density Mixed Use. (Culver City General Plan 2045, Page 115). In addition to the proposed upzoning there are (i) three (3) approved projects which will add 1705 housing units and (ii) the Bristol Plaza project, anticipated to add 1000 housing units, for a total of 2705 units.
- Los Angeles International Airport (LAX) is expanding airport facilities in order to accommodate increasing volume over the planning period. Those passengers drive through our local communities, so much so that LAX has now placed new traffic directional signs immediately adjacent to the Ladera Center.



(source: https://www.lawa.org/-/media/lawa-web/lawa-investor-relations/files/additional-resources/lawa-series-2023ab-investor-presentation-2023-03-21.ashx).

O4-6 Cont'

LA County repeatedly fails to recognize the unique geopolitical challenges that the Ladera Community faces. The Draft PEIR describes the Ladera Community in terms of demographics (4.2.2), streets and highways (4.3.1), and views and architecture (5.1.1.2). It is an insular and somewhat idyllic view that ignores facts on the ground and results in uncoordinated density increases and significant and cumulative environmental impacts on the Ladera Community.

In addition to the cumulative impacts to the Ladera Community resulting from uncoordinated land use decisions, changes to how LA County measures transportation impacts continue to deflect attention from real world local conditions. Vehicle Miles Traveled (VMT) has replaced Level of Service (LOS). VMT looks at total miles traveled within the study area. It assumes that increased density within Los Angeles will reduce the total number of miles travelled by residents and help with other environmental areas of concern including greenhouse gas emissions. Notwithstanding the introduction of VMT, LOS remains the best method to analyze traffic congestion because it measures travel delays and safety while VMT does not. More importantly, although there has been a statutory change requiring the adoption of VMT as the methodology for assessing transportation

O4-7

impacts, Public Resources Code section 21099 notes that this change "does not relieve a public agency of the requirement to analyze a project's potentially significant transportation impacts related to air quality, noise, safety, or any other impact associated with transportation." The VMT standard and the Draft PEIR ignore these impacts in the areas designated as opportunity zones as well as the increased destination traffic due to LAX capacity expansion.

The Ladera Community is supportive of greenhouse goals but requests that the Settings section of the Draft PEIR be revised to describe the F Level of Service intersections, LAX related traffic increasing, commuters creating safety hazards on Ladera Community residential streets by speeding and running stop signs, and entire neighborhoods (Heights at Ladera at the intersection of Laurelwood Drive and Fairview Boulevard) trapped by traffic congestion and unable to enter and exit their 80+ home neighborhood during rush hour.

O4-7 Cont'

Requested Draft PEIR Changes:

As a regional planning authority, LA County is best suited to help identify the multiple plans and their cumulative environmental impacts as well as to work with LAX, LA City, Culver City, and the City of Inglewood to accommodate reasonable growth while minimizing environmental impacts n the Ladera Community.

O4-8

1. Revise the Project Setting to provide a factual description of the Ladera Community's location and the environmental impacts it faces from uncoordinated multi-jurisdictional planning and development. Describe the planned land use changes in the immediately surrounding jurisdictions of LA City, Culver City and the City of Inglewood and analyze the environmental impact accordingly.
2. Revise the Project Setting to provide a factual description of the Ladera Community's location and the environmental impacts it faces from current traffic congestion. Describe the F Level of Service intersections, disclose the forecast increase in traffic due to LAX expansion and projected increased density in the surrounding jurisdictions of LA City, Culver City and the City of Inglewood, and require a traffic impact study and analyze the environmental impact accordingly.
3. Modify the Westside Area Plan accordingly.

O4-9

IV. FAILURE TO DISCLOSE REASONABLE ALTERNATIVES

While the Draft Westside Area Plan Documents ostensibly addresses housing needs in LA County jurisdiction areas across the Westside, the proposed increases in housing density are primarily limited to Ladera Heights, Windsor Hills and View Park. Locations in Marina del Rey, Westwood and Gilmore Island are bypassed. The failure to allocate the benefits and burdens of the Plan to all communities within the Plan area shows the inconsistent application of decision-making criteria and the unfair targeting of predominately African American communities such as Ladera Heights and View Park/Windsor Hills. The Plan should clearly state all relevant facts, the objective decision-making

O4-10

criteria and demonstrate how that criterion is fairly applied to minimize adverse impacts to the Ladera Heights community as a whole and to adjacent land parcels.

The WSAP Documents ignore four (4) acres of land occupied by LA County Public Works (5550 W. 83rd Street, Los Angeles 90045), not currently utilized for its highest and best land use and located near the new Westchester/Veterans light rail Metro station. Underutilized LA County owned land should be treated in the same manner as privately owned land found to have extensive surface parking and obsolete low-rise structures. This available property should be included in the Plan, and the density should be increased for higher density multi-family land use.

O4-10 Cont'

The County of Los Angeles (County) is the owner of all real property in the unincorporated territory of Marina del Rey, which includes a small craft harbor and adjacent lands, all within the Coastal Zone. This includes 401 acres of land which is potentially available for development. The County Department of Beaches and Harbors (DBH) leases landside and waterside parcels in Marina del Rey for development on behalf of the County. The County Department of Regional Planning (DRP) serves as the primary land use regulatory authority for Marina del Rey through the Marina del Rey Local Coastal Program (LCP), including the Marina del Rey Specific Plan. The LCP, through the Specific Plan, establishes land use policy, development standards, and guidelines, which are the principal regulatory basis for future development, preservation, and reconstruction efforts in Marina del Rey. https://file.lacounty.gov/SDSInter/bos/supdocs/184895.pdf. Despite the fact that the County owns this land, not a single acre of the 401 acres was considered as a potential location for development as part of the Westside Area Plan[2]. Instead, the County seeks to allocate more than 6,000 housing units on property that it does not own. The blatant exclusion of these 401 acres from consideration is inequitable and unacceptable. At best, the failure to consider this acreage demonstrates the inconsistent application of decision-making criteria by the Planning Department. At worst, it demonstrates that the County has failed to act in good faith and has a conflict of interest in regard to the designation of opportunity sites. The Plan should describe and include the potential housing contributions of Marina Del Rey as part of the Plan Area . The PEIR should consider this area as a reasonable alternative to mitigate the significant environmental impact of the Plan on the Ladera Community.

O4-11

Similarly, the Plan fails to incorporate additional property specifically identified by LA County Department of Beaches & Harbors in response to a request by the County Board of Supervisors. LA County Department of Beaches & Harbors prepared a 180 Day Report dated November 20, 2023 (the "180 Day Report") describing additional affordable housing opportunities that can be implemented immediately under current state laws in Marina del Rey. The recommendations include (a) develop on an expedited basis additional affordable housing on vacant and otherwise underutilized parcels, where appropriate, (b) in-fill housing development as part of this phase should be supported with enhanced transit service to increase circulation and access to the Marina and (c) the County should begin evaluating currently underused parcels in Marina del Rey as well as uses on those parcels whose leases

O4-12

[2] We acknowledge LA County's recent search for affordable housing opportunities in Marina del Rey. However, this effort should not exclude Marina del Rey from contributing its fair share of housing as part of the Plan Area.

are expiring in the next several years. The 180 Day Report specifically identified "Parcel 147", currently a parking lot, for immediate reuse. While Marina del Rey development is subject to Coastal Commission review and approvals, the land is owned by LA County, and the 180 Day Report clearly identified capacity for additional affordable housing units. The Plan should describe the 180 Day Report recommendations and include their expected housing contributions in the Plan Area.

O4-12 Cont'

The Plan eliminates the Gilmore Island property from any discussion as a possible location for workforce housing even though it is currently utilized as a parking lot adjacent to jobs rich CBS Television City. When the issue was raised with the Planning department, the Planning department summarily dismissed the issue as a single lot within a larger development. Just as your office has determined that parking lots in Ladera Heights and View Park can be upzoned, parking lots in other WSAP communities can be upzoned. All parking lots matter for the cause of affordable and workforce housing. LHCA requests that Gilmore Island's potential contribution to additional future housing supply be identified and incorporated into the Plan.

O4-13

The Veteran's Administration is planning to construct affordable housing on the federally owned VA site in Westwood. While the VA site is subject to federal jurisdiction, planned construction on the VA site will contribute to the regional supply of affordable housing. This multi-year contribution to the regional housing supply should be identified and incorporated into the Plan.

O4-14

The Plan contemplates increasing density in Ladera Heights by over 6,000 units. Most of this increase occurs in a compact area that would overwhelm the already overburdened highways of La Cienega Blvd and Slauson Ave. At the same time, the Plan, as written, ignores viable alternatives that would lessen the burden of increased density on the Ladera Community. The Plan should disclose all reasonable alternatives available to LA County including adding County owned land, Marina del Rey, the VA and Gilmore Island. Including those additional sites would better distribute potential housing units while minimizing the environmental impact to Ladera Heights, Windsor Hills and View Park residents.

These reasonable alternatives should be analyzed as part of the Draft EIR. Moreover, because these additional locations could accommodate additional housing density currently in the Plan and relieve some of the adverse environmental impacts on our local community, a **reasonable alternative project** would include some or all of the County owned land, Marina del Rey, the VA and Gilmore Island sites. The failure to address these issues demonstrates that the draft PEIR "failed to proceed in a manner required by law."

O4-15

Requested Draft PEIR Change

1. Add a reasonable alternative to include housing unit contributions possible on some or all of the County owned land located at 5550 W. 83rd Street, Los Angeles 90045, Marina del Rey, the VA and Gilmore Island sites.

O4-16

V. INTERNALLY INCONSISTENT

California Government Code Section 65300.5 requires general plans and their component elements to be an integrated, internally consistent and compatible statement of policies. Although the Plan includes a vision statement and several guiding principles, its focus is on six distinct elements (Historic Resources, Land Use, Mobility, Economic Development, Conservation and Open Spaces, and Public Facilities and Services). Each of these elements is presented with background information regarding existing conditions, key findings, and conclusions. Based on this information, the Plan establishes goals and policies for each element which are purportedly designed to guide future growth within the area of the Plan.

Here, the driving principle behind the Plan appears to be compliance with the State mandate to increase housing units. This has resulted in a draft proposal that not only ignores other relevant published LA County policies but is often at odds with its own stated community vision, guiding principles, goals and policies. While the Plan consists of many elements, all elements of the plan have equal legal status and each element must be reconciled for consistency as no element is legally subordinate nor superior to another, and the plan must resolve potential conflicts among its elements through clear language and policy consistency. Sierra Club v. Board of Supervisors of Kern County, 126 Cal. App. 3rd 698 (1981).

The Plan is internally inconsistent, and the zoning and land use policies appear random in their application. In short, the Plan ignores normal planning practices where a local planning agency takes a systematic and internally consistent approach with the following principles in mind:

O4-17

(1) Forecast regional population growth.
(2) Compare current and forecast expected demand for various land uses including housing units.
(3) Where there is a gap or shortfall, fairly allocate/distribute the additional requirements throughout the planning area.
(4) Research and apply data & objective decision-making criteria consistent with stated goals and policies.
(5) Distribute the additional requirements utilizing an iterative process to minimize adverse impacts to adjacent current land uses ("negative externalities" in urban economics) and considering other components (mobility, health & safety, etc.) of the General Plan.

Appendix 1 to LHCA's Objection Letter, attached hereto and incorporated herein, identifies inconsistencies within the goals and policies of the Plan and the problems arising from such inconsistencies.

Requested Draft PEIR Changes

1. Disclose in the Draft PEIR that the Draft Westside Plan is internally inconsistent.
2. Respond to the inconsistencies listed in Exhibit 1 to the Objection Letter.

VI. FAILURE TO DISCLOSE ALL FUTURE COMPONENTS

The Plan fails to disclose the full extent of planned development. It is reasonably foreseeable that the WSAP will result in tangible, near term development projects consistent with the RHNA goals, with a potential to double the Ladera Community's current resident population.

O4-18

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- Those projects cannot be dismissed as "speculative" because the primary intent of the WSAP is to drive near term real estate development to the Ladera Community.
- The expected timing of development can be reasonably estimated based on various forecasting methodologies including SCAG projections. If forecasting methods are acceptable to forecast RHNA numbers, they should also be acceptable to forecast real estate development and disclose the resulting environmental impacts on the Ladera Community.

O4-18 Cont'

Increased density also affects public infrastructure, for example street capacity and sewer capacity. LA County Sanitation maps reveal that most locations planned to receive increased density are served by 8-inch sewer lines. The capacity of local public streets doesn't require a search of LA County engineering records, we can see for ourselves the daily traffic jams and the clogged intersections. There is no mention in the Plan of existing infrastructure capacity, the extent or cost of required infrastructure construction upgrades or funding sources.

It is reasonably foreseeable that as a direct result of the LA County Plan, infrastructure construction projects will take place within our Ladera Community with significant impacts on circulation, conservation, noise, safety, and air quality, as well as business interruption impacts on local small businesses.

O4-19

Funding for public infrastructure upgrades is not mentioned. In some instances, developers are required to help fund infrastructure upgrades (for example a sewer line extension). In the case where a developer requests additional market rate housing units in return for a few affordable units, it is reasonably foreseeable that the proposed development project will seek public funding for infrastructure upgrades.

Inadequate Disclosure of Impacts to LA County public infrastructure.

Planning and funding facilities for future growth is a fundamental function of every public serving agency. The Draft Westside Plan concentrates all increased density within a small geographical area, and its specific intent is to drive higher population densities to the target locations; one possible outcome is to double the Ladera Community resident population.

The Draft PEIR states that the Draft Westside Plan itself would not create additional housing and dismisses future impacts as "speculative" even though it is possible to forecast increased population growth in a small geographical area and measure expected impacts on public infrastructure.

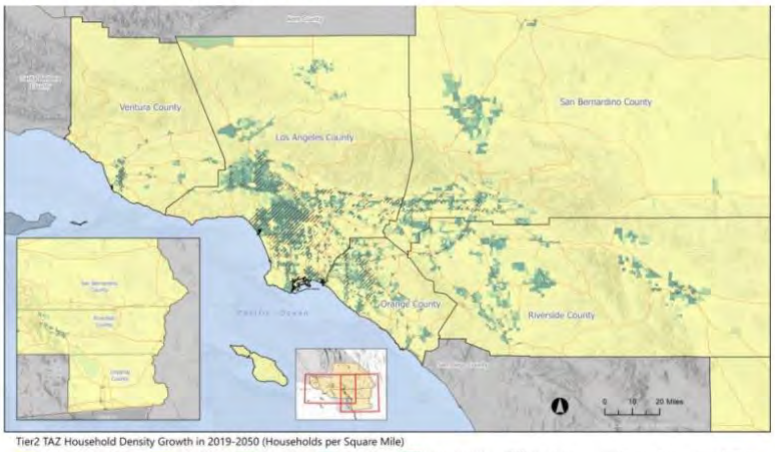
O4-20

Southern California Association of Governments (SCAG) in its 2024 Regional Transportation Plan/Sustainable Communities Strategy, Connect SoCal 2024, Page 32, states "Forecasted *Regional Development Pattern: SCAG develops a forecasted development pattern that details where future jobs and housing will be located, based on expert projection, existing planning documents, regional policies and review by local jurisdictions*."

There is also a detailed map on page 42 clearly showing the Ladera Community located within the forecast growth area.

3. Forecasted Regional Development Pattern

SCAG develops a forecasted development pattern that details where future jobs and housing will be located, based on expert projection, existing planning documents, regional policies and review by local jurisdictions. The small-area forecast of households and employment is developed at the jurisdiction and Tier 2 Transportation Analysis Zone (TAZ) levels. This zone system is uniquely designed to allow highly detailed traffic analysis and predictions through the use of SCAG's modeling tools.



Tier2 TAZ Household Density Growth in 2019-2050 (Households per Square Mile)

Less than or Equal to 100 | 101 to 200 | 201 to 300 | 301 to 500 | Greater than 500 | Priority Areas | Resource Areas | Freeway

Source: SCAG 2023. Note: Priority areas refer to two or more Priority Development Areas (PDAs), which are areas within the SCAG region where future growth can be located in order to help the region reach mobility and environmental goals and support complete communities. Generally, this means that people in these areas have access to multiple modes of transportation or that trip origins and destinations are closer together, allowing for shorter trips. Resource areas refer to more than one Green Region Resource Area (GRRA), which are areas where climate hazard zones, environmental sensitivities, and administrative areas (such as military bases) where growth would generally not advance SB 375 objectives. See Land Use and Communities Technical Report for more details.

Moreover, the State of California through its recent housing-related legislation has put in place mechanisms to bypass local controls and even provided bonus density if certain conditions are met related to inclusion of affordable housing, <u>all intended to convert potential housing growth into actual construction within the planning period</u>.

O4-20 Cont'

The Draft PEIR repeatedly deflects the direct and indirect impacts on the Ladera Community by stating that they are "*speculative and infeasible to evaluate*".

- <u>Fire Protection & Emergency Services 5.15.1.3</u>
  - "*At the planning level of analysis, it is speculative and infeasible to evaluate project-specific environmental impacts associated with the construction of future fire facilities since specific sites and time frames for development are unknown. When specific projects are necessary to meet the growth demands from the buildout of the proposed project, the appropriate level of analysis required under CEQA would be conducted by LACFD.*"
    - <u>Analysis Failure</u> - The PEIR's analysis of the Project's potential impacts on fire protection services similarly falls short. The PEIR identifies the construction of future fire facilities as the sole environmental issue related to fire protection services possibly caused by the Project. The PEIR fails include a description of the existing fire protection services in the vicinity of the Project and fails to consider the following factors such as response distance from existing fire stations, fire flow requirements, and fire department judgment for needs in the area to determine the adequacy of Fire Protection services for the Project.

O4-21

- <u>Police Protection 5.15.2.3</u>
  - "*Changes to the land use designation and zoning of the WSAP are primarily in Ladera Heights, View Park, and Windsor Hills and West Fox Hills. However, the WSAP would create higher density areas, which would increase the demand for law*

O4-22

enforcement services necessitating the expansion of department facilities. At the planning level of analysis, it is speculative and infeasible to evaluate project-specific environmental impacts associated with the construction of future sheriff facilities since specific sites and time frames for development are unknown. When specific projects are necessary to meet the growth demands from the buildout of the proposed project, the appropriate level of analysis required under CEQA would be conducted by LASD."

- Analysis Failure - The PEIR dismisses future law enforcement impacts as "speculative" even though it is possible to forecast increased population growth. PEIR fails to identify any specific operational details such as the number of officers and support personnel presently required to protect and serve the existing population of the Ladera Community based on daytime population (residents + employees) and nighttime population (residents) as well as police officer response times. The anticipated growth which would result from the Project's residential and commercial land uses would likely increase the number of law enforcement responses in the Ladera Community, which would increase the need for personnel and equipment. The redistribution and increase of the population and traffic density into areas proposed for growth would necessitate the reassignment of resources to adequately protect residents. The PEIR fails to address these issues, and rather, identifies law enforcement facilities construction as the sole potential environmental issue impacting law enforcement.

- Similarly, emergency accessibility is typically assessed at a project level. The PEIR fails to provide Project-level review of traffic control plans that account for emergency vehicles nor does it analyze safety and emergency access needs, where applicable.

O4-22 Cont'

- School Services 5.15.3.1
  - *"There are five school districts that serve the Planning Area boundaries: Inglewood Unified School District, Los Angeles Unified School District, Culver City Unified School District, Santa Monica-Malibu Unified School District, and Beverly Hills Unified School District… Other schools are in established residential neighborhoods. Two schools are in Ladera Heights, View Park, and Windsor Hills and West Fox Hills communities: Windsor Hills Math Science and Fifty Fourth Street Elementary School".* [Note the reference to school districts nowhere near the actual land parcels targeted for upzoning.]
  - "*At this planning level of analysis, it is speculative and infeasible to evaluate project-specific environmental impacts associated with the construction of future school facilities since specific sites and time frames for development are unknown. When specific projects are necessary to meet the growth demands from the buildout of the proposed project, the appropriate level of analysis required under CEQA would be conducted by respective*."

O4-23

- Library Services 5.15.4
    - *"While the WSAP itself would not create additional housing, rezoning would allow for new housing development with increased population densities, specifically in relation to the 12 Opportunity Sites identified in the Ladera Heights, View Park, Windsor Hills and West Fox Hills communities. At the planning level of analysis, it is speculative and infeasible to evaluate project-specific environmental impacts associated with the construction of future library facilities since specific sites and time frames for development are unknown. When specific projects are necessary to meet the growth demands from the buildout of the proposed project, the appropriate level of analysis required under CEQA would be conducted by the County."*

O4-24

- Recreation 5.16.1
    - "*The Ladera Heights, View Park, Windsor Hills, -except for small pocket developed with the Frank D Elementary School (sic) – and Franklin Canyon areas have a very low park need"*
    - *"This area* [referring to the Frank D Parent Elementary School] *of the Ladera Heights, View Park and Windsor Hills community has a very high park need based on the 2016 PNA data*.
    - "It is speculative to determine the location of future parks and recreational facilities in the Planning Area and impacts that may arise from development of individual parks or recreational facilities projects"

O4-25

In addition to arguing that the direct and indirect environmental impacts on the Ladera Community are merely "speculative" and measuring or framing those impacts is "infeasible", the Draft PEIR ignores specific internal LA County requests from the affected County agency. Los Angeles County Sanitation Districts ("LACSD") in their scoping comments requested that all future projects within their service area be reviewed to "*ensure sufficient sewer capacity exists*".

The Draft PEIR addresses the comment in Section 5.19 , Utilities and Service Systems by focusing on regional wastewater treatment facilities (for example, the LA County wastewater treatment facility located in Carson, California).

There is no reference in Section 5.19 to the local 8-inch underground sewer lines that service the various Plan locations identified for higher density. The Draft EIR does not identify or address current local sewer capacities and expected future flows, infrastructure upgrades and the resulting construction impacts (traffic, noise, safety, air quality, etc…).

Section 5.19 dispenses with funding requirements by simply stating "*Policy PS/F 4.2 requires the County to support capital improvement plans and improve on aging and inefficient wastewater infrastructure. Accordingly future related projects would be required to comply with local regulations and General Plan policies. Given that WSAP would not induce regional population growth beyond SCAG projections, regional wastewater treatment facilities would accommodate the local increases without increasing regional demand projections. Future related projects would be required to comply with local regulations and General Plan policies. Therefore, there would be less than cumulative considerable impact*."

- This is a circular argument with no relation to the LACSD comment on sewer capacity (as opposed to treatment facilities).

O4-26

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- If all local development projects were viewed through a regional lens, very few projects would be found to have an environmental impact at all.

O4-26 Cont'

Requested Draft PEIR Changes

O4-27

1. Forecast expected buildout in the Ladera Community over the planning period consistent with State of California housing goals and SCAG forecasts.

O4-28

2. Describe and analyze the expected local environmental impacts, including public services. on the Project.

O4-29

3. Respond accurately to the Los Angeles County Sanitation Districts ("LACSD") request that all future projects within their service area be reviewed to "*ensure sufficient sewer capacity exists*."

VII. AREAS OF CONTROVERSY

O4-30

WSAP Inconsistency. Ladera Community residents have informed LA County that the WSAP is internally inconsistent and seeks to comply with RHNA above all else.

O4-31

Reasonably foreseeable future development. The WSAP is specifically intended to increase density and double the Ladera Community's resident population within the planning period. The Draft PEIR fails to disclose reasonably foreseeable future development and the resulting environmental impacts on the Ladera Community.

O4-32

Opaque Process; Failure to utilize LA County owned land. Ladera Community residents in both direct communications and in meetings have made it very clear that an overarching area of controversy is the opaque process utilized by LA County to allocate and select locations for upzoning. While the Draft Westside Area Plan Documents ostensibly address housing needs in LA County jurisdiction areas across the Westside, the proposed increases in housing density are primarily limited to Ladera Heights, Windsor Hills and View Park. Locations in Marina del Rey, Westwood and Gilmore Island are bypassed. The failure to allocate the benefits and burdens of the Plan to all communities within the Plan area shows the inconsistent application of decision-making criteria and the unfair targeting of predominately African American communities such as Ladera Heights and View Park/Windsor Hills. Particularly disturbing is the failure of LA County to consider its owned land parcels, including a four (4) acre LA Public Works utility yard located adjacent to the Westchester/Veterans light rail station, and 401 acres of land within Marina del Rey.

Requested Draft PEIR Changes

O4-33

1. Add to the Areas of Controversy the Ladera Community's view that the Plan fails to clearly state all relevant facts, the objective decision-making criteria and demonstrate how that criterion is fairly and consistently applied to minimize adverse impacts to the Ladera Heights community as a whole and to adjacent land parcels.

O4-34

2. Disclose reasonably foreseeable future development.

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3. Add a reasonable alternative scenario that considers (a) LA County owned lands and (b) other Westside parcels (particularly parcels used for parking lot purposes) for upzoning and housing development.

O4-35

VIII. ISSUES TO BE RESOLVED

Our Objection Letter". attached as Exhibit "A" describes the repeated failure of the WSAP to comply with its own stated Goals and Objectives in pursuit of compliance with RHNA. California Government Code Section 65300.5 requires general plans and their component elements to be an integrated, internally consistent and compatible statement of policies.

O4-36

Requested Draft PEIR Changes

1. The Draft PEIR should address each concern in Exhibit I to the Objection Letter in detail.

IX. SUMMARY OF ENVIRONMENTAL IMPACTS, MITIGATION MEASURES, AND LEVELS OF SIGNIFICANCE AFTER MITIGATION (Please refer to the Comments).

Table 1-1 Summary of Environmental Impacts, Mitigation Measures, and Levels of Significance After Mitigation

DRAFT PEIR Environmental Impact	DRAFT PEIR Level of Significance Before Mitigation	DRAFT PEIR Level of Significance After Mitigation	Comments
5.3 AIR QUALITY	Potentially Significant due to (1) cumulative net increase in criteria pollutant for which the region is non-attainment under an applicable federal or state ambient air quality standard, and (2) construction of the Project would expose sensitive receptors to substantial pollutant concentrations	Significant and Unavoidable	Local traffic congestion (and the number of idling vehicles at "F" LOS intersections) will increase as density increases consistent with the SCAG forecast mentioned above and LAX growth projections. The cumulative increase in pollutants will be significant and harmful. However, the change from Level of Service (LOS) to Vehicle Miles Traveled

O4-37

			(VMT) emphasizes long distance travel over local traffic congestion. The Draft PEIR also ignores impact to sensitive receptors (La Tijera School at the intersection of Fairview Avenue and La Cienega Boulevard). The PEIR states that "[O]peration of future developments under the WSAP may generate long-term emissions that exceed South Coast AQMD's significance thresholds and would cumulatively contribute to the nonattainment designations of the SoCAB." The Policies identified in the Plan would only minimize long-term air quality impacts during construction periods of the Project. However, the Plan did not identify additional feasible mitigation measures that would reduce the Project's long-term emissions to less than significant levels associated with future increased residential	O4-37 Cont'

			and commercial land uses. The PEIR fails to provide any feasible mitigation plan nor specify reasons to support the Project, such as a statement of overriding considerations as required by §15093 of the State CEQA Guidelines, despite its long-term emission impact on the Ladera Communities.	O4-37 Cont'
			Requested change 1. LA County should take notice of the (1) current and (2) future congestion levels and the resulting adverse health impacts on local residents, even if VMT is utilized at the State's direction. 2. Disclose long-term air quality impacts of the Project 3. Revise the summary of environmental impacts table accordingly.	O4-38 O4-39
5.5 CULTURAL RESOURCES	Significant and Unavoidable	Less Than Significant	The category completely ignores churches as critical components of a local community's cultural fabric. The WSAP Plan	O4-40

			upzones churches making it more likely that in the future the church property will be sold to developers and replaced with at or above market rate housing. **<u>Requested change</u>** 1. Consider local churches as part of the cultural resources analysis. 2. Revise the summary of environmental impacts table accordingly.	O4-40 Cont'
5.8 GREENHOUSE GAS EMISSIONS	Less Than Significant	Less Than Significant	The change from Level of Service (LOS) to Vehicle Miles Traveled (VMT) emphasizes long distance travel and minimizes local environmental impacts from traffic congestion. The Draft PEIR also ignores impact to sensitive receptors (La Tijera School at the intersection of Fairview Avenue and La Cienega Boulevard) **<u>Requested change</u>** 1. Consider adjacent sensitive receptor locations. 2. Revise the summary of environmental	O4-41

			impacts table accordingly.	O4-41 Cont'
5.11 LAND USE AND PLANNING	Less Than Significant	Less Than Significant	The Draft PEIR ignores the fact that the WSAP does not comply with its own stated goals and policies in order to meet RHNA goals and is internally inconsistent. **<u>Requested change.</u>** 1. Consider each line item in Exhibit 1 to the Objection Letter. 2. Revise the summary of environmental impacts table accordingly.	O4-42
5.13 NOISE	Potentially Significant increase in (1) ambient noise levels and (2) ground borne vibration and noise levels	Significant and Unavoidable	The Draft PEIR ignores the adverse noise impact to sensitive receptors (for example La Tijera School at the intersection of Fairview Avenue and La Cienega Boulevard) **<u>Requested change</u>** 1. Consider adjacent sensitive receptor locations. 2. Revise the summary of environmental impacts table accordingly.	O4-43
5.14 POPULATION AND HOUSING	Less Than Significant	Less Than Significant	The Draft PEIR asks whether the Plan would induce substantial population growth in	O4-44

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			an area, either directly or indirectly. In response the Draft PEIR states (1) there are no specific development projects that are identified or included as part of the WSAP, however the proposed change in land uses would allow for growth sufficient to meet RHNA requirements, (2) the proposed growth in the WASP is an additional 6,286 households, (3) future projects would be subject to CEQA, and (4) the WSAP ensures that communities will "retain their character, amenities, and access to services and infrastructure" (page 5.14-12). This is a "***nothing to see here***" response. Please read the attached Objection Letter and review LA County's notes from meetings with Ladera Community residents who can clearly see the impact of LA County's proposed land use changes that would double the resident population.

O4-44
Cont'

			<u>Requested change</u> 1. Accurately describe the projected growth against the current resident population. 2. Accurately describe the impact of such growth on the Ladera Community's "character, amenities, and access to services and infrastructure". 3. Revise the summary of environmental impacts table accordingly.	O4-45 O4-46
5.15 PUBLIC SERVICES	Less Than Significant	Less Than Significant	The Draft PEIR repeatedly addresses the impact to public services with a standard "*At the planning level of analysis, it is speculative and infeasible to evaluate project-specific environmental impacts*", even though the specific purpose of the WSAP is to induce growth within the planning period and (2) SCAG has published maps indicating where growth and in what quantities is expected.	O4-47

			<u>Requested change</u> 1. Accurately describe the projected growth against the current resident population. 2. Accurately describe the impact of such growth on the Ladera Community's public services. 3. Revise the summary of environmental impacts table.	O4-47 Cont'
5.17 TRANSPORTATION	Potentially significant project conflict or inconsistent with CEQA Guidelines § 15064.3, subdivision (b)	Significant and Unavoidable	The Draft PEIR views all transportation issues through the regional VMT lens. The mitigation measures do not mitigate the environmental harm caused by increased density. The focus of the Mobility element should be on helping residents improve *<u>accessibility</u>* (meaning the number of opportunities or activity sites located within a certain travel time), and *<u>mobility</u>* (meaning the ability to move between opportunity sites). LA County should <u>take notice</u> of the (1) current and (2) future congestion levels, even if VMT is utilized	O4-48

			at the State's direction. **<u>Requested change</u>** 1. The Mobility element of the WSAP acknowledges the use of VMT as a threshold but should adopt Level of Service as a local policy and use it to determine transportation infrastructure improvements needed outside of the CEQA process. 2. Commit LA County to provide public bus service with increased travel speed, timely and consistently reliable bus stop schedules consistent with the 15-minute service interval, reasonable system carrying capacity, connection to multiple bus lines and light rail, and safe and comfortable buses and transit stops. 3. Revise the summary of	O4-48 Cont' O4-49 O4-50

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			environmental impacts table accordingly.

O4-50 Cont'

Conclusion

Ladera Community residents unequivocally believe that the Plan is (1) neither fair nor equitable, (2) internally inconsistent, (3) addresses only one objective (compliance with State of California mandates for higher housing densities) while ignoring foreseeable environmental impacts that are both significant and cumulative, (4) fails to disclose all future components, and (5) focuses development in our local community while ignoring a reasonable alternative inclusive of land that LA County owns outright and less diverse communities in the Plan area.

The Draft PEIR has both derivative failures from the Plan and integral failures from its component parts; it cannot overcome these shortcomings through a voluminous Draft EIR.

We look forward to your response and welcome an opportunity to discuss our concerns in greater detail.

Thank you for your attention.

O4-51

Respectfully,

/s/

Desobry E. Bowens
President
Ladera Heights Civic Association
Desobry@Laderaheights.org

Enclosure:
Attachment A

EXHIBIT “A”

LADERA HEIGHTS CIVIC ASSOCIATION

WSAP WRITTEN RESPONSE

DATED JUNE 9, 2024

5357 W Centinela Ave. Los Angeles, CA 90045

August 16, 2024

Los Angeles County Department of Regional Planning
Attn: Julie Yom
320 West Temple Street
Los Angeles, CA 90012

Comment Letter O5

RE: Westside Area Plan Draft PEIR Comments

Dear Ms. Yom,

The Los Angeles County Westside Area Plan Draft (WSAP) Program Environmental Impact Report (PEIR) was prepared by the Los Angeles County Department of Regional Planning and PlaceWorks, an urban planning consulting firm that contributed to the proposal to rezone and redevelop the Ladera Heights, Windsor Hills /View Park and View Heights communities. The United Homeowners' Association II (UHA) Land Use Committee has reviewed the Draft PEIR and stands in serious opposition to the PEIR (and by extension, the underlying proposal) for a number of reasons, not least of which, because the primary detriments to these communities have not been addressed in a knowledgeable and thoughtful way, particularly around traffic congestion and roadway safety. The Plan would severely erode the quality of life in these well-established and longstanding quiet hillside communities; and based on other specific and discrete reasons that are discussed below, including expanding residential density along the major roadways and at the proposed Opportunity Sites in Ladera Heights and View Park-Windsor Hills. The competing interests only serve to create dire inconsistencies in the Plan which must be resolved in smart ways.

O5-1

The current number of households in the Plan area is 15,425 and the population is 32,712. The implementation of WSAP will increase the number of households in the Plan area by 4,773 or 24% and increase the population by 15,704 or 48%. This growth is monumental and imposes a considerable undue burden on these Westside communities. As stated in the PEIR "if a subsequent activity would have effects outside the scope of the PEIR, the lead agency must prepare a new Initial Study leading to a Negative Declaration, Mitigated Negative Declarations, or an EIR." As such, the UHA hereby requests a new Initial Study and a Negative Declaration, Mitigated Negative Declarations, or an EIR. It is only fair considering the gravity of the WSAP proposal and PEIR with the detrimental impacts that would take place in these targeted communities, including the proposed Opportunity Sites.

O5-2

The UHA has identified and addressed the negative impacts that Los Angeles Regional Planning has failed to address in the PEIR in the following areas: Aesthetics/Population and Housing, Land Use, Public Services, Wildfire, Agricultural and Forestry, Biological Resources, Cultural Resources and Transportation.

O5-3

Aesthetics/Population and Housing

The County has stated that one of its guiding principles is " to preserve the Westside's character by ensuring future growth is integrated into neighborhoods, commercial districts, and open spaces with designs, densities, and variation that complement community scale and quality and contribute to a more walkable and accessible environment."

However, the proposed WSAP would result in significant negative changes to the visual character of sites and their surroundings which is what make these targeted communities attractive neighborhoods to live in, and why families have chosen to buy their homes in these safe neighborhoods. This includes increased density, larger scale, and greater height compared to current conditions. When combined with other current and future development in the area, there would be potential adverse impacts on visual character and public views.

O5-4

The WSAP involves significant changes to land use and zoning for specific Opportunity Sites in Ladera Heights, and View Park-Windsor Hills. These changes aim to guide the visual impact of future development. The destruction in the character of these targeted communities is apparent when one focuses on the following Opportunity Sites proposed by WSAP:

- **Site 9, Leimert Park Adjacent- an area that is currently zoned C-1, however, these properties are directly across the street from single family dwelling homes that were built in the 1930's and are part of a historic district that is recognized by the National Register of Historic Places. Under WSAP these properties will be rezoned to mixed use which will allow for the construction of buildings as tall as 45 feet with up to 150 units.**

- **Site 10, Angeles Vista/Valley Ridge-an area that is currently zoned R-1 and is directly across the street from several homes that are part of a district that is on the National Register of Historic Places. Additionally, this property is surrounded by single family dwellings. Under the WSAP, it will be rezoned to mixed use and will allow for the construction of buildings as tall as 35 feet with 50 units.**

- **Site 5, Slauson-Heartherdale, Site 6, Slauson-Overhill and Site 7, Slauson East, are all proposed to be rezoned from C-2 to mixed use allowing for the construction of buildings as high as 65ft (or 45ft if adjacent to a single-family dwelling).**

- **Site 11 - Inglewood Oil Field. The Inglewood Oil Field has played a major role in the history of Los Angeles. Since the discovery of oil and natural gas resources here in 1924, the field has helped fuel our lifestyle and strengthened our local economy. Over the field's history, 1,600 wells have been drilled within the historical boundaries of the field. Today, the oil field's boundary covers approximately 1,000 acres making it one of the largest contiguous urban oil fields in the United States.**

O5-5

The UHA questions the WSAP findings that the impact of zoning changes for these sites is "Less Than Significant" and is requesting that the County revisit its findings given that Site 9 is adjacent to, and Site 10 is across the street from homes on the National Register of Historic Places. Additionally, the upzoning of these sites is in direct opposition of the County's guiding principles "to preserve the Westside's character…" O5-6

With regards to Sites 5, 6, and 7, the UHA is also requesting that the County review its findings that buildings as tall as 65ft housing 50-150 dwelling units will not affect the aesthetic of the community. The development of these areas will add more traffic to an already congested area. Where will the 4,773 new households, that the County is projecting, park their cars? O5-7

Furthermore, while it is understood that the County is not *recommending* any development, the County is, through the rezoning process, supportive that a number of units can be built, thereby creating greater population density. Given the County's projections for the anticipated construction, UHA is requesting an opportunity to review the corresponding traffic, and parking studies that have been completed for the projected development. O5-8

Regarding Site 11, the UHA understands that this site was included in the WSAP, because there is future potential for additional housing or commercial development, however because the County has included the IOF in the WSAP it is incumbent on the County to ensure that the oil field is properly shut down. The UHA request that the EIR be revised to include the following actions: 1. Funding be set aside to complete the shutdown of oil and gas operations in the Baldwin Hills Community Standards District (BHCSD) and that it be stipulated that the funds can only be utilized for the purposes of shutting down oil and gas operations, 2. That a mechanism be established to monitor and maintain the systems necessary to shutdown that portion of the oil field operating on unincorporated County land, 3.That a person, entity or organization with sufficient expertise be tasked with creating, implementing and overseeing an IOF shut down plan, 4. The plan must include cost, implementation, monitoring and firm dates and a timeline for the actual shut down of operations and must be placed in the BHCSD. O5-9

Additionally, while it is understood that the County is not recommending any development, the County has, through the rezoning process projected that a number of units can be built. Given the County's projections for the anticipated construction the UHA is requesting an opportunity to review the corresponding traffic, and parking studies that have been completed for the projected development. O5-10

Land Use

The UHA opposed the land use goal and policy suggestions as part of the first iteration of the PEIR and reiterates its strong opposition to them: O5-11

> **2.2** That states that development should take place in proximity to the Crenshaw Line (K Line) transit station and along bus corridors as this development is not compatible with the second part of this policy which states that the development

is possible while preserving the existing residential neighborhoods and preserving parklands and open spaces.

LU 2.6 Ensure that plans and entitlements for growth and development in adjoining municipalities are compatible and seamlessly connected with the Ladera Heights/View Park-Windsor Hills and West Fox Hills communities.

LU 2.4 Encourages the development of small and undersized parcels through lot consolidation to support market-supportable land use.

LU 4.2 Accommodate the development of a wide variety of housing options for residents and workers that are affordable for everyone.

LU 5.3 Consider the development of small local-serving (such as coffee shops and restaurants) and community-gathering uses within and are walkable from residential neighborhoods.

LU 18.4 Encourage lot consolidation to support the development of larger floorplate land uses.

LU 21 Commercial uses/services integrated within, scaled to fit, and enabling residents to walk from surrounding residential neighborhoods.

LU 5.5 Utilize incentives to encourage the production of affordable housing, consistent with the Economic Development Element and Countywide Housing.

O5-11 cont.

The UHA strongly disagrees with the County's contention that there is a seamless connection in the development policy between the City of Los Angeles and View Park/Windsor Hills. The development underway on Crenshaw Boulevard has overwhelmed the City of Los Angeles portions of Crenshaw and threatens to overwhelm View Park-Windsor Hills, as well. There are currently 21 housing developments either in pre-development or under construction (also near the K Line on Crenshaw), but adjacent to the View Park-Windsor Hills community. There does not appear to be plans for additional infrastructure (water, street maintenance, parking, law enforcement and power) to service this addition to the population density.

O5- 12

The UHA is unable to find any reference to how the PEIR considered this when recommending the rezoning of Opportunity Site 9. In the very least, the aesthetics and character of the community—which are already being affected by development in the City of Los Angeles—should have been considered. It is UHA's contention that there should have been discussions between the City and the County, and that the PEIR should be revised to reflect those findings.

Public Services

Higher development densities in Ladera Heights, View Park-Windsor Hills and View Heights (WHVPVH) will increase the population and the demand for infrastructure investment, maintenance, and law enforcement services. The WSAP is projecting an increase of 4,773 households with a corresponding increase in the population.

O5-13

To maintain a good officer-to-population ratio, more law enforcement resources will be needed as the population grows. The specific impacts of building new sheriff facilities aren't known yet and will be evaluated case-by-case through the CEQA process. The expansion of law enforcement services will be supported by increased tax revenues, helping to fund necessary facilities and personnel. The PEIR states that the WSAP aligns with the County's Housing Element projections, so it will not lead to unexpected growth, keeping the demand for public services within expected limits. Overall, the WSAP's asserts the impact on law enforcement services is considered manageable with current policies and funding.

However, the UHA questions this assumption, as the WSAP has a perceived law enforcement deficit. UHA has been requesting increased patrols for some time to address the uptick in crime that the plan area has experienced in the last few years. UHA understands that comparatively WSAP crime rates area are low. However, given the anticipated increase in households and the uptick in crime, UHA questions the County's finding that public services can be considered "manageable". Additionally, there are currently 21 construction projects underway in the City of Los Angeles adjacent to WHVPVH. While these projects are not in the County, crime does not stop at City or County boundaries. How will the County address crime that will overflow to WHVPVH. The UHA requests that the County provide data on current and projected need for public services resources in the WSAP area given the current deficit.

O5-13 cont.

Wildfire

In reviewing the wildfire section of the PEIR, UHA was unable to find any reference to the Newport-Inglewood Earthquake Fault (NIF). The UHA did find information about NIF under the Soils and Geology section, but what makes the absence of NIF in the wildfire section extremely concerning is that fires caused by earthquakes are a common hazard in the Los Angeles area. This year, insurers are cutting back on homeowners' policies, citing the risk of earthquake-induced fires. The 6.7 magnitude Northridge earthquake that struck Los Angeles on January 17, 1994, caused approximately 110 fires. The fires were likely caused by strong ground shaking, differential motion and soil strains, and inertial forces.

While there are 500 active faults in the state, what makes the NIF different and potentially dangerous to the surrounding community is that it runs through the largest urban oil field in the United States, the Inglewood Oil Field (IOF). Additionally, the oil field is in a designated Very High Fire Hazard Severity Zone (VHFHSZ), its 1,000 acres are filled with oil wells, gas lines and oil pipelines that may break during a quake and start a wildfire. Making matters more precarious is that Ladera Heights and View Park-Windsor Hills are hillside communities with narrow streets and a portion of the plan area is not compliant with the County's General Plan Safety Element that requires two evacuation routes. These constraints make evacuation during a natural disaster, such as wildfire, quite perilous. The WSAP, by increasing density and height to an already congested area is distressing. In fact, the PEIR identifies wildfires as "Less Than Significant Impact." The UHA requests that the County revise the Wildfire section of the PEIR to include the hazards that are uniquely inherent to the location of the NIF and the

O5-14

Plan area. Additionally, UHA would like the PEIR to include mitigation measures for areas that do not have compliant evacuation routes.

By increasing density and height to an already congested area, the WSAP raises serious concerns due to its inadequate consideration of **Community Evacuation** issues, particularly in relation to the traffic and challenging terrain of View Park, Windsor Hills and Ladera Heights, which border the Inglewood Oil Field and NIF. The potential for a feasible and safe evacuation becomes even more daunting when considering the planned significant increase in residents and vehicles the Westside Area Plan's project would introduce to our community. It is difficult to envision what an evacuation would look like if the Project were to add 500 or even 1,000 vehicles to the already burdened evacuation routes. Please see the table 1 below outlining the UHA's evacuations concerns.

CHALLENGES TO EVACUATION ROUTES

TABLE 1

Evacuation Routes Challenged by Opportunity Sites 4A, 4B, 5, 6 and 7	Evacuation Routes Challenged by Opportunity Sites 5, 6, 7 and 8	Evacuation Routes Challenged by Opportunity Sites 3, 4A and 4B	Evacuation Routes Challenged by Opportunity Sites 3, 4A, 4B, 5 and 6	Evacuation Routes Challenged by Opportunity Sites 3, 4A and 4B and possibly 6, 7 and 8	Evacuation Routes Challenged by Opportunity Sites 7, 8 and 9
Windsor Hills West. Only 1 exit exists onto La Brea Avenue (Northridge Dr.) for residents who live in the westernmost section of **Windsor Hills. At the east side of that Windsor Hills section,** 2 exits onto Overhill Drive exist—Northridge and Onacrest Drives. Several streets are cul de sac streets in this area. If there is fire on La Brea, Ave. or in the easternmost section of the oil field, that artery may not be available for evacuation	**Windsor Hills South of Northridge.** Evacuation from Windsor Hills south of Northridge Drive onto Angeles Vista Blvd would be via winding streets such as Valley Ridge, Parkglen, Inadale, Verdun, and Marburn.	**Upper Ladera Heights**. Inglewood Oil Field abuts the northernmost and easternmost sections of Upper Ladera Heights. The only exits from this area are 2 streets--Corning and Shenandoah Aves. onto Slauson Avenue	**Lower Ladera.** The nearest exit for the northern section of Lower Ladera would be 2 streets--Corning and Shenandoah Aves. onto Slauson Avenue. Residents evacuating would be challenged by **Sites 3, 4a, 4b, 5 and 6**	**Western View Park**—with its terrain of hills, slopes, narrow streets and cul de sac streets—evacuation would be via 2 exits onto Overhill Drive via Northridge and Springdale Drives. Residents might use Stocker St. via a very steep Valley Ridge Ave. Other residents could use Presidio Drive on to a narrow section of Angeles Vista Blvd	**54th Street.** Residents in the area surrounding 54th Street would use that street to access Crenshaw Blvd or Slauson Ave. via West Blvd. Residents' evacuation
Heatherdale Ave. Only one exit-exists for the entire **Heatherdale Avenue. Residential area.** Additional units and vehicles at **site** 4 could possibly create a situation that would bar the residents' egress in the event of a nearby disaster					

O5-14 cont

CHALLENGES TO EVACUATION ROUTES
TABLE 1 (Continued)

Evacuation Routes Challenged by Opportunity Sites 4A, 4B, 6, 7, 8 and 9	Evacuation Routes Challenged by Opportunity Sites 1 and 2				
View Park East of Valley Ridge. Evacuation from the eastern section Of View Park would use the narrow, curving Presidio and a narrow Palmero Blvd. and Floresta Ave. And a very narrow Angeles Vista Blvd. to reach Stocker St. There are several streets moving eastward onto Angeles Vista, which turns wider, moving southward. 48th St. would access Crenshaw Blvd.	The southernmost section of Lower Ladera can exit onto Centinela Ave. via 2 streets--—Alvern Ave. and S. Sherbourne Dr.				

O5-14 cont

The PEIR identifies wildfires as "Less Than Significant Impact." The UHA strongly disagrees and requests that the County revise the Wildfire section of the PEIR to include the hazards inherent with the location of the NIF and the Plan area. Additionally, the UHA would like the PEIR to include mitigation measures for areas that do not have compliant evacuation routes.

Agricultural and Forestry Resources

While the PEIR asserts that there are no Farmland or Forest resources in the planning area, the UHA requests that the County consider the adverse impact that the rezoning would clearly have on a property owner's ability to plant trees and/or vegetation on their property if high rise developments loom next door and block out sunlight. Adversely affected property owners would be discouraged to plant trees, etc., and be subjected to concrete over their property, thereby, adversely affect animals and birds that rely on the habitat.

It seems improbable that a potential developer that is allowed to develop a residential property into a commercial or mixed-use complex would preserve open space unless mandated to do so by the County which should then enforce the mandate. The developer will use whatever clear-cutting methods necessary to prepare the land for development, including employing heavy equipment, grading and leveling land and removing vegetation and topsoil.

O5-15

In a review of the Los Angeles County General Plan policy, there is "support for countywide community garden and urban farming programs." The LA Times published an article recently about an urban micro farm on Angeles Vista, planted in a front yard farm that is supported by an organization called Crop Swap LA. https://www.theguardian.com/environment/article/2024/may/15/urban-microfarm-farming-environment. The article describes that the View Park resident's home "used to have a water-guzzling grass lawn. Today, it is a verdant micro farm that uses solar

power and recycled water to grow carrots, beets, potatoes and more, with the bounty distributed to neighbors.

The WSAP states that the proposed zoning changes will have no impact on the Planning Area, however the opposite is true. There are limited constraints on development entities to mitigate the harm that their activities will cause and to ensure that they "enhance community spaces, promote a stable and livable environment that balances growth and preservation, and improve the quality of life in the Planning Area through the creation of vibrant, thriving, safe, healthy, and pleasant communities." In fact, the quality of life in our targeted communities would be dealt a significant blow by the proposals in the WSAP and draft PEIR.

O5-15 cont

Furthermore, the PEIR does not mention that upzoning will result in the loss of mature trees in the targeted communities. According to an article in the publication, LAist, California has lost 30% of its tree cover since the turn of the century—and the only way to solve that problem is to get more trees in the ground. Trees in California's urban regions play a key role in health and quality of life for all communities. The benefits of an urban tree canopy are well-established—better mental health, more shade, a lower heat island effect, not to mention cleaner air. And even though Los Angeles has the largest urban forest in the nation, many parts of town have been starved for tree cover, especially low-income neighborhoods. The City of Los Angeles' *Million Trees LA* initiative seeks to plant 20,000 trees per year to support sustainable growth of the urban forest and mitigate the impacts of climate change through the planting of trees and the stewardship of trees.

O5-16

It will be decades before the young saplings that may be planted by a developer will provide any tree cover benefits that mature trees provide as noted in the article. Also, there is no protection for established trees to become mature trees. It takes decades for established trees to provide a tree canopy and the time invested in the maturing tree is lost to the community. The UHA requests that as part of the PEIR, the County provide an inventory of trees that may be affected in the WSAP area development plan, and mitigation measures to be employed to ensure trees are not lost.

Biological Resources

The proposed PEIR section addressed here is narrowly focused on whether the proposed Project, or WSAP, would result in a significant impact relating to candidate or special status species, sensitive natural communities, protected wetlands, wildlife corridors, or unique native woodlands.

However, the PEIR does not address the fact that people living in the Planning Area are biological resources. Humans need natural habitats for physical and mental health. Research has shown that exposure to natural environments, including the presence of wildlife, has a positive impact on mental health. Spending time in nature, whether observing wildlife or engaging in outdoor activities, reduces stress, anxiety and depression while enhancing cognitive function, creativity and overall well-

O5-17

being. Increased density by upzoning within the Planning Area creates more traffic congestion and crowded facilities, limiting access to natural environments. 17 cont

The PEIR proposes to increase the population by 15,704 people, however it does not consider the highly significant impact that the loss of a major supermarket for any period of time would be to the health and wellbeing of the people living in the Planning Area. The Planning Area is already impacted by significant inequity due to historic and current racial discrimination and red-lining that limits access to healthy food choices available through grocery stores. Also missing in the PEIR is access to hospitals and emergency health care for the increase number of people projected for the area. UHA request that the PEIR be revised to include a review of food and health care resources that may be needed for the increased number of households projected in the planning area. O5-18

Cultural Resources

View Park Historic District (District) was listed on the National Register of Historic Places in 2016 with this description "The View Park Historic District is located in unincorporated Los Angeles County, approximately nine miles southwest of downtown Los Angeles. The larger View Park neighborhood rests on the southeastern face and the crest of the Baldwin Hills, a low-lying mountain range in west central Los Angeles County. The roughly 450-acre View Park development was initially subdivided in 1923 by the Los Angeles Investment Company. Subdivision continued for two decades and the construction of single- and multiple-family dwellings occurred incrementally from the mid-1920s into the 1960s. View Park is predominately composed of single-family residences, with a small number of multi-family residences, as well as one commercial building (the Los Angeles Investment Company's office) and small neighborhood park…" O5-19

Importantly, the community is described as being predominately composed of **single-family residences.** The County boasts the existence of the District discussing it as part of Historic Context Statement and mentioning it at least eight times in the PEIR. However, the District is not on the County landmark list and as a result the County does not provide the same protections to the District that it does other landmarks that are on the County Landmark list. The UHA requests that the PEIR state how the County will ensure the protection of the View Park Historic District as it is paramount to the history, culture and character of the community and the County as a whole. The PEIR should be revised to discuss how the County will ensure the protection of this District. O5-20

Transportation

The UHA appreciates the overarching goal of the WSAP to reduce the vehicle miles traveled within the targeted communities of Ladera Heights and View Park-Windsor Hills, thereby reducing greenhouse gas emissions. Enacted State legislation, SB743, established "the metric for determining impacts relative to transportation to vehicle miles traveled (VMT)," and a plethora of State, local, and governmental organization policy statements that speak to the reduction of greenhouse gas emissions and the metrics for determining a reduction of VMT. [1] O5-21

These comments focus on issues of VMT and roadway safety in the targeted communities Ladera Heights and View Park-Windsor Hills. O5-21 cont

5.17.1 Environmental Setting

Ladera Heights and View Park-Windsor Hills are special suburban-like hillside communities that are part of greater Baldwin Hills, which characterizes the existing environmental setting including an abundance of wildlife. Alternate areas that are urban in their environment and character must be strongly considered instead of these targeted hillside communities. O5-22

The Los Angeles County baseline of VMTs is more heavily influenced by the urban areas of the County "in contrast" to the suburban environment and character of the targeted communities, therefore, more naturally resulting in higher VMT. The character of the targeted community means that residents are far more likely to use their personal vehicles for commuting to employment, school, entertainment, recreation, and everyday errands. This is a simple fact. Nonetheless, the PEIR speaks to mitigating the VMT by 1.3% to meet what appears to be an arbitrary assignment of a VMT reduction metric in the targeted communities. O5-23

The proposed WSAP/PEIR deliberately places an unreasonable burden on the targeted suburban-like communities as compared to the more appropriate densely populated urban areas in the County where VMT reduction is demonstrably needed and rational. Furthermore, the WSAP includes policies focusing on "growth around major transit stops and so called "high-quality corridors." While "high-quality corridors" is not defined in the PEIR, we will use a reasonable working definition (for this purpose) that speaks to a "major" roadway that has multiple points of transit transfer points as well as connections to Metro trains. This type of roadway does not exist in the targeted communities of Ladera Heights and View Park-Windsor Hills because there is no need for multiple transit transfer points that connect to Metro trains anywhere along the major roadways. The closest such point is at Slauson Avenue and Crenshaw Boulevard in the City of Los Angeles. This proposal is ill-conceived and has no basis in the reality of the Ladera Heights and View Park-Windsor Hills communities. It makes no sense. Any governmental interest is misplaced. O5-24

According to Impact, 5.17-2, there is a contradiction to the WSAP and PEIR. The PEIR unambiguously acknowledges that the unique *"predominantly suburban land use context of the Planning Area may limit the effectiveness of many TDM strategies because there are relatively few effective alternatives to driving for most trips, and most destinations…are relatively far from any given home in the Planning Area."* The section goes on to say that the WSAP increase in housing would, of course, increase population density and create an increase in the VMT—entirely in contradiction to the purpose of the WSAP. An increase in population density in the targeted communities is an ill-conceived plan because, *"[S]trategies encouraging walking, biking, and transit, for example, would only have a marginal effect because the destinations are still too far to effectively reach in a reasonable time by means other than driving."* Consequently, O5-25

employing the WSAP and TDM strategies to reduce the VMT in the targeted communities and will not achieve the desired reduction of greenhouse gas emissions. Ladera Heights and View Park-Windsor Hills are not the appropriate communities in which to impose the WSAP.

O5-25 cont

Doing so would impose a ***significant negative impact*** on these targeted communities. And even if the WSAP were to be imposed, the study goes on to acknowledge that while, *"VMT per capita would be reduced as a result of the proposed Project, with Mitigation Measures T-1 and T-2, the* ***impact related to VMT per service population will remain significant and unavoidable****."* This conclusion begs the question of why Los Angeles County would waste time and resources in an attempt to impose implementation of the WSAP on the Ladera Heights, View Park-Windsor Hills community. We strongly recommend the alternative of looking to a true urban environment to implement the WSAP where it would have greater impact in the reduction of VMT.

O5-26

A transportation network already exists in the Ladera Heights, View Park Windsor-Hills communities as there is bus transportation, and usage of bicycles/bike lanes; however, vehicle trips remain the preferred mode of transportation because of the character of the targeted communities. To reiterate, these are hillside communities and walking and cycling pose obstacles to the reduction of VMT.

O5-27

Characterized as a "Less Than Significant Impact," Impact 5.17-3, is the idea that because there is no current development plan for new roadways. At Section 5.17.3.2 Proposed Project Characteristics and Relevant WSAP Goals and Policies, *"The WSAP is intended to the guide long-term growth of the Planning Area, 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.*

O5-28

The Ladera Heights and View Park-Windsor Hills communities are already intergenerational communities due to the income levels of many of the households. Given the price of condominiums in Los Angeles and in California as a whole, intergenerational neighborhoods are more and more difficult to achieve, as the County acknowledged in a recent public meeting. The WSAP does nothing to encourage and support intergenerational communities. The issue is not housing capacity, but housing affordability, and is not contemplated in the WSAP. Furthermore, and in terms of fostering economic vitality that serves local needs, the trend in such redevelopment is the constructive eviction of current small businesses that cannot afford the new and higher rents for the same, or similar space, following the redevelopment. This trend destroys the economic vitality of the neighborhoods and rarely do the same services continue to be available. That is the reality of redevelopment; it does not serve the neighborhood/community.

According to Los Angeles County, because the WSAP is planning for future growth within the Planning Area, no actual development is being proposed at this time."

O5-29

Our targeted communities must, nonetheless, address the impacts of the probability of future population growth that would be inconsistent with the environment and character of this part of the Planning Area. O5-29 cont

The potential safety hazards, and real and identifiable safety hazards, due to "roadway design features" are quite significant. Specifically, and currently, the intersection of Slauson Avenue and La Brea Avenue for eastbound traffic is especially dangerous between Fairfax Avenue and La Brea Avenue relative to the left-turn lane on La Brea Avenue. Many drivers illegally use the eastbound left-turn lane as a driving lane, along Slauson Avenue, to bypass the line of cars waiting for the traffic signal to turn green to either proceed along Slauson Avenue or to reach the left-turn lane to turn left onto southbound La Brea Avenue. Drivers have driven through the tall orange plastic pillars that have been erected as an effort to stop this hazardous practice, but to no avail. Law enforcement ignore and drive past as these drivers drive illegally, without conducting a traffic stop to cite them. Many collisions and near collisions occur many times each day. This hazard must be taken seriously by the County and remediated immediately to ensure the safety of the residents of the targeted communities and those who drive through these communities every day. Much more must be done to prioritize remediation of these safety hazards rather than focus on creating population density and unnecessary transit transfer points. O5-30

The UHA believes that the use of VMT would have a ***significant negative impact*** on these targeted communities. We request that the County review its use of VMT for this area as we do not believe it is appropriate. O5-31

We furthermore note the mischaracterizations of street locations and directions at pages 5.17-17 and 5.17-18 of the PEIR. Both Overhill Drive and Angeles Vista Boulevard are not located in Ladera Heights; Overhill Drive runs northwest to southeast; Angeles Vista Boulevard runs northeast to the south. Further, Fairfax Avenue only runs north and south through Ladera Heights; Centinela Avenue primarily runs east and west through Ladera Heights and into the City of Inglewood to the east but is not located in View Park-Windsor Hills. It is concerning that the County does not know what roadways are in which neighborhoods/communities within the proposed Planning Area. O5-32

<u>Mobility Element</u>

Goal M1: <u>A safe, efficient and accessible transportation network for all Westside communities</u>

Policy M 1.2. UHA Supports the general concept
Policy M 1.6 UHA Supports the general concept

Goal M 2: <u>A safe transportation network for users of all ages and abilities</u>

Policy M 2.1. UHA Supports the general concept O5-33

Policy M 2.3 Annually review the Capital Project Program list and the CEO's Capital Programs for opportunities to incorporate roadway safety improvements proposed by CTSP into upcoming projects. **The County must involve the Ladera Heights, View Park-Windsor Hills and View Heights communities at the outset of such review and discussion.**

O5-33 Cont'

Goal M 3: Improved access to reliable, safe, and high-quality transit service
Policy M 3.1. Promote the use of transit by strategically orienting new developments around major transit stops and high-quality transit corridors. Apply the Los Angeles County Transit Oriented District Design Guideline to new projects and emphasize design elements that facilitate transit use, including pedestrian walkways, bus plazas, and similar features. **Ladera Heights and View Park-Windsor Hills oppose this proposal because it is inconsistent with, and inappropriate for the character and environment of these targeted communities, as it would create unnecessary population density and greater traffic without meaningfully reducing current VMT levels. See above.**

O5-34

Goal M 4: Pedestrian and bicycle infrastructure is safe, connected, and comfortable for users of all ages and abilities

Policy M 4.1. Provide continuous pedestrian access along major streets with existing sidewalk gaps, such as La Brea Avenue between Slauson Avenue and Obama Boulevard, and Overhill Drive between Slauson Avenue and Stocker Street/La Brea Avenue.

The UHA questions the PEIR's use of this proposed plan ~~as~~ given the danger it presents to pedestrian life and safety. The traffic flow is simply too fast to safely add sidewalks along La Brea Avenue more specifically between Don Lorenzo Drive and Sanchez Drive in Baldwin Hills. There are already pedestrian sidewalks along La Brea Avenue, northbound, between Sanchez Drive and Obama Boulevard. Also, there are already sidewalks on La Brea Avenue between Stocker Street and Don Lorenzo Drive for access to Norman O. Houston Park. In addition, there are pedestrian sidewalks along the east side of La Brea Avenue, between Slauson Avenue and Overhill Drive, that provides access to the homes going into View Park-Windsor Hills. There is already a pedestrian sidewalk on the north/east side of Overhill Drive between Slauson Avenue and La Brea Avenue, and this sidewalk is strictly controlled by light signals on each end of the roadway. These critical errors in the Plan demonstrate the pressing need for the County planners to become knowledgeable about their subject matter and to involve the residents who know their neighborhoods and communities.

O5-35

Conclusion

Comments from both the View Park-Windsor Hills United Homeowners' Association and the Ladera Heights Civic Association have been extensive and clear-throated in their critique of the WSAP/Draft PEIR and the extremely significant negative impacts that the proposals would have on these communities. These communities are historically and largely African American, yet also ethnically diverse representing residents of many

O5-36

cultures and backgrounds that make Ladera Height and View Park-Windsor Hills desirable places to live and raise families.

While these comments are critical of the Plan, the UHA and the Ladera Heights Civic Association would be pleased to fully discuss the reasonable alternatives with you in more detail. Alternatives include mandates on prospective developers and enforcement of those mandates to ensure that any new projects are done with respect to the established communities. Population, housing, transportation, land use, public services, wildfire, biological resources, and aesthetics are all important issues negatively impacting these targeted communities in meaningful and significant ways, and the Plan fails to adequately address these issues in a cohesive and consistent manner and the significant negative impacts they would have on our communities. The Westside Area Plan cannot move forward in its current iteration without greater community input to ensure that the Plan protects these targeted communities of Ladera Heights and View Park-Windsor Hills.

O5-36 cont

Thank you for your attention to these comments. We look forward to your response and to working with you going forward. If you have questions regarding this letter, please contact Angela Sherick-Bright by email at ahserick@pacbell.net.

Sincerely,

Toni McDonald Tabor
Board President
United Homeowners' Association

Comment Letter O6

LOS ANGELES CONSERVANCY

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August 15, 2024

Los Angeles County Department of Regional Planning
Attn: Julie Yom, AICP, Principal Planner
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Re: Westside Area Plan & WSAP Draft PEIR

Dear Julie Yom,

The Los Angeles Conservancy has reviewed the draft Westside Area Plan (WSAP) and draft Program Environmental Impact Report (PEIR). We appreciate that many of the proposed changes in the plan seem to have been tactical and respond to community concerns. We also appreciate that a historic context statement has been compiled for this area which include some of Los Angeles County's most important and historic Black communities as well as a wealth of Modern-era resources.

O6-1

Avoid Potential Adverse Impacts to Historic Resources

Although the majority of proposed changes do not appear problematic from a preservation perspective, there are two sites mentioned in the historic context statement that are located in and slated for opportunity sites and appear at risk. They are:

- University Christian Church, 5831 W. Centinela Avenue, designed by Robert D'Arcy Bolling, Deasy & Bolling Architects, built 1965
- "Jet Inn Motel," 4542 W. Slauson Avenue, built 1959

O6-2

Both of these structures appear threatened by upzoning, which will place greater pressure on their potential redevelopment. Although they have yet to be formally surveyed, both appear to be eligible for historic designation at least at the local level. In regard to the church, we do not oppose the redevelopment of the adjacent surface parking lot for suitable housing that supports the character of Ladera Heights, but we ask that the Modernist

church structure be removed from the rezoning and maintained at its current land use designation. My understanding from our call with you on July 9th, 2024 indicated this was an error in mapping and the church will not be included. If so, we thank you and agree, and would appreciate this revision being made to the WSAP and reflected within the PEIR.

O6-2 Cont'

In the case of Jet Inn Motel, we ask that immediately-adjacent and underutilized sites along Slauson be identified and considered as suitable for upzoning instead of this Midcentury Modern motel. Though we understand the motel may have been a problematic use in the past, it still provides economic value to the community. Motels of this vintage are often rehabilitated and can be converted for affordable housing, and serve as convenient lodging for tourists, and also double as film locations – the Safari Inn in Burbank is one such location. As has been done with other similar motels, there is additionally the opportunity for the Jet Inn Motel to be adaptively reused as affordable housing. We have recently learned of one such example in Hollywood, where the Hollywood Downtowner will be repurposed as interim housing for transition age youth. The current C-2 zoning would not preclude this use, but the proposed MXD zone would likely encourage its demolition rather than reuse.

O6-3

As stated, there appear to be other parcels along Slauson Avenue (immediately west of the Let Inn Motel and toward La Brea) that can accommodate upzoning and are better candidates for redevelopment, including multiple vacant parcels and sites with large surface parking lots. As part of the California Environmental Quality Act (CEQA) and the PEIR planning, it is important to avoid significant adverse impacts to historic resources wherever possible. We are asking the County to do this and reconsider this upzoning by looking to other nearby viable sites that can readily accommodate additional housing density. Therefore, we hope a more suitable site can be identified to prevent the needless demolition of a rare and historic Googie-style motel.
In the Cultural Resources Section of the PEIR, Mitigation Measure 4.5-1 requires a historic resources assessment for properties more than 45 years old. We fully support this mitigation measure, but understand that even surveyed eligible historic structures can be demolished, and therefore we ask for more proactive zoning be adopted to avoid these two apparent historic resources.

O6-4

Finally, it is imperative that the County follow up on the momentum of the Historic Context Statement and prioritize some of the long-overdue historic surveys. Ladera Heights and Windsor Hills are recommended for surveys in the Implementation Programs as HRI 4 but are scheduled as long-term goals. Given recent speculation and displacement in both communities, we ask that the timing be accelerated to mid-or-near-term to protect potential historic resources from major changes or demolition.

O6-5

Both Ladera Heights and Windsor Hills are experiencing a lot of changes and there's interest in local historic district designation. The potential redevelopment of Ladera Center is prompting

O6-6

questions about spill-over effects into the neighborhood; therefore we strongly encourage the County to engage these neighborhoods early and seek planning strategies that can help preserve their unique qualities and neighborhood identity.

O6-6 Cont'

About the Los Angeles Conservancy:

The Los Angeles Conservancy is the largest local historic preservation organization in the United States, with nearly 5,000 member households throughout the Los Angeles area. Established in 1978, the Conservancy works to preserve and revitalize the significant architectural and cultural heritage of Los Angeles County through advocacy and education.

Sincerely,

Andrew Salimian
Director of Advocacy

cc: Mr. Bruce Durbin
Ms. Katrina Castañeda
Supervisor Holly J. Mitchell

Appendix C. Resident Comments

Number Reference	Commenting Person/Agency	Date of Comment
Residents		
R1	Linda Brown	6/19/2024
R2	Linda Brown	6/19/2024
R3	Rachel Hoke	6/19/2024
R4	Louise Bisharat	6/19/2024
R5	Pamela Graham	6/20/2024
R6	John Bisharat `	6/20/2024
R7	Barbara Giarraffa	6/21/2024
R8	Zandra Ruiz	6/23/2024
R9	Monica Haferkom	6/23/2024
R10	LaTanya Hines	6/24/2024
R11	Leighton Rose	6/25/2024
R12	CT Campbell	6/25/2024
R13	Treva Miller	6/26/2024
R14	LaTonya Barnett	6/26/2024
R15	Jean Jones Apfel	6/26/2024
R16	Earllene McCauley	6/26/2024
R17	Isis Ferrier	6/27/2024
R18	Regina O'Leary	6/27/2024
R19	Debra Langaigne	6/28/2024
R20	Cindy Hotta	6/30/2024
R21	Brendon Chung	7/1/2024
R22	Leo Hill	7/1/2024
R23	Helen Sweatt	7/3/2024
R24	Jerrold Smith	7/3/2024
R25	Laura Lawrence	7/3/2024
R26	Tracie Lyons	7/4/2024
R27	Deborah Swan	7/5/2024
R28	Renita Smith	7/8/2024
R29	Jean Jones-Apfel	7/10/2024
R30	Crissi Aila	7/10/2024
R31	Allen Haidar	7/11/2024
R32	Avina Bonsu	7/14/2024
R33	Christina Santos	7/14/2024
R34	Cynthia Laskey	7/14/2024
R35	Bob Horning	7/15/2024
R36	Kathie Marion	7/15/2024
R37	Naomi Zahavi	7/15/2024
R38	Norm Langley	7/15/2024
R39	Sam Friedlander	7/15/2024
R40	Bruno Miotto	7/17/2024

Appendix

Number Reference	Commenting Person/Agency	Date of Comment
R41	Michael Manuel	7/17/2024
R42	Kipp Rudd	7/18/2024
R43	Rachel Petrocelli	7/20/2024
R44	Sachiko Doherty	7/20/2024
R45	Pilar Diaz	7/21/2024
R46	Sonny White	7/21/2024
R47	LJ Clark	7/23/2024
R48	Jerome Greenwald	7/23/2024
R49	Maggie Underwood	7/24/2024
R50	Michele Bryant	7/25/2024
R51	Tiana Turner	7/25/2024
R52	Rene Widmann	7/26/2024
R53	Derek Spinei	7/26/2024
R54	Vanessa Calloway	7/30/2024
R55	Grant Smith	7/31/2024
R56	JL McClennan	7/31/2024
R57	Walter Maynard	7/31/2024
R58	Rosalind Watkins	8/1/2024
R59	Francine Webster	8/1/2024
R60	Ravi Sharma	8/2/2024
R61	Jo-An Sharma	8/2/2024
R62	Reese Jones	8/3/2024
R63	Felicia Smith	8/6/2024
R64	Sondra Hale	8/6/2024
R65	Ilona Munoz	8/7/2024
R66	Marco Munoz	8/7/2024
R67	Sara Siegal	8/7/2024
R68	Francine Starks	8/8/2024
R69	Michele Bryant	8/11/2024
R70	Eric Gazin	8/11/2024
R71	Ingrid Day	8/11/2024
R72	Suzette Frio	8/12/2024
R73	Andrea Berg	8/12/2024
R74	H. Milano Mellon	8/12/2024
R75	Julian Nagendran	8/12/2024
R76	Lisa Brown	8/12/2024
R77	Mary Chitty	8/12/2024
R78	Kerri Harper-Howie	8/12/2024
R79	Monique Avendian	8/12/2024
R80	Raymond Avendian	8/12/2024
R81	Richard Townsend	8/12/2024
R82	Linda Jackson	8/12/2024
R83	Renee Smith	8/12/2024
R84	Stacy Young	8/12/2024
R85	Karen Decoud	8/13/2024

Appendix

Number Reference	Commenting Person/Agency	Date of Comment
R86	Cynthia Jackson	8/13/2024
R87	Jill Lalonde	8/13/2024
R88	Bryan Barnes	8/13/2024
R89	Alison Jones	8/13/2024
R90	Penny Madden	8/13/2024
R91	Jill Britt	8/13/2024
R92	Jordan Quaglietta	8/13/2024
R93	Lisa Phillips	8/14/2024
R94	Guillermo Gastelo	8/14/2024
R95	Carla Waffer	8/14/2024
R96	Jaimela Foster	8/14/2024
R97	Mark Stannard	8/14/2024
R98	Robert Huang	8/14/2024
R99	Cheryl Moore	8/15/2024
R100	Dan Wilson	8/15/2024
R101	Derrick Davis	8/15/2024
R102	Don Rosen	8/15/2024
R103	Jackie Hardin	8/15/2024
R104	Jan Davis	8/15/2024
R105	Judy Huern	8/15/2024
R106	Mark Davis	8/15/2024
R107	Brian Jordan	8/15/2024
R108	Richard Bisby	8/15/2024
R109	Wanda Davis	8/15/2024
R110	Alison Clinton	8/15/2024
R111	Nathelene Reynolds	8/15/2024
R112	Helen Harris	8/15/2024
R113	Ingrid Day	8/15/2024
R114	Jacqueline Dje	8/15/2024
R115	Leon Blum	8/15/2024
R116	Helen G. Harris	8/15/2024
R117	Jean Apfel	8/15/2024
R118	Desobry Bowens	8/15/2024
R119	Karen Edwards	8/16/2024
R120	Pamela Thomas Brown	8/16/2024
R121	Walter Harris	8/16/2024
R122	G. Knox	8/16/2024
R123	Francesca Harris	8/16/2024
R124	Davina Douthard	8/16/2024
R125	Nick Starkman	8/16/2024
R126	Ash	8/16/2024
R127	Ellen Walls	8/16/2024
R128	Jeannae M. Rouzan-Clay	8/16/2024
R129	Clifford Campbell	8/16/2024
R130	Patricia Hamlin	8/16/2024

Appendix

Number Reference	Commenting Person/Agency	Date of Comment
R131	Clifford Neuman	8/16/2024
R132	Eloise Ferguson	8/16/2024
R133	Sean Hyde-Moyer	8/16/2024
R134	Deborah Woods	8/16/2024
R135	James Shaw	8/16/2024
R136	Swamy Narayanaswamy	8/16/2024
R137	Walter Siembab	8/16/2024
R138	Gail Grant	8/16/2024
R139	Sheila V. Faulk	8/16/2024
R140	Deborah A. Taylor	8/16/2024
R141	Lynae Munoz	8/16/2024
R142	Marco Munoz Jr.	8/16/2024
R143	Zoe Moskowitz	8/16/2024
R144	Tendai Nyachoto	8/16/2024
R145	Sharod Jackson	8/16/2024
R146	Christine Walker	8/16/2024
R147	Richard & Debra Wright	8/16/2024
R148	Rochelle Jackson	8/16/2024
R149	Joy Taylor	8/16/2024
R150	Shelli Hardemion	8/16/2024
R151	Pamela Simpson	8/16/2024
R152	Robert Taylor	8/16/2024
R153	Gail Lannoy	8/16/2024
R154	Daniel B. Williams	8/16/2024
R155	Schuyler Jackson	8/16/2024
R156	Jpey Gossett	8/16/2024
R157	Judy Heurn	8/16/2024
R158	Antoine Roberts	8/17/2024
R159	Cameron Nelson	8/17/2024
R160	Wanda Knight	8/18/2024
R161	Arnetta West	8/18/2024
R162	Travis Scott	8/19/2024
R163	Jada Dunomes	Undated
R164	Jessie McClennan	Undated
R165	Richard Rice	Undated
R166	Barbara L.	6/26/24
R167	Earnetta Cotton	6/20/24
R168	Tony Bacon	6/20/24

Comment Letter R1

From: Linda Brown
To: Westside Area Plan
Subject: WSAP comments
Date: Wednesday, June 19, 2024 7:38:01 PM

CAUTION: External Email. Proceed Responsibly.

I am writing to send my strong opinion against your consideration to upzone the Ladera area. I have been a home owner since 1996 and have seen the dramatic increase in traffic congestion and theft in the area.
It is absurd to think I have to explain how much traffic now exists on Slauson and Centinela to people who live in Los Angeles-- to say the least it is horrendous.
We have a public elementary school, Parent, in lower Ladera. As it is now, the traffic is horrible with people dropping off their children in addition to cars cutting through the area to get to the main streets. They do not stop at any stop signs in Ladera as they are rushing to get to work and are frustrated. This poses a hazard now with the school children as well as residents who are walking in the area to exercise. I cannot imagine the traffic when you add hundreds of more people to the area.

R1-1

If Westchester was allowed to decline and resist this development in their area and they are the same with single family homes, then Ladera should have the same respect. If not given the same consideration to not have this upzoning in our area, I can only guess at why this would be allowed to happen in our area.
We have to already deal with the traffic on La Cienga that Cumulus has caused. I cannot believe we have to fight to not have a similar complex built just minutes away that would compound the traffic, congestion, theft, a hundred fold.

I vote in elections in Los Angeles and would not consider voting for any member of our city who allows this to go through.

R1-2

Concerned Ladera Resident

Comment Letter R2

From: Linda Brown
To: Westside Area Plan
Subject: WSAP comments
Date: Wednesday, June 19, 2024 8:07:24 PM

CAUTION: External Email. Proceed Responsibly.

I have an addendum to my previous email.

As far as finding locations for these tremendous apartments. and upzoning the Ladera area-

Why not target Marina Del Rey? They have a large park / grass area across from condos that have been present for years.
Westchester area on Sepulveda has a large lot where there are stores that do not appear very fruitful-. How was this just passed by because the residents in Westchester did not want the apartment built in their area.
I also do not know why areas that are closer to the beach are not targeted.

I very much feel our area was targeted because builders and people responsible for zoning think that people in our area are not as vocal as in other areas-- BUT WE ARE.

Our area has already been very much impacted by the large apartment complex called "Cumulus".
We do not want to have any more apartments in our area!!!!!!

R2-1

Comment Letter R3

From: rachel hoke
To: Westside Area Plan
Subject: NO to UpZoning in Ladera Heights
Date: Wednesday, June 19, 2024 8:24:11 AM

CAUTION: External Email. Proceed Responsibly.

Dear Holly Mitchell:

I do not consent to upzoning in the Ladera Heights area. I do not consent to using my tax dollars to build a rail/rail station on Slauson Blvd. I do not consent to turning Home Depot into a rail station.

I am sharing this information far and wide in the community.

Rachel Hoke
310.709.3840

R3-1

Comment Letter R4

From: Louise Bisharat
To: Westside Area Plan
Cc: Miriam Thompson
Subject: Opposition to Upzoning in Ladera Heights-View Park-Windsor Hills-View Heights
Date: Wednesday, June 19, 2024 8:24:32 PM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS ENTIRE EMAIL TO PUBLIC RECORD:

Good evening,

As a long-time resident in Ladera Heights who supports fair and equitable housing, I nonetheless strongly oppose the recently released draft Community Plan Update for Westchester/Playa del Rey. This plan -- for the first time and at the eleventh hour -- proposes the upzoning of the Ladera Center and surrounding areas ("Ladera") from a community center to a regional center.

While the Ladera Heights Civic Association, representing Ladera's 3500+ residents, is preparing detailed, data-supported objections to this proposal, it is already abundantly clear that the proposed plan would subject Ladera to unsustainable levels of traffic and congestion, and lead to the wholesale dislocation of existing affordable housing. Perhaps most important, this proposal would result in the irreversible devastation of one of the very few truly ethnically and socioeconomically diverse neighborhoods in Los Angeles. R4-1

Ladera residents belong to a cultural treasure of a neighborhood and must be given a meaningful opportunity to review and respond to the current draft of the Community Plan Update. The current plan must be revised to remove this inequitable and inappropriate community upzoning.

Regards,

Louise Thomas Bisharat

Resident in Ladera Heights

Comment Letter R5

From: Pamela Graham
To: Westside Area Plan
Subject: No Upzoning in Ladera Heights Center
Date: Thursday, June 20, 2024 7:20:32 AM

CAUTION: External Email. Proceed Responsibly.

To Whom It May Concern,

I am a resident of Ladera Heights. I do not want upzoning in Ladera Heights Center. I am totally against this. R5-1

Sincerely,

Pamela Graham

Comment Letter R6

From: JOHN BISHARAT
To: Westside Area Plan
Cc: Miriam Thompson
Subject: Opposition to Upzoning in Ladera Heights-View Park-Windsor Hills-View Heights
Date: Thursday, June 20, 2024 7:55:34 PM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS ENTIRE EMAIL TO PUBLIC RECORD:

I have lived in Ladera Heights for about 60 years now. I attended Frank D. Parent elementary school. Ladera is my home. It is my community.

As a resident in Ladera Heights who supports fair and equitable housing, I nonetheless strongly oppose the recently released draft Community Plan Update for Westchester/Playa del Rey. This plan -- for the first time and at the eleventh hour -- proposes the upzoning of the Ladera Center and surrounding areas ("Ladera") from a community center to a regional center.

While the Ladera Heights Civic Association, representing Ladera's 3500+ residents, is preparing detailed, data-supported objections to this proposal, it is already abundantly clear that the proposed plan would subject Ladera to unsustainable levels of traffic and congestion, and lead to the wholesale dislocation of existing affordable housing. Perhaps most important, this proposal would result in the irreversible devastation of one of the very few truly ethnically and socioeconomically diverse neighborhoods in Los Angeles.

R6-1

Ladera residents must be given a meaningful opportunity to review and respond to the current draft of the Community Plan Update. The current plan must be revised to remove this inequitable and inappropriate community upzoning.

Regards,

- John Bisharat

Resident in Ladera Heights

Comment Letter R7

From: Barbara L. <emailbarby@gmail.com>
Sent: Friday, June 21, 2024 8:46 PM
To: Westside Area Plan <WestsideAreaPlan@planning.lacounty.gov>; HollyJMitchell@subscriptions.lacounty.gov; karen.bass@lacity.org; councilmember.park@lacity.org; HollyJMitchell@bos.lacounty.gov
Cc: info@uhawhvp.org; Upzoning@laderaheights.org
Subject: Don't Ruin Ladera Heights!

CAUTION: External Email. Proceed Responsibly.

Dear Sir or Madam,

I am reaching out to voice my concerns regarding the Westside Area Plan (WSAP) Upzone EIR, which I believe poses significant threats to the fabric of our residential neighborhoods. Acknowledging the necessity for more housing, it is imperative to consider that the proposed plan may inflict irreparable harm on our community's character and livability.

The anticipated increase in density raises serious issues, such as extreme traffic congestion, heightened pollution levels, and a strain on our already stretched infrastructure. Our neighborhoods are facing overcrowding, which compromises the safety of our children and the serenity of our streets. The potential replacement of the Home Depot on Slauson Avenue with a light rail station also presents the risk of aggravating the homelessness situation and undermining property values. R7-1

Presently, our area is at a considerable density level, and further upzoning appears to serve the interests of developers at the expense of community members! I implore LA County to reevaluate this plan and seek alternatives that genuinely consider the welfare of our community.

My family and I stand firmly against the WSAP Upzone EIR proposal. The ramifications of such changes threaten to negatively alter our community and way of life. It is crucial that we place the well-being and safety of our residents at the forefront of this discussion!

Yours respectfully,
Barbara Giarraffa

From: zandra ruiz <zandy.ruiz@gmail.com>
Sent: Sunday, June 23, 2024 12:33 PM
To: Westside Area Plan <WestsideAreaPlan@planning.lacounty.gov>
Subject: Upzone Plan

CAUTION: External Email. Proceed Responsibly.

To whom it may concern,

I am writing to express my strong opposition to the proposed Westside Area Plan (WSAP) Upzone EIR plan for our residential neighborhoods. While I understand the need for increased housing, I believe this plan will have severely detrimental effects on our community.

The increased density will lead to unbearable traffic congestion, excessive pollution, an increase on our already overburdened infrastructure, etc.. Our streets are already extremely crowded, and the safety of our children is at risk. Additionally, the proposed light rail station proposed to take the place of the Home Depot, where we are shop, on Slauson Avenue will likely exacerbate the homeless crisis and cause property values to plummet. R8-1

This area is already relatively high-density. Further upzoning will benefit only wealthy developers, while the rest of us suffer the consequences. I urge LA County to reconsider this unreasonable plan and find alternative solutions that prioritize the well-being of our community.

I vote against the proposed Westside Area Plan (WSAP) Upzone EIR. The proposed changes will have long-lasting negative impacts on our communities and lifestyles, and we must prioritize the well-being and safety of our residents.

Sincerely,
Zandra Ruiz

From: Monica Haferkorn <valleygirrl82@gmail.com>
Sent: Sunday, June 23, 2024 10:57 PM
To: Westside Area Plan <WestsideAreaPlan@planning.lacounty.gov>
Subject: NO to the WASP upzone Ladera

Comment Letter R9

CAUTION: External Email. Proceed Responsibly.

I vote against the proposed Westside Area Plan (WSAP) Upzone EIR. The proposed changes will have long-lasting negative impacts on our communities and lifestyles, and we must prioritize the well-being and safety of our residents.

Putting a mass amount of housing on that corner will be a mess. A complete nightmare. Frankly, I'm appalled that a project like that has even been considered and gotten this far. It will make traffic impossible, parking over crowded, and change the fundamental makeup of the community. The obvious money grab of this is disgraceful. Plans like this are making living and working in the city unmanageable. Not everyone can live here, I'm sorry, but they just can't. It's not realistic, and by trying to cram everyone in, you're just making it miserable for all of us. R9-1

Sincerely,
Monica Haferkorn

June 24, 2024

RE: Westside Area Plan
Los Angeles County Department of Regional Planning
320 West Temple Street
Los Angeles, CA 90012

Comment Letter R10

To Whom It May Concern:

Given the history of red-lining, and biased predatory lending in Los Angeles County it is by no accident that Ladera Heights serves as one of the largest professional enclaves of Black Professionals in the United States. I am wholeheartedly opposed to any "upzoning" proposed for the Ladera Center that would allow for buildings of unlimited height amongst other recommendations. A change in the zoning requirements that could allow for another building like the traffic laden, commuting headache that the new **Cumulus** complex anchors would be a logistical nightmare.

It has now been more than 22 years since we became homeowners in the community of Ladera Heights. My husband and I are proud to have raised my son and daughter in this quiet ethnically diverse, upper middle-class community.

Our neighborhood is uniquely located near the 405 and 90 freeways, strategically near the great expansion of Inglewood, California. Progress must move forward, but at the detriment of Ladera Heights is a mistake.

R10-1

We are a proud community with a median household income of $90,233. As your team is aware we are a diverse community with 70.8% African American, 7.0% White, 2.9% Asian, 0.3% Native American, 0.1% Pacific Islander, 1.4% from other races, and 4.5% from two or more races Hispanic or Latino of any race were 3.4%, as defined by the 2020 census.

Judging by the increased demand for homes in Ladera, especially over the years since the pandemic, our community median household income tops Brentwood's, and its inventory of architecturally intact Midcentury Modern homes is almost unmatched in Los Angeles. Ladera is not a peripheral area as mentioned by the previous literature referencing Westchester and city planning.

Ladera is the center of a vibrant, and culturally important Los Angeles community. This community is to be maintained and we will fight for its preservation without the upzoning propositions.

La Tanya R. Hines, M.D., F.A.C.O.G.
6033 South Garth Avenue
Ladera Heights, 90056

Comment Letter R11

From: leighton rose
To: Westside Area Plan
Subject: Upzoning Project
Date: Tuesday, June 25, 2024 2:15:45 PM

CAUTION: External Email. Proceed Responsibly.

Hello,
I'm totally opposed to the proposed up zoning project. Our community is already a preferred parking location for people who do not reside in the neighborhood. We have random people leaving their vehicles parked in our neighborhood for 2 to three days at a time.

R11-1

Sent from my iPhone

Comment Letter R12

From: ctcampbell52@outlook.com
To: Westside Area Plan
Cc: Miriam Thompson
Subject: Opposition to Upzoning in Ladera Heights-View Park-Windsor Hills-View Heights
Date: Tuesday, June 25, 2024 2:37:08 AM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS ENTIRE EMAIL TO PUBLIC RECORD:

To Los Angeles City and County Planning Officials:

I support deep concerns and strong opposition to the up-zone plans (Land Use Designation WPDR/CD-11) surrounding the Ladera Community.

I share the sentiments of fellow homeowners about what can and will be impactful: The creation of adverse effects from traffic congestion that will impose burdens on ingress and egress for those living in the community. The intended plan is not fit, and unsustainable. Rezoning to R5 from R2 requires careful planning with due diligence. The far-reaching impact will result in dislocation of existing affordable housing which is contrary to the aims of your plans. And, the disruption of a social and diverse community is a problem. Like others, I support change that is responsible, but the community voices must be allowed to have sway.
Guidelines pertaining to R5 developments. specifically, buildings constructed in R5 zones that are typically used for apartment buildings, density is a factor. R5 zoning allows for medium-density development." The specific density allowed may vary depending on the specific subcategory of R5 zoning. Building Height: The maximum allowable building height in R5 zones is determined by a formula known as the Floor Area Ratio (FAR). The FAR dictates the ratio of total floor area to the lot size." (Wiki) I would hope to see the data points in the EIR.

Additionally, R5 Large Lot Residential/commercial, the objective in a rural setting is preserving, and minimizing impacts on environmentally sensitive locations and scenic quality. I would add, to ensure that large residential allotments do not hinder the proper and orderly everyday life, work, and play within the existing community.

R12-1

The main effects of mixed land use on neighborhood crime
James C. Wo. panel
PhD, Criminology, Law & Society, University of California-Irvine,
2017 MA, Social Ecology, University of California-Irvine,
2012 advance science and improve health outcomes

Prior studies have examined the role of specific land uses in generating crime. Retail land use has consistently shown a crime-producing influence across varying spatial units (Bernasco and Block, 2011; Boessen and Hipp, 2015; Stucky and Ottensmann, 2009). A recent study by Hipp et al. (2017), for example, demonstrated that retail land use exerted a deleterious impact on robberies in census blocks located across four cities (San Francisco, Honolulu, Los Angeles, and Sacramento)
Given the size and scope of the L.A. City and County plan, this is troubling. It's flashing caution. This is an area that should have data presented in the EIR from due diligence. Sources used and tools.

R12-2

A more serious problem will confront residents of this community in the near future:

New report, March 7, 2024, highlights impact of roadway air pollution on indoor air quality
By Liam Connolly | Senior Public Information Officer
UC Davis Medical Center, Emergency Medicine, Internal Medicine, School of Medicine[1]Academic Affairs, Otolaryngology (Interim)

Snippet
Evidence shows that people who live near busy streets and freeways have an increased risk of multiple health conditions.
People who live near major roadways in California continue to be at risk of developing respiratory, cardiovascular and reproductive health problems, despite the state's push for clean energy policies, UC Davis Health researchers told the state Legislature in the new report.
The report was prepared by the California State Policy Evidence Consortium (CalSPEC), which is headed by UC Davis Health clinicians and staff, and comprised of researchers from throughout the University California. It was commissioned by the California Senate Environmental Quality Committee and California Assembly Natural Resources Committee, which are studying the health effects of near-roadway indoor air pollution and strategies to deal with it.

R12-3

The development plans require revisions in light of concerns mentioned, including other site considerations (e.g. MLk Blvd west of Crenshaw). Engage with residents, hear their concerns and proposals. The avoidable position to be in is "lessons learned."

Regards,
Resident in Ladera Heights

Comment Letter R13

From: socamillers
To: Westside Area Plan
Cc: hollyjmitchell@bos.lacounty.gov
Subject: Response letter for WSAP Draft EIR
Date: Wednesday, June 26, 2024 1:06:48 AM

CAUTION: External Email. Proceed Responsibly.

To Westside Area Plan Project Team:

I am writing to express my strong opposition to the proposed Westside Area Plan (WSAP) Upzone EIR plan for our residential neighborhoods. While I understand the need for increased housing, I believe this plan will have severely detrimental effects on our community and have a negative impact on its character.

This Plan is inequitable. WSAP proposes to burden only the communities with predominately African American populations, Ladera Heights, View Park, and Windsor Hills with increased density for Los Angeles County while excluding West LA and Beverly Hills, from this upzoning. In Ladera Heights it targets our market, churches, shopping, restaurants, medical facilities, restaurants, and small businesses. These are the amenities that make a community livable.

This Plan is a thinly veiled attempt to gentrify our community. WSAP and the housing overlay also target residential rent-controlled multi-family dwellings for moderate-income families. Many of these residents have lived in the community for more than a decade and they would be displaced to provide luxury high-rises with rental costs double the existing units in the neighborhood. R13-1

The increased density will lead to unbearable traffic congestion, excessive pollution, an increase in our already overburdened infrastructure, etc. Our streets are already crowded, and the safety of our children is at risk. Additionally, the proposed light rail station intends to take the place of the Home Depot on Slauson Avenue, which will likely exacerbate the homeless crisis and add to traffic and crime in our area.

This area is already relatively high-density. Further upzoning will benefit only wealthy developers and YUPPIEs, while the rest of us suffer the consequences. I urge LA County to reconsider this unreasonable plan and find alternative solutions in the Westside Islands areas that prioritize the well-being of our community. The proposed changes will have long-lasting negative impacts on our communities and the quality of life of our residents.

Sincerely,
Mrs. Treva Miller

Comment Letter R14

From: latonya barnett
To: Westside Area Plan
Subject: Changes to Ladera Heights
Date: Wednesday, June 26, 2024 7:47:49 PM

CAUTION: External Email. Proceed Responsibly.

I am writing to inform you that I am opposed to the proposed Westside Area Plan (WSAP) Upzone EIR plan for our residential neighborhoods. While I understand the need for increased housing, I believe this plan will severely harm our community and hurt its character.

This Plan is inequitable. WSAP proposes to burden only the communities with predominately African American populations, Ladera Heights, View Park, and Windsor Hills with increased density for Los Angeles County while excluding West LA and Beverly Hills, from this upzoning. In Ladera Heights, it targets our market, churches, shopping, restaurants, medical facilities, restaurants, and small businesses. These are the amenities that make a community livable.

This Plan is a thinly veiled attempt to gentrify our community. WSAP and the housing overlay also target residential rent-controlled multi-family dwellings for moderate-income families. Many of these residents have lived in the community for more than a decade and they would be displaced to provide luxury high-rises with rental costs double the existing units in the neighborhood.

The increased density will lead to unbearable traffic congestion, excessive pollution, an increase in our already overburdened infrastructure, etc. Our streets are already crowded, and the safety of our children is at risk. Additionally, the proposed light rail station intends to take the place of the Home Depot on Slauson Avenue, which will likely exacerbate the homeless crisis and add to traffic and crime in our area.

This area is already relatively high-density. Further upzoning will benefit only wealthy developers and YUPPIEs, while the rest of us suffer the consequences. I urge LA County to reconsider this unreasonable plan and find alternative solutions in the Westside Islands areas that prioritize the well-being of our community. The proposed changes will have long-lasting negative impacts on our communities and the quality of life of our residents.

Sincerely,
Mrs. La Tonya Botshekan

R14-1

Comment Letter R15

From: Jean Jones-apfel
To: Westside Area Plan
Cc: hollyjmitchell@bos.lacounty.gov

Subject: Response Letter For WSAP Draft EIR
Date: Wednesday, June 26, 2024 8:22:35 PM

CAUTION: External Email. Proceed Responsibly.

To: Westside Area Plan Project Team

My family and I have lived here since 1997, and we choose this area because it's a single-family community that is quiet, peaceful, and has charm of a small town. Our market, small businesses, and restaurants add to this charm. This Upzoning plan would destroy our community and our way of life. I oppose this change to our community, and I urge LA County to find an alternative plan in West LA, or Beverly Hills, rather than destroying Ladera Heights a predominately black community.

I attended the Joint Draft WSAP/EIR Zoom Meeting that took place on 6/25/24 at 6pm. The only reason I attended was because a neighbor sent a notification a couple of hours before the meeting. Other neighbors were sent an email to ensure our opinions & concerns were voiced. During this meeting the LA County team repeatedly spoke about the benefits of this Upzoning plan & that we the residents of Ladera Heights should look at this as an opportunity to better our community. They also spoke at length about how many times they reached out to the Ladera Heights community with pamphlets & emails. The only problem is none of the community received any pamphlets or emails or any other communication that outlined this Upzone plan. This fact was repeated numerous times by other Ladera Heights residents that were on the zoom call. This plan is opposed by the Ladera Heights community, and I strongly oppose this proposed Westside Area Plan (WSAP) Upzone EIR. If this plan is such an opportunity, then why is in not being offered to Beverly Hills or Westside LA residents? Why is in only being proposed in the Black communities. I believe this plan will be severely detrimental to our community and have a negative impact on its character. This plan is disproportional to all communities of color, namely Black Americans that live in Ladera Heights, View Park and Windsor Hills. I have worked hard to afford a single-family home in Ladera Heights and this plan is inequitable and outright demeaning to all of its residents. If this plan were such an opportunity, then why has the Ladera Heights been unsuccessful in getting an in-person meeting within our community. We have thousands of residents that would appreciate an opportunity to voice our concerns and offer alternatives to this Upzone plan. La County must take all steps to meet with the participants, and that has not been done. Without an in-person meeting outlining the proposed zoning changes, or high-rise buildings, traffic congestion and crime issues that might adversely affect our community, then this La County Upzone plan is unjustified.

R15-1

Further upzoning will benefit only wealthy developers that view this an opportunity to make a fast buck at the expense of Ladera Heights residents. We would suffer as they rape our community of its valuable resources, namely our market, churches, shops, restaurants, medical facility, restaurants, and small businesses. These

R15-2

amenities serve our community and we have worked hard to get these the way they are, so we urge, we plead to halt these Upzoning proceedings.

These proposed changes will have a negative impact on our communities and the quality of life of our residents. We already have to deal with the increased traffic, due to the recent high rises that were developed on LaCienega called the Cumulus, and in the Howard Hughes development. It has caused extreme traffic and delays, which frequently backs up into our community. Our streets are already inundated with traffic and congestion, and this Upzone proposal would only intensify the problem, as well as, put the safety of our children at risk. Lastly, crime has gone up in these newly Upzoned areas, and the last thing that our community needs is more house break-ins, porch pirates, car thefts, rapes or murderers frequenting our communities. I urge LA County to reconsider and look elsewhere for alternative solutions in another area, such as, Beverly Hills or West LA. R15-2 Con't

Sincerely,

Jean Jones-Apfel

Sent from AOL on Android

Comment Letter R16

From: Earllene Mc Cauley
To: Julie Yom
Cc: Miriam Thompson
Subject: Westside AreaPlan
Date: Wednesday, June 26, 2024 8:52:58 PM

CAUTION: External Email. Proceed Responsibly.

I attended the virtual meeting last night, but time ran out before I could speak. I have several concerns:
1. Who thought of this plan and who is paying for it?
2. It talked about rezoning will our property values drop?
3. Will out property taxes go up?
4. What about police/sheriff protection?
5. Ther was mentioned off protection of birds, what about the coyotes that invade our yards? What will be done with them? I personally had 3 in my back yard.
6. Why are developers being allowed to make millions in our community? What about the while areas? What type of studies have been conducted that businesses will be successful, what type?
7.Where will grocery stores be located?
8. No parking has been provided for all of this.
9. This will destroy the historic nature of our area just because people who don't live and have ins vested in this area took it upon themselves to do this.
10. to move churches is horrible!

R16-1

Comment Letter R17

From: Iris F
To: Westside Area Plan
Subject: Westside Area Plan Upzone EIR
Date: Thursday, June 27, 2024 11:48:00 AM

CAUTION: External Email. Proceed Responsibly.

I strongly oppose the proposed Westside Area Plan Upzone EIR plan for my neighborhood, entire Ladera Heights community.
The plan is inequitable in targeting Black areas as opposed to predominately affluent White areas.
We need our CVS, Ralphs, Pann's, shopping areas, churches, etc.
Please reconsider this unreasonable plan that will have severe detrimental effects on our community.
Thank you.

R17-1

Comment Letter R18

From: Reginia O"leary
To: Westside Area Plan
Subject: Comments about the Westside Area Planning
Date: Thursday, June 27, 2024 7:19:59 PM

CAUTION: External Email. Proceed Responsibly.

R18-1

R18-2

R18-3

R18-4

R18-4
Con't

R18-5

R18-6

R18-7

R18-8

Sent from the all new AOL app for iOS

Comment Letter R19

From: Debra Langaigne
To: HollyJMitchell@subscriptions.lacounty.gov; Westside Area Plan
Cc: info@laderaheights.org
Subject: Ladera Heights Upzone Plan Concerns
Date: Friday, June 28, 2024 4:35:18 PM

CAUTION: External Email. Proceed Responsibly.

Supervisor Mitchell and Julie Yom

I am writing to express my strong opposition to the proposed Westside Area Plan (WSAP) Upzone EIR plan for the Ladera Heights community. While I understand the need for increased housing, I believe this plan will have severe detrimental effects on our community.

The increased density will lead to unbearable traffic congestion, excessive pollution, an increase on our already overburdened infrastructure, etc . Our streets are already crowded with drivers utilizing navigational tools to avoid traffic on Slauson and Centinela and the safety of our children and residents attempting to take walks, will be at increased risk. Additionally, the proposed light rail station at the site of what is currently Home Depot on Slauson will likely exacerbate the homeless crisis and cause property values to plummet.

This area is already relatively high density. Further up zoning brings zero benefit to the property owners and residents of this community. This is only a benefit to developers looking to increase their wealth without concern for destroying the character and property values of this community. In addition to the increased number of people and resulting traffic , the proposed " affordable housing “ will dilute the current values of rentals and property sales in the area and as a result, the area will be devalued by appraisers and lenders . Residents of Ladera Heights will only suffer the consequences of this proposed up zoning plan.

The WSAP also appears to be an attempt for developers , with the LA County’s Blessings, to reduce property values in a diverse but," PREDOMINATELY AFRICAN AMERICAN MIDDLE TO HIGH INCOME” community.
What are the county’s plans for up zoning in other Los Angeles County areas of the Westside such as Brentwood, Pacific Palisades, Beverly Hills, Santa Monica ?
I strongly urge LA County to reconsider this highly unreasonable plan and find alternative solutions that prioritize the well being of this community.

I have been a resident of Ladera Heights for 36 years and I VOTE AGAINST the proposed Westside Area Plan (WSAP) Upzone EIR. The proposed changes will have long-lasting negative impacts on our communities / lifestyles and we must prioritize the well-being and safety of our residents and property owners.

R19-1

Sincerely,

Debra Langaigne
5206 W. 54th St
LA, 90056

Comment Letter R20

From: cindy hotta
To: Westside Area Plan; hollyjmitchell@bos.lacounty.gov
Cc: Cindy Hotta
Subject: Westside Area Plan Draft EIR
Date: Sunday, June 30, 2024 2:03:38 PM

CAUTION: External Email. Proceed Responsibly.

To Westside Area Plan Project Team:

I am writing to express my strong opposition to the proposed Westside Area Plan (WSAP) Upzone EIR plan for our residential neighborhoods. While I understand the need for increased housing, I believe this plan will have severely detrimental effects on our community and have a negative impact on its character.

This Plan is inequitable. WSAP proposes to burden only the communities with predominately African American populations, Ladera Heights, View Park, and Windsor Hills with increased density for Los Angeles County while excluding West LA and Beverly Hills, from this upzoning. In Ladera Heights, it targets our market, churches, shopping, restaurants, medical facilities, restaurants, and small businesses. These are the amenities that make a community livable.

This Plan is a thinly veiled attempt to gentrify our community. WSAP and the housing overlay also target residential rent-controlled multi-family dwellings for moderate-income families. Many of these residents have lived in the community for more than a decade and they would be displaced to provide luxury high-rises with rental costs double the existing units in the neighborhood.

R20-1

The increased density will lead to unbearable traffic congestion, excessive pollution, an increase in our already overburdened infrastructure, etc. Our streets are already crowded, and the safety of our children is at risk. Additionally, the proposed light rail station intends to take the place of the Home Depot on Slauson Avenue, which will likely exacerbate the homeless crisis and add to traffic and crime in our area. The traffic division responsible for this area (Slauson, Fairview and La Cienega) especially) has been planning, reviewing and trying to find a solution to the congestion for the past 3 years, with no relief in sight for us. Please come and DRIVE these streets during traffic hours, not look and observe. Stick in traffic for 30 mintues to go 1 mile is not productive to anyone.

This area is already relatively high-density. Further upzoning will benefit only wealthy developers and YUPPIEs, while the rest of us suffer the consequences. I urge LA County to reconsider this unreasonable plan and find alternative solutions in the Westside Islands areas that prioritize the well-being of our community. The proposed changes will have long-lasting negative impacts on our communities and the quality of life of our residents. Allowing structures more than 2 stories in the area WILL DEFINITELY change the makeup of this community.

R20-2

Cindy Hotta
6523 Laurelwood Dr

Inglewood, CA 90302
Heights at Ladera

Comment Letter R21

From: brendon chung
To: Westside Area Plan; hollyjmitchell@bos.lacounty.gov; councilmember.park@lacity.org; planning.thewestside@lacity.org
Subject: Support for Westside Area Plan
Date: Monday, July 1, 2024 1:25:45 PM

CAUTION: External Email. Proceed Responsibly.

I recently learned of the Westside Area Plan and wanted to share my strong support for it.

I've lived in Fox Hills for almost 2 decades. I like the neighborhood. But, I very strongly want it to be more walkable, more bikeable, and closer to a transit hub (ideally a metro train station!). My wife and I are avid cyclists and very often take the metro train, and would LOVE it if there was more transportation infrastructure and retail places nearer to us.

I heard about this plan from street-side signage displaying laderamatters.com and wanted to share that I absolutely do not share the views of this group. I very strongly disagree with their stances.

I hope the Westside Area Plan is successful and I hope it happens!

R21-1

Comment Letter R22

From: Leo Hill
To: Westside Area Plan
Subject: Recommendation for additional Westside site to add to Westside Area Plan (WSAP) PEIR
Date: Monday, July 1, 2024 11:41:44 AM

CAUTION: External Email. Proceed Responsibly.

We oppose the existing plan.

The burden of growth for the entire Westside should not be forced on just the existing communities.

Please consider adding the following to the Westside Area Plan (WSAP) PEIR.

• The Grove Shopping Center - 189 The Grove Dr, Los Angeles, CA 90036 (Gibson Island adjacent, not the historic Farmers Market or Adobe, land owned by the Gibson Family leased to Rick Caruso) No single-family homes in the vicinity

• Palazzo East Luxury Apartments - 348 Hauser Blvd, Los Angeles, CA 90036. Just east of Park La Brea Complex and the Grove – a 2-minute drive from Gilmore Island. The Park La Brea Complex apartments are 13 stories high, and Palazzo East buildings are only 4 stories high (just like the Alviso Luxury apartment in LH targeted for upzoning to 13 stories). This area is in dire need of affordable housing

R22-1

• Westwood Ralphs/Target Center - 10861 Weyburn Ave, Los Angeles, CA 90024. This shopping center is directly across from the UCLA campus – a prime location for mixed-use affordable apartments.

• Rancho Park Golf Course,- 10345 W Pico Blvd, Los Angeles, CA 90064 (near BH and Westwood).

• Fox Studio Lot - 10201 W Pico Blvd, Los Angeles, CA 90067 (near Cheviot Hills).

Keeping it fail!

Leo Hill Jr., President
Baldwin Hills Tax Service
Office (323)295-8359
Cell (310)901-5290
Web: BHTaxservice.com

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Comment Letter R23

From: Helen Sweatt
To: Westside Area Plan
Subject: Re-zoning
Date: Wednesday, July 3, 2024 6:55:24 PM

CAUTION: External Email. Proceed Responsibly.

I believe the rezoning plan should be proportioned out to the other areas such as The Grove; Rancho Park Golf Course, Westwood Ralphs/Target Center; Palazzo East luxury apartments, and Fox Studios. I do not believe re-zoning in Ladera Heights is a benefit for "African Americans" in the area as it is considered a multi-ethnic diverse community. With this plan, there would be a lot of construction, which, would be devastating to our family community, infringing upon children, and seniors, not to mention the terrible traffic and added population. Please re-consider other area rezoning.
Thank you

R23-1

--

Helen Beridon Sweatt
Medical Practice Manager
Edward J. Share, M.D.
Cedars Medical Office Towers East
8631 W 3rd St, Suite 1015 East
Los Angeles, CA 90048
310-652-4472 Fax: 310-358-2266

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Comment Letter R24

From: jerrold smith
To: Westside Area Plan
Subject: LaDera Zoning Changes
Date: Wednesday, July 3, 2024 8:14:53 AM

CAUTION: External Email. Proceed Responsibly.

To Whom It May Concern:

I have been a resident of La Dera Heights for more than 40 plus years, and I totally oppose the intentions to change our beautiful neighborhood.

R24-1

Yours truly,

Jerrold R. Smith

Comment Letter 25

From: L
To: Westside Area Plan
Subject: Provodence Wateridge
Date: Wednesday, July 3, 2024 10:27:00 PM

CAUTION: External Email. Proceed Responsibly.

I've heard the Providence Waterridge building has been targeted to tear down and be turned into apartments. Please consider all the seniors on HMO plans who go there like me. It would be extremely unfortunate to lose such a great office.

As we'll I've heard the Laderra Plaza has been targeted. We already lost the CVS in Fox Hills. Are we to drive to Marina CVS? I think not because I heard that is scheduled to be torn down too.

How is rent of 3,000 a month as a starting rent considered low income? Where are we to shop there is no other Grocery store in Fox Hills or Ladera Plaza. Do we have to drive to Inglewood or Marina?

R25-1

Thanks,

Laura Lawrence

From:	Tracie Lyons
To:	Miriam Thompson
Cc:	Westside Area Plan; pazetal@aol.com
Subject:	Re: Proposed zoning and land use change for your property - Ladera community concerns
Date:	Thursday, July 4, 2024 3:40:24 AM
Attachments:	Outlook-r4evg5ek.png

CAUTION: External Email. Proceed Responsibly.

Miriam,

Could you assist me with the following questions:

1. <!--[endif]-->Why do some Plans have an EIR review period of 45 days while others are given 60 days? Given that the WSAP is 368 pages and the EIR is over 700, 45 days for a community to review and respond to these documents does not support the Planning department's contention that it really wants community input.

<!--[if !supportLists]-->2. <!--[endif]--> Where do I find the list of all LA County Area Plans?

<!--[if !supportLists]-->3. <!--[endif]-->What is the schedule of the start and finalization dates of each LA County Area Plan?

4. <!--[endif]-->What percentage of the community asked for our vision “to support sustainable mobility options in an enhanced built environment.” Please provide supporting documentation.

5. <!--[endif]-->What is the square footage of each opportunity zone lot so that the maximum number of units can be calculated?

6. <!--[endif]-->As the Plan only impacts LH/VP-WH/WFH, did the Vision and five principles that guide the goals and policies of the WSAP take the recommendations non-impacted WSAP communities into account? Can you please provide supporting documentation?

7. <!--[endif]-->How do you assure that Commercial centers are “village-centered clustered around plazas and open spaces" without creating a new land use category or community development overlay?

8. <!--[endif]-->Can we get a copy of the WSAP survey and compilation of resulting responses.

9. <!--[endif]-->Where are the 31 acres of vacant land located in the Plan area?

<!--[if !supportLists]-->10. <!--[endif]-->Goal LU 1.3 – Meet with LH and VP-WH communities in person.

<!--[if !supportLists]-->11. <!--[endif]-->Goal LU 2.5 – Meet with LH and VP-WH communities in person.

<!--[if !supportLists]-->12. <!--[endif]--> Goal 3.7 - How do you incentivize the inclusion of gathering places in commercial, mixed-use, and multi-family residential projects without increasing height or density of sites?

<!--[if !supportLists]-->13. <!--[endif]-->Goal 3.8 - Please give an example of height and density limitations that will be required of new developments along major thoroughfares and at the edges of commercial centers to be located and scaled to provide transitions in building height and bulk, consistent with the character of adjacent low-scale neighborhoods.

<!--[if !supportLists]-->14. <!--[endif]-->LU 4.2 – How does plan ensure affordability? Providing additional building height in exchange for 5% affordability makes a de-minimis impact on community affordability.

<!--[if !supportLists]-->a. <!--[endif]--> How does the Plan define affordability?

<!--[if !supportLists]-->b. <!--[endif]--> How many affordable housing units are estimated under this Plan per Opportunity Site and other upzoned areas?

<!--[if !supportLists]-->15. <!--[endif]-->Don’t Policies LU 5.1 and 5.4 Conflicts with Goal 5?

<!--[if !supportLists]-->16. <!--[endif]-->Policy 6.5 – "Design development that fosters pedestrian activity by orienting one or more building entrances and providing direct pedestrian access to the adjoining primary street sidewalk and incorporation of plazas, landscaping and common open spaces." How is this done without new land use designation or community development overlay?

<!--[if !supportLists]-->17. <!--[endif]-->Goal 11 should be deleted. Storage site no longer in the Plan. Why was it removed? Moreover, mixed use inappropriate with adjacent R-1 parcel in 100% SFR Wooster neighborhood

<!--[if !supportLists]-->a. <!--[endif]--> LU 11.1 - See above.

<!--[if !supportLists]-->b. <!--[endif]-->LU 11.2 - See above

<!--[if !supportLists]-->19. <!--[endif]-->The housing unit goal LA County General Plan is 90,000 units per RHNA. What percentage is Ladera/ View Park expected to contribute of the entire WSAP housing goals? What percentage is Ladera/ View Park expected to contribute of the entire LA County General Plan housing goals?

<!--[if !supportLists]-->20. <!--[endif]-->Why is zoning change from R-3 to R-5 proposed on Fairview multi-family properties? These properties were not so designated on the Housing Element Update. Also, Housing Element Update did not propose housing for WaterRidge site. How many housing units are proposed for these sites and why?

<!--[if !supportLists]-->21. <!--[endif]-->How many housing units in Ladera were proposed under the Housing Element Update? How many are proposed in Ladera under the WSAP?

<!--[if !supportLists]-->22. <!--[endif]-->What is “Long-term intensification and development” referenced for Home Depot site and how does it differ from “revitalized and pedestrian-oriented” development referenced for Ladera Center? How does it differ from “Concentration/intensification of commercial and housing development”?

<!--[if !supportLists]-->23. <!--[endif]-->How does Planning “*Facilitate* the development of small-scale, local-serving commercial uses such as a coffee shop”? In particular, how is the commercial development on an existing SFR parcel “facilitated” so as to mitigate impact on SFR adjacent parcels?

24. <!--[endif]-->Add M 3.2.5 - Why isn't proposed that the Link provide access of local residents Ladera Heights/ View Park residents to the Baldwin Hills Parklands?

<!--[if !supportLists]-->25. M 3.3 - Why were Crenshaw, Hyde Park, Leimert and MLK stations selected? Unlike the LaCienega station, these stations are not near Ladera. Simply located in BIPOC neighborhoods.

<!--[if !supportLists]-->26. <!--[endif]-->Was Goal M 6 developed at the request of the community, particularly Policies 6.3 and 6.4? Please provide supporting survey documentation.

Thank you so much for all of your assistance to date, Miriam.

On Wednesday, July 3, 2024, 08:03:56 PM GMT+1, Miriam Thompson <mthompson@planning.lacounty.gov> wrote:

Hello Ms. Lyons,

Per your request, please see the attached spreadsheet that reports the proposed WSAP zoning and land use policy changes as of 7/2/2024. Our mapping team is working on producing the static maps you've requested. In the interim, they have updated the online mapping application to be more legible. The boundary outlines are now thicker and have a drop shadow making them stand out. Here is the link to that site: https://lacounty.maps.arcgis.com/apps/instant/sidebar/index.html?appid=fdc6d5deacb64f1fbbbc6af2bbafdf23. I hope this is helpful.

Once the land use and zoning change maps are completed would you like a print or digital copy? We can leave a printed map at the reference desk of the View Park Bebe Moore Campbell Library for your review, if you prefer. Please let me know.

Kind regards,

MIRIAM THOMPSON, MCRP (She/Her)
PLANNER, General Plan / Transit-Oriented Communities
Office: (213) 974-6316 • Direct: (213) 974-7076
Email: mthompson@planning.lacounty.gov

Los Angeles County Department of Regional Planning
320 West Temple Street, 13th Floor, Los Angeles, CA 90012
planning.lacounty.gov

Our field offices are currently open to the public. Please visit planning.lacounty.gov for information about available services, public meeting schedules, and planning projects

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From: Tracie Lyons <tracielyonslll@yahoo.com>
Sent: Friday, June 28, 2024 1:37 AM
To: Miriam Thompson <MThompson@planning.lacounty.gov>
Cc: Westside Area Plan <WestsideAreaPlan@planning.lacounty.gov>; pazetal@aol.com <pazetal@aol.com>
Subject: Re: Proposed zoning and land use change for your property - Ladera community concern

CAUTION: External Email. Proceed Responsibly.

Thank you Miriam. See my responses in red.

1. In reviewing the legend, I see that there are different zoning and land uses for different areas. However, I am unable to tell what areas are upzoned vs.downzoned vs untouched.

> The areas that are proposed to change are outlined with a thick black boundary like this: .
>
> **Would it be helpful for us to provide a static map that more clearly depicts the existing and proposed zoning and land use changes? Absolutely. Thank you**

2. Much of Ladera's SFR are zoned R-1 H9. When did SFR R-1 become H9?

> The existing zoning is based on the 2015 County's General Plan.

3. Are all R-2 being down zoned from R-3 properties?

> No. There are some R-2 parcels on Morley Ave., 62nd St, La Tijera Blvd, Fairfax Ave, Condon Ave., La Cienega, and W. 54th St. that are not proposed to change to R-3. This was based on parcel analysis to make the zoning consistent with the existing land use of H-18, which is considered a technical clean up.

4. I see that Knox Presbyterian, Calvary Baptist are no longer designated as Opportunity Zones. Why?

> This change was made partly in response to public comments received from the opportunity sites presentation. Additionally the existing zoning of C-3 allows 45 feet height and State law allows churches to build housing by-right. Given that the area already has entitlements that allow potential enhancement it was removed as a WSAP opportunity site.

5. You mentioned that there was a spread sheet that identifies all of the zoning changes in the WSAP area. Could we please see a copy of that document? It would be much easier that trying to determined changes by looking at the map. In particular, we can't tell the original zoning/land use designations for all changed parcels.

> Yes, this is an internal working document and all private/personal information would need to be redacted before it is shared. I will submit a request to our Information Systems team and run this by management. We can also print a map that specifically highlights this information. **Yes, thank you**

6. The Draft Goals and Policies were presented on February 13, 2024. Have the Goals and Policies been finalized or is there still an opportunity to comment on said document?

> The previous draft goals and policies document from February was presented to the public to share the project status update. We received comments on this draft and incorporated them to the draft Westside Area Plan, which is currently out for public review. We have not finalized any of the WSAP documents. We are currently in a 45-day public review period through

> **August 1, 2024**. We encourage you to review these documents and submit comments to WestsideAreaPlan@planning.lacounty.gov.
>
> The final WSAP and PEIR will incorporate public comments received during public comment period and be finalized in late summer/fall of this year before being presented to the Regional Planning Commission in fall and ultimately presented to the Board of Supervisors in winter of this year for consideration of approval and adoption.

Please let us know if you have any other questions or comments.

Thank you,

On Thursday, June 27, 2024, 02:25:08 AM GMT+2, Miriam Thompson <mthompson@planning.lacounty.gov> wrote:

Hello Ms. Lyons,

Thank you, I am honored to serve your community and engage with such knowledgeable community advocates as yourself and Ms. Paz. Please see our responses below, they are indented underneath your original questions.

Kind regards,

MIRIAM THOMPSON, MCRP (She/Her)
PLANNER, General Plan / Transit-Oriented Communities
Office: (213) 974-6316 • Direct: (213) 974-7076
Email: mthompson@planning.lacounty.gov
Los Angeles County Department of Regional Planning
320 West Temple Street, 13th Floor, Los Angeles, CA 90012
planning.lacounty.gov

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From: Tracie Lyons <tracielyonslll@yahoo.com>
Sent: Sunday, June 23, 2024 6:33 PM
To: Miriam Thompson <MThompson@planning.lacounty.gov>
Subject: Re: Propose zoning and land use change for your property - Ladera community concern

It was a pleasure to speak with you last week. I think I would be really helpful if you could provide me with the following documents/information:

1. In reviewing the legend, I see that there are different zoning and land uses for different areas. However, I am unable to tell what areas are upzoned vs.downzoned vs untouched.

> The areas that are proposed to change are outlined with a thick black boundary like this: .

> Would it be helpful for us to provide a static map that more clearly depicts the existing and proposed zoning and land use changes?

2. Much of Ladera's SFR are zoned R-1 H9. When did SFR R-1 become H9?

> The existing zoning is based on the 2015 County's General Plan.

3. Are all R-2 being down zoned from R-3 properties?

> No. There are some R-2 parcels on Morley Ave., 62nd St, La Tijera Blvd, Fairfax Ave, Condon Ave., La Cienega, and W. 54th St. that are not proposed to change to R-3. This was based on parcel analysis to make the zoning consistent with the existing land use of H-18, which is considered a technical clean up.

4. I see that Knox Presbyterian, Calvary Baptist are no longer designated as Opportunity Zones. Why?

> This change was made partly in response to public comments received from the opportunity sites presentation. Additionally the existing zoning of C-3 allows 45 feet height and State law allows churches to build housing by-right. Given that the area already has entitlements that allow potential enhancement it was removed as a WSAP opportunity site.

5. You mentioned that there was a spread sheet that identifies all of the zoning changes in the WSAP area. Could we please see a copy of that document? It would be much easier that trying to determined changes by looking at the map. In particular, we can't tell the original zoning/land use designations for all changed parcels.

> Yes, this is an internal working document and all private/personal information would need to be redacted before it is shared. I will submit a request to our Information Systems team and run this by management. We can also print a map that specifically highlights this information.

6. The Draft Goals and Policies were presented on February 13, 2024. Have the Goals and Policies been finalized or is there still an opportunity to comment on said document?

> The previous draft goals and policies document from February was presented to the public to share the project status update. We received comments on this draft and incorporated them to the draft Westside Area Plan, which is currently out for public review. We have not finalized any of the WSAP documents. We are currently in a 45-day public review period through **August 1, 2024**. We encourage you to review these documents and submit comments to WestsideAreaPlan@planning.lacounty.gov.
>
> The final WSAP and PEIR will incorporate public comments received during public comment period and be finalized in late summer/fall of this year before being presented to the Regional Planning Commission in fall and ultimately presented to the Board of Supervisors in winter of this year for consideration of approval and adoption.

Please let us know if you have any other questions or comments.

Thank you,

On Tuesday, June 4, 2024, 05:10:05 PM PDT, Miriam Thompson <mthompson@planning.lacounty.gov> wrote:

Hello Tracie,

We're happy to discuss this further with you. You can schedule an appointment using our bookings page: https://bit.ly/3QzyLMM. This page displays the availability of the entire team so that you can choose a time that is convenient for your schedule.

Regards,

WESTSIDE AREA PLAN TEAM
General Plan and Transit-Oriented Communities
Office: (213) 974-6424
Email: WestsideAreaPlan@planning.lacounty.gov
Los Angeles County Department of Regional Planning
320 West Temple Street, 13th Floor, Los Angeles, CA 90012

For more information on the area plan, please visit our website:
https://planning.lacounty.gov/long-range-planning/westside-area-plan/

	Westside Area Plan - LA County Planning PROJECT UPDATES May 20, 2024 Community input on the Westside Area Plan has led to the proposal of a name change for the unincorporated community of West Fox Hills. If you would like add your support for renaming to Unincorporated Del Rey, please fill out the form here: https://forms.office.com/g/ZpL41P7dxH The Westside Area Plan focuses on the unincorporated [...]

Our field offices are currently open to the public. Please visit planning.lacounty.gov for information about available services, public meeting schedules, and planning projects.

From: Tracie Lyons <tracielyonslll@yahoo.com>
Sent: Friday, May 31, 2024 3:46 PM
To: Julie Yom <JYom@planning.lacounty.gov>
Cc: Christian Turner <CTurner@planning.lacounty.gov>; Westside Area Plan <WestsideAreaPlan@planning.lacounty.gov>
Subject: Propose zoning and land use change for your property - Ladera community concern

CAUTION: External Email. Proceed Responsibly.

Thanks so much.

If possible, i would love to set up a call next week to get clarity on a few items. Please let me know what day and time works best for you.

From your response below, it appears that you were saying that the Ladera multifamily sites were selected in accordance with County's Housing Element Plan.

Are you also saying that these sites have irrevocably pre-determined, and are not subject to discussion or response as part of the Westside Area Plan?

It is my understanding that members of the Ladera Community expressly stated at previous listening sessions that they didn't want residential housing up zoned.

Sent from my iPhone

> On May 28, 2024, at 3:09 PM, Julie Yom <JYom@planning.lacounty.gov> wrote:
> Hi Tracie,
>
> Sites for rezoning from R-3/H50 to R-5/H100 were identified in the County's Housing Element Update (https://planning.lacounty.gov/long-range-planning/housing-element/) in accordance with the State Housing Laws (https://www.hcd.ca.gov/community-development/housing-element/docs/sites_inventory_memo_final06102020.pdf), which is intended to accommodate future housing needs. The County's Housing Element (HE) Update outlines the County's plan to rezone to accommodate the projected housing demand. Please note that the County's Housing Element and proposed rezoning applies to all unincorporated areas countywide. 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 County planning 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).
>
> If you wish to learn more about the methodology for the HE sites, please review the Appendix G of the Housing Element (https://www.hcd.ca.gov/community-development/housing-element/docs/sites_inventory_memo_final06102020.pdf). For other questions related to the Westside Area Plan, I encourage you to schedule an appointment for our virtual office hours using this link: https://bit.ly/3QzyLMM.
>
> Thanks,
>
> JULIE YOM, AICP (she/her)
> PRINCIPAL PLANNER, General Plan and Transit-Oriented Communities
>
> -----Original Message-----
> From: Tracie Lyons <tracielyonslll@yahoo.com>
> Sent: Monday, May 27, 2024 11:50 PM
> To: Julie Yom <JYom@planning.lacounty.gov>
> Cc: Christian Turner <CTurner@planning.lacounty.gov>
> Subject: Re: Propose zoning and land use change for your property - Ladera community concern
>
> CAUTION: External Email. Proceed Responsibly.
>
> Hello Julie,
>
> After reviewing the integrated map, I was able to see all of the proposed zoning changes for residential properties in the Ladera. Consequently, no need to identify the residential parcels as previously requested.

>
> However, could you please explain to me the reasoning behind changing the zoning of numerous residential properties from R-3 to R-5 and land use from H50 to H100.
>
> Thank you in advance for your assistance.
> Sent from my iPhone
>
>> On May 23, 2024, at 1:15 PM, Tracie Lyons <tracielyonslll@yahoo.com> wrote:
>>
>> A neighbor has sent me a letter that states, in part:
>>
>> “We are reaching out to you because your property is located within the Westside Planning Area, and LA County Planning is undertaking community planning efforts in your neighborhood through the Westside Area Plan (WSAP).
>>
>> Proposed Zoning and Land Use Change for Your Property
>>
>> Your property located at 6601 SPRINGPARK AVE NO 8 LOS ANGELES CA 90056; Assessor Parcel Number (APN) 4102003058, is currently zoned R-3 and designated H50 by the General Plan. As part of the proposed implementation of the Westside Area Plan, your property's zoning is proposed to be changed from R-3 to R-5 and the land use category is proposed to be changed from H50 to H100.”
>>
>> In an effort to evaluate the impact of the proposed land used changes associated with the Westside Area Plan, could you please send me a list of impacted Residential properties in the Ladera Heights community and the proposed zoning changes for such properties?
>>
>> Thank you in advance for your assistance.
>>
>>
>> Thank you a
>>
>> Sent from my iPhone

Comment Letter R27

From: Deborah Swan
To: Westside Area Plan
Cc: hollyjmitchell@bos.lacounty.gov
Subject: Response Letter to WSAP Draft EIR
Date: Friday, July 5, 2024 9:25:35 PM

CAUTION: External Email. Proceed Responsibly.

To Westside Area Plan Project Team:

I am writing to share how upsetting it is to have listened to and read the proposed Westside Area Plan (WSP) Upzone EIR plan that will drastically affect my community. I am voicing my strong opposition to this plan!

My connection to this community is not just personal, but also generational. I was born here in Los Angeles at Los Angeles General Hospital. My grandparents lived in covenant-restricted areas, and after many decades, their grandchild finally acquired a property that was once off-limits to people of color. This was not an easy feat. My husband and I were initially discouraged when we purchased the property in Ladera Heights, as the realtor wouldn't even let us see the property, telling us we couldn't afford it. We, of course, found another realtor. Forty-five years later, we are still here. Now, after all these years, I find my quality of life that took generations to finally acquire being decided by young planners and people who don't live in my neighborhood or the descendants of the same people who kept my grandparents out.

R27-1

I understand that there needs to be a plan for expansion. I hear you saying that my children (I have 3) can't afford to live here, and you, yes, YOU have to accommodate the future growth. I am from the generation of Baby Boomers, I don't think there will ever be an explosion of population as it was for our generation. My children struggle in this environment to find AFFORDABLE housing. In fact, one of my children lives in one of the biggest high-rise developments in the city, and it has yet to fill the empty retail spaces made available to local businesses. I don't think this has anything to do with accommodating OUR children, but to make our properties available to greedy developers who don't care at all about my life or even my children's.

Based on my understanding of this process so far, the uproar from communities surrounding our neighborhood, as typical of our history in Los Angeles and our country, is to allow communities of color to take on the burden of expansion. My great-aunt lost her home when the 10 freeway was put in. The increase in density will destroy the quality of our already strained community. It once took me ten minutes to drive down LaCienge to get to my place of worship. Now, it takes me 20-40 minutes, depending on the time of day. I try to avoid it. I read your Community Traffic Safety Plan proposal, and my question to you is, do you have any research that shows any of the listed suggestions have worked? (I wonder why that hasn't worked for those driving up and down La Cienega and other streets that have been affected by new developments.). And the developments couldn't care less when the property is put in. They leave the mess to those who live around it. And those passing through. They also have no voice in these changes. They have no clue as to what is being proposed. How this will affect their daily commute through our enclave. The city planners or the developers don't have to live with the decisions that are being made without our voices being heard. Will this letter even matter?

R27-2

The listed considerations for Traffic Mitigation included Trip Reduction Marketing, Providing a Ridesharing program, Implementing a subsidized or Discounted transit program, providing end-of-trip Bicycle Facilities, Employer-Sponsored Vanpool, Limiting Residential Parking costs from Property cost, an Extended Transit Network, and a couple more suggestions. Where have any of these programs been implemented, and have they been effective? Talk about accommodating the influx of newcomers, I have friends moving out of California because of the traffic nightmares. You give a lengthy list of suggestions like a doctor giving 10 steps to healthy living to a dying man. Your plan is lengthy. It took me hours of reading through it. I can't imagine the gloom many feel when they attempt to read it. Bigger than a dissertation! You put in a lot of effort, but you need to go back to the drawing board and make this equitable.

First, leave our single-family homes intact, our Ladera Shopping center, along with Pann's Cafe, the Home Depot, and Waterridge (my health care provider's offices). My children will get our home. We may well be the first

R27-3

generation to pass down generational wealth! You have many areas that won't be drastically affected by some of your proposals. I like the idea of using all the Inglewood Oil field land, and there's lots of empty retail space. I just read an article about the loss of $24B in departed incomes as poorer people move in. Your plan is not for middle-class Americans, and it really isn't for those poor people moving in. It's to make developers happy with contracts that no one can afford to live in.

I could go on, but I want to make it clear: This is devastating! You won't hear from every one of my neighbors because, like me, I'm just finding this out. But I know many of them will be crying to find out this is even being considered.

R27-3 Con't

Deborah Swan
6259 Acacia St
Los Angeles, Ca. 90056

Comment Letter 28

From: Renita Smith
To: Westside Area Plan
Cc: Miriam Thompson
Subject: Opposition to Upzoning in Ladera Heights-View Park-Windsor Hills-View Heights
Date: Monday, July 8, 2024 7:20:08 PM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS ENTIRE EMAIL TO PUBLIC RECORD:

Dear Supervisor Mitchell:

I support fair and equitable housing, I strongly oppose the recently released draft Westside Area Plan for Ladera Heights, View Park-Windsor Hills-View Heights, Franklin Canyon, West LA Sawtelle VA, West Fox Hills, Marina del Rey, and Gilmore Island. The current plan proposes that Ladera Heights and View Park-Windsor Hills-View Heights disproportionately bear the entire burden of upzoning. I hearby request that the LA County planning department work with the Ladera Heights Civic Association and the United Homeowners Association to create a zoning plan that is fair to the entire Westside community.

As the Ladera Heights Civic Association and the United Homeowners Association (representing Ladera Heights, Windsor Hills, View Park and View Heights) are preparing detailed objections to the Westside Area Plan, it is clear that the proposed plan would subject these communities to unsustainable levels of traffic, noise and congestion, and would displace parking into these residential neighborhoods. This plan would also devastate two of the few truly ethnically and socioeconomically diverse neighborhoods in Los Angeles. R28-1

I have been a resident of View Heights and then Ladera Heights for over 50 years. I raised my children here and played an active role in Grace United Methodist Church, participated in school activities, scouting, dance, and other cultural activities. I have invested significant time, energy, and effort into this community and am dedicated to ensuring that subsequent generations of my family, my children and grandchildren, have access to a continued exceptional quality of life. Furthermore, this community is a bedrock of the African American community in Southern California. It is rich with culture and history and must be preserved.

The current plan must be revised to remove this inequitable and inappropriate community upzoning.

Regards,

Lois Mims
Resident in Ladera Heights
562.400.9800

Comment Letter R29

From: Jean Jones-apfel
To: Westside Area Plan
Cc: hollyjmitchell@bos.lacounty.gov; Ray Apfel; K. L. Zimmerlin De Pa; tracielyonslll@yahoo.com
Subject: WSAP/PEIR Comments
Date: Wednesday, July 10, 2024 4:25:56 PM

CAUTION: External Email. Proceed Responsibly.

To: Westside Area Plan Project/PEIR Team

My family and I have lived here since 1997, and we choose this area because it's a single-family community that is quiet, peaceful, and has charm of a small town. Our market, small businesses, and restaurants add to this charm. This Upzoning plan would destroy our community and our way of life. **I oppose this change to our community, and I urge LA County to find an alternative plan in West LA, or Beverly Hills, rather than destroying Ladera Heights a predominately black community.** Crime is on the rise in these newly upzoned, or rezoned areas, and I have no wish for this to occur in my neighborhood or surrounding community.

I attended the Joint Draft WSAP/EIR Zoom Meeting that took place on 6/25/24 at 6pm. The only reason I attended was because a neighbor sent a notification a couple of hours before the meeting. Other neighbors were sent an email to ensure our opinions & concerns were voiced. During this meeting the LA County team repeatedly spoke about the benefits of this Upzoning plan & that we the residents of Ladera Heights should look at this as an opportunity to better our community. They also spoke at length about how many times they reached out to the Ladera Heights community with pamphlets & emails. The only problem is none of our community received any pamphlets or emails or any other communication that outlined this Upzone plan. This fact was repeated numerous times by other Ladera Heights residents that were on the zoom call. This plan is opposed by the Ladera Heights community, and I strongly oppose this proposed Westside Area Plan (WSAP) Upzone EIR. If this plan is such an opportunity, then why is in not being offered to Beverly Hills or Westside LA residents? Why is in only being proposed in the Black communities. I believe this plan will be severely detrimental to our community and have a negative impact on its character. This plan is disproportional to all communities of color, namely Black Americans that live in Ladera Heights, View Park and Windsor Hills. I have worked hard to afford a single-family home in Ladera Heights and this plan is inequitable and outright demeaning to all of its residents. If this plan were such an opportunity, then why has the Ladera Heights been unsuccessful in getting an in-person meeting within our community. We have thousands of residents that would appreciate an opportunity to voice our concerns and offer alternatives to this Upzone plan. **La County must take all steps to meet with the participants, and that has not been done.** Without an in-person meeting outlining the proposed zoning changes, or high-rise buildings, traffic congestion and crime issues that might adversely affect our community, then this La County Upzone plan is unjustified. I don't understand the need to target our predominately black community, when there are other more upzoned communities already in place that would be more compatible in areas like Beverly Hills or Westside Los Angeles. Is it possible that communities of color don't have powerful friends in power or the financial means to make a call; or call in a favor that would make this proposal go away? Ask yourself if you lived in our community would this plan be acceptable to you? We like being in a quiet community, where neighbors help neighbors, and children can play without lots of crime. We can shop at our market and visit our pharmacy and restaurants without driving across town. We have no issue with progress, but not with extreme consequences. If this plan is approved the consequences will be felt for years to come, and they will extremely negative with no restoration plan.

R29-1

Further upzoning will benefit only wealthy developers that view this an opportunity to make a fast buck at the expense of Ladera Heights residents. We would suffer as they rape our community of its valuable resources, namely our market, churches, shops, restaurants, medical facility, restaurants, and small businesses. These amenities serve our community and we have worked hard to get these the way they are, so we urge, we plead to halt these Upzoning proceedings.

These proposed changes will have a negative impact on our communities and the quality of life of our residents. We already have to deal with the increased traffic, due to the recent high rises that were developed on LaCienega called the Cumulus, and in the Howard Hughes development. It has caused extreme traffic and delays, which frequently backs up into our community. Our streets are already inundated with traffic and congestion, and this Upzone proposal would only intensify the problem, as well as, put the safety of our children at risk. **Lastly, crime has gone up in these newly Upzoned areas, and the last thing that our community needs is more house break-ins, porch pirates, car thefts, rapes or murderers frequenting our communities. I urge LA County to reconsider and look elsewhere for alternative solutions in another area, such as, Beverly Hills or West LA.**

R29-2

Sincerely,

Jean Apfel

Comment Letter R30

From: Crissi Avila
To: Westside Area Plan
Subject: Fwd: Westside Area Plan- Extension of Public Review Period
Date: Wednesday, July 10, 2024 4:17:11 PM

CAUTION: External Email. Proceed Responsibly.

I support any and all zoning changes for the Ladera Center - and in particular, I'm in favor of redeveloping the ladera center to add much needed housing to this area. R30-1

Sincerely,

Crissi Avila
5300 Fairview Blvd, Unit 4, LA CA 90056
crissiann@gmail.com
https://www.linkedin.com/in/crissiavila

Comment Letter R31

From: Allen Haidar
To: Westside Area Plan
Subject: 11154 Wildflower Road Temple City 9178
Date: Thursday, July 11, 2024 5:30:26 PM

CAUTION: External Email. Proceed Responsibly.

Hello,

Reading the entire Westside Area Plan report is time-consuming and seems not entirely relevant to my property.

I am unable to discern what specifically will happen to my property due to the excessive and unrelated details in the report.

Please provide, in simple terms, the proposed zoning for my property and the number of units I may build on it (11154 Wildflower Road, Temple City, CA 96813)

Thank you!

R31-1

Allen Haidar,
EJD, AIA, LEED AP
H & H Codes
Architects | General Building Contractors
ADA | Building Envelope | TPR
(626) 358-1111 * (808) 745-3656
www.hhcodes.com

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From: Abena Bonsu
To: Westside Area Plan; HollyJMitchell@subscriptions.lacounty.gov
Subject: Ladera Heights Upzone Plan Concerns
Date: Sunday, July 14, 2024 11:38:50 PM

CAUTION: External Email. Proceed Responsibly.

Supervisor Mitchell and Julie Yom

I am writing to express my strong opposition to the proposed Westside Area Plan (WSAP) Upzone EIR plan for the Ladera Heights community. While I understand the need for increased housing, I believe this plan will have severe detrimental effects on our community.

The increased density will lead to unbearable traffic congestion, excessive pollution, an increase on our already overburdened infrastructure, etc. Our streets are already crowded with drivers utilizing navigational tools to avoid traffic on Slauson and Centinela and the safety of our children and residents attempting to take walks, will be at increased risk. Additionally, the proposed light rail station at the site of what is currently Home Depot on Slauson will likely exacerbate the homeless crisis and cause property values to plummet. R32-1

This area is already relatively high density. Further upzoning brings zero benefit to the property owners and residents of this community. This is only a benefit to developers looking to increase their wealth without concern for destroying the character and property values of this community. In addition to the increased number of people and resulting traffic, the proposed affordable housing will dilute the current values of rentals and

property sales in the area and as a result the area will be devalued by appraisers and lenders. Residents of Ladera Heights will only suffer the consequences of this proposed upzoning plan.

The WSAP also appears to be an attempt for developers with the LA County's blessings to reduce property values in a diverse but, "PREDOMINANTLY AFRICAN AMERICAN MIDDLE TO HIGH INCOME" community. What are the county's plans for upzoning in other Los Angeles County areas of the Westside such as Brentwood, Pacific Palisades, Beverly Hills, Santa Monica? I strongly urge LA County to reconsider this highly unreasonable plan and find alternative solutions that prioritize the well-being of this community.

I have been a resident of Ladera Heights for 5 years and I VOTE AGAINST the proposed Westside Area Plan (WSAP) upzone EIR. The proposed changes will have long-lasting negative impacts on our communities/lifestyles and we must prioritize the well-being and safety of our residents and property owners.

R32-1
Cont'

Sincerely,

Abena Bonsu
5362 Fairview Boulevard
LA, 90056

Virus-free.www.avast.com

Comment Letter R33

From: Christiana Santos
To: Westside Area Plan
Subject: NO LADERA UPZONING!!
Date: Sunday, July 14, 2024 8:40:09 AM

CAUTION: External Email. Proceed Responsibly.

Hi, my family and I are absolutely opposed to upzoning Ladera Heights. Our traffic is already horrendous with many drivers using our roads as a thru-way. We can't imagine the traffic being impossible after the upzoning. This is terrible city planning and will make LA much worse. R33-1

Comment Letter R34

From: Cynthia Laskey
To: Westside Area Plan
Subject: Up-zoning of ladera and View Park
Date: Sunday, July 14, 2024 5:22:37 PM

CAUTION: External Email. Proceed Responsibly.

I'm totally against this project
Sent from my iPhone

R34-1

Comment Letter R35

From: Bob Horning
To: Westside Area Plan
Subject: Westside Area Plan (WSAP)
Date: Monday, July 15, 2024 4:20:03 PM

CAUTION: External Email. Proceed Responsibly.

Dear WSAP,

As long time resident of lower Ladera Heights, I do NOT want high density multifamily dwellings to replace the current apartments along Fairview and Springpark.

I do not want to lose Ladera Center either.

Adding multifamily housing and commercial properties to the current University Christian Church property will make Little Centinela and the intersections that lead into our neighborhood even more dangerous than they are today.

The current plans will add too many people and cars. We are not near any Metro line where these large institutional apartment complexes should be built.

R35-1

All the best,

Bob Horning

6633 S. Halm Ave

Ladera Heights, CA 90056

Bob Horning
H&S Wealth Management
Registered Representative and Investment Advisor Representative
Investment Advisory Services offered through McDermott Investment Advisors, LLC,
An SEC Registered Investment Advisor
Securities offered through McDermott Investment Services, LLC
A Registered Broker Dealer Member FINRA/SIPC/MSRB
6633 S. Halm Ave.
Los Angeles, CA 90056
phone: 866-498-1031
direct: 310-977-8206
email: Bob@HandSwealth.com
website: http://www.handswealth.com/
CA Insurance License # 0G95520

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Comment Letter R36

From: kathie marion
To: Westside Area Plan
Subject: [Virus Error] Ladara Height
Date: Monday, July 15, 2024 4:20:06 PM

CAUTION: External Email. Proceed Responsibly.

We do NOT want any new developments in Ladera Heights. No re- zoning. R36-1

Comment Letter R37

From: Naomi Zahavi
To: Westside Area Plan
Subject: WSAP/PEIR comments re: Lower Ladera Heights
Date: Monday, July 15, 2024 4:43:13 PM

CAUTION: External Email. Proceed Responsibly.

To those involved in the LA County Westside Area Plan,

Please hear the voices of the Ladera Heights community, which have been largely ignored in the planning process. Ours is a multicultural, multiracial neighborhood that is the pride of those who have labored to build it. It is a shining example of what Los Angeles can and should be. It was built by those who were refused elsewhere, and should not be destroyed by anonymous planners now.

One of the few complaints about the neighborhood is the heavy traffic on Fairview Blvd that makes it impassable to residents of the Heights at Ladera during rush hours. The Westside Area Plan proposes to replace the current two-story, affordable apartments on Fairview and Springpark with high density multifamily housing, which would not only eliminate existing affordable options, but would tie the neighborhood up with even heavier traffic. These new buildings would tower over neighboring houses, reducing the value of homes which people have struggled to afford and to beautify.

Another complaint about the neighborhood is the dangerous intersections where Alvern and Sherbourne give access to Little Centinela, which parallels Centinela Avenue. The plan to put multifamily housing on the site of the church at Little Centinela and Wooster would put an enormous burden on the narrow streets, and lead to many more traffic collisions, injuries and deaths at the intersections of Alvern and Sherbourne. We can expect many more cars racing through the neighborhood, endangering our children, our senior citizens, and all of us.

The proposed mixed use development at Ladera Center is the worst proposal of the lot. That center provides local access to groceries, pharmaceuticals, banking, shipping, dining and shopping. The open parking lot promotes safety and convenience. Life in Ladera is unthinkable without the Center. Ladera Center could use a refresh, with more shade trees and other enhancements, but we cannot live without it. Piling hundreds of new neighbors onto that site will make existing traffic problems on Centinela and La Cienega even worse.

R37-1

The Westside Area Plan is supposed to amplify community identity and improve pedestrian and traffic safety. These proposals are diametrically opposed to those goals. Please don't claim to be seeking the good while doing harm. All of us who live in Lower Ladera Heights have sacrificed to be here, and have contributed to the welfare of the community, the county, and the surrounding communities.

The City of Los Angeles could add housing and services at the southwest corner of Centinela and La Tijera, where there is a Goodwill store, and until recently, there was a 99 cent store. That property is already surrounded by apartments and condos. It would not change the nature of the area to put multifamily housing there, and with adequate parking, would not place too much of a burden on our streets. But if the goal is to preserve community identity and improve safety, please do NOT add the proposed R5, MXD, and R4 developments to Lower Ladera.

R37-2

Sincerely,

Naomi Zahavi
6633 S Halm Ave
Los Angeles, CA 90056

Comment Letter R38

From: norm langley
To: Westside Area Plan
Subject: Ladera Up zoning Plans
Date: Monday, July 15, 2024 2:49:52 PM

CAUTION: External Email. Proceed Responsibly.

Please do not up zone our Ladera community without fully vetting your plans with the residents of Ladera

R38-1

Comment Letter R39

From: Sam Friedlander
To: Westside Area Plan
Subject: WSAP/PEIR comments
Date: Monday, July 15, 2024 11:23:01 AM

CAUTION: External Email. Proceed Responsibly.

I’m disappointed to hear that the Ladera Heights community is being targeted for redevelopment in a way that does not respect the feel of our neighborhood.

-sam

R39-1

Comment Letter R40

From: Bruno Miotto
To: Westside Area Plan
Subject: WSAP/PEIR comments
Date: Wednesday, July 17, 2024 12:38:34 PM

CAUTION: External Email. Proceed Responsibly.

Hello WSAP team,

As a resident of 512 Evergreen St., adjacent to Ladera Center, I favor your proposed redevelopment, especially on Site 2: Ladera Center.

The center needs revitalization to become a cleaner, more pedestrian-oriented, and safer area from which we can all benefit. Now, it isn't. We need better mixed-use designs that consider the ins and outs of traffic.

R40-1

The history of this area shows a proliferation of fast food chains, which I think should be accountable for the quantity of trash they produce daily. This area is surrounded by trash, and the majority of it comes from the drive-thru fast food chains in this area.

Here's a daily view of La Cienega and Centinela.

Thank you,
Bruno

Comment Letter R41

From: Michael Manuel
To: Holly.Mitchell@subscriptions.lacounty.gov; Westside Area Plan; DLangaigne@gmail.com
Subject: Fwd: Ladera Heights Upzone Plan Concerns
Date: Wednesday, July 17, 2024 12:26:38 PM

CAUTION: External Email. Proceed Responsibly.

Dear Honorable Supervisor Holly Mitchell and Julie Yom Dated: July 17, 2024

I am writing to express my strong opposition to the proposed Westside Area Plan (WSAP) Upzone EIR plan for the Ladera Heights community. While I understand the need for increased affordable housing, I believe this plan will have severe detrimental effects on our community.

The increased density will lead to unbearable traffic congestion, excessive pollution, an increase in our already overburdened infrastructure, etc. Our streets are already crowded with drivers utilizing navigational tools racing to avoid traffic on Slauson and Centinela and the safety of our children, seniors pets, and residents attempting to take walks, will be at increased risk hit and killed.

This area is already high-density. Further up zoning brings zero benefit to the property owners and residents of this community. This mainly would benefit developers looking to increase their wealth without concern for destroying the character and property values of this community. In addition to the increased number of people and resulting traffic, the proposed " affordable housing "will dilute the current values of rentals and property sales in the area and as a result, the area will be devalued by appraisers and lenders. Residents of Ladera Heights and its surrounding neighborhoods will only suffer the consequences of this proposed up-zoning plan.

R41-1

It is apparent that there is no shortage of housing. This is evident by the number of new housing built in the last 4-5 years that are about 35% occupied. The problem is the shortage of affordable housing and the **SECTION 8 PROGRAM IS TO BLAME**. If the government keeps giving more free money to entice owners to rent to Section 8, then owners are going to raise the rents again and again because they know that Section 8, build more high-rent apartments, tear down more single-family homes to build muti-units, and then after ten years they will refuse to extend any Section 8 tenants' contract. **STOP ENRICHING THESE LAND BARRONS.** Then, in 10-15 years, there will be 20 times more homelessness. Do the math by having a Public Policy School such as Pepperdine, USC, or CSU Dominguez Hills perform a public policy analysis.

I strongly urge LA County to reconsider this highly unreasonable plan and find alternative solutions that
I have been a resident of Ladera Heights for 25 years. The proposed changes will have long-lasting negative impacts on our communities/lifestyles with increased traffic congestion, trash, diminished public works services, etc. As a homeowner in Ladera, I am adamant that we must prioritize the well-being, safety, and the peace and enjoyment of the current residents and property owners. Homeowners have invested very large sums of time and money into their property to enjoy them and such a development will reduce the property and intangible values.

I strongly urge Los Angeles County to reconsider this highly unreasonable plan and find alternative solutions. The best long-term solution is for the County, City, and, State to provide housing by; BUYING THE LAND IN AREAS THAT NEEDS NEW HOUSING, THEY WILL CONTROL THE RENT, AND BUILD IT WITH THE SAME STANDARDS AS WITH PRIVATE DEVELOPERS. They can build on the State's Fred C. Nelles Facility (Whitter) and SRCC (Norwalk), which are very large not used State-owned land.

The proposed changes will have long-lasting negative impacts on our communities/lifestyles with increased traffic congestion, trash, diminished public works services, etc. As a homeowner in Ladera, I am adamant that we must prioritize the well-being, safety, peace, and enjoyment of the current residents and property owners. Homeowners have invested very large sums of time and money into their property to enjoy them and such a development will reduce the property and intangible values. Ladera Heights, which is a diverse but," PREDOMINATELY AFRICAN AMERICAN MIDDLE TO HIGH INCOME" community, its people have a powerful sense and understanding of civic pride, responsibility, and duties. Let's not erode those elements.

Thank you for taking the time to consider my major concerns and I look forward to your response.

R41-2

Sincerely,

Michael Manuel and Family
5835 S. Holt Ave.
LA, Calif., 90056

email: hamshowmm@gmail.com

COMMENTS ON
PROPOSED LOS ANGELES COUNTY
WESTSIDE AREA PLAN and PROGRAM ENVIRONMENTAL IMPACT REPORT

FROM CONSERNED NEIGHBORS IN LA TIJERA VILLAGE
CITY OF INGLEWOOD

The following are comments from neighbors living on 400 block of West 64th Place in the City of Inglewood.

Overview of Draft Plan

We understand that while the Ladera Center appears to be one large parcel of land zoned for and developed with a supermarket and commercial buildings, it is in fact split by two jurisdictions. The eastern 2/3rd (10 acres) is located in unincorporated Los Angeles County and the western 1/3rd (about 5 acres) is located in the City of Los Angeles. CVS to half of Ralphs and TGIFridays is in LA County and B of A to Chipotle is in LA City. La Tijera Village is directly across La Cienega Boulevard from the Los Angeles City portion and less than 450' from the Los Angeles County portion.

Los Angeles County

Los Angeles County currently zones the western portion of Ladera Center as Commercial General (CG) allowing businesses, services, restaurants, offices, and shops with the maximum amount of floor area allowed to be developed at 1 times the lot area.

R42-1

We understand that the proposed Plan would change the zoning to Mixed Use (MU) which would allow a maximum density of 3 times the lot area and up to 150 units per acre. The height limit would be 65'. The MU zone would allow for a combination of commercial, office, industrial, nonresidential and encourage residential on the same plot of land or in the same building.

We understand that this "up-zoning" is proposed to help implement the housing allocation required by the State and adopted by the LA County Housing Element. We understand that the adopted Housing Element requires the Westside Planning Area to accommodate and additional 4,972 units which is its "fair share" of the County's housing obligation.

We also understand that the current draft Westside Area Plan proposes to accommodate **6,757 units which is 1,785 units (26%) more than is required**.

Finally, we understand that the adopted Housing Element estimates contained in Appendix B that the LA ounty portion of Ladera Center could accommodate 1,597 units. [736 units of very low-income units, 63 low-income units, and 63 above moderate-income units.]

Los Angeles City

We are aware that the City of Los Angeles is currently updating its plan for the Westchester-Playa del Rey Community Plan area. LA City's current draft of its proposed Westchester-Playa del Rey Plan

includes the eastern portion of Ladera Center and the 99 Cent store and Amazon Fresh/Marshalls blocks across the street.

Various drafts of the City's proposed zoning of the eastern ⅓ of the Ladera Shopping Center and the properties south of Centinela have ranged from Commercial Center to Regional Center; floor area ratios from 1.5:1 up to 6:1; and building heights from 45' to 15 stories to unlimited.

R42-1 Cont'

COMMENTS ON LA COUNTY PLANNING DOCUMENTS

We understand that it is not realistic to assume that no changes to the land use designation or zoning will occur. All jurisdictions must accommodate their "fair share" of the State mandated housing requirements. "No Up Zoning" is not a realistic option for LA County, but the degree and amount of that up zoning and amount of new development is.

1. THE FINAL PLAN AND PROGRAM EIR SHOULD ACKNOWLEDGE THE PROXIMITY OF LA TIJERA VILLAGE, INGLEWOOD CITY COUNCIL DISTRICT 2, AND THE CITY OF INGLEWOOD TO LADERA CENTER

Ladera Center is across the street from our neighborhood – La Tijera Village in the City of Inglewood. The LA County portion is less than 450' from our neighborhood.

Neither the draft LA County Plan and its Program EIR [or drafts of the LA City Plan] acknowledge or describe this proximity or recognize the potential for significant adverse impacts on La Tijera Village, Inglewood City Council District 2, and other proximate areas of Inglewood.

R42-2

LA County's draft Plan and Program EIR briefly mentions that the Westside Area is "*bounded by the City of Inglewood to the south*". In fact, Opportunity Site #2, which is proposed to accommodate a very large number of units and commercial development, is located less than 450' from La Tijera Village (a single-family neighborhood). This should be acknowledged and considered in any rezoning and redevelopment of the site.

2. COORDINATION OF PLANS

The planning efforts for LA County's Westside Area Plan and the City of Los Angeles' Westchester-Playa del Rey Community Plan must be coordinated. It is evident that they have not been.

To help implement its adopted Housing Element, LA County proposes to change the zoning to Mixed Use (MU) which would allow a maximum density of 3 times the lot area and up to 150 units per acre. The height limit would be 65'. The MU zone would allow for a combination of commercial, office, industrial, nonresidential and encourage residential on the same plot of land or in the same building.

R42-3

Various drafts of the City's proposed zoning of the eastern ⅓ of the Ladera Shopping Center and the properties south of Centinela have ranged from Commercial Center to Regional Center; floor area ratios from 1.5:1 up to 6:1; and building heights from 45' to 15 stories to unlimited. The standards proposed in all previous drafts of the Plan by the City have never been coordinated with the LA County proposal.

3. RECOMMEND ADOPTION OF ALTERNATIVE 2 – HOUSING ELEMENT ONLY

The Planning Approach described in the LA County draft Plan [Section 3.3] states that there be "*housing for all residents*" and its provisions aim to be "*consistent with and implement policies of the Housing Element*". The approach taken does not. The draft Plan far exceeds the targets set in the Housing Element by 26%. This is not "consistent".

LA County's draft Program EIR analyzes a land use alternative that meets, not exceeds, the number of units allocated to the Westside Area. This alternative would require the plan to accommodate 1,785 fewer units than the draft Plan, allowing for less intense development of the Ladera Center property. R42-4

The draft EIR acknowledges that this alternative would reduce, but not eliminate, potential significant impacts, but states that it would result in *"fewer housing choices"*. This implies that it is a less desirable alternative for consideration than the draft Plan as proposed.

The document should more accurately state that the alternative "*meets the housing allocation adopted by and implements the County's Housing Element*".

4. THE REDEVELOPMENT OF LADERA CENTER SHOULD CONTAIN A SUPERMARKET AND NEIGHBORHOOD SERVING USES

Land Use Policy 4.4 states "*encourage land uses that promote healthy food choices for local residents*". Consistent with this proposed policy:

- the *existing condition* described in the draft Program EIR [page 3-24] should state that there is currently a supermarket on the property that serves the surrounding community,
- the *considerations* should state that there is an opportunity to retain or replace the supermarket in any redevelopment of the site, and
- the *land use concept* should require the retention or replacement of a supermarket and other neighborhood serving uses on the site. The text should reinforce the picture illustrating this *concept* which shows a supermarket as part of a lower scale, new development. *[It should be noted that the illustration is very misleading in that it depicts 1 to 3 story buildings, not the 5 to 6 stories, 65' tall structures that would be allowed in the MU zone on the site.]*

R42-5

5. ANY REDEVELOPMENT OF THE LADERA CENTER AND OTHER COMMERCIAL PROPERTIES IN THE AREA MUST SPECIFICALLY ANALYZE THE POTENTIAL TRAFFIC AND OTHER ENVIRONMENTAL IMPACT ON LA TIJERA VILLAGE, DISTRICT 2, AND THE CITY OF INGLEWOOD

LA County's draft Program EIR is general in nature and does not study the potential impacts on specific streets, intersections, and neighborhoods. The EIR should state this clearly in the case of redevelopment of Ladera Center and "warn" potential developers that impact on surrounding neighborhoods such as La Tijera Village will be required and mitigation measure undertaken to reduce or eliminate significant impacts in the neighborhood. R42-6

Comment Letter R43

From: Rachel Petrocelli
To: Westside Area Plan
Subject: WSAP/PEIR comments
Date: Saturday, July 20, 2024 2:39:46 PM

CAUTION: External Email. Proceed Responsibly.

Dear County Planning Officials,

I am a resident and homeowner in Ladera Heights. I am a historian and professor whose work examines urban transactions. I have read the Westside Area Plan in its entirety as well as the policy documents. I also attended one of the Zoom informational meetings, have received communications from a local civic group, and have spoken with neighbors. Based on all of that, I would like to submit the following comments and feedback:

1. In principle, I support the development and evolution of the city and county of Los Angeles and understand the challenges we face as regards housing density and pricing. With that in mind, I believe developments in the sites indicated in the Westside Area Plan can be pursued but must be designed with an extremely careful eye to balancing the needs of *current* residents with *potential* residents. Any development should present inherent benefits - both in terms of quality of life and property values - to current residents while offering housing to new residents. R43-1

1a. To that end, the number and placement of housing units in any new development at the indicated sites should be carefully planned, and any new zoning ordinances should be *explicit in laying out where housing units may be placed and the number permitted at a given site*. No blanket policy should be applied to all the sites in the Plan. Rather, each site should be treated as a unique one.

1b. With that in mind, any development that will include housing units in buildings exceeding four (4) floors or 180 units in number should be placed only where there are currently buildings nearby of similar height or capacity. Per the Plan, these sites would be Sites 3, 4a, and 4b (those directly on Slauson between La Cienega and Fairax). Residents in buildings higher than four (4) stories would find attractive views, and their buildings would not conflict with any nearby residential neighborhood in which single-story dwellings are typical. R43-2

1c. Any large residential mixed use buildings in Sites 3, 4a, and 4b should be required to include underground parking so as to avoid encumbering Slauson, an essential artery which cannot accommodate parking or further traffic caused by individuals looking for parking. Parking also should be required for commercial spaces, with a limited number for compact spaces so that the larger cars typical of this area of Los Angeles can easily park and patronize such businesses. R43-3

1d. Any large residential mixed use buildings in Sites 3, 4a, and 4b should include commercial spaces at the ground level which are designated to be rented by grocery chains, food establishments, movie theatre; beauty and health/wellness establishments, home goods, retailers of apparel, etc. No liquor stores, cannabis dispensaries, or similar establishments should be encouraged in such spaces, so appropriate zoning should be implemented to that effect. R43-4

2. This region is a historically Black affluent community situated in South Los Angeles, where development is rapidly moving in the direction of higher-end residential and commercial structures and spaces. The Westside Area Plan should result in ordinances consistent with not only the current income levels of residents of Ladera Heights and View Park and Windsor R43-5

Hills but also the nature of such development more broadly. That is, the ordinance should be crafted in such a way as to preserve the historic place this Westside Region has as a symbol of Black achievement and success and as a site of the current reinvigoration of Los Angeles as a whole. The ordinance should be *explicit in laying out the parameters for developers who bid on the project to generate only proposals which developers would propose in other affluent areas of the city such as Brentwood, Pacific Palisades, Culver City, or West Hollywood*. Development occurs regularly throughout Los Angeles and is done in a tasteful, palatable, integrative way; the same should be required here in South Los Angeles. Only by requiring this in the ordinance can the County be assured of such appropriate development.

R43-5 Cont'

2a. To that end, at Site 2, currently the Ladera Center, the County should require that development:

1. Have a maximum of four (4) stories;
2. Have no more than 50%of the development be residential units, so that current residents can enjoy a robust commercial presence serving the needs of the community;
3. Be inclusive of 20% green space which is concentrated in a central usable area rather than scattered in a way that makes such spaces less useful;
5. Be designed with multiple entrances from all surrounding streets, including Fairview, La Cienega, and Centinela, such that no "wall" of structures cuts off the Ladera Heights neighborhood from the new development;
6. Proceed in a transitional and varied way from lower-slung structures of one story to higher ones not exceeding four stories;
7. Be serviced by extensive underground parking (akin to the Westfield Century City or Palisades Village) for both residents and the public;
8. Include commercial spaces that are geared toward grocers, restaurants, apparel and home goods, beauty/health/wellness/fitness, movie theater, and cafes;
9. Be zoned to exclude liquor stores and cannabis dispensaries, as well as hotels and motels;
10. Use architectural styles which invoke and pay homage to the mid-century modern architecture which is notable in the Ladera Heights neighborhood of which Site 2 is part.

R43-6

3. The site on which sits the restaurant Pann's should be excluded from any planned development and should be designated as a historic landmark in Los Angeles County. It is a structure which embodies atomic age architecture and has been featured in numerous films and television shows and serves as a site for tourists in this area of Los Angeles. It is also a landmark in Black Los Angeles.

R43-7

4. Site 1 should not be included in the Plan as its size is not sufficient to make any impact on density and it is located fully within a residential neighborhood in which only single-family homes exist.

R43-8

5. The County should create and convene a committee composed of various community stakeholders who must be residents of the affected areas to review and provide feedback on the proposals received during the bidding process.

5a. *Involving - as opposed to simply informing - residents is the most effective way at achieving buy-in.* By creating a resident-composed committee which can review plans, provide input, indicate preferences, and guide the County in its process of permitting development, the County can generate an enormous amount of goodwill and can ensure more enthusiasm and a sense of ownership among local residents for the projects to be developed.

5b. A separate committee should be created for each development.

5c. Ample time should be permitted for residents to be informed of the opportunity to serve

R43-9

on such a committee, and the County should use various means (email, USPS, social media, local television ads, public postings at government buildings) to notify residents of the opportunity to serve on a bidding review committee. R43-9 Cont'

6. Repaving, installation of trees and greenery, and upgraded services in Ladera Heights, Windsor Hills, and View Park must occur in tandem with any new development to assure that the development occurring is one of the region overall and not just in specific sites taken on by developers.

6a. Failure to upgrade roads, plant trees, and improve other services will create an automatic divide between the existing residents and the new developments.

6b. Surveys should be sent to local residents asking how they would like to see their communities improved during the development process.

6c. *Green space and tree planting should be considered priority items t*o rectify the concrete desert effect which stems from years of inequitable development in Los Angeles. The County must take as models the tree lined streets of cities such as Claremot, Pasadena, and Brentwood and use those models in planning for the greenification of areas where any new zoning and development will occur. R43-10

7. The paths and new small parks emanating from the Kenneth Hahn State Recreation Center and Ballona Creek should be extended through the new developments to tie the communities in Ladera Heights and beyond to those important local green sites.

7a. Emphasis should be on creating pedestrian and bike throughways from the park down to La Cienega and Centinela, while also connecting the baseball fields on Fairfax and Ladera Park.

7b. Paths should be lined with California native plants as has been done in Playa Vista.

8. Coordination with the City of Los Angeles should be such that any and all limitations, policies, and community-centered stipulations the County includes in its ordinance to the benefit of the quality of life of current residents should be identical in the laws passed by the City for any sites which are split or shared. R43-11

Thank you for taking record of this feedback and set of comments. I would appreciate receipt of this email as well as information on the next intended steps as regards the Westside Area Plan. Should you desire to discuss my comments further, I am available to meet in person or via Zoom.

Sincerely,

Rachel Petrocelli
Ladera Heights

Comment Letter R44

From: Sachiko Doherty
To: Westside Area Plan
Subject: Feedback slauson / overhill
Date: Saturday, July 20, 2024 11:53:46 AM

CAUTION: External Email. Proceed Responsibly.

For the proposed mixed use zoning, parking needs to be mandated for any new apartment buildings along slauson. There is no where to park directly around those sites. The train is too far away to walk to for the new residents and the bus on slauson is unreliable.

R44-1

Sent from my iPhone

Comment Letter R45

From: Pilar Diaz
To: Westside Area Plan
Cc: McGee, Tracy; info@uhawhvp.org
Subject: Fw: WSAP/PEIR - OPPOSITION to Opportunity #10
Date: Sunday, July 21, 2024 10:35:33 PM

CAUTION: External Email. Proceed Responsibly.

To Whom It May Concern,

I am writing to **OPPOSE upzoning Opportunity #10**, proposed on Valley Ridge/Angeles Vista.

I participated in both the planning and traffic meetings. I have even distributed flyers on my block to help inform my neighbors about meetings. I am also active in United Homeowners Association II and have followed the updates on these two projects. I understand Westside Planning is primarily the Planning Division while the traffic projects are under Public Works. Based on what the community shared in those meetings and our recent UHA II meeting, Opportunity #10 doesn't make sense. I live on Valley Ridge near Angeles Vista, and we have traffic issues from top to bottom. People are not adhering to stop signs on Northridge, and then they are speeding down Vallery Ridge to Angeles Vista. Compared to when I first moved to the neighborhood just before the pandemic, more cars drive through both Valley Ridge and Angeles Vista. Opportunity #10 will have a significant impact on this neighborhood, especially in the surrounding streets.

I can't help but reflect on the personal and generational impact of Opportunity #10. Opportunity #10 is located in a historically Black neighborhood. I love this neighborhood because I know my neighbors and have had a chance to get to know them. Quite a few of my neighbors either work for the local government or have recently retired. They could buy in this neighborhood and have owned their homes for many years. Their home in this area, which was not as well known before, has helped them build generational wealth and provided a safe and beautiful space to live. With the proposed upzoning in Opportunity #10, the quality of life in the neighborhood will change. I foresee the livability on my street going down, with fewer people walking because of more traffic, no street parking, and more cars, significantly impacting our neighborhood's safety.

Instead of upzoning Valley Ridge/Angeles Vista, please consider existing areas and existing buildings on commercial corridors. If, as my neighbors shared, the reason for upzoning Valley Ridge/Angeles Vista is because we shared in the meetings how we want more small businesses like coffee shops, please consider investing improvements in the commercial property on Slauson, where Hilltop Coffee is located or other locations where mixed-use make sense. If it was shared that we wanted "more," it shouldn't be taken as just more anywhere. Though we would love more places to gather, a random place in the middle of a residential area would cause a significant environmental impact and other issues that differ from what we meant. **Upzoning Valley Ridge/Angeles Vista is NOT the solution-- or the type of solution-- we are looking for**.

R45-1

Finally, as someone deeply involved in the community, I understand the need for housing. I work for a public agency, serve on boards, and am involved in the non-profit community. I know state laws have requirements as to how LA County and municipalities need to respond to the need, e.g. district requirements. However, I urge you to first look at existing places that can be rehabilitated, especially those along commercial corridors. **I also urge you to consider the historical significance of the communities you are selecting and the long-term impact, especially in redressing anti-Blackness and racism.** Black and Brown neighborhoods feel the impact of additional development without additional resources; more affluent areas have been able to push back or delay. **Although the Westside Region Plan included historical and demographic information about View Park-Windsor Hills and Ladera Heights, future Planning and Public Works Plans should include a comprehensive analysis of how your plans impact African American communities and the residents, an EIR-type report focusing on the people.**

R45-2

Thank you.

~Pilar Chayachinda

Comment Letter R46

From: sonny white
To: Westside Area Plan
Subject: Resident of area
Date: Sunday, July 21, 2024 6:07:54 PM

CAUTION: External Email. Proceed Responsibly.

I Object to the westside area plan and pier .
Sent from my iPhone

R46-1

Comment Letter R47

From: LJ Clark
To: Westside Area Plan
Subject: Ladera Center upzoning
Date: Tuesday, July 23, 2024 7:00:18 AM

CAUTION: External Email. Proceed Responsibly.

I understand that "affordable" housing is included in the upzoning plans. "Affordable" means that rent can't be more than 30% of one's income. So, a person earning $120,000 per year can pay $3000 per month, but that is not affordable to a low-income person. It seems that the proposed plans are for the benefit of Real Estate investors to make money, not to help poor people. These areas are residential communities and don't need the increased traffic caused by high-density development. Children should be able to walk to La Tijera and Parent schools safely. Please reconsider these proposals. R47-1

The Old Hawthorn Mall and other vacant places should be converted to housing and multi-use, not our residential shopping centers.

Thank you,

Leah

Leah Clark
ljclark@sbcglobal.net
310-677-2792

Comment Letter R48

From: Beth Greenwald
To: Westside Area Plan
Date: Tuesday, July 23, 2024 9:07:08 PM

CAUTION: External Email. Proceed Responsibly.

As long they are upzomingb and making large property owners rich, how about Upper Ladera? This area is worth $15 MM/acre if upzoned. Let's us reap some rewards as well! R48-1

Best Regards,

Jerome Greenwald

Comment Letter R49

From: Maggie Underwood
To: Westside Area Plan
Subject: Westside Area Plan and the PEIR
Date: Wednesday, July 24, 2024 7:51:34 PM

CAUTION: External Email. Proceed Responsibly.

We oppose the upzoning in Ladera and surrounding communities because:
1) it will lead to increased crime and pollution.
2) it will cause property values to be degraded from R1 zoning and a SFD lifestyle.
3) it will downgrade an already dense population parking problem which will spill over into our neighborhood where parking is already an issue.
Thank you for your consideration on this issue.
Sincerely,
The Underwood Family

R49-1

Sent from my iPad

Comment Letter R50

From: Michele Bryant
To: Westside Area Plan
Subject: WSAP/PEIR comments
Date: Thursday, July 25, 2024 12:33:24 PM

CAUTION: External Email. Proceed Responsibly.

To whom it may concern,

I ask that you reconsider the County's Westside Area Plan

–Why would all new construction be concentrated in our area and not throughout the Westside?
We could accept a small part but not all of it.

R50-1

–There are currently 22 new developments on Crenshaw. Have you taken this into account? It does not seem like it.

R50-2

-Parking on the streets will be a big problem since there is no parking or few parking spots integrated into the new buildings.

–Traffic will become impossible because it is already extremely difficult. More wasted time. More accidents. More pollution.

-The fact that you are trying to make it a mixed-use will not limit the number of cars:
-Even if there is a shopping center nearby, it is impossible to bring back all the shopping on foot. Imagine the big carts at Costco: you absolutely have to go by car to transport all of that.
-There are many activities to do outside of our neighborhood and therefore one absolutely needs to have a car, especially in Los Angeles.
–Even if the car is not used every day, it must be parked.

Life in Los Angeles is already difficult, the proof is that many residents are leaving Los Angeles. With this new plan, life will become completely impossible and even more Angelenos will leave the City.

I therefore ask that you reconsider the County's Westside Area Plan by incorporating the entire Westside which will avoid congestion in our area.

R50-3

Comment Letter R51

From: Tiana Turner
To: Westside Area Plan
Subject: Upzoning Ladera Heights And Surrounding Communities
Date: Thursday, July 25, 2024 3:37:38 PM

CAUTION: External Email. Proceed Responsibly.

Attn: City Planning Representatives

My name is Tiana Turner and I've lived in Ladera Heights for all of life raised by my loving Grandparents. For my family and I Ladera Heights is our home. I strongly oppose and ask the powers that be to reconsider upzoning. The subway would invite crime to decimate this beautiful community. Our elders would have to travel further for groceries, gas, banking, prescriptions and other necessities they are currently getting nearby. This will impact employment, which is already difficult at this time. Navigating traffic and congestion in this area would be a nightmare, not to mention the negative consequences on our environment. Most importantly, the high rise being proposed will only offer expensive housing, which is not cost effective, and leave most of the units vacant. All the destroying of a perfectly thriving community will be for nothing, but a few designated affordable housing units and jeopardized security. I beg all those involved to reconsider, and build this in an area that is truly in need of revitalization; where value can be added rather than destroyed.

R51-1

Sincerely,

Tiana Turner

Ladera Heights Resident

Comment Letter R52

From: Rene Widmann
To: Westside Area Plan
Subject: WSAP DEIR
Date: Friday, July 26, 2024 7:14:21 AM

CAUTION: External Email. Proceed Responsibly.

Hello,

I wish to express my opposition to the proposed Westside Area Plan. This area already suffers from horrible congestion and up zoning the area would make matters even worse. The residents are opposed to this agenda. Please do not let this happen. R52-1

Thank you,

Rene Widmann
Ladera Heights

Comment Letter R53

From: DEREK SPINEI
To: Westside Area Plan
Subject: WSAP/PEIR
Date: Friday, July 26, 2024 2:35:40 PM

CAUTION: External Email. Proceed Responsibly.

Hi, I was never planning to email you about this subject but lately all the View Park-Windsor Hills neighborhood groups are a titter opposing pretty much everything in textbook nimby fashion. It's gotten so obnoxious that I'm taking the opportunity to voice my support for whatever you want to do. I'm guessing none of those lunkheads have graduate degrees in urban planning or whatever you all went to school for. So as with heart surgery, dishwasher repair and my tax returns, I defer to the experts. Anyway, I hope you are at least getting some positive feedback to balance out all the whining. Lord knows the vacant lots I drive past every day could be put to better use even if Francine who's lived on the corner since 1972 doesn't want anything to change.

Derek Spinei
5126 Southridge Ave.

R53-1

FROM THE DESK OF

VANESSA BELL CALLOWAY

July 30, 2024

To Whom It May Concern:
I have been a resident of Ladera Heights on Wooster Ave for over 32 years. I have raised my children in my home and my husband and I have no desire to move because we love our neighborhood. Needless to say we plan to retire in our home. This letter has been updated since the August 1, 2024 in person meeting.

I understand that everything in life eventually changes and being adaptable is necessary. I also understand that partnering with and engaging our community in changes that directly involves us in regards to the upzoning process is the right and fair solution. These changes will not only effect our entire community but our personal lives as well for years to come.

I have meticulously worked on my home for years to make it not only comfortable for my family but also a beautiful enhancement to my community. I feel strongly, as does my entire family, that allowing developers to come into our neighborhood, Wooster Ave. in particular, to build huge apartment buildings with no height restrictions is a horrible injustice. Not only will several new apartment complexes at the end of my street where the Christian church now resides with no parking facilities compromise our street parking, it will also increase the traffic congestion that already exist in our neighborhood. Crime will increase and the value of our beautiful homes will decrease. Aesthetically our neighborhood will change for the worst.

R54-1

If any changes occur in our single family home neighborhood we deserve the right to weigh in and vote. We deserve the opportunity to collaborate with any developer about the new aesthetics of our neighborhood and how it will look and function.

As residences of Ladera Heights we requested an in person meeting with The Los Angeles County Department Of Regional Planning and it was denied. Instead they offered us a zoom meeting in July. I found this offer to be very disrespectful. When a board of people are impacting a community's future the least that they can do is to meet in person when it's requested. The very last day that our grievances would be heard and accepted, Thursday August 1, 2024, was the day that they finally agreed to an in person meeting because the residents demanded it. Now that date has been extended but the tone of this board on that zoom meeting and in the in person meeting August 1st was

that these changes will happen in our neighborhood weather we like it or not, so deal with it! I spoke to several residence after both meetings and the general consensus was frustration and the feeling of disrespect. Several people walked out of the August 1st in person meeting because they felt the way it was conducted was a waste of time.

R54-1 Cont'

I can't help but wonder weather any board in LA is entertaining the possibility of allowing developers to build huge apartment complexes with no parking facilities and no height restrictions in the beautiful single family home neighborhoods of Beverly Hills. I know that gentrification is occurring not only in Ladera Heights but View Park and Baldwin Hills as well. Our properties have become very appealing to people that can no longer afford the higher zip codes. Our properties however are just as valuable as Beverly Hills and so are our neighborhoods. Reasons were given why the Marina and the areas around Veterans Ave. are off limits but what about all the area in between? How was Westchester able to stop this upzoning process in their neighborhood? Why are they exempt when they too are apart of West LA? What about other neighborhoods along Sepulveda Blvd.? This doesn't seem to be a West LA rezoning but a Ladera, View Park and Fox Hills redevelopment because no other West LA neighborhoods are being discussed.

R54-2

I also question the claim that affordable housing will be provided. How affordable? Section eight affordable? Our homes cost a lot to purchase and we pay high property taxes. This plan appears to decrease the value of our homes. No buyer will want to move into an overly crowded area with over 4,000 new apartment units and traffic congestion. Several newly constructed apartment buildings have incorporated some affordable housing but not nearly enough to solve the housing issues of Los Angeles and a lot of LA residents still can't afford these new apartments. It's my concern that the quality and integrity of our neighborhood will be compromised. The extra traffic congestion, no street parking (we now have guest visit with no parking permits or issues) and the devaluing of our homes are equally concerning. All the open parking on Wooster Ave. will defiantly be compromised and we'd probably have to incorporate permit parking which would be horrific for the home owners. One of the reasons we moved to this area was because parking was never an issue if you are entertaining or if your home has more than two cars.

R54-3

I must also state how disappointed I am with Supervisor Holly Mitchell. As a resident that voted for her I feel totally ignored and abandoned. I'm not the only one! Several of the Ladera residents that I have spoken to are equally disappointed in her as well. It has taken her way too long to address her constituents in person as requested. We all have very busy schedules because we too are professional people. That's why we can afford to own homes in this area. Her lack of direct communication is disrespectful and if there were an election this year I would not vote for her and I'd campaign against her. We have

R54-4

been asking for a meeting with her for several months and the same response about what a busy schedule she has is always given. This is unacceptable because as I stated we all are busy! I assure you whatever day and time she'd be available to discuss our future the residents that are available would attend. It's disheartening that after we demanded a meeting with her at the in person August 1st meeting we were finally told that she would meet with us. It's now the middle of August and no meeting has been announced. I also think a meeting with Holly, Mayor Bass and Mayor Butts of Inglewood would be beneficial since this project involves the county, the city and Inglewood. We've been constantly told different issues are the other jurisdictions concern so the best way to have a more comprehensive understanding would be to have all the major players in one room with all of the residents from these areas to talk this out. I know that this is an ambitious request because of all the different schedules but it's a necessary request when you are rearranging people's lives. It's easy not to care about the final results when you don't reside in the affected areas but as elected officials I feel they owe the residents in these areas at least that much. Everyone needs to be on the same page because although I live in the county of Ladera when I drive down the street to my stores, or cleaners etc I'm in the City of LA or Inglewood. We ALL will be severally affected for years by these changes no matter your zip code.

R54-4
Cont'

Like I said I know changes in life are inevitable. However when these changes are requiring one to compromise their neighborhood, the value of their home and the quality of their life this matter needs to be taken very seriously. My husband and I have worked very hard to build and maintain the lifestyle that we desire and we will fight to keep it!

Respectfully,

Vanessa Bell Calloway

CONTACT

6331 WOOSTER AVE. LOS ANGELES, CA 90056 | 310-699-6235 | NESSAB@AOL.COM

Comment Letter R55

From: Grant Smith
To: Westside Area Plan; hollymitchell@bos.lacounty.gov
Subject: Resident/Community Concern with the Westside Area Plan/Ladera Center
Date: Wednesday, July 31, 2024 11:30:44 AM

CAUTION: External Email. Proceed Responsibly.

To Whom It May Concern:

My name is Grant Smith. I live in Fox Hills on Canterbury Drive, near the proposed site at the Ladera Center. I am also a Parishioner at St. Jerome Catholic Church. I utilize the Ladera Center weekly for my shopping, medical, pet, and banking needs and I attend Mass weekly along with events at the Parish. I know several Parishioner's and understand that parents dropping off their children at our school and other nearby schools are already impacted by traffic challenges.

I am strongly opposed to the development proposal on the grounds that the requirements for affordable housing will not only not solve our housing crisis but will exacerbate it. Additionally, it would have a tremendous impact on traffic at a series of already busy intersections. I'd like to point out the high vacancy rate at Cumulus on La Cienega. The remaining units would be offered at prices too high for workers in our community to afford. The developers would benefit from tax write offs on the vacancies. The argument that simply providing housing solves our housing crisis is debunked, given the vacancies at luxury rentals throughout our community. Any new residential development should provide housing to teachers (public and private schools in the area), healthcare workers, local employees to save on commutes-people who work in the area yet live miles away for more affordable housing that should be offered here.

R55-1

Therefore, I oppose this proposal as written and will not vote for any official who supports it going forward, despite other accomplishments.

Thanks,

grant

5925 Canterbury Drive #105
Culver City CA 90230
310 895 1374

Comment Letter R56

From: J.L. McClennan
To: Westside Area Plan
Cc: Angela Sherick; McGee, Tracy
Subject: "WSAP comments"
Date: Wednesday, July 31, 2024 10:36:32 AM

CAUTION: External Email. Proceed Responsibly.

Preparing my comments about this plan has been difficult because the documents do not seem to be keyed to one another. The location IDs listed in Table 1 of Appendix I (WSAP Opportunity Sites Land Use and Zoning Changes Summary) Do not appear on any map, nor can I find actual descriptive text that outlines why specific sites are considered "opportunities". R56-1

Nevertheless, I want to voice my concerns about two specific areas

1 I do not understand why the residential property at Angeles Vista and Valley Ridge ((Site 10 in theAppendix)) was incorporated into a "regional plan . This is clearly a bid for the property owners to avoid accountability to their immediate neighbors. The only people who would possibly want any kind of commercial establishment there are associated with the Wayfinder operations; which is itself a problem for the community. This should never have been included in this process and should be removed from the plan entirely. If the employees of Wayfinder want a coffee shop, an enterprising developer can acquire property in the 54th Street corridor; or better yet on Slauson. R56-2

2. The properties along Victoria, including the triangle at Olympiad and Mount Vernon (Site 9?) should not be considered as "opportunities" for large multi-story development. The current classification C1 could probably be revised to C2 without changing the character of the area, any other changes would seriously encroach on the residents. Victoria is a residential street and should remain that way. R56-3

In addition to those two sites, I would like a better explanation of what exactly is being proposed for the Slauson/Overhill site, which appears to be divided by this plan with the street facing portion being reclassified as 65ft Multi-use buildings. That is too much. It seems to revising it to C3 would allow more development without changing the character of the area. R56-4

Jessie McClennan
4046 Athenian Way
Los Angeles, California 90043

Comment Letter R57

From: Walter Maynard
To: Westside Area Plan
Subject: Ladera plan zoning plans
Date: Wednesday, July 31, 2024 12:29:28 PM

CAUTION: External Email. Proceed Responsibly.

We reviewed your propose plan for the zoning and land use changes at the Ladera center .

We are opposed to your proposed changes based on the current congested traffic flow , especially doing the morning and evening rush-hour Is already creating a significant increase in the commute time. Your plans fail to address this issue. Also increasing the density of multifamily In commercial units will only exaggerate this Troubling problem of people , cars and increase pollution levels. R57-1

You plan failed to acknowledge the fact that the Ladera Height community is predominantly composed of single family residential unit . No matter, how you scale the project and design the building there will be a significant increase in the number of Multifamily unit in the community, traffic, and number of residential renters thus changing the character of the community.

Let's go back to the drawing board and formulate a more workable, achievable and acceptable plan. R57-2

Yours truly ,

Walter and Lillian Maynard
6416 S. Sherbourne Dr.
Los Angeles, CA 90056

Comment Letter R58

From: Rosalind Watkins
To: upzoning@laderaheights.org; Westside Area Plan
Subject: Re: Westside Area Plan In-Person Meeting - Questions for 8/1/24 Meeting Part II
Date: Thursday, August 1, 2024 4:17:58 PM

CAUTION: External Email. Proceed Responsibly.

Hello, my apologies in forgetting to add there will be 2 major sporting events in 2026 heavens forbid if the building construction moves forward.

The Intuit Dome NBA All Stars Feb 2026 and already mentioned below FIFA World Cup 8 games between June - July 2026 at SoFi Stadium.

Traffic standstill!

Thanks!

Roz

R58-2 Cont'

On Aug 1, 2024, at 12:30 PM, Rosalind Watkins <rosalindwatkins@hotmail.com> wrote:

Question - We see buildings that appear to be slow in construction (former medical building at 468 E Nutwood St, Inglewood, Ca behind Vons) and/or abandoned altogether like Coco's, Post Office and Oil Lube location on Sepulveda and Sawtelle being torn down 2yrs ago and now growing weeds and graffiti on the fence canvas, how does the county guarantee the developers won't abandon an incomplete apartment building in our neighborhood?

R58-1

Regarding traffic, has anyone thought about the ADDITIONAL congestion from LAX Airport, LaCienega, Slauson, Florence, Manchester, etc., from event goers to now we have The Intuit Dome/Clippers Arena, YouTube Theater, Sofi Stadium, and The Kia Forum?

You know events can and HAVE ran congruently in the past between The Kia Forum (Sam Smith's Gloria Tour) and Sofi Stadium (Beyonce's Renaissance Tour) still all the while trying to commute home.

If construction starts in 2026, there's the FiFa Soccer games at SoFi Stadium (100,000 seat capacity).

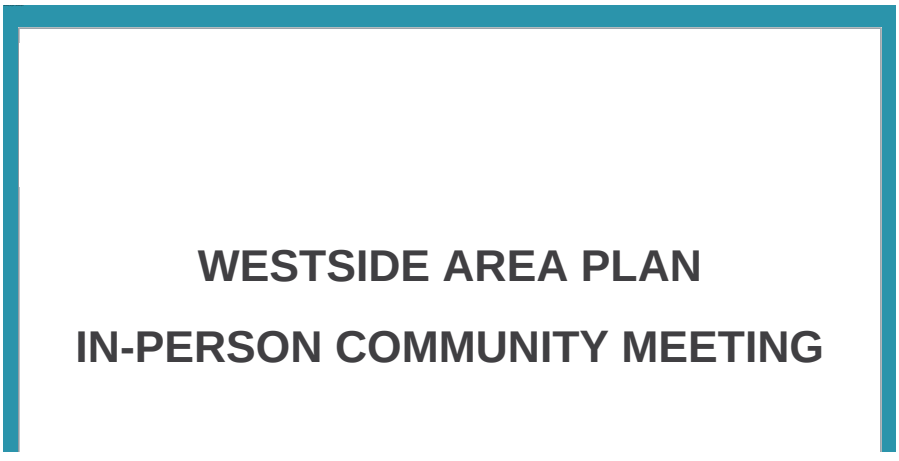
Will construction be completed BEFORE Summer Olympics July 2028 (tentatively Opening and Closing Ceremonies shared st SoFi Stadium and the Coliseum, Basketball at Intuit Dome/Clippers Arena, Gymnastics at The Kia Forum, and Swimming Competitions held at SoFi Stadium)?

Thank you in advance for addressing my 2 concerns/questions in today's meeting.

Roz

R58-2

On Jul 25, 2024, at 2:50 PM, LA County Planning <westsideareaplan@planning.lacounty.gov> wrote:



THURSDAY, AUGUST 1, 2024

6-8 PM

Knox Presbyterian Church

5840 La Tijera Blvd.

Los Angeles, CA 90056

RSVP

<~WRD0000.jpg>

Extension of Draft WSAP and PEIR Public Review Period

The draft WSAP, draft implementing ordinance, and draft Program Environmental Impact Report (PEIR) are available for public review starting June 18, 2024.

The public review period of the draft (PEIR) has been extended until **August 16, 2024, for 60 days.** The project team encourages you to review these documents and provide comments and feedback. To review project materials please visit: **bit.ly/WestsideDocs**

Submit comments on the **Draft AREA PLAN*:***

https://forms.office.com/g/VgKMAs3ZDa

or via email **WestsideAreaPlan@planning.lacounty.gov**

with subject line “WSAP comments”

Submit comments on the **Draft WSAP PEIR:**

via email **WestsideAreaPlan@planning.lacounty.gov**

with subject line “WSAP PEIR comments”

Visit the WSAP Website

Frequently Asked Questions:

The project team has created a response document to address written questions that were submitted during the 6/25/2024 virtual cmeeting. The Frequently Asked Questions (FAQ) document is available on the WSAP project webpage in the link below:

https://planning.lacounty.gov/wp-content/uploads/2024/07/WSAP_FAQ.pdf

WestsideAreaPlan@planning.lacounty.gov

(213) 974-6424

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Los Angeles County Department of Regional Planning | 320 W. Temple St. | Los Angeles , CA 90012 US

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Comment Letter R59

From:	Francine webster
To:	Westside Area Plan; traci.park@lacity.org; sean.silva@lacity.org; Jeff.Khau@lacity.org; Planning.TheWestside@lacity.org; vince.bertoni@lacity.org; councilmember.park@lacity.org; dylan.stickland@lacity.org; karen.bass@lacity.org; marian.ensley@lacity.org; paula.ncwpdr@gmail.com
Cc:	HollyJMitchell@bos.lacounty.gov; McGee, Tracy; apadilla@cityofinglewood.org; upzoning@laderaheights.org
Subject:	Ladera Heights WSAP/PEIR comments and feedback
Date:	Thursday, August 1, 2024 4:32:29 PM

CAUTION: External Email. Proceed Responsibly.

To Whom it may concern:

My name is Francine Webster. I am a 50-year resident of Ladera Heights. I am writing to express my strong opposition to the proposed upzoning in the Ladera Heights area. While I understand the need for additional housing in Los Angeles, the plan to upzone Ladera Heights raises significant concerns that must be addressed before moving forward. Our community's unique character and needs, as a predominantly Black and Brown neighborhood, deserve careful consideration and protection. R59-1

1. ****Impact on Density and Diversity:**** Ladera Heights should not be expected to shoulder a disproportionate share of the 400,000 homes needed in Los Angeles. This neighborhood is a model of diversity, and the proposed changes threaten to disrupt its character. With plans for both the city and county to add residential units, the idea that a neighborhood of less than 2 miles radius should take on that much development seems targeted.

2. ****Traffic and Congestion:**** The area between Centinela and Slauson is already heavily congested, resembling a mini-highway at peak times. Additional housing will exacerbate traffic issues, making it even more difficult for residents to navigate their own neighborhood. Currently, it takes 20 minutes to travel from Slauson and La Cienega to Obama Boulevard at 5 PM on a weekday. This is no more than 2 miles. Increased density will only worsen this situation. R59-2

3. ****Environmental Concerns:**** More traffic will inevitably lead to increased noise and pollution, which are already significant issues due to proximity to LAX and local oil fields. The long-term plan must also consider the closure of these oil fields and how this land will be utilized since it was emphasized that these changes are for the next 30 years. The potential to add additional units once this land has been freed up seems to have been lost in the conversation for the future.

4. ****School Capacity:**** The Inglewood Unified School District, which serves Ladera, is already struggling. The contraction has seen the closure of several elementary and middle schools. Currently, there is only one public high school and no plans to accommodate the influx of students that new housing developments will bring. This will further strain an already underperforming school system. R59-3

5. **Parking Issues:** Lack of adequate parking in new developments will force overflow parking onto residential streets, increasing noise, trash, and congestion in our family-oriented community. R59-4

6. ****Food Desert Risk:**** Without assurances that grocery stores will be included in new developments, there is a risk that Ladera Heights could become a food desert. Our neighborhood cannot afford to lose access to essential services like grocery stores. We have R59-5

seen the closure of at least 3 over the past few years. R59-5 Cont'

7. **Emergency Services:** The local sheriff's office is already stretched thin, and additional population density will further strain emergency services, including fire stations and the newly established urgent care clinic. R59-6

8. **Aesthetic and Height Concerns:** The proposed unlimed height limit is not in keeping with the aesthetic of our neighborhood. Developments must transition gently from single-family homes to higher-density housing to preserve the neighborhood's character. Families deserve privacy. A limit of no more than three stories should be imposed. R59-7

9. **Geographic Complexity:** Ladera Heights spans three jurisdictions—Los Angeles County, the City of Los Angeles, and Inglewood—making it difficult for residents to voice concerns effectively. Clear and concise communication is needed on how state laws impact these areas and what authority local governments have to intervene. R59-8

10. **Occupancy and Retention Studies:** There should be a study on the occupancy and retention rates of recent developments on the westside, including an assessment of grocery store availability and the impact on neighborhood infrastructure. As you are aware, the Occulus, the most recent example of new development with mixed-use retail space, is having trouble attracting businesses. It is my understanding that occupancy rates are less than 50%, mirroring some of the other newer developments with low retention and overall occupancy. R59-9

I would also like to see clear and concise language around the areas that LA City and County are unable to touch due to state laws. These hot zone areas should be highlighted, especially in light of all the different groups involved in this process.

In conclusion, while development is necessary, it should not come at the cost of eroding Ladera Heights' unique character and livability. I urge you to reconsider the proposed upzoning and engage with our community to find solutions that balance growth with the preservation of our neighborhood's integrity. R59-10

Thank you for your attention to these concerns. I look forward to your response and to participating in further discussions on this critical issue.

Sincerely,

Francine Webster
5616 S. Garth Ave.
L.A. 90056

Comment Letter R60

From: Ravi Sharma
To: Westside Area Plan
Subject: WSAP/PEIR comments re: Lower Ladera Heights
Date: Friday, August 2, 2024 10:13:36 AM

CAUTION: External Email. Proceed Responsibly.

Please hear the voices of the Ladera Heights community, which have been largely ignored in the planning process. Ours is a multicultural, multiracial neighborhood that is the pride of those who have labored to build it. It is a shining example of what Los Angeles can and should be. It was built by those who were refused elsewhere, and should not be destroyed by anonymous planners now.

One of the few complaints about the neighborhood is the heavy traffic on Fairview Blvd that makes it impassable to residents of the Heights at Ladera during rush hours. The Westside Area Plan proposes to replace the current two-story, affordable apartments on Fairview and Springpark with high density multifamily housing, which would not only eliminate existing affordable options, but would tie the neighborhood up with even heavier traffic. These new buildings would tower over neighboring houses, reducing the value of homes which people have struggled to afford and to beautify.

Another complaint about the neighborhood is the dangerous intersections where Alvern and Sherbourne give access to Little Centinela, which parallels Centinela Avenue. The plan to put multifamily housing on the site of the church at Little Centinela and Wooster would put an enormous burden on the narrow streets, and lead to many more traffic collisions, injuries and deaths at the intersections of Alvern and Sherbourne. We can expect many more cars racing through the neighborhood, endangering our children, our senior citizens, and all of us.

R60-1

The proposed mixed use development at Ladera Center is the worst proposal of the lot. That center provides local access to groceries, pharmaceuticals, banking, shipping, dining and shopping. The open parking lot promotes safety and convenience. Life in Ladera is unthinkable without the Center. Ladera Center could use a refresh, with more shade trees and other enhancements, but we cannot live without it. Piling hundreds of new neighbors onto that site will make existing traffic problems on Centinela and La Cienega even worse.

R60-2

The Westside Area Plan is supposed to amplify community identity and improve pedestrian and traffic safety. These proposals are diametrically opposed to those goals. Please don't claim to be seeking the good while doing harm. All of us who live in Lower Ladera Heights have sacrificed to be here, and have contributed to the welfare of the community, the county, and the surrounding communities.

The City of Los Angeles could add housing and services at the southwest corner of Centinela and La Tijera, where there is a Goodwill store, and until recently, there was a 99 cent store. That property is already surrounded by apartments and condos. It would not change the nature of the area to put multifamily housing there, and with adequate parking, would not place too much of a burden on our streets. But if the goal is to preserve community identity and improve safety, please do NOT add the proposed R5, MXD, and R4 developments to Lower Ladera.

R60-3

Sincerely,

Ravi Sharma
6411 S Halm Avenue
Los Angeles, CA 90056

Comment Letter R61

From: Jo-An Sharma
To: Westside Area Plan
Subject: Fwd: WSAP/PEIR comments re: Lower Ladera Heights
Date: Friday, August 2, 2024 6:12:15 PM

CAUTION: External Email. Proceed Responsibly.

Please hear the voices of the Ladera Heights community, which have been largely ignored in the planning process. Ours is a multicultural, multiracial neighborhood that is the pride of those who have labored to build it. It is a shining example of what Los Angeles can and should be. It was built by those who were refused elsewhere, and should not be destroyed by anonymous planners now.

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R61-1

The proposed mixed use development at Ladera Center is the worst proposal of the lot. That center provides local access to groceries, pharmaceuticals, banking, shipping, dining and shopping. The open parking lot promotes safety and convenience. Life in Ladera is unthinkable without the Center. Ladera Center could use a refresh, with more shade trees and other enhancements, but we cannot live without it. Piling hundreds of new neighbors onto that site will make existing traffic problems on Centinela and La Cienega even worse.

R61-2

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The City of Los Angeles could add housing and services at the southwest corner of Centinela and La Tijera, where there is a Goodwill store, and until recently, there was a 99 cent store. That property is already surrounded by apartments and condos. It would not change the nature of the area to put multifamily housing there, and with adequate parking, would not place too much of a burden on our streets. But if the goal is to preserve community identity and improve safety, please do NOT add the proposed R5, MXD, and R4 developments to Lower Ladera.

R61-5

Sincerely,

Jo-An Sharma
6411 S Halm Avenue
Los Angeles, CA 90056

Comment Letter R62

From: Reese-Frederick Jones
To: Westside Area Plan
Subject: WSAP PEIR comments
Date: Saturday, August 3, 2024 11:36:00 AM

CAUTION: External Email. Proceed Responsibly.

Hello,

The slauson corridor plan is magnificent. I have been living off the corridor for 22 years and finally see the economic development that the area deserves. Only comments-

Are there dedicated bus/bike lanes on the thoroughfare?

Have we looked into the feasibility of a streetcar streetcar bus style system that connects to the city's regional center plans?

Please feel free to notify me if you need any resident comment or advocacy for this master plan. I understand the effects of NIMBYism and wish to help accelerate this zone change into effect as much as possible. For each month wasted is another month or affordability being dwindled in our city.

R62-1

Best!

Reese Jones
reesejones0901@gmail.com
(310) 431-7145

Comment Letter R63

From: fesmith00@aol.com
To: Westside Area Plan
Subject: We object to the Westside Area Plan and the PEIR
Date: Tuesday, August 6, 2024 12:44:34 PM

CAUTION: External Email. Proceed Responsibly.

Hello, I have lived in Ladera since 2003. I am in objection to the plan which will allow upzoning in Ladera and surrounding communities. R63-1

Thank you,
Felicia Smith

Comment Letter R64

From:	sondra hale
To:	HollyJMitchell@bos.lacounty.gov; McGee, Tracy; Gracian, Isela; Westside Area Plan; councilmember.park@lacity.org; planning.thewestside@lacity.org; housingelement@lacity.org; hello@onevoicewestchester.com; blipthatvote@gmail.com
Subject:	Subject: Protecting Ladera Heights and Windsor Hills-View Park (WSAP PEIR comment, WPDR CPU comment, Housing Element CPC-2023-7068-CA comment)
Date:	Tuesday, August 6, 2024 11:34:27 PM

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Mitchell and Westside Area Planning team, Councilwoman Park and the Los Angeles City Planning team, and the Los Angeles City Housing Element team,

I am for fair and affordable housing and I wish to express my strong opposition to any upzoning of single-family neighborhoods and the excessive upzoning of commercial parcels in Ladera Heights and Windsor Hills-View Park. Because our community is impacted by the County's Westside Area Plan (WSAP), the City's Westchester Playa Ladera Community Plan Update, and the City Housing Element, I have included my statement on all three matters below. R64-1

Los Angeles County - Westside Area Plan

As a resident of the Los Angeles County WSAP area, I request the removal of the Ladera Center, University Church, Slauson-Fairfax/Home Depot, Slauson-Fairfax intersection, and other essential community assets from the WSAP opportunity site list. The upzoning of these locations will alter the cultural character of our community. In addition, the WSAP planning team distributed 6,300 flyers resulting in only 387 community residents completing its initial survey. This represents less than 5% of community residents. It is impossible, arbitrary, and capricious to create a community-based plan without incorporating the needs and voices of 95% of community members. Finally, Ladera Heights is a 3-mile area that cannot accommodate the State's Regional Housing Needs Allocation of 4,760 units. The currently proposed WSAP plan would be detrimental to the health, wealth, culture, safety, and well-being of residents, as well as increase health disparities for our community. R64-2

City of Los Angeles - Westchester Playa Ladera Community Plan Update

As stated in One Voice Westchester's "Our Community Requests" letter, I strongly oppose any allowable heights listed as "No Limit" anywhere in Westchester, Playa, and Ladera. I strongly oppose zoning that would allow mid-high-rise structures next to single-family homes and duplex homes. I ask that City Planning consider the negative impacts of Assembly Bill 1287 and other state density bonuses when planning our community. R64-3

City of Los Angeles - Housing Element

I support the Housing Element June 2024 draft that rezones commercial corridors while protecting single-family neighborhoods, Historic Districts, and Rent Stabilized Units. I strongly recommend that City Council approve the Planning Department's current proposed revisions to the Housing Element. I request that City Planning protect single-family neighborhoods and focus development on the hundreds of miles of underutilized commercial corridors in Los Angeles. R64-4

I vote in Los Angeles County during every election.

Sondra Hale, Ladera Heights Resident since 1992

From: Ilona Munoz
To: Westside Area Plan
Subject: WSAP/PEIR COMMENTS
Date: Wednesday, August 7, 2024 6:09:56 PM

CAUTION: External Email. Proceed Responsibly.

We find it very interesting that your Westside Area Plan begins by bragging about the historic and beautiful communities of Ladera Heights, View Park and Windsor Hills. You sound like you are beginning an argument for maintaining the beauty and history of these communities, when in fact your plan will make them worse by taking away their history and beauty. You also spend a portion of your time talking about its rich Black history, communities that were the places affordable to hardworking, upwardly mobile people when other areas such as Beverly Hills, West Los Angeles and Brentwood were not as easily assessable, but even our communities were not assessable at one point either. This is another example of how government, no matter its make-up of politicians (Black, Hispanic, White, etc.) finds ways to interrupt Black and Brown neighborhoods as has been done throughout history. Take our freeway system which impacted many Black and Brown neighborhoods as just one example. You have many wonderful explanations about why you can't touch Marina Del Rey, Beverly Hills, and others, but they are simply justifications to not act there because you choose not to fight those jurisdictional battles. This state law that you sit behind will have very negative consequences to the communities impacted. This is a form of disparate treatment whether you want to admit it or not.

R65-1

While we recognize that there are many hardworking, well intentioned, county employees working to put this plan together, I disagree with many of its pieces. We will specifically focus on opportunity site no. 9, although much of what we say applies to the other sites as well. How is it possible to think that you can put eight new buildings in such a small space? And that is just you. When you add the City of Los Angeles' goal to add to this area, it gets even worse. In case you are not aware, traffic during many parts of the day is horrendous around this area (Crenshaw, Vernon, Victoria and Angeles Vista intersections). Not only do we already face problems with gridlock on these streets, but we also have many incidents of unreported road rage and aggressive/dangerous driving by people that are impatient because of this congestion. On top of this, you want to add more structures? It is a big fallacy that is being spread by politicians that you try to justify these multi use, multi residences by claiming that because it is near a metro rail station, that it is justified. This is a big lie. For every residential unit (approximately 130 living units based on your plan, not counting more for your multi-use buildings) there will be at least two cars on average per unit. Where will they park those cars? You already don't require builders to provide ample space for parking and even less, if any, in areas near the metro rail station. Not only will most folks have one or more cars, but most also won't even take advantage of the metro rail. Those that do so will only do it on rare occasions (for example, when the system is finally, if ever connected to the airport).

R65-2

This plan and the law associated with it is built on a fallacy. Just because you call something progress or progressive, doesn't mean that it is progress or progressive. Squeezing more people into an area is not progress. There are a whole lot of open

R65-3

spaces in this county where building up for housing is more beneficial to the entire county while at the same time not negatively impacting already dense areas. Instead, you choose to add to the congestion by finding lots in our communities to build on. That doesn't take a lot of effort on your part. Build in the more open spaces of our county instead.

R65-3 Cont'

This plan is further flawed in that it requires each district to come up with a plan. The plan should be based on the county as a whole. As a whole, this county has many places it can build that are not as congested and do not negatively impact our communities. Looking at this plan for the whole county is wiser than looking at it by district. What is going to happen if voters approve the ballot item that would change the county from five districts to nine districts as well as all the additional government entities? This is another example of shortsighted thinking.

R65-4

This plan will have a negative impact on various quality of life issues. Intuitively, you have to know that this is wrong and that nearly everyone who lives in our communities (homeowners and tenants alike) is against this plan. You also are fully aware that the majority of people do not have the time and energy to let you know how they feel. No matter how many meetings you have, PSAs (which I've seen none of), or mailers you send out to residents, you know full well that this information does not get to everyone and that not everyone has the time, energy, or ability to say something. This is supposed to be government by, of and for the people. Your efforts to reach all of us are minimal at best, despite the time and energy you've put into this.

R65-5

As for your traffic plan, adding bicycle lanes on Slauson and Angeles Vista is ludicrous. These two streets are already so heavily congested that you won't improve things one bit by adding bicycle lanes. Los Angeles city and county are already filled by bicycle lanes that are so underutilized. It is another fallacy/dream to believe that bicycles will be a major mode of transportation one day. Statistically speaking, you have never been able to show that a: bicycle ridership has increased significantly to warrant adding them and, b: that car ownership and car driving has decreased. The fact is more and more people drive today than ever before. This is yet another example of how you can categorize something as progress when in fact it is not progress. You just can't have an idea that logically sounds like progress, you have to look at the actual effect. If the effect is not progress, then it is not progress no matter how logical it may sound. This is not progress.

R65-6

Ilona Munoz, a registered voter

Comment Letter R66

From: marco munoz
To: Westside Area Plan
Subject: WSAP/PEIR comments
Date: Wednesday, August 7, 2024 6:04:58 PM

CAUTION: External Email. Proceed Responsibly.

We find it very interesting that your Westside Area Plan begins by bragging about the historic and beautiful communities of Ladera Heights, View Park and Windsor Hills. You sound like you are beginning an argument for maintaining the beauty and history of these communities, when in fact your plan will make them worse by taking away their history and beauty. You also spend a portion of your time talking about its rich Black history, communities that were the places affordable to hardworking, upwardly mobile people when other areas such as Beverly Hills, West Los Angeles and Brentwood were not as easily assessable, but even our communities were not assessable at one point either. This is another example of how government, no matter its make-up of politicians (Black, Hispanic, White, etc.) finds ways to interrupt Black and Brown neighborhoods as has been done throughout history. Take our freeway system which impacted many Black and Brown neighborhoods as just one example. You have many wonderful explanations about why you can't touch Marina Del Rey, Beverly Hills, and others, but they are simply justifications to not act there because you choose not to fight those jurisdictional battles. This state law that you sit behind will have very negative consequences to the communities impacted. This is a form of disparate treatment whether you want to admit it or not. R66-1

While we recognize that there are many hardworking, well intentioned, county employees working to put this plan together, I disagree with many of its pieces. We will specifically focus on opportunity site no. 9, although much of what we say applies to the other sites as well. How is it possible to think that you can put eight new buildings in such a small space? And that is just you. When you add the City of Los Angeles' goal to add to this area, it gets even worse. In case you are not aware, traffic during many parts of the day is horrendous around this area (Crenshaw, Vernon, Victoria and Angeles Vista intersections). Not only do we already face problems with gridlock on these streets, but we also have many incidents of unreported road rage and aggressive/dangerous driving by people that are impatient because of this congestion. On top of this, you want to add more structures? It is a big fallacy that is being spread by politicians that you try to justify these multi use, multi residences by claiming that because it is near a metro rail station, that it is justified. This is a big lie. For every residential unit (approximately 130 living units based on your plan, not counting more for your multi-use buildings) there will be at least two cars on average per unit. Where will they park those cars? You already don't require builders to provide ample space for parking and even less, if any, in areas near the metro rail station. Not only will most folks have one or more cars, but most also won't even take advantage of the metro rail. Those that do so will only do it on rare occasions (for example, when the system is finally, if ever connected to the airport). R66-2

This plan and the law associated with it is built on a fallacy. Just because you call something progress or progressive, doesn't mean that it is progress or progressive. Squeezing more people into an area is not progress. There are a whole lot of open spaces in this county where building up for housing is more beneficial to the entire county while at the same time not negatively impacting already dense areas. Instead, you choose to add to the congestion by finding lots in our communities to build on. That doesn't take a lot of effort on your part. Build in the more open spaces of our county instead. R66-3

This plan is further flawed in that it requires each district to come up with a plan. The plan should be based on the county as a whole. As a whole, this county has many places it can build that are not as congested and do not negatively impact our communities. Looking at this plan for the whole county is wiser than looking at it by district. What is going to happen if voters approve the ballot item that would change the county from five districts to nine districts as well as all the additional government entities? This is another example of shortsighted thinking. R66-4

This plan will have a negative impact on various quality of life issues. Intuitively, you have to know that this is wrong and that nearly everyone who lives in our communities (homeowners and tenants alike) is against this plan. You also are fully aware that the majority of people do not have the time and energy to let you know how they feel. No matter how many meetings you have, PSAs (which I've seen none of), or mailers you send out to residents, you know full well that this information does not get to everyone and that not everyone has the time, energy, or ability to R66-5

say something. This is supposed to be government by, of and for the people. Your efforts to reach all of us are minimal at best, despite the time and energy you've put into this.

R66-5 Cont'

As for your traffic plan, adding bicycle lanes on Slauson and Angeles Vista is ludicrous. These two streets are already so heavily congested that you won't improve things one bit by adding bicycle lanes. Los Angeles city and county are already filled by bicycle lanes that are so underutilized. I know cause I'm a bicycle rider and a driver,and these lanes are nearly always empty. It is another fallacy/dream to believe that bicycles will be a major mode of transportation one day. Statistically speaking, you have never been able to show that a: bicycle ridership has increased significantly to warrant adding them and, b: that car ownership and car driving has decreased. The fact is more and more people drive today than ever before. This is yet another example of how you can categorize something as progress when in fact it is not progress. You just can't have an idea that logically sounds like progress, you have to look at the actual effect. If the effect is not progress, then it is not progress no matter how logical it may sound. This is not progress.

R66-6

Marco Munoz, a registered voter

Comment Letter R67

From: Sara Siegal
To: Westside Area Plan
Subject: WSAP/PEIR comments
Date: Wednesday, August 7, 2024 9:12:17 AM

CAUTION: External Email. Proceed Responsibly.

Hi,

I live in Los Angeles, in the Del Rey neighborhood, and I'd like to comment on the Westside Area Plan. I support all efforts to increase public transportation options, as well as better bicycling infrastructure. I would like to ride my bike to more places, but many roads feel unsafe for bicyclists. R67-1

I also support increased housing density, specifically by allowing more units to be built per lot (i.e. reduce single family zoning). We have a housing crisis that will only be solved by building more housing. R67-2

Thank you,
Sara Siegal
12030 Aneta St
Los Angeles, CA 90230

Comment Letter R68

From: Francine Starks
To: Westside Area Plan
Subject: Comment on the Westside Area Plan - Ladera Center
Date: Thursday, August 8, 2024 5:19:18 PM

CAUTION: External Email. Proceed Responsibly.

I'm submitting this comment to express my concerns about the impact that a rezoning that increases the density of the Ladera Center, or any other parcels in the neighborhood, would have on the traffic in the area.

Traffic in the neighborhood is already very congested and is difficult to navigate at certain times. There are certain limitations in the area – topography, the length of existing city blocks and traffic patterns – that impose severe limitations on making infrastructure changes that would allow for the accommodation of additional drivers. The major streets in the neighborhood of the Ladera Center are busy thoroughfares from drivers travelling across the city - much of the traffic isn't coming from the neighborhood residents. The presence of the hills / oil fields nearby creates topographical challenges because it limits the number of routes that north/south drivers can take. R68-1

The Ladera Center borders are Centinela, La Tijera and La Cienega, all of which currently have troublesome traffic patterns. Here are more specifics:

1. La Cienega Blvd. This street is a major thoroughfare that connects the mid-city of Los Angeles with the South Bay and/or the airport, and it is a feeder for the 405 South onramp. The presence of the hills/oil fields causes there to be no practical alternative routes. Often the traffic is at a complete standstill on La Cienega between Centinela and Manchester, and north of Slauson and Centinela. The notion of creating solutions that reduce the need for people to be in their cars doesn't really apply here because this street is a major transportation artery that connects one part of the city to another. R68-2

2. La Cienega/La Tijera/Centinela Intersection. The area where these streets meet is extremely congested and difficult to navigate. The short length and the configuration of the city blocks creates challenges to accommodating the traffic. The congestion is exacerbated by the fact that cars often get backed up and stuck in the middle intersections so traffic on intersecting streets also gets backed up. This is the case on Centinela between La Tijera and La Cienega. It is a very short block that can't accommodate a lot of cars, so cars get stuck in the intersections. Cars stuck in the intersection of La Tijera and Centinela cause backups on La Tijera south of Centinela which prevent access to the Westchester Triangle neighborhood (see below). On the north side of Centinela, these backups contribute to the congestion and the inability to exit the Ladera Center as discussed below. I've also experienced cars stuck in the La Cienega/Centinela intersection that blocks the flow of traffic on La Cienega. That whole triangle area (in which Pann's is an island) has challenges because the small size of the blocks in that area combined with the amount of traffic for this major thoroughfare. R68-3

3. La Tijera between Thornburn and Centinela, headed northbound. This area takes traffic from the 405 northbound exit (similar to La Cienega, but not as bad) and gets extremely congested as it feeds into the La Tijera/Centinela/La Cienega intersection. The block between Knowlton Street and Centinela is short and often R68-4

times the traffic is backed up, blocking Knowlton Street and preventing access to the Westchester Triangle neighborhood (see below). This is a case where the physical limitation (the size of the block) creates a problem. In addition, at certain times, the backup extends all the way to the Northbound La Tijera exit on the 405. I've experienced the freeway being backed up a couple of miles because of congestion that originates at the La Tijera/Centinela intersection.

R68-4 Cont'

4. Westchester Triangle (neighborhood bordered by the 405 freeway, La Tijera, La Cienega, Centinela). Traffic is diverted into this small neighborhood because drivers want to avoid the congestion on La Cienega Blvd, and the La Cienega/Centinela/LaTijera intersection. There are only 2 streets in/out of this neighborhood – Knowlton Street and Thornburn Street. In the morning rush hour, these streets are so congested with people crossing over from La Cienega to La Tijera, that people who live in the area have great difficulty in accessing Knowlton and Thornburn streets to get out of the neighborhood. So traffic backs up on small neighborhood streets within the triangle (Kittyhawk Ave, Knowlton Place, Ramsgate Ave, Glasgow Ave). It also backs up on alleys that people need to access to get to/from their garages – the alley running parallel to La Cienega that is accessed from Knowlton Place, and the alley running parallel to La Tijera that is accessed from Knowlton Place and Thornburn Street. People struggle to get out of their homes and on the roads during morning rush hour. This congestion also causes problems entering and exiting the shopping center (where Marshall's is) because the driveway entrance on Knowlton is blocked when Knowlton is congested. And that contributes to additional congestion on La Tijera and Knowlton as people who want to enter the shopping center sit and wait in the middle of the street to access the shopping center.

R68-5

5. Ladera Center Parking lot - near Fatburger & Chipotle. There are portions of the Ladera Center parking lot that become backed up and congested due to the congestion on the bordering streets of La Cienega and La Tijera. On the Northeast side of the Ladera Center, there are a few businesses (e.g. Fatburger, Chipotle) that have parking spaces in front of them. One has to drive past these parking spaces to exit the Ladera center on the north side of the center at Fairview Blvd. Fairview Blvd becomes backed up and congested due to the congestion on La Cienega. As a result, the area where one drives by Fatburger/Chipotle also becomes backed up, and anyone who is parked in front of those businesses has difficultly exiting the parking places. It once took me 15 minutes to be able to get out of one of those parking places because the traffic was so backed up that even if someone wanted to let me out, they couldn't, because they couldn't back up and give me room to exit.

6. Ladera Center parking lot - La Tijera exit. The Ladera Center has an exit on La Tijera that is difficult to get out of due to the traffic that feeds from La Cienega onto LaTijera. It is impossible at rush hour. There are two ways to access this exit from the Ladera Center parking lot. One way is going from North to South, and the other way is going from West to East. The North/South route merges into the West/East route (which has the right of way). If the congestion is bad enough on La Tijera, it is next to impossible to get out of the center if you approach that exit from North going South.

R68-6

In summary, the neighborhood experiences a lot of traffic from drivers who are traversing the city. La Cienega is a major connector from mid-city to the South Bay, or to LAX, and is a feeder to the 405 south. There aren't any alternate routes due to the Baldwin/Culver City hills. The residential neighborhoods currently experience congestion as drivers cut through them to avoid the major streets and intersections. It isn't practical to think that this could be alleviated by some sort of change that will make people use their cars less, given that people need to use this route to traverse the city. Are you going to put a regional airport in every neighborhood to reduce airport traffic on La Cienega? No? I didn't think so. Are you going to duplicate every business and commercial establishment south of Los Angeles so that people from mid-city don't have a need to drive south? I don't think that's practical either.

R68-7

In addition, there are impediments to exiting the Ladera Center parking lot due to the congestion of the bordering streets. If more people are added to the Ladera Center in the form of housing and more commercial establishments, how will they even exit the center, if the users of the center have difficulty exiting it now? There is already a bottleneck. The streets can't be widened. More lanes can't be added. More exits from the center can't be added because they would feed into the already congested streets. More traffic lights can't be added because the blocks are too short. Increasing the density of the center isn't practical.

R68-8

Comment Letter R69

From: Michele Bryant
To: Westside Area Plan
Subject: WSAP/PEIR comments
Date: Thursday, August 8, 2024 7:14:32 PM

CAUTION: External Email. Proceed Responsibly.

To whom it may concern,

I understand that you are required to follow the state guidelines, however, I would like you to review the County's Westside Area Plan regarding Angeles Vista and Valley Ridge.
This is a residential area and should be respected.
Thank you,
Michele Bryant
3753 Lorado Way
View Park, CA 90043

R69-1

Comment Letter R70

From: Eric Gazin
To: Westside Area Plan; Holly J. Mitchell; EDL-DRP BU-S Commission Services; info@daphnebradford.com
Subject: WSAP/PEIR Comments
Date: Sunday, August 11, 2024 9:30:04 AM

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team.

I'm a 10-year resident of Ladera Heights.

I care about affordable housing and do want to see more opportunities for it but the ladera heights bedroom community, with its choking points of traffic along Slauson, is not the right spot to implement thousands of additional units.

Currently in the afternoon and morning, Slauson and it's adjacent La cienega La tijera areas are completely gridlocked. We all know that thousands of additional units is going to make this traffic nightmare even worse.

Further, there are is not rail service adjacent to this area, and buses only take a certain number of commuters to their work, it's not set up to make a real impact on getting people out of cars as it might be in other communities.

R70-1

Frustrating as I did not get any sort of notice at my home about the public sessions to voice my opposition to this plan.

If the WSAP Planning team would have mailed the initial June 2023 flyer with the word "rezoning" printed on official LA County envelopes with the Zoning Code Amendment language included on the June 2023 flyer, I believe community engagement participation from Ladera Heights and Windsor Hills-View Park residents would have been much greater. The Zoning Code Amendments language "The Project would amend Planning and Zoning (Title 22) of the County Code to: (1) Establish a Planning Area Standards District (PASD) to create development standards that are specific to the Westside: (2) Maintain and preserve the existing characteristics of residential neighborhoods" should have been included on the initial June 2023 community engagement and survey request flyer. The flyer language did not include the word "rezoning," the actual purpose of the WSAP agenda in Ladera Heights and Windsor Hills-View Park. THEREFORE THIS CURRENT WSAP project implementation should be HALTED, POSTPONED, DISCONTINUED and deemed NULL and VOID!

I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

R70-2

Regards,

Name: Eric Gazin & Aekyoung Shim

Address: 5530 S Garth Ave, Los Angeles, CA 90056

Comment Letter R71

From: Ingrid Day
To: Westside Area Plan
Subject: Opposition to the County Westside Area Plan and PEIR
Date: Sunday, August 11, 2024 2:14:01 PM

CAUTION: External Email. Proceed Responsibly.

I have been a resident of Ladera Heights and Culver City beginning in 1972, prior to that my family resided in the city of Inglewood beginning in 1967.

My fear as an adult, now residing in my "Forever Home", after years of saving and sacrificing from my first home, a Condominium in Fox Hills, to a Townhouse in Culver City and now to the street I resided on as a child. I did what most people have done, over time, by starting small and baby steps to what will likely be my last home.

The County Westside Area Plan and PEIR will destroy the neighborhood character of Ladera Heights along with the nearby areas, seeing what over developing has done to the City of Inglewood and the fact noise pollution travels from Inglewood events all the way to Ladera Heights only supports this plan you have will adversely affect my immediate home by adding even more traffic and congestion in the way of buses, vehicles and people is not improving the environment for existing residents.

Please do not move forward with further commercialization and congestion of an already densely populated area, focus your efforts on areas that have long been underserved!
Sent from my iPhone

R71-1

Comment Letter R72

From: msns95@aol.com
To: HollyJMitchell@bos.lacounty.gov; McGee, Tracy; Gracian, Isela; Westside Area Plan; councilmember.park@lacity.org; planning.thewestside@lacity.org; housingelement@lacity.org; hello@onevoicewestchester.com; blipthatvote@gmail.com
Subject: Protecting Ladera Heights and Windsor Hills-View P_ Protectinark (WSAP PEIR comment, WPDR CPU comment, Housing Element CPC-2023-7068-CA comment)
Date: Sunday, August 11, 2024 10:27:21 AM

CAUTION: External Email. Proceed Responsibly.

Please add the entirety to the public record on this matter.

Dear Supervisor Mitchell, Councilwoman Park, the Westside Area Planning team, the Los Angeles City Planning team, and the Los Angeles City Housing Element team,

I wish to express my strong opposition to any upzoning of single-family neighborhoods and the excessive upzoning of commercial parcels in Ladera Heights and Windsor Hills-View Park. Because our community is impacted by the County's Westside Area Plan (WSAP), the City's Westchester Playa Ladera Community Plan Update, and the City Housing Element, I have included my statement on all three matters below. R72-1

Los Angeles County - Westside Area Plan

As a resident of the Los Angeles County WSAP area, I request the removal of the Ladera Center, University Church, Slauson-Fairfax/Home Depot, Slauson-Fairfax intersection, and other essential community assets from the WSAP opportunity site list. The upzoning of these locations will alter the cultural character of our community. It should be noted that the WSAP planning team distributed 6,300 flyers resulting in only 387 community residents completing its initial survey. This represents less than 5% of community residents. It is impossible, arbitrary, and capricious to create a community-based plan without incorporating the needs and voices of 95% of community members. Finally, Ladera Heights is a 3-mile area that cannot accommodate the State's Regional Housing Needs Allocation of 4,760 units. The currently proposed WSAP plan would be detrimental to the health, wealth, culture, safety, and well-being of residents, as well as increase health disparities for our community. R72-2

City of Los Angeles - Westchester Playa Ladera Community Plan Update

As stated in One Voice Westchester's "Our Community Requests" letter, I strongly oppose any allowable heights listed as "No Limit" anywhere in Westchester, Playa, and Ladera. I strongly oppose zoning that would allow mid-high-rise structures next to single-family homes and duplex homes. I ask that City Planning consider the negative impacts of Assembly Bill 1287 and other state density bonuses when planning our community. R72-3

City of Los Angeles - Housing Element

I support the Housing Element June 2024 draft that protects single-family neighborhoods, Historic Districts, and Rent Stabilized Units. I strongly recommend that City Council approve the Planning Department's current proposed revisions to the Housing Element. I request that City Planning protect single-family neighborhoods and focus development on the hundreds of miles of underutilized commercial corridors in Los Angeles. R72-4

City of Los Angeles- Youth Sports Element

I support the preservation of community open spaces, parks and safe areas for family gatherings. Westchester sports provide opportunities for youth to develop community based family events. Ladera community parks provide additional venues for local youth to hold tournaments.

I vote in Los Angeles County during every election.

NAME,

Suzette Frio

Westchester Resident since 1957
Third Generation Resident Westchester
Former Board Member of WDRLL Softball League.

Fwd: No for Upzoning/rezoning for Ladera, Windsor Hills and View Park Andrea Berg 5424 Bradna Drive, LA 90043

Andrea Berg <andrealberg@icloud.com>

Mon 8/12/2024 8:25 PM

To:Westside Area Plan <WestsideAreaPlan@planning.lacounty.gov>;HollyJMitchell@bos.lacounty.gov <HollyJMitchell@bos.lacounty.gov>

1 attachments (16 KB)

Document1.docx;

CAUTION: External Email. Proceed Responsibly.

Sent from my iPhone

Subject: Fwd: No for Upzoning/rezoning for Ladera, Windsor Hills and View Park Andrea Berg 5424 Bradna Drive, LA 90043

Sent from my iPhone

Begin forwarded message:

From: Andrea Berg <andrealberg@icloud.com>
Date: August 12, 2024 at 1:56:31 PM PDT
To: HollyJMitchell@bos.lacounty.gov, westsideareaplan@planning.lacounty.gov

Subject: Fwd: No for Upzoning/rezoning for Ladera, Windsor Hills and View Park Andrea Berg 5424 Bradna Drive, LA 90043

please please don't change the zoning for the Ladera Center, Home Depot or other proposed sites.

Stop this unfair upzoning project!!

R73-1

Sent from my iPhone

Begin forwarded message:

Subject: No for Upzoning/rezoning for Ladera, Windsor Hills and View Park Andrea Berg 5424 Bradna Drive, LA 90043

ladera hts

Dr. H. Milano Mellon <milano650@gmail.com>

Mon 8/12/2024 1:48 PM

To:Westside Area Plan <WestsideAreaPlan@planning.lacounty.gov>

CAUTION: External Email. Proceed Responsibly.

WSAP plan would destroy our neighborhood turning it into a commercial hub from a bedroom community. The traffic would be more of a nightmare than it already is. I hope we don't get bullied for numbers on a spreadsheet. This is our home where we raise our families. Please don't destroy this!!

R74-1

--

Dr. Mellon

WSAP/PEIR comments - opportunity site #10

Julian Nagendran <j.nagendran1@gmail.com>

Mon 8/12/2024 8:28 PM

To:Westside Area Plan <WestsideAreaPlan@planning.lacounty.gov>

CAUTION: External Email. Proceed Responsibly.

To whom it may concern,

I am an owner on valley ridge avenue near the proposed opportunity site #10.

I adamantly oppose opportunity #10 on the west side area plan. We purchased this house because it's in a historic neighborhood single family neighborhood. A multi family/commercial structure will greatly impact the value of the property and will lead to more congestion, traffic and crime that comes with higher density area and/or retail. R75-1

Regards,

Julian Nagendran
(805) 807-0569

WDAP/Peir co.ments - opportunity Site #10

Lisa Brown <lisa.brown15@yahoo.com>

Mon 8/12/2024 7:52 AM

To:Westside Area Plan <WestsideAreaPlan@planning.lacounty.gov>

CAUTION: External Email. Proceed Responsibly.

I OPPOSE opportunity #10 on the Westside Area Plan. R76-1

My name is Lisa Btown. I live on Valley Ridge Ave

Yahoo Mail: Search, Organize, Conquer

Support for the LHCA Response to Zoning Changes

gailchitty@aol.com <gailchitty@aol.com>

Mon 8/12/2024 8:07 AM

To:Westside Area Plan <WestsideAreaPlan@planning.lacounty.gov>
Cc:Miriam Thompson <MThompson@planning.lacounty.gov>

R77-1

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS EMAIL TO PUBLIC RECORD:
PLEASE NOTE: I LIVE IN LADERA HEIGHTS AND I RECEIVED A NOTICE OF INTENT TO UPZONE OUR CONDO BUILDING FROM 17 UNITS TO 100 UNITS. THIS A SMALL AREA OF CONDOS AND RENTAL BUILDINGS IN A RESIDENTIAL NEIGHBORHOOD. I STRONGLY OPPOSE THIS DRASTIC TYPE OF UPZONING IN ADDITION TO THE CHANGE IN THE LADERA CENTER TO A REGIONAL CENTER WITH NO PARKING AND UNLIMITED HEIGHT
I am for fair and equitable housing, and I strongly support the August 9, 2024 response from the Ladera Heights Civic Association (%2��LHCA%2��) to the recently-released draft Westside Area Plan. While some proposed zoning changes may be appropriate, most of those proposed in the draft Plan are not. I hereby request that the LA County planning department work with the Ladera Heights Civic Association and the United Homeowners Association II to create a zoning plan that is fair to the entire Westside community.

After reviewing both the WSAP and the LHCA response, it is abundantly clear that the proposed plan would unnecessarily subject our community to unsustainable levels of density, traffic, noise and congestion. Most importantly, the Plan would result in the irreversible devastation of two of the very few truly ethnically and socioeconomically diverse neighborhoods in Los Angeles, while allowing the rest of the Westside to avoid accepting any of the burden.

As the LHCA response makes clear, the Plan must be revised to remove inappropriate upzoning of Ladera and View Park-Windsor Hills-View Heights, and to redistribute any upzoning in a more fair and equitable fashion.

Regards,
Mary Chitty
6601 Springpark Ave #8
LA 90056

Sent from AOL on Android

WSAP Comments

Harper-Howie Kerri (US Partners) <kerri.harperhowie@partners.mcd.com>

Mon 8/12/2024 8:38 PM

To:Westside Area Plan <WestsideAreaPlan@planning.lacounty.gov>

CAUTION: External Email. Proceed Responsibly.

I live on Wooster 2 doors down from Opportunity Site #7. I strenuously object to this site being designated as an opportunity site. On August 1, 2024, a meeting was held. The woman who spoke from the stage on behalf of Supervisor Mitchell's office stated that this site is being considered as being de-designated as an opportunity site. I urge you to please do so.

At the Aug 1 meeting, I asked Bruce (I believe from the Planning office) how Site 7 could be upzones when the County stated in the materials it had distributed that evening that it would not change the character of single-family neighborhoods. He told me that Site 7 is considered to be on a commercial corridor because the building BEHIND it is a commercial building. Yet, there is absolutely no connection between Site 7 and the building behind it. They do not face each other or have any way to access each other. They cannot reasonably be considered to be part of the same neighborhood. They have completely distinct ingress/egress, street addresses, facades, etc. They have nothing in common other than that the back of each buildings face each other. To contend that a building behind a parking lot makes the parking lot exist on a commercial corridor is wrong. The idea flies in the face of the County's stated commitment not to change the character of single-family neighborhoods or streets. R78-1

The correct "corridor" that should be considered is the street that any potential building built on Site 7 would face. That street would be Wooster Ave, not Green Valley Circle, which is the street the building behind Site 7 faces. Also, Site 7 is in Ladera. The building behind it is in Fox Hills. These neighborhoods have very different characteristics. Wooster is a street lined exclusively with single-family homes. Green Valley Circle is a street with commercial buildings and multi-unit apartment and condo buildings. Site 7 faces Wooster - NOT Green Valley Circle.

Wooster is a single-family street. Every single other address on Wooster - and, with the exception of the church, every other building on each of the 6 blocks going east - are ALL SINGLE-FAMILY HOMES. Those streets are Shenandoah, Bedford, Sherbourne, Halm and Holt. Building a multi-unit building on the church parking lot would literally destroy the character of our indisputably single-family street, indeed our single-family neighborhood.

When I spoke with Bruce on Aug 1, he essentially threatened me when I brought this to his attention. He stated that if the County wanted to, it could designate every building three buildings deep on each of the six streets listed above as opportunity sites. He said that I should be "grateful" that the County only designated the church parking lot as an opportunity site. I told him that I essentially understood him to be saying that I should be grateful that instead of pouring a pot of hot oil all over my body, I should be grateful that he only was pouring it on my arm. He did not agree with this analogy. But, that is how his statements made me feel. Even if his statements were true, they felt threatening and inappropriate. R78-2

My understanding is that a multi-unit building could be built on Site 7 without even adding parking spaces. There is no parking available on Centinela or any other main, commercial thoroughfare. This means that our currently quiet neighborhood streets - NOT a commercial corridor - would be filled with cars and the pollution and trash that come with them. R78-3

I was informed that Knox Presbyterian church originally was designated as an opportunity site, but that it was de-designated as such a site. Knox actually IS located in a commercial corridor and serves as a stark contract to R78-4

Site 7:

- Knox sits across the street AND FACES - both across Latijera and 59th - multi-unit buildings. Site 7 is across the street from an entire block (and six additional blocks of) single family homes.
- Knox's neighbor to the north is another church. Site 7's neighbor to the north is upwards of 20-30 single family homes.
- The character of the neighborhood that Knox sits in a faces is commercial. The character of the neighborhood that Site 7 sits in a faces is single family residential.

R78-4 Cont'

If Knox was not properly designated, certainly Site 7 on Wooster is not properly designated as an opportunity site either. Please do not be fooled by the fact that the UCC address is on Centinela. Any building built on the UCC lot would face and have an address on Wooster. All of the traffic, noise, pollution, residents, etc. would all be on Wooster. It would not be possible to access the building by car from Centinela.

I am sure that there are legal ways of saying all the things I am saying. I don't know all of the code provisions. But, I want to be sure that any claims that I may be able to make in a future lawsuit are preserved by this email, even though it does not name specific statutes, claims, regulations, etc. I am not sure which provisions are specifically addressed in the plan and/or EIR. But, all of this is stated in objection to the Plan and the EIR.

Kerri Harper-Howie

WSAP/PEIR comments – Opportunity Site #10

Monique Avedian <moniqueavedian@gmail.com>

Mon 8/12/2024 5:27 PM

To:Westside Area Plan <WestsideAreaPlan@planning.lacounty.gov>

CAUTION: External Email. Proceed Responsibly.

I *OPPOSE* Opportunity #10 on the Westside Are Plan.

My name is Monique Avedian. I live on 5139 Valley Ridge Ave, View Park, CA 90043. R79-1

Sincerely,
Monique Avedian

WSAP/PEIR comments – Opportunity Site #10

Ray Avedian <raymondavedian@gmail.com>

Mon 8/12/2024 5:26 PM

To:Westside Area Plan <WestsideAreaPlan@planning.lacounty.gov>

CAUTION: External Email. Proceed Responsibly.

I *OPPOSE* Opportunity #10 on the Westside Are Plan.

My name is Raymond Avedian. I live on 5139 Valley Ridge Ave, View Park, CA 90043. R80-1

Sincerely,
Raymond Avedian

Support for the LHCA Response to Zoning Changes

Richard Townsend <terichard@icloud.com>

Mon 8/12/2024 6:13 PM

To:Westside Area Plan <WestsideAreaPlan@planning.lacounty.gov>
Cc:Miriam Thompson <MThompson@planning.lacounty.gov>

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS EMAIL TO PUBLIC RECORD:

Many aspects of the proposed Draft Plan would have an extremely adverse impact on a successful and thriving diverse and African-American community in Ladera Heights. I would urge you to please consider obtaining expert input and assessment from researchers who have studied these extremely negative aspects of the Draft Plan's impact. Someone such as UCLA Professor Marcus Anthony Hunter, PhD., Endowed Chair in Social Sciences at UCLA, has done extensive research on this topic and authored the book Chocolate Cities: The Black Map of American Life. R81-1

I support fair and equitable housing, and I strongly support the August 9, 2024, response from the Ladera Heights Civic Association ("LHCA") to the recently-released draft Westside Area Plan. While some proposed zoning changes in the Draft Plan may be appropriate, most of those proposed in the Draft Plan are not. I hereby request that the LA County planning department continue work with the Ladera Heights Civic Association and the United Homeowners Association to create a zoning plan that is fair to the entire Westside community.

After reviewing both the WSAP and the LHCA response, it is abundantly clear that the proposed plan would unnecessarily subject our community to unsustainable levels of density, traffic, noise and congestion. Most importantly, the Plan would result in the irreversible devastation of two of the very few truly ethnically and socio-economically diverse neighborhoods in Los Angeles, while allowing the rest of the Westside to avoid accepting any of the burden. R81-2

As the LHCA response makes clear, the Plan must be revised to remove inappropriate upzoning of Ladera and View Park-Windsor Hills-View Heights, and to redistribute any upzoning in a more fair and equitable fashion.

Regards, Richard Townsend

Comment Letter R82

From: Sonia Jackson
To: Westside Area Plan
Subject: Subject: WSAP/PEIR comments-Opportunity Site# 10
Date: Monday, August 12, 2024 10:35:26 AM

CAUTION: External Email. Proceed Responsibly.

I OPPOSE Opportunity # 10 on the Westside AreaPlan.

Ny name is Linda Jackson, I live on Keniston Ave, Los Angeles Ca 90043

R82-1

Comment Letter R83

From: paulsmith@me.com
To: Westside Area Plan
Subject: WSAP/PEIR comments - Opportunigy Site #10
Date: Monday, August 12, 2024 10:54:12 AM

CAUTION: External Email. Proceed Responsibly.

I OPPOSE Opportunity #10 on the Westside Area Plan. R83-1

My name is Renee Smith. I live on 5214 Valley Ridge Avenue View Park CA 90043.

Thank you.

Renee Smith

WSAP- Ladera Resident

Stacy Robin <imaginary_friends@msn.com>

Mon 8/12/2024 10:13 PM

To:Westside Area Plan <WestsideAreaPlan@planning.lacounty.gov>

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team.

I am for fair and affordable housing and I wish to express my strong opposition to the proposed rezoning of single-family neighborhoods and the excessive upzoning of commercial parcels located in Ladera Heights and Windsor Hills-View Park. As a resident of one of the aforementioned Los Angeles County WSAP areas, the rezoning of these locations will drastically alter the cultural character of our community and create a traffic nightmare.

A traffic nightmare is not just an inconvenience to our neighborhood, it is a critical safety concern. As the only access to our homes is via Slauson Avenue to the south, we cannot tolerate this route being further impacted.

R84-1

We already encounter the impact of church functions, cemetery funeral processionals, and even filming that can completely block us in on Shenandoah and Slauson.

I considered the absence of through routes in Upper Ladera a lovely attribute, and we do appreciate the tranquility on our cul de sac.

But until you have experienced a personal disaster such as a house fire as we did, or a loved one in crisis (my husband passed in our home last year) you don't understand the how precarious our neighborhood's egress/access truly is in the face of disaster.

I'm requesting the removal of the Ladera Center, University Church, Slauson-Fairfax/Home Depot, Slauson-Fairfax intersection, and other essential community assets from the WSAP opportunity site list.

R84-2

The 3 mile, predominately single family, Ladera Heights neighborhood and the Windsor Hills-View Park bedroom communities were not created to accommodate **"Greater mix of uses and housing types"** as stated in the Draft Westside Area Plan documents. Ladera Heights would receive the majority of the State's Regional Housing Needs Allocation of **4,760 units**. This proposed WSAP plan will be detrimental to the health, wealth, culture, safety, and well-being of residents, as well as increase health disparities for our community.

FLAWED Westside Area Plan Community Engagement

According to the **2022 US Census American Community Survey data there are 2,654 households in Ladera Heights and 4,911 households in Windsor Hills-View Park, totaling 7,565 households in the WSAP residential neighborhoods.**

R84-3

The "Junk Mail" styled June 2023 USPS delivery of 6,300 flyers **EXCLUDED 1,265 HOUSEHOLDS** located in the WSAP target areas of Ladera Heights and Windsor Hills-View Park. The 387 initial survey responses collected narrowly represents 5% of community residents. It is impossible, arbitrary, and capricious to create a community-based plan without incorporating the needs and voices of 95% of community members. Also, I didn't receive the June 25, 2024 flyer via USPS mail as indicated in the WSAP documentation. **THEREFORE THIS CURRENT WSAP** project implementation should be **HALTED, POSTPONED, DISCONTINUED and deemed NULL and VOID!**

The WSAP planning team distributed 6,300 flyers resulting in only 387 community residents completing the initial survey. Hundreds of Ladera Heights and Windsor Hills-View Park residents stated they **DID NOT** receive a survey via USPS mail delivery. The WSAP teams negligence in providing the equitable opportunity for **ALL** households to participate in the initial June 2023 community engagement efforts has resulted in a large majority of Ladera Heights and Windsor Hills-View Park tax paying residents feeling **DISENFRANCHISED, DISENGAGED, DEFEATED** and unaware of the rezoning of their homes and shared community commercial spaces. This erroneous mailing invalidates Land Use Goal #2: "Community-based planning efforts that implement the General Plan and incorporate public input, and regional and community level collaboration." Just like many WSAP residents, I'm thinking "It doesn't matter how we feel, Supervisor Holly Mitchell and the LA County Regional Planning Commission have their minds made up." **THIS IS NOT COMMUNITY ENGAGEMENT!**

R84-3 Cont'

If the WSAP Planning team would have mailed the initial June 2023 flyer with the word "rezoning" printed on official LA County envelopes with the Zoning Code Amendment language included on the June 2023 flyer, I believe community engagement participation from Ladera Heights and Windsor Hills-View Park residents would have been much greater. The Zoning Code Amendments language **"The Project would amend Planning and Zoning (Title 22) of the County Code to: (1) Establish a Planning Area Standards District (PASD) to create development standards that are specific to the Westside: (2) Maintain and preserve the existing characteristics of residential neighborhoods"** should have been included on the initial June 2023 community engagement and survey request flyer. The flyer language did not include the word "rezoning," the actual purpose of the WSAP agenda in Ladera Heights and Windsor Hills-View Park. **THEREFORE THIS CURRENT WSAP** project implementation should be **HALTED, POSTPONED, DISCONTINUED and deemed NULL and VOID!**

I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Name: Stacy Young

Address: 5445 Marjan Ave LA 90056

Comment Letter R85

From: Karen DeCoud
To: Westside Area Plan
Subject: Your Proposed Changes to the LADERA NEIGHBORHOOD
Date: Tuesday, August 13, 2024 3:52:11 PM

CAUTION: External Email. Proceed Responsibly.

Hello,

I attended the information session on August 1 at Knox Presbyterian and I wanted to share my concerns.

Traffic congestion-
Eastbound on Slauson, at 5pm, from the 405 to La Cienega can take as much as 20-25 minutes. That's a 3 mile stretch requiring that we move @ 5mph with lots of sitting and waiting time. Your plans to add housing into that area will create an even greater gridlock problem, increasing commuter time and making the area undesirable for future buyers.

During the meeting, one of your team stated that you were looking into walking and biking solutions. Those solutions do not apply to people coming home from work.

To avoid the congestion, you can always find 12 plus cars, back to back, cutting thru the neighbohood, blocking access to schools like Parent, and increasing wait times to get through an intersection. I've personally waited thru 3 green lights trying to turn east on Slauson from Corning at rush hour.

R85-1

Home values-
We are proud of this neighborhood , how well it's maintained and the home values we now have. Adding apartments will lower those values. Many potential buyers will not wish to buy in a neighborhood because of the transient nature of renters.

I believe there are many empty buildings that could be utilized first before changing the zoning of an established residential neighborhood. The white building on Sepulveda across from the airport has been empty for 20+ years. Please consider alternatives. Thank you for your consideration.

R85-2

Karen Decoud
6625 Bedford Ave
Los Angeles, CA 90056

Comment Letter R86

From: Cynthia Jackson
To: Westside Area Plan
Subject: WSAP/PEIR comments
Date: Tuesday, August 13, 2024 5:18:09 PM

CAUTION: External Email. Proceed Responsibly.

WSAP

Remove opportunity site #10 Angles Vista & Valley Ridge from consideration. It is situated squarely within a residential area in which commercial and multifamily development does not currently exist. It lacks the need or space for development. I was told by a member of your team that some individuals wanted "a place to walk & get a cup of coffee". That already exists- as there are places on the Slauson Ave. commercial corridor which serve coffee. R86-1

The community has repeatedly and clearly expressed that it wants to limit and control the amount of density in order to retain its single family residential character. One of the WSAP intentions is to **not** change the character of the community, so you are obligated to lean into this factor. I'd like to take this opportunity to remind you that the community's infrastructure was not designed or built or modified for a significantly larger population. There are no plans for additional infrastructure. Increased density also carries the negative effects of increased noise, traffic and pollution. R86-2

I am aware of and understand that you are under a mandate by the State to increase housing, with an emphasis on "affordable housing". I'd like to remind you that the new development generated by relaxed zoning, rarely, if ever, results in a significant number of affordable housing units since substantially all of the units constructed are sold/rented at fair market value, if not above it. I urge you to utilize n R86-6 ogies other than zoning changes to increase affordable housing and market rate housing to meet the mandate. I'd like to suggest that we use/convert appropriate existing properties to housing as an initial, actionable step.

There are a number of subtleties specific to the View Park and Windsor Hills areas, not appropriately addressed in the Westside Plan, which are addressed in the Community Standards District (CSD) document for View Park and Windsor Hills. There needs to be coordination between the WSAP and the CSD. This should be mandatory and incorporated into any final documentation. R86-3

PEIR

The PEIR suggests that a number of items are minimal/insignificant and don't require mitigation. I disagree.

Impact 5.14-1: The Project would indirectly induce substantial population growth in the area, since the proposed zoning changes will result in an onslaught of development/construction. This is significant by your definition. R86-4

Impact 5.15: Additional people will require additional services, which is significant. R86-5

Impact 5-17: There is a higher possibility that emergency services would be delayed due to an increase in existing traffic congestion. R86-6

Impact 5-19: It is questionable if there are adequate resources and infrastructure available for sufficient water and solid waste disposal. R86-7

Thank you for the opportunity to provide my input.

Cynthia Jackson

R86-7
Cont'

Comment Letter R87

From: Jill Lalonde
To: Westside Area Plan; HollyJMitchell@bos.lacounty.
info@daphnebradford.com
Subject: WS planning rezoning plan of the crown jewel of Black Los Angeles
Date: Tuesday, August 13, 2024 7:07:44 PM

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission, and Westside Area Planning Team,

My name is Jill Britt and I am a long time resident of Inglewood, CA. I wish to express my strong opposition to the proposed rezoning of the single-family neighborhoods adjacent to north Inglewood: Ladera Heights and Windsor Hills/ View Park, and the excessive upzoning of commercial parcels located in Ladera Heights and Windsor Hills-View Park.

As a long time resident that lives less than a mile from the Ladera Shopping Center, I wanted to express my reservations regarding the proposed rezoning of these locations.

The 3 mile, predominately single family, Ladera Heights neighborhood and the Windsor Hills-View Park bedroom communities are historically significant to Los Angeles County due to their historically high concentration of professional people and families of Black American descent. These beautiful, mostly quiet neighborhoods were the few places where Black people flocked when red-lining was the norm and other neighborhoods in the city were not selling homes to people of color. These still-diverse but noticably predominantly Black neighborhoods flourished from the 1960s until the present, even with repeated influxes of new residents and greater traffic congestion as time went on, and the general population increased.

R87-1

As stated in the Westside Area Plan documents, Ladera Heights would receive the majority of the State's Regional Housing Needs Allocation of 4,760 units. Why? Why can't more units be mandated a few miles east where there is a need to spruce up the neighborhoods with modern facilities and amenities?

The proposed WSAP plan is detrimental to the historic neighborhoods of Ladera Heights, View Park, and Baldwin Hills and their residents. Adding hundreds of units into these relatively small neighborhoods would negatively effect traffic and safety, bringing in construction traffic for several months, and then overpopulation to the area, which would alter the neighborhood, making each venture out into the area way more congested and stressful. The hundreds of units would really only benefit the owners and shareholders of the construction companies, the owners of the buildings, and the apartment management companies, certainly not the people who live here.

So, I'm requesting the removal of the Ladera Center, the Slauson-Fairfax/Home Depot property, and the Slauson-Fairfax intersection from the WSAP opportunity site list.

Please consider rezoning other neighborhoods where the neighborhoods need upgrading instead of our "quiet corner" of town.

The plan as it stands would disrupt one of the only historically black "middle to upper middle class" neighborhoods in the United States, making it just another overcrowded urban enclave that used to be the crown jewel of "Black Los Angeles".

R87-2

Thank you for your consideration.

Sincerely
Jill Britt

Address:
453 W. 64th Place
Inglewood, CA 90302

Comment Letter 88

From: bbac
To: Westside Area Plan
Subject: WSAP/PEIR comments - Opportunity Site #10
Date: Tuesday, August 13, 2024 12:15:16 PM

CAUTION: External Email. Proceed Responsibly.

Hello,

I OPPOSE Opportunity #10 on the Westside Area Plan. (Strongly Oppose!)

My name is Bryan Barnes. I live on Valley Ridge Ave (5030).

R88-1

From: Alison Jones
To: Westside Area Plan
Subject: WSAP/PEIRcomments-Opportunity Site #10
Date: Tuesday, August 13, 2024 11:31:07 AM

CAUTION: External Email. Proceed Responsibly.

My name is Alison Jones.
I OPPOSE OPPORTUNITY # 10 on the Westside Area Plan!!!

R89-1

Yahoo Mail: Search, Organize, Conquer

Comment Letter R90

From: Penny Madden
To: Westside Area Plan
Subject: Fwd: Opposition to Upzoning in Ladera Heights-View Park-Windsor Hills-View Heights
Date: Tuesday, August 13, 2024 11:25:53 AM

CAUTION: External Email. Proceed Responsibly.

Sent from my iPhone

From: Penny Madden <pennylmadden@gmail.com>
Date: August 11, 2024 at 9:07:56 AM PDT
To: WestsideAreaPlan@planning.lacounty.gov
Cc: MThompson@planning.lacounty.gov
Subject: Opposition to Upzoning in Ladera Heights-View Park-Windsor Hills-View Heights

PLEASE ADD THIS ENTIRE EMAIL TO PUBLIC RECORD:

Statements were made that community input was gathered late 2023 and early 2024. Neither we nor any of our neighbors were asked to give input. When we were notified in August, the community turned out in numbers that exceeded capacity and are overwhelmingly opposed to the plan to burden this community with a plan to more than double the number of residences with no parking requirement or height restrictions. It is a terrible plan to increase traffic through our neighborhood. R90-1

I support fair and equitable housing, I strongly oppose the recently released draft Westside Area Plan for Ladera Heights, View Park-Windsor Hills-View Heights, Franklin Canyon, West LA Sawtelle VA, West Fox Hills, Marina del Rey, and Gilmore Island. The current plan proposes that Ladera Heights and View Park-Windsor Hills-View Heights disproportionately bear the entire burden of upzoning. I hearby request that the LA County planning department work with the Ladera Heights Civic Association and the United Homeowners Association to create a zoning plan that is fair to the entire Westside community.

As the Ladera Heights Civic Association and the United Homeowners Association (representing Ladera Heights, Windsor Hills, View Park and View Heights) are preparing detailed objections to the Westside Area Plan, it is clear that the proposed plan would subject these communities to unsustainable levels of traffic, noise and congestion, and would displace parking into these residential neighborhoods. This plan would also devastate two of the few truly ethnically and socioeconomically diverse neighborhoods in Los Angeles.

The current plan must be revised to remove this inequitable and inappropriate community upzoning. R90-2

Regards,

Resident in Ladera Heights

Sent from my iPhone

Comment Letter R91

From: Jill Lalonde
To: Westside Area Plan; HollyJMitchell@bos.lacounty.gov; EDL-DRP BU-S Commission Services; info@daphnebradford.com
Subject: WS planning rezoning plan of the crown jewel of Black Los Angeles
Date: Tuesday, August 13, 2024 7:07:44 PM

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission, and Westside Area Planning Team,

My name is Jill Britt and I am a long time resident of Inglewood, CA. I wish to express my strong opposition to the proposed rezoning of the single-family neighborhoods adjacent to north Inglewood: Ladera Heights and Windsor Hills/ View Park, and the excessive upzoning of commercial parcels located in Ladera Heights and Windsor Hills-View Park.

As a long time resident that lives less than a mile from the Ladera Shopping Center, I wanted to express my reservations regarding the proposed rezoning of these locations.

The 3 mile, predominately single family, Ladera Heights neighborhood and the Windsor Hills-View Park bedroom communities are historically significant to Los Angeles County due to their historically high concentration of professional people and families of Black American descent. These beautiful, mostly quiet neighborhoods were the few places where Black people flocked when red-lining was the norm and other neighborhoods in the city were not selling homes to people of color. These still-diverse but noticably predominantly Black neighborhoods flourished from the 1960s until the present, even with repeated influxes of new residents and greater traffic congestion as time went on, and the general population increased. R91-1

As stated in the Westside Area Plan documents, Ladera Heights would receive the majority of the State's Regional Housing Needs Allocation of 4,760 units. Why? Why can't more units be mandated a few miles east where there is a need to spruce up the neighborhoods with modern facilities and amenities?

The proposed WSAP plan is detrimental to the historic neighborhoods of Ladera Heights, View Park, and Baldwin Hills and their residents. Adding hundreds of units into these relatively small neighborhoods would negatively effect traffic and safety, bringing in construction traffic for several months, and then overpopulation to the area, which would alter the neighborhood, making each venture out into the area way more congested and stressful. The hundreds of units would really only benefit the owners and shareholders of the construction companies, the owners of the buildings, and the apartment management companies, certainly not the people who live here. R91-2

So, I'm requesting the removal of the Ladera Center, the Slauson-Fairfax/Home Depot property, and the Slauson-Fairfax intersection from the WSAP opportunity site list.

Please consider rezoning other neighborhoods where the neighborhoods need upgrading instead of our "quiet corner" of town.

The plan as it stands would disrupt one of the only historically black "middle to upper middle class" neighborhoods in the United States, making it just another overcrowded urban enclave that used to be the crown jewel of "Black Los Angeles". R91-3

Thank you for your consideration.

Sincerely
Jill Britt

Address:
453 W. 64th Place
Inglewood, CA 90302

Comment Letter R92

From: jquaglietta
To: Westside Area Plan
Subject: WSAP/PEIR comments - Opportunity Site #10
Date: Wednesday, August 14, 2024 1:58:29 PM

CAUTION: External Email. Proceed Responsibly.

I OPPOSE Opportunity #10 on the Westside Area Plan. R92-1

My name is Jordan Quaglietta. I live on 5103 Valley Ridge Ave, View Park, CA 90043.

Thanks!
Jordan Quaglietta
978-973-7074

Comment Letter R93

From: Lisa Phillips
To: Westside Area Plan; HollyJMitchell@bos.lacount[illegible], [illegible], info@daphnebradford.com
Subject: WASP Comments
Date: Wednesday, August 14, 2024 1:20:49 PM

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team.

The proposed rezoning of single-family neighborhoods threatens fair and affordable housing for existing residents, and I oppose any action that undermines this fundamental right.

The proposed rezoning of single-family neighborhoods and excessive upzoning of commercial parcels located in Ladera Heights and Windsor Hills-View Park is tantamount to the destruction of predominately Black communities occurring in the West Adams neighborhood during the 1950s.

It's appalling that in 2024, we're seeing the same type of community destruction, fragmentation and psychological warfare hoisted on current residents as the residents of "Sugar Hill" experienced during the construction of the 10 freeway through the West Adams District during the 1950s.

R93-1

Just as that government-led destruction left a devastating and lasting impact, this proposed Westside Area Plan (WSAP), if implemented, threatens to inflict similar harm in addition to severe health issues.

The increased traffic to the existing unbearable traffic on Slauson, La Cienega, La Tijera and Centinela puts residents at an increased risk for respiratory and cognitive issues, cardiovascular problems, and adverse birth outcomes. That's in addition to the health issues posed from one of the largest urban oil fields in the U.S., which is located in close proximity to these communities.

R93-2

While Ladera Heights, Windsor Hills, and View-Park are diverse, the communities remain predominately Black/African American. The proposed WSAP construction represents a clear example of how urban planning and infrastructure projects can disproportionately harm Black communities and highlights the historical pattern of systemic biases, displacement and disenfranchisement faced by Black communities in Los Angeles for decades.

The WSAP is not fair and affordable housing with respect to current residents, and I vehemently oppose the entire undertaking.

R93-3

Lisa Phillips
4200 Don Diablo Dr.
Los Angeles, CA 90008

Comment Letter R94

From: Guillermo Gastelo
To: Westside Area Plan
Subject: WSAP/PEIR comments - Opportunity Site #10
Date: Wednesday, August 14, 2024 9:35:49 AM

CAUTION: External Email. Proceed Responsibly.

I OPPOSE Opportunity #10 on the Westside Area Plan. R94-1

My name is Guillermo Gastelo. I live on 5042 Valley Ridge Ave. Los Angeles, CA 90043

Comment Letter R95

WSAP/PEIR

Carla Waffer <carladaws@aol.com>

Wed 8/14/2024 5:00 PM

To:Westside Area Plan <WestsideAreaPlan@planning.lacounty.gov>;HollyJMitchell@bos.lacounty.gov <HollyJMitchell@bos.lacounty.gov>;EDL-DRP BU-S Commission Services <commission@planning.lacounty.gov>

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Mitchell, Planning Team and Planning Commission:

I have several concerns the PEIR does not address, or does not address adequately:

MITIGATION MENU:

There is a "menu" of mitigation measures a developer might or might not adopt.

Who decides whether the mitigation measures are adequate for a given project?

Would each proposed project with selected mitigation measures then be subject to public review before adoption/approval?

Would the mitigation measures for a proposed project be subject to a separate EIR considering the potential/likely negative impacts?

Assuming mitigation measures selected are adequate, who, what entity, enforces compliance?

R95-1

MULTIPLE PROJECTS:

Is there any safeguard against multiple projects undertaken simultaneously to prevent a high concentration of disruption, noise, pollution, traffic, etc. in such a small area that is Ladera Heights?

R95-2

I hope you can/will address these concerns. Thank you.

Carla Waffer
6636 S. Halm Avenue
Los Angeles (Ladera Heights), CA 90056

Comment Letter R96

WSAP PEIR Comments

J Foster <drjpfoster@att.net>

Wed 8/14/2024 7:01 PM

To:Westside Area Plan <WestsideAreaPlan@planning.lacounty.gov>

CAUTION: External Email. Proceed Responsibly.

Please hear the voices of the Ladera Heights community, which have been largely ignored in the planning process as well as the meeting of August 1, 2024. Ours is a multicutural, multi-racial neighborhood that is the pride of those who have labored to build it. It is a shining example of what Los Angeles can and should be. It was built by those who were refused elsewhere and should not be destroyed by anonymous planners now.

We do not want high density multifamily dwelling to replace the current apartments along Fairview and Springpark, nor do we want to lose Ladera Center. Adding multifamily housing and commercial properties to the current University Christian Church property will make Little Centinela and the intersections that lead into our neighborhood even more dangerous than they are today. There is more than adequate planning/building going on at Sepulveda and Centinela (site of Dinah's) as well as availability at Playa District (behind Howard Hughes Los Angeles Center) and the vacant (many years) Howard Hughes Building.

The Westside Area Plan is supposed to amplify community identity and improve pedestrian and traffic safety. These proposals are diametrically opposed to those goals. Please don't claim to be seeking the good while doing harm. All of us who live in Lower Ladera Heights have sacrificed to be here, and have contributed to the welfare of the community, the county and the surrounding communities.

Please listen to us!

R96-1

Sincerely,

Jaimela P. Foster, Ph.D.
6435 S. Halm Ave.
Los Angeles, CA 90056

Virus-free.www.avg.com

Objection to the Westside Area Plan and the PEIR, impact on Ladera Heights community

Mark Stannard <mark.stannard@gmail.com>

Comment Letter R97

Wed 8/14/2024 4:20 PM

To:Westside Area Plan <WestsideAreaPlan@planning.lacounty.gov>;hollyjmitchell@bos.lacounty.gov <hollyjmitchell@bos.lacounty.gov>

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Mitchell and LA County Planning Department,

Understanding the requirement by the State of California to develop a new plan to address development and housing, and the importance of development for the country, I am writing to express my strong concern with and objection to the Westside Area Plan and the PEIR as currently drafted. While I fully support the responses provided to you by the Ladera Heights Civic Association, I wanted to callout a few specific areas of concern:

- I have lived in Ladera Heights for almost eight years, and have been an LA County resident for almost 14-years. As you know, Ladera Heights is a historically predominantly African American community, but that community has opened itself up to residents from a diverse set of backgrounds and helped create a community that is inclusive of multiple cultures and heritages. While the community can adapt to include new development and neighbors, the Plan as drafted places a disproportionate and unacceptable burden on the Ladera Heights community and surrounding areas.

R97-1

- Further, the primary circulation arteries that support the community - Slauson Avenue, Centinela Avenue, La Cienega Avenue, La Brea Avenue, Stocker, and Overhill - are already highly congested and struggle to support the current Ladera Heights and neighboring community and commuter traffic. Developing an additional 6,000 units in this area will overwhelm the current transportation corridors and significantly harm the Ladera Heights community.
- Lastly, the City of Los Angeles also proposes to upzone the Ladera Center and other surrounding LA City parcels, which would irrevocably harm Ladera Heights. Understanding the City of LA's planning process is separate from LA County, as country residents, it is crucial for LA County to represent and advocate for the best interests of Ladera Heights and consider how both the LA City and LA Country plans will impact the thriving Ladera Heights community.

R97-2

Thank you for your time and consideration,
Mark

--
Mark Stannard
m: 805 570 5330

WSAP/PEIR comments - Opportunity Site #10

Comment Letter R98

Kelly & Bobby Huang <5303angelesvista@gmail.com>

Wed 8/14/2024 4:46 PM

To:Westside Area Plan <WestsideAreaPlan@planning.lacounty.gov>

CAUTION: External Email. Proceed Responsibly.

I OPPOSE Opportunity #10 on the Westside Area plan.

My name is Robert Huang. I live on 5303 Angeles Vista Blvd, View Park, CA 90043. R98-1

Comment Letter R99

From: Cheryl Moore
To: HollyJMitchell@subscriptions.lacounty.gov; Westside Area Plan
Cc: info@laderaheights.org
Subject: Ladera Heights Upzone Plan Concerns
Date: Thursday, August 15, 2024 5:09:05 PM

CAUTION: External Email. Proceed Responsibly.

Supervisor Mitchell and Julie Yom:

I am vehemently opposed to the proposed Westside Area Plan (WSAP) Upzone EIR plan for the Ladera Heights community. While I understand the need for increased housing, I believe this plan will have severe detrimental effects on our community.

The increased density will lead to unbearable traffic congestion, excessive pollution, an increase on our already overburdened infrastructure, etc . Our streets are already crowded with drivers utilizing navigational tools to avoid traffic on Slauson and Centinela and the safety of our children and residents attempting to take walks will be at increased risk. Additionally, the proposed light rail station at the site of what is currently Home Depot on Slauson will likely exacerbate the homeless crisis and cause property values to plummet.

R99-1

This area is already relatively high density. Further upzoning brings zero benefit to the property owners and residents of this community. This is only a benefit to developers looking to increase their wealth without concern for destroying the character and property values of this community. In addition to the increased number of people and resulting traffic , the proposed " affordable housing “ will dilute the current values of rentals and property sales in the area and as a result, the area will be devalued by appraisers and lenders . Residents of Ladera Heights will only suffer the consequences of this proposed upzoning plan.

The WSAP also appears to be an attempt for developers , with the LA County’s Blessings, to reduce property values in a diverse but," PREDOMINATELY AFRICAN AMERICAN MIDDLE TO HIGH INCOME” community. What are the county’s plans for up zoning in other Los Angeles County areas of the Westside such as Brentwood, Pacific Palisades, Beverly Hills, Santa Monica ?
I strongly urge LA County to reconsider this highly unreasonable plan and find alternative solutions that prioritize the well being of this community.

I have been a resident of Ladera Heights for 25 years and I VOTE AGAINST the proposed Westside Area Plan (WSAP) Upzone EIR. The proposed changes will have long-lasting negative impacts on our communities / lifestyles and we must prioritize the well-being and safety of our residents and property owners.

R99-2

Sincerely,

Cheryl I. Moore

5907 S. Holt Ave
L.A., CA. 90056

Comment Letter R100

From: Dan Wilson
To: Holly J. Mitchell; Westside Area Plan; karen.bass@lacity.org
Cc: upzoning@laderaheights.org
Date: Thursday, August 15, 2024 3:10:50 PM

CAUTION: External Email. Proceed Responsibly.

County/City Supervisors & leaders:

I am a 74-year-old resident of Old Ladera for over 30 years. We are in the “city strip” of Los Angeles, which is part of Ladera Heights.

I am writing to express my frustration and outrage to the plans being proposed in the Westside plans. Our neighborhood fights daily traffic nightmares as we travel the main streets of Slauson, La Cienega, and Centinela Ave. Traffic backs up daily at all hours in the triangle where Pann’s is located. The backups cause heavy congestion at Fairview and LaCienega, a major exit and entry point for Ladera shopping center. Daily I cannot cross LaCienega on Fairview to return to my home because of blocked traffic IN the intersection. East bound traffic habitually has to swerve into the west bound lanes just to get across.

I would point out that the 7-car pile-up on Sunday at that intersection caused enormous delays in getting home after church. R100-1

I am a long-standing member of University Christian Church, which I go to at least 3 times a week. I shop multiple times per week at the Ralphs, CVS, or eat at Fridays. Parking is frustrating with the large parking area that now exists.

Public transportation to these places is not possible! The traffic congestion on LaTijera and LaCienega has greatly worsened with the additional housing in the Cumulus building from housing & businesses. The ongoing high-rise apartments near See’s Candy will only create more gridlock.

Please, do not go forward with these plans before adequate infrastructure and traffic solutions. More housing, less parking, fewer stores will create havoc. Do not take away our churches and shopping areas. And, **don’t increase the density of our neighborhoods.**

Dan Wilson

danhopeagain@gmail.com

Comment Letter R101

From: Derrick Davis
To: Westside Area Plan
Cc: hollyjmitchell@bos.lacounty.gov
Subject: Westside Area Plan Comments
Date: Thursday, August 15, 2024 3:53:37 PM

CAUTION: External Email. Proceed Responsibly.

LA County, Supervisor Mitchell,

I wholly second and support the objections and recommendations of the Ladera Heights Civic Association. The LHCA, speaks as a voice for a community of people who are to be listened to and advocated for. The plans of LA County and changes to zoning disproportionately affect the Ladera Heights and we in Ladera are in firm opposition, citing to the objections and recommendations of the LHCA. R101-1

--
Regards,

Derrick A. Davis Jr.
J.D., Harvard Law School, 2015
B.A., Morehouse College, 2012
(917)-361-7944

Comment Letter R102

From: Don Rosen
To: Westside Area Plan
Cc: hollyjmitchell@bos.lacounty.gov
Subject: WSAP COMMENTS and WSAP PEIR COMMENTS
Date: Thursday, August 15, 2024 2:52:42 PM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS LETTER TO THE PUBLIC RECORD:

To my esteemed representatives,

I have lived in Ladera Heights (unincorporated LA County portion) for the past 5 years. I love my neighbors and my neighborhood. It feels as if Norman Rockwell lives on my block.

That would all change if developers were able to take advantage of the rezoning allowed in the recently-released draft Westside Area Plan — and we all know they would. Developers care about one thing, and it is absolutely not preserving the quality of life of the neighborhoods surrounding their new developments. Traffic, already bad along Slauson, La Cienega, LA Tijera, and Centinela, would be horrendous. Ralph's, where I shop for groceries, would be gone. The closest nail salon and drugstore would also succumb. Even Dave's Hot Chicken would disappear from here. It would no longer be a community.

Ladera as we know it would be destroyed. You can stop it.

R102-1

I strongly support the Ladera Heights Civic Association's ("LHCA") August 9, 2024 response to the draft Westside Area Plan and the August 14, 2024 LHCA response to the accompanying PEIR. While some proposed zoning changes may be appropriate (although I am a strong proponent of the if-it-ain't-broke, don't-fix-it school of thought), most of those changes proposed by the County are not. Please instruct the LA County Planning Department to work with LHCA and the United Homeowners Association II to create a zoning plan that is fair to Ladera and the entire Westside community.

R102-2

After reviewing both the WSAP/PEIR and the LHCA responses, it should be abundantly clear to you that the WSAP would unnecessarily subject our community to unsustainable levels of density, traffic, noise, and congestion. Most importantly, the Plan would result in the irreversible devastation of two of the very few truly ethnically and socioeconomically diverse neighborhoods in Los Angeles, while allowing the rest of the Westside to avoid most of the burden of increased density (they would suffer the traffic as well).

As the LHCA responses make clear, and as common sense dictates, the County really should remove all inappropriate upzoning of Ladera and View Park-Windsor Hills-View Heights, and redistribute any upzoning in a more equitable fashion.

Thank you for your attention and diligence. Quality of life issue are elected officials' bread and butter so I know you will give our neighborhood's concerns the consideration they deserve,

R102-3

Sincerely,

Donald Rosen
Ladera Heights

Comment Letter R103

From: Jackie Harding
To: Westside Area Plan; hollyjmitchell@bos.lacounty.gov
Subject: Objection to the Westside Area Plan and the PEIR,
Date: Thursday, August 15, 2024 2:40:23 PM

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Mitchell and Westside area Planning:

I have been resident in Ladera Heights for 39 years. In the last decade, the quality of life has decreased due to an increased number of people who travel through and reside in the area, Streets, commercial property and public services have been overextended resulting in an overall increase in accidents, crime, and the homeless population. I oppose any attempt to change the zoning of Ladera Center's area. It will only lead to more development and simply exacerbate our existing problems. Thank you.

R103-1

Regards,
Jackie Harding

Comment Letter R104

From: Jan Davis
To: Westside Area Plan
Subject: RE: WSAP Comments
Date: Thursday, August 15, 2024 3:06:07 PM
Attachments: image001.png
Importance: High

CAUTION: External Email. Proceed Responsibly.

The Meeting hosted by the County of 8/1 was a FIASCO.
Zero questions were answered and interactions were allowed by the neighborhood audience.
The meeting was conducted quite "disrespectfully".

The entire Presentation consisted of talking points to avoid hearing the obvious: Ladera Residents are in opposition to any change occurring to the LaDera Center!
Why? Density, Environmental Impact, horrible magnified Congestion along La Cienedga, erosion of the neighborhood charm, depletion of neighborhood services to include: grocery, drugstore
and numerous other services for OUR community. This also pertains to removal of neighborhood church.

In summary, the County Representations nor the County appear to have no concern for Ladera, Windsor, and View Park Residents. It's being sold as a better lifestyle (JOKE), affordable housing (INSULT) and bringing jobs to the area (BLATANT LIE)

I find it alarming, racist, and disheartening that the original plan was not for Ladera, but a neighboring Westside Community. Take this elsewhere and leave us ALONE.

R104-1

Regards,

SUPERB TECH INC
STAFFING SOLUTIONS FOR BUSINESS

Jan A. Davis
President
www.superbtechinc.com
o/310 645-1199
f/310 645 -5401
cell/323 459-2623

ISNetworld HAVS PLUS PARTICIPANT
WBENC WOMEN'S BUSINESS ENTERPRISE NATIONAL COUNCIL
NMSDC National Minority Supplier Development Council

Comment Letter R105

From: Judy Huern
To: housingelement@lacity.org; Westside Area Plan
Subject: Ladera proposal - WSAP PEIR COMMENTS
Date: Thursday, August 15, 2024 10:27:19 PM

CAUTION: External Email. Proceed Responsibly.

To Whom it May Concern,

I'm taking the time to express my concerns about the proposed upzoning of my Ladera Community. I attended the meeting at Knox Presbyterian Church on July 25th. The meeting was so upsetting that I left after a couple of hours. It was so very demeaning to hear the representatives read the proposals aloud. The generic wording meant little to most of the attendees. It's very easy for people who don't live in an area to come in a read how they plan to devastate our community. What was so maddening was that the first meeting regarding this upzoning was held more than 3 years ago, in 2021. What the actual hell? I'm so tired of this! The most laughable portion of the meeting was the Environmental Impact Report. Those representatives don't give a damn about the impact on our community. The traffic and parking are already horrendous. Have any planning committee members ever gone to the airport? The traffic is unbearable. I live less than 2 miles from The Westfield Mall at Culver City. There are only 2 ways to go there; Centinela Avenue or Slauson Avenue. For most of the day, both of those streets are jammed. It sometimes takes almost a half hour to drive 2 miles; God forbid there's an accident or a lane closure. The meeting attendees attempted to express their concerns about the traffic, but the committee members threw out terms like, mobility zones and other terms that I can't remember. They made claims about getting cars off the road in favor of bicycle riders and buses. Again, please let me know where these changes have worked? Not in Culver City. Those lanes are ridiculous and the bus/bicycle lanes are almost always empty. In a town that was developed around cars with basically no decent public transportation, designating 2 lanes of a 6 lane highway, for bikes and or buses, isn't working. You know that, but you have to do something. This isn't San Francisco, and we'll never have a Bart system. How did you come up with these plans? There has to be something more sensible. Again, if you remove 2 of the 6 ones on La Cienega, airport traffic will double. And the bike and/or bus lanes will be empty. R105-1

Then they moved on to 'affordable' housing. What does that mean? Did the County or City Planners, plan the Cumulus complex? Is that supposed to be affordable? I read that the Cumulus complex at LaCienega and Jefferson is more than 50% unoccupied. Online it says the the units are renting from $4-8,000 per moth? This feels like a plan to enrich developers. I was on a zoom call with City Planners who claimed that Ladera residents were concerned that their children wouldn't be able to afford homes in Ladera, so the planners were going to raise existing apartment buildings, to build affordable units for the kids. Again, I say, what the actual hell? What do they say when Beverly Hills residents children can't buy homes there? Do they raise existing properties for the kids? I think not. We're not stupid. This is a plan to lower property values in a majority-minority community. I understand that you're not destroying shopping centers in Westchester or Marina del Rey or Venice, predominately white areas. Please tell me that I'm wrong. R105-2

The Planning folks at the July 25th, Knox Presbyterian meeting were rude and dismissive, particularly Judy ? and Holly Mitchell's Representative. They came prepared to read the plans to us and were surprised when we expressed displeasure with their condescension. We have been asking for in-person meetings for a while, so I guess they expected us to be grateful that they finally showed up in person. It's maddening for non-residents to make plans to destroy our way of life and to then go on with their comfortable existence. Do any of the committee members live in Ladera, Windsor Hills or View Park? I'd like to hear from a committee member who lives in an area that has been 'developed' and who has been POSITIVELY affected by the development. R105-3

Finally, I live in the L.A. City Corridor, of this planning area. I'm on a street that has houses in the county and in the city. The County homes have paved streets and beautiful trees. The City streets are unpaved and when a tree dies in front of a LA city house, that's it. No trees, no street paving. I live on Damask… the first 5 or 6 houses near 63rd street are in City. Take a look …. the difference is obvious. It's a shame and my taxes, are I guess, paying for the lawsuits against the LAPD or the City council. I've lived here for many years, and I'm tired of being overlooked and dismissed. It looks like the planning committee went around and scouted EVERY area that has not been overly developed and decided that they don't give a damn about our quality of life. How can they R105-4

development the Pann's Restaurant/Mobile Gas plot of land without putting Centinela/La Cienega/LaTijera into complete gridlock ? It's already so horrible and dangerous. Also, La Cienega, Fairview, LaTijera is an accident waiting to happen. I was told that the lights and timing are so screwed up because that intersection is LA CITY/LA COUNTY/INGLEWOOD. The construction zones alone will make it almost impossible to get in and out of our neighborhood. But you don't live here so, you don't really care.

R105-4 Cont'

I hope you never have to deal with any of this,

Sincerely,

Judy Huern

Comment Letter R106

From: Mark Davis
To: Westside Area Plan
Subject: No to the Upzoning of Ladera Heights
Date: Thursday, August 15, 2024 5:22:17 PM

CAUTION: External Email. Proceed Responsibly.

To whom this may concern,

May name is Mark Davis, and I am writing to express my opposition to the proposed up-zoning of Ladera Heights. The proposed plan is not what this neighborhood needs or wants. This plan was conceived without any input from the current residents and the plan outline does not benefit this community at all.

This plan threatens to lower the value of the all the homes in the area. This plan is going to bring more unwanted traffic into the area. This plan threatens our churches, grocery stores, local businesses, and retail space.

My residence is 6132 Wooster Ave, and I strongly oppose this up-zoning.

Mark Davis

R106-1

Comment Letter R107

From: Brian J
To: Westside Area Plan
Subject: WSAP/PEIR comments
Date: Thursday, August 15, 2024 9:59:26 AM

CAUTION: External Email. Proceed Responsibly.

Hello, the following are my objections to upzoning the following sites:

Site 1, Centinela-Green Valley:
This church needs to be left alone. Worshippers must have their place of worship. New churches are not being built. Upzoning this area would ruin lower LaDera Heights.

R107-1

Site 2, LaDera Center:
Upzoning LaDera Center would bring excessive traffic and people. The intersections of LaCienega, Centinela, and LaTijera are already beyond maximum performance during rush hour. Parking would be extraordinarily difficult as there are no trains nearby. A high rise building would ruin the tranquility of the nearby neighborhoods.

Site 4a, Slauson-Fairfax/Home Depot:
This area should be left as is due to maximum traffic provisions have been exceeded.

R107-2

Site 4b, Slauson-Fairfax Intersection:
This area should be left as is due to maximum traffic capabilities have been exceeded.

Site 5, Slauson-Heatherdale:
This location has poor traffic access. Traffic can only enter from westbound Slauson, or Heatherdale Dr., which is a dead-end street.

Site 6, Slauson-Overhill:
This location has historically been left alone and upzoning would bring excessive traffic and people to the community. The area borders Los Angeles City and Los Angeles County. Excessive people leads to unwanted crime in the area.

Site 7, Slauson Corridor East:
This is city/county bordering area. Upzoning would bring excessive people to the calm, stable neighborhoods.

Site 8, West 54th Street:
Upzoning this area would upset the calm neighborhood within it sits. The area is surrounded by quiet neighborhoods. More people in this area will bring crime to an area with many elderly people living peacefully. In addition, high rise buildings would ruin the neighborhood.

R107-3

Site 9, Leimert Park Adjacent:
Upzoning this area would upset the quiet neighborhoods west of Crenshaw Blvd. additional people in the area would bring unwanted crime.

Site 10, Angeles Vista-Valley Ridge:
This is an area surrounded my gentle homes and gentle people. Upzoning would ruin the quiet atmosphere.

R107-3 Cont'

Site 11, Inglewood Oil Field:
This area could be developed (west of La Brea, north of Stocker) but it would take many years to get started since it is an oil field.

R107-4

_____

Suggestion: Develop the area of Neenach, 230 St. West and Avenue D, Lancaster. There is excessive untouched space to develop new housing and communities.

Brian Jordan
818-292-5443

Comment Letter R108

From: R Bisbey II
To: Westside Area Plan
Cc: hollyjmitchell@bos.lacounty.gov
Subject: WSAP COMMENTS and WSAP PEIR COMMENTS
Date: Thursday, August 15, 2024 5:15:11 PM

CAUTION: External Email. Proceed Responsibly.

My name is Richard Bisbey II. My sister, Janet Bisbey, and I have been Ladera Heights residents for over 50 years.

We are writing to express our support for the positions taken by Los Angeles County Supervisor Holly Mitchell and by the Ladera Heights Civic Association as outlined in Desobry E. Bowens' written submissions of 9 August 2024 and 15 August 2024 to Amy J. Bodek and to Julie Yom regarding the proposed up zoning of the Ladera Shopping Center and adjacent parcels.

Uncoordinated local zoning changes by the County of Los Angeles and the City of Los Angeles' respective zoning agencies for the primary purpose of securing state funding rather than for community betterment will lead to more unplanned chaos, less local shopping, exacerbated traffic congestion and pollution, and result in the unsightly juxtaposition of multi-story high-rise and single family dwellings.

R108-1

Desobry E. Bowens' written submissions identify a multitude of problems. We'd like to address one with which we're familiar, traffic. The only east-west traffic corridors in the area are Slauson Avenue and Centinela Avenue. The latter, which bisects the proposed up zoning area, sees mile long westbound traffic backups in the morning and similar mile long eastbound traffic backups in the evening. The westbound/ eastbound traffic has resulted in overflow congestion on local community streets, such as Fairview Blvd., by drivers attempting to escape Slauson/Centinela traffic.

The only north-south traffic corridor in the area is La Cienega Blvd., which is also adjacent to the proposed up zoning area. La Cienega Blvd., which connects LAX and the 405 Freeway with the 10 Freeway, also sees mile long backups throughout the day between the 405 freeway and La Tijera Blvd.

R108-2

Note also, the traffic on both the east-west and north-south corridors is externally generated, not internally generated. I.e., it's traffic that transits the area, not traffic that originates or terminates locally. The upzoning proposal exacerbates the traffic problem by adding more local residences and removing local shopping without providing local public transportation.

In summary, we wish to restate that we concur with Los Angeles County Supervisor Holly Mitchell and the Ladera Heights Civic Association's assessment that uncoordinated upzoning of the Ladera Shopping Center and adjacent parcels to accommodate multi-story residence without carefully examining the consequences will result in unplanned chaos, less local shopping, exacerbated traffic congestion, and pollution.

Thank you,
Richard Bisbey II

Janet Bisbey

Comment Letter R109

From: Wanda Davis
To: Westside Area Plan
Subject: Opportunity Site #10
Date: Thursday, August 15, 2024 6:39:23 PM
Attachments: opportunitysite10.pdf
Importance: High

CAUTION: External Email. Proceed Responsibly.

To whom it may Concern:

My name is Wanda Davis and I vehemently oppose the rezoning of the area/properties located in the Valley Ridge/ Angeles Vista landmark.

Since the influx of white people moving into this area there has been many changes that have taken place. For example, the walk path area revamped and restructured for safety/structural issues to provide protection to the newcomers, non- Black people on Stocker between La Brea and Valley Ridge Avenue.

Now, you non-Black people with your White Wall Street Developers want to come into our neighborhood and make it a little Soho to provide convenient walking distant coffee houses, delis, and bakeries for your chosen people. I've lived here for nearly 20 years and no such thing has ever been presented, not until your people moved into our area.

I can suggest an area that you can rezone for your people. Just South of Chase Bank on Crenshaw on the west side of the street there are several dilapidated properties that are waiting for your White Wall Street developers to snatch the properties up and have it your way. There will be a fight to keep you people out of our NEIGHBORHOOD.

Step right up, we are READY!!!

All of the Westside is open for you to modify, rezone and mix property it UP!!! BUT, you have to come to our NEIGHBORHOOD with a NOOSE.

R109-1

AI

Dear LA County Planning WSAP Team,

My father and I are residents of Ladera Heights, north of Slauson. We are responding to the Westside Area Planning proposal that will impact the Ladera Center and surrounding neighborhoods.

Areas of concern:

1) Congestion and traffic on Slauson between LaBrea (Windsor Hills) and Jefferson Blvd in Culver City during commute hours.
    - **a.** Traffic flowing from east to west in the morning and from west to east in the afternoon starting as early as 3:00 pm. **Issues:**
        i. Intersections from Shenandoah and Corning are subject to be blocked. *see Shenandoah Slauson attachment* and;
        ii. Impatient drivers take the side roads along Slauson (within the Ladera Heights neighborhood to beat the stop lights).
2) Traffic on La Tijera Blvd between La Cienega and Centinela. *(See Ladera Center entrance attachment).* **Issues:**
    a. Difficult to exit Ladera Shopping Center onto La Tijera. As a result:
        i. Impatient drivers use the entrance lane to the shopping center to exit onto La Tijera. Sometimes preventing those trying to get into the center.
3) Blocked intersections: (*see La Tijera- Centinela and La Tijera- La Cienega attachments)*
    a. The intersection of Centinela and La Tijera is sometimes blocked due to traffic going east on Centinela during the afternoon / evening commute.
    b. The intersection of La Tijera and La Cienega are blocked during afternoon / evening commute.
        i. The intersection is blocked by traffic going North on La Tijera, or
        ii. blocked by traffic going South on La Cienega.
4) Traffic and congestion on La Cienega from Slauson's underpass to the onramp for Hwy 405 near Florence in Inglewood. **Issues:**
        i. Impacts those on Fairview Place trying to enter onto La Cienega
        ii. Impacts commuters on La Cienega and subsequently the Ladera neighborhoods due to commuters taking the back roads through the neighborhood.

The reason for the traffic is due to:

- La Cienega Blvd being the main corridor between Interstate 10 (Los Angeles/Fairfax) and the 405 on ramp in Inglewood CA. near Florence Ave. This route is traveled by many cars on a daily basis causing major congestion during the morning and evening commute. Within this corridor, multiple backups occur on a daily basis which impacts travel time along this route.

R110-1

- Slauson Avenue also being a main corridor for drivers trying to avoid Interstate 10 (I-10) going west in the morning to Jefferson Blvd and east in the afternoon / evenings. Congestion also occurs during the weekends for shoppers trying to get to Marina Del Rey, the beach, or Culver City Westfield's Mall.
    - Centinela is impacted at times and is the next biggest congested road because of commuters trying to avoid Slauson.

Conclusion:

- Adding more residents in the Ladera Center will increase traffic and add to the current congestion.
- There is no infrastructure in place to handle the population growth in this area.
- There is no infrastructure in place to maintain the existing roads and median along La Cienega, from Centinela to the Slauson's underpass. Currently – dry grass/weeds and trash are in the median and along the sidewalks in this neighborhood; trees are not trimmed.
- Adding bike lanes will not help. For me, and some residents (with the existing demographics and age of residents) we will not be biking to work, especially if we have to ride a bike up a steep hill to get home in the evening after a long day of working.
- There is no infrastructure for Metro- there are no tech companies in this area for a stop. Putting Metro in the surrounding area will add more traffic and congestion for residents. Parking will be needed. Again, maintenance of this facility and surrounding areas will be required.

R110-1 Cont'

Questions:

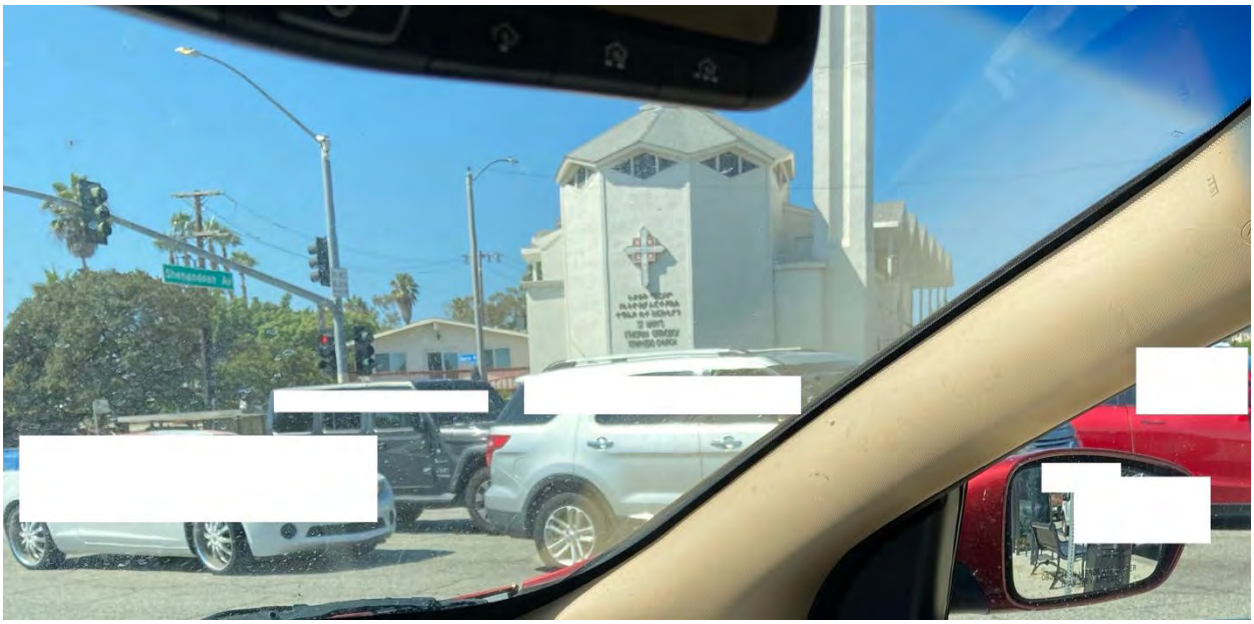
- *Where are the 6000+ residents (as stated in the RHNA Allocation by Planning Area) coming from and how can they afford $3000+ rent? There are vacant places in Culver City with no renters. Where are these population of people coming from?*
- *Will more maintenance crew be available to upkeep the new development and trash that comes with more population of people?*

R110-2

**The attachments are included to show a visual of the location of the intersections and or streets being discussed.

Thank you for listening to our concerns,

Ladera Residents of 49 years



Shenandoah Slauson

Ladera Center Entrance. This image also shows the La Tijera / La Cienega Intersection

La Tijera / Centinela

La Tijera / La Cienega

Comment Letter R111

From: Nathelene Reynolds
To: Westside Area Plan
Subject: Ladera Heights Upzoning
Date: Thursday, August 15, 2024 9:20:54 AM

CAUTION: External Email. Proceed Responsibly.

I oppose. Its not broke so dont fix it. R11-1

Sent from AT&T Yahoo Mail on Android

Comment Letter R112

My Thoughts about the Westside Area Plan

Henry Harris <j4hank11@icloud.com>

Thu 8/15/2024 10:49 AM

To:Westside Area Plan <WestsideAreaPlan@planning.lacounty.gov>

CAUTION: External Email. Proceed Responsibly.

I have been a homeowner living in the Heights at Ladera community since 1988. The Heights at Ladera community has a total of 129 homes located west of La Cienega and north of Fairview Blvd.

I'm writing to the L.A. County Planning Office Los Angeles County, with a copy to my Los Angeles County Supervisor, Holly Mitchell, to express my opposition to the Westside Area Plan.

- There is only one exit (Laurelwood Dr) from our community via vehicle to Fairview Blvd. At Fairview a right or left turn can be made. A right turn heads west to Springpark, and a left turn heads east to La Cienega. Each weekday morning approximately 7am to 9am is frustration time as it is very difficult to drive/exit right or left.

- Traffic in the early morning and late afternoon/evening on La Cienega and Centinela is already horrendous. Traffic is extremely heavy and one must leave home approximately 45 minutes to an hour just to drive four plus miles. La Cienega is almost always busy – some call it a mini freeway. Additional traffic added in this area will be impossible to avoid a long traffic jam daily. Traffic jams may cause driver frustrations and accidents. Frustrated drivers can lose their tempers – and this maybe life threatening to other drivers. Frustration and high anxiety can cause stress, increased high blood pressure, possible strokes and heart issues. One quality of life may become diminished. Also, this could become a safety issue. R112-1

- A community pushback against the proposed plan is no force when asking big business to change their mind when business money is involved. I don't think "people power "can compete with big business power.

- I think it is better to put people's concerns above profit. Putting people first is the right thing to do and I trust you'll consider these comments and find them helpful. R112-2

I, along with my community, are trusting that you will discontinue this proposal and find another suitable non-congested area to consider and trust it will be agreeable with the majority.

Thank you.

Helen G. Harris
j4helen@gmail.com

Comment Letter R113

OPPOSITION to plan

Ingrid Day <ingriddday@yahoo.com>

Thu 8/15/2024 1:36 PM

To:Westside Area Plan <WestsideAreaPlan@planning.lacounty.gov>

CAUTION: External Email. Proceed Responsibly.

I am in complete OPPOSITION of your plan to further congest the areas surrounding my neighborhood of LADERA HEIGHTS with thousands of more units, humans and vehicles. We are already very densely populated and already have serious traffic issues long ignored by local government and law enforcement!
Adding more traffic to our area, of any type will not be an improvement to the quality of life of current residents. Spend these efforts in long ignored areas of Los Angeles County, where there are dilapidated structures and the need for increased public transit and housing, WE; LADERA HEIGHTS, BALDWIN HILLS, VIEW PARK, WINDSOR HILLS, & WESTCHESTER do not want to become an overly commercialized area like what The City of Inglewood has become! R113-1

Ingrid Day
5811 Bedford Ave.
Los Angeles, CA 90056

Sent from my iPhone

Comment Letter R114

Response to planning document

jacqueline djedje <jdjedje3@gmail.com>

Thu 8/15/2024 12:05 PM

To:Westside Area Plan <WestsideAreaPlan@planning.lacounty.gov>
Cc:hollyjmitchell@bos.lacounty.gov <hollyjmitchell@bos.lacounty.gov>

CAUTION: External Email. Proceed Responsibly.

To Whom It May Concern:

This is to let you know that I support the objections and recommendations of LHCA. R114-1

Jacqueline Cogdell DjeDje
Resident of Ladera for 25 Years
jdjedje3@gmail.com

WSAP/PEIR comments

Leon Blum <leonblum@hotmail.com>

Comment Letter R115

Thu 8/15/2024 11:05 AM

To:Westside Area Plan <WestsideAreaPlan@planning.lacounty.gov>

CAUTION: External Email. Proceed Responsibly.

Site 2: Opposed. There will be too much traffic generated by a larger development in an area already gridlocked. Traffic flow and traffic safety in this area is neglected by all three jurisdictions: City of Inglewood, City of Los Angeles, and County of Los Angeles.
Site 5: For re-zoning. This area has been underutilized for decades and needs redevelopment.
Site 6: For re-zoning as long as there are height restrictions and the development is accessible to adjoining neighborhoods.
Site 7: For re-zoning. This area has been underutilized for decades and needs redevelopment.
Site 8: For re-zoning as long as developments are designed for existing residents.
Site 9: For re-zoning as long as developments are designed for existing residents.
Site 10: Opposed. These lots are too small to redevelop into mixed use and will not fit into the existing neighborhood. Site 8 has many potential cafe locations.
Site 11: For re-zoning into recreation and parks only. Opposed to any commercial/housing development.

L. Blum

R115-1

From: Henry Harris
To: Westside Area Plan
Subject: Opposition to Westside Area Plan
Date: Thursday, August 15, 2024 10:53:26 AM

Comment Letter R116

CAUTION: External Email. Proceed Responsibly.

- There is only one exit (Laurelwood Dr) from our community via vehicle to Fairview Blvd. At Fairview a right or left turn can be made. A right turn heads west to Springpark, and a left turn heads east to La Cienega. Each weekday morning approximately 7am to 9am is frustration time as it is very difficult to drive/exit right or left.

- Traffic in the early morning and late afternoon/evening on La Cienega and Centinela is already horrendous. Traffic is extremely heavy and one must leave home approximately 45 minutes to an hour just to drive four plus miles. La Cienega is almost always busy – some call it a mini freeway.

- A community pushback against the proposed plan is no force when asking big business to change their mind when business money is involved. I don't think "people power "can compete with big business power.

- I think it is better to put people's concerns above profit. Putting people first is the right thing to do and I trust you'll consider these comments and find them helpful.

R116-1

Thank you.

Helen G. Harris
Heights at Ladera Community

WSAP comments: (Please include my entire email in the public record.)

Jean Jones-apfel <jjapfel@aim.com>

Comment Letter R117

Thu 8/15/2024 11:42 AM

To:Westside Area Plan <WestsideAreaPlan@planning.lacounty.gov>

CAUTION: External Email. Proceed Responsibly.

WSAP comments: (Please include my entire email in the public record.)

My family and I have lived here since 1997, and we choose this area because it's a single-family community that is quiet, peaceful, and has charm of a small town. Our market, small businesses, and restaurants add to this charm. This Upzoning plan would destroy

our community and our way of life. I oppose this change to our community, and I urge LA County to find an alternative plan, rather than destroying Ladera Heights a predominately black community. Perhaps LA County should draft another plan that would include restoring old high rise commercial building already in existence, and renovate them into apartments or condos. This would be more acceptable and would be cost effective. There are numerous buildings that are under-utilized in West LA, and Culver City with parking structures to accommodate a dense upgrade. Crime is also on the rise in these newly upzoned, or rezoned areas, and I have no wish for this to occur in my neighborhood or surrounding community. R117-1

I attended the WSAP In-person Meeting that took place on 8/1/24 at 6pm. During this meeting the LA County team repeatedly spoke about the benefits of this Upzoning plan & that we the residents of Ladera Heights should look at this as an opportunity to better our community. They also spoke at length about how many times they reached out to the Ladera Heights community with pamphlets & emails. The only problem is none of our community received any pamphlets or emails or any other communication that outlined this Upzone plan. This fact was repeated numerous times by other Ladera Heights residents that were on the zoom call. This plan is opposed by the Ladera Heights community, and I strongly oppose this proposed Westside Area Plan (WSAP) Upzone EIR. Why is in only being proposed in the Black communities. I believe this plan will be severely detrimental to our community and will have a negative impact on its character. This plan is disproportional to all communities of color, namely Black Americans that live in Ladera Heights, View Park and Windsor Hills. I have worked hard to afford a single-family home in Ladera Heights and this plan is inequitable and outright demeaning to all of its residents. If this plan were such an opportunity, then why did the Ladera Heights have to partition, plead, and beg for in-person meeting for several months? Needless to say, our community voiced major concerns and opposition for this Upzone plan. I don't understand the need to target our predominately black community, when there are other more upzoned communities already in place that are more accommodating like Culver City or Westside Los Angeles. Is it possible that communities of color don't have powerful enough friends in power or with financial means to make a call; or call in a favor that would make this proposal go away? Ask yourself if you lived in our community would this plan be acceptable to you? We like being in a quiet community, where neighbors help neighbors, and children can play without lots of crime. We can shop at our market and visit our pharmacy and restaurants without driving across town. We have no issues with progress, but not with extreme
consequences. If this plan is approved the consequences will be felt for years to come, and they will extremely negative with no restoration plan. R117-2

Further upzoning will benefit only wealthy developers that view this an opportunity to make a fast buck at the expense of Ladera Heights residents. We would suffer as they rape our community of its valuable resources, namely our market, churches, shops, restaurants, medical facility, restaurants, and small businesses. These amenities serve our community, and we have worked hard to get these businesses, so we urge, we plead to halt these Upzoning proceedings. R117-3

These proposed changes will have a negative impact on our communities and the quality of life of our residents. We already have to deal with the increased traffic, due to the recent high rises that were developed on LaCienega called the Cumulus, and in the Howard Hughes development. It has caused extreme traffic and delays, which frequently backs up into our community. Our streets are already inundated with traffic and congestion, and this Upzone proposal would only intensify the problem, as well as, put the safety of our children at risk. Lastly, crime has gone up in these newly Upzoned areas, and the last thing that our community needs is more house break-ins, porch pirates, car thefts, rapes or murderers frequenting our communities. I urge LA County to reconsider and look elsewhere for alternative solutions in another areas. R117-3 Cont'

Sincerely,

Jean Apfel

Comment Letter R118

From:	Desobry Bowens
To:	Amy Bodek; hollyjmitchell@bos.lacounty.gov; Westside Area Plan; EDL-DRP BU-S Commission Services
Cc:	Connie Chung; Julie Yom; McGee, Tracy; Tracie Lyons; Teresa Taylor; Serena Wright-Black; Gracian, Isela; Tracie Lyons
Subject:	WSAP PEIR comments - Ladera Heights Civic Association
Date:	Thursday, August 15, 2024 5:16:26 PM
Attachments:	LHCA Objection Letter DRAFT PEIR (Aug 14 2024) fnl.pdf Attachment A.pdf

CAUTION: External Email. Proceed Responsibly.

WASP planners, SD-2, and others,

The Ladera Heights Civic Association respectfully submits the attached letter to you for inclusion in the public record regarding our objections and suggestions for corrective action to the draft Program Environmental Impact Report for the Los Angeles County Westside Area Plan dated June 2024, State Clearinghouse # 2023110409 .

R118-1

Please acknowledge receipt of the letter and its incorporation into the public record.

Respectfully,

Desobry E. Bowens
President
Ladera Heights Civic Association
Desobry@Laderaheights.org
310-733-7904

Comment Letter R119

From: Karen Edwards
To: Westside Area Plan
Subject: WSAP/PEIR
Date: Thursday, August 15, 2024 6:33:53 AM

CAUTION: External Email. Proceed Responsibly.

I DISAGREE WITH THIS PROJECT.

PLEASE DON'T MOVE FORWARD!!!

R119-1

Karen Edwards

Comment Letter R120

From: Pamela Thomas
To: Westside Area Plan
Subject: WSAP/PEIR comments-Opportunity Site #10
Date: Friday, August 16, 2024 6:20:10 PM

CAUTION: External Email. Proceed Responsibly.

I OPPOSE Opportunity #10 on the Westside Area Plan.

My name is Pamela Thomas Brown. I live on Valley Ridge Avenue.

R120-1

Comment Letter
R121

From: Dorothy Harris
To: Westside Area Plan; HollyJMitchell@subscriptions.lacounty.gov
Subject: RE: LHCA response to revisions to PEIR
Date: Friday, August 16, 2024 7:10:51 PM

CAUTION: External Email. Proceed Responsibly.

Walter and Dorothy Harris, 6030 Bedford Avenue, Los Angeles 90056 are in support of the Ladera Heights Civic Association's response to the proposed changes to the General Plan, the PEIR.

We have been involved in civic life in this region for decades. Walter Harris is a retired City Manager (Culver City. Retired 1985) and Ms. Harris served on the Culver City Planning Commission for 16 years.

We applaud the professional, thorough efforts of the LHCA to present our position, and remind all stakeholders that they represent a diverse, dynamic neighborhood that is emblematic of America at its best.

R121-1

Thank you,

Dorothy Harris
Walter Harris

From: blkskigg@aol.com
To: Westside Area Plan
Subject: WSAP/PIER comments
Date: Friday, August 16, 2024 8:58:51 PM

CAUTION: External Email. Proceed Responsibly.

Hello,

I am writing to inform you that I am completely and totally against any upzoning in the "so called" Westside Area. There is no doubt that upzoning will lead to increased and possibly uncontrolled development in this community which will destroy the quality of life that we residents currently enjoy. Upzoning and the inevitable increased development will also literally destroy this predominantly Black community, as based on current statistics, non-Black people will occupy most of the new developments.

I believe that the "artificial" "Westside" designation was created to separate the Black community into the City and County, with the motive of creating 90,000 new housing units in Black Los Angeles City (already underway) and 90,000 new housing units in Black Los Angeles Country, thus doubly burdening the entire Black community with additional development.

R122-1

What's wrong with development in our neighborhoods?
1. Increased population density. We are happy with the current population density of our communities. We consider it to be at a comfortable level. When has increased population density ever been a good/positive thing?
2. Increased traffic. To propose any upzoning/new development, along the Slauson corridor (for example) shows that the committee has no idea how horrific the current traffic situation is. On top of the day-to-day traffic hell that we deal with, if there were a disaster (like the earthquake we just experienced last week, but 10x worse), with increased popultion density, we literally would be trapped in our communities.
3. The health hazards of development. This issue is another form of environmental racism that Black people are all too frequently subjected to.
4. The inconvenience of development. Last year, there was a "project" to resurface the streets in our neighborhood. The workers started with their loud noise well before 7:00am, sat our our lawns, left trash and forced us to move our cars away from our homes for extended periods. My cable lines were "accidentally" cut as was my neighbor's main sprinkler pipe. I also personally experienced disrespect and rudeness by some of the workers (one of which was a supervisor). I sent several emails to the person who was in charge of the project. All of this for a simple street resurfacing project that none of us asked for.
5. You have come to us telling us that we want more retail opportunities. If we want more retail opportunities, we will create them for ourselves, on our terms.

R122-2

I can only assume that you are unaware that there is currently an African-American Reparations movement underway in California. It is suggested that the Westside Area Planning team read this entire report. It is beyond galling that at the same time that African-Americans (in California, in this case) are seeking redress for past wrongs, that attempts are being made to eliminate what we have created and diminish what

R122-3

we have achieved. We will not stand for it.

From the most recent "State of Black California" (It is suggested that members of the planning committee read this report as well)-

Summary Of Key Findings

The results reveal that racial inequality remains a stubbornly persistent social problem, even in the Golden State of California and especially between Black and White Californians. The racial gap in important social and economic outcomes remained quite large in 2020 and is driven primarily by racial differences in economic outcomes. And while the evidence shows the racial gap in overall outcomes narrowed over the 20 years between 2000 and 2020, the change was exceedingly modest. In fact, the rate of observed change was so small that it would take nearly 248 years to close the gap between Black and White Californians completely.

The racial gap in outcomes between Latinx and White Californians also remained large in 2020. However, the results indicate that that gap is less stubborn in closing, as larger gains were made over the same time period than that for Black Californians. Indeed, given the pace in closing the socioeconomic gap between Latinx and White Californians over the 2000 to 2020 period, it would take about 80 years to close that gap.

R122-3
Cont'

The outcome gap between Indigenous and White Californians was also large in 2020, though smaller than that between Black and White Californians. However, racial progress for Indigenous socioeconomic outcomes stalled between 2000 and 2020, principally due to significant declines in health outcomes over this period.
The socioeconomic outcomes of Asian Californians exceed those of Whites, and this advantage grew between 2000 and 2020.

These changes in racial equality over the 20-year period occurred during a time of tremendous change in Black Californians' communities and in their residential locations. The Black Californian population declined in size over the 2000 to 2020 period and its residential concentrations have changed, sometimes in dramatic fashion. Factors including racial gentrification and high housing costs have led to shrinkage of Black communities in major cities such as Oakland, San Francisco, and Los Angeles. On the other hand, Black communities are growing in the Inland Empire, Sacramento, and in areas outside of California's largest metro areas. Some of these areas are also where racial inequality is less pronounced between Black and White Californians, suggesting racial inequality in California may continue to narrow over time.

Any attack on our community (such as upzoning leading to increased development) will further erode the social/economic/political status of the Black community in Los Angeles and in the state of California.

Thank you,

G. Knox

From: Zeal Harris
To: Westside Area Plan; HollyJMitchell@bos.lacounty.gov; EDL-DRP BU-S Comm
info@daphnebradford.com
Subject: Resident Not Support of Westside Area Planning to Build More Apartments in Black Beverly Hills Area
Date: Friday, August 16, 2024 10:04:51 PM

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team:

I dont want more apartment units brought into "Black Beverly Hills". I have lived in the Dons for 14 years. I am afraid of seeing more white people (a so-called sign of "development") moving into Black Beverly Hills. Instead, we need the BLACK PEOPLE in Black Beverly Hills to be more developed with higher paying jobs, careers, and financial literacy. We need city planning that better helps us afford to buy our homes and apartments and to pay our property taxes. We need more development of Black people as business owners in our neighborhoods and more help for Black business owners to own their buildings (like that one building in Leimert). We need development planning that helps Black people chose great tenants while they become better landlords doing their part to keep Black Beverly Hills BLACK.

What is also so beautiful about this area is that is feels on the cusp of urban and green space. There's diverse Black culture, decent parking, decent traffic (except at rush hours) and many EDUCATED MIDDLE CLASS BEAUTIFUL BLACK PEOPLE…in other wirds, BLACK EXCELLENCE. I want city planning and politicians who value the Beautiful Blackness of my neighborhood, one of the last nice majority Black neighborhoods in the Western United States. Please do everything to stabilize the BLACK PEOPLE in this community. It kills me to see so many Black people displaced. I have been losing relatives and friends at the same rate that Los Angeles in losing BLACK PEOPLE. I fear that I wont be able to stay here much longer because I'll be pushed out or taken over by a sea of white people. Please reverse and correct these problems. Value and develop BLACK people over property in city planning. Its the way to creating race-class equity.

R123-1

Sincerely with Zeal,

Francesca Harris

4501 Don Tomaso Dr Apt 5, LA, CA 90008

Form Letter Addendum:

I am for fair and affordable housing and I wish to express my strong opposition to the proposed rezoning of single-family neighborhoods and the excessive upzoning of commercial parcels located in Ladera Heights and Windsor Hills-View Park. As a resident of (The Dons) one of the aforementioned Los Angeles County WSAP areas, the rezoning of these locations will drastically alter the cultural character of our community and create a traffic nightmare. I live here because its just urban enough and also green and spacious without horrible traffic.

R123-2

I'm requesting the removal of the Ladera Center, University Church, Slauson-Fairfax/Home Depot, Slauson-Fairfax intersection, and other essential community assets from the WSAP opportunity site list.

The 3 mile, predominately single family, n Ladera Heights neighborhood and the Windsor Hills-View Park bedroom communities were not created to accommodate **"Greater mix of uses and housing types"** as stated in the Draft Westside Area Plan documents. Ladera Heights would receive the majority of the State's Regional Housing Needs Allocation of **4,760 units**. This proposed WSAP plan will be detrimental to the health, wealth, culture, safety, and well-being of residents, as well as increase health disparities for our community.

R123-2
Cont'

From: Davina
To: Westside Area Plan
Subject: OPPOSE WSAP
Date: Friday, August 16, 2024 7:45:40 PM

CAUTION: External Email. Proceed Responsibly.

LA Board of Supervisors, et al.

I wholeheartedly oppose the Westside Area Plans for several reasons, including:

1. the Opportunity Sites, elements of the Plan fail to adequately address traffic safety and safety hazards unique to our community.
2. The "one size fits all" policies and up-zoning will have a profound impact on our community character we fight so hard to maintain and preserve.
3. I purchased my home in this community, moving from impacted cities where people are stacked on top of each other, excessive traffic, unsafe traffic conditions, limited yard space to enjoy the outdoors without leaving home.
4. There are many places in Los Angeles county where property is not scarce to build as you need, without ruining an entire community due to LA County's failure to better plan for community needs.

R124-1

We hope you can put yourself in our shoes. How would you feel if this was your community.

Davina Douthard, CEO
Davina Douthard, Inc & Foundation
1601 N. Sepulveda Blvd, #527
Manhattan Beach CA 90266
P: (310) 540-5120
F: (310) 540-5258

It's not for everyone: This e-mail, and any attachments hereto, is intended for use only by the addressee(s) named herein, and may contain legally privileged and/or confidential information. If you are not an intended recipient of this e-mail, you are notified that any dissemination, distribution or copying of this e-mail, and any attachments hereto, is strictly prohibited. If you have received this e-mail in error, please notify the sender by reply e-mail, and permanently delete this e-mail, and any copies or printouts.
PLEASE CONSIDER THE ENVIRONMENT BEFORE PRINTING THIS EMAIL

From: Nick Starkman
To: Westside Area Plan
Subject: WSAP/PEIR comments
Date: Friday, August 16, 2024 10:00:00 PM

CAUTION: External Email. Proceed Responsibly.

My name is Nick Starkman. I live on the 4000 block of Angeles Vista in View Park. I oppose Site 10, Angeles Vista-Valley Ridge. We are not prepared as a community for upzoning. There have been an inordinate amount of traffic deaths in the area and upzoning without an appropriate traffic plan will lead to increased traffic hazards.

- Car crash death at Harcross and Angeles Vista: https://ktla.com/news/1-dead-after-view-park-windsor-hills-crash/
- Car crash kills 6 at Overhill and La Brea: https://abc7.com/windsor-hills-crash-memorial-los-angeles-rocket-gas-station-donation/13162496/
- Pattern of deaths and accidents: https://www.latimes.com/california/story/2022-08-19/speed-reckless-driving-deadly-windsor-hills-wreck-hints-at-rise-in-fatal-crashes

R125-1

Comment Letter R126

From: Her Majesty
To: Westside Area Plan
Subject: WASP/PEIR Comments-Opportunity Site #10
Date: Friday, August 16, 2024 11:53:23 PM

CAUTION: External Email. Proceed Responsibly.

I OPPOSE Opportunity #10 on the Westside Area Plan.

My name is Ash, and I live on Valley Ridge Ave.

Sent from my iPhone

R126-1

Comment Letter
R127

From: Ellen Walls
To: Westside Area Plan
Subject: WSAP/PIER/Comments-Opportunity Site#10
Date: Friday, August 16, 2024 11:22:36 PM

CAUTION: External Email. Proceed Responsibly.

I OPPOSE Opportunity #10 on the Westside Area Plan

R127-1

My name is Ellen Walls and my address is 5012 ValleyRidge Ave.

Anchored in Christ,
Ellen Walls

Comment Letter
R128

From: Joseph Rouzan IV
To: Westside Area Plan
Subject: Upzoning
Date: Friday, August 16, 2024 11:59:46 PM

CAUTION: External Email. Proceed Responsibly.
PLEASE ADD THIS EMAIL TO PUBLIC RECORD:

On July 25, 2024, City Planning held a public hearing to accept comments on proposed revisions to the Proposed Housing Element and Citywide Housing Incentive Program (CHIP). If approved by the City Council, these documents will set citywide housing policy for the foreseeable future.

I write to formally register my deep-seated concerns and objections to the proposed upzoning initiative impacting the Slauson Avenue Corridor and the broader Ladera Heights community. As a long-time resident and homeowner directly across the street from the proposed development on the church parking lot at Centinela and Wooster, I am acutely aware of the imminent and severe consequences this project will inflict upon my family and community.

Ladera Heights was carefully chosen as our home, envisioned as a stable, primarily single-family residential haven. With a toddler and a baby, my world revolves around their safety, well-being, and opportunities for growth. The prospect of increased traffic, noise, and construction is deeply unsettling.

Beyond personal preference, this neighborhood is steeped in our family's history, with three generations calling it home. Our decision to raise our children here was rooted in the desire for a safe, nurturing community where strong bonds and familiar faces would foster their growth. This proposed development directly threatens the peaceful, family-oriented environment we have cherished.

The looming shadow of a multi-unit complex across the street casts a long and ominous pall over our future. The relentless noise, choking dust, and hazardous construction conditions will infiltrate our homes, disrupting our peace and jeopardizing the health of my young children. As a home-based worker, I rely on a quiet environment to be productive, and this project will undoubtedly hinder my ability to earn a living.

R128-1

Moreover, the increased traffic congestion and diminished parking will create a dangerous environment for pedestrians, especially our children. The thought of my toddlers playing in our front yard while cars race by is terrifying. Our neighborhood streets were designed for families, not to accommodate the influx of vehicles that this development will bring.

R128-2

My family has a history of asthma, and the potential health risks posed by increased air pollution and construction-related contaminants are particularly alarming. My young children's developing lungs are exquisitely sensitive, and subjecting them to these hazards is unconscionable. The very idea of raising them in an environment so compromised is a heartbreaking affront to their well-being.

R128-2 Cont'

Further, homeowners face the genuine threat of property devaluation due to the proximity of this high-density development. The carefully cultivated character of our neighborhood, a cornerstone of its appeal, will be irrevocably altered.

R128-3

Ladera Heights has a remarkable history as a predominantly Black, affluent enclave built upon the foundation of homeownership, starkly contrasting the exclusionary housing policies that have barred many Black families from achieving the same. Our community has cultivated generational wealth, stability, and access to essential resources. The proposed upzoning threatens to disrupt this delicate balance and undermine these hard-earned achievements.

The development plan's lack of specificity regarding community protections is alarming. Without clear safeguards, residents are vulnerable to the unchecked ambitions of developers. Furthermore, the targeted upzoning of Ladera Heights while leaving similar areas untouched suggests an inequitable approach to development planning.

The proposed redevelopment of the Ladera Center, a vital community hub, is an affront to our neighborhood. This facility provides essential services indispensable to daily life. Its replacement with high-density housing would be catastrophic, exacerbating traffic woes and diminishing all residents' overall quality of life.

R128-4

Furthermore, the plan to replace affordable apartments on Fairview and Springpark with high-density multifamily housing is counterproductive. This action would eliminate much-needed affordable housing options while simultaneously exacerbating the already dire traffic situation on Fairview Boulevard. The proposal to develop the church site would compound these issues, burdening our narrow streets and endangering residents of all ages.

This upzoning initiative fundamentally contradicts the County's goals of preserving community identity and enhancing pedestrian and traffic safety. Ladera Heights represents the best of what Los Angeles can achieve. It should not be sacrificed on the altar of ill-conceived development plans.

Please consider the immediate and tangible impact this proposal will have on the lives of those who call this area home. The proposed development is incompatible

R128-5

with the existing residential zoning and will create a dangerous and undesirable living environment. Understand the logic and reason of those who exist in the areas you wish to change before attempting to alter the landscape.

R128-5 Cont'

Please do not add the proposed R5, MXD, and R4 developments to Lower Ladera Heights. As discussed at the last community meeting, alternative development sites like the southwest corner of Centinela and La Tijera should be prioritized. These locations can accommodate multifamily housing without compromising the character of our established neighborhoods or overburdening our infrastructure. A balanced approach to development is essential, considering the needs of current and future residents.

R128-6

Sincerely,
Jeannae M. Rouzan-Clay

Comment Letter
R129

From: Clifford Campbell
To: Westside Area Plan; hollyjmitchell@bos.lacounty.gov
Subject: Response Letter for WSAP
Date: Friday, August 16, 2024 12:31:33 AM

CAUTION: External Email. Proceed Responsibly.

August 15, 2024

To Westside Area Plan Project Team:

Subject: Westside Area Plan Opposition

I am writing again to express my strongest opposition to the proposed Westside Area Plan (WSAP) Upzone EIR plan for our residential neighborhoods. While I understand the need for increased housing, I believe this plan will have severely detrimental effects on our community and have a negative impact on its character.

This is not an opposition as much as it's a rebuke. A requiem shall be in order following the West Area Plan (WSAP) implementation accompanied by a ceremonial respite to pay homage to this community about to be subjected to overbearing pollution-traffic congestion, health exposures, crime, and over-population by an up-zoning infrastructure for the benefit of investors, wealthy interest, and corporate developers. It goes without saying that state, county, and city governments have complicity, including politicians/officials. What's galling is the deafening voice of the Inglewood Mayor and Councilman. The community is wanting to see a very public outcry for a cease-and-desist demand at a press conference before one or more of the local networks to prosecute the case. Seems there is a lack of political will. We will revisit at election time. Staff, representing city/county/developers are basically rubber-stamps for a plan already decided because it was designed to unincorporated areas in the county. This is basically a policy escape hatch to protect adjacent cities. The legality should be challenged. The Regional Planning Commission has no desire or interest in changing anything. R129-1

This project, like others, is a guise of its true intent, gentrification! It metastasizes like cancer. History teaches us, these developments have the opposite effects of their claims and result in disrupting the tranquil nature of neighborhoods causing quality- of- life insecurity and anxieties. The common thread is predominately communities of color, and here, an upper-middle class community will be ignored for the desires of wealthy business developers and politicians. This is indifference and a wrecking-ball assault against the Ladera community. What's at stake is the displacement of the Ladera infrastructure with thriving retail businesses, restaurants, a dental office and care facility, all conveniently located for this community. I understand a place of worship will be exposed too. Throw in the latest oxymoron: Affordable housing...a lie. This is unconscionable! Let's be abundantly clear, this is not done in predominantly white communities in this state and country. I charge at the very least hypocrisy, and at worse, racial bias. R129-2

One can point to The Hawthorne Plaza Shopping Center, thirty-five acres that closed in 1999. It's an empty unused structure just sitting. It's an ideal location for a multi-complex similar to The Astra in Inglewood. It's a fit because it meets EIR Policy LU 3.8. Require new development along major thoroughfares and at the edges of commercial centers to be located and scaled to provide transitions in building height and bulk, consistent with the character of adjacent low-scale neighborhoods. Due diligence should find that the WSAP is not a fit in Ladera. The elevation plan would dwarf the residential landscape, whereas the structures on Sepulveda south of Centinela Boulevard blend with the backdrop of a hillside. In time, WSAP will turn into an unmitigated disaster. I've written a previous objection to the up-zoning plans with selected op-eds from supporting expert researchers and professionals. R129-3

My research finds, cities often exchange credits through various mechanisms, depending on the type of credits being referred to are cited: R129-4

- Carbon Credits: Cities can participate in carbon trading markets where they buy and sell carbon credits. These credits represent a reduction in greenhouse gas emissions. Cities that reduce their emissions below a certain level can sell their excess credits to other cities or entities that need to offset their emissions.
- Financial Credits: Cities might exchange financial credits through intergovernmental loans or grants. For example, a city might receive credits from a federal or state government to fund infrastructure projects. These credits can be exchanged or transferred based on agreements and regulations.

Utility Credits: Some cities have programs where residents can earn credits for reducing water or energy usage. These credits can sometimes be traded or used to offset utility bills.

- Development Credits: In some regions, cities use transferable development rights (TDRs). These allow property owners to sell development rights from their land to developers who want to build in areas where higher density is permitted.

Note. These are example items I would expect the Inglewood Mayor and City Council and or Supervisor to weigh in on and report to the community, or maybe I missed it.

R129-4 Cont'

Organizations in New York opine similar challenges and approaches to housing that confront Los Angeles.

Beware of False Choices

By, John Shapiro is a full-time professor in, and the immediate past Chair of, Pratt Institute's Graduate Center for Planning and the Environment.

Focusing on affordable housing: A fair share plan would be adopted as part of the citywide master plan, with a toolkit of mandates and incentives in the Zoning Resolution. The plan would ensure equitable distribution of housing development obligations, mindful of gentrification impacts (as per the concerns of up-zoning skeptics). Community Boards would prepare their own planning for where and how they meet those mandates; failing that, the City Planning Commission would do so. A developer's appeal to the Commission would be akin to the builder's remedy. Mediation would replace courts as the final arbiter.

Zoning Resolution is a master plan; a collaborative dialogue between the city's robust community development and civic communities; the same cross-acceptance / fair share methodology for the equitable distribution of beneficial, not just burdensome uses; the return of capital budget oversight to City Planning; the streamlining of City environmental reviews; Charter Revision and State legislation; and recognition of the need to provide added planning and plan-implementation capacity to neighborhoods that have less political, economic, and other resources—e.g., through planning grants directed to alliances of local civic organizations.

Logic dictates that developers argue for zoning to get out of the way of maximizing revenue, and the most successful developers are those that have mastered the current system. But once sufficient profitability is assured, developers care more about "risk in yield and timeliness."

Rather than choosing between regional progress or local empowerment, I am suggesting a grand bargain. Cross acceptance provides a balanced way to meet regional (or State) priorities but be respectful of community values. Localities should control the "how" not the "whether," as embodied through a dialogue between top-down and bottom-up planning, enforced through predictable zoning.

R129-5

Justice Zoning

Lorraine Y. Collins is the Director of Public Policy and External Affairs at Enterprise Community

R129-6

Partners, Inc. New York Office.

History tells us that land use policies that marginalize certain populations and exacerbate racial and economic segregation can be set at any level of government. Exclusionary zoning policies have kept the development of affordable multi-family housing out of wealthy communities, leaving low- income people concentrated in areas with limited resources. These policies disproportionately impact low-income people of color. We have all seen how Not In My Backyard (NIMBY) sentiments have either delayed or completely deterred affordable housing development. NIMBYism is created out of fear of who might come to the neighborhood to occupy new and desperately needed affordable housing, i.e. people of color, families with children, or the disabled.

Zoning policies at the city-wide and state-wide levels could help to ensure a more fair-share representation of affordable housing development that supports current and future populations—but only if those policies are intentionally inclusive. Notwithstanding potential concerns around states exercising too many preemptive rights and local municipalities exploiting their home-rule authority, decision-making at both levels of government are critical to ensuring that our affordable housing supply keeps up with demand at multiple income bands.

R129-6 Cont'

Notable recommendations include creating a state-wide equitable share housing plan and establishing a minimum affordable housing goal for every community, ensuring that at least 10% of each community's existing housing stock is affordable (reaching populations with income at or below 60% of the Area Median Income for rentals and 80% for homeownership). Additionally, the Roundtable recommended maximizing the benefits of Mandatory Inclusionary Housing in New York City to produce affordable and accessible housing, especially in low-poverty neighborhoods, to create more mixed-income communities. Other recommendations in the report attempt to address the challenges related to restricting the development of multi-family affordable housing that is also accessible to people with disabilities and integrated with all populations.

Housing Discrimination

Elaine Gross is founder and president of ERASE Racism, a regional civil rights organization, based on Long Island.

The fundamental problem with historical and modern-day local control of housing policy, including the placement of housing developments, is that it perpetuates the toxic combination of historical segregation plus white supremacy—the exclusive power of whites to marginalized groups deemed "not white" and mark them for discrimination and oppression. It victimizes descendants of enslaved Africans, Native Americans and other people of color deemed not white.

This power is not just used against individuals of color but has been systematically baked into laws and government policies, institutions large and small, and the very culture of the United States. This is structural racism. And local control legitimizes the power arrangements already in place from structural racism.

R129-7

Local control derives from home rule, which consists of specific powers delegated by states to local municipalities. Those powers transfer to localities control of land use, public services, and community benefits, which, in the context of structural racism and white supremacy, give whites the power to exclude. This power to exclude creates and perpetuates residential segregation.

Local control does not even require overt racial hatred. That is what is so insidious about it. It will automatically perpetuate racial segregation. In many places, local control is accompanied by intense government fragmentation.

The consulting groups, HR&A, Fehr and Peers, ECORP Consulting, Inc., and PlaceWorks, are among the crème de la crème the County Commission reached out to draft the EIR. I focused

R129-8

more on reading and interpreting what was not said in the summaries within Goal and Policy statements overall.

- •Policy LU 6.3. Encourage the redevelopment of existing multi-tenant commercial projects as mixed-use community-oriented centers, increasing the number of residents in proximity to retail and commercial uses, enhancing their economic vitality.
- •The EIR Goal LU 12 (Ladera Center): A revitalized and pedestrian-oriented mixed-use center providing services accessible to residents of adjoining neighborhoods and opportunities for new housing development, expanding the customer base for local businesses. The message here, require buildings to be oriented and designed to contribute to an active pedestrian environment.
- •The Policy LU 14.6. Encourage the development of a multi-modal transportation hub independent of or in concert with infill development of the Wateridge Center.

R129-8 Cont'

Ladera residents should take seriously living with the loss of open spaces. High vertical density compacted in a small footprint, obstructed open line of sight, and more sinister, limited mobility which translates to control of how we move about our community in the future. And, more of our dollars will flow to outside communities because of displaced services. There is a high priority on multi-modal transportation. Well, that will be fine until work slow-downs or strikes from employees when wages and benefits are deemed not up to par.

This WSAP is not the environment for a family. A better mixed-use for this community would be a community park, Boy's & Girl's Club (YMCA/YWCA), and including a senior center. This is more akin to a quality-of-life benefit.

R129-9

Parking's hidden problem

This WSAP will impose a problem only few are aware of. Given limited or no plans for parking there are unintended consequences. Automobiles will not be curbed, and new residents will seek alternatives. You have to witness first hand what happens when there is serious competition for parking. Get prepared for unknown cars in the residential areas and encroachment on other private areas.

R129-10

Regards,

C. Campbell

Resident, Heights At Ladera

Comment Letter
R130

From: Patricia Hamlin
To: Westside Area Plan
Date: Friday, August 16, 2024 8:46:01 AM

CAUTION: External Email. Proceed Responsibly.

Please reserve the Westside Area as it is presently and find another area like the vacant land near the airport in Westchester or further southwest. There has been little or no help to find the homeless find homes. The homeless numbers are overrunning the neighborhood and causing an overwhelming number of robberies, vandalisms, home invasions/breakins, littering and heavy trash dumping on streets that are eye sores and may encourage rodents. Where do you think the homeless use the restroom? Where do they park their cars? Who do they target to rob? The need intervention. The Sheriff and the private security are not set up to handle to prevent this from happening. I would like to see more patrolling from the Sheriff and more enforcement. Look on Centinela between La Tijera and Sepulveda. With the Olympics coming in 2028 the city needs to provide a path for the homeless to be more productive members of society and make living more affordable. Also, please get them a medical facility and trained staff to handle their medical, psycholigical, spiritual and independent luving skills. In the meantime build them a monitored shower station and restrooms. Try something different that does not bombard the high paying taxpayers in neighborhoods that deserve a safe and peaceful place to live. I am against building in 90056 because traffic on Slauson and Centinela are already extremely heavy without any additional building. We can hardly get out of our driveway. We need speed bumps and have been denied. We have nowhere to park around our home and because of being targeted by bad actors, I don't feel safe walking or riding my bike in the neighborhood. I also do not want the 90 taken away. We use the 90 freeway often to go to Marina Del Rey to places like Costco, Mar Vista, Kaiser, Cedars Emergency Room, the movies, the Marina, Venice, the bank, general shopping etc. Removing the 90 Fwy will affect our quality of life and affect the economy of the Marina. Ultimately these proposed changes will devalue our homes and make our homes less desirable to live in. PLEASE DON'T GIVE OUR HARD WORK TO LIVE HERE TURN INTO A NIGHTMARE. Thank you.

R130-1

Comment Letter
R131

From: Clifford Neuman
To: Westside Area Plan; hollyjmitchell@bos.lacounty.gov
Subject: WSAP Comments
Date: Friday, August 16, 2024 9:41:23 AM

CAUTION: External Email. Proceed Responsibly.

Department of Regional Planning and Supervisor Mitchell,

I am writing to express my strong disapproval of the present draft of the LA County West side Area plan. This plan unfairly concentrates the allocation of additional housing stock into the communities of Ladera Heights, Windsor Hills, and View Park. This will significantly alter the nature of these communities having a far reaching and disproportionate impact. It appears that the county is targeting these communities so that they can avoid imposing similar changes in other areas of the counties, for whatever political reasons suit the board of supervisors.

R131-1

As an academic, I will start by highlighting what I noticed in the numbers from the presentation to our community on August 1st, an observation that clearly your planners were hoping might not be noticed by the community. Apparently the plan calls for an increase of 6,004 housing units in the west side planning area, which your planners have argued needs to be borne almost entirely by the communities of Ladera Heights, Windsor Hills and View Park.

Your planners argue that none of this need should be met within Marina del Rey, Ballona Wetlands, and "Westside Islands" for effectively political and administrative reasons (e.g. planning for these other areas is managed by other agencies). Well, if planning for these areas is managed by other agencies, then the units needed for these areas should be planned by those agencies, rather than just being shifted into additional units in Ladera Heights, View Park, and Windsor hills. To do as your planners suggest, from a mathematical perspective is increasing the numerator and not the denominator, thus increasing the burden and upheaval on the targeted communities.

Onto the outcome of this targeting, what you planners clearly hoped no-one would notice: The planned increase in density would result in adding approximately 6,000 housing units to Ladera Heights, View Park and Windsor Hills. As far as I can tell, the current number of housing units in those areas appears to be around 10,000. That means that for the entire communities you are targeting, this represents an increase in housing density by 60 percent. That is NOT a reasonable ask of a community that is currently primarily single family housing. It completely changes the nature of the community. The edict that has come down from the state does not require increasing housing density across the board by 60 percent. Rather, there appear to be issues of political expedience that are being considered to allow the impact of the state edict to be concentrated in these targeted communities.

R131-2

I know that others in the community have done a much more thorough job in their comments documenting the impact on traffic, parking, green spaces and business. Let me state here that I wholeheartedly express my

R131-3

agreement with the objections and recommendations submitted by the Ladera Heights Civic Association. I will further note my own displeasure with an answer provided by your planning staff during the August 1st meeting regarding the impact on traffic - that answer was completely unsatisfactory and insulting. We were told that the way to mitigate the traffic impact was to reduce the number of vehicle trips, which I interpret as telling us that we should risk our safety and lives on the metro system, another problem that the county and the Metro Board seems unable to solve. If this is the way that your planners intend to mitigate negative impacts, I have no confidence in any other mitigations they might come up with.

R131-3 Cont'

Finally, we have seen over and over again that allowing large developments on the west side does not significantly increase availability of affordable housing. The developers use affordable housing as an excuse, but the majority of the units produced are market rate, they are not affordable. The only way they become affordable is when demand drops, perhaps because the quality of life in the community has been reduced to such an extent that people don't want to live there. Please do not implement a plan to decrease the quality of life in the communities of Ladera Heights, View Park and Windsor Hills.

R131-4

Dr. Clifford Neuman
Shenandoah Avenue
Ladera Heights
Los Angeles County
California
90056

Comment Letter R132

From: mickeyrf@aol.com
To: Westside Area Plan; hollymitchell@bos.lacountygov
Subject: Upzoning of Ladera
Date: Friday, August 16, 2024 9:47:24 AM

CAUTION: External Email. Proceed Responsibly.

I'm Eloise Ferguson of Ladera Heights for over 42yrs and strongly object to you all rezoning our neighborhood. Why? Aren't there more areas in Westchester, BH, Bel Air or Brentwood or any other neighborhood that doesn't affect our Black neighborhoods that have been here for over 50yrs. Why our area. Again I am totally against you invading our neighborhood and taking away our future for our children and grandchildren. Why not your neighborhood? I oppose, I oppose. You can find another way!!!!

R132-1

Comment Letter R133

From: Sean Hyde-Moyer
To: Westside Area Plan; hollyjmitchell@bos.lacounty.gov
Cc: upzoning@laderaheights.org
Subject: WSAP PEIR Comments
Date: Friday, August 16, 2024 11:17:20 AM
Attachments: Response to PEIR.pdf

CAUTION: External Email. Proceed Responsibly.

Enclosed the response to the Westside Area Plan PEIR from the Ladera Heights Civic Association. I support the Association in its efforts. I live in, and love this vibrant community. Please help us achieve sustainable growth while maintaining the character and livability of this great neighborhood.

R133-1

- Climate mitigation
  - Dedicated greenspaces to counterbalance any increased density
  - Shade trees
  - Improved transportation and traffic management
  - Improved pedestrian access.

Thank you for you time,
Sean Hyde-Moyer

Comment Letter R134

From: Debbie
To: Westside Area Plan
Cc: hollyjmitchell@bos.lacounty.gov
Subject: WSAP COMMENTS and WSAP PEIR COMMENTS
Date: Friday, August 16, 2024 11:33:08 AM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS EMAIL TO PUBLIC RECORD:

I am for fair and equitable housing, and I strongly support the 8/9/24 response from the Ladera Heights Civic Association ("LHCA") to the recently-released draft Westside Area Plan and the 8/14/24 LHCA response to the accompanying PEIR. While some proposed zoning changes may be appropriate, most of those proposed by the County are not. I hereby request that the LA County Planning Department work with LHCA and the United Homeowners Association II to create a zoning plan that is fair to the entire Westside community. R134-1

After reviewing both the WSAP/PEIR and the LHCA responses, it is abundantly clear that the proposed would unnecessarily subject our community to unsustainable levels of density, traffic, noise, and congestion. These elements will also have a grave impact our air quality. R134-2

Most importantly, the Plan would result in the irreversible devastation of two of the very few truly ethnically and socioeconomically diverse neighborhoods in Los Angeles, while allowing the rest of the Westside to avoid any of the burden of increased density. R134-3

As the LHCA responses make clear, the County must remove all inappropriate upzoning of Ladera and View Park-Windsor Hills-View Heights, and redistribute any proposed upzoning to other available locations so it is reasonable, and more importantly, equitable. R134-4

Regards,
Deborah Woods

Sent from Mail for Windows

From: James Shaw
To: Westside Area Plan; HollyJMitchell@bos.lacounty.gov; commission@planning.laounty.gov
Subject: Fwd: Recent Housing Laws Passed by the California Legislature (Sprgprk Neighbor James Shaw Scoured the Internet)
Date: Friday, August 16, 2024 12:01:46 PM

CAUTION: External Email. Proceed Responsibly.

Subject: **RECENT HOUSING LAWS PASSED BY THE CALIFORNIA LEGISLATURE**...Please Read and Stop the Intrusion and Encroachment Into Ladera Heights

Sent to you by James E. Shaw, Ph.D.
California Superior Courts Expert:
School Safety/Personal Injury
California's S.T.E.P. Act and Criminal Street Gangs
United States Court Expert: RICO
Military Courts-Martial Expert:
Gangs on Military Bases
Resdient With Family on
Springpark Avenue, Ladera Heights, CA 90056

Highlights

- In 2023, the California Legislature enacted and extended significant housing streamlining laws – most, but not all, are limited to projects that pay prevailing wage for construction labor and contain significant amounts of Below Market Rate (BMR) housing.
- The session also saw important signs of legislative frustration at California Environmental Quality Act (CEQA) abuse. A new law will limit localities' ability to refuse to certify an Environmental Impact Report (EIR) or confirm a CEQA exemption for qualifying housing developments, and a new CEQA exemption applies to qualifying 100 percent affordable housing projects. The Legislature also reacted to the University of California, Berkeley "students are pollution" case by providing that noise generated by occupants and their guests is not a significant effect on the environment.
- The Legislature further expanded the State Density Bonus Law, but limited the scope of the Surplus Lands Act – in ways that may increase the complexity of both statutes.
- New laws will allow localities to permit Accessory Dwelling Units (ADUs) to be sold separately as condos and prohibit localities from imposing "owner occupancy" requirements on ADUs.

R135-1

The 2023 California Legislative session, like the last several, saw the enactment of a large number of significant new housing production laws. (See Holland & Knight's previous annual recaps of California Housing Laws in the final section below.) This Holland & Knight alert takes a closer look at some of the most significant housing laws that the Legislature passed and that Gov. Gavin Newsom has signed into law, grouped into following categories:

Streamlining:

- **SB 423** (extension and expansion of streamlined ministerial approval law for affordable projects consistent with objective zoning rules)

- **SB 4** (by-right approval for affordable housing on land owned by religious organizations and higher education institutions)
- **SB 684** (ministerial approval of up to 10-unit housing projects on small sites)
- **AB 1490** (adaptive reuse for affordable housing)
- **AB 1114 and AB 281** (reforms to post-entitlement permitting)

California Environmental Quality Act (CEQA):

- **AB 1633** (CEQA reform for infill housing)
- **AB 1307** (residential noise impacts)
- **AB 1449** (affordable housing exemption)
- **SB 406** (financial assistance exemption)
- **SB 91** (motel conversion exemption)
- **AB 356** (Dilapidated Building Refurbishment Act)
- **SB 149** (CEQA administrative record reform)

Density, Land Use and Planning:

- **AB 1287** (additional density bonuses for very low or moderate income units)
- **SB 747 and AB 480** (amendments to scale back the Surplus Land Act)
- **AB 821** (local agency obligation to resolve general plan and zoning conflicts)
- **SB 272** (sea level rise planning in coastal commission and bay conservation and development commission jurisdiction)
- **AB 529** (building code updates for adaptive reuse projects)

Accessory Dwelling Units (ADUs):

- **AB 1033** (ADUs sold separately as condos)
- **AB 976** (owner-occupancy requirements prohibited beyond 2025)
- **AB 1332** (streamlined 30-day approval for preapproved ADU plans)

Enforcement:

- **AB 434** (expanded Department of Housing and Community Development (HCD) enforcement authority)
- **AB 1485** (attorney general right to intervene in housing enforcement suits)

Anti-Displacement and Affordable Housing:

- **SB 439** (motion to strike lawsuit challenging affordable housing)
- **AB 1218** (replacement housing and relocation benefit expansion)
- **AB 911** (notification and ownership requirements for modifications to recorded covenants restricting development of affordable housing)
- **SB 469** (exemptions from Article 34 of the California Constitution for affordable housing projects receiving specified funding)
- **ACA 1** (constitutional amendment to lower threshold for bond measures)
- **SB 789** (constitutional amendments scheduled for voter consideration at November election)
- **AB 812** (authorization of conditions of approval for affordable artist housing)

Financing and Costs:

- **SB 253** (carbon emission disclosure)
- **AB 1319** (Bay Area Housing Finance Authority authorizations to facilitate production and preservation of affordable housing)
- **AB 835** (fire marshal to study safety of requirement for apartments to have more than one staircase)

Parking:

- **AB 1308** (no increased minimum parking requirements on single-family home renovations)
- **AB 1317** (unbundled parking for qualifying residential properties)
- **AB 894** (shared parking)

R135-1
Cont'

Except where noted, the new laws take effect on Jan. 1, 2024.

Streamlining

SB 423 (Sen. Scott Wiener) – Extension and Expansion of Streamlined Ministerial Approval Law for Affordable Projects Consistent with Objective Zoning Rules. SB 423 significantly expands, and extends the "sunset date" of, the streamlined ministerial approval law originally created by SB 35 of 2017 (SB 35). Holland & Knight has substantial experience advising both 100 percent affordable developers and mixed-income developers entitling projects on the basis of this law and litigating cases under SB 35. Holland & Knight was the first in California to secure housing approval through litigation under SB 35, and the California Court of Appeal sided with Holland & Knight clients in a landmark housing case.

R135-1
Cont'

--
James E. Shaw, Ph.D.
Expert Witness: Superior Courts;
Military Courts Martial; U.S. Courts
Faculty, Federal Courts Training Branch
Professor, School of Behavioral Sciences
California Southern University
MCLE Seminar Facilitator for Attorneys
(310) 678-6950; Fax:(866) 590.1067
Author: best-seller, "Jack and Jill, Why They Kill".
ADDRESS: Dr. James E. Shaw, 6709 La Tijera Blvd., Suite 121
Los Angeles, California 90045

"... . Indeed, counsel who chooses to proceed without an expert may be flirting with malpractice."
--Melvin Belli (R.I.P.), famed criminal trial lawyer

"[Possession of] Full and complete case information can avail a defense expert of vital findings around which s/he frames opinion toward inspiring reasonable doubt, in a juror's mind, against the People's allegations. Information withheld from the expert, or provided incompletely, may eventually give rise to ***unreasonable drought***, and, during jury deliberations, tilt the scale of justice and dry up defense interests." --Dr. James E. Shaw, The Panel of Experts of The Los Angeles Superior Court
# # #
The information contained in this email message is protected by the Attorney-Client and/or the Attorney-Work Product privileges. It is intended only for the use of the individual named above.

Comment Letter R136

From: K Narayanaswamy
To: HollyJMitchell@bos.lacounty.gov
Cc: Westside Area Plan; EDL-DRP BU-S Commission Services
Subject: Proposed Rezoning / Upzoning in Ladera Heights, Windsor Hills, View Park
Date: Friday, August 16, 2024 11:52:50 AM

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell,

For my entire adult life, I have supported fair and affordable housing. I stand strongly in opposition to the proposed rezoning of single-family neighborhoods and the excessive upzoning of commercial parcels located in Ladera Heights and Windsor Hills-View Park.

As a resident of View Park, one of the aforementioned Los Angeles County WSAP areas, the rezoning of these locations will drastically alter the cultural character of our community and create a traffic nightmare. I respectfully request the removal of the Ladera Center, University Church, Slauson-Fairfax/Home Depot, Slauson-Fairfax intersection, and other essential community assets from the WSAP opportunity site list.

The 3 mile, predominantly single family, Ladera Heights neighborhood and the Windsor Hills-View Park bedroom communities were not created to accommodate **"Greater mix of uses and housing types"** as stated in the Draft Westside Area Plan documents. Ladera Heights would receive the majority of the State's Regional Housing Needs Allocation of **4,760 units**. This proposed WSAP plan will be detrimental to the health, wealth, culture, safety, and well-being of residents, as well as increase health disparities for our community.

As a strong supporter of yours in your political career, I respectfully request you to deliberate carefully about the community's concerns about this matter.

R136-1

Sincerely

SwamyNarayanaswamy

Resident of View Park, 62nd Street and La Brea.

Comments on WSAP PEIR.

August 16, 2024

Introduction

My name is Walter Siembab, I've lived with my wife Elizabeth Anders for 37 years at 5944 Chariton Ave., located in lower Ladera Heights. I work professionally in the sustainable land use/transportation space.

The importance of achieving zero emission housing growth should be clear as the southeast US is getting battered by hurricanes, the northeast is flooded due to heavy rains, the northwest including parts of California are on fire, and the southwest is enduring sustained killer heat waves of 110 to 120 F. And that's just this week.

The future looks even worse. The "Doomsday Glacier" (formally named Thwaites) is melting much faster than predicted. The Amazon rain forest is shrinking much faster than predicted. Etc.

As a result of all the environmental dynamics, these are essentially the "good old days" as earth's climate continues its transition into a runaway furnace that will make many regions unable to support human habitation.

The DRP's challenge is to ensure that each planning area absorbs housing density in a way that will not exceed the current level of carbon emissions in that planning area. Net zero carbon is essential.

That's the big picture. And it is poorly addressed by the PEIR which found that the addition of over 6,000 state-mandated DUs to the West Side will not have a significant impact on carbon emissions and therefore needs no mitigation actions.

R137-1

The little picture, if we can call it that, is about dramatically increasing housing density in our neighborhood and evaluating its impact on our quality of life. The West Side Area Plan has stimulated a kind of public uprising in opposition.

My lived experience in Ladera Heights since 1987 is that quality of life has dramatically decreased, especially since the turn of the Century. The explosion of tech firms associated with "Silicon Beach" has been a significant factor increasing traffic congestion and housing price escalation (high salaries mean they can afford housing that is expensive to the rest of us).

It takes me over an hour each way to visit doctors in Santa Monica. My friends will no longer visit me on a Friday night because the congestion south bound on Lincoln, on the Marina Freeway offramp and on east bound Slauson past Fox Hills takes 45 minutes. These current conditions are not reflected in the West Side Area Plan and its PEIR. All is not well, and I believe that it is about to get worse.

R137-2

The PEIR is an extensive, dense document wrapped in technocratic language to sell residents on the virtues of dense housing. Its approach tries to assure us there are few negative impacts to worry about and those that exist can be mitigated. My critical examination of the PEIR is that key impacts have been under-stated and the listed mitigations will be ineffective.

The PEIR's many platitudes assure us that the plan will preserve community character, expand housing options (which few of us want), support local businesses, transform auto dependence, and promote healthy, safe, intergenerational neighborhoods all with minimal impact on energy, water, air and climate. In other words, the WSAP will perform a modern miracle.

The promise I like best is this: "Promote the inclusion of publicly accessible plazas and courtyards in new commercial and mixed-use development projects where residents can gather, participate in events, and *celebrate the history and culture of the community*." (Emphasis added). I think that means some of us will get together like never before to reminisce about how good life used to be before density ruined it.

R137-3

Housing Element of the County General Plan

The Housing Element of the General Plan allocates the mandated housing growth to each of the 11 planning areas. A different DRP section distributes that growth to specific opportunity sites. While the HE has been adopted following comments received, etc. it includes a curious decision the I urge the DRP to explain. Best case will be to revising the HE by with new allocations (which I understand would require a cumbersome process).

I extracted the data in the following table from the County General Plan (the terms cited are used in the GP). The rows are the 11 planning areas, the first column is a surrogate for the percent of land in the planning area that is unincorporated; the second is the percent of the population that is Black, and the third is the percent that is White.

The obvious observation is that DRP allocated substantial housing to the West Side, which at 3% has the second lowest percentage of unincorporated land. Four planning areas have more than 20% unincorporated, and Metro which has the largest concentration of transit resources has almost 5 times the percent unincorporated. Those areas appear to be stronger candidates for accommodating housing growth. Loading it into the already crowded West Side looks like a strange choice on its face.

The West Side also has far and away the largest percentage of Black residents. In fact at 55% Black it equals the percent Black of the other 10 planning areas added together.

The Planning Area with almost the lowest amount of unincorporated land while inhabited by the by-far greatest concentration of Black residents was assigned a

R137-4

significant increase in housing density. That looks like Black quality of life does not matter. Please explain that decision.

P e r c e n t

	Unincorporated	Race	
	Area	Black	White
Antelope Valley	21	6	70
Coastal Islands	9	1	82
East SGV	23	2	44
Gateway	6	2	60
Metro	14	15	39
SFV	0	3	75
Santa Clarita	32	7	61
Santa Monica Mts	21	2	86
South Bay	6	7	43
West SGV	14	10	49
West Side	3	55	33

R137-4 Cont'

Density, I understand, has its advocates citing several environmental and other benefits. In cases with alternative perspectives, I ask myself, what do wealthy folks prefer?

The answer regarding density is that spacious living is highly desirable. Residents of Brentwood, Bel Air, Trousdale Estates, Cheviot Hills and many other expensive neighborhoods are examples. Those places have large houses on large lots. Rich people like space, inside and outside, and they can afford to buy it.

Middle class families with relatively small houses on relatively small lots get a small share of what the wealthy routinely enjoy. The state mandated increases in density, its assault on single family neighborhoods, is no less than an attack on the middle class life-style. The allocation of density in the County HE is apparently an attack on the life-style of the Black middle class. Please explain.

R137-5

PEIR Comments

Population and Housing

PEIR data -- 6286 HH 15,211 Pop

The PEIR assures us that those designated for development are “opportunity sites” which allow for but not require development. In fact, no specific development projects were currently identified on the date of the PEIR draft. That disclaimer intended to calm neighborhood resistance is disingenuous. The intent is clearly for those opportunities to be taken by developers. I believe at least one of the sites on Green Calley Circle has been prepared for redevelopment. That site and perhaps others now known should be named in the PEIR revision

RHNA assessments are made by income level. Without state subsidy, inclusionary zoning (aka density bonuses) is the planned mechanism for producing the low, very low and extremely low income DU.s Lacking the exact figures for the income categories, the data I have suggest that at least 50% of the total HH projection will be below market, and therefore about 3,140 DUs will be at market rates and 3,140 below market rates.

Development economics are such that below market rate DUs make up no more than 20% of a project. That means that five market DUs are necessary to obtain 1 below-market. That means for the opportunity sites to produce below-market DUs mandated by RHNA, 15,700 market rate DUs will be built, with the Ladera area total reaching over 18,800 DUs. It will be tempting I’m sure to ignore the impact of density bonuses on total DUs built, as it is not now in the PEIR. However, that impact is verifiable through analysis of actual experience in most cities. I’m familiar with that exact calculation in the City of Santa Monica.

Assuming at least 2 persons per household, that will add almost 40,000 people to the neighborhood. All of whom will be shopping at the same places current residents do – as per the aspirations of the Housing Element -- adding significantly to the queue for groceries, pharmaceuticals, restaurant meals and other daily needs.

The Table 5.14-3 should be amended to reflect the impact of inclusionary zoning as the means to achieve below market DUs. And those revised figures should be used to reassess the transportation, air quality and GHG emissions impacts.

Note that the PEIR acknowledges the West Side DU increase of 6,757 (which exceeds the DU total in the table) is actually higher than the 4,792 DUs in the Housing Element. This ad hoc rise should be justified. Table 5.14-3 and the interpretive paragraph should match.

R137-6

The Population and Housing Section also fails to consider the parallel plans that are technically outside of the scope of the County’s West Side Area Plan but all add to the destruction of neighborhood character – City of LA, MDR plan covered in Coastal Plan,

R137-7

adjacent city plans including Culver City and Inglewood. There needs to be an inter-jurisdictional comprehensive EIR that examines the aggregate impacts of the policies of all local governments in and adjacent to the Ladera Heights environs. The aggregate impacts will worsen an already bad situation.

R137-7 Cont'

While it targets commercial areas and parking lots and avoids direct attacks on single family housing, the WSAP also fails to account for density to single family parcels that will occur through other state regulations, lot splitting through SB 9 and SB 10, and conversion of SF to MF through ADU policies. It appears that upzoning single family neighborhoods to R2 or R3 is not included in the WSAP because the state has already opened the door to that option. The PEIR should estimate the impact through those state policies when calculating household, population, VMT and GHG emissions growth.

R137-8

In terms of mitigation, the land use plan should designate small, compact destination centers consisting of mixed-commercial uses, not mixed with housing over commercial. My research found that destinations per acre is the key to walking and other short range mobility devices. It is the pattern of destinations that creates the opportunity for those mobility options.

That is how the aspirations of the GP regarding “complete neighborhoods” can be implemented. Those destinations need to be surgically chosen and many will need to be present through hybrid means, mixing virtual with physical presence. Applying the catch-all term of “mixed use” will lead to grid lock. Transportation plans must react to the land use pattern and that evaluated in the PEIR will lead to much more congestion.

R137-9

<u>Transportation</u>

Transportation system impacts measured as VMT per “service population” should be re-calculated using the likely increase in DUs when using the policy tool of inclusionary zoning. My estimate of 18,800 DUs would add at least 40,000 motor vehicles to the neighborhood. Regardless of the models deployed, that volume of cars will certainly turn the arterials into zones of significant congestion.

The CEQA rules regarding shift of metrics from Level of Service (LOS) to VMT had the unintended (or intended) consequence of favoring/encouraging transit ridership. However, LOS remains a valid concern and I recommend that the PEIR also project Level of Service at each major intersection in the Ladera Heights environs.

The VMT reduction projects listed as mitigation actions are vague, hopeful, and proven to be unrealistic. Working with state and regional agencies, whatever that means, will at best result in policies that follow “complete streets” doctrine. Cycling and public transit form the backbone of complete streets, and each requires road diets in the form of

R137-10

dedicated bike lanes or bus lanes. Both constrain road capacity and are widely disliked by motorists and cyclists alike.

Cycling is an admirable mode option, but it will prove increasingly more difficult to encourage. Pedal bikes in an era of extreme heat are not feasible at any meaningful scale. Today bike mode share is below 5%.

Public transit, despite being 90% per ride publicly subsidized, was in steady decline between 2008 and 2019 (documented and analyzed in a UCLA study). Then it went into free fall during the pandemic and is only beginning to recover to the already low levels of 2019. Violence and poor service plague the system and inhibit ridership growth. Today, 7% ridership in an area is considered successful. Less than 3% is more typical. That means that any development will result in 93% to 97% of trips being driven in a full-size vehicle usually powered by an internal combustion engine.

Relying on complete streets as the primary means of reducing VMT defines the term "unrealistic." Followed closely by VMT fees and gas taxes.

Transportation demand management (TDM) is a traditional approach to reducing vehicle trips and VMT. Eight TDM strategies are identified – employer ride share programs, van pools, transit discounts, bike parking, etc. – all exist today and none are effective. Or the West Side area would not now be such a congestion mess. Santa Monica's elaborate network of protected bike lanes has not been effective at dramatically increasing cycling mode share. And it was expensive to retrofit its streets.

R137-10
Cont'

Limiting free parking and increasing cost of parking have the potential to discourage some auto use, but each requires extreme levels of political will that has not yet become manifest.

My research has found that a micro-mobility strategy has promise at scale. This means retrofitting streets, parking areas and charging options for small electric devices that range from e-trikes to neighborhood electric vehicles (street legal golf carts, available with full auto amenities like A/C, radio, roll up windows, etc.). Micros need not travel on arterials which are filled with fast moving cars, but on a network or slow speed parallel streets. The micro strategy requires more explanation than possible here.

Greatly expanded regional telework policies will be the most cost-effective mitigation strategy possible. The pandemic illustrated that remote work can be initiated virtually over-night. Nothing saves VMT and carbon emissions more effectively than the trip not-taken. Yet the PEIR fails to mention that proven strategy.

The PEIR transportation mitigation measures need to be re-thought and become more realistic.

GHG Emissions

GHG emissions generated by the housing development mandate were found to be insignificant in the PEIR and no specific mitigation measures were deemed necessary. Considering the climate observations in my introductory paragraphs, I believe this conclusion is irresponsible and dangerous.

That conclusion is reached through a bunch of technocratic mumbo jumbo, referring to SCAG models, CEQA standards, associated County plans including its CAP and so forth. Those calculations also depend on the success of bikes, walking and transit to reduce fossil fuel use. I argued above that those assumptions are unrealistic.

Calculating GHG emissions should be simple. Take the DUs that will be built, multiply by the number of ICE vehicles (miles per gallon) per DU, and multiple that product by the average GHG emissions per mile driven. That gives a fair estimate of carbon emissions that will be emitted because of the state mandated growth.

One mitigating argument is the conversion of the ICE fleet to electric drive. That can be factored in as the fleet makes a transition. However, the downsides of full speed electric drive vehicles are reducing the initial optimism around EVs. They include tire particles and road surface impacts as EVs are much heavier than ICE counterparts, EVs require a lot of rare elements that may become scarce before the fleet conversion is completed (copper, lithium), and lithium-ion batteries are difficult to dispose of or recycle are just a few of the constraints.

The idea of land use based on dense clusters of hybrid destinations with mobility at scale from light weight, small battery micro devices supplemented by a remote work strategy should be considered as GHG mitigation strategies for the WSAP.

My closing thought – it is essential that the PEIR get right the issue of GHG emissions significance along with necessary mitigation strategies. That is too important to fail.

R108-11

Appendix: Impact of 6th Cyle RHNA

The problem starts with the state Housing and Community Development Department (HCD) and its Regional Housing Needs Allocation (RHNA). From there SCAG allocates the regional assessment to each local jurisdiction using an HCD approved formula.

It is widely recognized by local planners throughout the SCAG region that the RHNA has been politicized with wildly distorted numbers. In some cases, the current (6th) cycle (2023 to 2031) of RHNA requires levels of housing development that exceed the most ever built in any previous 8 year period, even during the hyper growth post-war years into the 1950s and 1960s. The regional allocations are preposterous and most planning professionals know it.

The "housing crisis" is the narrative that justifies the extraordinary level of state mandated growth. As I wrote above, the real crisis is the growing threat to the human habitat. Market rate housing is abundant virtually everywhere. "Affordable" housing, rents below the current market price, is the issue. And the reasons for the shortage of affordable housing are many and complicated.

Labor costs, materials costs, financing costs, and state requirements for A/C, electric utilities, solar panels and more are part of unaffordable prices.

It is virtually impossible to build below market rate housing on expensive land. This is easy to verify by looking at new housing prices outside of the metro core. A year ago new single family 3 bedroom houses in a planned community with abundant amenities were being sold in Moreno Valley for about half what a 900 square foot home in Culver City costs. Yes that requires travel into the metro core for jobs and perhaps other destinations, but in fact jobs and those other destinations are migrating toward those new communities on the periphery.

R137-12

"Affordable" means there is a balance between the maximum sales price of a good and the income of those with the intent to purchase. Once upon time, local housing markets depended on the prevailing wages of local labor forces. That balancing process has been destroyed by the dramatic concentration of wealth which squeezes the middle class and creates a large working class of have-nots. Greater per capita income would address the shortage of affordable housing without the need for more supply.

That large institutional investors have discovered housing as an attractive asset class is a key driver of unaffordability. LA Times article published August 4 titled "Pension Systems Stoke Rising Rents" makes this point. The CA State Teacher's Retirement System invests in Blackstone Real Estate Investment Trust which owns a substantial portfolio of single-family homes. Deep pocket buyers, whether an institution or very high paid labor as in the technology sector, raise the cost of housing beyond which middle class families can afford.

The housing "crisis" is a false narrative used to justify a single strategy for reducing housing prices – more supply. Housing is not a commodity (goods that are relatively

uniform and interchangeable regardless of producer like grains, potatoes, and natural gas). Commodities follow market rules – bumper crop of potatoes makes the price go down.

Increasing housing supply through density makes some parcels more valuable as their revenue potential increases. Increasing housing supply increases the price per square foot of each new DU. Making smaller units is what can aid in affordability, by selling less house. Ironically, increasing housing supply gives the institutional investors more assets to buy and more opportunity for profit. Assuming the goal is more housing harmonized with local incomes, supply through density will not get it done.

Appropriate County reaction would have been to lead opposition to the RHNA allocation and the concept of state mandated growth. The late Bill Brand, former Mayor of Redondo Beach, did just that by leading a movement to return land use authority to local jurisdictions in the form of a Constitutional Amendment, Our Neighborhood Voices.

As it stands, DRP has become an implementing arm of the HCD which itself is implementing policies directed by state elected officials which are promoted by a confluence of economic interests that form what is essentially the California “growth lobby.”

Stopping the state assault on single family neighborhoods requires strategic voting in state elections and supporting initiatives like Our Neighborhood Voices.

R137-12
Cont'

Comment Letter R138

From: Gail Grant
To: Westside Area Plan
Subject: Comments on Draft Westside Area Plan
Date: Friday, August 16, 2024 3:24:51 PM

CAUTION: External Email. Proceed Responsibly.

Dear Sir or Madam:

As a 20+ year resident of Ladera Heights, I am writing to voice my concerns over the draft LA County Westside Area Plan, specifically concerning the 10 opportunity sites identified.

The number of opportunity sites selected is too numerous to be supported by the current infrastructure in Ladera Heights and View Park. Hence, consideration should be given to a elimination of some sites. Although your office has stated that no actual development projects are currently underway, I recommend that the Plan be developed to include the potential ramifications of full development of all sites.

R138-1

Opportunity site 1, Centinela-Green Valley, in particular should be removed. Its location within a residential community immediately adjacent to single family homes makes it a highly undesirable location for multi-family buildings. In addition, this location is only accessible NOT directly accessible from a major thoroughfare (such as Centinela Ave) and thus will negatively impact not only traffic but the nature and character of the surrounding Ladera Heights community.

Indeed, this type of development should not be placed on within 500 feet of single-family residences AND without **direct** and major access from a major thoroughfare (i.e., not through a residential community). Opportunity site #10 has similar characteristics that also make its planned use undesirable. That site should also be removed for the same reasons.

Indeed, as noted in the draft Program Environmental Impact Report (PEIR), there are "significant and unavoidable impacts" that are not amenable to mitigation, namely traffic and air quality. Hence, this is another reason for limitation of the number of opportunity sites.

R138-2

Finally, why was the Buckingham Heights Business Park (on the northeast corner of Slauson Ave and Buckingham) not considered for inclusion among the opportunity sites? Its large area, surface parking lots, and location seems to make it more appropriate as an opportunity site, one that could be substituted for one or more

R138-3

opportunity sites such as sites 1, 4a, 4b, and 10.

I appreciate the opportunity to comment on this draft plan and trust that you will take my concerns seriously.

R138-3
Cont'

Thank you,
Gail Grant

August 16, 2024

Sheila V. Faulk
5361 W Amberwood Drive
Inglewood,CA 90302
(310)213-9158

To Whom It May Concern,

I am writing to express my serious concerns about the Westside Area Plan (WSAP) and its potential environmental, traffic, and lifestyle impact on the Ladera Heights Community.

As a resident of the Heights at Ladera, where our only entrance and exit access is at the intersection of Laurelwood Drive and Fairview Blvd, we face significant traffic and general infrastructure challenges as a result of these proposed changes. Exiting our community during peak traffic periods, particularly when heading east on Fairview Blvd, is often extremely difficult. For example, a short trip to Ralph's, just .3 miles away, can take up to fifteen minutes due to congestion from nearby businesses and the shopping center.

Traveling west on Fairview Blvd. presents its own issues. Delays are common at the intersection of Spring Park and Centinela Avenida Access, where left and right turns are obstructed by traffic from school pickups, local shopping, and general travel patterns. Navigating through the shopping center is also challenging during peak hours. Additionally, turning right onto LaCienega to access the 405 Freeway is frequently blocked by traffic backups, leading to significant delays. While so many vehicles idle as people wait to pass, harmful emissions are released negatively impacting the environment.

Adding more dwellings to our already congested area will only worsen these problems. Our community has already seen a substantial increase in housing, with multi-family units and new condos from Centinela to LaCienega, and developments in Playa Vista and the Howard Hughes Center as well as other nearby adjacent areas. This has led to increased traffic and pollution and use of resources.

R139-1

Public transportation is not a viable option for many residents, especially seniors who may have mobility or medical issues etc. and families with children who attend a variety

R139-2

of schools in multiple directions. Many people who live in this area do so because of the centralized location and easy access to medical care, families, libraries, shopping, schools, airport, freeway access, etc.. Increasing the population in our area will further strain our infrastructure, affecting water and electricity usage, and emergency services. Emergency vehicles currently have difficulty navigating through traffic in an expedient manner which puts lives in peril. I have personally experienced this on more than one occasion. EMT attempts to navigate through standing traffic and cars are so congested none can move in any direction to allow them to pass. The EMT has to wait for the traffic signal to change in order to get moving. With three stadiums nearby, traffic on game days is already a challenge; additional residents will only exacerbate these issues and conditions.

R139-2 Cont'

On a personal note, my 7-year-old grandson often says, "Grammie, let's take the short-long way because it takes less time and we can skip the traffic on Fairview!" This route, while less direct, avoids the heavy congestion on Fairview by navigating through congested streets like Slauson Ave., Kings Road, and LaTijera Blvd. It's frustrating and inefficient, and adding more people will only make it worse.

R139-3

Rather than increasing density in our already crowded area, I suggest repurposing abandoned buildings near LAX or developing vacant land in less congested areas like Palmdale and Lancaster. These alternatives would accommodate more people without further straining and changing the face and interracial/intergenerational balance of our well established community.

R139-4

Ladera Heights is a beautiful, family-oriented community. Adding high-density housing would negatively impact its aesthetics and property values. The addition of dwellings and more people would negatively impact our environment, increase pollution and certainly impact traffic patterns and quality of life in our area. We urge you to reconsider the WSAP program and explore more equitable alternatives and locations for new developments.

R139-5

Thank you for your attention to this matter.

Sincerely,

Sheila V. Faulk

Comment Letter R140

From: dt
To: hollyjmitchell@bos.lacounty.gov
Cc: Westside Area Plan; EDL-DRP BU-S Commission Services
Subject: Proposed Rezoning ■ Up-zoning in Ladera Heights, Windsor Hills, View Park.
Date: Friday, August 16, 2024 3:59:44 PM

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell,

For my entire adult life, I have supported fair and affordable housing. However, I stand strongly in opposition to the proposed rezoning of single-family neighborhoods and the excessive up-zoning of commercial parcels located in Ladera Heights and Windsor Hills-View Park.

As a resident of View Park, one of the aforementioned Los Angeles County WSAP areas, the rezoning of these locations will drastically alter the cultural character of our community and create a traffic nightmare. I respectfully request the removal of the Ladera Center, University Church, Slauson-Fairfax/Home Depot, Slauson-Fairfax intersection, and other essential community assets from the WSAP opportunity site list.

R140-1

The 3 mile, predominantly single family, Ladera Heights neighborhood and the Windsor Hills-View Park bedroom communities were not created to accommodate **“Greater mix of uses and housing types”** as stated in the Draft Westside Area Plan documents. Ladera Heights would receive the majority of the State’s Regional Housing Needs Allocation of **4,760 units**. This proposed WSAP plan will be detrimental to the health, wealth, culture, safety, and well-being of residents, as well as increase health disparities for our community.

I respectfully request you to deliberate carefully about the community's concerns about this matter. Then purposefully reject the proposed Westside Area Plan. Thank you.

R140-2

Sincerely,

Deborah A. Taylor
Resident of View Park, 62nd Street and La Brea.

Comment Letter R141

From: Lynae Muñoz
To: Westside Area Plan
Subject: WSAP/PIER comments
Date: Friday, August 16, 2024 4:24:41 PM

CAUTION: External Email. Proceed Responsibly.

We find it very interesting that your Westside Area Plan begins by bragging about the historic and beautiful communities of Ladera Heights, View Park and Windsor Hills. You sound like you are beginning an argument for maintaining the beauty and history of these communities, when in fact your plan will make them worse by taking away their history and beauty. You also spend a portion of your time talking about its rich Black history, communities that were the places affordable to hardworking, upwardly mobile people when other areas such as Beverly Hills, West Los Angeles and Brentwood were not as easily assessable, but even our communities were not assessable at one point either. This is another example of how government, no matter its make-up of politicians (Black, Hispanic, White, etc.) finds ways to interrupt Black and Brown neighborhoods as has been done throughout history. Take our freeway system which impacted many Black and Brown neighborhoods as just one example. You have many wonderful explanations about why you can't touch Marina Del Rey, Beverly Hills, and others, but they are simply justifications to not act there because you choose not to fight those jurisdictional battles. This state law that you sit behind will have very negative consequences to the communities impacted. This is a form of disparate treatment whether you want to admit it or not. R141-1

While we recognize that there are many hardworking, well intentioned, county employees working to put this plan together, I disagree with many of its pieces. We will specifically focus on opportunity site no. 9, although much of what we say applies to the other sites as well. How is it possible to think that you can put eight new buildings in such a small space? And that is just you. When you add the City of Los Angeles' goal to add to this area, it gets even worse. In case you are not aware, traffic during many parts of the day is horrendous around this area (Crenshaw, Vernon, Victoria and Angeles Vista intersections). Not only do we already face problems with gridlock on these streets, but we also have many incidents of unreported road rage and aggressive/dangerous driving by people that are impatient because of this congestion. On top of this, you want to add more structures? It is a big fallacy that is being spread by politicians that you try to justify these multi use, multi residences by claiming that because it is near a metro rail station, that it is justified. This is a big lie. For every residential unit (approximately 130 living units based on your plan, not counting more for your multi-use buildings) there will be at least two cars on average per unit. Where will they park those cars? You already don't require builders to provide ample space for parking and even less, if any, in areas near the metro rail station. Not only will most folks have one or more cars, but most also won't even take advantage of the metro rail. Those that do so will only do it on rare occasions (for example, when the system is finally, if ever connected to the airport). R141-2

This plan and the law associated with it is built on a fallacy. Just because you call something progress or progressive, doesn't mean that it is progress or progressive. Squeezing more people into an area is not progress. There are a whole lot of open R141-3

spaces in this county where building up for housing is more beneficial to the entire county while at the same time not negatively impacting already dense areas. Instead, you choose to add to the congestion by finding lots in our communities to build on. That doesn't take a lot of effort on your part. Build in the more open spaces of our county instead.

R141-3 Cont'

This plan is further flawed in that it requires each district to come up with a plan. The plan should be based on the county as a whole. As a whole, this county has many places it can build that are not as congested and do not negatively impact our communities. Looking at this plan for the whole county is wiser than looking at it by district. What is going to happen if voters approve the ballot item that would change the county from five districts to nine districts as well as all the additional government entities? This is another example of shortsighted thinking.

R141-4

This plan will have a negative impact on various quality of life issues. Intuitively, you have to know that this is wrong and that nearly everyone who lives in our communities (homeowners and tenants alike) is against this plan. You also are fully aware that the majority of people do not have the time and energy to let you know how they feel. No matter how many meetings you have, PSAs (which I've seen none of), or mailers you send out to residents, you know full well that this information does not get to everyone and that not everyone has the time, energy, or ability to say something. This is supposed to be government by, of and for the people. Your efforts to reach all of us are minimal at best, despite the time and energy you've put into this.

R141-5

As for your traffic plan, adding bicycle lanes on Slauson and Angeles Vista is ludicrous. These two streets are already so heavily congested that you won't improve things one bit by adding bicycle lanes. Los Angeles city and county are already filled by bicycle lanes that are so underutilized. It is another fallacy/dream to believe that bicycles will be a major mode of transportation one day. Statistically speaking, you have never been able to show that a: bicycle ridership has increased significantly to warrant adding them and, b: that car ownership and car driving has decreased. The fact is more and more people drive today than ever before. This is yet another example of how you can categorize something as progress when in fact it is not progress. You just can't have an idea that logically sounds like progress, you have to look at the actual effect. If the effect is not progress, then it is not progress no matter how logical it may sound. This is not progress.

R141-6

Lynae Munoz, another registered voter

Comment Letter R142

From: Marco Munoz
To: Westside Area Plan
Subject: WSAP/PIER Comments
Date: Friday, August 16, 2024 4:26:56 PM

CAUTION: External Email. Proceed Responsibly.

We find it very interesting that your Westside Area Plan begins by bragging about the historic and beautiful communities of Ladera Heights, View Park and Windsor Hills. You sound like you are beginning an argument for maintaining the beauty and history of these communities, when in fact your plan will make them worse by taking away their history and beauty. You also spend a portion of your time talking about its rich Black history, communities that were the places affordable to hardworking, upwardly mobile people when other areas such as Beverly Hills, West Los Angeles and Brentwood were not as easily assessable, but even our communities were not assessable at one point either. This is another example of how government, no matter its make-up of politicians (Black, Hispanic, White, etc.) finds ways to interrupt Black and Brown neighborhoods as has been done throughout history. Take our freeway system which impacted many Black and Brown neighborhoods as just one example. You have many wonderful explanations about why you can't touch Marina Del Rey, Beverly Hills, and others, but they are simply justifications to not act there because you choose not to fight those jurisdictional battles. This state law that you sit behind will have very negative consequences to the communities impacted. This is a form of disparate treatment whether you want to admit it or not. R142-1

While we recognize that there are many hardworking, well intentioned, county employees working to put this plan together, I disagree with many of its pieces. We will specifically focus on opportunity site no. 9, although much of what we say applies to the other sites as well. How is it possible to think that you can put eight new buildings in such a small space? And that is just you. When you add the City of Los Angeles' goal to add to this area, it gets even worse. In case you are not aware, traffic during many parts of the day is horrendous around this area (Crenshaw, Vernon, Victoria and Angeles Vista intersections). Not only do we already face problems with gridlock on these streets, but we also have many incidents of unreported road rage and aggressive/dangerous driving by people that are impatient because of this congestion. On top of this, you want to add more structures? It is a big fallacy that is being spread by politicians that you try to justify these multi use, multi residences by claiming that because it is near a metro rail station, that it is justified. This is a big lie. For every residential unit (approximately 130 living units based on your plan, not counting more for your multi-use buildings) there will be at least two cars on average per unit. Where will they park those cars? You already don't require builders to provide ample space for parking and even less, if any, in areas near the metro rail station. Not only will most folks have one or more cars, but most also won't even take advantage of the metro rail. Those that do so will only do it on rare occasions (for example, when the system is finally, if ever connected to the airport). R142-2

This plan and the law associated with it is built on a fallacy. Just because you call something progress or progressive, doesn't mean that it is progress or progressive. Squeezing more people into an area is not progress. There are a whole lot of open R142-3

spaces in this county where building up for housing is more beneficial to the entire county while at the same time not negatively impacting already dense areas. Instead, you choose to add to the congestion by finding lots in our communities to build on. That doesn't take a lot of effort on your part. Build in the more open spaces of our county instead.

R142-3 Cont'

This plan is further flawed in that it requires each district to come up with a plan. The plan should be based on the county as a whole. As a whole, this county has many places it can build that are not as congested and do not negatively impact our communities. Looking at this plan for the whole county is wiser than looking at it by district. What is going to happen if voters approve the ballot item that would change the county from five districts to nine districts as well as all the additional government entities? This is another example of shortsighted thinking.

R142-4

This plan will have a negative impact on various quality of life issues. Intuitively, you have to know that this is wrong and that nearly everyone who lives in our communities (homeowners and tenants alike) is against this plan. You also are fully aware that the majority of people do not have the time and energy to let you know how they feel. No matter how many meetings you have, PSAs (which I've seen none of), or mailers you send out to residents, you know full well that this information does not get to everyone and that not everyone has the time, energy, or ability to say something. This is supposed to be government by, of and for the people. Your efforts to reach all of us are minimal at best, despite the time and energy you've put into this.

R142-5

As for your traffic plan, adding bicycle lanes on Slauson and Angeles Vista is ludicrous. These two streets are already so heavily congested that you won't improve things one bit by adding bicycle lanes. Los Angeles city and county are already filled by bicycle lanes that are so underutilized. It is another fallacy/dream to believe that bicycles will be a major mode of transportation one day. Statistically speaking, you have never been able to show that a: bicycle ridership has increased significantly to warrant adding them and, b: that car ownership and car driving has decreased. The fact is more and more people drive today than ever before. This is yet another example of how you can categorize something as progress when in fact it is not progress. You just can't have an idea that logically sounds like progress, you have to look at the actual effect. If the effect is not progress, then it is not progress no matter how logical it may sound. This is not progress.

R142-6

Marco Munoz Jr, another registered voter

Comment Letter R143

From: Zoe Moskowitz
To: Westside Area Plan
Subject: WSAP/PEIR comments - Opportunity Site #10
Date: Friday, August 16, 2024 4:35:19 PM

CAUTION: External Email. Proceed Responsibly.

To Whom it May Concern,

I oppose Opportunity #10 on the Westside Area Plan. That site is not appropriate for commercial use. R143-1

My name is Zoe Moskowitz, and I live at 5220 Valley Ridge Ave.

Sincerely,

Zoe Moskowitz

Comment Letter R144

From: Tendai Nyachoto
To: Westside Area Plan; HollyJMitchell@bos.lacounty.gov; EDL-DRP BU-S Commission Services; info@daphnebradford.com
Subject: WSAP/PEIR Comments
Date: Friday, August 16, 2024 4:45:32 PM

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team.

I want to way in on the rezoning of Ladera Heights and Windsor Hills-View Park. This should not be done as the Slauson Boulevard in this area could not accommodate the increased traffic from new mixed use commercial/multi-dwelling developments. Moreover, Downtown Inglewood, Crenshaw Blvd / Obama Blvd area, and Baldwin Hills, are ideal locations to help develop for additional housing, especially as they have metro train stations.
In addition, there are numerous vacant lots in the South L.A. community that are rife for multi-family development.

R144-1

Thus please scrap this poorly considered idea.

Kind regards,

Tendai Nyachoto
3961 Don Tomaso Dr. #1
Los Angeles, CA 90008

Positive.Energy.Activates.Constant.Elevation

Comment Letter R145

From: Sharod Jackson
To: Westside Area Plan
Subject: WASP/PEIR comments - opportunity site #10
Date: Friday, August 16, 2024 4:49:12 PM

CAUTION: External Email. Proceed Responsibly.

I oppose Opportunity #10 on the Westside Area Plan

My name is Sharod Jackson. I live at 5228 Valley Ridge Avenue, View Park CA 90043

R145-1

Comment Letter R146

From: Christine Walker
To: Westside Area Plan; HollyJMitchell@bos.lacounty.gov; EDL-DRP BU-S Commission Services; info@daphnebradford.com; Christine Walker
Subject: WSAP/PIER Comments
Date: Friday, August 16, 2024 4:52:00 PM

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team.

I am for fair and affordable housing and I wish to express my strong opposition to the proposed rezoning of single-family neighborhoods and the excessive upzoning of commercial parcels located in Ladera Heights and Windsor Hills-View Park. As a resident of one of the aforementioned Los Angeles County WSAP areas, the rezoning of these locations will drastically alter the cultural character of our community and create a traffic nightmare. I'm requesting the removal of **Slauson-Corridor East**, the Ladera Center, University Church, Slauson-Fairfax/Home Depot, Slauson-Fairfax intersection, and other essential community assets from the WSAP opportunity site list.

The 3 mile, predominately single family, Ladera Heights neighborhood and the Windsor Hills-View Park bedroom communities were not created to accommodate **"Greater mix of uses and housing types"** as stated in the Draft Westside Area Plan documents. Ladera Heights and View Park-Windsor Hills would receive the majority of the State's Regional Housing Needs Allocation. This proposed WSAP plan will be detrimental to the health, wealth, culture, safety, and well-being of residents, as well as increase health disparities for our community.

R146-1

The commercial building located at 3819 West Slauson is right next to my property. The zoning should stay as a commercial zone. The current height is inline with all of the single family homes on Harcourt and Rimpau. The building was completely rebuilt and remodeled less than 2 years ago. It is a wonderful commercial center that our community needs. Parents with small children go there for speech therapy regularly. Small business' were thriving, but now they are being displaced. The sign for the new luxury hair salon has been removed.

R146-2

Light Ministries Baptist Church at 3811 West Slauson, LA, CA 90043 is attended by my mother and other community members. The church provided back to school items for kids. The church was painted and completely remodeled recently. It is beautiful and an integral place of worship for our community. It should not be rezoned to mixed use.

R146-3

The ICEF public school/ athletic center at 3855 West Slauson LA, CA 90043 should not be rezoned. It is one of the only green spaces where kids in the community can be active and play sports. It serves a lot of at risk children and it teaches a variety of sports that are not readily accessible in South LA.

R146-4

All residents walk to Buddha market at 3753 West Slauson, LA, CA 90043 and get groceries. With the closure of so many supermarkets in the area, this lot should not be replaced with residential units. Residents have no other options to locally shop for groceries.

Rezoning all of the lots on Slauson Corridor East to mixed use is bad planning. These lots are so small and cannot accommodate an increased density. The commercial centers are needed and are there to serve the current residents. The current zoning is in line with the community and its needs.

R146-5

FLAWED Westside Area Plan Community Engagement

According to the **2022 US Census American Community Survey data there are 2,654 households in Ladera Heights and 4,911 households in Windsor Hills-View Park, totaling 7,565 households in the WSAP residential neighborhoods.**

The "Junk Mail" styled June 2023 USPS delivery of 6,300 flyers **EXCLUDED 1,265 HOUSEHOLDS** located in the WSAP target areas of Ladera Heights and Windsor Hills-View Park. The 387 initial survey

R146-6

responses collected narrowly represents 5% of community residents. It is impossible, arbitrary, and capricious to create a community-based plan without incorporating the needs and voices of 95% of community members. Also, I didn't receive the June 25, 2024 flyer via USPS mail as indicated in the WSAP documentation. **THEREFORE THIS CURRENT WSAP** project implementation should be **HALTED, POSTPONED, DISCONTINUED and deemed NULL and VOID!**

The WSAP planning team distributed 6,300 flyers resulting in only 387 community residents completing the initial survey. Hundreds of Ladera Heights and Windsor Hills-View Park residents stated they **DID NOT** receive a survey via USPS mail delivery. The WSAP teams negligence in providing the equitable opportunity for **ALL** households to participate in the initial June 2023 community engagement efforts has resulted in a large majority of Ladera Heights and Windsor Hills-View Park tax paying residents feeling **DISENFRANCHISED, DISENGAGED, DEFEATED** and unaware of the rezoning of their homes and shared community commercial spaces. This erroneous mailing invalidates Land Use Goal #2: "Community-based planning efforts that implement the General Plan and incorporate public input, and regional and community level collaboration." Just like many WSAP residents, I'm thinking "It doesn't matter how we feel, Supervisor Holly Mitchell and the LA County Regional Planning Commission have their minds made up." **THIS IS NOT COMMUNITY ENGAGEMENT!**

R146-6
Cont'

If the WSAP Planning team would have mailed the initial June 2023 flyer with the word "rezoning" printed on official LA County envelopes with the Zoning Code Amendment language included on the June 2023 flyer, I believe community engagement participation from Ladera Heights and Windsor Hills-View Park residents would have been much greater. The Zoning Code Amendments language **"The Project would amend Planning and Zoning (Title 22) of the County Code to: (1) Establish a Planning Area Standards District (PASD) to create development standards that are specific to the Westside: (2) Maintain and preserve the existing characteristics of residential neighborhoods"** should have been included on the initial June 2023 community engagement and survey request flyer. The flyer language did not include the word "rezoning," the actual purpose of the WSAP agenda in Ladera Heights and Windsor Hills-View Park. **THEREFORE THIS CURRENT WSAP** project implementation should be **HALTED, POSTPONED, DISCONTINUED and deemed NULL and VOID!**

I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Name: Christine Walker

Address: 5742 S Harcourt, Windsor Hills, CA 90043

Comment Letter R147

From: RICHARD WRIGHT
To: Westside Area Plan
Cc: Debora Wright; RICHARD WRIGHT
Subject: WSAP/PIER comments - Opportunity Plan #10
Date: Friday, August 16, 2024 4:54:55 PM

CAUTION: External Email. Proceed Responsibly.

We STRONGLY OPPOSE Westside Area Plan #10.

Our names are Richard & Debora Wright. I live at 5545 Overdale Drive, Windsor Hills CA 90043.

R147-1

Sent from AT&T Yahoo Mail for iPhone

Comment Letter R148

From: Rochelle Hardemion
To: Westside Area Plan
Subject: WSAP/PEIR comments - Opportunity Site #10
Date: Friday, August 16, 2024 4:54:25 PM

CAUTION: External Email. Proceed Responsibly.

I oppose Opportunity site #10 on the west side area plan. R148-1

My name is Rochelle Jackson and I live at 5228 Valley Ridge Ave.

Thank you.

Sent from my iPhone

Comment Letter R149

From: Joy Taylor
To: Westside Area Plan; HollyJMitchell@bos.lacounty.gov; EDL-DRP BU-S Commission Services; info@daphnebradford.com
Subject: WSAP/PEIR Comments
Date: Friday, August 16, 2024 4:59:28 PM

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team.

I am for fair and affordable housing and I wish to express my strong opposition to the proposed rezoning of single-family neighborhoods and the excessive upzoning of commercial parcels located in Ladera Heights and Windsor Hills-View Park. As a resident of one of the aforementioned Los Angeles County WSAP areas, the rezoning of these locations will drastically alter the cultural character of our community and create a traffic nightmare. I'm requesting the removal of the Ladera Center, University Church, Tawehdo Ethiopian Church, Slauson-Fairfax/Home Depot, Slauson-Fairfax intersection, and other essential community assets from the WSAP opportunity site list.

The 3 mile, predominately single family, Ladera Heights neighborhood and the Windsor Hills-View Park bedroom communities were not created to accommodate "Greater mix of uses and housing types" as stated in the Draft Westside Area Plan documents. Ladera Heights would receive the majority of the State's Regional Housing Needs Allocation of 4,760 units. This proposed WSAP plan will be detrimental to the health, wealth, culture, safety, and well-being of residents, as well as increase health disparities for our community. R149-1

Slauson through Ladera Heights is already an extreme choke point during morning and afternoon rush hour for commuters traveling to and from the 405 freeway. Adding thousands and households which would include at least two drivers/cars per household is untenable. If is wholly unreasonable to think that additional residents are not going to be commuting by car. R149-2

Where is the imagination of our elected leaders? Why would they come to Ladera and tear down Marshall's, Chick-Fil-e, Amazon Fresh, etc that were just built in the past 10 years? R149-3

The Ethiopian Church is a vital and vibrant gathering place for so much of the Ethiopian community. We have met Ethiopians across Los Angeles that all seem to converge throughout the week to attend services. R149-4

What is being planned for the large acreage of the Baldwin Hills Mall area borders by Obama Blvd, Martin, Santa Rosalia, and Buckingham? There has been a small apartment building and Kaiser but that is still significant land sitting covered in weeds for decades. If you want affordable housing why not start there? R149-5

FLAWED Westside Area Plan Community Engagement

According to the 2022 US Census American Community Survey data there are 2,654 households in Ladera Heights and 4,911 households in Windsor Hills-View Park, totaling 7,565 households in the WSAP residential neighborhoods.

The "Junk Mail" styled June 2023 USPS delivery of 6,300 flyers EXCLUDED 1,265 HOUSEHOLDS located in the WSAP target areas of Ladera Heights and Windsor Hills-View Park. The 387 initial survey responses collected narrowly represents 5% of community residents. It is impossible, arbitrary, and capricious to create a community-based plan without incorporating the needs and voices of 95% of community members. Also, I didn't receive the June 25, 2024 flyer via USPS mail as indicated in the WSAP documentation. THEREFORE THIS CURRENT WSAP project implementation should be HALTED, POSTPONED, DISCONTINUED and deemed NULL and VOID!

The WSAP planning team distributed 6,300 flyers resulting in only 387 community residents completing the initial survey. Hundreds of Ladera Heights and Windsor Hills-View Park residents stated they DID NOT receive a survey R149-6

via USPS mail delivery. The WSAP teams negligence in providing the equitable opportunity for ALL households to participate in the initial June 2023 community engagement efforts has resulted in a large majority of Ladera Heights and Windsor Hills-View Park tax paying residents feeling DISENFRANCHISED, DISENGAGED, DEFEATED and unaware of the rezoning of their homes and shared community commercial spaces. This erroneous mailing invalidates Land Use Goal #2: "Community-based planning efforts that implement the General Plan and incorporate public input, and regional and community level collaboration." Just like many WSAP residents, I'm thinking "It doesn't matter how we feel, Supervisor Holly Mitchell and the LA County Regional Planning Commission have their minds made up." THIS IS NOT COMMUNITY ENGAGEMENT!

If the WSAP Planning team would have mailed the initial June 2023 flyer with the word "rezoning" printed on official LA County envelopes with the Zoning Code Amendment language included on the June 2023 flyer, I believe community engagement participation from Ladera Heights and Windsor Hills-View Park residents would have been much greater. The Zoning Code Amendments language "The Project would amend Planning and Zoning (Title 22) of the County Code to: (1) Establish a Planning Area Standards District (PASD) to create development standards that are specific to the Westside: (2) Maintain and preserve the existing characteristics of residential neighborhoods" should have been included on the initial June 2023 community engagement and survey request flyer. The flyer language did not include the word "rezoning," the actual purpose of the WSAP agenda in Ladera Heights and Windsor Hills-View Park. THEREFORE THIS CURRENT WSAP project implementation should be HALTED, POSTPONED, DISCONTINUED and deemed NULL and VOID!

R149-6
Cont'

I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Name: Joy Taylor

Address: 5002 Pendleton
Los Angeles, CA 90056

Sent from my iPhone

Comment Letter R150

From: Shelli Hardemion
To: Westside Area Plan
Subject: WSAP/PEIR comments - Opportunity Site #10
Date: Friday, August 16, 2024 4:59:57 PM

CAUTION: External Email. Proceed Responsibly.

I OPPOSE Opportunity #10 on the Westside Area Plan.
My name is Shelli Hardemion
• I live on 5519 Marburn Ave

R150-1

Comment Letter R151

From: Pamela Simpson
To: Westside Area Plan; hollyjmitchell@bos.lacounty.gov; planning.thewestside@lacity.org
Subject: WSAP Comments and WSAP PEIR Comments
Date: Friday, August 16, 2024 5:03:49 PM

CAUTION: External Email. Proceed Responsibly.

Pamela Simpson

On Fri, Aug 16, 2024 at 4:58 PM Pamela Simpson <drgsimpletasks@gmail.com> wrote:

August 15, 2024

Los Angeles County Department of Regional Planning
Attn: Julie Yom, AICP, Principal Planner
320 West Temple Street
Los Angeles, California 90012
WestsideAreaPlan@planning.lacounty.gov

LA County Supervisor Holly Mitchell
500 W Temple St #866
Los Angeles, CA 90012
hollyjmitchell@bos.lacounty.gov

Councilwoman Traci Park

I have resided in Ladera Heights for nearly 30 years, 20 of them as a homeowner. Our urban center community is an usual community for the United States, let alone California, as it is home to Black professionals that include architects, engineers, lawyers, entrepreneurs, doctors, entertainers, professional athletes as well as their extended families. Ladera Heights, like many Black communities, is the result of the stain of racism that plagues almost every aspect of American life. It like, View Park, Baldwin Hills, Windsor Hills, and Baldwin Vista are communities of defiance in some ways as we have proudly thrived in the face of adversity for quite some time.

We have created a community in Ladera Heights where Black parents don't worry about their sons walking home in the rain, a hoody on, protecting him, after visiting with friends. We don't worry about a loved one emptying trash in the middle of the night being mistaken for an interloper and subject to harm. We have a community that is home, where we are not strangers even if we don't know a neighbor's name. There aren't many places Black people can call home with these same psycho-social benefits, not even in cities like Los Angeles that fancy themselves as diverse. We are diverse and segregated. Despite economic and educational achievement, we still suffer the injuries of racism and I believe that the WSAP harbors elements of this.

R151-1

The planning group was incredibly condescending in all of its meetings with our community this summer. Let's not forget we had to go to war just to get those, one on Zoom and then one in person. During the Zoom call, Ms. Yom you confidently stated that Ladera was not being upzoned. Yet your male colleague stated about three times during the Q&A the "benefits" of upzoning, among them making the neighborhood more affordable for our children to move

R151-2

back to, when many of them will inherit their family property. We expressed concerns that your plans make us vulnerable to real estate developers overbuilding and that we want to manage the character of our community in the face of any development and you and your team condescendingly assured us that there are no current development plans, knowing that the point of changing the zoning laws is to legislate one's desires in the future to ensure the County and City Planning laws are not an impediment to ensuring a gold mine for a developer.

R151-2 Cont'

I believe that Ladera Heights is ripe for the picking as are our neighbors to the East because we are a community of largely Black people and since Westchester said "not in my neighborhood, but I'll take you over to where you can dump on some folks", we are being asked to shoulder a tremendous burden for the Westside. I am not a scientist nor an environmentalist, so I am only using my common sense to pull out key concerns in the PEIR. The thing that jumps out the most to me is that there is going to be a 77% increase in housing, which translates into 15,704 new residents and 6,489 new households or 6,486,720 square feet of new living space. It also means that 252 million gallons of water will be used. Then we have road emissions increasing to : 132,376 CO2 and 156,025 CO2e. This same report shows no increase in passenger cars as it naively assumes people will use public transportation that has never been efficient. Yet your team purports to be coming up with plans that will also be more green.

R151-3

I find it incredible that the State is mandating this and that our County officials are not pushing back because according to them they need to secure State funds "so cooperate or else", yet there has been no commensurate increase in public services to support these new residents. Just a few years ago nearby fire stations were closing and the Marina Sheriff Department location was vulnerable to budget cuts, but we are supposed to look at this likely increase in real estate development as a win for our community.

Your team arrogantly told us that we need to be forward thinking, that we need to be looking towards the future. Why do you think Ladera Heights is what it is? We had nothing but the future on our minds when we laid down roots here and put our blood, sweat, and tears into a community that some people have called home for more than one generation. You told us that you knew what was best for us because you walked around our community, but couldn't tell us that you spoke to anyone, that you organized representative focus groups, that you even know who lives here. But you want us to shoulder a burden to increase density because of a State mandate that other nearby communities are not being asked to bear.

I vehemently object to the WSAP. I believe your proposal is naïve and does not consider the quality of life and cultural impact it will have on these communities that represent the pulse of upper- and middle- class Black Los Angeles. I believe you do not have our best interests at heart as we have had to claw for in-person meetings that once again are peppered with condescending language and not conducted to encourage robust, dynamic discourse.

R151-4

The interactions I have had with both of your offices are gravely disappointing to me because you do not represent the interests of the people. You are representing those who allege to be the innovators and drivers of progress when all they will do is drive people out of their communities to ensure the economic gain of real estate developers and a chosen few. You will continue to hide behind jargon like "green" and "affordable housing" in an effort to appease those looking for political correctness but your plans will eliminate the opportunity for current residents of Ladera Heights and their families to thrive. A recent project nearby, Cumulus, is not even 70% full and is only affordable if you earn at least $150,000/year as the average apartment there rents for about $4,000/month. That is the future your team envisions for my neighborhood under the guise of progress.

I again will emphasize that I vehemently oppose this project and I am very disappointed in all of planners, and local and state representatives for my community.

Sincerely,

Pamela Simpson

August 16, 2024

Amy J. Bodek, AICP
Director of Regional Planning
Los Angeles County Department of Regional Planning
320 West Temple Street Los Angeles, California 90012

LA County Supervisor Holly Mitchell
500 W Temple St #866 Los Angeles, CA 90012

Dear Ms Bodek:

We write in support to the Ladera Heights Civic Association's ("LHCA's") letter of objections and suggestions, dated August 9, 2024, for corrective action to the draft Westside Area Plan dated June 2024 for Ladera Heights, View Park-Windsor Hills-View Heights, Franklin Canyon, West LA Sawtelle VA, West Fox Hills, Marina del Rey, and Gilmore Island (alternatively the "WSAP", or the "Plan").

We were married in the sanctuary now occupied by St. Mary's Ethiopian Orthodox Tewhado Church 36 years ago and have live in our current residence for more than 29 years. We strongly concur with the points registered in LHCA's letter and underscore the need to specifically address (and require) infrastructure changes that offset any increase in residential density and/or commercial utilization enabled by any zoning changes.

R152-1

Sincerely,

Robert D. Taylor
5002 Pendleton Court
Los Angeles, CA 90056

5002 Pendleton Court
Los Angeles, California 90056
roberttaylor@earthlink.net
(310) 215-9460
(310) 362-8662 fax

Comment Letter R153

From: GAIL LANNOY
To: Westside Area Plan; HollyJMitchell@bos.lacounty.gov; EDL-DRP BU-S Commission Services; info@daphnebradford.com
Subject: WSAP/PEIR Comments
Date: Friday, August 16, 2024 5:08:18 PM

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team.

I am for fair and affordable housing and I wish to express my strong opposition to the proposed rezoning of single-family neighborhoods and the excessive upzoning of commercial parcels located in Ladera Heights and Windsor Hills-View Park. As a resident of one of the aforementioned Los Angeles County WSAP areas, the rezoning of these locations will drastically alter the cultural character of our community and create a traffic nightmare. I am requesting removal of the Slauson-Fairfax/Home Depot, Slauson-Fairfax intersection, and other essential community assets from the WSAP opportunity site list.

The 3 mile, predominately single family, Ladera Heights neighborhood and the Windsor Hills-View Park bedroom communities were not created to accommodate "Greater mix of uses and housing types" as stated in the Draft Westside Area Plan documents. Ladera Heights would receive the majority of the State's Regional Housing Needs Allocation of 4,760 units. This proposed WSAP plan will be detrimental to the health, wealth, culture, safety, and well-being of residents, as well as increase health disparities for our community.

As I and many other family members have been residents of this community for over 50 years, I have a vested interest in maintaining the essential character of our community. I welcome the addition of much needed housing and revitalizing commercial development; however, it needs to be on a scale that doesn't drastically alter the character of this predominantly single family neighborhood.

I vote in Los Angeles County during every election. Please add my comments to the public record on this matter.

R153-1

Regards,

Name: Gail Lannoy

Address: 3888 Mt. Vernon Drive, Los Angeles 90008

Sent from my iPhone

Comment Letter R154

From: Daniel Williams
To: Westside Area Plan
Cc: hollyjmitchell@bos.lacounty.gov
Subject: WSAP COMMENTS and WSAP PEIR COMMENTS
Date: Friday, August 16, 2024 5:32:58 PM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS EMAIL TO PUBLIC RECORD:

I have read the response to the LA County WSAP of June 2024 prepared by the Ladera Heights Civic Association, and I would like to endorse their measured and well-reasoned objections and suggestions for improvement. I hope that County planners will take the time to fully understand the issues raised and will provide a timely written response to each of the concerns expressed in this document. R154-1

However, my personal objections to this plan are more fundamental and more radical in that they go to the root fallacies that appear to underly this fiasco of upzoning idiocy.

As the LHCA response has noted, " … the driving principle behind the plan [WSAP] appears to be compliance with the State mandate to increase housing units." But the State's mandate to increase housing units was the simple result of real estate developer interests once again (a la Proposition 19) purchasing a conspicuously corrupt legislature. This "mandate" has its roots in simple greed and simple grift, NOT in any realistic or demonstrable actual future need for additional housing units.

The population of the State of California declined by by 1.4% between 2020 and 2023. Thus far in 2024 it has increased by a minuscule (annualized) 0.017%, Further, as a consequence of punitive income and sales tax rates, exorbitant housing and fuel costs, the out of control homelessness situation, and grotesque mis-governance at both state and local levels, more people have expressed an intention to leave this state in the near future than residents of any other state. R154-2

In addition, despite rosy official reports and projections along with a great amount of wishful thinking and the denial of reality, an objective analysis of U.S./California economic conditions suggests a near certain future of serious economic contraction or worse that, due to massive public and private debt overhang and chronic misallocation of resources, is likely to prove intractable and resistant to any available interventions. This is economic reality, and it is espoused by virtually every genuine economist who is not a government or Wall Street lackey.

If the quality of life of residents matters, LA County planners should be examining ways of decreasing, not increasing population density. Increased residential density translates directly into greater traffic congestion, and City/County streets and roads are unable to handle it. Anyone who operates a motor vehicle on LA area streets perceives that traffic congestion has already become noticeably worse as a consequence of recent increases in residential development, and that serious congestion can now often be encountered unpredictably outside of morning/afternoon commute windows.

In summary, no rational case can be made for any of this upzoning absurdity. It is literally insanity, the only potential beneficiaries of which are real estate developers. But the developers' hopes are certain to be dashed by economic realities, so upzoning will produce zero winners - only losers. R154-3

The draft WSAP is an abomination. It needs to be set into the trash and the future needs of the Westside area need to be re-thought from first principles based on economic and demographic realities. The State"s fantasist "mandate" to "increase housing" is sheer nonsense, and using it as a justification to destroy the fabric of a largely successful community such as Ladera is, in my considered view, an act of criminal stupidity.

Daniel B. Williams
6480 South Copperwood Ave.
Inglewood, CA 90302

Comment Letter R155

From: Schuyler Jackson
To: Westside Area Plan
Subject: Opportunity Site #10
Date: Friday, August 16, 2024 5:11:02 PM

CAUTION: External Email. Proceed Responsibly.

I oppose Opportunity Site #10.

R155-1

I live at 4305 Monteith Drive View Park 90043. My name is Schuyler Jackson.

Sent from my iPhone

Comment Letter R156

From: Joey Gossett
To: Westside Area Plan
Subject: WSAP - Ladera Heights, View Park, Windsor Hills - Comments
Date: Friday, August 16, 2024 5:49:58 PM

CAUTION: External Email. Proceed Responsibly.

Do any of the people who are on or are a participating member of the WSAP planning team live in the Unincorporated Ladera Heights / Unincorporated View Park - Windsor Hills community? R156-1

I vehemently object to the rezoning of the following proposed opportunity sites as they directly affect and will have a grave impact on all of the single family residences/residents who live in the immediate area.

Opportunity Site 1 (Centinela-Green Valley): The plan suggests the opportunity to accommodate infill housing development on surface parking lot and to integrate parking into new development. There are currently several multi family housing apartments/developments on Centinela. If additional units are to be built, they should be incorporated into the existing lots and structures. Also, any current developments in the area with consistent vacancies should be charged a vacancy tax which would in theory lead to reduced rents and higher occupancy rates. R156-2

Opportunity Site 5 (Slauson-Heatherdale): The plan suggests the opportunity for infill development on surface parking lots and/or underutilized sites and the opportunity to add housing or businesses that are oriented to, easily accessible, and walkable from adjoining neighborhoods. Due to the location and the topography of this site, large multi use structures may not be suitable for this location. R156-3

Opportunity Site 6 (Slauson-Overhill): The plan suggests opportunities for infill development on surface parking lots and/or underutilized sites and the opportunity to add businesses that complement the intersection's historical role as a commercial center and are oriented to, easily accessible, and walkable from adjoining neighborhoods. I do not object to the development and improvement of this site, although development of any new structures should be limited in height. R156-4

Opportunity Site 10 (Angeles Vista-Valley Ridge): The plan suggests the opportunity for neighborhood-serving retail that transitions with existing uses by incorporating setbacks and landscape, reduces building heights adjoining residential properties, and limits entries to the street frontage. This proposed site is a fairly dangerous intersection and adding retail to this corner would only increase the likelihood of future incidents. R156-5

Opportunity Site 11 (Inglewood Oil Field): This site should be cleared for additional greenspace and restored to the native vegetation and landscaping. R156-6

With more density, the community will need additions, replacements, and/or upgrades to the existing infrastructure as the system is already strained. There will also need to be additional streets for ingress and egress as traffic is horrific in this area. R156-7
I would like to thank the Westside Area Planning Team and related persons for considering these comments, requests, and any submissions of the neighborhood residents.

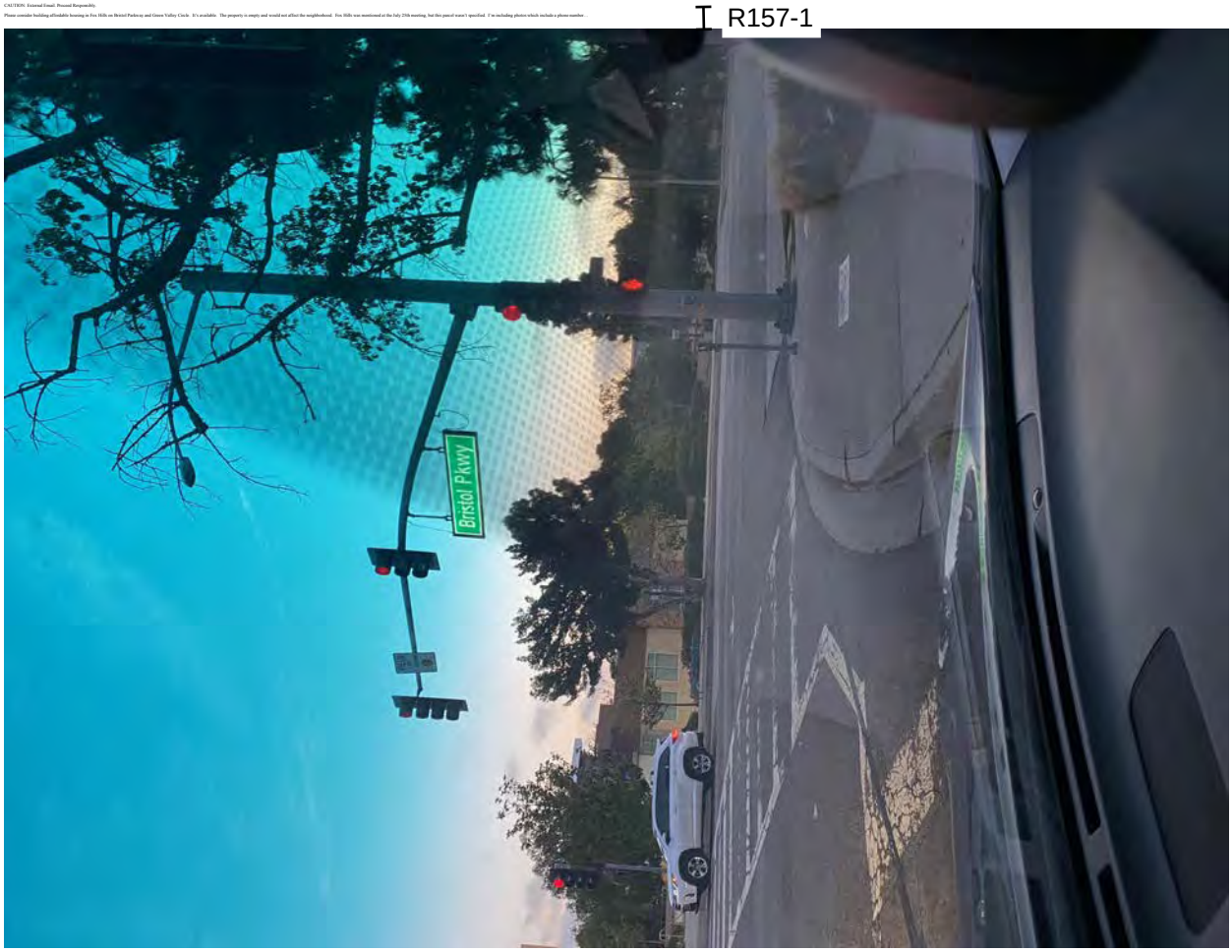
Joey Gossett
Windsor Hills Resident

From: [redacted]
To: [redacted]
Subject: [redacted]
Date: Friday, August 26, 2022 10:32 PM

CAUTION: External Email. Proceed Responsibly.

Please consider building affordable housing at Fox Hills on Bristol Parkway and Green Valley Circle. It's available. The property is empty and would not affect the neighborhood. Fox Hills was mentioned at the July 25th meeting, but this parcel wasn't specified. I've including photos which include a phone number. . .

R157-1



Green Valley Cir

HILLS PLAZ
CHUCK TAYLOR'S HAIR SALON
MANDARIN
CHINESE FOOD

> On Aug 15, 2024, at 10:27 PM, Judy Hearn <jhearn@gmail.com> wrote:

> To Whom it May Concern,

> I'm taking the time to express my concerns about the proposed upcoming of my Ladera Community. I attended the meeting at Knox Presbyterian Church on July 25th. The meeting was so upsetting that I left after a couple of hours. It was so very downcasting to hear the representatives read the proposals aloud. The generic wording meant little to most of the attendees. It's very easy for people who don't live in an area to come in a read how they plan to devastate our community. What was so maddening was that the first meeting regarding this upcoming was held more than 3 years ago, in 2021. What the actual hell? I'm so tired of this? The most laughable portion of the meeting was the Environmental Impact Report. These representatives don't give a damn about the impact on our community. The traffic and parking are already horrendous. Have any planning committee members ever gone to the airport? The traffic is unbearable. I live less than 2 miles from The Westfield Mall at Culver City. There are only 2 ways to go there. Centinela Avenue or Sinaloa Avenue. For most of the day, both of these streets are jammed. It sometimes takes almost a half hour to drive 2 miles. God forbid there's an accident or a lane closure. The meeting attendees attempted to express their concerns about the traffic, but the committee members threw out terms like, mobility zones and other terms that I can't remember. They made claims about getting cars off the road in favor of bicycle riders and buses. Again, please let me know where these changes have worked? Not in Culver City. These lanes are ridiculous and the bus/bicycle lanes are almost always empty. In a town that was developed around cars with basically no decent public transportation, designating 2 lanes of a lane highway, for bikes and or buses, isn't working. You know that, but you have to do something. This isn't San Francisco, and we'll never have a Bart system. How did you come up with these plans? There has to be something more sensible. Again, if you remove 2 of the 6 ones on La Cienega, airport traffic will double. And the bike and or bus lanes will be empty.

> Then they moved on to 'affordable' housing. What does that mean? Did the County or City Planners, plan the 'Cumulus complex'? Is that supposed to be affordable? I read that the Cumulus complex at LaCienega and Jefferson is more than 50% unoccupied. Online it says the the units are renting from $18,000 per month? This feels like a plan to enrich developers. I was on a room call with City Planners who claimed that Ladera residents were concerned that their children wouldn't be able to afford houses in Ladera, so the planners were going to raise existing apartment buildings, to build affordable units for the kids. Again, I say, what the actual hell? What do they say when Beverly Hills residents children can't buy homes there? Do they raise existing properties for the kids? I think not. We're not stupid. This is a plan to lower property values in a majority-minority community. I understand that you're not destroying shopping centers in Westchester or Marina del Rey or Venice, predominately white areas. Please tell me that I'm wrong.

> The Planning Folks at the July 25th, Knox Presbyterian meeting were rude and dismissive, particularly Judy 7 and Holly Mitchell's Representative. They came prepared to read the plans to us and were surprised when we expressed displeasure with their condescension. We have been asking for in-person meetings for a while, so I guess they expected us to be grateful that they finally showed up in person. It's maddening for non-residents to make plans to destroy our way of life and to then go on with their comfortable existence. Do any of the committee members live in Ladera, Windsor Hills or View Park? I'd like to hear from a committee member who lives in an area that has been 'developed' and who has been POSITIVELY affected by the development.

> Finally, I live in the L.A. City Corridor, of this planning area. I'm on a street that has houses in the county and in the city. The County homes have paved streets and beautiful trees. The City streets are unpaved and when a tree dies in front of a L.A. city house, that's it. No trees, no street paving. I live on Dunnock... the first 3 or 4 houses were 60'ed street are in City. Takes a look... the difference is obvious. It's a shame and my taxes, are I guess, paying for the lawsuits against the LAPD or the City council. I've lived here for many years, and I'm tired of being overlooked and dismissed. It looks like the planning committee went around and wooded EVERY area that has not been overly developed and decided that they don't give a damn about our quality of life. How can they development the Pane's Restaurant/Mobile Gas plot of land without putting Centinela/La Cienega/LaTijera into complete gridlock? It's already so horrible and dangerous. Also, La Cienega, Fairview, LaTijera is an accident waiting to happen. I was told that the lights and lowing are so screwed up because that intersection is LA CITY/LA COUNTY/INGLEWOOD. The construction zones alone will make it almost impossible to get in and out of our neighborhood. But you don't live here so, you don't really care.

> I hope you never have to deal with any of this,

> Sincerely,

> Judy Hearn

R157-2

Comment Letter R158

From: Antoine Roberts
To: Westside Area Plan
Subject: Up zoning?
Date: Saturday, August 17, 2024 9:09:24 AM

CAUTION: External Email. Proceed Responsibly.

What does this mean for our community?

R158-1

Antoine Roberts
Sent from my iPhone

Comment Letter R159

From: Cameron Nelson
To: Westside Area Plan
Subject: WSAP/PEIR comments - Oppotunity site #10
Date: Saturday, August 17, 2024 12:56:11 AM

CAUTION: External Email. Proceed Responsibly.

I OPPOSE Opportunity #10 on the Westside Area Plan.

My name is Cameron Nelson. I live on 5739 Valley Ridge Ave, Los Angeles, CA 90043.

R159-1

From: Wanda Knight
To: Westside Area Plan
Cc: Wanda
Subject: WSAP/PEIR Comments - Opportunity Site #10 - OPPOSE!!
Date: Sunday, August 18, 2024 7:14:24 AM

CAUTION: External Email. Proceed Responsibly.

To Whom It May Concern:

I am writing to strongly express my opposition to Opportunity #10 on the Westside Area Plan! As a View Park-Windsor Hills homeowner on Parkglen Avenue at Angeles Vista, the next street over from Valley Ridge, this upzone will directly impact my home and lifestyle. There is already a huge problem with accidents from cars speeding on Angeles Vista, but now this proposal will make matters much worse. In addition to the increased traffic, the homeowners in the area will have to deal with folks parking in front of our homes since parking for the building may not be provided. R160-1

View Park-Windsor Hills is a historic African American neighborhood. This designation should provide it with protection against building commercial or mixed-use properties that would destroy the beauty and uniqueness of this wonderful neighborhood. This doesn't happen in Beverly Hills. R160-2

Please reconsider this proposal.

I OPPOSE OPPORTUNITY #10 ON THE WESTSIDE AREA PLAN!!!

Thanks and have a great day!

v/r,

Wanda Knight, MBA

Acquisition Program Strategist

ManTech International Corporation

wanda.knight@mantech.com

wanda.knight.ctr@spaceforce.mil

310-993-0608 (mobile)

This e-mail and any attachments are intended only for the use of the addressee(s) named herein and may contain proprietary information. If you are not the intended recipient of this e-mail or believe that you received this email in error, please take immediate action to notify the sender of the apparent error by reply e-mail; permanently delete the e-mail and any attachments from your computer; and do not disseminate, distribute, use, or copy this message and any attachments.

Comment Letter R161

From: Arnetta Eason
To: Westside Area Plan
Subject: Oil wells - westside area plan
Date: Sunday, August 18, 2024 7:21:20 PM

CAUTION: External Email. Proceed Responsibly.

Hello

I know there is an upcoming meeting.

As a resident of Baldwin Vista (west side close to LaCienega) our community abuts the oil wells we want our voices heard too. Although we are city of Los Angeles, the decisions can impact us in a big way and we should be part of discussions we are less in 500 - 1000 ft from LaDera, and Windsor Hills and should be part of the discussion and consideration especially as it relates to anything concerns the oil wells. View Park is further away/ this is not right and better outreach to other abutting communities should be performed so we know what the ideas is for and what that means for us just north of the communities in question .

R161-1

Thank you

Arnetta Eason
323-383-3199
Sent from my iPhone

From: Travis Scott
To: Westside Area Plan
Subject: WSAP/PEIR Comments - Opportunity site #10
Date: Monday, August 19, 2024 1:27:15 PM

Comment Letter R162

CAUTION: External Email. Proceed Responsibly.

To whom it may concern:

I'm writing to oppose the Opportunity site #10 on the Westside Area Plan.

My name is Travis Scott and I live at 5326 Valley Ridge Ave.

R162-1

Thank you for your time,

Travis Scott
Concerned Neighbor

I am writing this letter to share my opposition to the LAC Westside Area Plan. My first objection is the way in which this plan was shared with the areas that it will impact. Most of the people I have spoken with who reside in Ladera Heights, View Park and Windsor Hills never received a project survey. Secondly, the WSAP plan that everyone was asked to read is over 700 pages, never mind the fact that this plan is just a year old. This time limit and schedule were unreasonable, and improbable at best.

While I understand that the EIR might be a step in the right direction, I have serious concerns with its long-term impacts on these communities. I do not believe WSAP has taken the time to consider the drawbacks of such a plan (i.e. promoting development at the expense of the environment and more importantly the quality of life that so many longtime residents have worked tirelessly to enjoy. Community cohesion is absent from this plan. This has been seen and heard at the various zoom meeting, public meetings, and events. Residents and local business owners are angry that this plan is being shoved down our throats albeit in the name of economic growth and the need for more housing. R163-1

While EIR's intentions to assess and mitigate environmental impacts, the reality is that development projects proposed under this plan could lead to significant construction, increased traffic congestion, and degradation of the quality of life.

The EIR may indicate mitigation measures; however, the effectiveness of these measures is questionable and may not address the long-term consequences of upzoning, construction, and transportation. R163-2

The EIR fails to adequately address the social infrastructure necessary to support anticipated growth. Increased density often strains existing public services, such as schools, parks, healthcare facilities further contributing to diminished quality of life for residents. EIR's focus is on economic development and does not prioritize community well-being and social equity.

I worry about the long term economic viability of proposed developments. I worry about new developments that could outpace the demand for housing and commercial space. I worry about the strain on the present infrastructure that will inevitably happen with increased development. R163-3

I worry about traffic congestion that is presently an issue nightmare, specifically Slauson Ave, La Brea, La Cienega, La Tierja, and Centinela Ave. It is my opinion that that the EIR downplays the potential exacerbation of this problem. Without comprehensive R163-4

transportation solutions the projected growth will lead to gridlock, increased commute times and negatively impact the quality of life for residents.

While EIR aims to promote development and growth, it is imperative to consider the broader implications of such a plan. More time needs to be spent on addressing long term consequences as equitable development is crucial to protect the interests of the community and the environment.

R163-4 Cont'

Jada Dunomes
24-year resident of View Park and Ladera Heights

County representatives have emphasized that the planning activity was driven by a statewide imperative to increase housing and that the area in which I live has been assigned a quota of 4000+ future housing units. In other words, this is a top down approach to a complex situation which has nothing to do with the actual needs of the affected neighborhoods with respect to either housing or commerce.

Maintaining community character is listed as the first "Guiding Principle" of the plan and the authors have disingenuously stated that nothing in the plan would require any changes. Yet the objective of the proposed changes is to encourage changes that would severely change the character of some of the surrounding neighborhood to the extent that they would be unrecognizable to long-term residents and in some cases actually undesirable.

R164-1

The county's second guiding principal is stated as: Ensure community services and infrastructure is sufficient to accommodate growth. Transportation has always been the key to positive housing development and housing has generally followed transportation expansion. This has applied all over the US including Los Angeles, where expanded development of the San Fernando Valley and Orange County was the direct result of the local freeway mindset of the 50s and 60s. This plan proposes to increase population in areas that are already known to experience severe traffic congestion –e.g. Slauson Avenue between Sepulveda and Crenshaw – without even a suggestion of addressing the known problems or the inevitable increase. In fact, the PEIR states that there would be no significant new roads or public transport to for the proposed maximum density plan. Instead, it proposes working with other agencies to on the *feasibility* of transportation improvements.

R164-2

That contrasts markedly with the approach taken by other cities that are in the process of addressing housing needs. The New York City Council for example, just announced a plan to add 7000 housing units that will be accessible to 4 new rail stations that are already scheduled to be operative in 2027. The WSAP plan proposes to add more than half that number of units with no new transportation. There are no known planned or even proposed transportation upgrades for the Without such a plan, it is premature, irresponsible even, to discuss the type of dense rezoning presented in this development plan.

Los Angeles County does not need more "luxury" apartments crowded into transportation challenged locations. It is unrealistic to believe that including mandates for miniscule numbers of dubiously labeled "affordable" units in the proposed areas will have an impact on the true housing problems the area faces. I

seriously question whether anything in this proposed plan would increase the type of housing that is needed in this portion of the county. R164-2 Cont'

Furthermore, the plan is remarkably lacking in coherence. With the exception of the two large shopping areas, Ladera and Home Depot, the sites selected as "opportunity" are largely random and do not seem to adhere to anything approaching a blueprint for improved housing and commerce opportunities in the neighborhoods. Some of the selected sites are so problematic, one is left with the impression that all the benefits of rezoning would accrue to the current property owners with detrimental effect to the surrounding neighborhoods and little benefit to the larger area. R164-3

My specific site issues/objections are as follows:

4b Slauson and Fairfax: This lot sits in the middle of two medium density residential strips. In its current configuration, the lot is already a traffic problem with inadequate ingress/egress for the small businesses that are there today. A 4-5 story mixed use building at that location would create even more issues, even if all the parking were underground. Encouraging a development of a 5+ stories is not reasonable. R164-4

5 Slauson-Heatherdale: this is a prime example of the lack coherence in the plan. The fact that this one lot was singled out for rezoning, strongly suggests that it is the owner and not the community at large who would benefit. Like its neighbors to the west, the plot is currently zoned as general commercial and yet this one plot is somehow a prime location for a building that would overshadow the residents on Heatherdale? The whole strip would be more beneficially developed as mixed use C3 R164-5

6 Slauson- Overhill (partial?): Apparently only part of what the community sees as a single plot is actually in the city. The old supermarket and drugstore, which were once the anchors of a vibrant commercial corner, are not in the county. The proposal appears to encourage a large multi-story façade along Slauson complemented by a crowded strip mall behind that. The space is already zoned for R-3/C2 and that's the type of development that we need to have to encourage the type of commerce we need in the area. R164-6

9 Leimert Park Adjacent: this is probably the most egregious violation of the alleged commitment to maintain the character of the community. Although some of the lots involved are currently zoned as C1 - Victoria is a *residential* street and should remain so. Homeowners on the street are already being hemmed in by the development along Crenshaw, further encroachment of large multi—story buildings on the street itself should not happen at all. The plan should be encouraging lower density, mixed use. The former headquarters of the Los Angeles Investment Company at the intersection of Victoria, Mount Vernon, and Olympiad was built as a small hotel and could revert to R3 or CG. There is zero reason to encourage overbuilding on that site or an of the others along Victoria

R164-7

10 Angeles Vista-Valley Ridge: Yet another example of a random lot being designated as an opportunity site with little to no benefit to the community and no coherent logic. This location is within walking distance of my home (I caught the bus there when I attended Audubon and Dorsey) so I am very familiar with the immediate surrounds. The only people who would benefit from any kind of commercial activity there are not from the community; they are employees of Wayfinders, an operation that has been responsible for myriad issues in the neighborhood. If there is some sort of perceived need by those workers for commerce , it could be fulfilled somewhere in the 54th Street corridor (Site 8), there is no reason to further disrupt the homes adjacent to Wayfinders.

R164-8

In summary, I am very disappointed in this proposed plan. It is driven by abstract metrics with very little consideration of the needs on the ground. What the View Park/Windsor Hills area needs is more quality commerce…which would in turn attract more medium density housing that would be consistent with the character of the neighborhood. The proposed zoning changes, which are explicitly designed to attract overly dense housing, would result in a degraded living experience for current residents and exacerbate transportation issues for everyone.

R164-9

Jessie Louise McClennan

4046 Athenian Way

Los Angeles, California 90043

From: RICHARD RICE <ricere2004@yahoo.com>

I have reviewed the draft Westside Area Plan and I am concerned that it does not address critical community issues that are impacting our UHA neighborhoods. Specifically, the draft does not address or acknowledge the impact of a disproportionate concentration of low income public housing projects immediately adjacent to UHA neighborhoods.

As a UHA board member, I previously shared some of my concerns related to the impact of regional housing policies and issues on UHA neighborhoods. I will separately forward some some of the past email discussions related to these issues.

I have attached my two related comments/questions on the draft document to be included along with the other comments that UHA will be forwarding to LA County Planning. Feel free to contact me if you have any questions or comments on these issues.

R165-1

- **A stated objective of the Westside Area Plan is to promote safe intergenerational neighborhoods. The draft Westside Area Plan acknowledges that property owners will ultimately determine the use of their properties consistent with the approved zoning changes. The planning process for LA City has resulted in massive low income housing projects being constructed by corporate real estate developers along Crenshaw Blvd transit corridor, adjacent to UHA View Park residential neighborhoods. The majority of these projects are being build with little or no parking and are designed to house homeless (including those with drug addictions and the mentally ill), formerly incarcerated, as well as very low income tenants with Section 8 vouchers. Some of the projects have deed restrictions limiting property use only to low income housing for 50+ years. Should there be coordination or collaboration between LA City and LA County Planning Departments to ensure that these types of projects are not enabled by zoning changes and disproportionately concentrated in, or in close proximity to, specific UHA and Ladera communities (as opposed to these types of projects being equally distributed throughout LA County communities)?**

- **Dozens of low income housing projects housing thousands of low income tenants that include the homeless, drug addicted, mentally ill, and formerly incarcerated are disproportionately being built along the Crenshaw transit corridor and adjacent LA City neighborhoods such as Leimert Park and Baldwin Village. Reports of criminal activities, safety concerns, and trespassing are steadily increasing as these projects complete construction. It is expected that the zoning changes proposed as part of the Westside Area Plan will enable and encourage these types of projects in or adjacent to Ladera, UHA residential neighborhoods, and other LA County communities . Concurrently there have been active political and renter rights efforts throughout LA County to restrict or prohibit housing provider's ability to responsibly perform standard tenant screening checks that include Eviction Registries, Credit Checks, and Criminal Background Checks in the name of helping to reduce homelessness. <u>Just as the Westside Area Plan acknowledges the importance of Environmental Impact Studies, Community Traffic Safety Plans and Parking studies to promote safe communities; should the Westside Area Plan review process include efforts to interface with LA County law enforcement agencies to perform formal assessments of the expected impact of these projects on crime and safety in LA County communities, and provide for supplemental law enforcement resources to mitigate their impact?</u>**

R165-2

Something wrong with the site

From: Jaymie Bailey (jmbailey_76@msn.com)

To: info@uhawhvp.org

Date: Wednesday, June 26, 2024 at 11:04 AM PDT

Good morning UHA II -

I'm a resident in View Park. I attempted to join through the site this morning but the link was not receptive.

I attended the upzoning meeting with LA County last night and am very concerned. I'm opposed to the "draft" for the same reasons as the rest of the residents:

1. Are all communities involved in creating fair and equitable housing such as West Hollywood, Beverly Hills, Brentwood, Manhattan Beach, Malibu, Palisades, Palos Verdes or are minority communities taking on all of the housing problems?

2. Increased traffic congestion in this area and the planned solutioin.

3. The amount of newly constructed buildings in Los Angeles that are barely occupied because they're unaffordable.

4. Changes to our Air Quality

5. The probability of how this could hurt small businesses overtime

6. The probability of decreased property values.

7. **Mental Health;** I say this because I have a friend that has a new building near Inglewood and took in (2) Sect 8 tenants. One of the tenants is a white male veteran. He is a hoarder, has warped the new flooring and hung a confederate flag on the balcony. He pulled a knife on the workman at the door who is Mexican not realizing his brother-in-law is the owner of the building. The Sheriff were called and never showed up.

R166-1

I'm willing to help inform our residents as I had to send the flyer to my neighbor. Though we're located in the incorporated LA County area, this will hurt everyone that lives here. They should be made aware of the proposal and be able to voice their opinion on how they will be affected.

I'm disappointed with LA County and the deception they tried to portray especially the attempt to make it seem like our community is keeping people out or making it unaccessible. It's very disturbing and not one of the county planners live, work or ever pass through this area.

R166-2

Re: Your Comments Needed on West Area Plan Draft Program Environmental Impact Repor

From: Earnetta Cotton (inter_netta@yahoo.com)

To: info@uhawhvp.org

Date: Thursday, June 20, 2024 at 07:19 AM PDT

No where in the plan did they address protections for existing homes with views, especially for the area of Windsor Hills along La Brea that face west to the ocean.

Consequently, the land identified as vacant along La Brea can be up-built to a height that blocks the views of the homes that line La Brea. Eliminating their views significantly reduces their desirability and value, which will in-turn significantly reduces the desirability and value of an entire area known for it's views.

Every view is essential to View Park Windsor Hills and to the value of all homes in the area. It's so important that the word "View" is even in our name "View" Park! The potential to erode away at any aspect of this key element simply CANNOT BE IGNORED!

R166-3

Yahoo Mail: Search, Organize, Conquer

On Thu, Jun 20, 2024 at 2:05 AM, UHA II Board <info@uhawhvp.org> wrote:

I

View in Browser

Re: Your Comments Needed on West Area Plan Draft Program Environmental Impact Repor

From: Tony Bacon (tbacon4129@sbcglobal.net)

To: info@uhawhvp.org

Date: Thursday, June 20, 2024 at 09:10 PM PDT

I am concerned about the policies for our area, with no concrete examples of what View Park will look like in this plan. For example, the Slauson corridor, will be apartment building on Slauson only or in our neighbor next to single family homes.
Is this driven by private developers for profits only leaving us with they think we should have.
For UHAII, will we submit a plan as an organization alone with other affected communities.
Sent from my iPhone

R166-4

On Jun 19, 2024, at 11:36 PM, UHA II Board <info@uhawhvp.org> wrote:

View in Browser

Don't Ruin Ladera Heights!

From: Barbara L. (emailbarby@gmail.com)

To: westsideareaplan@planning.lacounty.gov; hollyjmitchell@subscriptions.lacounty.gov; karen.bass@lacity.org; councilmember.park@lacity.org; hollyjmitchell@bos.lacounty.gov

Cc: info@uhawhvp.org; upzoning@laderaheights.org

Date: Friday, June 21, 2024 at 08:46 PM PDT

Dear Sir or Madam,

I am reaching out to voice my concerns regarding the Westside Area Plan (WSAP) Upzone EIR, which I believe poses significant threats to the fabric of our residential neighborhoods. Acknowledging the necessity for more housing, it is imperative to consider that the proposed plan may inflict irreparable harm on our community's character and livability.

The anticipated increase in density raises serious issues, such as extreme traffic congestion, heightened pollution levels, and a strain on our already stretched infrastructure. Our neighborhoods are facing overcrowding, which compromises the safety of our children and the serenity of our streets. The potential replacement of the Home Depot on Slauson Avenue with a light rail station also presents the risk of aggravating the homelessness situation and undermining property values.

Presently, our area is at a considerable density level, and further upzoning appears to serve the interests of developers at the expense of community members! I implore LA County to reevaluate this plan and seek alternatives that genuinely consider the welfare of our community.

My family and I stand firmly against the WSAP Upzone EIR proposal. The ramifications of such changes threaten to negatively alter our community and way of life. It is crucial that we place the well-being and safety of our residents at the forefront of this discussion!

Yours respectfully,
Barbara Giarraffa

R166-5

Re: Your Comments Needed on West Area Plan Draft Program Environmental Impact Repor

From: Earnetta Cotton (inter_netta@yahoo.com)

To: info@uhawhvp.org

Date: Thursday, June 20, 2024 at 07:19 AM PDT

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R167-1

Yahoo Mail: Search, Organize, Conquer

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View in Browser

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To: info@uhawhvp.org

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Is this driven by private developers for profits only leaving us with they think we should have.
For UHAII, will we submit a plan as an organization alone with other affected communities.
Sent from my iPhone

R168-1

On Jun 19, 2024, at 11:36 PM, UHA II Board <info@uhawhvp.org> wrote:

View in Browser

Appendix D. Public Meeting Comments

Number Reference	Commenting Person/Agency	Date of Comment
Public Comment Cards		
PC1	Duane E. Smith	8/1/24
PC2	Christiane White	8/1/24
PC3	Joey S Gossett	8/1/24
PC4	Merle Vaughs	8/1/24
PC5	Anonymous	8/1/24
PC6	Donald Redix	8/1/24
PC7	Judy Huern	8/1/24
PC8	Di Harris	8/1/24
PC9	Mike Michaud	8/1/24
PC10	Anonymous	8/1/24
PC11	Penny Madden	8/1/24
PC12	Ellen Deleston	8/1/24
PC13	Dennis Mille	8/1/24
PC14	Carla Harris	8/1/24
PC15	Marian Williams	8/1/24
PC16	Darlene	8/1/24
PC17	Francine Starks	8/1/24
PC18	Denise McLend	8/1/24
PC19	Dawn	8/1/24
PC20	Anonymous	8/1/24
PC21	Brenda Manuel	8/1/24
PC22	Nefertiti Austin	8/1/24
PC23	Anonymous	8/1/24
PC24	Anonymous	8/1/24
PC25	Tomita Glover	8/1/24
PC26	Levette Bowles	8/1/24
PC27	Lisa	8/1/24
PC28	Diana Zimmerman	8/1/24
PC29	Daryl Osby	8/1/24
PC30	Darlene	8/1/24
PC31	Anonymous	8/1/24
PC32	Dagnea Teshome	8/1/24
PC33	John Denomes	8/1/24
PC34	Susan Bradshaw	8/1/24
PC35	Naomi Zahari	8/1/24
PC36	Jan A Davis	8/1/24

Appendix

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Thank you for coming!

LA COUNTY PLANNING EST. 1923

Comment/Question: HOW IS THIS HELPING WITH AFFORDABLE HOUSING, DISPLACEMENT OF LONGTERM RESIDENTS, THE EROSION OF OUR CULTURAL & SOCIAL FABRIC, HELPING WITH TRAFFIC, SCHOOLS, ROADS, PUBLIC TRANSPORTATION CONGESTION, OVERCROWDING ETC? HOW IS THIS HELPING WITH POLLUTION, NOISE, AIR QUALITY, GREEN SPACE, HEAT, VEGETATION? WHAT ABOUT OUR CHARACTER, PROPERTY VALUES, HISTORICAL BLDGS, HERITAGE? THE DEVELOPMENT IS FOR THE WEALTHY, NOT AFFORDABLE ISSUES. WHAT ABOUT OVERCROWDING, SUNLIGHT, QUALITY OF LIFE.

PC-1

Name: JUANE SMITH Email: juanesmith1961@yahoo.com

Thank you for coming!

Comment/Question: 1st of all: noone ever reached out to us, in person, via e-mail or mail, and we give in Ladera since 2013... 2. We strongly oppose any re-zoning to Regional center, and nothing should be built here higher than 3 stories, or 45 ft. Traffic density doesn't allow for the large influx of people, and it would destroy the character of a neighborhood that is historically significant and predominantly african american.

Name: Christiane White Email: ckirsch1@icloud.com

PC-2

Thank you for coming!

Comment/Question: ①Do any of the people who work on or are members of the WSAP planning team live in the community? ② I vehemently object to the proposed opportunity sites 1, 5, 6, 10 as they directly affect and [redacted] will have grave impacts on single family residences. ③ With more density, the community will need additional streets for ingress and egress as traffic is already horrific in this area.

Name: Joey S. Gossett Email: msgossett@aol.com

PC-3

Thank you for coming!

LA COUNTY PLANNING EST. 1923 100

Comment/Question: I'm concerned about ~~how~~ how the "Lemert Park Adjacent" plan will block the views of properties in View Park. Specifically, homes on Angeles Vista Blvd. That will reduce the property values. Also, that Ladera/View Park/Windsor Hills is being assigned a disproportionate ~~proportionate~~ higher number of units than non black/brown neighborhoods. It feels racist. And is status quo for how Black/Brown neighborhoods have been historically treated.

Name: Merle Vaughn Email: merlejvaughn@gmail.com

PC-4

H

Thank you for coming!

Comment/Question: Adding residential units at the Ladera center will cause way too much traffic La Cienega @ Centinela is already gridlocked.

Why not go to Westchester?
Why not focus on Fox Hills

Name: _____ Email: _____

PC-5

Thank you for coming!

Comment/Question: WHAT PROTECTION DOES YOUR ZONING PLAN GIVE TO HOMEOWNERS THAT HAVE VIEW/PARTIAL VIEW PROPERTIES TO KEEP THOSE VIEWS .. I.E. LIMITING BUILDING HEIGHTS.

PC-6

Name: DONALD REDIX Email: DREDX55@AOL.COM

H

Thank you for coming!

LA COUNTY PLANNING 100 EST 1923

Comment/Question: Please stop using the word affordable without specifying what is meant by the word - Also from ~~[illegible]~~ LADERA to Culver City is less than 2 miles - the traffic is horrendous on Slauson & on Centinela forgot La Cienega - How is your plan NOT make traffic worse?

Name: JUDY HUERN Email: jhuern@gmail.com

PC-7

H

Thank you for coming!

PC-8

Comment/Question: Question
Why are you adding additional Housing in Vista Park - Ladera when Street are already Crowded with traffic. Fire and Emergency Vehicles Can Not travel due to traffic why did you NOT ~~take~~ take traffic into consideration

Name: D. Harris Email: _____

Thank you for coming!

LA COUNTY PLANNING EST. 1923 100

Comment/Question: How does this proposed plan mitigate the already congested traffic, specifically SLAUSON AVENUE going EAST from SEPULVEDA through to HARBOR AND LACIENAGA going South from Jefferson to the 405 entrance. This congestion is directly related to the Housing complexes erected on Jefferson/PLAYA area and the Cumulus complex erected on LACIENAGA.

Name: MIKE Michaud Email: Michaudmike090&@gmail.com

How is your PLAN going to ASSIST in mitigating this TRAFFIC CONGESTION.

PC-9

Thank you for coming!

LA COUNTY PLANNING EST. 1923 100

Comment/Question: Increasing 6000+ units
This will add to
traffic congestion.

Why do we have to do 6000 units?

Name: _____ Email: _____

PC-10

E

Thank you for coming!

LA COUNTY PLANNING EST. 1923 100

(1) Comment/Question: There are only 2 main streets Running N/S and E/W to exit the community. It currently takes 30 min to drive 4 miles on La Cienega in the morning. What consideration is being given to mitigate the impact on traffic from all these additional units? Please dont point to public transportation and bikes since many of us are older

PC-11

Name: Penny Madden Email: pennylmadden@gmail.com

(2) Why no limits on number of stories or specification of parking requirements

6

Thank you for coming!

LA COUNTY PLANNING EST. 1923 100

Comment/Question:

(1) Have there been any environmental impact studies conducted. Building up when we live in an equake zone, oil wells, traffic & air quality impact are things that need to be addressed.

(2) Has a traffic survey been conducted when school is in session & people are travelling to work

Name: Ellen Deleston Email: epdeleston@aol.com

PC-12

Thank you for coming!

PC-13

Comment/Question: Will the EIR change anything if Traffic is heavy? Will the EIR look at Airport Traffic?

Name: Dennis Miller Email: A13879@gmail.com

Thank you for coming!

PC-14

Comment/Question: RE: TRAFFIC FLOW.

1. HAS THERE BEEN TRAFFIC COUNTER DATES LAID DOWN TO COUNT VEHICLES ON LA CIENEGA – LA TIJERA – CENTINELA – FAIRVIEW ??
2. WHAT TIME OF DAY ?? COMMUTER TIME ??
3. WHAT WAS OUTCOME ??

Name: CARLA HARRIS Email: CARLA.HARRIS.RN@CLARK.COM

4. WHAT IMPACT OF ↑ TRAFFIC FACTORED INTO PLANS?

Re: Ladera Heights Upzoning plan

Thank you for coming!

LA COUNTY PLANNING EST. 1923 100

PC-15

Comment/Question: I want it noted on record that we (home owners - houses and apartment) DO NOT want the proposed changes. Reasons include the gridlock on Centinela currently exhisting and Slauson Avenue. It is unsafe for residents to get emergency services with the traffic gridlock.

Name: MARIAN WILLIAMS Email: WILLFAMBUSI @gmail.com

E

Thank you for coming!

LA COUNTY PLANNING EST. 1923 100

PC-16

Comment/Question: Traffic is very heavy on Centinela ~~in~~ during morning & evening Rush hours. There have been numerous accidents. This area cannot sustain extra vehicles, let alone high rise apartments & tenants & their vehicles. It would be a travesty to our community to lose our local grocery & other stores

Name: Darlene Email: darlene.battle@sbcglobal.net

E

Thank you for coming!

Comment/Question: I know that traffic studies are always a part of assessing the suitability of a development for a particular area. In this situation, one can observe without a study that the area cannot accomodate more traffic. Since there is no way to change the infrastructure to accomodate more cars, why are you considering a plan that will increase the density of the area when there is no infrastructure to support it?

PC-17

Name: Francine Starks Email:

E

Thank you for coming!

Comment/Question: ① Traffic on both Slauson and Centinela are already too crowded, adding/allowing additional density will only further destroy homeowners ability to enter and exit our community in a timely manner (even for emergency services). Additionally, La Cienega & La Tijera are also heavily traveled routes for the airport and further density will make it even worse. We already have cars speeding through our communities in order to avoid traffic on Slauson & Centinela

PC-18

Name: Denise Mcleod Email: dhdmax@sbcglobal.net

€

Thank you for coming!

LA COUNTY PLANNING EST 1923 100

Comment/Question: How is it possible to build mixed use structures along Slauson corridor while narrowing the streets to traffic (car traffic) for bus/bike/pedestrian convenience? Traffic going to work (not shopping) M-F while schools are open is a nightmare now. Traffic returning home on the Slauson Corridor is a nightmare now. To increase commercial use I think would be better than density w/ living spaces

PC-19

Name: Dawn Email: depatrill099@gmail.com

Thank you for coming!

LA COUNTY PLANNING 100 EST. 1923

Comment/Question: disastrous traffic congestion that has already adversely affected our neighborhood from the Playa Vista Project. TRAFFIC!!

Name: _____ Email: _____

E

PC-20

Thank you for coming!

LA COUNTY PLANNING 100 EST. 1923

Comment/Question:

~~View~~ View Park is known for its fabulous views of the city. If multiple and multi story buildings are added, they will take away from the view and property selling Value.

PC-21

Name: Brenda Manuel Email: bmanuel4947@gmail.com

How will you protect home owners and property value?
Will you then want to change View Park's name?

Thank you for coming!

EIR problem

LA COUNTY PLANNING EST 1923 100

Comment/Question: * Site 10 - Valleyridge + Angeles Vista. A coffee shop or other business will directly impact traffic and make residents vulnerable to strangers and change the homey feel of a family neighborhood.

* Site 2 - Ladera Shopping Center
  - EIR problems
  - Traffic, street light synchronization
  - Too many people squeezed in a tight space

Name: Nefertiti Austin Email: naustin113@gmail.com

* What will Affordable Housing actually mean?

PC-22

How can you comment on EIR when Plan will change because it is not final?

PC-23

① Traffic congestion on Slauson is bad now. How can you add density before mitigation exists

② Heights at Ladera is land locked now, 84 homes have 1 entry/exit. how will they get out with more density

Thank you for coming!

LA COUNTY PLANNING EST. 1923 100

Comment/Question: How do you resolve the current traffic in Ladera without removing our cars? many of us have kids and/or senior parents where we need to keep our transportation. We should not be penalized by telling us to drive less of cars we worked hard for.

Name: Tomita Glover Email: tomitaglover@gmail.com

PC-25

Comment for Holly Mitchell

Thank you for coming!

LA COUNTY PLANNING 100 EST. 1923

PC-26

Comment/Question: I understand the goal of the county, city & State are to decrease total car miles. Please understand this statement if I did not have a car it would have taken me over 1-1.5 hours to get here because there is no connecting bus for me to have gotten to this meeting.

Name: Leverne Bowles Email: lbowles@mednet.ucla.edu

Manchester/Sepulveda — to Knox Presb Church. It would have cost me about 4 to 5 dollars to get here & go home Not feasible.

Thank you for coming!

LA COUNTY PLANNING 100 EST. 1923

PC-27

Comment/Question: If your goal is to increase housing — why don't you focus on the oil fields. We don't want the oil fields (due to health concerns and country wants to get away from oil & move towards solar)

Name: Lisa Email: Lisa.Sims12@yahoo.com

Thank you for coming!

LA COUNTY PLANNING EST 1923 100

Comment/Question: THIS IS A RACIST PROPOSAL WITH SEVERE CLIMATE CHANGE CONSEQUENCES WHAT CAN WE DO TO STOP IT?

Name: DIANA ZIMMERMAN Email: dianaz.imm426@gmail.com

PC-28

Thank you for coming!

LA COUNTY PLANNING EST 1923 100

Comment/Question: I Am Not Supportive of ANY plan to modify current zoning... The Need for Redevelopment, property to be enhanced does Not Require zoning change. Concerns increased population, traffic, crime, homelessness, Impacts on public safety, hometown Nature---

Name: Darcy / Osby Email: dozbe@aol.com

over →

Comments made by Planning Team that States No coordination between City AND County Appears INAccurate. How can municipalities that share common boundries Not be coordinated? what studies conducted Regarding impacts to public safety, Impacts ON infrastructure - hospitals, schools, Parks, public works??? Fundamentally, if the majority of citizens do Not want/support change; why move forward with the process?

PC-29

E

Thank you for coming!

LA COUNTY PLANNING 100 EST. 1923

Comment/Question: You state that ~~The~~ WAAP rezoning plan does not plan to develop in our community. However, you are providing the pathway for developers to do exactly that. The traffic impact on the community both due to traffic on Slauson & La Cienga is a MAJOR problem. It already takes us 15 mins to travel 1 mile down Slauson during peak traffic hours. The mixed use Re-zoning would cause greater traffic issues. As well the lack of resources

Name: Darlene Jones Email: 4njgirl@gmail.com

from Retail would be significantly impacted. We don't want this Re-zoning! But, the most disappointing & frustrating part is the lack of transparency and honesty in reaching out & communicating with our community. We have never recived any direct mailer to our home, nor an email or phone message from you. You state you started Summer 2023 but we didn't receive anything from you. So, your lack of transparency & inadequate communication makes it difficult to trust your intentions, plans & efforts.

PC-30

Thank you for coming!

LA COUNTY PLANNING EST. 1923 100

Comment/Question: We have plenty of park and trails why do they need to add more. No new Fast Food. Add more people will Cram this Neighbor more noose, polution Park will not be good

God is Looking and someone will answer all money is not good money I am going to pray on the greedy hands

Name: _____ Email: _____

How will the emergeny Vehical get to Someone Sick they have a hard time now

More noise Noise and more Noise

Thank you for coming!

LA COUNTY PLANNING EST. 1923 100

Comment/Question: Six weeks ago, I walked from my house on Bedford towards Slauson. When I approached Slauson, an ambulance was coming fast from Corning towards Slauson w/ siren blasting - As I walked on Slauson towards the Home Depot, it took the ambulance 6 minutes to clear the traffic light and turn onto La Cienega. It was stuck on La Cienega for God knows how long. THE TRAFFIC ISN'T has more than tripled since the building of the high rises on La Cienega & the Cumulus District. Even emergency services are impacted as the case of the ambulance illustrates - How do you expect to mitigate this situation when traffic grows 10X with your new proposals - ??

Name: Dagnea Teshome Email: 4RuleOfLaw@gmail.com

PC-32

E

Thank you for coming!

LA COUNTY PLANNING 100 EST. 1923

Comment/Question: What specifically are the goals & policies to protect characteristics of neighboring single family areas? (ie Ladera, View Park, Windsor Hills)

The analysis on traffic impacts is based on what could happen over years not what locals →

PC-33

Name: Jada Dinomes Email: bbrandnew@gmail.com

are experiencing now. Traffic is a nightmare add'l housing will only exaserbate this. Especially in the areas of Ladera Shopping center, Slauson, La Brea etc...

H

Thank you for coming!

LA COUNTY PLANNING 100 EST. 1923

Comment/Question: I don't understand how or why the proposed plans includes adding over 6,000 new units basically within a 1 mile radius around Slauson. This is inhumane & will negatively impact mobility, health & wellbeing & cause environmental damage

PC-34

Name: Susan Bradshaw Email: bradshaw susan ho gmail.com

Thank you for coming!

Comment/Question: Although Julie Yom insists that residents have had a year to respond to the WSAP, Ladera Heights residents only learned about it recently. Plans for higher density do not take into account the current traffic jams around Ladera Center and lack of public transportation. The Center is crucial to our lives.

Name: Naomi Zahavi Email: naomizahavi@gmail.com

Thank you for coming!

LA COUNTY PLANNING 100 EST. 1923

Comment/Question: We dont want development of the Ladera Center just like West Chester! Leave the Center alone. It affords shopping & services Density, environmental impact safety .. Develop 99 & Store & Marshalls Area!

Name: JAN A DAVIS Email: jdavis@superbtechinc.com

PC-36

Appendix E. Form Letter Comments

Number Reference	Commenting Person/Agency	Date of Comment
Form Letter		
F1	Received from 110 individuals.	Various
F2	Received from 8 individuals.	Various
F3	Received from 302 individuals.	Various
F4	Received from 162 individuals.	Various

Appendix

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Form Letter #1

Appendix

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From:	ADIR ABERGEL
To:	Westside Area Plan
Cc:	Miriam Thompson
Subject:	Opposition to Upzoning in Ladera Heights-View Park-Windsor Hills-View Heights
Date:	Thursday, June 20, 2024 3:29:26 PM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS ENTIRE EMAIL TO PUBLIC RECORD:

I support fair and equitable housing, I strongly oppose the recently released draft Westside Area Plan for Ladera Heights, View Park-Windsor Hills-View Heights, Franklin Canyon, West LA Sawtelle VA, West Fox Hills, Marina del Rey, and Gilmore Island. The current plan proposes that Ladera Heights and View Park-Windsor Hills-View Heights disproportionately bear the entire burden of up-zoning. I hear-by request that the LA County planning department work with the Ladera Heights Civic Association and the United Homeowners Association to create a zoning plan that is fair to the entire Westside community.

As the Ladera Heights Civic Association and the United Homeowners Association (representing Ladera Heights, Windsor Hills, View Park and View Heights) are preparing detailed objections to the Westside Area Plan, it is clear that the proposed plan would subject these communities to unsustainable levels of traffic, noise and congestion, and would displace parking into these residential neighborhoods. This plan would also devastate two of the few truly ethnically and socioeconomically diverse neighborhoods in Los Angeles.

The current plan must be revised to remove this inequitable and inappropriate community up-zoning.

Regards,

Resident in Ladera Heights

From:	Adrienne Walden
To:	Westside Area Plan
Cc:	Miriam Thompson; Adrienne J Walden
Subject:	Opposition to Upzoning in Ladera Heights-View Park-Windsor Hills-View Heights
Date:	Wednesday, June 19, 2024 4:30:20 PM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS ENTIRE EMAIL TO PUBLIC RECORD:

I support fair and equitable housing, I strongly oppose the recently released draft Westside Area Plan for Ladera Heights, View Park-Windsor Hills-View Heights, Franklin Canyon, West LA Sawtelle VA, West Fox Hills, Marina del Rey, and Gilmore Island. The current plan proposes that Ladera Heights and View Park-Windsor Hills-View Heights disproportionately bear the entire burden of upzoning. I hearby request that the LA County planning department work with the Ladera Heights Civic Association and the United Homeowners Association to create a zoning plan that is fair to the entire Westside community.

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The current plan must be revised to remove this inequitable and inappropriate community upzoning.

Regards,

Resident in Ladera Heights
Adrienne Walden

From:	G A de la Garza
To:	Westside Area Plan
Cc:	Miriam Thompson
Subject:	Opposition to Upzoning in Ladera Heights-View Park-Windsor Hills-View Heights
Date:	Thursday, June 20, 2024 6:17:52 PM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS ENTIRE EMAIL TO PUBLIC RECORD:

I support fair and equitable housing, I strongly oppose the recently released draft Westside Area Plan for Ladera Heights, View Park-Windsor Hills-View Heights, Franklin Canyon, West LA Sawtelle VA, West Fox Hills, Marina del Rey, and Gilmore Island. The current plan proposes that Ladera Heights and View Park-Windsor Hills-View Heights disproportionately bear the entire burden of upzoning. I hearby request that the LA County planning department work with the Ladera Heights Civic Association and the United Homeowners Association to create a zoning plan that is fair to the entire Westside community.

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The current plan must be revised to remove this inequitable and inappropriate community upzoning.

Regards,
G Alexis de la Garza
Resident in Ladera Heights

Sent from my iPhone

From:	Amber Rainey
To:	Westside Area Plan
Cc:	Miriam Thompson
Subject:	Opposition to Upzoning in Ladera Heights-View Park-Windsor Hills-View Heights
Date:	Thursday, June 27, 2024 3:55:27 PM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS ENTIRE EMAIL TO PUBLIC RECORD:

I support fair and equitable housing, I strongly oppose the recently released draft Westside Area Plan for Ladera Heights, View Park-Windsor Hills-View Heights, Franklin Canyon, West LA Sawtelle VA, West Fox Hills, Marina del Rey, and Gilmore Island. The current plan proposes that Ladera Heights and View Park-Windsor Hills-View Heights disproportionately bear the entire burden of upzoning. I hearby request that the LA County planning department work with the Ladera Heights Civic Association and the United Homeowners Association to create a zoning plan that is fair to the entire Westside community.

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The current plan must be revised to remove this inequitable and inappropriate community upzoning.

Regards,

Resident in Ladera Heights

Amber

Amber Perry Rainey
Never Stop Learning

Sent from my iPhone

From: Amy A. Ulloa
To: Westside Area Plan; Miriam Thompson
Subject: Opposition to Upzoning in Ladera Heights-View Park-Windsor Hills-View Heights
Date: Tuesday, June 25, 2024 10:56:36 PM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS ENTIRE EMAIL TO PUBLIC RECORD:

I support fair and equitable housing, I strongly oppose the recently released draft Westside Area Plan for Ladera Heights, View Park-Windsor Hills-View Heights, Franklin Canyon, West LA Sawtelle VA, West Fox Hills, Marina del Rey, and Gilmore Island. The current plan proposes that Ladera Heights and View Park-Windsor Hills-View Heights disproportionately bear the entire burden of upzoning. I hereby request that the LA County planning department work with the Ladera Heights Civic Association and the United Homeowners Association to create a zoning plan that is fair to the entire Westside community.

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The current plan must be revised to remove this inequitable and inappropriate community upzoning.

Regards,

Resident near Ladera Heights

This e-mail message, together with any attachments, is intended only for the use of the individual or entity to which it is addressed. It may contain information that is confidential and prohibited from disclosure. If you are not the intended recipient, you are herby notified that any dissemination or copying of this message or any other attachment is strictly prohibited. If you are receiving this e-mail in error, please notify the original sender at 310.695.8714 and destroy this e-mail along with any attachments. Thank you.

From:	Wynne14u
To:	Westside Area Plan
Cc:	Miriam Thompson
Subject:	Opposition to Upzoning in Ladera Heights-View Park-Windsor Hills-View Heights
Date:	Wednesday, June 19, 2024 7:54:30 PM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS ENTIRE EMAIL TO PUBLIC RECORD:

I support fair and equitable housing, I strongly oppose the recently released draft Westside Area Plan for Ladera Heights, View Park-Windsor Hills-View Heights, Franklin Canyon, West LA Sawtelle VA, West Fox Hills, Marina del Rey, and Gilmore Island. The current plan proposes that Ladera Heights and View Park-Windsor Hills-View Heights disproportionately bear the entire burden of upzoning. I hearby request that the LA County planning department work with the Ladera Heights Civic Association and the United Homeowners Association to create a zoning plan that is fair to the entire Westside community.

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The current plan must be revised to remove this inequitable and inappropriate community upzoning.

Regards,

Resident in Ladera Heights

~Ana Wynne
Live, Love, Laugh, Learn!

Sent from my iPhone

From:	Angel Perez
To:	Westside Area Plan
Cc:	Miriam Thompson
Subject:	Opposition to Upzoning in Ladera Heights-View Park-Windsor Hills-View Heights
Date:	Tuesday, July 2, 2024 1:36:18 PM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS ENTIRE EMAIL TO PUBLIC RECORD:

I support fair and equitable housing, I strongly oppose the recently released draft Westside Area Plan for Ladera Heights, View Park-Windsor Hills-View Heights, Franklin Canyon, West LA Sawtelle VA, West Fox Hills, Marina del Rey, and Gilmore Island. The current plan proposes that Ladera Heights and View Park-Windsor Hills-View Heights disproportionately bear the entire burden of upzoning. I hearby request that the LA County planning department work with the Ladera Heights Civic Association and the United Homeowners Association to create a zoning plan that is fair to the entire Westside community.

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The current plan must be revised to remove this inequitable and inappropriate community upzoning.

Regards,

Resident in Ladera Heights

Angel M Franco

From:	Anne Sutton
To:	Westside Area Plan
Cc:	Miriam Thompson
Subject:	Opposition to Upzoning in Ladera Heights-View Park-Windsor Hills-View Heights
Date:	Thursday, June 20, 2024 5:31:35 AM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS ENTIRE EMAIL TO PUBLIC RECORD:

I support fair and equitable housing, I strongly oppose the recently released draft Westside Area Plan for Ladera Heights, View Park-Windsor Hills-View Heights, Franklin Canyon, West LA Sawtelle VA, West Fox Hills, Marina del Rey, and Gilmore Island. The current plan proposes that Ladera Heights and View Park-Windsor Hills-View Heights disproportionately bear the entire burden of upzoning. I hearby request that the LA County planning department work with the Ladera Heights Civic Association and the United Homeowners Association to create a zoning plan that is fair to the entire Westside community.

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The current plan must be revised to remove this inequitable and inappropriate community upzoning.

Regards,

Resident in Ladera Heights

From:	anton cropper
To:	Westside Area Plan
Cc:	Miriam Thompson
Subject:	Opposition to Upzoning in Ladera Heights-View Park-Windsor Hills-View Heights
Date:	Thursday, June 20, 2024 4:47:56 PM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS ENTIRE EMAIL TO PUBLIC RECORD:

I support fair and equitable housing, I strongly oppose the recently released draft Westside Area Plan for Ladera Heights, View Park-Windsor Hills-View Heights, Franklin Canyon, West LA Sawtelle VA, West Fox Hills, Marina del Rey, and Gilmore Island. The current plan proposes that Ladera Heights and View Park-Windsor Hills-View Heights disproportionately bear the entire burden of upzoning. I hearby request that the LA County planning department work with the Ladera Heights Civic Association and the United Homeowners Association to create a zoning plan that is fair to the entire Westside community.

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The current plan must be revised to remove this inequitable and inappropriate community upzoning.

Regards,
Anton Cropper

Resident in Ladera Heights

From:	Ava Cropper
To:	Westside Area Plan
Cc:	Miriam Thompson
Subject:	Opposition to Upzoning in Ladera Heights-View Park-Windsor Hills-View Heights
Date:	Thursday, June 20, 2024 5:13:51 PM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS ENTIRE EMAIL TO PUBLIC RECORD:

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The current plan must be revised to remove this inequitable and inappropriate community upzoning.

Regards,

Ava Cropper

Resident in Ladera Heights

Sent from my iPhone

From:	Bemnet Kibreab
To:	Westside Area Plan
Cc:	Miriam Thompson
Subject:	Opposition to Upzoning in Ladera Heights-View Park-Windsor Hills-View Heights
Date:	Sunday, August 11, 2024 9:27:51 AM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS ENTIRE EMAIL TO PUBLIC RECORD:

I support fair and equitable housing, I strongly oppose the recently released draft Westside Area Plan for Ladera Heights, View Park-Windsor Hills-View Heights, Franklin Canyon, West LA Sawtelle VA, West Fox Hills, Marina del Rey, and Gilmore Island. The current plan proposes that Ladera Heights and View Park-Windsor Hills-View Heights disproportionately bear the entire burden of upzoning. I hearby request that the LA County planning department work with the Ladera Heights Civic Association and the United Homeowners Association to create a zoning plan that is fair to the entire Westside community.

As the Ladera Heights Civic Association and the United Homeowners Association (representing Ladera Heights, Windsor Hills, View Park and View Heights) are preparing detailed objections to the Westside Area Plan, it is clear that the proposed plan would subject these communities to unsustainable levels of traffic, noise and congestion, and would displace parking into these residential neighborhoods. This plan would also devastate two of the few truly ethnically and socioeconomically diverse neighborhoods in Los Angeles.

The current plan must be revised to remove this inequitable and inappropriate community upzoning.

Regards,

Resident in Ladera Heights

Sent from my iPhone

From:	Brandon & Katrina Barr
To:	Westside Area Plan
Cc:	Miriam Thompson
Subject:	Opposition to Upzoning in Ladera Heights-View Park-Windsor Hills-View Heights
Date:	Tuesday, June 25, 2024 8:26:18 PM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS ENTIRE EMAIL TO PUBLIC RECORD:

I support fair and equitable housing, I strongly oppose the recently released draft Westside Area Plan for Ladera Heights, View Park-Windsor Hills-View Heights, Franklin Canyon, West LA Sawtelle VA, West Fox Hills, Marina del Rey, and Gilmore Island. The current plan proposes that Ladera Heights and View Park-Windsor Hills-View Heights disproportionately bear the entire burden of upzoning. I hearby request that the LA County planning department work with the Ladera Heights Civic Association and the United Homeowners Association to create a zoning plan that is fair to the entire Westside community.

As the Ladera Heights Civic Association and the United Homeowners Association (representing Ladera Heights, Windsor Hills, View Park and View Heights) are preparing detailed objections to the Westside Area Plan, it is clear that the proposed plan would subject these communities to unsustainable levels of traffic, noise and congestion, and would displace parking into these residential neighborhoods. This plan would also devastate two of the few truly ethnically and socioeconomically diverse neighborhoods in Los Angeles.

The current plan must be revised to remove this inequitable and inappropriate community upzoning.

Regards,

Resident in Ladera Heights

From:	Brian Hale
To:	Westside Area Plan
Cc:	Miriam Thompson
Subject:	Opposition to Upzoning in Ladera Heights-View Park-Windsor Hills-View Heights
Date:	Monday, June 24, 2024 5:59:31 PM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS ENTIRE EMAIL TO THE PUBLIC RECORD:

I support fair and equitable housing, I strongly oppose the recently released draft Westside Area Plan for Ladera Heights, View Park-Windsor Hills-View Heights, Franklin Canyon, West LA Sawtelle VA, West Fox Hills, Marina del Rey, and Gilmore Island. The current plan proposes that Ladera Heights and View Park-Windsor Hills-View Heights disproportionately bear the entire burden of upzoning. I hearby request that the LA County planning department work with the Ladera Heights Civic Association and the United Homeowners Association to create a zoning plan that is fair to the entire Westside community.

As the Ladera Heights Civic Association and the United Homeowners Association (representing Ladera Heights, Windsor Hills, View Park and View Heights) are preparing detailed objections to the Westside Area Plan, it is clear that the proposed plan would subject these communities to unsustainable levels of traffic, noise and congestion, and would displace parking into these residential neighborhoods. This plan would also devastate two of the few truly ethnically and socioeconomically diverse neighborhoods in Los Angeles.

The current plan **must** be revised to remove this inequitable and inappropriate upzoning plan for this community.

Sincerely,

Brian Hale
Resident of Ladera Heights

From:	BCM
To:	Westside Area Plan
Cc:	Miriam Thompson
Subject:	Opposition to Upzoning in Ladera Heights-View Park-Windsor Hills-View Heights
Date:	Wednesday, June 19, 2024 5:28:40 PM

CAUTION: External Email. Proceed Responsibly.

I support fair and equitable housing, I strongly oppose the recently released draft Westside Area Plan for Ladera Heights, View Park-Windsor Hills-View Heights, Franklin Canyon, West LA Sawtelle VA, West Fox Hills, Marina del Rey, and Gilmore Island. The current plan proposes that Ladera Heights and View Park-Windsor Hills-View Heights disproportionately bear the entire burden of upzoning. I hearby request that the LA County planning department work with the Ladera Heights Civic Association and the United Homeowners Association to create a zoning plan that is fair to the entire Westside community.

As the Ladera Heights Civic Association and the United Homeowners Association (representing Ladera Heights, Windsor Hills, View Park and View Heights) are preparing detailed objections to the Westside Area Plan, it is clear that the proposed plan would subject these communities to unsustainable levels of traffic, noise and congestion, and would displace parking into these residential neighborhoods. This plan would also devastate two of the few truly ethnically and socioeconomically diverse neighborhoods in Los Angeles.

The current plan must be revised to remove this inequitable and inappropriate community upzoning.

Regards,

Resident in Ladera Heights

Brittany McNeary

From:	Bruce G.
To:	Westside Area Plan
Subject:	Opposition to Upzoning in Ladera Heights-View Park-Windsor Hills-View Heights
Date:	Monday, August 12, 2024 10:59:25 AM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS ENTIRE EMAIL TO PUBLIC RECORD:

I support fair and equitable housing, I strongly oppose the recently released draft Westside Area Plan for Ladera Heights, View Park-Windsor Hills-View Heights, Franklin Canyon, West LA Sawtelle VA, West Fox Hills, Marina del Rey, and Gilmore Island. The current plan proposes that Ladera Heights and View Park-Windsor Hills-View Heights disproportionately bear the entire burden of upzoning. I hearby request that the LA County planning department work with the Ladera Heights Civic Association and the United Homeowners Association to create a zoning plan that is fair to the entire Westside community.

As the Ladera Heights Civic Association and the United Homeowners Association (representing Ladera Heights, Windsor Hills, View Park and View Heights) are preparing detailed objections to the Westside Area Plan, it is clear that the proposed plan would subject these communities to unsustainable levels of traffic, noise and congestion, and would displace parking into these residential neighborhoods. This plan would also devastate two of the few truly ethnically and socioeconomically diverse neighborhoods in Los Angeles.

The current plan must be revised to remove this inequitable and inappropriate community upzoning.

Regards,

Resident in Ladera Heights

From:	bruce
To:	Westside Area Plan
Subject:	Opposition to Upzoning in Ladera Heights-View Park-Windsor Hills-View Heights
Date:	Monday, August 12, 2024 10:58:03 AM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS ENTIRE EMAIL TO PUBLIC RECORD:

I support fair and equitable housing, I strongly oppose the recently released draft Westside Area Plan for Ladera Heights, View Park-Windsor Hills-View Heights, Franklin Canyon, West LA Sawtelle VA, West Fox Hills, Marina del Rey, and Gilmore Island. The current plan proposes that Ladera Heights and View Park-Windsor Hills-View Heights disproportionately bear the entire burden of upzoning. I hearby request that the LA County planning department work with the Ladera Heights Civic Association and the United Homeowners Association to create a zoning plan that is fair to the entire Westside community.

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The current plan must be revised to remove this inequitable and inappropriate community upzoning.

Regards,

Resident in Ladera Heights

From:	Bruce Gale
To:	Westside Area Plan
Cc:	Miriam Thompson
Subject:	Opposition to Upzoning in Ladera Heights-View Park-Windsor Hills-View Heights
Date:	Friday, June 21, 2024 1:27:48 PM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS ENTIRE EMAIL TO PUBLIC RECORD:

I support fair and equitable housing, I strongly oppose the recently released draft Westside Area Plan for Ladera Heights, View Park-Windsor Hills-View Heights, Franklin Canyon, West LA Sawtelle VA, West Fox Hills, Marina del Rey, and Gilmore Island. The current plan proposes that Ladera Heights and View Park-Windsor Hills-View Heights disproportionately bear the entire burden of upzoning. I hearby request that the LA County planning department work with the Ladera Heights Civic Association and the United Homeowners Association to create a zoning plan that is fair to the entire Westside community.

As the Ladera Heights Civic Association and the United Homeowners Association (representing Ladera Heights, Windsor Hills, View Park and View Heights) are preparing detailed objections to the Westside Area Plan, it is clear that the proposed plan would subject these communities to unsustainable levels of traffic, noise and congestion, and would displace parking into these residential neighborhoods. This plan would also devastate two of the few truly ethnically and socioeconomically diverse neighborhoods in Los Angeles.

The current plan must be revised to remove this inequitable and inappropriate community upzoning.

Regards,

Resident in Ladera Heights

From:	Carla Waffer
To:	Westside Area Plan
Cc:	Miriam Thompson
Subject:	Opposition to Upzoning in Ladera Heights-View Park-Windsor Hills-View Heights
Date:	Sunday, July 7, 2024 5:21:14 PM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS ENTIRE EMAIL TO PUBLIC RECORD:

I support fair and equitable housing, I strongly oppose the recently released draft Westside Area Plan for Ladera Heights, View Park-Windsor Hills-View Heights, Franklin Canyon, West LA Sawtelle VA, West Fox Hills, Marina del Rey, and Gilmore Island. The current plan proposes that Ladera Heights and View Park-Windsor Hills-View Heights disproportionately bear the entire burden of upzoning. I hearby request that the LA County planning department work with the Ladera Heights Civic Association and the United Homeowners Association to create a zoning plan that is fair to the entire Westside community.

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The current plan must be revised to remove this inequitable and inappropriate community upzoning.

Regards,

Carla Debban-Waffer
Daws Waffer
40+ Year Residents in Ladera Heights

From:	Carol Shelby
To:	Westside Area Plan
Cc:	Miriam Thompson
Subject:	Opposition to Upzoning in Ladera Heights-View Park-Windsor Hills-View Heights
Date:	Friday, June 21, 2024 2:31:43 PM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS ENTIRE EMAIL TO PUBLIC RECORD:

I support fair and equitable housing, I strongly oppose the recently released draft Westside Area Plan for Ladera Heights, View Park-Windsor Hills-View Heights, Franklin Canyon, West LA Sawtelle VA, West Fox Hills, Marina del Rey, and Gilmore Island. The current plan proposes that Ladera Heights and View Park-Windsor Hills-View Heights disproportionately bear the entire burden of upzoning. I hearby request that the LA County planning department work with the Ladera Heights Civic Association and the United Homeowners Association to create a zoning plan that is fair to the entire Westside community.

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The current plan must be revised to remove this inequitable and inappropriate community upzoning.

Regards,

Resident in Ladera Heights

Sent from my iPad

From: Charles Brown
To: Westside Area Plan
Cc: Miriam Thompson
Subject: Opposition to Upzoning in Ladera Heights-View Park-Windsor Hills-View Heights
Date: Wednesday, June 19, 2024 1:51:14 PM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS ENTIRE EMAIL TO PUBLIC RECORD:

I support fair and equitable housing, I strongly oppose the recently released draft Westside Area Plan for Ladera Heights, View Park-Windsor Hills-View Heights, Franklin Canyon, West LA Sawtelle VA, West Fox Hills, Marina del Rey, and Gilmore Island. The current plan proposes that Ladera Heights and View Park-Windsor Hills-View Heights disproportionately bear the entire burden of upzoning. I hearby request that the LA County planning department work with the Ladera Heights Civic Association and the United Homeowners Association to create a zoning plan that is fair to the entire Westside community.

As the Ladera Heights Civic Association and the United Homeowners Association (representing Ladera Heights, Windsor Hills, View Park and View Heights) are preparing detailed objections to the Westside Area Plan, it is clear that the proposed plan would subject these communities to unsustainable levels of traffic, noise and congestion, and would displace parking into these residential neighborhoods. This plan would also devastate two of the few truly ethnically and socioeconomically diverse neighborhoods in Los Angeles.

The current plan must be revised to remove this inequitable and inappropriate community upzoning.

Regards,

Resident in Ladera Heights

Charles Brown
6111 s. Garth Ave.
Los Angeles. Ca.90056
(310) 849-3331

From:	Chelsea Jones
To:	Westside Area Plan
Cc:	Miriam Thompson
Subject:	Opposition to Upzoning in Ladera Heights-View Park-Windsor Hills-View Heights
Date:	Wednesday, June 26, 2024 10:56:24 PM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS ENTIRE EMAIL TO PUBLIC RECORD:

I support fair and equitable housing, I strongly oppose the recently released draft Westside Area Plan for Ladera Heights, View Park-Windsor Hills-View Heights, Franklin Canyon, West LA Sawtelle VA, West Fox Hills, Marina del Rey, and Gilmore Island. The current plan proposes that Ladera Heights and View Park-Windsor Hills-View Heights disproportionately bear the entire burden of upzoning. I hearby request that the LA County planning department work with the Ladera Heights Civic Association and the United Homeowners Association to create a zoning plan that is fair to the entire Westside community.

As the Ladera Heights Civic Association and the United Homeowners Association (representing Ladera Heights, Windsor Hills, View Park and View Heights) are preparing detailed objections to the Westside Area Plan, it is clear that the proposed plan would subject these communities to unsustainable levels of traffic, noise and congestion, and would displace parking into these residential neighborhoods. This plan would also devastate two of the few truly ethnically and socioeconomically diverse neighborhoods in Los Angeles.

The current plan must be revised to remove this inequitable and inappropriate community upzoning.

Regards,

Resident in Ladera Heights

Sent from my iPhone

From:	binghamcheryl
To:	Westside Area Plan
Cc:	Miriam Thompson
Subject:	Opposition to Upzoning in Ladera Heights-View Park-Windsor Hills-View Heights
Date:	Friday, June 21, 2024 10:55:21 AM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS ENTIRE EMAIL TO PUBLIC RECORD:

I support fair and equitable housing, I strongly oppose the recently released draft Westside Area Plan for Ladera Heights, View Park-Windsor Hills-View Heights, Franklin Canyon, West LA Sawtelle VA, West Fox Hills, Marina del Rey, and Gilmore Island. The current plan proposes that Ladera Heights and View Park-Windsor Hills-View Heights disproportionately bear the entire burden of upzoning. I hearby request that the LA County planning department work with the Ladera Heights Civic Association and the United Homeowners Association to create a zoning plan that is fair to the entire Westside community.

As the Ladera Heights Civic Association and the United Homeowners Association (representing Ladera Heights, Windsor Hills, View Park and View Heights) are preparing detailed objections to the Westside Area Plan, it is clear that the proposed plan would subject these communities to unsustainable levels of traffic, noise and congestion, and would displace parking into these residential neighborhoods. This plan would also devastate two of the few truly ethnically and socioeconomically diverse neighborhoods in Los Angeles.

The current plan must be revised to remove this inequitable and inappropriate community upzoning.

Regards,

Resident in Ladera Heights
Cheryl Bingham

Sent from my Verizon, Samsung Galaxy smartphone

From:	Christiana Santos
To:	Westside Area Plan
Cc:	Miriam Thompson
Subject:	Opposition to Upzoning in Ladera Heights-View Park-Windsor Hills-View Heights
Date:	Sunday, July 14, 2024 8:44:45 AM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS ENTIRE EMAIL TO PUBLIC RECORD:

I support fair and equitable housing, I strongly oppose the recently released draft Westside Area Plan for Ladera Heights, View Park-Windsor Hills-View Heights, Franklin Canyon, West LA Sawtelle VA, West Fox Hills, Marina del Rey, and Gilmore Island. The current plan proposes that Ladera Heights and View Park-Windsor Hills-View Heights disproportionately bear the entire burden of upzoning. I hearby request that the LA County planning department work with the Ladera Heights Civic Association and the United Homeowners Association to create a zoning plan that is fair to the entire Westside community.

As the Ladera Heights Civic Association and the United Homeowners Association (representing Ladera Heights, Windsor Hills, View Park and View Heights) are preparing detailed objections to the Westside Area Plan, it is clear that the proposed plan would subject these communities to unsustainable levels of traffic, noise and congestion, and would displace parking into these residential neighborhoods. This plan would also devastate two of the few truly ethnically and socioeconomically diverse neighborhoods in Los Angeles.

The current plan must be revised to remove this inequitable and inappropriate community upzoning.

Regards,
Chris Santos
Resident in Ladera Heights

From:	Christen Wynne
To:	Westside Area Plan
Cc:	Miriam Thompson
Subject:	Opposition to Upzoning in Ladera Heights-View Park-Windsor Hills-View Heights
Date:	Wednesday, June 19, 2024 7:54:17 PM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS ENTIRE EMAIL TO PUBLIC RECORD:

I support fair and equitable housing, I strongly oppose the recently released draft Westside Area Plan for Ladera Heights, View Park-Windsor Hills-View Heights, Franklin Canyon, West LA Sawtelle VA, West Fox Hills, Marina del Rey, and Gilmore Island. The current plan proposes that Ladera Heights and View Park-Windsor Hills-View Heights disproportionately bear the entire burden of upzoning. I hearby request that the LA County planning department work with the Ladera Heights Civic Association and the United Homeowners Association to create a zoning plan that is fair to the entire Westside community.

As the Ladera Heights Civic Association and the United Homeowners Association (representing Ladera Heights, Windsor Hills, View Park and View Heights) are preparing detailed objections to the Westside Area Plan, it is clear that the proposed plan would subject these communities to unsustainable levels of traffic, noise and congestion, and would displace parking into these residential neighborhoods. This plan would also devastate two of the few truly ethnically and socioeconomically diverse neighborhoods in Los Angeles.

The current plan must be revised to remove this inequitable and inappropriate community upzoning.

Regards,

Resident in Ladera Heights

Sent from my iPhone

From:	Christian Perez
To:	Westside Area Plan
Cc:	Miriam Thompson
Subject:	Opposition to Upzoning in Ladera Heights-View Park-Windsor Hills-View Heights
Date:	Sunday, June 30, 2024 9:13:50 PM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS ENTIRE EMAIL TO PUBLIC RECORD:

I support fair and equitable housing, I strongly oppose the recently released draft Westside Area Plan for Ladera Heights, View Park-Windsor Hills-View Heights, Franklin Canyon, West LA Sawtelle VA, West Fox Hills, Marina del Rey, and Gilmore Island. The current plan proposes that Ladera Heights and View Park-Windsor Hills-View Heights disproportionately bear the entire burden of upzoning. I hearby request that the LA County planning department work with the Ladera Heights Civic Association and the United Homeowners Association to create a zoning plan that is fair to the entire Westside community.

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The current plan must be revised to remove this inequitable and inappropriate community upzoning.

Regards,

Resident in Ladera Heights

Sent from my iPhone

From:	Christina McAlpin
To:	Westside Area Plan
Cc:	Miriam Thompson
Subject:	Opposition to Upzoning in Ladera Heights-View Park-Windsor Hills-View Heights
Date:	Wednesday, July 3, 2024 8:21:43 AM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS ENTIRE EMAIL TO PUBLIC RECORD:

I support fair and equitable housing, I strongly oppose the recently released draft Westside Area Plan for Ladera Heights, View Park-Windsor Hills-View Heights, Franklin Canyon, West LA Sawtelle VA, West Fox Hills, Marina del Rey, and Gilmore Island. The current plan proposes that Ladera Heights and View Park-Windsor Hills-View Heights disproportionately bear the entire burden of upzoning. I hearby request that the LA County planning department work with the Ladera Heights Civic Association and the United Homeowners Association to create a zoning plan that is fair to the entire Westside community.

As the Ladera Heights Civic Association and the United Homeowners Association (representing Ladera Heights, Windsor Hills, View Park and View Heights) are preparing detailed objections to the Westside Area Plan, it is clear that the proposed plan would subject these communities to unsustainable levels of traffic, noise and congestion, and would displace parking into these residential neighborhoods. This plan would also devastate two of the few truly ethnically and socioeconomically diverse neighborhoods in Los Angeles.

The current plan must be revised to remove this inequitable and inappropriate community upzoning.

Regards,

Resident in Ladera Heights

Sent from my iPhone
C McAlpin MD

From:	D
To:	Westside Area Plan
Subject:	Opposition to Upzoning in Ladera Heights-View Park-Windsor Hills-View Heights
Date:	Monday, August 12, 2024 10:56:46 AM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS ENTIRE EMAIL TO PUBLIC RECORD:

I support fair and equitable housing, I strongly oppose the recently released draft Westside Area Plan for Ladera Heights, View Park-Windsor Hills-View Heights, Franklin Canyon, West LA Sawtelle VA, West Fox Hills, Marina del Rey, and Gilmore Island. The current plan proposes that Ladera Heights and View Park-Windsor Hills-View Heights disproportionately bear the entire burden of upzoning. I hearby request that the LA County planning department work with the Ladera Heights Civic Association and the United Homeowners Association to create a zoning plan that is fair to the entire Westside community.

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The current plan must be revised to remove this inequitable and inappropriate community upzoning.

Regards,

Resident in Ladera Heights

From:	Daniel A
To:	Westside Area Plan
Cc:	Miriam Thompson
Subject:	Opposition to Upzoning in Ladera Heights-View Park-Windsor Hills-View Heights
Date:	Tuesday, June 18, 2024 12:07:45 PM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS ENTIRE EMAIL TO PUBLIC RECORD:

I support fair and equitable housing, I strongly oppose the recently released draft Westside Area Plan for Ladera Heights, View Park-Windsor Hills-View Heights, Franklin Canyon, West LA Sawtelle VA, West Fox Hills, Marina del Rey, and Gilmore Island. The current plan proposes that Ladera Heights and View Park-Windsor Hills-View Heights disproportionately bear the entire burden of upzoning. I hearby request that the LA County planning department work with the Ladera Heights Civic Association and the United Homeowners Association to create a zoning plan that is fair to the entire Westside community.

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The current plan must be revised to remove this inequitable and inappropriate community upzoning.

Regards,

Resident in Ladera Heights

From: Kaczorowski, Daniela
To: Westside Area Plan
Cc: Miriam Thompson
Subject: Opposition to Upzoning in Ladera Heights-View Park-Windsor Hills-View Heights
Date: Monday, August 5, 2024 9:19:55 AM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS ENTIRE EMAIL TO PUBLIC RECORD:

I support fair and equitable housing, I strongly oppose the recently released draft Westside Area Plan for Ladera Heights, View Park-Windsor Hills-View Heights, Franklin Canyon, West LA Sawtelle VA, West Fox Hills, Marina del Rey, and Gilmore Island. The current plan proposes that Ladera Heights and View Park-Windsor Hills-View Heights disproportionately bear the entire burden of upzoning. I hearby request that the LA County planning department work with the Ladera Heights Civic Association and the United Homeowners Association to create a zoning plan that is fair to the entire Westside community.

As the Ladera Heights Civic Association and the United Homeowners Association (representing Ladera Heights, Windsor Hills, View Park and View Heights) are preparing detailed objections to the Westside Area Plan, it is clear that the proposed plan would subject these communities to unsustainable levels of traffic, noise and congestion, and would displace parking into these residential neighborhoods. This plan would also devastate two of the few truly ethnically and socioeconomically diverse neighborhoods in Los Angeles.

The current plan must be revised to remove this inequitable and inappropriate community upzoning.

Regards,

Resident in Ladera Heights

This email message is for the sole use of the intended recipient(s) and may contain confidential and privileged information. Any unauthorized review, use, disclosure or distribution is prohibited. If you are not the intended recipient, please contact the sender by reply email and destroy all copies of the original message. If you are the intended recipient, please be advised that the content of this message is subject to access, review and disclosure by the sender's Email System Administrator.

From: darlenefountaine@gmail.com
Date: Sunday, August 11, 2024 5:05:14 PM
Attachments: PastedGraphic-1.png

PLEASE ADD THIS ENTIRE EMAIL TO PUBLIC RECORD:

I support fair and equitable housing, I strongly oppose the recently released draft Westside Area Plan for Ladera Heights, View Park-Windsor Hills-View Heights, Franklin Canyon, West LA Sawtelle VA, West Fox Hills, Marina del Rey, and Gilmore Island. The current plan proposes that Ladera Heights and View Park-Windsor Hills-View Heights disproportionately bear the entire burden of upzoning. I hearby request that the LA County planning department work with the Ladera Heights Civic Association and the United Homeowners Association to create a zoning plan that is fair to the entire Westside community.

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The current plan must be revised to remove this inequitable and inappropriate community upzoning.

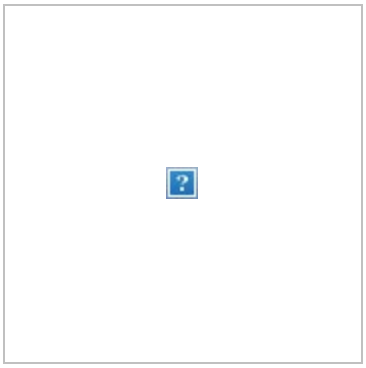
Regards,

Resident in Ladera Heights

****

Darlene Fountaine (she/her)
ICF Professional Certified Coach
www.yourgotocoaches.com
(310) 497-8831

Schedule a conversation here.



From:	DENISE WEST
To:	Westside Area Plan
Cc:	Miriam Thompson
Subject:	Opposition to Upzoning in Ladera Heights-View Park-Windsor Hills-View Heights
Date:	Friday, July 5, 2024 12:50:55 PM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS ENTIRE EMAIL TO PUBLIC RECORD:

I support fair and equitable housing, I strongly oppose the recently released draft Westside Area Plan for Ladera Heights, View Park-Windsor Hills-View Heights, Franklin Canyon, West LA Sawtelle VA, West Fox Hills, Marina del Rey, and Gilmore Island. The current plan proposes that Ladera Heights and View Park-Windsor Hills-View Heights disproportionately bear the entire burden of upzoning. I hearby request that the LA County planning department work with the Ladera Heights Civic Association and the United Homeowners Association to create a zoning plan that is fair to the entire Westside community.

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The current plan must be revised to remove this inequitable and inappropriate community upzoning.

Regards,

D. West, 15 year Resident in Ladera Heights

Sent from my iPhone

From:	Derrick Davis
To:	Westside Area Plan
Subject:	WASP Comments; PEIR Comments
Date:	Thursday, August 8, 2024 8:31:15 PM

CAUTION: External Email. Proceed Responsibly.

Dear LA County,

I support fair and equitable housing, I strongly oppose the recently released draft Westside Area Plan for Ladera Heights, View Park-Windsor Hills-View Heights, Franklin Canyon, West LA Sawtelle VA, West Fox Hills, Marina del Rey, and Gilmore Island. The current plan proposes that Ladera Heights and View Park-Windsor Hills-View Heights disproportionately bear the entire burden of upzoning. I hereby request that the LA County planning department work with the Ladera Heights Civic Association and the United Homeowners Association to create a zoning plan that is fair to the entire Westside community.

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The current plan must be revised to remove this inequitable and inappropriate community upzoning.

--
Regards,

Derrick A. Davis Jr.
J.D., Harvard Law School, 2015
B.A., Morehouse College, 2012
(917)-361-7944

From: Devon Dean
To: Westside Area Plan
Cc: Miriam Thompson
Subject: Opposition to Upzoning in Ladera Heights-View Park-Windsor Hills-View Heights
Date: Tuesday, June 18, 2024 7:47:26 PM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS ENTIRE EMAIL TO PUBLIC RECORD:

I support fair and equitable housing, I strongly oppose the recently released draft Westside Area Plan for Ladera Heights, View Park-Windsor Hills-View Heights, Franklin Canyon, West LA Sawtelle VA, West Fox Hills, Marina del Rey, and Gilmore Island. The current plan proposes that Ladera Heights and View Park-Windsor Hills-View Heights disproportionately bear the entire burden of upzoning. I hearby request that the LA County planning department work with the Ladera Heights Civic Association and the United Homeowners Association to create a zoning plan that is fair to the entire Westside community.

As the Ladera Heights Civic Association and the United Homeowners Association (representing Ladera Heights, Windsor Hills, View Park and View Heights) are preparing detailed objections to the Westside Area Plan, it is clear that the proposed plan would subject these communities to unsustainable levels of traffic, noise and congestion, and would displace parking into these residential neighborhoods. This plan would also devastate two of the few truly ethnically and socioeconomically diverse neighborhoods in Los Angeles.

The current plan must be revised to remove this inequitable and inappropriate community upzoning.

Regards,

Resident in Ladera Heights

From:	Dominique Cropper
To:	Westside Area Plan
Cc:	Miriam Thompson
Subject:	Opposition to Upzoning in Ladera Heights-View Park-Windsor Hills-View Heights
Date:	Thursday, June 20, 2024 4:52:24 PM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS ENTIRE EMAIL TO PUBLIC RECORD:

I support fair and equitable housing, I strongly oppose the recently released draft Westside Area Plan for Ladera Heights, View Park-Windsor Hills-View Heights, Franklin Canyon, West LA Sawtelle VA, West Fox Hills, Marina del Rey, and Gilmore Island. The current plan proposes that Ladera Heights and View Park-Windsor Hills-View Heights disproportionately bear the entire burden of upzoning. I hearby request that the LA County planning department work with the Ladera Heights Civic Association and the United Homeowners Association to create a zoning plan that is fair to the entire Westside community.

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The current plan must be revised to remove this inequitable and inappropriate community upzoning.

Regards,
Dominique Cropper

Resident in Ladera Heights

Sent from my iPhone

From:	Doris Ng
To:	Westside Area Plan
Cc:	Miriam Thompson
Subject:	Opposition to Upzoning in Ladera Heights-View Park-Windsor Hills-View Heights
Date:	Friday, June 28, 2024 8:57:41 AM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS ENTIRE EMAIL TO PUBLIC RECORD:

I support fair and equitable housing, I strongly oppose the recently released draft Westside Area Plan for Ladera Heights, View Park-Windsor Hills-View Heights, Franklin Canyon, West LA Sawtelle VA, West Fox Hills, Marina del Rey, and Gilmore Island. The current plan proposes that Ladera Heights and View Park-Windsor Hills-View Heights disproportionately bear the entire burden of upzoning. I hearby request that the LA County planning department work with the Ladera Heights Civic Association and the United Homeowners Association to create a zoning plan that is fair to the entire Westside community.

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The current plan must be revised to remove this inequitable and inappropriate community upzoning.

Regards,

Resident in Ladera Heights

Sent from my iPhone

From:	dpstamps11
To:	Westside Area Plan
Cc:	Miriam Thompson
Subject:	Opposition to Upzoning in Ladera Heights-View Park-Windsor Hills-View Heights
Date:	Wednesday, June 19, 2024 7:29:13 PM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS ENTIRE EMAIL TO PUBLIC RECORD:

I support fair and equitable housing, I strongly oppose the recently released draft Westside Area Plan for Ladera Heights, View Park-Windsor Hills-View Heights, Franklin Canyon, West LA Sawtelle VA, West Fox Hills, Marina del Rey, and Gilmore Island. The current plan proposes that Ladera Heights and View Park-Windsor Hills-View Heights disproportionately bear the entire burden of upzoning. I hearby request that the LA County planning department work with the Ladera Heights Civic Association and the United Homeowners Association to create a zoning plan that is fair to the entire Westside community.

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The current plan must be revised to remove this inequitable and inappropriate community upzoning.

Regards,

Resident in Ladera Heights

Sent from my Galaxy

From:	dpturner11
To:	Westside Area Plan
Cc:	Miriam Thompson
Subject:	Opposition to Upzoning in Ladera Heights-View Park-Windsor Hills-View Heights
Date:	Wednesday, June 19, 2024 7:31:06 PM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS ENTIRE EMAIL TO PUBLIC RECORD:

I support fair and equitable housing, I strongly oppose the recently released draft Westside Area Plan for Ladera Heights, View Park-Windsor Hills-View Heights, Franklin Canyon, West LA Sawtelle VA, West Fox Hills, Marina del Rey, and Gilmore Island. The current plan proposes that Ladera Heights and View Park-Windsor Hills-View Heights disproportionately bear the entire burden of upzoning. I hearby request that the LA County planning department work with the Ladera Heights Civic Association and the United Homeowners Association to create a zoning plan that is fair to the entire Westside community.

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The current plan must be revised to remove this inequitable and inappropriate community upzoning.

Regards,

Resident in Ladera Heights

Sent from my Galaxy

From:	Elba
To:	Westside Area Plan
Cc:	Miriam Thompson
Subject:	Opposition to Upzoning in Ladera Heights-View Park-Windsor Hills-View Heights
Date:	Tuesday, June 25, 2024 6:56:11 PM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS ENTIRE EMAIL TO PUBLIC RECORD:

I support fair and equitable housing, I strongly oppose the recently released draft Westside Area Plan for Ladera Heights, View Park-Windsor Hills-View Heights, Franklin Canyon, West LA Sawtelle VA, West Fox Hills, Marina del Rey, and Gilmore Island. The current plan proposes that Ladera Heights and View Park-Windsor Hills-View Heights disproportionately bear the entire burden of upzoning. I hearby request that the LA County planning department work with the Ladera Heights Civic Association and the United Homeowners Association to create a zoning plan that is fair to the entire Westside community.

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The current plan must be revised to remove this inequitable and inappropriate community upzoning.

Regards,

Resident in Ladera Heights

Sent from my iPad

From: pacophbl
To: Westside Area Plan
Cc: Miriam Thompson
Subject: Opposition to Upzoning in Ladera Heights-View Park-Windsor Hills-View Heights
Date: Thursday, June 27, 2024 10:51:00 AM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS ENTIRE EMAIL TO PUBLIC RECORD:

I support fair and equitable housing, I strongly oppose the recently released draft Westside Area Plan for Ladera Heights, View Park-Windsor Hills-View Heights, Franklin Canyon, West LA Sawtelle VA, West Fox Hills, Marina del Rey, and Gilmore Island. The current plan proposes that Ladera Heights and View Park-Windsor Hills-View Heights disproportionately bear the entire burden of upzoning. I hearby request that the LA County planning department work with the Ladera Heights Civic Association and the United Homeowners Association to create a zoning plan that is fair to the entire Westside community.

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The current plan must be revised to remove this inequitable and inappropriate community upzoning.

Regards,
Francisco Pérez
25 years Resident in Ladera Heights

Sent from my T-Mobile 5G Device

From:	Francisco Franco
To:	Westside Area Plan
Cc:	Miriam Thompson
Subject:	Opposition to Upzoning in Ladera Heights-View Park-Windsor Hills-View Heights
Date:	Sunday, June 30, 2024 9:12:05 PM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS ENTIRE EMAIL TO PUBLIC RECORD:

I support fair and equitable housing, I strongly oppose the recently released draft Westside Area Plan for Ladera Heights, View Park-Windsor Hills-View Heights, Franklin Canyon, West LA Sawtelle VA, West Fox Hills, Marina del Rey, and Gilmore Island. The current plan proposes that Ladera Heights and View Park-Windsor Hills-View Heights disproportionately bear the entire burden of upzoning. I hearby request that the LA County planning department work with the Ladera Heights Civic Association and the United Homeowners Association to create a zoning plan that is fair to the entire Westside community.

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The current plan must be revised to remove this inequitable and inappropriate community upzoning.

Regards,

Resident in Ladera Heights

From:	Hannibal Myers
To:	Westside Area Plan
Cc:	Miriam Thompson
Subject:	Opposition to Upzoning in Ladera Heights-View Park-Windsor Hills-View Heights
Date:	Thursday, June 20, 2024 2:12:36 PM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS ENTIRE EMAIL TO PUBLIC RECORD:

I support fair and equitable housing, I strongly oppose the recently released draft Westside Area Plan for Ladera Heights, View Park-Windsor Hills-View Heights, Franklin Canyon, West LA Sawtelle VA, West Fox Hills, Marina del Rey, and Gilmore Island. The current plan proposes that Ladera Heights and View Park-Windsor Hills-View Heights disproportionately bear the entire burden of upzoning. I hearby request that the LA County planning department work with the Ladera Heights Civic Association and the United Homeowners Association to create a zoning plan that is fair to the entire Westside community.

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The current plan must be revised to remove this inequitable and inappropriate community upzoning.

Regards,

Resident in Ladera Heights

Sent from my iPhone

From:	Hugh Leonard
To:	Westside Area Plan
Cc:	Miriam Thompson
Subject:	Opposition to Upzoning in Ladera Heights-View Park-Windsor Hills-View Heights
Date:	Saturday, June 22, 2024 10:14:23 AM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS ENTIRE EMAIL TO PUBLIC RECORD:

I support fair and equitable housing, I strongly oppose the recently released draft Westside Area Plan for Ladera Heights, View Park-Windsor Hills-View Heights, Franklin Canyon, West LA Sawtelle VA, West Fox Hills, Marina del Rey, and Gilmore Island. The current plan proposes that Ladera Heights and View Park-Windsor Hills-View Heights disproportionately bear the entire burden of upzoning. I hearby request that the LA County planning department work with the Ladera Heights Civic Association and the United Homeowners Association to create a zoning plan that is fair to the entire Westside community.

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The current plan must be revised to remove this inequitable and inappropriate community upzoning.

Regards,

Resident in Ladera Heights

From:	Ingrid Day
To:	Westside Area Plan
Cc:	Miriam Thompson
Subject:	Opposition to Upzoning in Ladera Heights-View Park-Windsor Hills-View Heights
Date:	Thursday, June 20, 2024 12:13:06 PM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS ENTIRE EMAIL TO PUBLIC RECORD:

I support fair and equitable housing, I strongly oppose the recently released draft Westside Area Plan for Ladera Heights, View Park-Windsor Hills-View Heights, Franklin Canyon, West LA Sawtelle VA, West Fox Hills, Marina del Rey, and Gilmore Island. The current plan proposes that Ladera Heights and View Park-Windsor Hills-View Heights disproportionately bear the entire burden of upzoning. I hearby request that the LA County planning department work with the Ladera Heights Civic Association and the United Homeowners Association to create a zoning plan that is fair to the entire Westside community.

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The current plan must be revised to remove this inequitable and inappropriate community upzoning.

Regards,
Ingrid Day

Resident in Ladera Heights

Sent from my iPhone

From:	Irwin Roque
To:	Westside Area Plan
Cc:	Miriam Thompson
Subject:	Opposition to Upzoning in Ladera Heights-View Park-Windsor Hills-View Heights
Date:	Friday, June 28, 2024 5:26:20 AM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS ENTIRE EMAIL TO PUBLIC RECORD:

I support fair and equitable housing, I strongly oppose the recently released draft Westside Area Plan for Ladera Heights, View Park-Windsor Hills-View Heights, Franklin Canyon, West LA Sawtelle VA, West Fox Hills, Marina del Rey, and Gilmore Island. The current plan proposes that Ladera Heights and View Park-Windsor Hills-View Heights disproportionately bear the entire burden of upzoning. I hearby request that the LA County planning department work with the Ladera Heights Civic Association and the United Homeowners Association to create a zoning plan that is fair to the entire Westside community.

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The current plan must be revised to remove this inequitable and inappropriate community upzoning.

Regards,

Resident in Ladera Heights

Irwin Roque-Principal

From: janbookmeyers@icloud.com
To: Westside Area Plan
Cc: Miriam Thompson
Subject: Opposition to Upzoning in Ladera Heights-View Park-Windsor Hills-View Heights
Date: Monday, July 8, 2024 3:31:21 PM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS ENTIRE EMAIL TO PUBLIC RECORD:

I support fair and equitable housing, I strongly oppose the recently released draft Westside Area Plan for Ladera Heights, View Park-Windsor Hills-View Heights, Franklin Canyon, West LA Sawtelle VA, West Fox Hills, Marina del Rey, and Gilmore Island. The current plan proposes that Ladera Heights and View Park-Windsor Hills-View Heights disproportionately bear the entire burden of upzoning. I hearby request that the LA County planning department work with the Ladera Heights Civic Association and the United Homeowners Association to create a zoning plan that is fair to the entire Westside community.

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The current plan must be revised to remove this inequitable and inappropriate community upzoning.

Regards,

Resident in Ladera Heights

From:	Janene Sherrard
To:	Westside Area Plan
Cc:	Miriam Thompson
Subject:	Opposition to Upzoning in Ladera Heights-View Park-Windsor Hills-View Heights
Date:	Thursday, June 20, 2024 2:50:57 PM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS ENTIRE EMAIL TO PUBLIC RECORD:

I support fair and equitable housing, I strongly oppose the recently released draft Westside Area Plan for Ladera Heights, View Park-Windsor Hills-View Heights, Franklin Canyon, West LA Sawtelle VA, West Fox Hills, Marina del Rey, and Gilmore Island. The current plan proposes that Ladera Heights and View Park-Windsor Hills-View Heights disproportionately bear the entire burden of upzoning. I hearby request that the LA County planning department work with the Ladera Heights Civic Association and the United Homeowners Association to create a zoning plan that is fair to the entire Westside community.

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The current plan must be revised to remove this inequitable and inappropriate community upzoning.

Regards,

Resident in Ladera Heights

From:	Jaris Torres
To:	Westside Area Plan
Cc:	Miriam Thompson
Subject:	Opposition to Upzoning in Ladera Heights-View Park-Windsor Hills-View Heights
Date:	Friday, June 28, 2024 5:19:35 PM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS ENTIRE EMAIL TO PUBLIC RECORD:

I support fair and equitable housing, I strongly oppose the recently released draft Westside Area Plan for Ladera Heights, View Park-Windsor Hills-View Heights, Franklin Canyon, West LA Sawtelle VA, West Fox Hills, Marina del Rey, and Gilmore Island. The current plan proposes that Ladera Heights and View Park-Windsor Hills-View Heights disproportionately bear the entire burden of upzoning. I hearby request that the LA County planning department work with the Ladera Heights Civic Association and the United Homeowners Association to create a zoning plan that is fair to the entire Westside community.

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The current plan must be revised to remove this inequitable and inappropriate community upzoning.

Regards,

Resident in Ladera Heights

Sent from my iPhone

From:	JG
To:	Westside Area Plan
Cc:	Miriam Thompson
Subject:	Opposition to Upzoning in Ladera Heights-View Park-Windsor Hills-View Heights
Date:	Wednesday, June 19, 2024 11:02:06 AM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS ENTIRE EMAIL TO PUBLIC RECORD:

I support fair and equitable housing, I strongly oppose the recently released draft Westside Area Plan for Ladera Heights, View Park-Windsor Hills-View Heights, Franklin Canyon, West LA Sawtelle VA, West Fox Hills, Marina del Rey, and Gilmore Island. The current plan proposes that Ladera Heights and View Park-Windsor Hills-View Heights disproportionately bear the entire burden of upzoning. I hearby request that the LA County planning department work with the Ladera Heights Civic Association and the United Homeowners Association to create a zoning plan that is fair to the entire Westside community.

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The current plan must be revised to remove this inequitable and inappropriate community upzoning.

Regards,

Resident in Ladera Heights

From:	Jaymie Bailey
To:	Westside Area Plan
Cc:	Miriam Thompson
Subject:	Opposition to Upzoning in Ladera Heights-View Park-Windsor Hills-View Heights
Date:	Tuesday, June 25, 2024 8:05:52 PM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS ENTIRE EMAIL TO PUBLIC RECORD:

I support fair and equitable housing, I strongly oppose the recently released draft Westside Area Plan for Ladera Heights, View Park-Windsor Hills-View Heights, Franklin Canyon, West LA Sawtelle VA, West Fox Hills, Marina del Rey, and Gilmore Island. The current plan proposes that Ladera Heights and View Park-Windsor Hills-View Heights disproportionately bear the entire burden of upzoning. I hearby request that the LA County planning department work with the Ladera Heights Civic Association and the United Homeowners Association to create a zoning plan that is fair to the entire Westside community.

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The current plan must be revised to remove this inequitable and inappropriate community upzoning.

Regards,

Resident in Ladera Heights

From:	Jerry Montero
To:	Westside Area Plan
Cc:	Miriam Thompson
Subject:	Opposition to Upzoning in Ladera Heights-View Park-Windsor Hills-View Heights
Date:	Tuesday, July 2, 2024 6:53:16 PM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS ENTIRE EMAIL TO PUBLIC RECORD:

I support fair and equitable housing, I strongly oppose the recently released draft Westside Area Plan for Ladera Heights, View Park-Windsor Hills-View Heights, Franklin Canyon, West LA Sawtelle VA, West Fox Hills, Marina del Rey, and Gilmore Island. The current plan proposes that Ladera Heights and View Park-Windsor Hills-View Heights disproportionately bear the entire burden of upzoning. I hearby request that the LA County planning department work with the Ladera Heights Civic Association and the United Homeowners Association to create a zoning plan that is fair to the entire Westside community.

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The current plan must be revised to remove this inequitable and inappropriate community upzoning.

Regards,

Resident in Ladera Heights

From:	Hot Mail
To:	Westside Area Plan
Cc:	Miriam Thompson
Subject:	Opposition to Upzoning in Ladera Heights-View Park-Windsor Hills-View Heights
Date:	Tuesday, June 18, 2024 3:27:05 PM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS ENTIRE EMAIL TO PUBLIC RECORD:

I support fair and equitable housing, I strongly oppose the recently released draft Westside Area Plan for Ladera Heights, View Park-Windsor Hills-View Heights, Franklin Canyon, West LA Sawtelle VA, West Fox Hills, Marina del Rey, and Gilmore Island. The current plan proposes that Ladera Heights and View Park-Windsor Hills-View Heights disproportionately bear the entire burden of upzoning. I hearby request that the LA County planning department work with the Ladera Heights Civic Association and the United Homeowners Association to create a zoning plan that is fair to the entire Westside community.

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Regards,

Resident in Ladera Heights

Sent from my iPhone

From:	Jorge Perez
To:	Westside Area Plan
Cc:	Miriam Thompson
Subject:	Opposition to Upzoning in Ladera Heights-View Park-Windsor Hills-View Heights
Date:	Saturday, June 29, 2024 3:01:54 PM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS ENTIRE EMAIL TO PUBLIC RECORD:

I support fair and equitable housing, I strongly oppose the recently released draft Westside Area Plan for Ladera Heights, View Park-Windsor Hills-View Heights, Franklin Canyon, West LA Sawtelle VA, West Fox Hills, Marina del Rey, and Gilmore Island. The current plan proposes that Ladera Heights and View Park-Windsor Hills-View Heights disproportionately bear the entire burden of upzoning. I hearby request that the LA County planning department work with the Ladera Heights Civic Association and the United Homeowners Association to create a zoning plan that is fair to the entire Westside community.

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The current plan must be revised to remove this inequitable and inappropriate community upzoning.

Regards,

Gustavo Jorge Perez
Resident in Ladera Heights

From:	Joy Lush
To:	Westside Area Plan
Cc:	Miriam Thompson
Subject:	Opposition to Upzoning in Ladera Heights-View Park-Windsor Hills-View Heights
Date:	Sunday, August 11, 2024 9:46:28 AM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS ENTIRE EMAIL TO PUBLIC RECORD:

I support fair and equitable housing, I strongly oppose the recently released draft Westside Area Plan for Ladera Heights, View Park-Windsor Hills-View Heights, Franklin Canyon, West LA Sawtelle VA, West Fox Hills, Marina del Rey, and Gilmore Island. The current plan proposes that Ladera Heights and View Park-Windsor Hills-View Heights disproportionately bear the entire burden of upzoning. I hearby request that the LA County planning department work with the Ladera Heights Civic Association and the United Homeowners Association to create a zoning plan that is fair to the entire Westside community.

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The current plan must be revised to remove this inequitable and inappropriate community upzoning.

Regards,

Resident in Ladera Heights

Sent from my iPhone

From:	Julian Perez
To:	Westside Area Plan
Cc:	Miriam Thompson
Subject:	Opposition to Upzoning in Ladera Heights-View Park-Windsor Hills-View Heights
Date:	Sunday, June 30, 2024 11:46:54 PM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS ENTIRE EMAIL TO PUBLIC RECORD:

I support fair and equitable housing, I strongly oppose the recently released draft Westside Area Plan for Ladera Heights, View Park-Windsor Hills-View Heights, Franklin Canyon, West LA Sawtelle VA, West Fox Hills, Marina del Rey, and Gilmore Island. The current plan proposes that Ladera Heights and View Park-Windsor Hills-View Heights disproportionately bear the entire burden of upzoning. I hearby request that the LA County planning department work with the Ladera Heights Civic Association and the United Homeowners Association to create a zoning plan that is fair to the entire Westside community.

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Regards,

Resident in Ladera Heights

From:	Kamille Kemp
To:	Westside Area Plan
Cc:	Miriam Thompson
Subject:	Opposition to Upzoning in Ladera Heights-View Park-Windsor Hills-View Heights
Date:	Friday, June 21, 2024 3:01:25 AM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS ENTIRE EMAIL TO PUBLIC RECORD:

I support fair and equitable housing, I strongly oppose the recently released draft Westside Area Plan for Ladera Heights, View Park-Windsor Hills-View Heights, Franklin Canyon, West LA Sawtelle VA, West Fox Hills, Marina del Rey, and Gilmore Island. The current plan proposes that Ladera Heights and View Park-Windsor Hills-View Heights disproportionately bear the entire burden of upzoning. I hearby request that the LA County planning department work with the Ladera Heights Civic Association and the United Homeowners Association to create a zoning plan that is fair to the entire Westside community.

As the Ladera Heights Civic Association and the United Homeowners Association (representing Ladera Heights, Windsor Hills, View Park and View Heights) are preparing detailed objections to the Westside Area Plan, it is clear that the proposed plan would subject these communities to unsustainable levels of traffic, noise and congestion, and would displace parking into these residential neighborhoods. This plan would also devastate two of the few truly ethnically and socioeconomically diverse neighborhoods in Los Angeles.

The current plan must be revised to remove this inequitable and inappropriate community upzoning.

Regards,

Resident in Ladera Heights

Sent from my iPhone

From:	Katrina Barr
To:	Westside Area Plan
Cc:	Miriam Thompson
Subject:	Opposition to Upzoning in Ladera Heights-View Park-Windsor Hills-View Heights
Date:	Tuesday, June 25, 2024 8:22:22 PM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS ENTIRE EMAIL TO PUBLIC RECORD:

I support fair and equitable housing, I strongly oppose the recently released draft Westside Area Plan for Ladera Heights, View Park-Windsor Hills-View Heights, Franklin Canyon, West LA Sawtelle VA, West Fox Hills, Marina del Rey, and Gilmore Island. The current plan proposes that Ladera Heights and View Park-Windsor Hills-View Heights disproportionately bear the entire burden of upzoning. I hearby request that the LA County planning department work with the Ladera Heights Civic Association and the United Homeowners Association to create a zoning plan that is fair to the entire Westside community.

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The current plan must be revised to remove this inequitable and inappropriate community upzoning.

Regards,

Resident in Ladera Heights

From:	keith mitchell
To:	Westside Area Plan
Cc:	Miriam Thompson
Subject:	Opposition to Upzoning in Ladera Heights-View Park-Windsor Hills-View Heights
Date:	Thursday, July 18, 2024 8:16:14 AM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS ENTIRE EMAIL TO PUBLIC RECORD:

I support fair and equitable housing, I strongly oppose the recently released draft Westside Area Plan for Ladera Heights, View Park-Windsor Hills-View Heights, Franklin Canyon, West LA Sawtelle VA, West Fox Hills, Marina del Rey, and Gilmore Island. The current plan proposes that Ladera Heights and View Park-Windsor Hills-View Heights disproportionately bear the entire burden of upzoning. I hearby request that the LA County planning department work with the Ladera Heights Civic Association and the United Homeowners Association to create a zoning plan that is fair to the entire Westside community.

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The current plan must be revised to remove this inequitable and inappropriate community upzoning.

Regards,

Resident in Ladera Heights

From:	Kimberly Lyman
To:	Westside Area Plan
Cc:	Miriam Thompson
Subject:	Opposition to Upzoning in Ladera Heights-View Park-Windsor Hills-View Heights
Date:	Wednesday, June 19, 2024 2:52:02 PM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS ENTIRE EMAIL TO PUBLIC RECORD:

I support fair and equitable housing, I strongly oppose the recently released draft Westside Area Plan for Ladera Heights, View Park-Windsor Hills-View Heights, Franklin Canyon, West LA Sawtelle VA, West Fox Hills, Marina del Rey, and Gilmore Island. The current plan proposes that Ladera Heights and View Park-Windsor Hills-View Heights disproportionately bear the entire burden of upzoning. I hearby request that the LA County planning department work with the Ladera Heights Civic Association and the United Homeowners Association to create a zoning plan that is fair to the entire Westside community.

As the Ladera Heights Civic Association and the United Homeowners Association (representing Ladera Heights, Windsor Hills, View Park and View Heights) are preparing detailed objections to the Westside Area Plan, it is clear that the proposed plan would subject these communities to unsustainable levels of traffic, noise and congestion, and would displace parking into these residential neighborhoods. This plan would also devastate two of the few truly ethnically and socioeconomically diverse neighborhoods in Los Angeles.

The current plan must be revised to remove this inequitable and inappropriate community upzoning.

Regards,

Resident in Ladera Heights

Sent from my iPhone

From:	Kristy Thompson
To:	Westside Area Plan
Cc:	Miriam Thompson
Subject:	Opposition to Upzoning in Ladera Heights-View Park-Windsor Hills-View Heights
Date:	Saturday, August 3, 2024 12:53:00 PM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS ENTIRE EMAIL TO PUBLIC RECORD:

I support fair and equitable housing, I strongly oppose the recently released draft Westside Area Plan for Ladera Heights, View Park-Windsor Hills-View Heights, Franklin Canyon, West LA Sawtelle VA, West Fox Hills, Marina del Rey, and Gilmore Island. The current plan proposes that Ladera Heights and View Park-Windsor Hills-View Heights disproportionately bear the entire burden of upzoning. I hearby request that the LA County planning department work with the Ladera Heights Civic Association and the United Homeowners Association to create a zoning plan that is fair to the entire Westside community.

As the Ladera Heights Civic Association and the United Homeowners Association (representing Ladera Heights, Windsor Hills, View Park and View Heights) are preparing detailed objections to the Westside Area Plan, it is clear that the proposed plan would subject these communities to unsustainable levels of traffic, noise and congestion, and would displace parking into these residential neighborhoods. This plan would also devastate two of the few truly ethnically and socioeconomically diverse neighborhoods in Los Angeles.

The current plan must be revised to remove this inequitable and inappropriate community upzoning.

Regards,

Resident in Ladera Heights

Opposition to Upzoning in Ladera Heights-View Park-Windsor Hills-View Heights

-----Original Message-----
From: Kyle Bennett <Kyle@allpowerfulplumbing.com>
Sent: Monday, June 24, 2024 6:51 AM
To: Westside Area Plan <WestsideAreaPlan@planning.lacounty.gov>
Cc: Miriam Thompson <MThompson@planning.lacounty.gov>
Subject: Opposition to Upzoning in Ladera Heights-View Park-Windsor Hills-View Heights

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS ENTIRE EMAIL TO PUBLIC RECORD:

I support fair and equitable housing, I strongly oppose the recently released draft Westside Area Plan for Ladera Heights, View Park-Windsor Hills-View Heights, Franklin Canyon, West LA Sawtelle VA, West Fox Hills, Marina del Rey, and Gilmore Island. The current plan proposes that Ladera Heights and View Park Windsor Hills-View Heights disproportionately bear the entire burden of upzoning. I hearby request that the LA County planning department work with the Ladera Heights Civic Association and the United Homeowners Association to create a zoning plan that is fair to the entire Westside community.

As the Ladera Heights Civic Association and the United Homeowners Association (representing Ladera Heights, Windsor Hills, View Park and View Heights) are preparing detailed objections to the Westside Area Plan, it is clear that the proposed plan would subject these communities to unsustainable levels of traffic, noise and congestion, and would displace parking into these residential neighborhoods. This plan would also devastate two of the few truly ethnically and socioeconomically diverse neighborhoods in Los Angeles.

The current plan must be revised to remove this inequitable and inappropriate community upzoning.

Regards,

Kyle Bennett

Resident in Ladera Heights

Sent from my iPhone

From:	Kyle
To:	Westside Area Plan
Cc:	Miriam Thompson
Subject:	Opposition to Upzoning in Ladera Heights-View Park-Windsor Hills-View Heights
Date:	Thursday, June 20, 2024 5:56:00 PM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS ENTIRE EMAIL TO PUBLIC RECORD:

I support fair and equitable housing, I strongly oppose the recently released draft Westside Area Plan for Ladera Heights, View Park-Windsor Hills-View Heights, Franklin Canyon, West LA Sawtelle VA, West Fox Hills, Marina del Rey, and Gilmore Island. The current plan proposes that Ladera Heights and View Park-Windsor Hills-View Heights disproportionately bear the entire burden of upzoning. I hearby request that the LA County planning department work with the Ladera Heights Civic Association and the United Homeowners Association to create a zoning plan that is fair to the entire Westside community.

As the Ladera Heights Civic Association and the United Homeowners Association (representing Ladera Heights, Windsor Hills, View Park and View Heights) are preparing detailed objections to the Westside Area Plan, it is clear that the proposed plan would subject these communities to unsustainable levels of traffic, noise and congestion, and would displace parking into these residential neighborhoods. This plan would also devastate two of the few truly ethnically and socioeconomically diverse neighborhoods in Los Angeles.

The current plan must be revised to remove this inequitable and inappropriate community upzoning.

Regards,
Kyle Cropper

Resident in Ladera Heights

Sent from my iPhone

From: LA VON GILMORE
To: Westside Area Plan
Cc: Miriam Thompson
Subject: Opposition to Upzoning in Ladera Heights-View Park-Windsor Hills-View Heights
Date: Wednesday, June 19, 2024 7:03:34 PM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS ENTIRE EMAIL TO PUBLIC RECORD:

I support fair and equitable housing, I strongly oppose the recently released draft Westside Area Plan for Ladera Heights, View Park-Windsor Hills-View Heights, Franklin Canyon, West LA Sawtelle VA, West Fox Hills, Marina del Rey, and Gilmore Island. The current plan proposes that Ladera Heights and View Park-Windsor Hills-View Heights disproportionately bear the entire burden of upzoning. I hearby request that the LA County planning department work with the Ladera Heights Civic Association and the United Homeowners Association to create a zoning plan that is fair to the entire Westside community.

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The current plan must be revised to remove this inequitable and inappropriate community upzoning.

Regards,

Resident in Ladera Heights

La Von
In God I Trust

From: Leticia Barba
To: Westside Area Plan
Cc: Miriam Thompson
Subject: Opposition to Upzoning in Ladera Heights-View Park-Windsor Hills-View Heights
Date: Monday, July 1, 2024 11:24:01 PM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS ENTIRE EMAIL TO PUBLIC RECORD:

I support fair and equitable housing, I strongly oppose the recently released draft Westside Area Plan for Ladera Heights, View Park-Windsor Hills-View Heights, Franklin Canyon, West LA Sawtelle VA, West Fox Hills, Marina del Rey, and Gilmore Island. The current plan proposes that Ladera Heights and View Park-Windsor Hills-View Heights disproportionately bear the entire burden of upzoning. I hearby request that the LA County planning department work with the Ladera Heights Civic Association and the United Homeowners Association to create a zoning plan that is fair to the entire Westside community.

As the Ladera Heights Civic Association and the United Homeowners Association (representing Ladera Heights, Windsor Hills, View Park and View Heights) are preparing detailed objections to the Westside Area Plan, it is clear that the proposed plan would subject these communities to unsustainable levels of traffic, noise and congestion, and would displace parking into these residential neighborhoods. This plan would also devastate two of the few truly ethnically and socioeconomically diverse neighborhoods in Los Angeles.

The current plan must be revised to remove this inequitable and inappropriate community upzoning.

Regards,

Resident in Ladera Heights

From:	Linda Kemp
To:	Westside Area Plan
Cc:	Miriam Thompson
Subject:	Opposition to Upzoning in Ladera Heights-View Park-Windsor Hills-View Heights
Date:	Thursday, June 20, 2024 9:53:18 PM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS ENTIRE EMAIL TO PUBLIC RECORD:

I support fair and equitable housing, I strongly oppose the recently released draft Westside Area Plan for Ladera Heights, View Park-Windsor Hills-View Heights, Franklin Canyon, West LA Sawtelle VA, West Fox Hills, Marina del Rey, and Gilmore Island. The current plan proposes that Ladera Heights and View Park-Windsor Hills-View Heights disproportionately bear the entire burden of upzoning. I hearby request that the LA County planning department work with the Ladera Heights Civic Association and the United Homeowners Association to create a zoning plan that is fair to the entire Westside community.

As the Ladera Heights Civic Association and the United Homeowners Association (representing Ladera Heights, Windsor Hills, View Park and View Heights) are preparing detailed objections to the Westside Area Plan, it is clear that the proposed plan would subject these communities to unsustainable levels of traffic, noise and congestion, and would displace parking into these residential neighborhoods. This plan would also devastate two of the few truly ethnically and socioeconomically diverse neighborhoods in Los Angeles.

The current plan must be revised to remove this inequitable and inappropriate community upzoning.

Regards,
Linda Kemp
Registered Voter
6265 Morley Ave
Los Angeles CA 90056

Sent from my iPhone

From: Lori Williams
To: Westside Area Plan
Cc: Miriam Thompson
Subject: Opposition to Upzoning in Ladera Heights-View Park-Windsor Hills-View Heights
Date: Wednesday, June 19, 2024 7:28:24 PM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS ENTIRE EMAIL TO PUBLIC RECORD:

I support fair and equitable housing, I strongly oppose the recently released draft Westside Area Plan for Ladera Heights, View Park-Windsor Hills-View Heights, Franklin Canyon, West LA Sawtelle VA, West Fox Hills, Marina del Rey, and Gilmore Island. The current plan proposes that Ladera Heights and View Park-Windsor Hills-View Heights disproportionately bear the entire burden of upzoning. I hearby request that the LA County planning department work with the Ladera Heights Civic Association and the United Homeowners Association to create a zoning plan that is fair to the entire Westside community.

As the Ladera Heights Civic Association and the United Homeowners Association (representing Ladera Heights, Windsor Hills, View Park and View Heights) are preparing detailed objections to the Westside Area Plan, it is clear that the proposed plan would subject these communities to unsustainable levels of traffic, noise and congestion, and would displace parking into these residential neighborhoods. This plan would also devastate two of the few truly ethnically and socioeconomically diverse neighborhoods in Los Angeles.

The current plan must be revised to remove this inequitable and inappropriate community upzoning.

Regards,

Resident in Ladera Heights

Sent from my iPhone

-----Original Message-----
From: Lori Rand <lorijrand@icloud.com>
Sent: Friday, June 21, 2024 12:07 PM
To: Westside Area Plan <WestsideAreaPlan@planning.lacounty.gov>
Subject: URGENT NO WSAP Upzone EIR!!!

CAUTION: External Email. Proceed Responsibly.

To whom it may concern,

We strongly oppose the proposed Westside Area Plan (WSAP) Upzone EIR plan for our residential neighborhoods. While I understand the need for increased housing, this plan will have severely detrimental effects on our community.

There are so many structures in Los Angeles currently sitting EMPTY that could be converted to habitable structures. Tearing up long-established neighborhoods is no way to fix housing issues its just greedy lawmakers shaking hands with developers.

The increased density will lead to unbearable traffic congestion, excessive pollution, an increase on our already overburdened infrastructure, etc.. Our streets are already crowded, and the safety of our children is at risk. Additionally, the proposed light rail station proposed to take the place of the Home Depot on Slauson Avenue will likely exacerbate the homeless crisis and cause property values to plummet.

This area is already relatively high density. Further upzoning will benefit only wealthy developers, while the rest of us suffer the consequences. I urge LA County to reconsider this unreasonable plan and find alternative solutions that prioritize the well-being of our community.

We vote against the proposed Westside Area Plan (WSAP) Upzone EIR. The proposed changes will have long-lasting negative impacts on our communities and lifestyles, and we must prioritize the well-being and safety of our residents.

Sincerely,
Lori Rand

From:	Kamille Kemp
To:	Westside Area Plan
Cc:	Miriam Thompson
Subject:	Opposition to Upzoning in Ladera Heights-View Park-Windsor Hills-View Heights
Date:	Friday, June 21, 2024 3:01:25 AM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS ENTIRE EMAIL TO PUBLIC RECORD:

I support fair and equitable housing, I strongly oppose the recently released draft Westside Area Plan for Ladera Heights, View Park-Windsor Hills-View Heights, Franklin Canyon, West LA Sawtelle VA, West Fox Hills, Marina del Rey, and Gilmore Island. The current plan proposes that Ladera Heights and View Park-Windsor Hills-View Heights disproportionately bear the entire burden of upzoning. I hearby request that the LA County planning department work with the Ladera Heights Civic Association and the United Homeowners Association to create a zoning plan that is fair to the entire Westside community.

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The current plan must be revised to remove this inequitable and inappropriate community upzoning.

Regards,

Resident in Ladera Heights

Sent from my iPhone

From: Maria De Jesus Perez
To: Westside Area Plan
Cc: Miriam Thompson
Subject: Opposition to Upzoning in Ladera Heights-View Park-Windsor Hills-View Heights
Date: Sunday, June 30, 2024 11:47:18 PM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS ENTIRE EMAIL TO PUBLIC RECORD:

I support fair and equitable housing, I strongly oppose the recently released draft Westside Area Plan for Ladera Heights, View Park-Windsor Hills-View Heights, Franklin Canyon, West LA Sawtelle VA, West Fox Hills, Marina del Rey, and Gilmore Island. The current plan proposes that Ladera Heights and View Park-Windsor Hills-View Heights disproportionately bear the entire burden of upzoning. I hearby request that the LA County planning department work with the Ladera Heights Civic Association and the United Homeowners Association to create a zoning plan that is fair to the entire Westside community.

As the Ladera Heights Civic Association and the United Homeowners Association (representing Ladera Heights, Windsor Hills, View Park and View Heights) are preparing detailed objections to the Westside Area Plan, it is clear that the proposed plan would subject these communities to unsustainable levels of traffic, noise and congestion, and would displace parking into these residential neighborhoods. This plan would also devastate two of the few truly ethnically and socioeconomically diverse neighborhoods in Los Angeles.

The current plan must be revised to remove this inequitable and inappropriate community upzoning.

Regards,

Resident in Ladera Heights

From: mary inku
To: Westside Area Plan
Cc: Miriam Thompson
Subject: Opposition to Upzoning in Ladera Heights-View Park-Windsor Hills-View Heights
Date: Tuesday, July 9, 2024 7:54:53 PM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS ENTIRE EMAIL TO PUBLIC RECORD:

I support fair and equitable housing, I strongly oppose the recently released draft Westside Area Plan for Ladera Heights, View Park-Windsor Hills-View Heights, Franklin Canyon, West LA Sawtelle VA, West Fox Hills, Marina del Rey, and Gilmore Island. The current plan proposes that Ladera Heights and View Park-Windsor Hills-View Heights disproportionately bear the entire burden of upzoning. I hearby request that the LA County planning department work with the Ladera Heights Civic Association and the United Homeowners Association to create a zoning plan that is fair to the entire Westside community.

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The current plan must be revised to remove this inequitable and inappropriate community upzoning.

Regards,

Resident in Ladera Heights

From:	Michael Reese
To:	Westside Area Plan
Cc:	Miriam Thompson
Subject:	Opposition to Upzoning in Ladera Heights-View Park-Windsor Hills-View Heights
Date:	Wednesday, June 19, 2024 8:47:29 AM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS ENTIRE EMAIL TO PUBLIC RECORD:

I support fair and equitable housing, I strongly oppose the recently released draft Westside Area Plan for Ladera Heights, View Park-Windsor Hills-View Heights, Franklin Canyon, West LA Sawtelle VA, West Fox Hills, Marina del Rey, and Gilmore Island. The current plan proposes that Ladera Heights and View Park-Windsor Hills-View Heights disproportionately bear the entire burden of upzoning. I hearby request that the LA County planning department work with the Ladera Heights Civic Association and the United Homeowners Association to create a zoning plan that is fair to the entire Westside community.

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The current plan must be revised to remove this inequitable and inappropriate community upzoning.

Regards,

Michael Reese
Resident in Ladera Heights

From:	Michelle Thomas
To:	Westside Area Plan
Cc:	Miriam Thompson
Subject:	Opposition to Upzoning in Ladera Heights-View Park-Windsor Hills-View Heights
Date:	Wednesday, June 26, 2024 11:46:33 AM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS ENTIRE EMAIL TO PUBLIC RECORD:

I support fair and equitable housing, I strongly oppose the recently released draft Westside Area Plan for Ladera Heights, View Park-Windsor Hills-View Heights, Franklin Canyon, West LA Sawtelle VA, West Fox Hills, Marina del Rey, and Gilmore Island. The current plan proposes that Ladera Heights and View Park-Windsor Hills-View Heights disproportionately bear the entire burden of upzoning. I hearby request that the LA County planning department work with the Ladera Heights Civic Association and the United Homeowners Association to create a zoning plan that is fair to the entire Westside community.

As the Ladera Heights Civic Association and the United Homeowners Association (representing Ladera Heights, Windsor Hills, View Park and View Heights) are preparing detailed objections to the Westside Area Plan, it is clear that the proposed plan would subject these communities to unsustainable levels of traffic, noise and congestion, and would displace parking into these residential neighborhoods. This plan would also devastate two of the few truly ethnically and socioeconomically diverse neighborhoods in Los Angeles.

The current plan must be revised to remove this inequitable and inappropriate community upzoning.

Regards,

Michelle Thomas
Resident in Ladera Heights

From:	Mikael K
To:	Westside Area Plan
Cc:	Miriam Thompson
Subject:	Opposition to Upzoning in Ladera Heights-View Park-Windsor Hills-View Heights
Date:	Tuesday, July 16, 2024 6:09:07 PM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS ENTIRE EMAIL TO PUBLIC RECORD:

I support fair and equitable housing, I strongly oppose the recently released draft Westside Area Plan for Ladera Heights, View Park-Windsor Hills-View Heights, Franklin Canyon, West LA Sawtelle VA, West Fox Hills, Marina del Rey, and Gilmore Island. The current plan proposes that Ladera Heights and View Park-Windsor Hills-View Heights disproportionately bear the entire burden of upzoning. I hearby request that the LA County planning department work with the Ladera Heights Civic Association and the United Homeowners Association to create a zoning plan that is fair to the entire Westside community.

As the Ladera Heights Civic Association and the United Homeowners Association (representing Ladera Heights, Windsor Hills, View Park and View Heights) are preparing detailed objections to the Westside Area Plan, it is clear that the proposed plan would subject these communities to unsustainable levels of traffic, noise and congestion, and would displace parking into these residential neighborhoods. This plan would also devastate two of the few truly ethnically and socioeconomically diverse neighborhoods in Los Angeles.

The current plan must be revised to remove this inequitable and inappropriate community upzoning.

Regards,
Mikael
Resident in Ladera Heights

Mag. phil. Mikael R. Kreuzriegler I.
Executive Director
Department of Advanced Operations

From:	monica thornhill-joynes
To:	Westside Area Plan
Cc:	Miriam Thompson
Subject:	Opposition to Upzoning in Ladera Heights-View Park-Windsor Hills-View Heights
Date:	Saturday, July 6, 2024 1:40:55 PM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS ENTIRE EMAIL TO PUBLIC RECORD:

I support fair and equitable housing, I strongly oppose the recently released draft Westside Area Plan for Ladera Heights, View Park-Windsor Hills-View Heights, Franklin Canyon, West LA Sawtelle VA, West Fox Hills, Marina del Rey, and Gilmore Island. The current plan proposes that Ladera Heights and View Park-Windsor Hills-View Heights disproportionately bear the entire burden of upzoning. I hearby request that the LA County planning department work with the Ladera Heights Civic Association and the United Homeowners Association to create a zoning plan that is fair to the entire Westside community.

As the Ladera Heights Civic Association and the United Homeowners Association (representing Ladera Heights, Windsor Hills, View Park and View Heights) are preparing detailed objections to the Westside Area Plan, it is clear that the proposed plan would subject these communities to unsustainable levels of traffic, noise and congestion, and would displace parking into these residential neighborhoods. This plan would also devastate two of the few truly ethnically and socioeconomically diverse neighborhoods in Los Angeles.

The current plan must be revised to remove this inequitable and inappropriate community upzoning.

Regards,
Monica Thornhill-Joynes,MD
Resident in Ladera Heights

Sent from my iPad

From:	Mz Notary Bizgal
To:	Westside Area Plan
Cc:	Miriam Thompson
Subject:	Opposition to Upzoning in Ladera Heights-View Park-Windsor Hills-View Heights
Date:	Wednesday, June 19, 2024 11:37:16 AM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS ENTIRE EMAIL TO PUBLIC RECORD:

I support fair and equitable housing, I strongly oppose the recently released draft Westside Area Plan for Ladera Heights, View Park-Windsor Hills-View Heights, Franklin Canyon, West LA Sawtelle VA, West Fox Hills, Marina del Rey, and Gilmore Island. The current plan proposes that Ladera Heights and View Park-Windsor Hills-View Heights disproportionately bear the entire burden of upzoning. I hearby request that the LA County planning department work with the Ladera Heights Civic Association and the United Homeowners Association to create a zoning plan that is fair to the entire Westside community.

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The current plan must be revised to remove this inequitable and inappropriate community upzoning.

Regards,

Resident in Ladera Heights

Stacey Robinson
Notary Public • NSA • LDA
Commission 2279288 | CA
Elite Mobile Notary Services LLC
6080 Center Drive, Ste 600
Los Angeles, CA 90045

elitelegaldocsla@gmail.com
www.elitemobilenotary.org
424.219.2348 | Fax 424.835.0159

From:	Nancy Day
To:	Westside Area Plan
Cc:	Miriam Thompson
Subject:	Opposition to Upzoning in Ladera Heights-View Park-Windsor Hills-View Heights
Date:	Thursday, June 20, 2024 7:32:16 AM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS ENTIRE EMAIL TO PUBLIC RECORD:

I support fair and equitable housing, I strongly oppose the recently released draft Westside Area Plan for Ladera Heights, View Park-Windsor Hills-View Heights, Franklin Canyon, West LA Sawtelle VA, West Fox Hills, Marina del Rey, and Gilmore Island. The current plan proposes that Ladera Heights and View Park-Windsor Hills-View Heights disproportionately bear the entire burden of upzoning. I hearby request that the LA County planning department work with the Ladera Heights Civic Association and the United Homeowners Association to create a zoning plan that is fair to the entire Westside community.

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The current plan must be revised to remove this inequitable and inappropriate community upzoning.

Regards,
Nancy I. Day
Resident in Ladera Heights

Sent from my iPhone

From:	Nick Usaj
To:	Westside Area Plan
Cc:	Miriam Thompson
Subject:	Opposition to Upzoning in Ladera Heights-View Park-Windsor Hills-View Heights
Date:	Wednesday, June 19, 2024 7:51:58 PM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS ENTIRE EMAIL TO PUBLIC RECORD:

I support fair and equitable housing, I strongly oppose the recently released draft Westside Area Plan for Ladera Heights, View Park-Windsor Hills-View Heights, Franklin Canyon, West LA Sawtelle VA, West Fox Hills, Marina del Rey, and Gilmore Island. The current plan proposes that Ladera Heights and View Park-Windsor Hills-View Heights disproportionately bear the entire burden of upzoning. I hearby request that the LA County planning department work with the Ladera Heights Civic Association and the United Homeowners Association to create a zoning plan that is fair to the entire Westside community.

As the Ladera Heights Civic Association and the United Homeowners Association (representing Ladera Heights, Windsor Hills, View Park and View Heights) are preparing detailed objections to the Westside Area Plan, it is clear that the proposed plan would subject these communities to unsustainable levels of traffic, noise and congestion, and would displace parking into these residential neighborhoods. This plan would also devastate two of the few truly ethnically and socioeconomically diverse neighborhoods in Los Angeles.

The current plan must be revised to remove this inequitable and inappropriate community upzoning.

Regards,

Resident in Ladera Heights

Sent from my iPhone

From:	norm langley
To:	Westside Area Plan
Cc:	Miriam Thompson
Subject:	Opposition to Upzoning in Ladera Heights-View Park-Windsor Hills-View Heights
Date:	Wednesday, June 19, 2024 9:04:23 PM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS ENTIRE EMAIL TO PUBLIC RECORD:

I support fair and equitable housing, I strongly oppose the recently released draft Westside Area Plan for Ladera Heights, View Park-Windsor Hills-View Heights, Franklin Canyon, West LA Sawtelle VA, West Fox Hills, Marina del Rey, and Gilmore Island. The current plan proposes that Ladera Heights and View Park-Windsor Hills-View Heights disproportionately bear the entire burden of upzoning. I hearby request that the LA County planning department work with the Ladera Heights Civic Association and the United Homeowners Association to create a zoning plan that is fair to the entire Westside community.

As the Ladera Heights Civic Association and the United Homeowners Association (representing Ladera Heights, Windsor Hills, View Park and View Heights) are preparing detailed objections to the Westside Area Plan, it is clear that the proposed plan would subject these communities to unsustainable levels of traffic, noise and congestion, and would displace parking into these residential neighborhoods. This plan would also devastate two of the few truly ethnically and socioeconomically diverse neighborhoods in Los Angeles.

The current plan must be revised to remove this inequitable and inappropriate community upzoning.

Regards,

Resident in Ladera Heights

From:	Penny Madden
To:	Westside Area Plan
Cc:	Miriam Thompson
Subject:	Opposition to Upzoning in Ladera Heights-View Park-Windsor Hills-View Heights
Date:	Sunday, August 11, 2024 9:08:14 AM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS ENTIRE EMAIL TO PUBLIC RECORD:

I support fair and equitable housing, I strongly oppose the recently released draft Westside Area Plan for Ladera Heights, View Park-Windsor Hills-View Heights, Franklin Canyon, West LA Sawtelle VA, West Fox Hills, Marina del Rey, and Gilmore Island. The current plan proposes that Ladera Heights and View Park-Windsor Hills-View Heights disproportionately bear the entire burden of upzoning. I hearby request that the LA County planning department work with the Ladera Heights Civic Association and the United Homeowners Association to create a zoning plan that is fair to the entire Westside community.

As the Ladera Heights Civic Association and the United Homeowners Association (representing Ladera Heights, Windsor Hills, View Park and View Heights) are preparing detailed objections to the Westside Area Plan, it is clear that the proposed plan would subject these communities to unsustainable levels of traffic, noise and congestion, and would displace parking into these residential neighborhoods. This plan would also devastate two of the few truly ethnically and socioeconomically diverse neighborhoods in Los Angeles.

The current plan must be revised to remove this inequitable and inappropriate community upzoning.

Regards,

Resident in Ladera Heights

Sent from my iPhone

From: Phyllis Currie
To: Westside Area Plan
Cc: Miriam Thompson
Subject: Opposition to Upzoning in Ladera Heights-View Park-Windsor Hills-View Heights
Date: Wednesday, June 19, 2024 7:46:33 PM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS ENTIRE EMAIL TO PUBLIC RECORD:

I support fair and equitable housing, I strongly oppose the recently released draft Westside Area Plan for Ladera Heights, View Park-Windsor Hills-View Heights, Franklin Canyon, West LA Sawtelle VA, West Fox Hills, Marina del Rey, and Gilmore Island. The current plan proposes that Ladera Heights and View Park-Windsor Hills-View Heights disproportionately bear the entire burden of upzoning. I hearby request that the LA County planning department work with the Ladera Heights Civic Association and the United Homeowners Association to create a zoning plan that is fair to the entire Westside community.

As the Ladera Heights Civic Association and the United Homeowners Association (representing Ladera Heights, Windsor Hills, View Park and View Heights) are preparing detailed objections to the Westside Area Plan, it is clear that the proposed plan would subject these communities to unsustainable levels of traffic, noise and congestion, and would displace parking into these residential neighborhoods. This plan would also devastate two of the few truly ethnically and socioeconomically diverse neighborhoods in Los Angeles.

The current plan must be revised to remove this inequitable and inappropriate community upzoning.

Regards,

Phyllis Currie
Resident in Ladera Heights

Phyllis Currie
Executive Consultant
Office: 310-562-7780
Email: pecurrie@earthlink.net

From:	Rhelda Shabazz
To:	Westside Area Plan
Cc:	Miriam Thompson
Subject:	Opposition to Upzoning in Ladera Heights-View Park-Windsor Hills-View Heights
Date:	Wednesday, June 19, 2024 11:26:35 PM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS ENTIRE EMAIL TO PUBLIC RECORD:

I support fair and equitable housing, I strongly oppose the recently released draft Westside Area Plan for Ladera Heights, View Park-Windsor Hills-View Heights, Franklin Canyon, West LA Sawtelle VA, West Fox Hills, Marina del Rey, and Gilmore Island. The current plan proposes that Ladera Heights and View Park-Windsor Hills-View Heights disproportionately bear the entire burden of upzoning. I hearby request that the LA County planning department work with the Ladera Heights Civic Association and the United Homeowners Association to create a zoning plan that is fair to the entire Westside community.

As the Ladera Heights Civic Association and the United Homeowners Association (representing Ladera Heights, Windsor Hills, View Park and View Heights) are preparing detailed objections to the Westside Area Plan, it is clear that the proposed plan would subject these communities to unsustainable levels of traffic, noise and congestion, and would displace parking into these residential neighborhoods. This plan would also devastate two of the few truly ethnically and socioeconomically diverse neighborhoods in Los Angeles.

The current plan must be revised to remove this inequitable and inappropriate community upzoning.

Regards,

Resident in Ladera Heights

Sent from my iPhone

From: Dolores M Mayberry
To: Westside Area Plan
Cc: Miriam Thompson
Subject: Opposition to Upzoning in Ladera Heights-View Park-Windsor Hills-View Heights
Date: Friday, July 12, 2024 12:21:57 PM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS ENTIRE EMAIL TO PUBLIC RECORD:

I support fair and equitable housing, I strongly oppose the recently released draft Westside Area Plan for Ladera Heights, View Park-Windsor Hills-View Heights, Franklin Canyon, West LA Sawtelle VA, West Fox Hills, Marina del Rey, and Gilmore Island. The current plan proposes that Ladera Heights and View Park-Windsor Hills-View Heights disproportionately bear the entire burden of upzoning. I hearby request that the LA County planning department work with the Ladera Heights Civic Association and the United Homeowners Association to create a zoning plan that is fair to the entire Westside community.

As the Ladera Heights Civic Association and the United Homeowners Association (representing Ladera Heights, Windsor Hills, View Park and View Heights) are preparing detailed objections to the Westside Area Plan, it is clear that the proposed plan would subject these communities to unsustainable levels of traffic, noise and congestion, and would displace parking into these residential neighborhoods. This plan would also devastate two of the few truly ethnically and socioeconomically diverse neighborhoods in Los Angeles.

The current plan must be revised to remove this inequitable and inappropriate community upzoning.

Regards,
Ronald Mayberry
Resident in Ladera Heights

Sent from my iPhone

From:	Rosa M Perez
To:	Westside Area Plan
Cc:	Miriam Thompson
Subject:	Opposition to Upzoning in Ladera Heights-View Park-Windsor Hills-View Heights
Date:	Thursday, June 27, 2024 5:47:50 PM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS ENTIRE EMAIL TO PUBLIC RECORD:

I support fair and equitable housing, I strongly oppose the recently released draft Westside Area Plan for Ladera Heights, View Park-Windsor Hills-View Heights, Franklin Canyon, West LA Sawtelle VA, West Fox Hills, Marina del Rey, and Gilmore Island. The current plan proposes that Ladera Heights and View Park-Windsor Hills-View Heights disproportionately bear the entire burden of upzoning. I hearby request that the LA County planning department work with the Ladera Heights Civic Association and the United Homeowners Association to create a zoning plan that is fair to the entire Westside community.

As the Ladera Heights Civic Association and the United Homeowners Association (representing Ladera Heights, Windsor Hills, View Park and View Heights) are preparing detailed objections to the Westside Area Plan, it is clear that the proposed plan would subject these communities to unsustainable levels of traffic, noise and congestion, and would displace parking into these residential neighborhoods. This plan would also devastate two of the few truly ethnically and socioeconomically diverse neighborhoods in Los Angeles.

The current plan must be revised to remove this inequitable and inappropriate community upzoning.

Regards,
Rosa Maria Z de Perez
25 years Resident in Ladera Heights

Sent from my iPhone

From:	S Reed
To:	Westside Area Plan
Cc:	Miriam Thompson
Subject:	Opposition to Upzoning in Ladera Heights-View Park-Windsor Hills-View Heights
Date:	Friday, August 2, 2024 7:40:11 PM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS ENTIRE EMAIL TO PUBLIC RECORD:

I support fair and equitable housing, I strongly oppose the recently released draft Westside Area Plan for Ladera Heights, View Park-Windsor Hills-View Heights, Franklin Canyon, West LA Sawtelle VA, West Fox Hills, Marina del Rey, and Gilmore Island. The current plan proposes that Ladera Heights and View Park-Windsor Hills-View Heights disproportionately bear the entire burden of upzoning. I hearby request that the LA County planning department work with the Ladera Heights Civic Association and the United Homeowners Association to create a zoning plan that is fair to the entire Westside community.

As the Ladera Heights Civic Association and the United Homeowners Association (representing Ladera Heights, Windsor Hills, View Park and View Heights) are preparing detailed objections to the Westside Area Plan, it is clear that the proposed plan would subject these communities to unsustainable levels of traffic, noise and congestion, and would displace parking into these residential neighborhoods. This plan would also devastate two of the few truly ethnically and socioeconomically diverse neighborhoods in Los Angeles.

The current plan must be revised to remove this inequitable and inappropriate community upzoning.

Regards,

Resident in Ladera Heights

From: Sallie Hofmeister
To: Westside Area Plan; HollyJMitchell@subscriptions.lacounty.gov
Subject: OPPOSITION TO WSAP UPZONE PLAN
Date: Wednesday, June 26, 2024 4:03:54 PM

CAUTION: External Email. Proceed Responsibly.

To whom it may concern,

I am writing to express my strong opposition to the proposed Westside Area Plan (WSAP) Upzone EIR for our residential neighborhoods. While I understand the need for increased housing, I believe this plan will have severely detrimental effects on our community.

The increased density will lead to unbearable traffic congestion, excessive pollution, an increase on our already overburdened infrastructure, and the destruction of a neighborhood aesthetic that has made housing here desirable. Our streets are already crowded, and the safety of our children is at risk. Additionally, the proposed light rail station proposed to take the place of the Home Depot on Slauson Avenue will likely exacerbate the homeless crisis and cause property values to plummet.

This area is already relatively high-density. Further upzoning will benefit only wealthy developers, while the rest of us suffer the consequences. I urge LA County to reconsider this unreasonable plan and find alternative solutions that prioritize the well-being of our community.

I vote against the proposed Westside Area Plan (WSAP) Upzone EIR. The proposed changes will have long-lasting negative impacts on our communities, lifestyles, and safety of our residents and the long-time taxpayers.

Thank you for your consideration.

Sincerely,
Sallie Hofmeister
View Park

From:	Sandra Williams
To:	Westside Area Plan
Cc:	Miriam Thompson
Subject:	Opposition to Upzoning in Ladera Heights-View Park-Windsor Hills-View Heights
Date:	Wednesday, June 19, 2024 10:38:14 PM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS ENTIRE EMAIL TO PUBLIC RECORD:

I support fair and equitable housing, I strongly oppose the recently released draft Westside Area Plan for Ladera Heights, View Park-Windsor Hills-View Heights, Franklin Canyon, West LA Sawtelle VA, West Fox Hills, Marina del Rey, and Gilmore Island. The current plan proposes that Ladera Heights and View Park-Windsor Hills-View Heights disproportionately bear the entire burden of upzoning. I hearby request that the LA County planning department work with the Ladera Heights Civic Association and the United Homeowners Association to create a zoning plan that is fair to the entire Westside community.

As the Ladera Heights Civic Association and the United Homeowners Association (representing Ladera Heights, Windsor Hills, View Park and View Heights) are preparing detailed objections to the Westside Area Plan, it is clear that the proposed plan would subject these communities to unsustainable levels of traffic, noise and congestion, and would displace parking into these residential neighborhoods. This plan would also devastate two of the few truly ethnically and socioeconomically diverse neighborhoods in Los Angeles.

The current plan must be revised to remove this inequitable and inappropriate community upzoning.

Regards,

Sandra Williams

Resident in Ladera Heights

From:	Shane Walpole
To:	Westside Area Plan
Cc:	Miriam Thompson
Subject:	Opposition to Upzoning in Ladera Heights-View Park-Windsor Hills-View Heights
Date:	Saturday, June 22, 2024 7:06:32 AM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS ENTIRE EMAIL TO PUBLIC RECORD:

I support fair and equitable housing, I strongly oppose the recently released draft Westside Area Plan for Ladera Heights, View Park-Windsor Hills-View Heights, Franklin Canyon, West LA Sawtelle VA, West Fox Hills, Marina del Rey, and Gilmore Island. The current plan proposes that Ladera Heights and View Park-Windsor Hills-View Heights disproportionately bear the entire burden of upzoning. I hearby request that the LA County planning department work with the Ladera Heights Civic Association and the United Homeowners Association to create a zoning plan that is fair to the entire Westside community.

As the Ladera Heights Civic Association and the United Homeowners Association (representing Ladera Heights, Windsor Hills, View Park and View Heights) are preparing detailed objections to the Westside Area Plan, it is clear that the proposed plan would subject these communities to unsustainable levels of traffic, noise and congestion, and would displace parking into these residential neighborhoods. This plan would also devastate two of the few truly ethnically and socioeconomically diverse neighborhoods in Los Angeles.

The current plan must be revised to remove this inequitable and inappropriate community upzoning.

Regards,
Shane Walpole
Resident in Ladera Heights

Sent from my iPad

From:	Shawn Ramlochan
To:	Westside Area Plan
Cc:	Miriam Thompson
Subject:	Opposition to Upzoning in Ladera Heights-View Park-Windsor Hills-View Heights
Date:	Sunday, June 30, 2024 12:39:37 PM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS ENTIRE EMAIL TO PUBLIC RECORD:

I support fair and equitable housing, I strongly oppose the recently released draft Westside Area Plan for Ladera Heights, View Park-Windsor Hills-View Heights, Franklin Canyon, West LA Sawtelle VA, West Fox Hills, Marina del Rey, and Gilmore Island. The current plan proposes that Ladera Heights and View Park-Windsor Hills-View Heights disproportionately bear the entire burden of upzoning. I hearby request that the LA County planning department work with the Ladera Heights Civic Association and the United Homeowners Association to create a zoning plan that is fair to the entire Westside community.

As the Ladera Heights Civic Association and the United Homeowners Association (representing Ladera Heights, Windsor Hills, View Park and View Heights) are preparing detailed objections to the Westside Area Plan, it is clear that the proposed plan would subject these communities to unsustainable levels of traffic, noise and congestion, and would displace parking into these residential neighborhoods. This plan would also devastate two of the few truly ethnically and socioeconomically diverse neighborhoods in Los Angeles.

The current plan must be revised to remove this inequitable and inappropriate community upzoning.

Regards,

Resident in Ladera Heights

Sent from my iPhone

From: Shay Brown, Esq.
To: Westside Area Plan
Cc: Miriam Thompson
Subject: Opposition to Upzoning in Ladera Heights-View Park-Windsor Hills-View Heights
Date: Thursday, June 20, 2024 4:57:23 PM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS ENTIRE EMAIL TO PUBLIC RECORD:

I support fair and equitable housing, I strongly oppose the recently released draft Westside Area Plan for Ladera Heights, View Park-Windsor Hills-View Heights, Franklin Canyon, West LA Sawtelle VA, West Fox Hills, Marina del Rey, and Gilmore Island. The current plan proposes that Ladera Heights and View Park-Windsor Hills-View Heights disproportionately bear the entire burden of upzoning. I hearby request that the LA County planning department work with the Ladera Heights Civic Association and the United Homeowners Association to create a zoning plan that is fair to the entire Westside community.

As the Ladera Heights Civic Association and the United Homeowners Association (representing Ladera Heights, Windsor Hills, View Park and View Heights) are preparing detailed objections to the Westside Area Plan, it is clear that the proposed plan would subject these communities to unsustainable levels of traffic, noise and congestion, and would displace parking into these residential neighborhoods. This plan would also devastate two of the few truly ethnically and socioeconomically diverse neighborhoods in Los Angeles.

The current plan must be revised to remove this inequitable and inappropriate community upzoning.

Regards,

Resident in Ladera Heights

Best Regards,

Shay Brown, Esq.
T: (310)994-1441

NOTICE: The information contained in this email is information protected by attorney-client and/or attorney work product privilege. It is intended only for the use of the individual named above and the privileges are not waived by virtue of this having been sent by email. If the person actually receiving this email or any other reader of the e-mail is not the named recipient or the employee or agent responsible to deliver it to the named recipient, any use, dissemination, distribution, or copying of the communication is strictly prohibited. If you have received this communication in error please immediately notify the sender by telephone at (818)900-5443.

From:	S Jackson
To:	Westside Area Plan
Cc:	Miriam Thompson
Subject:	Opposition to Upzoning in Ladera Heights-View Park-Windsor Hills-View Heights
Date:	Wednesday, June 26, 2024 8:45:39 AM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS ENTIRE EMAIL TO PUBLIC RECORD:

I support fair and equitable housing, I strongly oppose the recently released draft Westside Area Plan for Ladera Heights, View Park-Windsor Hills-View Heights, Franklin Canyon, West LA Sawtelle VA, West Fox Hills, Marina del Rey, and Gilmore Island. The current plan proposes that Ladera Heights and View Park-Windsor Hills-View Heights disproportionately bear the entire burden of upzoning. I hearby request that the LA County planning department work with the Ladera Heights Civic Association and the United Homeowners Association to create a zoning plan that is fair to the entire Westside community.

As the Ladera Heights Civic Association and the United Homeowners Association (representing Ladera Heights, Windsor Hills, View Park and View Heights) are preparing detailed objections to the Westside Area Plan, it is clear that the proposed plan would subject these communities to unsustainable levels of traffic, noise and congestion, and would displace parking into these residential neighborhoods. This plan would also devastate two of the few truly ethnically and socioeconomically diverse neighborhoods in Los Angeles.

The current plan must be revised to remove this inequitable and inappropriate community upzoning.

Regards,

Shirri Jackson
Resident in Ladera Heights

From:	Simone Simpson
To:	Westside Area Plan
Cc:	Miriam Thompson
Subject:	Opposition to Upzoning in Ladera Heights-View Park-Windsor Hills-View Heights
Date:	Saturday, June 29, 2024 11:47:20 AM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS ENTIRE EMAIL TO PUBLIC RECORD:

I support fair and equitable housing, I strongly oppose the recently released draft Westside Area Plan for Ladera Heights, View Park-Windsor Hills-View Heights, Franklin Canyon, West LA Sawtelle VA, West Fox Hills, Marina del Rey, and Gilmore Island. The current plan proposes that Ladera Heights and View Park-Windsor Hills-View Heights disproportionately bear the entire burden of upzoning. I hearby request that the LA County planning department work with the Ladera Heights Civic Association and the United Homeowners Association to create a zoning plan that is fair to the entire Westside community.

As the Ladera Heights Civic Association and the United Homeowners Association (representing Ladera Heights, Windsor Hills, View Park and View Heights) are preparing detailed objections to the Westside Area Plan, it is clear that the proposed plan would subject these communities to unsustainable levels of traffic, noise and congestion, and would displace parking into these residential neighborhoods. This plan would also devastate two of the few truly ethnically and socioeconomically diverse neighborhoods in Los Angeles.

The current plan must be revised to remove this inequitable and inappropriate community upzoning.

Regards,

Simone Simpson

Resident in Ladera Heights

Yahoo Mail: Search, Organize, Conquer

From: Sy Fountaine
To: Westside Area Plan
Cc: Miriam Thompson
Subject: Opposition to Upzoning in Ladera Heights-View Park-Windsor Hills-View Heights
Date: Wednesday, June 19, 2024 6:55:55 PM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS ENTIRE EMAIL TO PUBLIC RECORD:

I support fair and equitable housing, I strongly oppose the recently released draft Westside Area Plan for Ladera Heights, View Park-Windsor Hills-View Heights, Franklin Canyon, West LA Sawtelle VA, West Fox Hills, Marina del Rey, and Gilmore Island. The current plan proposes that Ladera Heights and View Park-Windsor Hills-View Heights disproportionately bear the entire burden of upzoning. I hearby request that the LA County planning department work with the Ladera Heights Civic Association and the United Homeowners Association to create a zoning plan that is fair to the entire Westside community.

As the Ladera Heights Civic Association and the United Homeowners Association (representing Ladera Heights, Windsor Hills, View Park and View Heights) are preparing detailed objections to the Westside Area Plan, it is clear that the proposed plan would subject these communities to unsustainable levels of traffic, noise and congestion, and would displace parking into these residential neighborhoods. This plan would also devastate two of the few truly ethnically and socioeconomically diverse neighborhoods in Los Angeles.

The current plan must be revised to remove this inequitable and inappropriate community upzoning.

Regards,

Sy Fountaine

Resident in Ladera Heights

From:	Sophia Patten
To:	Westside Area Plan
Cc:	Miriam Thompson
Subject:	Opposition to Upzoning in Ladera Heights-View Park-Windsor Hills-View Heights
Date:	Tuesday, June 18, 2024 10:06:53 PM

CAUTION: External Email. Proceed Responsibly.

I support fair and equitable housing, I strongly oppose the recently released draft Westside Area Plan for Ladera Heights, View Park-Windsor Hills-View Heights, Franklin Canyon, West LA Sawtelle VA, West Fox Hills, Marina del Rey, and Gilmore Island. The current plan proposes that Ladera Heights and View Park-Windsor Hills-View Heights disproportionately bear the entire burden of upzoning. I hearby request that the LA County planning department work with the Ladera Heights Civic Association and the United Homeowners Association to create a zoning plan that is fair to the entire Westside community.

As the Ladera Heights Civic Association and the United Homeowners Association (representing Ladera Heights, Windsor Hills, View Park and View Heights) are preparing detailed objections to the Westside Area Plan, it is clear that the proposed plan would subject these communities to unsustainable levels of traffic, noise and congestion, and would displace parking into these residential neighborhoods. This plan would also devastate two of the few truly ethnically and socioeconomically diverse neighborhoods in Los Angeles.

The current plan must be revised to remove this inequitable and inappropriate community upzoning.

Regards,

Sophia Patten

Resident in Ladera Heights

Sophia Patten
Event Producer
(c) 602-292-1180
(e) spetenakis@gmail.com

From: Stephanie Wright
To: Westside Area Plan
Cc: Julie Yom
Subject: Opposition to Upzoning in Ladera Heights
Date: Friday, June 21, 2024 3:40:31 AM

CAUTION: External Email. Proceed Responsibly.

Dear County Representatives and Planning Officials:

I support fair and equitable housing, but I strongly oppose the recently released draft Westside Area Plan for Ladera Heights, View Park-Windsor Hills-View Heights, Franklin Canyon, West LA Sawtelle VA, West Fox Hills, Marina Del Rey, and Gilmore Island. The current plan proposes that Ladera Heights and View Park-Windsor Hills-View Heights disproportionately bear the entire burden of upzoning. I hereby request that the LA County planning department work with the Ladera Heights Civic Association and the United Homeowners Association to create a zoning plan that is fair to the entire Westside community.

As the Ladera Heights Civic Association and the United Homeowners Association (representing Ladera Heights, Windsor Hills, View Park and View Heights) are preparing detailed objections to the Westside Area Plan, it is clear that the proposed plan would subject these communities to unsustainable levels of traffic, noise and congestion, and would displace parking into these residential neighborhoods. This plan would also devastate two of the few truly ethnically and socioeconomically diverse neighborhoods in Los Angeles.

The current plan must be revised to remove this inequitable and inappropriate community upzoning.

Regards,

Resident in Ladera Heights

Sent from my iPhone

From: Stephen Baker
To: Westside Area Plan
Subject: Objection to Westside Area Plan.
Date: Thursday, August 1, 2024 6:37:59 PM

CAUTION: External Email. Proceed Responsibly.

I object to the draft County Westside Area Plan.
The condescending communication that the lead (Julie) opened the meeting with again shows me that we really have no voice.
This is disappointing. We should not have anything greater than 3:1 FRA.

Stephen C. Baker
213-434-6067

From:	Stephen Baker
To:	Westside Area Plan
Cc:	Miriam Thompson
Subject:	Opposition to Upzoning in Ladera Heights-View Park-Windsor Hills-View Heights
Date:	Sunday, July 7, 2024 7:52:33 AM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS ENTIRE EMAIL TO PUBLIC RECORD:

I support fair and equitable housing, I strongly oppose the recently released draft Westside Area Plan for Ladera Heights, View Park-Windsor Hills-View Heights, Franklin Canyon, West LA Sawtelle VA, West Fox Hills, Marina del Rey, and Gilmore Island. The current plan proposes that Ladera Heights and View Park-Windsor Hills-View Heights disproportionately bear the entire burden of upzoning. I hearby request that the LA County planning department work with the Ladera Heights Civic Association and the United Homeowners Association to create a zoning plan that is fair to the entire Westside community.

As the Ladera Heights Civic Association and the United Homeowners Association (representing Ladera Heights, Windsor Hills, View Park and View Heights) are preparing detailed objections to the Westside Area Plan, it is clear that the proposed plan would subject these communities to unsustainable levels of traffic, noise and congestion, and would displace parking into these residential neighborhoods. This plan would also devastate two of the few truly ethnically and socioeconomically diverse neighborhoods in Los Angeles.

The current plan must be revised to remove this inequitable and inappropriate community upzoning.

Regards,

Resident in Ladera Heights

Stephen C. Baker

From:	Suzanne Usaj
To:	Westside Area Plan
Cc:	Miriam Thompson
Subject:	Opposition to Upzoning in Ladera Heights-View Park-Windsor Hills-View Heights
Date:	Wednesday, June 19, 2024 7:52:41 PM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS ENTIRE EMAIL TO PUBLIC RECORD:

I support fair and equitable housing, I strongly oppose the recently released draft Westside Area Plan for Ladera Heights, View Park-Windsor Hills-View Heights, Franklin Canyon, West LA Sawtelle VA, West Fox Hills, Marina del Rey, and Gilmore Island. The current plan proposes that Ladera Heights and View Park-Windsor Hills-View Heights disproportionately bear the entire burden of upzoning. I hearby request that the LA County planning department work with the Ladera Heights Civic Association and the United Homeowners Association to create a zoning plan that is fair to the entire Westside community.

As the Ladera Heights Civic Association and the United Homeowners Association (representing Ladera Heights, Windsor Hills, View Park and View Heights) are preparing detailed objections to the Westside Area Plan, it is clear that the proposed plan would subject these communities to unsustainable levels of traffic, noise and congestion, and would displace parking into these residential neighborhoods. This plan would also devastate two of the few truly ethnically and socioeconomically diverse neighborhoods in Los Angeles.

The current plan must be revised to remove this inequitable and inappropriate community upzoning.

Regards,

Suzanne Dezember Usaj

Resident & Owner in Ladera Heights
sdezember@gmail.com
310-426-4795

From: Sy Fountaine
To: Westside Area Plan
Cc: Miriam Thompson
Subject: Opposition to Upzoning in Ladera Heights-View Park-Windsor Hills-View Heights
Date: Monday, July 8, 2024 4:14:30 PM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS ENTIRE EMAIL TO PUBLIC RECORD:

I support fair and equitable housing, I strongly oppose the recently released draft Westside Area Plan for Ladera Heights, View Park-Windsor Hills-View Heights, Franklin Canyon, West LA Sawtelle VA, West Fox Hills, Marina del Rey, and Gilmore Island. The current plan proposes that Ladera Heights and View Park-Windsor Hills-View Heights disproportionately bear the entire burden of upzoning. I hearby request that the LA County planning department work with the Ladera Heights Civic Association and the United Homeowners Association to create a zoning plan that is fair to the entire Westside community.

As the Ladera Heights Civic Association and the United Homeowners Association (representing Ladera Heights, Windsor Hills, View Park and View Heights) are preparing detailed objections to the Westside Area Plan, it is clear that the proposed plan would subject these communities to unsustainable levels of traffic, noise and congestion, and would displace parking into these residential neighborhoods. This plan would also devastate two of the few truly ethnically and socioeconomically diverse neighborhoods in Los Angeles.

The current plan must be revised to remove this inequitable and inappropriate community upzoning.

Regards,
Sy Fountaine
Resident in Ladera Heights

Sent from my iPhone

From: sylviapenamon@gmail.com
To: Westside Area Plan
Cc: Miriam Thompson
Subject: Opposition to Upzoning in Ladera Heights-View Park-Windsor Hills-View Heights
Date: Monday, July 29, 2024 9:19:00 PM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS ENTIRE EMAIL TO PUBLIC RECORD:

I support fair and equitable housing, I strongly oppose the recently released draft Westside Area Plan for Ladera Heights, View Park-Windsor Hills-View Heights, Franklin Canyon, West LA Sawtelle VA, West Fox Hills, Marina del Rey, and Gilmore Island. The current plan proposes that Ladera Heights and View Park-Windsor Hills-View Heights disproportionately bear the entire burden of upzoning. I hearby request that the LA County planning department work with the Ladera Heights Civic Association and the United Homeowners Association to create a zoning plan that is fair to the entire Westside community.

As the Ladera Heights Civic Association and the United Homeowners Association (representing Ladera Heights, Windsor Hills, View Park and View Heights) are preparing detailed objections to the Westside Area Plan, it is clear that the proposed plan would subject these communities to unsustainable levels of traffic, noise and congestion, and would displace parking into these residential neighborhoods. This plan would also devastate two of the few truly ethnically and socioeconomically diverse neighborhoods in Los Angeles.

The current plan must be revised to remove this inequitable and inappropriate community upzoning.

Regards,

Resident in Ladera Heights

Sent from my iPhone

From:	Tammara Seabrook Anderson
To:	Westside Area Plan
Cc:	Miriam Thompson
Subject:	Opposition to Upzoning in Ladera Heights-View Park-Windsor Hills-View Heights
Date:	Friday, June 21, 2024 7:00:27 PM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS ENTIRE EMAIL TO PUBLIC RECORD:

I support fair and equitable housing, I strongly oppose the recently released draft Westside Area Plan for Ladera Heights, View Park-Windsor Hills-View Heights, Franklin Canyon, West LA Sawtelle VA, West Fox Hills, Marina del Rey, and Gilmore Island. The current plan proposes that Ladera Heights and View Park-Windsor Hills-View Heights disproportionately bear the entire burden of upzoning. I hearby request that the LA County planning department work with the Ladera Heights Civic Association and the United Homeowners Association to create a zoning plan that is fair to the entire Westside community.

As the Ladera Heights Civic Association and the United Homeowners Association (representing Ladera Heights, Windsor Hills, View Park and View Heights) are preparing detailed objections to the Westside Area Plan, it is clear that the proposed plan would subject these communities to unsustainable levels of traffic, noise and congestion, and would displace parking into these residential neighborhoods. This plan would also devastate two of the few truly ethnically and socioeconomically diverse neighborhoods in Los Angeles.

The current plan must be revised to remove this inequitable and inappropriate community upzoning.

Regards,

Resident in Ladera Heights

Tammara Anderson

From:	Terence Hill
To:	Westside Area Plan
Cc:	Miriam Thompson
Subject:	Opposition to Upzoning in Ladera Heights-View Park-Windsor Hills-View Heights
Date:	Saturday, June 22, 2024 10:20:45 PM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS ENTIRE EMAIL TO PUBLIC RECORD:

I support fair and equitable housing, I strongly oppose the recently released draft Westside Area Plan for Ladera Heights, View Park-Windsor Hills-View Heights, Franklin Canyon, West LA Sawtelle VA, West Fox Hills, Marina del Rey, and Gilmore Island. The current plan proposes that Ladera Heights and View Park-Windsor Hills-View Heights disproportionately bear the entire burden of upzoning. I hearby request that the LA County planning department work with the Ladera Heights Civic Association and the United Homeowners Association to create a zoning plan that is fair to the entire Westside community.

As the Ladera Heights Civic Association and the United Homeowners Association (representing Ladera Heights, Windsor Hills, View Park and View Heights) are preparing detailed objections to the Westside Area Plan, it is clear that the proposed plan would subject these communities to unsustainable levels of traffic, noise and congestion, and would displace parking into these residential neighborhoods. This plan would also devastate two of the few truly ethnically and socioeconomically diverse neighborhoods in Los Angeles.

The current plan must be revised to remove this inequitable and inappropriate community upzoning.

Regards,

Resident in Ladera Heights
Sent from Mail for Windows

From:	Teresa Taylor
To:	Westside Area Plan
Cc:	Miriam Thompson
Subject:	Opposition to Upzoning in Ladera Heights-View Park-Windsor Hills-View Heights
Date:	Friday, June 21, 2024 2:02:07 PM
Attachments:	Outlook-zyuzje14.png

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS ENTIRE EMAIL TO PUBLIC RECORD:

I support fair and equitable housing, I strongly oppose the recently released draft Westside Area Plan for Ladera Heights, View Park-Windsor Hills-View Heights, Franklin Canyon, West LA Sawtelle VA, West Fox Hills, Marina del Rey, and Gilmore Island. The current plan proposes that Ladera Heights and View Park-Windsor Hills-View Heights disproportionately bear the entire burden of upzoning. I hearby request that the LA County planning department work with the Ladera Heights Civic Association and the United Homeowners Association to create a zoning plan that is fair to the entire Westside community.

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The current plan must be revised to remove this inequitable and inappropriate community upzoning.

Regards,

Resident in Ladera Heights

Teresa Taylor, Broker, REALTOR®
Keyholder Estates | Keyholder Group LLC company
Direct; 310.713.7211
DRE License: #01103511
NMLS License #2580788
www.keyholderestates.com
@Teresataylorrebroker

Certified Probate & Trust Specialist

E-mails sent or received shall neither constitute acceptance of conducting transactions via electronics means nor create a binding contract until and unless a written contract is signed by the parties. This email may contain information that is confidential, or attorney-client privileged and may constitute inside information. The contents of this email are intended only for the recipients listed above. If you are not the intended recipient, you are directed not to read, disclose, distribute or otherwise use this transmission. If you have received this email in error, please notify the sender immediately and delete the transmission. Delivery of this message is not intended to waive any applicable privileges.

From:	Theresa Woods
To:	Westside Area Plan
Cc:	Miriam Thompson
Subject:	Opposition to Upzoning in Ladera Heights-View Park-Windsor Hills-View Heights
Date:	Friday, June 21, 2024 12:54:55 PM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS ENTIRE EMAIL TO PUBLIC RECORD:

I support fair and equitable housing, I strongly oppose the recently released draft Westside Area Plan for Ladera Heights, View Park-Windsor Hills-View Heights, Franklin Canyon, West LA Sawtelle VA, West Fox Hills, Marina del Rey, and Gilmore Island. The current plan proposes that Ladera Heights and View Park-Windsor Hills-View Heights disproportionately bear the entire burden of upzoning. I hearby request that the LA County planning department work with the Ladera Heights Civic Association and the United Homeowners Association to create a zoning plan that is fair to the entire Westside community.

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The current plan must be revised to remove this inequitable and inappropriate community upzoning.

Regards,

Resident in Ladera Heights
Sent from Mail for Windows

From:	Tish Spearman
To:	Westside Area Plan
Cc:	Miriam Thompson
Subject:	Opposition to Upzoning in Ladera Heights-View Park-Windsor Hills-View Heights
Date:	Thursday, June 20, 2024 6:12:03 PM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS ENTIRE EMAIL TO PUBLIC RECORD:

I support fair and equitable housing, I strongly oppose the recently released draft Westside Area Plan for Ladera Heights, View Park-Windsor Hills-View Heights, Franklin Canyon, West LA Sawtelle VA, West Fox Hills, Marina del Rey, and Gilmore Island. The current plan proposes that Ladera Heights and View Park-Windsor Hills-View Heights disproportionately bear the entire burden of upzoning. I hearby request that the LA County planning department work with the Ladera Heights Civic Association and the United Homeowners Association to create a zoning plan that is fair to the entire Westside community.

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The current plan must be revised to remove this inequitable and inappropriate community upzoning.

Regards,

Resident in Ladera Heights

From:	Trinity Metzgen
To:	Westside Area Plan
Cc:	Miriam Thompson
Subject:	Opposition to Upzoning in Ladera Heights-View Park-Windsor Hills-View Heights
Date:	Saturday, June 29, 2024 2:31:21 PM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS ENTIRE EMAIL TO PUBLIC RECORD:

I support fair and equitable housing, I strongly oppose the recently released draft Westside Area Plan for Ladera Heights, View Park-Windsor Hills-View Heights, Franklin Canyon, West LA Sawtelle VA, West Fox Hills, Marina del Rey, and Gilmore Island. The current plan proposes that Ladera Heights and View Park-Windsor Hills-View Heights disproportionately bear the entire burden of upzoning. I hearby request that the LA County planning department work with the Ladera Heights Civic Association and the United Homeowners Association to create a zoning plan that is fair to the entire Westside community.

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The current plan must be revised to remove this inequitable and inappropriate community upzoning.

Regards,

Trinity Metzgen

Resident in Ladera Heights

From: vfford
To: Westside Area Plan
Cc: Miriam Thompson
Subject: Opposition to Upzoning in Ladera Heights-View Park-Windsor Hills-View Heights
Date: Saturday, June 22, 2024 9:08:48 PM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS ENTIRE EMAIL TO PUBLIC RECORD:

I support fair and equitable housing, I strongly oppose the recently released draft Westside Area Plan for Ladera Heights, View Park-Windsor Hills-View Heights, Franklin Canyon, West LA Sawtelle VA, West Fox Hills, Marina del Rey, and Gilmore Island. The current plan proposes that Ladera Heights and View Park-Windsor Hills-View Heights disproportionately bear the entire burden of upzoning. I hearby request that the LA County planning department work with the Ladera Heights Civic Association and the United Homeowners Association to create a zoning plan that is fair to the entire Westside community.

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The current plan must be revised to remove this inequitable and inappropriate community upzoning.

Regards,

Resident in Ladera Heights

Sent from my Galaxy

From:	Veta
To:	Westside Area Plan
Cc:	Miriam Thompson
Subject:	Opposition to Upzoning in Ladera Heights-View Park-Windsor Hills-View Heights
Date:	Monday, June 24, 2024 3:49:15 PM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS ENTIRE EMAIL TO PUBLIC RECORD:

I support fair and equitable housing, I strongly oppose the recently released draft Westside Area Plan for Ladera Heights, View Park-Windsor Hills-View Heights, Franklin Canyon, West LA Sawtelle VA, West Fox Hills, Marina del Rey, and Gilmore Island. The current plan proposes that Ladera Heights and View Park-Windsor Hills-View Heights disproportionately bear the entire burden of upzoning. I hearby request that the LA County planning department work with the Ladera Heights Civic Association and the United Homeowners Association to create a zoning plan that is fair to the entire Westside community.

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The current plan must be revised to remove this inequitable and inappropriate community upzoning.

Regards,

Resident in Ladera Heights

Sent from AT&T Yahoo Mail on Android

From:	Vicky Foxworth
To:	Westside Area Plan
Cc:	Miriam Thompson
Subject:	No to Upzoning in Ladera Heights
Date:	Friday, June 21, 2024 9:49:14 PM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS ENTIRE EMAIL TO PUBLIC RECORD:

I support fair and equitable housing, I strongly oppose the recently released draft Westside Area Plan for Ladera Heights, View Park-Windsor Hills-View Heights, Franklin Canyon, West LA Sawtelle VA, West Fox Hills, Marina del Rey, and Gilmore Island. The current plan proposes that Ladera Heights and View Park-Windsor Hills-View Heights disproportionately bear the entire burden of upzoning. I hearby request that the LA County planning department work with the Ladera Heights Civic Association and the United Homeowners Association to create a zoning plan that is fair to the entire Westside community.

As the Ladera Heights Civic Association and the United Homeowners Association (representing Ladera Heights, Windsor Hills, View Park and View Heights) are preparing detailed objections to the Westside Area Plan, it is clear that the proposed plan would subject these communities to unsustainable levels of traffic, noise and congestion, and would displace parking into these residential neighborhoods. This plan would also devastate two of the few truly ethnically and socioeconomically diverse neighborhoods in Los Angeles.

The current plan must be revised to remove this inequitable and inappropriate community upzoning.

Regards,

Vicky Foxworth
6024 Wooster Ave, Los Angeles, CA 90056

Resident in Ladera Heights

From:	Victor Tamayo
To:	Westside Area Plan
Cc:	Miriam Thompson
Subject:	Opposition to Upzoning in Ladera Heights-View Park-Windsor Hills-View Heights
Date:	Tuesday, July 16, 2024 7:47:16 AM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS ENTIRE EMAIL TO PUBLIC RECORD:

I support fair and equitable housing, I strongly oppose the recently released draft Westside Area Plan for Ladera Heights, View Park-Windsor Hills-View Heights, Franklin Canyon, West LA Sawtelle VA, West Fox Hills, Marina del Rey, and Gilmore Island. The current plan proposes that Ladera Heights and View Park-Windsor Hills-View Heights disproportionately bear the entire burden of upzoning. I hearby request that the LA County planning department work with the Ladera Heights Civic Association and the United Homeowners Association to create a zoning plan that is fair to the entire Westside community.

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The current plan must be revised to remove this inequitable and inappropriate community upzoning.

Regards,

Resident in Ladera Heights

Opposition to Upzoning in Ladera Heights-View Park-Windsor Hills-View Heights

YVETTE L TOWNSEND <yltownsend@mac.com>

Fri 8/9/2024 7:12 PM

To:Westside Area Plan <WestsideAreaPlan@planning.lacounty.gov>
Cc:Miriam Thompson <MThompson@planning.lacounty.gov>

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS ENTIRE EMAIL TO PUBLIC RECORD:

I support fair and equitable housing, I strongly oppose the recently released draft Westside Area Plan for Ladera Heights, View Park-Windsor Hills-View Heights, Franklin Canyon, West LA Sawtelle VA, West Fox Hills, Marina del Rey, and Gilmore Island. The current plan proposes that Ladera Heights and View Park-Windsor Hills-View Heights disproportionately bear the entire burden of upzoning. I hearby request that the LA County planning department work with the Ladera Heights Civic Association and the United Homeowners Association to create a zoning plan that is fair to the entire Westside community.

As the Ladera Heights Civic Association and the United Homeowners Association (representing Ladera Heights, Windsor Hills, View Park and View Heights) are preparing detailed objections to the Westside Area Plan, it is clear that the proposed plan would subject these communities to unsustainable levels of traffic, noise and congestion, and would displace parking into these residential neighborhoods. This plan would also devastate two of the few truly ethnically and socioeconomically diverse neighborhoods in Los Angeles.

The current plan must be revised to remove this inequitable and inappropriate community upzoning.

Regards,

Resident in Ladera Heights

Yvette L. Townsend

From:	Zegergis Lebsekal
To:	Westside Area Plan
Cc:	Miriam Thompson
Subject:	Opposition to Upzoning in Ladera Heights-View Park-Windsor Hills-View Heights
Date:	Wednesday, June 19, 2024 3:19:21 PM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS ENTIRE EMAIL TO PUBLIC RECORD:

I support fair and equitable housing, I strongly oppose the recently released draft Westside Area Plan for Ladera Heights, View Park-Windsor Hills-View Heights, Franklin Canyon, West LA Sawtelle VA, West Fox Hills, Marina del Rey, and Gilmore Island. The current plan proposes that Ladera Heights and View Park-Windsor Hills-View Heights disproportionately bear the entire burden of upzoning. I hearby request that the LA County planning department work with the Ladera Heights Civic Association and the United Homeowners Association to create a zoning plan that is fair to the entire Westside community.

As the Ladera Heights Civic Association and the United Homeowners Association (representing Ladera Heights, Windsor Hills, View Park and View Heights) are preparing detailed objections to the Westside Area Plan, it is clear that the proposed plan would subject these communities to unsustainable levels of traffic, noise and congestion, and would displace parking into these residential neighborhoods. This plan would also devastate two of the few truly ethnically and socioeconomically diverse neighborhoods in Los Angeles.

The current plan must be revised to remove this inequitable and inappropriate community upzoning.

Regards,

Resident in Ladera Heights

Sent from my iPhone

Form Letter #2

Appendix

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-----Original Message-----
From: azeena hassan <azeenahassan91@gmail.com>
Sent: Sunday, June 23, 2024 9:45 PM
To: Westside Area Plan <WestsideAreaPlan@planning.lacounty.gov>
Subject: Westside Area Plan (WSAP) Upzone EIR

CAUTION: External Email. Proceed Responsibly.

To whom it may concern,

I am writing to express my strong opposition to the proposed Westside Area Plan (WSAP) Upzone EIR plan for our residential neighborhoods. While I understand the need for increased housing, I believe this plan will have severely detrimental effects on our community.

The increased density will lead to unbearable traffic congestion, excessive pollution, an increase on our already overburdened infrastructure, etc.. Our streets are already crowded, and the safety of our children is at risk. Additionally, the proposed light rail station proposed to take the place of the Home Depot on Slauson Avenue will likely exacerbate the homeless crisis and cause property values to plummet.

This area is already relatively high density. Further upzoning will benefit only wealthy developers, while the rest of us suffer the consequences. I urge LA County to reconsider this unreasonable plan and find alternative solutions that prioritize the well-being of our community.

I vote against the proposed Westside Area Plan (WSAP) Upzone EIR. The proposed changes will have long-lasting negative impacts on our communities and lifestyles, and we must prioritize the well-being and safety of our residents.

Sincerely,
Azeena Hassan

-----Original Message-----
From: Jackie Green <jaws3@earthlink.net>
Sent: Saturday, June 22, 2024 12:43 PM
To: Westside Area Plan <WestsideAreaPlan@planning.lacounty.gov>
Subject: Oppose the WSAP Upzone EIR - Protect Our Neighborhoods

CAUTION: External Email. Proceed Responsibly.

To whom it may concern,

I am writing to express my strong opposition to the proposed Westside Area Plan (WSAP) Upzone EIR plan for our residential neighborhoods. While I understand the need for increased housing, I believe this plan will have severely detrimental effects on our community. The increased density will lead to unbearable traffic congestion, excessive pollution, an increase on our already overburdened infrastructure, etc.. Our streets are already crowded, and the safety of our children is at risk. Additionally, the proposed light rail station proposed to take the place of the Home Depot on Slauson Avenue will likely exacerbate the homeless crisis and cause property values to plummet. This area is already relatively high-density. Further upzoning will benefit only wealthy developers, while the rest of us suffer the consequences. I urge LA County to reconsider this unreasonable plan and find alternative solutions that prioritize the well-being of our community. I vote against the proposed Westside Area Plan (WSAP) Upzone EIR. The proposed changes will have long-lasting negative impacts on our communities and lifestyles, and we must prioritize the well-being and safety of our residents.

Clifford & Jacqueline Green

From: Joan Lewis-Heard
To: Westside Area Plan
Subject: Opposition to upcoming
Date: Sunday, June 23, 2024 11:17:54 AM

CAUTION: External Email. Proceed Responsibly.

To whom it may concern,

I am writing to express my strong opposition to the proposed Westside Area Plan (WSAP) Upzone EIR plan for our residential neighborhoods. While I understand the need for increased housing, I believe this plan will have severely detrimental effects on our community.

The increased density will lead to unbearable traffic congestion, excessive pollution, an increase on our already overburdened infrastructure, etc. Our streets are already crowded, and the safety of our children is at risk. Additionally, the proposed light rail station intends to take the place of the Home Depot on Slauson Avenue, which will likely exacerbate the homeless crisis and cause property values to plummet.

This area is already relatively high-density. Further upzoning will benefit only wealthy developers, while the rest of us suffer the consequences. I urge LA County to reconsider this unreasonable plan and find alternative solutions that prioritize the well-being of our community.

I vote against the proposed Westside Area Plan (WSAP) Upzone EIR. The proposed changes will have long-lasting negative impacts on our communities and lifestyles, and we must prioritize the well-being and safety of our residents.

Sincerely,
Joan E Lewis Heard

Sent from my iPhone

From: Lori Marple <runkeeproductions@gmail.com>
Sent: Sunday, June 23, 2024 8:01 AM
To: Westside Area Plan <WestsideAreaPlan@planning.lacounty.gov>
Subject:

CAUTION: External Email. Proceed Responsibly.

To whom it may concern,

I am writing to express my strong opposition to the proposed Westside Area Plan (WSAP) Upzone EIR plan for our residential neighborhoods. While I understand the need for increased housing, I believe this plan will have severely detrimental effects on our community.

The increased density will lead to unbearable traffic congestion, excessive pollution, an increase on our already overburdened infrastructure, etc.. Our streets are already crowded, and the safety of our children is at risk. Additionally, the proposed light rail station proposed to take the place of the Home Depot on Slauson Avenue will likely exacerbate the homeless crisis and cause property values to plummet.

This area is already relatively high density. Further upzoning will benefit only wealthy developers, while the rest of us suffer the consequences. I urge LA County to reconsider this unreasonable plan and find alternative solutions that prioritize the well-being of our community.

I vote against the proposed Westside Area Plan (WSAP) Upzone EIR. The proposed changes will have long-lasting negative impacts on our communities and lifestyles, and we must prioritize the well-being and safety of our residents.

Sincerely,

Lori Marple

From: Phyllis Augustus-Berrard <blackswanhalltwo@gmail.com>
Sent: Sunday, June 23, 2024 8:15 AM
To: Westside Area Plan <WestsideAreaPlan@planning.lacounty.gov>
Subject: NO/STOP UPZONING

CAUTION: External Email. Proceed Responsibly.

To whom it may concern, I am writing to express my strong opposition to the proposed Westside Area Plan (WSAP) Upzone EIR plan for our residential neighborhoods. While I understand the need for increased housing, I believe this plan will have severely detrimental effects on our community. The increased density will lead to unbearable traffic congestion, excessive pollution, an increase on our already overburdened infrastructure, etc. Our streets are already crowded, and the safety of our children is at risk. Additionally, the proposed light rail station intends to take the place of the Home Depot on Slauson Avenue, which will likely exacerbate the homeless crisis and cause property values to plummet. This area is already relatively high-density. Further upzoning will benefit only wealthy developers, while the rest of us suffer the consequences. I urge LA County to reconsider this unreasonable plan and find alternative solutions that prioritize the well-being of our community. I vote against the proposed Westside Area Plan (WSAP) Upzone EIR. The proposed changes will have long-lasting negative impacts on our communities and lifestyles, and we must prioritize the well-being and safety of our residents. Sincerely, Phyllis Augustus-Berrard

From: ruth miller
To: Westside Area Plan
Subject: Upzone EIR Plan
Date: Wednesday, June 26, 2024 7:19:11 PM

CAUTION: External Email. Proceed Responsibly.

To whom it may concern,

I am writing to express my strong opposition to the proposed Westside Area Plan (WSAP) Upzone EIR plan for our residential neighborhoods. While I understand the need for increased housing, I believe this plan will have severely detrimental effects on our community.

The increased density will lead to unbearable traffic congestion, excessive pollution, an increase on our already overburdened infrastructure, etc.. Our streets are already crowded, and the safety of our children is at risk. Additionally, the proposed light rail station proposed to take the place of the Home Depot on Slauson Avenue will likely exacerbate the homeless crisis and cause property values to plummet.

This area is already relatively high-density. Further upzoning will benefit only wealthy developers, while the rest of us suffer the consequences. I urge LA County to reconsider this unreasonable plan and find alternative solutions that prioritize the well-being of our community.

I vote against the proposed Westside Area Plan (WSAP) Upzone EIR. The proposed changes will have long-lasting negative impacts on our communities and lifestyles, and we must prioritize the well-being and safety of our residents.

Sincerely,
Ruth Miller

From: Samira Zali Asl <samira.zaliasl@gmail.com>
Sent: Sunday, June 23, 2024 10:21 PM
To: Westside Area Plan <WestsideAreaPlan@planning.lacounty.gov>; HollyJMitchell@subscriptions.lacounty.gov
Subject: Opposing to the WSAP Upzone EIR

CAUTION: External Email. Proceed Responsibly.

To whom it may concern, I am writing to express my strong opposition to the proposed Westside Area Plan (WSAP) Upzone EIR plan for our residential neighborhoods. While I understand the need for increased housing, I believe this plan will have severely detrimental effects on our community. The increased density will lead to unbearable traffic congestion, excessive pollution, an increase on our already overburdened infrastructure, etc.. Our streets are already crowded, and the safety of our children is at risk. Additionally, the proposed light rail station proposed to take the place of the Home Depot on Slauson Avenue will likely exacerbate the homeless crisis and cause property values to plummet. This area is already relatively high-density. Further upzoning will benefit only wealthy developers, while the rest of us suffer the consequences. I urge LA County to reconsider this unreasonable plan and find alternative solutions that prioritize the well-being of our community. I vote against the proposed Westside Area Plan (WSAP) Upzone EIR. The proposed changes will have long-lasting negative impacts on our communities and lifestyles, and we must prioritize the well-being and safety of our residents. Sincerely,
Samira Zaliasl, PhD
VP of Engineering
Ferric Inc

From: Veata Betton <v.betton@yahoo.com>
Sent: Saturday, June 22, 2024 11:37 AM
To: Westside Area Plan <WestsideAreaPlan@planning.lacounty.gov>; HollyJMitchell@subscriptions.lacounty.gov
Subject: Concern Resident and Homeowner

CAUTION: External Email. Proceed Responsibly.

To whom it may concern, I am writing to express my strong opposition to the proposed Westside Area Plan (WSAP) Upzone EIR plan for our residential neighborhoods. While I understand the need for increased housing, I believe this plan will have severely detrimental effects on our community. The increased density will lead to unbearable traffic congestion, excessive pollution, an increase on our already overburdened infrastructure, etc.. Our streets are already crowded, and the safety of our children is at risk. Additionally, the proposed light rail station proposed to take the place of the Home Depot on Slauson Avenue will likely exacerbate the homeless crisis and cause property values to plummet. This area is already relatively high-density. Further upzoning will benefit only wealthy developers, while the rest of us suffer the consequences. I urge LA County to reconsider this unreasonable plan and find alternative solutions that prioritize the well-being of our community. I vote against the proposed Westside Area Plan (WSAP) Upzone EIR. The proposed changes will have long-lasting negative impacts on our communities and lifestyles, and we must prioritize the well-being and safety of our residents. Sincerely,

Veata Betton

Form Letter #3

Appendix

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From:	Al Duvall
To:	Westside Area Plan; HollyJMitchell@bos.lacounty.gov; EDL-DRP BU-S Commission Services; info@daphnebradford.com
Subject:	WSAP/PEIR Comments
Date:	Monday, August 19, 2024 2:51:26 PM

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team.

I am for fair and affordable housing and I wish to express my strong opposition to the proposed rezoning of single-family neighborhoods and the excessive upzoning of commercial parcels located in Ladera Heights and Windsor Hills-View Park. As a resident of one of the aforementioned Los Angeles County WSAP areas, the rezoning of these locations will drastically alter the cultural character of our community and create a traffic nightmare. I'm requesting the removal of the Ladera Center, University Church, Slauson-Fairfax/Home Depot, Slauson-Fairfax intersection, and other essential community assets from the WSAP opportunity site list.

The 3 mile, predominately single family, Ladera Heights neighborhood and the Windsor Hills-View Park bedroom communities were not created to accommodate "Greater mix of uses and housing types" as stated in the Draft Westside Area Plan documents. Ladera Heights would receive the majority of the State's Regional Housing Needs Allocation of 4,760 units. This proposed WSAP plan will be detrimental to the health, wealth, culture, safety, and well-being of residents, as well as increase health disparities for our community.

FLAWED Westside Area Plan Community Engagement

According to the 2022 US Census American Community Survey data there are 2,654 households in Ladera Heights and 4,911 households in Windsor Hills-View Park, totaling 7,565 households in the WSAP residential neighborhoods.

The "Junk Mail" styled June 2023 USPS delivery of 6,300 flyers EXCLUDED 1,265 HOUSEHOLDS located in the WSAP target areas of Ladera Heights and Windsor Hills-View Park. The 387 initial survey responses collected narrowly represents 5% of community residents. It is impossible, arbitrary, and capricious to create a community-based plan without incorporating the needs and voices of 95% of community members. Also, I didn't receive the June 25, 2024 flyer via USPS mail as indicated in the WSAP documentation. THEREFORE THIS CURRENT WSAP project implementation should be HALTED, POSTPONED, DISCONTINUED and deemed NULL and VOID!

The WSAP planning team distributed 6,300 flyers resulting in only 387 community residents completing the initial survey. Hundreds of Ladera Heights and Windsor Hills-View Park residents stated they DID NOT receive a survey via USPS mail delivery. The WSAP teams negligence in providing the equitable opportunity for ALL households to participate in the initial June 2023 community engagement efforts has resulted in a large majority of Ladera Heights and Windsor Hills-View Park tax paying residents feeling DISENFRANCHISED, DISENGAGED, DEFEATED and unaware of the rezoning of their homes and shared community commercial spaces. This erroneous mailing invalidates Land Use Goal #2: "Community-based planning efforts that implement the General Plan and incorporate public input, and regional and community level collaboration." Just like many WSAP residents, I'm

thinking "It doesn't matter how we feel, Supervisor Holly Mitchell and the LA County Regional Planning Commission have their minds made up." THIS IS NOT COMMUNITY ENGAGEMENT!

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Name: A. Duvall

Address: 4946 Parkglen Ave Los Angeles, CA 90043

From:	Doreen Vaughn
To:	Westside Area Plan; HollyJMitchell@bos.lacounty.gov; EDL-DRP BU-S Commission Services; info@daphnebradford.com
Subject:	WSAP/PEIR Comments
Date:	Monday, August 12, 2024 10:31:13 AM

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team.

I am for fair and affordable housing and I wish to express my strong opposition to the proposed rezoning of single-family neighborhoods and the excessive upzoning of commercial parcels located in Ladera Heights and Windsor Hills-View Park. As a resident of one of the aforementioned Los Angeles County WSAP areas, the rezoning of these locations will drastically alter the cultural character of our community and create a traffic nightmare. I'm requesting the removal of the Ladera Center, University Church, Slauson-Fairfax/Home Depot, Slauson-Fairfax intersection, and other essential community assets from the WSAP opportunity site list.

The 3 mile, predominately single family, Ladera Heights neighborhood and the Windsor Hills-View Park bedroom communities were not created to accommodate "Greater mix of uses and housing types" as stated in the Draft Westside Area Plan documents. Ladera Heights would receive the majority of the State's Regional Housing Needs Allocation of 4,760 units. This proposed WSAP plan will be detrimental to the health, wealth, culture, safety, and well-being of residents, as well as increase health disparities for our community.

FLAWED Westside Area Plan Community Engagement

According to the 2022 US Census American Community Survey data there are 2,654 households in Ladera Heights and 4,911 households in Windsor Hills-View Park, totaling 7,565 households in the WSAP residential neighborhoods.

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Name:Ada Doreen Vaughn

Address:4429 Harding Ave. Los Angeles Calif. 90066

Sent from my iPhone

WSAP/PEIR Comments

Aisha Dillard <aisha.steele@icloud.com>

Mon 8/12/2024 11:47 PM

To:Westside Area Plan <WestsideAreaPlan@planning.lacounty.gov>;HollyJMitchell@bos.lacounty.gov <HollyJMitchell@bos.lacounty.gov>;EDL-DRP BU-S Commission Services <commission@planning.lacounty.gov>; info@daphnebradford.com <info@daphnebradford.com>

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Name:

Address:

Aisha Steele

Owner – Experience Leader

P. 310-936-3871

https://linktr.ee/theaishalife

From: Alisha Madison
To: HollyJMitchell@bos.lacounty.gov; McGee, Tracy; Gracian, Isela; Westside Area Plan; EDL-DRP BU-S Commission Services; planning.thewestside@lacity.org; housingelement@lacity.org; info@daphnebradford.com
Subject: WSAP/PEIR
Date: Thursday, August 8, 2024 8:20:25 AM

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team,

I am for fair and affordable housing and I wish to express my strong opposition to the proposed rezoning of single-family neighborhoods and the excessive upzoning of commercial parcels Ladera Heights and Windsor Hills-View Park. As a resident of one of the aforementioned Los Angeles County WSAP areas, the rezoning of these locations will drastically alter the cultural character of our community and create a traffic nightmare. I'm requesting the removal of the Ladera Center, University Church, Slauson-Fairfax/Home Depot, Slauson-Fairfax intersection, and other essential community assets from the WSAP opportunity site list.

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Alisha and Michael Madison
4877 Presidio Drive
View Park, CA 90043

From:	Alyson
To:	Westside Area Plan; HollyJMitchell@bos.lacounty.gov; EDL-DRP BU-S Commission Services; info@daphnebradford.com
Subject:	WSAP/PEIR Comments
Date:	Tuesday, August 13, 2024 2:11:42 PM

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team.

I am for fair and affordable housing and I wish to express my strong opposition to the proposed rezoning of single-family neighborhoods and the excessive upzoning of commercial parcels located in Ladera Heights and Windsor Hills-View Park. As a resident of one of the aforementioned Los Angeles County WSAP areas, the rezoning of these locations will drastically alter the cultural character of our community and create a traffic nightmare. I'm requesting the removal of the Ladera Center, University Church, Slauson-Fairfax/Home Depot, Slauson-Fairfax intersection, and other essential community assets from the WSAP opportunity site list.

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Name: Aly Mattoon

Address: 6226 Damask Ave
Los Angeles, CA 90056

Sent from my iPhone

From:	Alyson Messenger
To:	Westside Area Plan; HollyJMitchell@bos.lacounty.gov; EDL-DRP BU-S Commission Services; info@daphnebradford.com
Subject:	WSAP/PEIR Comments
Date:	Tuesday, August 13, 2024 9:30:51 AM

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team.

I am for fair and affordable housing and I wish to express my strong opposition to the proposed rezoning of single-family neighborhoods and the excessive upzoning of commercial parcels located in Ladera Heights and Windsor Hills-View Park. As a resident of one of the aforementioned Los Angeles County WSAP areas, the rezoning of these locations will drastically alter the cultural character of our community and create a traffic nightmare. I'm requesting the removal of the Ladera Center, University Church, Slauson-Fairfax/Home Depot, Slauson-Fairfax intersection, and other essential community assets from the WSAP opportunity site list.

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Name: Alyson Messenger

Address: 441 W. 64th Street Inglewood, CA 90302

Sent from my iPhone

WSAP/PEIR Comments

Alyssa Holmes <aaholmes96@gmail.com>

Mon 8/12/2024 6:11 PM

To:Westside Area Plan <WestsideAreaPlan@planning.lacounty.gov>;HollyJMitchell@bos.lacounty.gov <HollyJMitchell@bos.lacounty.gov>;EDL-DRP BU-S Commission Services <commission@planning.lacounty.gov>; info@daphnebradford.com <info@daphnebradford.com>

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Name:
Alyssa Holmes
Address:
4408 w 58th Pl
Los Angeles, CA 90043

Sent from my iPhone

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team.

I am for fair and affordable housing and I wish to express my strong opposition to the proposed rezoning of single-family neighborhoods and the excessive upzoning of commercial parcels located in Ladera Heights and Windsor Hills-View Park. As a resident of one of the aforementioned Los Angeles County WSAP areas, the rezoning of these locations will drastically alter the cultural character of our community and create a traffic nightmare. I'm requesting the removal of the Ladera Center, University Church, Slauson-Fairfax/Home Depot, Slauson-Fairfax intersection, and other essential community assets from the WSAP opportunity site list.

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Name: Jerry McKinney

Address: 5424 Bradna Drive, LA CA 90043

From:	Angela Scribner
To:	Westside Area Plan; HollyJMitchell@bos.lacounty.gov; EDL-DRP BU-S Commission Services; info@daphnebradford.com
Subject:	WSAP/PEIR
Date:	Monday, August 19, 2024 5:54:51 PM

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team.

I am for fair and affordable housing and I wish to express my strong opposition to the proposed rezoning of single-family neighborhoods and the excessive upzoning of commercial parcels located in Ladera Heights and Windsor Hills-View Park. As a resident of one of the aforementioned Los Angeles County WSAP areas, the rezoning of these locations will drastically alter the cultural character of our community and create a traffic nightmare. I'm requesting the removal of the Ladera Center, University Church, Slauson-Fairfax/Home Depot, Slauson-Fairfax intersection, and other essential community assets from the WSAP opportunity site list.

The 3 mile, predominately single family, Ladera Heights neighborhood and the Windsor Hills-View Park bedroom communities were not created to accommodate **"Greater mix of uses and housing types"** as stated in the Draft Westside Area Plan documents. Ladera Heights would receive the majority of the State's Regional Housing Needs Allocation of **4,760 units**. This proposed WSAP plan will be detrimental to the health, wealth, culture, safety, and well-being of residents, as well as increase health disparities for our community.

FLAWED Westside Area Plan Community Engagement

According to the **2022 US Census American Community Survey data there are 2,654 households in Ladera Heights and 4,911 households in Windsor Hills-View Park, totaling 7,565 households in the WSAP residential neighborhoods.**

The "Junk Mail" styled June 2023 USPS delivery of 6,300 flyers **EXCLUDED 1,265 HOUSEHOLDS** located in the WSAP target areas of Ladera Heights and Windsor Hills-View Park. The 387 initial survey responses collected narrowly represents 5% of community residents. It is impossible, arbitrary, and capricious to create a community-based plan without incorporating the needs and voices of 95% of community members. Also, I didn't receive the June 25, 2024 flyer via USPS mail as indicated in the WSAP documentation. **THEREFORE THIS CURRENT WSAP** project implementation should be **HALTED, POSTPONED, DISCONTINUED and deemed NULL and VOID!**

The WSAP planning team distributed 6,300 flyers resulting in only 387 community residents completing the initial survey. Hundreds of Ladera Heights and Windsor Hills-View Park residents stated they **DID NOT** receive a survey via USPS mail delivery. The WSAP teams negligence in providing the equitable opportunity for **ALL** households to participate in the initial June 2023 community engagement efforts has resulted in a large majority of Ladera Heights and Windsor Hills-View Park tax paying residents feeling **DISENFRANCHISED, DISENGAGED, DEFEATED** and unaware of the rezoning of their homes and shared community commercial spaces. This erroneous mailing invalidates Land Use Goal #2: "Community-based planning efforts that implement the General Plan and incorporate public

input, and regional and community level collaboration." Just like many WSAP residents, I'm thinking "It doesn't matter how we feel, Supervisor Holly Mitchell and the LA County Regional Planning Commission have their minds made up." **THIS IS NOT COMMUNITY ENGAGEMENT!**

If the WSAP Planning team would have mailed the initial June 2023 flyer with the word "rezoning" printed on official LA County envelopes with the Zoning Code Amendment language included on the June 2023 flyer, I believe community engagement participation from Ladera Heights and Windsor Hills-View Park residents would have been much greater. The Zoning Code Amendments language **"The Project would amend Planning and Zoning (Title 22) of the County Code to: (1) Establish a Planning Area Standards District (PASD) to create development standards that are specific to the Westside: (2) Maintain and preserve the existing characteristics of residential neighborhoods"** should have been included on the initial June 2023 community engagement and survey request flyer. The flyer language did not include the word "rezoning," the actual purpose of the WSAP agenda in Ladera Heights and Windsor Hills-View Park. **THEREFORE THIS CURRENT WSAP** project implementation should be **HALTED, POSTPONED, DISCONTINUED and deemed NULL and VOID!**

I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Name: Angela Scribner

Address: 6169 Wooster Ave., LA, CA 90056

From: Angela Murphy
To: Westside Area Plan; HollyJMitchell@bos.lacounty.gov; Gracian, Isela; McGee, Tracy; EDL-DRP BU-S Commission Services; planning.thewestside@lacity.org; housingelement@lacity.org; info@daphnebradford.com
Subject: WSAP/PEIR Comments
Date: Friday, August 9, 2024 4:18:40 AM

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team,

I am for fair and affordable housing and I wish to express my strong opposition to at the proposed rezoning of single-family neighborhoods and the excessive upzoning of commercial parcels Ladera Heights and Windsor Hills-View Park. As a resident of one of the aforementioned Los Angeles County WSAP areas, the rezoning of these locations will drastically alter the cultural character of our community and create a traffic nightmare. I'm requesting the removal of the Ladera Center, University Church, Slauson-Fairfax/Home Depot, Slauson-Fairfax intersection, and other essential community assets from the WSAP opportunity site list.

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Name: Angela Murphy

Ladera Heights Resident

WSAP/PEIR Comments

Anita Acosta <ladybugbruin@yahoo.com>

Sun 8/11/2024 7:50 PM

To:Westside Area Plan <WestsideAreaPlan@planning.lacounty.gov>;HollyJMitchell@bos.lacounty.gov <HollyJMitchell@bos.lacounty.gov>;EDL-DRP BU-S Commission Services <commission@planning.lacounty.gov>; info@daphnebradford.com <info@daphnebradford.com>

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Anita Cabil

5516 S Garth ave
Los Angeles, Ca 90056

Sent from my iPhone

From:	Anna Shields
To:	Westside Area Plan; HollyJMitchell@bos.lacounty.gov; EDL-DRP BU-S Commission Services; info@daphnebradford.com
Subject:	WSAP/PEIR Comments
Date:	Tuesday, August 13, 2024 11:42:52 AM

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team.

I am for fair and affordable housing and I wish to express my strong opposition to the proposed rezoning of single-family neighborhoods and the excessive upzoning of commercial parcels located in Ladera Heights and Windsor Hills-View Park. As a resident of one of the aforementioned Los Angeles County WSAP areas, the rezoning of these locations will drastically alter the cultural character of our community and create a traffic nightmare. I'm requesting the removal of the Ladera Center, University Church, Slauson-Fairfax/Home Depot, Slauson-Fairfax intersection, and other essential community assets from the WSAP opportunity site list.

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Name:

Address:

From:	Anna N.
To:	Westside Area Plan; HollyJMitchell@bos.lacounty.gov; EDL-DRP BU-S Commission Services; info@daphnebradford.com
Subject:	WSAP/PEIR Comments
Date:	Sunday, August 11, 2024 7:47:53 PM

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team.

I am for fair and affordable housing and I wish to express my strong opposition to the proposed rezoning of single-family neighborhoods and the excessive upzoning of commercial parcels located in Ladera Heights and Windsor Hills-View Park. As a resident of one of the aforementioned Los Angeles County WSAP areas, the rezoning of these locations will drastically alter the cultural character of our community and create a traffic nightmare. I'm requesting the removal of the Ladera Center, University Church, Slauson-Fairfax/Home Depot, Slauson-Fairfax intersection, and other essential community assets from the WSAP opportunity site list.

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Name: Anna Nguyen

Address: 6616 Springpark Ave

From:	aacosta417@gmail.com
To:	Westside Area Plan; HollyJMitchell@bos.lacounty.gov; EDL-DRP BU-S Commission Services; info@daphnebradford.com
Subject:	WSAP/PEIR Comments
Date:	Sunday, August 11, 2024 5:54:26 PM

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team.

I am for fair and affordable housing and I wish to express my strong opposition to the proposed rezoning of single-family neighborhoods and the excessive upzoning of commercial parcels located in Ladera Heights and Windsor Hills-View Park. As a resident of one of the aforementioned Los Angeles County WSAP areas, the rezoning of these locations will drastically alter the cultural character of our community and create a traffic nightmare. I'm requesting the removal of the Ladera Center, University Church, Slauson-Fairfax/Home Depot, Slauson-Fairfax intersection, and other essential community assets from the WSAP opportunity site list.

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Name: April Acosta Szalas

Address: 5922 Flores Ave, LA 90056

Sent from my iPhone

From:	Aria M. Campbell
To:	Westside Area Plan; HollyJMitchell@bos.lacounty.gov; EDL-DRP BU-S Commission Services; info@daphnebradford.com
Subject:	WSAP/PEIR Comments
Date:	Monday, August 12, 2024 8:41:34 AM

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team.

I am for fair and affordable housing and I wish to express my strong opposition to the proposed rezoning of single-family neighborhoods and the excessive upzoning of commercial parcels located in Ladera Heights and Windsor Hills-View Park. As a resident of one of the aforementioned Los Angeles County WSAP areas, the rezoning of these locations will drastically alter the cultural character of our community and create a traffic nightmare. I'm requesting the removal of the Ladera Center, University Church, Slauson-Fairfax/Home Depot, Slauson-Fairfax intersection, and other essential community assets from the WSAP opportunity site list.

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Regards,

Name: Aria Campbell

Address: 6944 Knowlton Place 90045

Sent from my iPhone

From:	Ariel Messenger
To:	Westside Area Plan; HollyJMitchell@bos.lacounty.gov; EDL-DRP BU-S Commission Services; info@daphnebradford.com
Subject:	WSAP/PEIR Comments
Date:	Wednesday, August 14, 2024 1:34:53 PM

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team.

I am for fair and affordable housing and I wish to express my strong opposition to the proposed rezoning of single-family neighborhoods and the excessive upzoning of commercial parcels located in Ladera Heights and Windsor Hills-View Park. As a resident of one of the aforementioned Los Angeles County WSAP areas, the rezoning of these locations will drastically alter the cultural character of our community and create a traffic nightmare. I'm requesting the removal of the Ladera Center, University Church, Slauson-Fairfax/Home Depot, Slauson-Fairfax intersection, and other essential community assets from the WSAP opportunity site list.

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If the WSAP Planning team would have mailed the initial June 2023 flyer with the word "rezoning" printed on official LA County envelopes with the Zoning Code Amendment language included on the June 2023 flyer, I believe community engagement participation from Ladera Heights and Windsor Hills-View Park residents would have been much greater. The Zoning Code Amendments language "The Project would amend Planning and Zoning (Title 22) of the County Code to: (1) Establish a Planning Area Standards District (PASD) to create development standards that are specific to the Westside: (2) Maintain and preserve the existing characteristics of residential neighborhoods" should have been included on the initial June 2023 community engagement and survey request

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Name: Ariel Messenger

Address: 441 West 64th Street

Sent from my iPhone

WSAP/PEIR Comments

Ashley Flowers <aflowers87@gmail.com>

Mon 8/12/2024 10:57 PM

To:Westside Area Plan <WestsideAreaPlan@planning.lacounty.gov>;HollyJMitchell@bos.lacounty.gov <HollyJMitchell@bos.lacounty.gov>;EDL-DRP BU-S Commission Services <commission@planning.lacounty.gov>; info@daphnebradford.com <info@daphnebradford.com>

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team.

I am for fair and affordable housing and I wish to express my strong opposition to the proposed rezoning of single-family neighborhoods and the excessive upzoning of commercial parcels located in Ladera Heights and Windsor Hills-View Park. As a resident of one of the aforementioned Los Angeles County WSAP areas, the rezoning of these locations will drastically alter the cultural character of our community and create a traffic nightmare. I'm requesting the removal of the Ladera Center, University Church, Slauson-Fairfax/Home Depot, Slauson-Fairfax intersection, and other essential community assets from the WSAP opportunity site list.

The 3 mile, predominately single family, Ladera Heights neighborhood and the Windsor Hills-View Park bedroom communities were not created to accommodate "Greater mix of uses and housing types" as stated in the Draft Westside Area Plan documents. Ladera Heights would receive the majority of the State's Regional Housing Needs Allocation of 4,760 units. This proposed WSAP plan will be detrimental to the health, wealth, culture, safety, and well-being of residents, as well as increase health disparities for our community.

FLAWED Westside Area Plan Community Engagement

According to the 2022 US Census American Community Survey data there are 2,654 households in Ladera Heights and 4,911 households in Windsor Hills-View Park, totaling 7,565 households in the WSAP residential neighborhoods.

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Ashley Flowers

3609 w 59th pl

Sent from my iPhone

From:	Athena Scribner
To:	Westside Area Plan; HollyJMitchell@bos.lacounty.gov; EDL-DRP BU-S Commission Services; info@daphnebradford.com
Subject:	WSAP/PEIR
Date:	Monday, August 19, 2024 5:59:47 PM

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team.

I am for fair and affordable housing and I wish to express my strong opposition to the proposed rezoning of single-family neighborhoods and the excessive upzoning of commercial parcels located in Ladera Heights and Windsor Hills-View Park. As a resident of one of the aforementioned Los Angeles County WSAP areas, the rezoning of these locations will drastically alter the cultural character of our community and create a traffic nightmare. I'm requesting the removal of the Ladera Center, University Church, Slauson-Fairfax/Home Depot, Slauson-Fairfax intersection, and other essential community assets from the WSAP opportunity site list.

The 3 mile, predominately single family, Ladera Heights neighborhood and the Windsor Hills-View Park bedroom communities were not created to accommodate **"Greater mix of uses and housing types"** as stated in the Draft Westside Area Plan documents. Ladera Heights would receive the majority of the State's Regional Housing Needs Allocation of **4,760 units**. This proposed WSAP plan will be detrimental to the health, wealth, culture, safety, and well-being of residents, as well as increase health disparities for our community.

FLAWED Westside Area Plan Community Engagement

According to the **2022 US Census American Community Survey data there are 2,654 households in Ladera Heights and 4,911 households in Windsor Hills-View Park, totaling 7,565 households in the WSAP residential neighborhoods.**

The "Junk Mail" styled June 2023 USPS delivery of 6,300 flyers **EXCLUDED 1,265 HOUSEHOLDS** located in the WSAP target areas of Ladera Heights and Windsor Hills-View Park. The 387 initial survey responses collected narrowly represents 5% of community residents. It is impossible, arbitrary, and capricious to create a community-based plan without incorporating the needs and voices of 95% of community members. Also, I didn't receive the June 25, 2024 flyer via USPS mail as indicated in the WSAP documentation. **THEREFORE THIS CURRENT WSAP** project implementation should be **HALTED, POSTPONED, DISCONTINUED and deemed NULL and VOID!**

The WSAP planning team distributed 6,300 flyers resulting in only 387 community residents completing the initial survey. Hundreds of Ladera Heights and Windsor Hills-View Park residents stated they **DID NOT** receive a survey via USPS mail delivery. The WSAP teams negligence in providing the equitable opportunity for **ALL** households to participate in the initial June 2023 community engagement efforts has resulted in a large majority of Ladera Heights and Windsor Hills-View Park tax paying residents feeling **DISENFRANCHISED, DISENGAGED, DEFEATED** and unaware of the rezoning of their homes and shared community commercial spaces. This erroneous mailing invalidates Land Use Goal #2: "Community-based planning efforts that implement the General Plan and incorporate public input, and regional and community level collaboration." Just like many WSAP residents, I'm

thinking "It doesn't matter how we feel, Supervisor Holly Mitchell and the LA County Regional Planning Commission have their minds made up." **THIS IS NOT COMMUNITY ENGAGEMENT!**

If the WSAP Planning team would have mailed the initial June 2023 flyer with the word "rezoning" printed on official LA County envelopes with the Zoning Code Amendment language included on the June 2023 flyer, I believe community engagement participation from Ladera Heights and Windsor Hills-View Park residents would have been much greater. The Zoning Code Amendments language **"The Project would amend Planning and Zoning (Title 22) of the County Code to: (1) Establish a Planning Area Standards District (PASD) to create development standards that are specific to the Westside: (2) Maintain and preserve the existing characteristics of residential neighborhoods"** should have been included on the initial June 2023 community engagement and survey request flyer. The flyer language did not include the word "rezoning," the actual purpose of the WSAP agenda in Ladera Heights and Windsor Hills-View Park. **THEREFORE THIS CURRENT WSAP** project implementation should be **HALTED, POSTPONED, DISCONTINUED and deemed NULL and VOID!**

I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Name: Athena Scribner

Address: 6169 Wooster Ave., LA, CA 90056

From: Barbara Love
To: Westside Area Plan; HollyJMitchell@bos.lacounty.gov; EDL-DRP BU-S Commission Services; info@daphnebradford.com
Subject: WSAP/PEIR Comments
Date: Thursday, August 15, 2024 6:01:02 PM

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team. I am for fair and affordable housing and I wish to express my strong opposition to the proposed rezoning of single-family neighborhoods and the excessive upzoning of commercial parcels located in Ladera Heights and Windsor Hills-View Park. As a resident of one of the aforementioned Los Angeles County WSAP areas, the rezoning of these locations will drastically alter the cultural character of our community and create a traffic nightmare. I'm requesting the removal of the Ladera Center, University Church, Slauson-Fairfax/Home Depot, Slauson-Fairfax intersection, and other essential community assets from the WSAP opportunity site list. The 3 mile, predominately single family, Ladera Heights neighborhood and the Windsor Hills-View Park bedroom communities were not created to accommodate "Greater mix of uses and housing types" as stated in the Draft Westside Area Plan documents. Ladera Heights would receive the majority of the State's Regional Housing Needs Allocation of 4,760 units. This proposed WSAP plan will be detrimental to the health, wealth, culture, safety, and well-being of residents, as well as increase health disparities for our community. FLAWED Westside Area Plan Community Engagement According to the 2022 US Census American Community Survey data there are 2,654 households in Ladera Heights and 4,911 households in Windsor Hills-View Park, totaling 7,565 households in the WSAP residential neighborhoods. The "Junk Mail" styled June 2023 USPS delivery of 6,300 flyers EXCLUDED 1,265 HOUSEHOLDS located in the WSAP target areas of Ladera Heights and Windsor Hills-View Park. The 387 initial survey responses collected narrowly represents 5% of community residents. It is impossible, arbitrary, and capricious to create a community-based plan without incorporating the needs and voices of 95% of community members. Also, I didn't receive the June 25, 2024 flyer via USPS mail as indicated in the WSAP documentation. THEREFORE THIS CURRENT WSAP project implementation should be HALTED, POSTPONED, DISCONTINUED and deemed NULL and VOID! The WSAP planning team distributed 6,300 flyers resulting in only 387 community residents completing the initial survey. Hundreds of Ladera Heights and Windsor Hills-View Park residents stated they DID NOT receive a survey via USPS mail delivery. The WSAP teams negligence in providing the equitable opportunity for ALL households to participate in the initial June 2023 community engagement efforts has resulted in a large majority of Ladera Heights and Windsor Hills-View Park tax paying residents feeling DISENFRANCHISED, DISENGAGED, DEFEATED and unaware of the rezoning of their homes and shared community commercial spaces. This erroneous mailing invalidates Land Use Goal #2: "Community-based planning efforts that implement the General Plan and incorporate public input, and regional and community level collaboration." Just like many WSAP residents, I'm thinking "It doesn't matter how we feel, Supervisor Holly Mitchell and the LA County Regional Planning Commission have their minds made up." THIS IS NOT COMMUNITY ENGAGEMENT! If the WSAP Planning team would have mailed the initial June 2023 flyer with the word "rezoning" printed on official LA County envelopes with the Zoning Code Amendment language included on the June 2023 flyer, I believe community engagement participation from Ladera Heights and Windsor Hills-View Park residents would have been much greater. The Zoning Code Amendments language "The Project would amend Planning and Zoning (Title 22) of the County Code to: (1) Establish a Planning Area Standards District (PASD) to create development standards that are specific to the Westside:

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From:	Barbara Savage
To:	Westside Area Plan; HollyJMitchell@bos.lacounty.gov; EDL-DRP BU-S Commission Services; info@daphnebradford.com
Subject:	WSAP/PEIR Comments
Date:	Wednesday, August 14, 2024 4:44:35 AM

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team.

I am for fair and affordable housing and I wish to express my strong opposition to the proposed rezoning of single-family neighborhoods and the excessive upzoning of commercial parcels located in Ladera Heights and Windsor Hills-View Park. As a resident of one of the aforementioned Los Angeles County WSAP areas, the rezoning of these locations will drastically alter the cultural character of our community and create a traffic nightmare. I'm requesting the removal of the Ladera Center, University Church, Slauson-Fairfax/Home Depot, Slauson-Fairfax intersection, and other essential community assets from the WSAP opportunity site list.

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Name: Barbara Savage

Address:5235 Sanchez Drive, LA 90008

Barbara Savage, MPH

Eat what you need, not what you have.

From:	Becky Madison
To:	Westside Area Plan; HollyJMitchell@bos.lacounty.gov; EDL-DRP BU-S Commission Services; info@daphnebradford.com
Subject:	WSAP/PEIR Comments
Date:	Tuesday, August 20, 2024 12:21:22 PM

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team.

I am for fair and affordable housing and I wish to express my strong opposition to the proposed rezoning of single-family neighborhoods and the excessive upzoning of commercial parcels located in Ladera Heights and Windsor Hills-View Park. As a resident of one of the aforementioned Los Angeles County WSAP areas, the rezoning of these locations will drastically alter the cultural character of our community and create a traffic nightmare. I'm requesting the removal of the Ladera Center, University Church, Slauson-Fairfax/Home Depot, Slauson-Fairfax intersection, and other essential community assets from the WSAP opportunity site list.

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Becky Madison:

5364 W. Amberwood Drive
Inglewood, CA 90302

WSAP/PEIR Comments

Belinda Jackson <bjonacrest28@gmail.com>

Mon 8/12/2024 1:38 AM

To:Westside Area Plan <WestsideAreaPlan@planning.lacounty.gov>;HollyJMitchell@bos.lacounty.gov <HollyJMitchell@bos.lacounty.gov>;EDL-DRP BU-S Commission Services <commission@planning.lacounty.gov>; info@daphnebradford.com <info@daphnebradford.com>

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team.

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Belinda B. Jackson
5124 Onacrest Drive
Los Angeles, CA 90043

Sent from my iPhone

From: Benjamin Hollick
To: Westside Area Plan
Subject: Westside Area Plan
Date: Thursday, August 8, 2024 8:20:46 PM

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team,

I am for fair and affordable housing and I wish to express my strong opposition to at the proposed rezoning of single-family neighborhoods and the excessive upzoning of commercial parcels Ladera Heights and Windsor Hills-View Park. As a resident of one of the aforementioned Los Angeles County WSAP areas, the rezoning of these locations will drastically alter the cultural character of our community and create a traffic nightmare. I'm requesting the removal of the Ladera Center, University Church, Slauson-Fairfax/Home Depot, Slauson-Fairfax intersection, and other essential community assets from the WSAP opportunity site list.The 3 mile predominantly single family Ladera Heights neighborhood and the Windsor Hills-View Park bedroom communities were not created to accommodate "Greater mix of uses and housing types" as stated in the Draft Westside Area Plan documents. Ladera Heights would receive the majority of the State's Regional Housing Needs Allocation of4,760 units. This proposed WSAP plan would be detrimental to the health, wealth, culture, safety, and well-being of residents, as well as increase health disparities for our community.FLAWED Westside Area Plan Community EngagementAccording to the 2022 US Census American Community Survey data there are 2,654 households in Ladera Heights and 4,911 households in Windsor Hills-View Park totaling 7,565 households in the WSAP residential neighborhoods.The "Junk Mail" styled June 2023 USPS delivery of 6,300 flyers EXCLUDED 1,265 HOUSEHOLDS located in the WSAP target areas of Ladera Heights, Windsor Hills-View Park. The 387 initial survey responses collected narrowly represents 5% of community residents. It is impossible, arbitrary, and capricious to create a community-based plan without incorporating the needs and voices of 95% of community members. Also, I didn't receive the June 25, 2024 flyer via USPS mail as indicated in the WSAP documentation. THEREFORE THIS CURRENT WSAP project implementation should be HALTED, POSTPONED, DISCONTINUED and deemed NULL and VOID!The WSAP planning team distributed 6,300 flyers resulting in only 387 community residents completing the initial survey. Hundreds of Ladera Heights, Windsor Hills-View Park residents stated they DID NOT receive a survey via USPS mail delivery. The WSAP teams negligence in providing the equitable opportunity for ALL households to participate in the initial June 2023 community engagement efforts has resulted in a large majority of Ladera Heights and Windsor Hills-View Park tax paying residents feeling DISENFRANCHISED, DISENGAGED DEFEATED and unaware of the rezoning of their homes and shared community commercial spaces. This erroneous mailing error invalidates Land Use Goal #2: "Community-based planning efforts that implement the General Plan and incorporate public input, and regional and community level collaboration." Just like many WSAP residents, I'm thinking "It doesn't matter how we feel Supervisor Holly Mitchell and the LA County Regional Planning

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Regards,

Benjamin Hollick

4510 Presidio Drive

View Park, CA 90008

310-387-6405

From: Bennie Taylor
To: Westside Area Plan; HollyJMitchell@bos.lacounty.gov; EDL-DRP BU-S Commission Services; info@daphnebradford.com
Subject: WSAP/PEIR Comments
Date: Thursday, August 15, 2024 9:55:25 PM

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team.

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Name: Bennie Taylor

Address:
5160 W Slauson Ave, Los Angeles, CA 90056

Bennie Taylor; bacache@hotmail.com

WSAP/PEIR Comments

Beverly Ridgway <bigqueeney@icloud.com>

Mon 8/12/2024 2:58 PM

To:Westside Area Plan <WestsideAreaPlan@planning.lacounty.gov>;HollyJMitchell@bos.lacounty.gov <HollyJMitchell@bos.lacounty.gov>;EDL-DRP BU-S Commission Services <commission@planning.lacounty.gov>; info@daphnebradford.com <info@daphnebradford.com>

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Regards,

Name:Beverly Ridgway

Address:
3833 Somerset Dr
Sent from my iPhone

WSAP/PEIR Comments

Blair Scott <blairascott31@gmail.com>

Sat 8/10/2024 5:40 PM

To:Westside Area Plan <WestsideAreaPlan@planning.lacounty.gov>;HollyJMitchell@bos.lacounty.gov <HollyJMitchell@bos.lacounty.gov>;EDL-DRP BU-S Commission Services <commission@planning.lacounty.gov>; info@daphnebradford.com <info@daphnebradford.com>

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Name:

Address:

Sent from my iPhone

From:	Bobby
To:	Westside Area Plan; HollyJMitchell@bos.lacounty.gov; EDL-DRP BU-S Commission Services; info@daphnebradford.com
Subject:	WSAP/PEIR Comments
Date:	Monday, August 12, 2024 8:16:43 AM

CAUTION: External Email. Proceed Responsibly.

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Bobby Davis

6010 Wooster Ave, Los Angeles CA 90056

From:	Rafael Andrade
To:	Miriam Thompson; Julie Yom
Cc:	Patricia Hachiya; Elida Luna
Subject:	FW: WSAP/PEIR Comments
Date:	Thursday, August 8, 2024 7:06:14 AM

FYI

RAFAEL ANDRADE
SENIOR TYPIST-CLERK, Operations & Major Projects (OMP)
Office: (213) 974-6409 • Direct: (213) 974-6557
Email: randrade@planning.lacounty.gov

From: Booker Hollis <noreply@adv.actionnetwork.org>
Sent: Wednesday, August 7, 2024 11:31 PM
To: EDL-DRP BU-S Commission Services <commission@planning.lacounty.gov>
Subject: WSAP/PEIR Comments

CAUTION: External Email. Proceed Responsibly.

LA County Planning Commission David W. Louie,

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team,

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Name:

Address:

Booker Hollis
Bth220214@gmail.com
5434 Marburn Ave.
Los Angeles, California 90043

WSAP/PEIR Comments

Brand One <brandonemusic@gmail.com>

Mon 8/12/2024 7:57 PM

To:Westside Area Plan <WestsideAreaPlan@planning.lacounty.gov>;HollyJMitchell@bos.lacounty.gov <HollyJMitchell@bos.lacounty.gov>;EDL-DRP BU-S Commission Services <commission@planning.lacounty.gov>; info@daphnebradford.com <info@daphnebradford.com>

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Regards,

Brandon West

5836 Haas Ave.
Los Angeles, CA 90047

From:	Breanna Freeman
To:	Westside Area Plan; HollyJMitchell@bos.lacounty.gov; Gracian, Isela; McGee, Tracy; EDL-DRP BU-S Commission Services; planning.thewestside@lacity.org; housingelement@lacity.org; info@daphnebradford.com
Subject:	WSAP/PEIR Comments
Date:	Thursday, August 8, 2024 3:10:19 PM

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team,

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Regards,

Breanna R Freeman Jordan
5832 s. Garth Ave.
Los Angeles, CA 90056

Sent from my iPhone

WSAP/PEIR Comments

BRENDA BROWN <be.brown@sbcglobal.net>

Sat 8/10/2024 5:57 PM

To:Westside Area Plan <WestsideAreaPlan@planning.lacounty.gov>;HollyJMitchell@bos.lacounty.gov <HollyJMitchell@bos.lacounty.gov>;EDL-DRP BU-S Commission Services <commission@planning.lacounty.gov>; info@daphnebradford.com <info@daphnebradford.com>

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Name:Brenda Brown

Address:5176 W Slauson Avenue
Los Angeles, CA 90056

Sent from my iPhone

From:	Brianna Young
To:	Westside Area Plan; HollyJMitchell@bos.lacounty.gov; EDL-DRP BU-S Commission Services; info@daphnebradford.com
Subject:	WSAP/PEIR Comments
Date:	Monday, August 12, 2024 10:12:03 AM

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team.

I am for fair and affordable housing and I wish to express my strong opposition to the proposed rezoning of single-family neighborhoods and the excessive upzoning of commercial parcels located in Ladera Heights and Windsor Hills-View Park. As a resident of one of the aforementioned Los Angeles County WSAP areas, the rezoning of these locations will drastically alter the cultural character of our community and create a traffic nightmare. I'm requesting the removal of the Ladera Center, University Church, Slauson-Fairfax/Home Depot, Slauson-Fairfax intersection, and other essential community assets from the WSAP opportunity site list.

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Regards,

Name: Brianna Young

Address: 5416 W 57th Street, Los Angeles,CA, 90056

Brianna Young, MA, Registered LMFT & APCC
Sent from my iPhone

From:	Brigitte Clark
To:	Westside Area Plan; HollyJMitchell@bos.lacounty.gov; EDL-DRP BU-S Commission Services; info@daphnebradford.com
Subject:	WSAP/PEIR Comments
Date:	Monday, August 12, 2024 1:15:12 PM

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team.

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Name: Brigitte Clark

Address: 4041 W. 58th Place, Los Angeles, CA 90043.

Sent from my iPhone!

From:	Brittney Penamon
To:	Westside Area Plan
Cc:	Miriam Thompson
Subject:	Opposition to Upzoning in Ladera Heights-View Park-Windsor Hills-View Heights
Date:	Monday, July 29, 2024 8:48:35 PM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS ENTIRE EMAIL TO PUBLIC RECORD:

I support fair and equitable housing, I strongly oppose the recently released draft Westside Area Plan for Ladera Heights, View Park-Windsor Hills-View Heights, Franklin Canyon, West LA Sawtelle VA, West Fox Hills, Marina del Rey, and Gilmore Island. The current plan proposes that Ladera Heights and View Park-Windsor Hills-View Heights disproportionately bear the entire burden of upzoning. I hearby request that the LA County planning department work with the Ladera Heights Civic Association and the United Homeowners Association to create a zoning plan that is fair to the entire Westside community.

As the Ladera Heights Civic Association and the United Homeowners Association (representing Ladera Heights, Windsor Hills, View Park and View Heights) are preparing detailed objections to the Westside Area Plan, it is clear that the proposed plan would subject these communities to unsustainable levels of traffic, noise and congestion, and would displace parking into these residential neighborhoods. This plan would also devastate two of the few truly ethnically and socioeconomically diverse neighborhoods in Los Angeles.

The current plan must be revised to remove this inequitable and inappropriate community upzoning.

Regards,

Resident in Ladera Heights

Warm regards
Brittney

From:	Bukeka Briggs
To:	Westside Area Plan; HollyJMitchell@bos.lacounty.gov; EDL-DRP BU-S Commission Services; info@daphnebradford.com
Subject:	WSAP/PEIR Comments
Date:	Monday, August 12, 2024 9:48:13 AM

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team.

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Regards,

Name: Bukeka Williams

Address: 5546 Onacrest Drive
Los Angeles, CA 90043

From:	Camille Griffin
To:	Westside Area Plan; HollyJMitchell@bos.lacounty.gov; Gracian, Isela; McGee, Tracy; EDL-DRP BU-S Commission Services; planning.thewestside@lacity.org; housingelement@lacity.org; info@daphnebradford.com
Subject:	WSAP/PEIR Comments
Date:	Thursday, August 8, 2024 9:38:16 PM

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team,

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Regards,

Camille Griffin

4539 w 62nd st
View Park CA 90043

Sent from my iPhone

From:	Camille Hooper
To:	Westside Area Plan; HollyJMitchell@bos.lacounty.gov; Gracian, Isela; McGee, Tracy; EDL-DRP BU-S Commission Services; planning.thewestside@lacity.org; housingelement@lacity.org; info@daphnebradford.com
Subject:	WSAP/PEIR Comments
Date:	Thursday, August 8, 2024 9:35:33 PM

CAUTION: External Email. Proceed Responsibly.

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Regards,

Name: Camille Hooper

4814 Orinda Ave.
view park CA 90043

Sent from my iPhone

WSAP/PEIR Comments

Candice Johnson <candicewill@gmail.com>

Fri 8/9/2024 12:55 PM

To:Westside Area Plan <WestsideAreaPlan@planning.lacounty.gov>;HollyJMitchell@bos.lacounty.gov <HollyJMitchell@bos.lacounty.gov>;Gracian, Isela <IGracian@bos.lacounty.gov>;McGee, Tracy <TMcGee@bos.lacounty.gov>;EDL-DRP BU-S Commission Services <commission@planning.lacounty.gov>;info@daphnebradford.com <info@daphnebradford.com>

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Regards,

Name: Candice Johnson

Address: 6314 South Rimpau Blvd. Los Angeles, CA 90043

WSAP/PEIR Comments

Carol Rogers <geesmomcar@icloud.com>

Mon 8/12/2024 7:23 PM

To:Westside Area Plan <WestsideAreaPlan@planning.lacounty.gov>;HollyJMitchell@bos.lacounty.gov <HollyJMitchell@bos.lacounty.gov>;EDL-DRP BU-S Commission Services <commission@planning.lacounty.gov>; info@daphnebradford.com <info@daphnebradford.com>

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The WSAP planning team distributed 6,300 flyers resulting in only 387 community residents completing the initial survey. Hundreds of Ladera Heights and Windsor Hills-View Park residents stated they DID NOT receive a survey via USPS mail delivery. The WSAP teams negligence in providing the equitable opportunity for ALL households to participate in the initial June 2023 community engagement efforts has resulted in a large majority of Ladera Heights and Windsor Hills-View Park tax paying residents feeling DISENFRANCHISED, DISENGAGED, DEFEATED and unaware of the rezoning of their homes and shared community commercial spaces. This erroneous mailing invalidates Land Use Goal #2: "Community-based planning efforts that implement the General Plan and incorporate public input, and regional and community level collaboration." Just like many WSAP residents, I'm thinking "It doesn't matter how we feel, Supervisor Holly Mitchell and the LA County Regional Planning Commission have their minds made up." THIS IS NOT COMMUNITY ENGAGEMENT!

If the WSAP Planning team would have mailed the initial June 2023 flyer with the word "rezoning" printed on official LA County envelopes with the Zoning Code Amendment language included on the June 2023 flyer, I believe community engagement participation from Ladera Heights and Windsor Hills-View Park residents would have been much greater. The Zoning Code Amendments language "The Project would amend Planning and Zoning (Title 22) of the County Code to: (1) Establish a Planning Area Standards District (PASD) to create development standards that are specific to the Westside: (2) Maintain and preserve the existing characteristics of residential neighborhoods" should have been included on the initial June 2023 community engagement and survey request flyer. The flyer language did not include the word "rezoning," the actual purpose of the WSAP agenda in Ladera Heights and Windsor Hills-View Park. THEREFORE THIS CURRENT WSAP project implementation should be HALTED, POSTPONED, DISCONTINUED and deemed NULL and VOID!

I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Name: Carol A. Rogers

Address: 5810 Bedford Ave,
LA, CA 90056

Sent from my iPhone

From:	Caschai Penamon
To:	Westside Area Plan; HollyJMitchell@bos.lacounty.gov; EDL-DRP BU-S Commission Services; info@daphnebradford.com
Subject:	WSAP/PEIR Comments
Date:	Tuesday, August 13, 2024 1:54:12 PM

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team.

I am for fair and affordable housing and I wish to express my strong opposition to the proposed rezoning of single-family neighborhoods and the excessive upzoning of commercial parcels located in Ladera Heights and Windsor Hills-View Park. As a resident of one of the aforementioned Los Angeles County WSAP areas, the rezoning of these locations will drastically alter the cultural character of our community and create a traffic nightmare. I'm requesting the removal of the Ladera Center, University Church, Slauson-Fairfax/Home Depot, Slauson-Fairfax intersection, and other essential community assets from the WSAP opportunity site list.

The 3 mile, predominately single family, Ladera Heights neighborhood and the Windsor Hills-View Park bedroom communities were not created to accommodate "Greater mix of uses and housing types" as stated in the Draft Westside Area Plan documents. Ladera Heights would receive the majority of the State's Regional Housing Needs Allocation of 4,760 units. This proposed WSAP plan will be detrimental to the health, wealth, culture, safety, and well-being of residents, as well as increase health disparities for our community.

FLAWED Westside Area Plan Community Engagement

According to the 2022 US Census American Community Survey data there are 2,654 households in Ladera Heights and 4,911 households in Windsor Hills-View Park, totaling 7,565 households in the WSAP residential neighborhoods.

The "Junk Mail" styled June 2023 USPS delivery of 6,300 flyers EXCLUDED 1,265 HOUSEHOLDS located in the WSAP target areas of Ladera Heights and Windsor Hills-View Park. The 387 initial survey responses collected narrowly represents 5% of community residents. It is impossible, arbitrary, and capricious to create a community-based plan without incorporating the needs and voices of 95% of community members. Also, I didn't receive the June 25, 2024 flyer via USPS mail as indicated in the WSAP documentation. THEREFORE THIS CURRENT WSAP project implementation should be HALTED, POSTPONED, DISCONTINUED and deemed NULL and VOID!

The WSAP planning team distributed 6,300 flyers resulting in only 387 community residents completing the initial survey. Hundreds of Ladera Heights and Windsor Hills-View Park residents stated they DID NOT receive a survey via USPS mail delivery. The WSAP teams negligence in providing the equitable opportunity for ALL households to participate in the initial June 2023 community engagement efforts has resulted in a large majority of Ladera Heights and Windsor Hills-View Park tax paying residents feeling DISENFRANCHISED, DISENGAGED, DEFEATED and unaware of the rezoning of their homes and shared community commercial spaces. This erroneous mailing invalidates Land Use Goal #2: "Community-based planning efforts that implement the General Plan and incorporate public input, and regional and community level collaboration." Just like many WSAP residents, I'm thinking "It doesn't matter how we feel, Supervisor Holly Mitchell and the LA County Regional Planning Commission have their minds made up." THIS IS NOT COMMUNITY ENGAGEMENT!

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Name: Caschai Penamon

Address: 4826 W 63rd St, LA, CA, 90056

From: Cathie lohr
To: Westside Area Plan; HollyJMitchell@bos.lacounty.gov; EDL-DRP BU-S Commission Services; info@daphnebradford.com
Cc: Erik Lohr; Michael Lohr
Subject: Save Ladera Heights - Please, Please. Please
Date: Wednesday, August 14, 2024 8:43:17 AM

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team.

Please save our neighborhood. Ladera Heights is an historic neighborhood and should not be decimated by the proposed actions.

I am for fair and affordable housing and I wish to express my strong opposition to the proposed rezoning of single-family neighborhoods and the excessive upzoning of commercial parcels located in Ladera Heights and Windsor Hills-View Park. As a resident of of Ladera heights, the rezoning of these locations will drastically alter the cultural character of our community and create an additional traffic nightmare. I'm requesting the removal of the Ladera Center, University Church, Slauson-Fairfax/Home Depot, Slauson-Fairfax intersection, and other essential community assets from the WSAP opportunity site list.

The 3 mile, predominately single family, Ladera Heights neighborhood and the Windsor Hills-View Park bedroom communities was not created to accommodate "Greater mix of uses and housing types" as stated in the Draft Westside Area Plan documents. Ladera Heights would receive the majority of the State's Regional Housing Needs Allocation of 4,760 units. This proposed WSAP plan will be detrimental to the health, wealth, culture, safety, and well-being of residents, as well as increase health disparities for our community.

According to the 2022 US Census American Community Survey data there are 2,654 households in Ladera Heights and 4,911 households in Windsor Hills-View Park, totaling 7,565 households in the WSAP residential neighborhoods.

The "Junk Mail" styled June 2023 USPS delivery of 6,300 flyers that we did not receive (or did not notice) EXCLUDED 1,265 HOUSEHOLDS located in the WSAP target areas of Ladera Heights and Windsor Hills-View Park. The 387 initial survey responses collected narrowly represents 5% of community residents. It is impossible, arbitrary, and capricious to create a community-based plan without incorporating the needs and voices of 95% of community members. . THEREFORE THIS CURRENT WSAP project implementation should be HALTED, POSTPONED, DISCONTINUED and deemed NULL and VOID!

The WSAP planning team distributed 6,300 flyers resulting in only 387 community residents completing the initial survey. Hundreds of Ladera Heights and Windsor Hills-View Park residents stated they DID NOT receive a survey via USPS mail delivery. The WSAP teams negligence in providing the equitable opportunity for ALL households to participate in the initial June 2023 community engagement efforts has resulted in a large majority of Ladera Heights and Windsor Hills-View Park tax paying residents feeling DISENFRANCHISED, DISENGAGED, DEFEATED and unaware of the rezoning of their homes and shared community commercial spaces. This erroneous mailing invalidates Land Use Goal #2: "Community-based planning efforts that implement the General Plan and incorporate public

input, and regional and community level collaboration." Just like many WSAP residents, I'm thinking "It doesn't matter how we feel, Supervisor Holly Mitchell and the LA County Regional Planning Commission have their minds made up." THIS IS NOT COMMUNITY ENGAGEMENT!

If the WSAP Planning team would have provided complete information, I believe community engagement participation from Ladera Heights and Windsor Hills-View Park residents would have been much greater. The Zoning Code Amendments language "The Project would amend Planning and Zoning (Title 22) of the County Code to: (1) Establish a Planning Area Standards District (PASD) to create development standards that are specific to the Westside: (2) Maintain and preserve the existing characteristics of residential neighborhoods" should have been included on the initial June 2023 community engagement and survey request flyer. The flyer language did not include the word "rezoning," the actual purpose of the WSAP agenda in Ladera Heights and Windsor Hills-View Park. THEREFORE THIS CURRENT WSAP project implementation should be HALTED, POSTPONED, DISCONTINUED and deemed NULL and VOID!

I deeply care about Los Angeles County and am very concerned about this potential change.
PLEASE STOP IT.
Regards,

Catherine Lohr
6226 Damask Ave
Los Angeles,CA

From: Cathy Reece
To: Westside Area Plan; HollyJMitchell@bos.lacounty.gov; EDL-DRP BU-S Commission Services; info@daphnebradford.com
Subject: WSAP/PEIR comments
Date: Friday, August 16, 2024 10:21:49 PM

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission, and Westside Area Planning Team.

I am for fair and affordable housing, and I am expressing my strong opposition to the proposed rezoning of single-family neighborhoods and the excessive upzoning of commercial parcels in Ladera Heights and Windsor Hills-View Park. As a resident of one of the aforementioned Los Angeles County WSAP areas, the rezoning of these locations will drastically alter the cultural character of our community and create a traffic nightmare. I'm requesting the removal of the Ladera Center, University Church, Slauson-Fairfax/Home Depot, Slauson-Fairfax intersection, and other essential community assets from the WSAP opportunity site list.

The 3-mile, predominately single-family Ladera Heights neighborhood and the Windsor Hills-View Park bedroom communities were not created to accommodate a **"Greater mix of uses and housing types,"** as stated in the Draft Westside Area Plan documents. Ladera Heights would receive most of the State's Regional Housing Needs Allocation of **4,760 units**. This proposed WSAP plan will be detrimental to the health, wealth, culture, safety, and well-being of residents and increase health disparities for our community.

FLAWED Westside Area Plan Community Engagement

According to the **2022 US Census American Community Survey data, there are 2,654 households in Ladera Heights and 4,911 in Windsor Hills-View Park, totaling 7,565 households in the WSAP residential neighborhoods.**

The "Junk Mail" styled June 2023 USPS delivery of 6,300 flyers **EXCLUDED 1,265 HOUSEHOLDS** located in the WSAP target areas of Ladera Heights and Windsor Hills-View Park. The 387 initial survey responses collected narrowly represent 5% of community residents. It is impossible, arbitrary, and capricious to create a community-based plan without incorporating the needs and voices of 95% of community members. Also, I didn't receive the June 25, 2024 flyer via USPS mail, as indicated in the WSAP documentation. **THEREFORE THIS CURRENT WSAP** project implementation should be **HALTED, POSTPONED, DISCONTINUED, and deemed NULL and VOID!**

The WSAP planning team distributed 6,300 flyers, resulting in only 387 community residents completing the initial survey. Hundreds of Ladera Heights and Windsor Hills-View Park residents stated they **DID NOT** receive a survey via USPS mail delivery. The WSAP team's negligence in providing the equitable opportunity for **ALL** households to participate in the initial June 2023 community engagement efforts has resulted in a large majority of Ladera Heights and Windsor Hills-View Park tax-paying residents feeling **DISENFRANCHISED, DISENGAGED, DEFEATED** and unaware of the rezoning of their homes and shared community commercial spaces. This erroneous mailing invalidates Land Use Goal #2: "Community-based planning efforts that implement the General Plan and incorporate

public input, and regional and community level collaboration." Just like many WSAP residents, I think, "It doesn't matter how we feel; Supervisor Holly Mitchell and the LA County Regional Planning Commission have their minds made up." **THIS IS NOT COMMUNITY ENGAGEMENT!**

If the WSAP Planning team had mailed the initial June 2023 flyer with the word "rezoning" printed on official LA County envelopes with the Zoning Code Amendment language included on the June 2023 flyer, I believe community engagement participation from Ladera Heights and Windsor Hills-View Park residents would have been much greater. The Zoning Code Amendments language **"The Project would amend Planning and Zoning (Title 22) of the County Code to (1) Establish a Planning Area Standards District (PASD) to create development standards that are specific to the Westside: (2) Maintain and preserve the existing characteristics of residential neighborhoods"** should have been included on the initial June 2023 community engagement and survey request flyer. The flyer language did not include the word "rezoning," the actual purpose of the WSAP agenda in Ladera Heights and Windsor Hills-View Park. **THEREFORE THIS CURRENT WSAP** project implementation should be **HALTED, POSTPONED, DISCONTINUED, and deemed NULL and VOID!**

I vote in Los Angeles County during every election. Please add the entirety of this matter to the public record.

Regards,

Name: Cathy Waller-Reece

Address: 5057 Onaknoll Avenue, Los Angeles, Ca. 90043

From:	Susan Bradshaw
To:	Westside Area Plan; HollyJMitchell@bos.lacounty.gov; EDL-DRP BU-S Commission Services; info@daphnebradford.com
Cc:	malik chaka
Subject:	WSAP/PEIR Comments
Date:	Friday, August 16, 2024 4:09:24 PM

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team.

I am for fair and affordable housing and I wish to express my strong opposition to the proposed rezoning of single-family neighborhoods and the excessive upzoning of commercial parcels located in Ladera Heights and Windsor Hills-View Park. As a resident of one of the aforementioned Los Angeles County WSAP areas, the rezoning of these locations will drastically alter the cultural character of our community and create a traffic nightmare. I'm requesting the removal of the Ladera Center, University Church, Slauson-Fairfax/Home Depot, Slauson-Fairfax intersection, and other essential community assets from the WSAP opportunity site list.

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Name: Charlene Chaka

Address:5538 Archcrest Drive

Sent from my iPhone

From:	Charles Griffin
To:	Westside Area Plan; HollyJMitchell@bos.lacounty.gov; Gracian, Isela; McGee, Tracy; EDL-DRP BU-S Commission Services; planning.thewestside@lacity.org; housingelement@lacity.org; info@daphnebradford.com
Subject:	WSAP/PEIR Comments
Date:	Tuesday, August 20, 2024 9:17:22 AM

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team,

I am for fair and affordable housing and I wish to express my strong opposition to at the proposed rezoning of single-family neighborhoods and the excessive upzoning of commercial parcels Ladera Heights and Windsor Hills-View Park. As a resident of one of the aforementioned Los Angeles County WSAP areas, the rezoning of these locations will drastically alter the cultural character of our community and create a traffic nightmare. I'm requesting the removal of the Ladera Center, University Church, Slauson-Fairfax/Home Depot, Slauson-Fairfax intersection, and other essential community assets from the WSAP opportunity site list.

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FLAWED Westside Area Plan Community Engagement

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Name:

Address:

Sent from my iPhone

From:	Charles Washington
To:	Westside Area Plan; HollyJMitchell@bos.lacounty.gov; EDL-DRP BU-S Commission Services; info@daphnebradford.com
Subject:	WSAP/PEIR Comments
Date:	Tuesday, August 13, 2024 11:04:35 AM

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team.

I am for fair and affordable housing and I wish to express my strong opposition to the proposed rezoning of single-family neighborhoods and the excessive upzoning of commercial parcels located in Ladera Heights and Windsor Hills-View Park. As a resident of one of the aforementioned Los Angeles County WSAP areas, the rezoning of these locations will drastically alter the cultural character of our community and create a traffic nightmare. I'm requesting the removal of the Ladera Center, University Church, Slauson-Fairfax/Home Depot, Slauson-Fairfax intersection, and other essential community assets from the WSAP opportunity site list.

The 3 mile, predominately single family, Ladera Heights neighborhood and the Windsor Hills-View Park bedroom communities were not created to accommodate "Greater mix of uses and housing types" as stated in the Draft Westside Area Plan documents. Ladera Heights would receive the majority of the State's Regional Housing Needs Allocation of 4,760 units. This proposed WSAP plan will be detrimental to the health, wealth, culture, safety, and well-being of residents, as well as increase health disparities for our community.

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Name: Charles Washington

Address: 6514 Shenandoah Ave

Sent from my iPhone

From: charles0789@yahoo.com
To: Westside Area Plan; HollyJMitchell@bos.lacounty.gov; Gracian, Isela; McGee, Tracy; EDL-DRP BU-S Commission Services; planning.thewestside@lacity.org; housingelement@lacity.org; info@daphnebradford.com
Subject: WSAP/PEIR Comments
Date: Thursday, August 8, 2024 9:34:01 PM

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team,

I am for fair and affordable housing and I wish to express my strong opposition to at the proposed rezoning of single-family neighborhoods and the excessive upzoning of commercial parcels Ladera Heights and Windsor Hills-View Park. As a resident of one of the aforementioned Los Angeles County WSAP areas, the rezoning of these locations will drastically alter the cultural character of our community and create a traffic nightmare. I'm requesting the removal of the Ladera Center, University Church, Slauson-Fairfax/Home Depot, Slauson-Fairfax intersection, and other essential community assets from the WSAP opportunity site list.

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Name:

Address:

Sent from my iPhone

From: Cher Davis
To: Westside Area Plan; HollyJMitchell@bos.lacounty.gov; EDL-DRP BU-S Commission Services; info@daphnebradford.com
Subject: WSAP/PEIR Comments
Date: Monday, August 12, 2024 10:06:38 AM

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team.

I am for fair and affordable housing and I wish to express my strong opposition to the proposed rezoning of single-family neighborhoods and the excessive upzoning of commercial parcels located in Ladera Heights and Windsor Hills-View Park. As a resident of one of the aforementioned Los Angeles County WSAP areas, the rezoning of these locations will drastically alter the cultural character of our community and create a traffic nightmare. I'm requesting the removal of the Ladera Center, University Church, Slauson-Fairfax/Home Depot, Slauson-Fairfax intersection, and other essential community assets from the WSAP opportunity site list.

The 3 mile, predominately single family, Ladera Heights neighborhood and the Windsor Hills-View Park bedroom communities were not created to accommodate "Greater mix of uses and housing types" as stated in the Draft Westside Area Plan documents. Ladera Heights would receive the majority of the State's Regional Housing Needs Allocation of 4,760 units. This proposed WSAP plan will be detrimental to the health, wealth, culture, safety, and well-being of residents, as well as increase health disparities for our community.

FLAWED Westside Area Plan Community Engagement

According to the 2022 US Census American Community Survey data there are 2,654 households in Ladera Heights and 4,911 households in Windsor Hills-View Park, totaling 7,565 households in the WSAP residential neighborhoods.

The "Junk Mail" styled June 2023 USPS delivery of 6,300 flyers EXCLUDED 1,265 HOUSEHOLDS located in the WSAP target areas of Ladera Heights and Windsor Hills-View Park. The 387 initial survey responses collected narrowly represents 5% of community residents. It is impossible, arbitrary, and capricious to create a community-based plan without incorporating the needs and voices of 95% of community members. Also, I didn't receive the June 25, 2024 flyer via USPS mail as indicated in the WSAP documentation. THEREFORE THIS CURRENT WSAP project implementation should be HALTED, POSTPONED, DISCONTINUED and deemed NULL and VOID!

The WSAP planning team distributed 6,300 flyers resulting in only 387 community residents completing the initial survey. Hundreds of Ladera Heights and Windsor Hills-View Park residents stated they DID NOT receive a survey via USPS mail delivery. The WSAP teams negligence in providing the equitable opportunity for ALL households to participate in the initial June 2023 community engagement efforts has resulted in a large majority of Ladera Heights and Windsor Hills-View Park tax paying residents feeling DISENFRANCHISED, DISENGAGED, DEFEATED and unaware of the rezoning of their homes and shared community commercial spaces. This erroneous mailing invalidates Land Use Goal #2: "Community-based planning efforts that implement the General Plan and incorporate public input, and regional and community level collaboration." Just like many WSAP residents, I'm

thinking "It doesn't matter how we feel, Supervisor Holly Mitchell and the LA County Regional Planning Commission have their minds made up." THIS IS NOT COMMUNITY ENGAGEMENT!

If the WSAP Planning team would have mailed the initial June 2023 flyer with the word "rezoning" printed on official LA County envelopes with the Zoning Code Amendment language included on the June 2023 flyer, I believe community engagement participation from Ladera Heights and Windsor Hills-View Park residents would have been much greater. The Zoning Code Amendments language "The Project would amend Planning and Zoning (Title 22) of the County Code to: (1) Establish a Planning Area Standards District (PASD) to create development standards that are specific to the Westside: (2) Maintain and preserve the existing characteristics of residential neighborhoods" should have been included on the initial June 2023 community engagement and survey request flyer. The flyer language did not include the word "rezoning," the actual purpose of the WSAP agenda in Ladera Heights and Windsor Hills-View Park. THEREFORE THIS CURRENT WSAP project implementation should be HALTED, POSTPONED, DISCONTINUED and deemed NULL and VOID!

I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Name: Cheryl Davis

Address: 4516 W 62nd St, Los Angeles, CA 90043

WSAP/PEIR Comments

Cheryl Cook <cecookla@gmail.com>

Fri 8/9/2024 6:31 PM

To:Westside Area Plan <WestsideAreaPlan@planning.lacounty.gov>;HollyJMitchell@bos.lacounty.gov <HollyJMitchell@bos.lacounty.gov>;EDL-DRP BU-S Commission Services <commission@planning.lacounty.gov>; info@daphnebradford.com <info@daphnebradford.com>

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team.

I am for fair and affordable housing and I wish to express my strong opposition to the proposed rezoning of single-family neighborhoods and the excessive upzoning of commercial parcels located in Ladera Heights and Windsor Hills-View Park. As a resident of one of the aforementioned Los Angeles County WSAP areas, the rezoning of these locations will drastically alter the cultural character of our community and create a traffic nightmare. I'm requesting the removal of the Ladera Center, University Church, Slauson-Fairfax/Home Depot, Slauson-Fairfax intersection, and other essential community assets from the WSAP opportunity site list.

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Name: Cheryl Cook

Address: 6620 S. Halm Avenue, LA CA 90056

Sent from my iPhone

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team.

I am for fair and affordable housing and I wish to express my strong opposition to the proposed rezoning of single-family neighborhoods and the excessive upzoning of commercial parcels located in Ladera Heights and Windsor Hills-View Park. As a resident of one of the aforementioned Los Angeles County WSAP areas, the rezoning of these locations will drastically alter the cultural character of our community and create a traffic nightmare. I'm requesting the removal of the Ladera Center, University Church, Slauson-Fairfax/Home Depot, Slauson-Fairfax intersection, and other essential community assets from the WSAP opportunity site list.

The 3 mile, predominately single family, Ladera Heights neighborhood and the Windsor Hills-View Park bedroom communities were not created to accommodate **"Greater mix of uses and housing types"** as stated in the Draft Westside Area Plan documents. Ladera Heights would receive the majority of the State's Regional Housing Needs Allocation of **4,760 units**. This proposed WSAP plan will be detrimental to the health, wealth, culture, safety, and well-being of residents, as well as increase health disparities for our community.

FLAWED Westside Area Plan Community Engagement

According to the **2022 US Census American Community Survey data there are 2,654 households in Ladera Heights and 4,911 households in Windsor Hills-View Park, totaling 7,565 households in the WSAP residential neighborhoods.**

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The WSAP planning team distributed 6,300 flyers resulting in only 387 community residents completing the initial survey. Hundreds of Ladera Heights and Windsor Hills-View Park residents stated they **DID NOT** receive a survey via USPS mail delivery. The WSAP teams negligence in providing the equitable opportunity for **ALL** households to participate in the initial June 2023 community engagement efforts has resulted in a large majority of Ladera Heights and Windsor Hills-View Park tax paying residents feeling **DISENFRANCHISED, DISENGAGED, DEFEATED** and unaware of the rezoning of their homes and shared community commercial spaces. This erroneous mailing invalidates Land Use Goal #2: "Community-based planning efforts that implement the General Plan and incorporate public input, and regional and community level collaboration." Just like many WSAP residents, I'm thinking "It doesn't matter how we feel, Supervisor Holly Mitchell and the LA County Regional Planning Commission have their minds made up." **THIS IS NOT COMMUNITY ENGAGEMENT!**

If the WSAP Planning team would have mailed the initial June 2023 flyer with the word "rezoning" printed on official LA County envelopes with the Zoning Code Amendment language included on

the June 2023 flyer, I believe community engagement participation from Ladera Heights and Windsor Hills-View Park residents would have been much greater. The Zoning Code Amendments language **"The Project would amend Planning and Zoning (Title 22) of the County Code to: (1) Establish a Planning Area Standards District (PASD) to create development standards that are specific to the Westside: (2) Maintain and preserve the existing characteristics of residential neighborhoods"** should have been included on the initial June 2023 community engagement and survey request flyer. The flyer language did not include the word "rezoning," the actual purpose of the WSAP agenda in Ladera Heights and Windsor Hills-View Park. **THEREFORE THIS CURRENT WSAP** project implementation should be **HALTED, POSTPONED, DISCONTINUED and deemed NULL and VOID!**

I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Name: Cheryl McQueen

Address: 3512 W. 48th Street, Los Angeles, CA 90043

WSAP/PEIR Comments

Cheryl Pierce <cherylnpierce@gmail.com>

Fri 8/9/2024 3:59 PM

To:Westside Area Plan <WestsideAreaPlan@planning.lacounty.gov>;HollyJMitchell@bos.lacounty.gov <HollyJMitchell@bos.lacounty.gov>;EDL-DRP BU-S Commission Services <commission@planning.lacounty.gov>; info@daphnebradford.com <info@daphnebradford.com>

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team,

I am for fair and affordable housing and I wish to express my strong opposition to at the proposed rezoning of single-family neighborhoods and the excessive upzoning of commercial parcels Ladera Heights and Windsor Hills-View Park. As a resident of one of the aforementioned Los Angeles County WSAP areas, the rezoning of these locations will drastically alter the cultural character of our community and create a traffic nightmare. I'm requesting the removal of the Ladera Center, University Church, Slauson-Fairfax/Home Depot, Slauson-Fairfax intersection, and other essential community assets from the WSAP opportunity site list.

The 3 mile, predominately single family, Ladera Heights neighborhood and the Windsor Hills-View Park bedroom communities were not created to accommodate "Greater mix of uses and housing types" as stated in the Draft Westside Area Plan documents. Ladera Heights would receive the majority of the State's Regional Housing Needs Allocation of 4,760 units. This proposed WSAP plan would be detrimental to the health, wealth, culture, safety, and well-being of residents, as well as increase health disparities for our community.

FLAWED Westside Area Plan Community Engagement

According to the 2022 US Census American Community Survey data there are 2,654 households in Ladera Heights and 4,911 households in Windsor Hills-View Park totaling 7,565 households in the WSAP residential neighborhoods.

The "Junk Mail" styled June 2023 USPS delivery of 6,300 flyers EXCLUDED 1,265 HOUSEHOLDS located in the WSAP target areas of Ladera Heights and Windsor Hills-View Park. The 387 initial survey responses collected narrowly represents 5% of community residents. It is impossible, arbitrary, and capricious to create a community-based plan without incorporating the needs and voices of 95% of community members. Also, I didn't receive the June 25, 2024 flyer via USPS mail as indicated in the WSAP documentation. THEREFORE THIS CURRENT WSAP project implementation should be HALTED, POSTPONED, DISCONTINUED and deemed NULL and VOID!

The WSAP planning team distributed 6,300 flyers resulting in only 387 community residents completing the initial survey. Hundreds of Ladera Heights and Windsor Hills-View Park residents stated they DID NOT receive a survey via USPS mail delivery. The WSAP teams negligence in providing the equitable opportunity for ALL households to participate in the initial June 2023 community engagement efforts has resulted in a large majority of Ladera Heights and Windsor Hills-View Park tax paying residents feeling DISENFRANCHISED, DISENGAGED DEFEATED and unaware of the rezoning of their homes and shared community commercial spaces. This erroneous mailing error invalidates Land Use Goal #2: "Community-based planning efforts that implement the General Plan and incorporate public input, and regional and community level collaboration." Just like many WSAP resident, I'm thinking "It doesn't matter how we feel Supervisor Holly Mitchell and the LA County Regional Planning Commission have their minds made up." THIS IS NOT COMMUNITY ENGAGEMENT!

If the WSAP Planning team would have mailed the initial June 2023 flyer with the word “rezoning” printed on official LA County envelopes with the Zoning Code Amendment language included on the June 2023 flyer, I believe community engagement participation from Ladera Heights and Windsor Hills-View Park residents would have been much greater. The Zoning Code Amendments language “The Project would amend Planning and Zoning (Title 22) of the County Code to: (1) Establish a Planning Area Standards District (PASD) to create development standards that are specific to the Westside: (2) Maintain and preserve the existing characteristics of residential neighborhoods” should have been included on the initial June 2023 community engagement and survey request flyer. The flyer language did not include the word “rezoning,” the actual purpose of the WSAP agenda in Ladera Heights, Windsor Hills-View Park. THEREFORE THIS CURRENT WSAP project implementation should be HALTED, POSTPONED, DISCONTINUED and deemed NULL and VOID!

I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Name:Cheryl Pierce

Address:
6006 Corning Avenue
Los Angeles, California 90056
Sent from my iPhone

August 13, 2024

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission, and Westside Area Planning Team:

I am all for fair and affordable housing, however, I wish to express my strong opposition to the proposed rezoning of single-family neighborhoods and the excessive up-zoning of commercial parcels located in Ladera Heights, Windsor Hills-View Park, Westchester, Culver City and the adjacent areas

As a resident of one of the aforementioned Los Angeles County WSAP areas, the rezoning of these locations will drastically alter the cultural character of our community and create a traffic nightmare. I'm requesting the removal of the Ladera Center, University Church, Slauson-Fairfax/Home Depot, Slauson-Fairfax intersection, and other essential community assets, including all small "strip" malls in these areas from the WSAP opportunity site list. This would include all the targeted areas in the Westchester and Culver City communities.

As an example, the 3 mile, predominately single family, Ladera Heights neighborhood and the Windsor Hills-View Park bedroom communities were not created to accommodate "Greater mix of uses and housing types" as stated in the Draft Westside Area Plan documents.

Ladera Heights, and the close by areas would receive the majority of the State's Regional Housing Needs Allocation of 4,760 units.

This proposed WSAP plan will be detrimental to the health, culture, safety, and well-being of residents, as well as increase health disparities for our community. This is FLAWED Westside Area Plan Community Engagement! According to the 2022 US Census American Community Survey data there are 2,654 households in Ladera Heights and 4,911 households in Windsor Hills-View Park, totaling 7,565 households in the WSAP residential neighborhoods. There are many more in the adjacent areas, which are also affected by this plan.

The "Junk Mail" styled June 2023 USPS delivery of 6,300 flyers EXCLUDED 1,265 households located in the WSAP target areas of Ladera Heights and Windsor Hills-View Park, as well as many more on the north side of Inglewood.

The 387 initial survey responses collected narrowly represents 5% of community residents. It is impossible, arbitrary, and capricious to create a community-based plan without incorporating the needs and voices of 95% of community members. I have received NO mail asking for my opinion on this matter – though I heard you sent out a flyer on June 25, 2024 via USPS mail, as indicated in the WSAP documentation.

Therefore, this current WSAP project implementation should be *HALTED, POSTPONED, DISCONTINUED,* and deemed *NULL and VOID!*

The WSAP planning team distributed 6,300 flyers resulting in only 387 community residents completing the initial survey. Hundreds of Ladera Heights, Windsor Hills-View Park, La Tijera

Village residents stated they **DID NOT** receive a survey via USPS mail delivery. The WSAP team's negligence in providing the equitable opportunity for ALL households to participate in the initial June 2023 community engagement efforts has resulted in a large majority of all of these tax paying residents feeling disenfranchised, disengaged, defeated, and *totally* unaware of the rezoning of their homes and shared community commercial spaces.

This erroneous mailing invalidates Land Use Goal #2: "Community-based planning efforts that implement the General Plan and incorporate public input, and regional and community level collaboration."

I heard there were a few meetings, but they were not well publicized, and there was not enough notice for residents to adjust their calendars to attend the events.

Like many WSAP residents, I feel "It doesn't matter what we think, Supervisor Holly Mitchell and the LA County Regional Planning Commission have their minds made up." THIS IS NOT COMMUNITY ENGAGEMENT!

If the WSAP Planning team would have mailed the initial June 2023 flyer with the word "rezoning" printed on official LA County envelopes with the Zoning Code Amendment language included on the June 2023 flyer, I believe community engagement participation from the residents of the affected areas would have been much greater.

The Zoning Code Amendments language "The Project would amend Planning and Zoning (Title 22) of the County Code to: (1) Establish a Planning Area Standards District (PASD) to create development standards that are specific to the Westside: (2) Maintain and preserve the existing characteristics of residential neighborhoods" should have been included on the initial June 2023 community engagement and survey request flyer. The flyer language did not include the word "rezoning," or anything close to that, for these communities, nor did it mention any specific areas.

Therefore, the project implementation should be HALTED, POSTPONED, DISCONTINUED and deemed NULL and VOID!

It is impossible for me to understand the reasoning behind doubling our population by removing all our services – grocery stores, banks, auto repair shops, dry cleaners, laundromats, hair salons, and all the other small businesses upon which we rely to support our daily activities. Do you REALLY expect us to drive 5-8 miles to access these services? In our soon-to-be "CAR FREE (according to Karen Bass) environment? Build all the apartments you want – just **NOT** on the parcels that are our support services.

I have voted in Los Angeles County during every election since I was old enough to vote.

. Please add the entirety of my letter to the public record on this matter.

Regards,

Christianne Clark / 231 West Ellis Avenue / Inglewood, CA 90302 / 310-680-7550

From:	Christine The Realtor Canillas
To:	Westside Area Plan; HollyJMitchell@bos.lacounty.gov; Gracian, Isela; McGee, Tracy; EDL-DRP BU-S Commission Services; planning.thewestside@lacity.org; housingelement@lacity.org; info@daphnebradford.com
Subject:	WSAP/PEIR Comments
Date:	Friday, August 9, 2024 7:57:13 AM

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team,

I am for fair and affordable housing and I wish to express my strong opposition to at the proposed rezoning of single-family neighborhoods and the excessive upzoning of commercial parcels Ladera Heights and Windsor Hills-View Park. As a resident of one of the aforementioned Los Angeles County WSAP areas, the rezoning of these locations will drastically alter the cultural character of our community and create a traffic nightmare. I'm requesting the removal of the Ladera Center, University Church, Slauson-Fairfax/Home Depot, Slauson-Fairfax intersection, and other essential community assets from the WSAP opportunity site list. The 3 mile, predominately single family, Ladera Heights neighborhood and the Windsor Hills-View Park bedroom communities were not created to accommodate "Greater mix of uses and housing types" as stated in the Draft Westside Area Plan documents. Ladera Heights would receive the majority of the State's Regional Housing Needs Allocation of 4,760 units. This proposed WSAP plan would be detrimental to the health, wealth, culture, safety, and well-being of residents, as well as increase health disparities for our community. FLAWED Westside Area Plan Community Engagement According to the 2022 US Census American Community Survey data there are 2,654 households in Ladera Heights and 4,911 households in Windsor Hills-View Park totaling 7,565 households in the WSAP residential neighborhoods. The "Junk Mail" styled June 2023 USPS delivery of 6,300 flyers EXCLUDED 1,265 HOUSEHOLDS located in the WSAP target areas of Ladera Heights and Windsor Hills-View Park. The 387 initial survey responses collected narrowly represents 5% of community residents. It is impossible, arbitrary, and capricious to create a community-based plan without incorporating the needs and voices of 95% of community members. Also, I didn't receive the June 25, 2024 flyer via USPS mail as indicated in the WSAP documentation. THEREFORE THIS CURRENT WSAP project implementation should be HALTED, POSTPONED, DISCONTINUED and deemed NULL and VOID! The WSAP planning team distributed 6,300 flyers resulting in only 387 community residents completing the initial survey. Hundreds of Ladera Heights and Windsor Hills-View Park residents stated they DID NOT receive a survey via USPS mail delivery. The WSAP teams negligence in providing the equitable opportunity for ALL households to participate in the initial June 2023 community engagement efforts has resulted in a large majority of Ladera Heights and Windsor Hills-View Park tax paying residents feeling DISENFRANCHISED, DISENGAGED DEFEATED and unaware of the rezoning of their homes and shared community commercial spaces. This erroneous mailing error invalidates Land Use Goal #2: "Community-based planning efforts that implement the General Plan and incorporate public input, and regional and community level collaboration." Just like many WSAP resident, I'm thinking "It doesn't matter how we feel Supervisor Holly Mitchell and the LA County Regional Planning Commission have their minds made up." THIS IS NOT COMMUNITY ENGAGEMENT! If the WSAP Planning team would have mailed the initial June 2023 flyer with the word "rezoning" printed on official LA County envelopes with the Zoning Code Amendment language included on the June 2023 flyer, I believe community engagement participation from Ladera Heights and Windsor Hills-View Park residents would have been much greater. The Zoning Code Amendments language "The Project would amend Planning and Zoning (Title 22) of the County Code to: (1) Establish a Planning Area Standards District (PASD) to create

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Regards,
Christine Canillas
4332 W. 58th Pl

Christine Canillas, Realtor
Pacific Playa Reaty
DRE 02047417
213-713-8431

From: chyrell hill
To: Westside Area Plan; hollyjmitchell@bos.lacounty.gov; EDL-DRP BU-S Commission Services; info@daphnebradford.com
Subject: WSAP/PEIR Comments
Date: Monday, August 12, 2024 10:30:56 AM

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team.

I am for fair and affordable housing and I wish to express my strong opposition to the proposed rezoning of single-family neighborhoods and the excessive upzoning of commercial parcels located in Ladera Heights and Windsor Hills-View Park. As a resident of one of the aforementioned Los Angeles County WSAP areas, the rezoning of these locations will drastically alter the cultural character of our community and create a traffic nightmare. I'm requesting the removal of the Ladera Center, University Church, Slauson-Fairfax/Home Depot, Slauson-Fairfax intersection, and other essential community assets from the WSAP opportunity site list.

The 3 mile, predominately single family, Ladera Heights neighborhood and the Windsor Hills-View Park bedroom communities were not created to accommodate "Greater mix of uses and housing types" as stated in the Draft Westside Area Plan documents. Ladera Heights would receive the majority of the State's Regional Housing Needs Allocation of 4,760 units. This proposed WSAP plan will be detrimental to the health, wealth, culture, safety, and well-being of residents, as well as increase health disparities for our community.

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The WSAP planning team distributed 6,300 flyers resulting in only 387 community residents completing the initial survey. Hundreds of Ladera Heights and Windsor Hills-View Park residents stated they DID NOT receive a survey via USPS mail delivery. The WSAP teams negligence in providing the equitable opportunity for ALL households to participate in the initial June 2023 community engagement efforts has resulted in a large majority of Ladera Heights and Windsor Hills-View Park tax paying residents feeling DISENFRANCHISED, DISENGAGED, DEFEATED and unaware of the rezoning of their homes and shared community commercial spaces. This erroneous mailing invalidates Land Use Goal #2: "Community-based planning efforts that implement the General Plan and incorporate public input, and regional and community level collaboration." Just like many WSAP residents, I'm

thinking “It doesn’t matter how we feel, Supervisor Holly Mitchell and the LA County Regional Planning Commission have their minds made up.” THIS IS NOT COMMUNITY ENGAGEMENT!

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Name: Chyrell Hill

Address: 6219 S. Harcourt Avenue
Los Angeles, CA 90043

Get Outlook for Android

From:	Cindy Popp
To:	Westside Area Plan; HollyJMitchell@bos.lacounty.gov; EDL-DRP BU-S Commission Services; info@daphnebradford.com
Subject:	WSAP/PEIR Comments
Date:	Tuesday, August 13, 2024 7:13:18 AM

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team.

I am for fair and affordable housing and I wish to express my strong opposition to the proposed rezoning of single-family neighborhoods and the excessive upzoning of commercial parcels located in Ladera Heights and Windsor Hills-View Park. As a resident of one of the aforementioned Los Angeles County WSAP areas, the rezoning of these locations will drastically alter the cultural character of our community and create a traffic nightmare. I'm requesting the removal of the Ladera Center, University Church, Slauson-Fairfax/Home Depot, Slauson-Fairfax intersection, and other essential community assets from the WSAP opportunity site list.

The 3 mile, predominately single family, Ladera Heights neighborhood and the Windsor Hills-View Park bedroom communities were not created to accommodate "Greater mix of uses and housing types" as stated in the Draft Westside Area Plan documents. Ladera Heights would receive the majority of the State's Regional Housing Needs Allocation of 4,760 units. This proposed WSAP plan will be detrimental to the health, wealth, culture, safety, and well-being of residents, as well as increase health disparities for our community.

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Name:Cynthia Popp

Address: 6111 W 75th Pl. LA 90045

Sent from my iPhone

WSAP/PEIR Comments

Citadelle Priagula <cpriagula@icloud.com>

Fri 8/9/2024 9:26 AM

To:Westside Area Plan <WestsideAreaPlan@planning.lacounty.gov>;HollyJMitchell@bos.lacounty.gov <HollyJMitchell@bos.lacounty.gov>;Gracian, Isela <IGracian@bos.lacounty.gov>;McGee, Tracy <TMcGee@bos.lacounty.gov>;EDL-DRP BU-S Commission Services <commission@planning.lacounty.gov>;planning.thewestside@lacity.org <planning.thewestside@lacity.org>; housingelement@lacity.org <housingelement@lacity.org>;info@daphnebradford.com <info@daphnebradford.com>

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team,

I am for fair and affordable housing and I wish to express my strong opposition to at the proposed rezoning of single-family neighborhoods and the excessive upzoning of commercial parcels Ladera Heights and Windsor Hills-View Park. As a resident of one of the aforementioned Los Angeles County WSAP areas, the rezoning of these locations will drastically alter the cultural character of our community and create a traffic nightmare. I'm requesting the removal of the Ladera Center, University Church, Slauson-Fairfax/Home Depot, Slauson-Fairfax intersection, and other essential community assets from the WSAP opportunity site list.

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Name: Citadelle Priagula

Address: 5228 Southridge Ave. LA CA 90043

Sent from my iPhone

From: Clarissa Cumberbatch
To: Westside Area Plan; HollyJMitchell@bos.lacounty.gov; EDL-DRP BU-S Commission Services; info@daphnebradford.com
Subject: WSAP/PEIR Comments
Date: Monday, August 19, 2024 4:00:26 PM

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team.

I am for fair and affordable housing and I wish to express my strong opposition to the proposed rezoning of single-family neighborhoods and the excessive upzoning of commercial parcels located in Ladera Heights and Windsor Hills-View Park. As a resident of one of the aforementioned Los Angeles County WSAP areas, the rezoning of these locations will drastically alter the cultural character of our community and create a traffic nightmare. I'm requesting the removal of the Ladera Center, University Church, Slauson-Fairfax/Home Depot, Slauson-Fairfax intersection, and other essential community assets from the WSAP opportunity site list.

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Name: Clarissa Cumberbatch

Address: 6164 Wooster Ave Los Angeles, CA 90056

Clarissa Cumberbatch, Esq.
Phone: (415) 580-2021

Sent from iPhone. Please excuse brevity and typos.

WSAP/PEIR Comments

connie minor <connieminor1@gmail.com>

Fri 8/9/2024 2:20 PM

To:Westside Area Plan <WestsideAreaPlan@planning.lacounty.gov>;HollyJMitchell@bos.lacounty.gov <HollyJMitchell@bos.lacounty.gov>;EDL-DRP BU-S Commission Services <commission@planning.lacounty.gov>; info@daphnebradford.com <info@daphnebradford.com>

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Name: Connie Minor

Address: 5506 Keniston Avenue 90043

From:	Courtney Robinson
To:	HollyJMitchell@bos.lacounty.gov; McGee, Tracy; Gracian, Isela; Westside Area Plan; EDL-DRP BU-S Commission Services; planning.thewestside@lacity.org; housingelement@lacity.org; info@daphnebradford.com
Subject:	"WSAP/PEIR comments."
Date:	Wednesday, August 14, 2024 12:37:08 PM

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team,

I am for fair and affordable housing and I wish to express my strong opposition to at the proposed rezoning of single-family neighborhoods and the excessive up zoning of commercial parcels Ladera Heights and Windsor Hills-View Park. As a resident of one of the aforementioned Los Angeles County WSAP areas, the rezoning of these locations will drastically alter the cultural character of our community and create a traffic nightmare. I'm requesting the removal of the Ladera Center, University Church, Slauson-Fairfax/Home Depot, Slauson-Fairfax intersection, and other essential community assets from the WSAP opportunity site list.

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Courtney Robinson
2916 S. Mansfield Ave
Los Angeles, CA 90016

WSAP/PEIR Comments

Crystal Mitchell <cmitchell544@gmail.com>

Sat 8/10/2024 9:06 AM

To:Westside Area Plan <WestsideAreaPlan@planning.lacounty.gov>;Holly J. Mitchell <HollyJMitchell@bos.lacounty.gov>;EDL-DRP BU-S Commission Services <commission@planning.lacounty.gov>;info@daphnebradford.com <info@daphnebradford.com>

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Name: Crystal Mitchell

Address: 5063 Inaglen Way, Los Angeles, CA 90043

WSAP/PEIR Comments

Curtis Penamon <curtispenamonjr@gmail.com>

Mon 8/12/2024 3:34 PM

To:Westside Area Plan <WestsideAreaPlan@planning.lacounty.gov>;HollyJMitchell@bos.lacounty.gov <HollyJMitchell@bos.lacounty.gov>;EDL-DRP BU-S Commission Services <commission@planning.lacounty.gov>; info@daphnebradford.com <info@daphnebradford.com>

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Name: Curtis Penamon

Address: 4826 W 63rd St

Sent from my iPhone 323-804-7619

From:	Cindy Popp
To:	Westside Area Plan; HollyJMitchell@bos.lacounty.gov; EDL-DRP BU-S Commission Services; info@daphnebradford.com
Subject:	WSAP/PEIR Comments
Date:	Tuesday, August 13, 2024 7:13:18 AM

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team.

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If the WSAP Planning team would have mailed the initial June 2023 flyer with the word "rezoning" printed on official LA County envelopes with the Zoning Code Amendment language included on the June 2023 flyer, I believe community engagement participation from Ladera Heights and Windsor Hills-View Park residents would have been much greater. The Zoning Code Amendments language "The Project would amend Planning and Zoning (Title 22) of the County Code to: (1) Establish a Planning Area Standards District (PASD) to create development standards that are specific to the Westside: (2) Maintain and preserve the existing characteristics of residential neighborhoods" should have been included on the initial June 2023 community engagement and survey request

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Name:Cynthia Popp

Address: 6111 W 75th Pl. LA 90045

Sent from my iPhone

WSAP/PEIR Comments

Cynthia Sorrells <cynbrown1@mac.com>

Sun 8/11/2024 9:12 PM

To:Westside Area Plan <WestsideAreaPlan@planning.lacounty.gov>;HollyJMitchell@bos.lacounty.gov <HollyJMitchell@bos.lacounty.gov>;EDL-DRP BU-S Commission Services <commission@planning.lacounty.gov>; info@daphnebradford.com <info@daphnebradford.com>

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team.

I am for fair and affordable housing and I wish to express my strong opposition to the proposed rezoning of single-family neighborhoods and the excessive upzoning of commercial parcels located in Ladera Heights and Windsor Hills-View Park. As a resident of one of the aforementioned Los Angeles County WSAP areas, the rezoning of these locations will drastically alter the cultural character of our community and create a traffic nightmare. I'm requesting the removal of the Ladera Center, University Church, Slauson-Fairfax/Home Depot, Slauson-Fairfax intersection, and other essential community assets from the WSAP opportunity site list.

The 3 mile, predominately single family, Ladera Heights neighborhood and the Windsor Hills-View Park bedroom communities were not created to accommodate "Greater mix of uses and housing types" as stated in the Draft Westside Area Plan documents. Ladera Heights would receive the majority of the State's Regional Housing Needs Allocation of 4,760 units. This proposed WSAP plan will be detrimental to the health, wealth, culture, safety, and well-being of residents, as well as increase health disparities for our community.

FLAWED Westside Area Plan Community Engagement

According to the 2022 US Census American Community Survey data there are 2,654 households in Ladera Heights and 4,911 households in Windsor Hills-View Park, totaling 7,565 households in the WSAP residential neighborhoods.

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Name: Cynthia Brown

Address: 6025 Flores Ave.
Los Angeles, CA 90056

From:	Dan Wilson
To:	Westside Area Plan; Holly J. Mitchell; EDL-DRP BU-S Commission Services; info@daphnebradford.com
Subject:	WSAP/PEIR Comments
Date:	Friday, August 16, 2024 4:04:28 PM

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team.

I attend University Christian Church and have been a member for over 15 year

I am for fair and affordable housing and I wish to express my strong opposition to the proposed rezoning of single-family neighborhoods and the excessive upzoning of commercial parcels located in Ladera Heights and Windsor Hills-View Park. As a resident of one of the aforementioned Los Angeles County WSAP areas, the rezoning of these locations will drastically alter the cultural character of our community and create a traffic nightmare. WE ALREADY ARE SURROUNDED WITH TRAFFIC NIGHTMARES, DAY AND NIGHT ON SLAUSON, LACIENEGA AND LATIJERA.

I'm requesting the removal of the Ladera Center, University Church, Slauson-Fairfax/Home Depot, Slauson-Fairfax intersection, and other essential community assets from the WSAP opportunity site list.

The 3 mile, predominately single family, Ladera Heights neighborhood and the Windsor Hills-View Park bedroom communities were not created to accommodate "Greater mix of uses and housing types" as stated in the Draft Westside Area Plan documents. Ladera Heights would receive the majority of the State's Regional Housing Needs Allocation of 4,760 units. This proposed WSAP plan will be detrimental to the health, wealth, culture, safety, and well-being of residents, as well as increase health disparities for our community.

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DO NOT bypass input from me and my fellow residents.

The WSAP planning team distributed 6,300 flyers resulting in only 387 community residents completing the initial survey. Hundreds of Ladera Heights and Windsor Hills-View Park residents stated they DID NOT receive a survey via USPS mail delivery. The WSAP teams

negligence in providing the equitable opportunity for ALL households to participate in the initial June 2023 community engagement efforts has resulted in a large majority of Ladera Heights and Windsor Hills-View Park tax paying residents feeling DISENFRANCHISED, DISENGAGED, DEFEATED and unaware of the rezoning of their homes and shared community commercial spaces. This erroneous mailing invalidates Land Use Goal #2: "Community-based planning efforts that implement the General Plan and incorporate public input, and regional and community level collaboration." Just like many WSAP residents, I'm thinking "It doesn't matter how we feel, Supervisor Holly Mitchell and the LA County Regional Planning Commission have their minds made up." THIS IS NOT COMMUNITY ENGAGEMENT!

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The huge turnout at Knox Presbyterian Church showed the concern of our community.

I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Name: Dan Wilson

Address: 6270 Damask Ave
Los Angeles 90056
danhopeagain@gmail.com

WSAP/PEIR Comments

dpstamps11 <dpstamps11@gmail.com>

Mon 8/12/2024 3:03 PM

To:Westside Area Plan <WestsideAreaPlan@planning.lacounty.gov>;HollyJMitchell@bos.lacounty.gov <HollyJMitchell@bos.lacounty.gov>;EDL-DRP BU-S Commission Services <commission@planning.lacounty.gov>; info@daphnebradford.com <info@daphnebradford.com>

CAUTION: External Email. Proceed Responsibly.

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Regards,

Name: Dana P Stamps

Address:6200 Flores Ave, LA 90056

Sent from my Galaxy

WSAP/PEIR Comments

Daniel Spivey <daniel.spivey1@gmail.com>

Mon 8/12/2024 1:58 PM

To:Westside Area Plan <WestsideAreaPlan@planning.lacounty.gov>;HollyJMitchell@bos.lacounty.gov <HollyJMitchell@bos.lacounty.gov>;EDL-DRP BU-S Commission Services <commission@planning.lacounty.gov>; info@daphnebradford.com <info@daphnebradford.com>

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Daniel Spivey

Address: 5659 W. 62nd St, Los Angeles, CA 90056

From:	Dan Wynn
To:	Westside Area Plan; HollyJMitchell@bos.lacounty.gov; EDL-DRP BU-S Commission Services; info@daphnebradford.com
Subject:	WSAP/PEIR Comments
Date:	Tuesday, August 13, 2024 11:06:10 AM

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team.

I am for fair and affordable housing and I wish to express my strong opposition to the proposed rezoning of single-family neighborhoods and the excessive upzoning of commercial parcels located in Ladera Heights and Windsor Hills-View Park. As a resident of one of the aforementioned Los Angeles County WSAP areas, the rezoning of these locations will drastically alter the cultural character of our community and create a traffic nightmare. I'm requesting the removal of the Ladera Center, University Church, Slauson-Fairfax/Home Depot, Slauson-Fairfax intersection, and other essential community assets from the WSAP opportunity site list.

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,
Daniel Wynn
5403 Onacrest Drive
Windsor Hills, CA 90043

Sent from my iPhone

WSAP/PEIR Comments

D'ann Snearl <drmsnearl@gmail.com>

Fri 8/9/2024 5:17 PM

To:Westside Area Plan <WestsideAreaPlan@planning.lacounty.gov>;HollyJMitchell@bos.lacounty.gov <HollyJMitchell@bos.lacounty.gov>;EDL-DRP BU-S Commission Services <commission@planning.lacounty.gov>; info@daphnebradford.com <info@daphnebradford.com>

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Name: D’Ann Snearl

Address: 5905 Bedford Avenue

Sent from my iPhone

From: Rafael Andrade
To: Miriam Thompson; Julie Yom
Cc: Patricia Hachiya; Elida Luna
Subject: FW: WSAP/PEIR Comments
Date: Thursday, August 8, 2024 7:06:52 AM

FYI

RAFAEL ANDRADE
SENIOR TYPIST-CLERK, Operations & Major Projects (OMP)
Office: (213) 974-6409 • Direct: (213) 974-6557
Email: randrade@planning.lacounty.gov

From: Daphne Bradford <noreply@adv.actionnetwork.org>
Sent: Wednesday, August 7, 2024 11:39 PM
To: EDL-DRP BU-S Commission Services <commission@planning.lacounty.gov>
Subject: WSAP/PEIR Comments

CAUTION: External Email. Proceed Responsibly.

LA County Planning Commission David W. Louie,

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team,

I am for fair and affordable housing and I wish to express my strong opposition to at the proposed rezoning of single-family neighborhoods and the excessive upzoning of commercial parcels Ladera Heights and Windsor Hills-View Park. As a resident of one of the aforementioned Los Angeles County WSAP areas, the rezoning of these locations will drastically alter the cultural character of our community and create a traffic nightmare. I'm requesting the removal of the Ladera Center, University Church, Slauson-Fairfax/Home Depot, Slauson-Fairfax intersection, and other essential community assets from the WSAP opportunity site list.

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Name: Daphne Bradford

Address: 6016 Flores Ave.
Los Angeles, CA 90056

Daphne Bradford
daphneade@mac.com
6016 Flores Ave.
Los Angeles, California 90056

WSAP/PEIR Comments

Daphne D Bradford <daphneade@mac.com>

Fri 8/9/2024 1:01 PM

To:Westside Area Plan <WestsideAreaPlan@planning.lacounty.gov>;HollyJMitchell@bos.lacounty.gov <HollyJMitchell@bos.lacounty.gov>;Gracian, Isela <IGracian@bos.lacounty.gov>;McGee, Tracy <TMcGee@bos.lacounty.gov>;EDL-DRP BU-S Commission Services <commission@planning.lacounty.gov>;info@daphnebradford.com <info@daphnebradford.com>

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team,

I am for fair and affordable housing and I wish to express my strong opposition to at the proposed rezoning of single-family neighborhoods and the excessive upzoning of commercial parcels Ladera Heights and Windsor Hills-View Park. As a resident of one of the aforementioned Los Angeles County WSAP areas, the rezoning of these locations will drastically alter the cultural character of our community and create a traffic nightmare. I'm requesting the removal of the Ladera Center, University Church, Slauson-Fairfax/Home Depot, Slauson-Fairfax intersection, and other essential community assets from the WSAP opportunity site list.

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Name:

Address:

Sent from my iPhone

From: Daryl M
To: Westside Area Plan; HollyJMitchell@bos.lacounty.gov; EDL-DRP BU-S Commission Services; info@daphnebradford.com
Subject: WSAP/PEIR Comments
Date: Tuesday, August 13, 2024 12:58:42 PM

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team.

I am for fair and affordable housing and I wish to express my strong opposition to the proposed rezoning of single-family neighborhoods and the excessive upzoning of commercial parcels located in Ladera Heights and Windsor Hills-View Park. As a resident of one of the aforementioned Los Angeles County WSAP areas, the rezoning of these locations will drastically alter the cultural character of our community and create a traffic nightmare. I'm requesting the removal of the Ladera Center, University Church, Slauson-Fairfax/Home Depot, Slauson-Fairfax intersection, and other essential community assets from the WSAP opportunity site list.

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Environmental and Negative Health Outcomes from Traffic Congestion

Per this Harvard article on negative effects of traffic congestion, they note:

"Scientists have long thought that emissions from vehicles idling on crowded roadways are harmful to health, but this study, "Evaluation of the Public Health Impacts of Traffic Congestion: A Health Risk Assessment," published in *Environmental Health*, is believed to be the first to quantify the damage."

https://www.hsph.harvard.edu/news/hsph-in-the-news/air-pollution-traffic-levy-von-stackelberg/
https://ehjournal.biomedcentral.com/articles/10.1186/1476-069X-9-65

Conclusion

THEREFORE THIS CURRENT WSAP project implementation should be HALTED, POSTPONED, DISCONTINUED and deemed NULL and VOID!

I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Daryl Messenger
441 W 64th St
Inglewood, CA 90302

From:	David McNeill
To:	Westside Area Plan; HollyJMitchell@bos.lacounty.gov; Gracian, Isela; McGee, Tracy; EDL-DRP BU-S Commission Services; planning.thewestside@lacity.org; housingelement@lacity.org; info@daphnebradford.com
Subject:	WSAP/PEIR Comments
Date:	Thursday, August 8, 2024 11:07:26 PM

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team,

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Name: David McNeill

Address: 5588 W63rd St

Thanks,

David

WSAP/PEIR Comments

Debbie E. <dembry64@hotmail.com>

Sat 8/10/2024 9:53 PM

To:Westside Area Plan <WestsideAreaPlan@planning.lacounty.gov>;HollyJMitchell@bos.lacounty.gov <HollyJMitchell@bos.lacounty.gov>;EDL-DRP BU-S Commission Services <commission@planning.lacounty.gov>; info@daphnebradford.com <info@daphnebradford.com>

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Name: Deborah Embry

Address: 6016 Bedford Avenue, LA 90056

Sent from DPE's iPhone❤️

From:	Deborah Smith
To:	Westside Area Plan; HollyJMitchell@bos.lacounty.gov; EDL-DRP BU-S Commission Services; info@daphnebradford.com
Subject:	WSAP/PEIR Comments
Date:	Sunday, August 11, 2024 6:24:30 PM

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team.

I am for fair and affordable housing and I wish to express my strong opposition to the proposed rezoning of single-family neighborhoods and the excessive upzoning of commercial parcels located in Ladera Heights and Windsor Hills-View Park. As a resident of one of the aforementioned Los Angeles County WSAP areas, the rezoning of these locations will drastically alter the cultural character of our community and create a traffic nightmare. I'm requesting the removal of the Ladera Center, University Church, Slauson-Fairfax/Home Depot, Slauson-Fairfax intersection, and other essential community assets from the WSAP opportunity site list.

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Name: Deborah smith

Address: Culver City

Thank you,
Deborah Smith

WSAP/PEIR Comments

Personal Account <djohn0716@yahoo.com>

Fri 8/9/2024 11:02 PM

To:Westside Area Plan <WestsideAreaPlan@planning.lacounty.gov>;HollyJMitchell@bos.lacounty.gov <HollyJMitchell@bos.lacounty.gov>;EDL-DRP BU-S Commission Services <commission@planning.lacounty.gov>; info@daphnebradford.com <info@daphnebradford.com>

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Name: Deirdre Johnson

Address:5804 S Corning Ave 90056

Sent from my iPhone

WSAP/PEIR Comments

deniseorme <deniseorme@sbcglobal.net>

Mon 8/12/2024 10:22 PM

To:Westside Area Plan <WestsideAreaPlan@planning.lacounty.gov>;HollyJMitchell@bos.lacounty.gov <HollyJMitchell@bos.lacounty.gov>;EDL-DRP BU-S Commission Services <commission@planning.lacounty.gov>; info@daphnebradford.com <info@daphnebradford.com>

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Denise Orme

4251 W. 61st Street
Los Angeles, CA 90043

Sent via the Samsung Galaxy Z Fold3 5G, an AT&T 5G smartphone

From: Derek Washington
To: Westside Area Plan; HollyJMitchell@bos.lacounty.gov; EDL-DRP BU-S Commission Services; info@daphnebradford.com
Subject: WSAP/PEIR Comments
Date: Monday, August 12, 2024 11:17:21 AM

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team.

I am for fair and affordable housing and I wish to express my strong opposition to the proposed rezoning of single-family neighborhoods and the excessive upzoning of commercial parcels located in Ladera Heights and Windsor Hills-View Park. As a resident of one of the aforementioned Los Angeles County WSAP areas, the rezoning of these locations will drastically alter the cultural character of our community and create a traffic nightmare. I'm requesting the removal of the Ladera Center, University Church, Slauson-Fairfax/Home Depot, Slauson-Fairfax intersection, and other essential community assets from the WSAP opportunity site list.

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FLAWED Westside Area Plan Community Engagement

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Name:derekwashington

Address: 5971 west bvld l.a,CA 90043

WSAP/PEIR Comments

Diana Zimmerman <dianazimm26@gmail.com>

Mon 8/12/2024 8:08 PM

To:Westside Area Plan <WestsideAreaPlan@planning.lacounty.gov>;HollyJMitchell@bos.lacounty.gov <HollyJMitchell@bos.lacounty.gov>;EDL-DRP BU-S Commission Services <commission@planning.lacounty.gov>; info@daphnebradford.com <info@daphnebradford.com>

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Name:
Diana Zimmerman

Address:

5560 W 62nd St.
Los Angles, CA 90056

Diana S. Zimmerman
diana@noesismanagement.com

Best-selling author the "Kandide" series.

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www.kandide.com

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Socially Relevant Film and Television

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From:	Diane Pitts
To:	Westside Area Plan; HollyJMitchell@bos.lacounty.gov; EDL-DRP BU-S Commission Services; info@daphnebradford.com
Subject:	WSAP/PIER Comments
Date:	Thursday, August 15, 2024 3:59:40 PM

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team.

I am for fair and affordable housing and I wish to express my strong opposition to the proposed rezoning of single-family neighborhoods and the excessive upzoning of commercial parcels located in Ladera Heights and Windsor Hills-View Park. As a resident of one of the aforementioned Los Angeles County WSAP areas, the rezoning of these locations will drastically alter the cultural character of our community and create a traffic nightmare. I'm requesting the removal of the Ladera Center, University Church, Slauson-Fairfax/Home Depot, Slauson-Fairfax intersection, and other essential community assets from the WSAP opportunity site list.

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Name: Diane Pitts Property Owner: Windsor Hills and Leimert Park

Address: 3912 6th Avenue Los Angeles, CA 90008

Phone: (323) 363-1301

From:	DION PERONNEAU
To:	Westside Area Plan; HollyJMitchell@bos.lacounty.gov; EDL-DRP BU-S Commission Services; info@daphnebradford.com
Subject:	WSAP/PEIR Comments
Date:	Monday, August 12, 2024 11:04:57 AM

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team.

I am for fair and affordable housing and I wish to express my strong opposition to the proposed rezoning of single-family neighborhoods and the excessive upzoning of commercial parcels located in Ladera Heights and Windsor Hills-View Park. As a resident of one of the aforementioned Los Angeles County WSAP areas, the rezoning of these locations will drastically alter the cultural character of our community and create a traffic nightmare. I'm requesting the removal of the Ladera Center, University Church, Slauson-Fairfax/Home Depot, Slauson-Fairfax intersection, and other essential community assets from the WSAP opportunity site list.

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Name: DION PERONNEAU

Address:5170 VERONICA STREET. LA CA 99008

From:	djburks1
To:	Westside Area Plan; HollyJMitchell@bos.lacounty.gov; EDL-DRP BU-S Commission Services; info@daphnebradford.com
Cc:	djburks1@earthlink.net
Subject:	WSAP/PEIR Comments
Date:	Thursday, August 15, 2024 6:20:40 AM

CAUTION: External Email. Proceed Responsibly.

Please review! Keep our community safe from the proposed planning!

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team.

I am for fair and affordable housing and I wish to express my strong opposition to the proposed rezoning of single-family neighborhoods and the excessive upzoning of commercial parcels located in Ladera Heights and Windsor Hills-View Park. As a resident of one of the aforementioned Los Angeles County WSAP areas, the rezoning of these locations will drastically alter the cultural character of our community and create a traffic nightmare. I'm requesting the removal of the Ladera Center, University Church, Slauson-Fairfax/Home Depot, Slauson-Fairfax intersection, and other essential community assets from the WSAP opportunity site list.

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Name:

Address:

Sent from my Verizon, Samsung Galaxy smartphone

From: Dolores Nunley
To: Westside Area Plan; HollyJMitchell@bos.lacounty.gov; EDL-DRP BU-S Commission Services; info@daphnebradford.com
Subject: WSAP/PEIR Comments
Date: Thursday, August 15, 2024 7:50:46 PM

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team.

I am for fair and affordable housing and I wish to express my strong opposition to the proposed rezoning of single-family neighborhoods and the excessive upzoning of commercial parcels located in Ladera Heights and Windsor Hills-View Park. As a resident of one of the aforementioned Los Angeles County WSAP areas, the rezoning of these locations will drastically alter the cultural character of our community and create a traffic nightmare. I'm requesting the removal of the Ladera Center, University Church, Slauson-Fairfax/Home Depot, Slauson-Fairfax intersection, and other essential community assets from the WSAP opportunity site list.

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Name:Margaret Nunley

Address:5243 Onaknoll ave Los Angeles CA 90043

From:	Don Nishimoto
To:	Westside Area Plan; HollyJMitchell@bos.lacounty.gov; EDL-DRP BU-S Commission Services; info@daphnebradford.com
Subject:	WSAP/PEIR Comments
Date:	Tuesday, August 13, 2024 10:23:46 AM

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team.

I am for fair and affordable housing and I wish to express my strong opposition to the proposed rezoning of single-family neighborhoods and the excessive upzoning of commercial parcels located in Ladera Heights and Windsor Hills-View Park. As a resident of one of the aforementioned Los Angeles County WSAP areas, the rezoning of these locations will drastically alter the cultural character of our community and create a traffic nightmare. I'm requesting the removal of the Ladera Center, University Church, Slauson-Fairfax/Home Depot, Slauson-Fairfax intersection, and other essential community assets from the WSAP opportunity site list.

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Name: Mamoru D. Nishimoto

Address: 8000 Winsford Avenue, Los Angeles, 90045

Sent from my iPhone

WSAP/PEIR Comments

DONELDA SMITH <doneldas@aol.com>

Sat 8/10/2024 7:29 AM

To:Westside Area Plan <WestsideAreaPlan@planning.lacounty.gov>;HollyJMitchell@bos.lacounty.gov <HollyJMitchell@bos.lacounty.gov>;EDL-DRP BU-S Commission Services <commission@planning.lacounty.gov>; info@daphnebradford.com <info@daphnebradford.com>

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team.

I am for fair and affordable housing and I wish to express my strong opposition to the proposed rezoning of single-family neighborhoods and the excessive upzoning of commercial parcels located in Ladera Heights and Windsor Hills-View Park. As a resident of one of the aforementioned Los Angeles County WSAP areas, the rezoning of these locations will drastically alter the cultural character of our community and create a traffic nightmare. I'm requesting the removal of the Ladera Center, University Church, Slauson-Fairfax/Home Depot, Slauson-Fairfax intersection, and other essential community assets from the WSAP opportunity site list.

The 3 mile, predominately single family, Ladera Heights neighborhood and the Windsor Hills-View Park bedroom communities were not created to accommodate "Greater mix of uses and housing types" as stated in the Draft Westside Area Plan documents. Ladera Heights would receive the majority of the State's Regional Housing Needs Allocation of 4,760 units. This proposed WSAP plan will be detrimental to the health, wealth, culture, safety, and well-being of residents, as well as increase health disparities for our community.

FLAWED Westside Area Plan Community Engagement

According to the 2022 US Census American Community Survey data there are 2,654 households in Ladera Heights and 4,911 households in Windsor Hills-View Park, totaling 7,565 households in the WSAP residential neighborhoods.

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If the WSAP Planning team would have mailed the initial June 2023 flyer with the word “rezoning” printed on official LA County envelopes with the Zoning Code Amendment language included on the June 2023 flyer, I believe community engagement participation from Ladera Heights and Windsor Hills-View Park residents would have been much greater. The Zoning Code Amendments language “The Project would amend Planning and Zoning (Title 22) of the County Code to: (1) Establish a Planning Area Standards District (PASD) to create development standards that are specific to the Westside: (2) Maintain and preserve the existing characteristics of residential neighborhoods” should have been included on the initial June 2023 community engagement and survey request flyer. The flyer language did not include the word “rezoning,” the actual purpose of the WSAP agenda in Ladera Heights and Windsor Hills-View Park. THEREFORE THIS CURRENT WSAP project implementation should be HALTED, POSTPONED, DISCONTINUED and deemed NULL and VOID!

I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Name: Donelda Smith

Address: 6033 S Holt Avenue, Los Angeles, Ca 90056

Donelda Carter Sent from my iPad

From:	Monique Essley
To:	Westside Area Plan; HollyJMitchell@bos.lacounty.gov; EDL-DRP BU-S Commission Services; info@daphnebradford.com
Subject:	WSAP/PEIR Comments
Date:	Tuesday, August 13, 2024 2:41:57 PM

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team.

I am for fair and affordable housing and I wish to express my strong opposition to the proposed rezoning of single-family neighborhoods and the excessive upzoning of commercial parcels located in Ladera Heights and Windsor Hills-View Park. As a resident of one of the aforementioned Los Angeles County WSAP areas, the rezoning of these locations will drastically alter the cultural character of our community and create a traffic nightmare. I'm requesting the removal of the Ladera Center, University Church, Slauson-Fairfax/Home Depot, Slauson-Fairfax intersection, and other essential community assets from the WSAP opportunity site list.

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Name: Dorothy Johnson

Address: 5300 W Fairview Blvd # 18, Los
Angeles, 90056

From: Earl Jones
To: Westside Area Plan; hollyjmitchell@bos.lacounty.gov; EDL-DRP BU-S Commission Services; info@daphnebradford.com
Subject: WSAP/PEIR Comments
Date: Friday, August 16, 2024 11:05:50 AM

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team.

I am for fair and affordable housing and I wish to express my strong opposition to the proposed rezoning of single-family neighborhoods and the excessive upzoning of commercial parcels located in Ladera Heights and Windsor Hills-View Park. As a resident of one of the aforementioned Los Angeles County WSAP areas, the rezoning of these locations will drastically alter the cultural character of our community and create a traffic nightmare. I'm requesting the removal of the Ladera Center, University Church, Slauson-Fairfax/Home Depot, Slauson-Fairfax intersection, and other essential community assets from the WSAP opportunity site list.

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Name:Earl & Esther Jones

Address:4581 Don Felipe Dr, Los Angeles, CA 90008

Sent from my Verizon, Samsung Galaxy smartphone
Get Outlook for Android

From:	Ed Tellis
To:	Westside Area Plan; HollyJMitchell@bos.lacounty.gov; EDL-DRP BU-S Commission Services; info@daphnebradford.com
Subject:	WSAP/PEIR Comments
Date:	Tuesday, August 13, 2024 7:16:46 AM

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team.

I am for fair and affordable housing and I wish to express my strong opposition to the proposed rezoning of single-family neighborhoods and the excessive upzoning of commercial parcels %2%0located in Ladera Heights and Windsor Hills-View Park.%2%0 As a resident of one of the aforementioned Los Angeles County WSAP areas,%2%0the rezoning of these locations will drastically alter the cultural character of our community and create a traffic nightmare. I%2��m requesting the removal of the Ladera Center, University Church, Slauson-Fairfax/Home Depot, Slauson-Fairfax intersection, and other essential community assets from the WSAP opportunity site list.

The 3 mile, predominately single family, Ladera Heights neighborhood and the Windsor Hills-View Park bedroom communities were not created to accommodate %2��Greater mix of uses and housing types%2�� as stated in the Draft Westside Area Plan documents.%2%0 Ladera Heights would receive the majority of the State%2��s Regional Housing Needs Allocation of 4,760 units. This proposed WSAP plan will be detrimental to the health, wealth, culture, safety, and well-being of residents, as well as increase health disparities for our community.%2%0

FLAWED Westside Area Plan Community Engagement

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Name: Ed Tellis

Address: 5636 Heatherdale Dr., Los Angeles, CA 90043

From:	EDWARD WASHINGTON
To:	Westside Area Plan; HollyJMitchell@bos.lacounty.gov; Gracian, Isela; McGee, Tracy; EDL-DRP BU-S Commission Services; planning.thewestside@lacity.org; housingelement@lacity.org; info@daphnebradford.com
Subject:	WSAP/PEIR Comments
Date:	Thursday, August 8, 2024 8:09:43 AM

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team,

I am for fair and affordable housing and I wish to express my strong opposition to at the proposed rezoning of single-family neighborhoods and the excessive upzoning of commercial parcels Ladera Heights and Windsor Hills-View Park. As a resident of one of the aforementioned Los Angeles County WSAP areas, the rezoning of these locations will drastically alter the cultural character of our community and create a traffic nightmare. I'm requesting the removal of the Ladera Center, University Church, Slauson-Fairfax/Home Depot, Slauson-Fairfax intersection, and other essential community assets from the WSAP opportunity site list.

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Name: Delon Washington

Address: 6010 Flores Ave Los Angeles, Ca 90056

Sent from my iPhone

From: rke0502
To: Westside Area Plan; HollyJMitchell@bos.lacounty.gov; EDL-DRP BU-S Commission Services; info@daphnebradford.com
Subject: WSAP/PEIR Comments
Date: Monday, August 12, 2024 12:49:02 PM

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team.

I am for fair and affordable housing and I wish to express my strong opposition to the proposed rezoning of single-family neighborhoods and the excessive upzoning of commercial parcels located in Ladera Heights and Windsor Hills-View Park. As a resident of one of the aforementioned Los Angeles County WSAP areas, the rezoning of these locations will drastically alter the cultural character of our community and create a traffic nightmare. I'm requesting the removal of the Ladera Center, University Church, Slauson-Fairfax/Home Depot, Slauson-Fairfax intersection, and other essential community assets from the WSAP opportunity site list.

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Name:Edythe Kelley

Address:1808 S Crescent Heights Blvd

Sent from my T-Mobile 5G Device

From:	Robert Davis
To:	Westside Area Plan; HollyJMitchell@bos.lacounty.gov; EDL-DRP BU-S Commission Services; info@daphnebradford.com
Subject:	WSAP/PEIR Comments
Date:	Tuesday, August 13, 2024 12:19:27 PM

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team.

I am for fair and affordable housing and I wish to express my strong opposition to the proposed rezoning of single-family neighborhoods and the excessive upzoning of commercial parcels located in Ladera Heights and Windsor Hills-View Park. As a resident of one of the aforementioned Los Angeles County WSAP areas, the rezoning of these locations will drastically alter the cultural character of our community and create a traffic nightmare. I'm requesting the removal of the Ladera Center, University Church, Slauson-Fairfax/Home Depot, Slauson-Fairfax intersection, and other essential community assets from the WSAP opportunity site list.

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Name: Elaine Davis

Address:5857 S. Garth Ave. Los Angeles, CA 90056

WSAP/PEIR Comments

e bhill <elainebhillpa@aol.com>

Sun 8/11/2024 9:13 PM

To:Westside Area Plan <WestsideAreaPlan@planning.lacounty.gov>;HollyJMitchell@bos.lacounty.gov <HollyJMitchell@bos.lacounty.gov>;EDL-DRP BU-S Commission Services <commission@planning.lacounty.gov>; info@daphnebradford.com <info@daphnebradford.com>

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If the WSAP Planning team would have mailed the initial June 2023 flyer with the word “rezoning” printed on official LA County envelopes with the Zoning Code Amendment language included on the June 2023 flyer, I believe community engagement participation from Ladera Heights and Windsor Hills-View Park residents would have been much greater. The Zoning Code Amendments language “The Project would amend Planning and Zoning (Title 22) of the County Code to: (1) Establish a Planning Area Standards District (PASD) to create development standards that are specific to the Westside: (2) Maintain and preserve the existing characteristics of residential neighborhoods” should have been included on the initial June 2023 community engagement and survey request flyer. The flyer language did not include the word “rezoning,” the actual purpose of the WSAP agenda in Ladera Heights and Windsor Hills-View Park. THEREFORE THIS CURRENT WSAP project implementation should be HALTED, POSTPONED, DISCONTINUED and deemed NULL and VOID!

I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Name: Elaine B Hill

Address: 5300 Fairview Blvd Unit 1
Ladera Heights, CA 90056

Sent from my iPhone

From:	msfaboo
To:	Westside Area Plan; HollyJMitchell@bos.lacounty.gov; EDL-DRP BU-S Commission Services; info@daphnebradford.com
Subject:	WSAP/PEIR Comments
Date:	Tuesday, August 13, 2024 9:26:09 PM

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team.

I am for fair and affordable housing and I wish to express my strong opposition to the proposed rezoning of single-family neighborhoods and the excessive upzoning of commercial parcels %2%0located in Ladera Heights and Windsor Hills-View Park.%2%0 As a resident of one of the aforementioned Los Angeles County WSAP areas,%2%0the rezoning of these locations will drastically alter the cultural character of our community and create a traffic nightmare. I%2��m requesting the removal of the Ladera Center, University Church, Slauson-Fairfax/Home Depot, Slauson-Fairfax intersection, and other essential community assets from the WSAP opportunity site list.

The 3 mile, predominately single family, Ladera Heights neighborhood and the Windsor Hills-View Park bedroom communities were not created to accommodate %2��Greater mix of uses and housing types%2�� as stated in the Draft Westside Area Plan documents.%2%0 Ladera Heights would receive the majority of the State%2��s Regional Housing Needs Allocation of 4,760 units. This proposed WSAP plan will be detrimental to the health, wealth, culture, safety, and well-being of residents, as well as increase health disparities for our community.%2%0

FLAWED Westside Area Plan Community Engagement

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Elin Guthrie
1295 S. Cloverdale Ave.
Los Angeles, CA 90019

From:	heatherhornjd@gmail.com
To:	Westside Area Plan; HollyJMitchell@bos.lacounty.gov; EDL-DRP BU-S Commission Services; info@daphnebradford.com
Subject:	WSAP/PEIR Comments
Date:	Sunday, August 11, 2024 4:06:36 PM

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team.

I am for fair and affordable housing and I wish to express my strong opposition to the proposed rezoning of single-family neighborhoods and the excessive upzoning of commercial parcels located in Ladera Heights and Windsor Hills-View Park. As a resident of one of the aforementioned Los Angeles County WSAP areas, the rezoning of these locations will drastically alter the cultural character of our community and create a traffic nightmare. I'm requesting the removal of the Ladera Center, University Church, Slauson-Fairfax/Home Depot, Slauson-Fairfax intersection, and other essential community assets from the WSAP opportunity site list.

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Name: Ella Brenda Scott

Address: 6025 Bedford Ave Los Angeles CA 90056

Best Regards,
Heather E. Horn, Esq.

Sent from my iPhone (excuse any typos)

From:	ELLEN DELESTON
To:	Westside Area Plan; HollyJMitchell@bos.lacounty.gov; Gracian, Isela; McGee, Tracy; EDL-DRP BU-S Commission Services; planning.thewestside@lacity.org; housingelement@lacity.org; info@daphnebradford.com
Subject:	WSAP/PEIR Comments
Date:	Thursday, August 8, 2024 8:02:46 PM

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team,

I am for fair and affordable housing and I wish to express my strong opposition to at the proposed rezoning of single-family neighborhoods and the excessive upzoning of commercial parcels Ladera Heights and Windsor Hills-View Park. As a resident of one of the aforementioned Los Angeles County WSAP areas, the rezoning of these locations will drastically alter the cultural character of our community and create a traffic nightmare. I'm requesting the removal of the Ladera Center, University Church, Slauson-Fairfax/Home Depot, Slauson-Fairfax intersection, and other essential community assets from the WSAP opportunity site list.

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Ellen DeLeston
6124 Flores Avenue,
Los Angeles, CA 90056

Sent from my iPhone

From:	Elton Edwards
To:	Westside Area Plan; HollyJMitchell@bos.lacounty.gov; EDL-DRP BU-S Commission Services; info@daphnebradford.com
Subject:	WSAP/PEIR Comments
Date:	Sunday, August 11, 2024 9:17:02 AM

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team.

I am for fair and affordable housing and I wish to express my strong opposition to the proposed rezoning of single-family neighborhoods and the excessive upzoning of commercial parcels located in Ladera Heights and Windsor Hills-View Park. As a resident of one of the aforementioned Los Angeles County WSAP areas, the rezoning of these locations will drastically alter the cultural character of our community and create a traffic nightmare. I'm requesting the removal of the Ladera Center, University Church, Slauson-Fairfax/Home Depot, Slauson-Fairfax intersection, and other essential community assets from the WSAP opportunity site list.

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Name: Elton Edwards

Address: 4859 W. Slauson Ave. Suite: 549 Los Angeles, Ca. 90056

Sent from my iPhone

From:	Elwood Horn
To:	Westside Area Plan; HollyJMitchell@bos.lacounty.gov; EDL-DRP BU-S Commission Services; info@daphnebradford.com
Subject:	WSAP/PEIR Comments
Date:	Sunday, August 11, 2024 4:08:18 PM

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team.

I am for fair and affordable housing and I wish to express my strong opposition to the proposed rezoning of single-family neighborhoods and the excessive upzoning of commercial parcels located in Ladera Heights and Windsor Hills-View Park. As a resident of one of the aforementioned Los Angeles County WSAP areas, the rezoning of these locations will drastically alter the cultural character of our community and create a traffic nightmare. I'm requesting the removal of the Ladera Center, University Church, Slauson-Fairfax/Home Depot, Slauson-Fairfax intersection, and other essential community assets from the WSAP opportunity site list.

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Name: Elwood Horn

Address: 6025 Bedford Ave Los Angeles, CA 90056

WSAP/PEIR Comments

Lucy Taylor <kleermaker@gmail.com>

Mon 8/12/2024 2:05 PM

To:Westside Area Plan <WestsideAreaPlan@planning.lacounty.gov>;HollyJMitchell@bos.lacounty.gov <HollyJMitchell@bos.lacounty.gov>;EDL-DRP BU-S Commission Services <commission@planning.lacounty.gov>; info@daphnebradford.com <info@daphnebradford.com>

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team.

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ENGAGEMENT!

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Name: Erik De Boer

Address: 8126 Zitola Terr, Los Angeles 90293

From: Erik Lohr
To: Westside Area Plan; HollyJMitchell@bos.lacounty.gov; EDL-DRP BU-S Commission Services; info@daphnebradford.com
Subject: Urging to PLEASE consider OUR VOICE!
Date: Thursday, August 15, 2024 3:22:56 PM

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team.

I am for fair and affordable housing and I wish to express my strong opposition to the proposed rezoning of single-family neighborhoods and the excessive upzoning of commercial parcels located in Ladera Heights and Windsor Hills-View Park. As a resident of one of the aforementioned Los Angeles County WSAP areas, the rezoning of these locations will drastically alter the cultural character of our community and create a traffic nightmare. I'm requesting the removal of the Ladera Center, University Church, Slauson-Fairfax/Home Depot, Slauson-Fairfax intersection, and other essential community assets from the WSAP opportunity site list.

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If the WSAP Planning team would have mailed the initial June 2023 flyer with the word "rezoning" printed on official LA County envelopes with the Zoning Code Amendment language included on the June 2023 flyer, I believe community engagement participation from Ladera Heights and Windsor Hills-View Park residents would have been much greater. The Zoning Code Amendments language **"The Project would amend Planning and Zoning (Title 22) of the County Code to: (1) Establish a Planning Area Standards District (PASD) to create development standards that are specific to the Westside: (2) Maintain and preserve the existing characteristics of residential neighborhoods"** should have been included on the initial June 2023 community engagement and survey request flyer. The flyer language did not include the word "rezoning," the actual purpose of the WSAP agenda in Ladera Heights and Windsor Hills-View Park. **THEREFORE THIS CURRENT WSAP** project implementation should be **HALTED, POSTPONED, DISCONTINUED and deemed NULL and VOID!**

I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Erik Lohr

6226 Damask Ave

Los Angeles, CA 90056

From:	eriklohr@me.com
To:	Westside Area Plan; HollyJMitchell@bos.lacounty.gov; EDL-DRP BU-S Commission Services; info@daphnebradford.com
Subject:	WSAP/PEIR Comments
Date:	Tuesday, August 13, 2024 8:59:57 PM

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team.

I am for fair and affordable housing and I wish to express my strong opposition to the proposed rezoning of single-family neighborhoods and the excessive upzoning of commercial parcels located in Ladera Heights and Windsor Hills-View Park. As a resident of one of the aforementioned Los Angeles County WSAP areas, the rezoning of these locations will drastically alter the cultural character of our community and create a traffic nightmare. I'm requesting the removal of the Ladera Center, University Church, Slauson-Fairfax/Home Depot, Slauson-Fairfax intersection, and other essential community assets from the WSAP opportunity site list.

The 3 mile, predominately single family, Ladera Heights neighborhood and the Windsor Hills-View Park bedroom communities were not created to accommodate "Greater mix of uses and housing types" as stated in the Draft Westside Area Plan documents. Ladera Heights would receive the majority of the State's Regional Housing Needs Allocation of 4,760 units. This proposed WSAP plan will be detrimental to the health, wealth, culture, safety, and well-being of residents, as well as increase health disparities for our community.

FLAWED Westside Area Plan Community Engagement

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Name: Erik Lohr

Address: 6226 Damask Ave.
Los Angeles, CA 90056

WSAP/PEIR Comments

Ernest E. Villoch II <evsynergy2@gmail.com>

Wed 8/14/2024 5:39 PM

To:Westside Area Plan <WestsideAreaPlan@planning.lacounty.gov>;HollyJMitchell@bos.lacounty.gov <HollyJMitchell@bos.lacounty.gov>;EDL-DRP BU-S Commission Services <commission@planning.lacounty.gov>; info@daphnebradford.com <info@daphnebradford.com>

CAUTION: External Email. Proceed Responsibly.

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Name:Ernest E Villoch

Address:6112 Flores Ave

From: johnkent1948@yahoo.com
To: Westside Area Plan; info@daphnebradford.com
Subject: WSAP/PEIR Comment
Date: Friday, August 16, 2024 7:37:24 PM

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team.

I am for fair and affordable housing and I wish to express my strong opposition to the proposed rezoning of single-family neighborhoods and the excessive upzoning of commercial parcels located in Ladera Heights and Windsor Hills-View Park. As a resident of one of the aforementioned Los Angeles County WSAP areas, the rezoning of these locations will drastically alter the cultural character of our community and create a traffic nightmare. I'm requesting the removal of the Ladera Center, University Church, Slauson-Fairfax/Home Depot, Slauson-Fairfax intersection, and other essential community assets from the WSAP opportunity site list.

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Name: Ethel Kent

Address: 5910 Flores Ave., Los Angeles, Ca 90056

Sent from Yahoo Mail for iPad

WSAP/PEIR Comments

kerenskid100 <kerenskid100@aol.com>

Mon 8/12/2024 3:04 PM

To:Westside Area Plan <WestsideAreaPlan@planning.lacounty.gov>;HollyJMitchell@bos.lacounty.gov <HollyJMitchell@bos.lacounty.gov>;EDL-DRP BU-S Commission Services <commission@planning.lacounty.gov>; info@daphnebradford.com <info@daphnebradford.com>

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Name: Evangelyn Nathan

Address: 6302 Wooster Avenue, Ladera Heights, CA 90056

Sent from my Verizon, Samsung Galaxy smartphone

From: Fay Purcell
To: Westside Area Plan; HollyJMitchell@bos.lacounty.gov; EDL-DRP BU-S Commission Services; info@daphnebradford.com
Subject: WSAP/PEIR Comments
Date: Tuesday, August 13, 2024 10:43:55 PM

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team.

I am for fair and affordable housing and I wish to express my strong opposition to the proposed rezoning of single-family neighborhoods and the excessive upzoning of commercial parcels located in Ladera Heights and Windsor Hills-View Park. As a resident of one of the aforementioned Los Angeles County WSAP areas, the rezoning of these locations will drastically alter the cultural character of our community and create a traffic nightmare. I'm requesting the removal of the Ladera Center, University Church, Slauson-Fairfax/Home Depot, Slauson-Fairfax intersection, and other essential community assets from the WSAP opportunity site list.

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Name: Fay Bonner

Address: 4821 Southridge Ave
View Park 90043

Sent from my smart iPhone

From: Fran Lafferman
To: Westside Area Plan; HollyJMitchell@bos.lacounty.gov; EDL-DRP BU-S Commission Services; info@daphnebradford.com
Subject: WSAP/PEIR Comments
Date: Sunday, August 18, 2024 1:19:58 PM

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team.

I am for fair and affordable housing and I wish to express my strong opposition to the proposed rezoning of single-family neighborhoods and the excessive upzoning of commercial parcels located in Ladera Heights and Windsor Hills-View Park. As a resident of one of the aforementioned Los Angeles County WSAP areas, the rezoning of these locations will drastically alter the cultural character of our community and create a traffic nightmare. I'm requesting the removal of the Ladera Center, University Church, Slauson-Fairfax/Home Depot, Slauson-Fairfax intersection, and other essential community assets from the WSAP opportunity site list.

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Name:Frances Lafferman

Address:111422 Culver Park Dr
Culver City, CA 90230

From:	Freda Perryman
To:	Westside Area Plan; HollyJMitchell@bos.lacounty.gov; EDL-DRP BU-S Commission Services; info@daphnebradford.com
Subject:	WSAP/PEIR Comments
Date:	Monday, August 12, 2024 12:07:14 PM

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team.

I am for fair and affordable housing and I wish to express my strong opposition to the proposed rezoning of single-family neighborhoods and the excessive upzoning of commercial parcels located in Ladera Heights and Windsor Hills-View Park. As a resident of one of the aforementioned Los Angeles County WSAP areas, the rezoning of these locations will drastically alter the cultural character of our community and create a traffic nightmare. I'm requesting the removal of the Ladera Center, University Church, Slauson-Fairfax/Home Depot, Slauson-Fairfax intersection, and other essential community assets from the WSAP opportunity site list.

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Name:

Address:

Sent from my iPhone

From:	bossychicksceo
To:	Westside Area Plan; HollyJMitchell@bos.lacounty.gov; EDL-DRP BU-S Commission Services; info@daphnebradford.com
Subject:	WSAP/PEIR Comments
Date:	Monday, August 19, 2024 2:54:24 PM

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team.

I am for fair and affordable housing and I wish to express my strong opposition to the proposed rezoning of single-family neighborhoods and the excessive upzoning of commercial parcels located in Ladera Heights and Windsor Hills-View Park. As a resident of one of the aforementioned Los Angeles County WSAP areas, the rezoning of these locations will drastically alter the cultural character of our community and create a traffic nightmare. I'm requesting the removal of the Ladera Center, University Church, Slauson-Fairfax/Home Depot, Slauson-Fairfax intersection, and other essential community assets from the WSAP opportunity site list.

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Name: G. Whitfield
Address: 4946 Parkglen Ave Los Angeles, CA 90043

From:	gailb1220@gmail.com
To:	Westside Area Plan; HollyJMitchell@bos.lacounty.gov; EDL-DRP BU-S Commission Services; info@daphnebradford.com
Subject:	WSAP/PEIR Comments
Date:	Sunday, August 11, 2024 7:20:04 PM

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team.

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Name: Gail Blackwell

Address: 5108 Inadale Ave, LA, 90043

Sent from my iPhone

WSAP/PEIR Comments

Gale Castillo <galecastillo@gmail.com>

Mon 8/12/2024 5:23 PM

To:Westside Area Plan <WestsideAreaPlan@planning.lacounty.gov>;HollyJMitchell@bos.lacounty.gov <HollyJMitchell@bos.lacounty.gov>;EDL-DRP BU-S Commission Services <commission@planning.lacounty.gov>; info@daphnebradford.com <info@daphnebradford.com>

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Regards,

Name:Gale Castillo

Address: 5123 3rd Ave, Los Angeles, CA 90043

WSAP/PEIR Comments

Gary Hogans <ztsigma@prodigy.net>

Sun 8/11/2024 8:19 PM

To:Westside Area Plan <WestsideAreaPlan@planning.lacounty.gov>;HollyJMitchell@bos.lacounty.gov <HollyJMitchell@bos.lacounty.gov>;EDL-DRP BU-S Commission Services <commission@planning.lacounty.gov>; info@daphnebradford.com <info@daphnebradford.com>

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Gary Hogans

5800 S. Garth Ave.
Los Angeles, CA 90056

From:	Gayle McDonald
To:	Westside Area Plan; HollyJMitchell@bos.lacounty.gov; EDL-DRP BU-S Commission Services; info@daphnebradford.com
Subject:	WSAP/PEIR Comments
Date:	Tuesday, August 13, 2024 1:03:15 AM

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team.

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Name: Gayle McDonald

Address: 5237 Onaknoll Avenue, LA, CA 90043

Gayle Adkins-McDonald

WSAP/PEIR Comments

gstubbs2 <gstubbs2@aol.com>

Mon 8/12/2024 1:45 AM

To:Westside Area Plan <WestsideAreaPlan@planning.lacounty.gov>;HollyJMitchell@bos.lacounty.gov <HollyJMitchell@bos.lacounty.gov>;EDL-DRP BU-S Commission Services <commission@planning.lacounty.gov>; info@daphnebradford.com <info@daphnebradford.com>

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

George Stubbs

5246 W. 64th St
Inglewood, CA 90302

WSAP/PEIR Comments

Gina Spagnoli <ginaspag123@gmail.com>

Mon 8/12/2024 3:45 PM

To:Westside Area Plan <WestsideAreaPlan@planning.lacounty.gov>;HollyJMitchell@bos.lacounty.gov <HollyJMitchell@bos.lacounty.gov>;EDL-DRP BU-S Commission Services <commission@planning.lacounty.gov>; info@daphnebradford.com <info@daphnebradford.com>

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From: G.B. W.
To: Westside Area Plan; HollyJMitchell@bos.lacounty.gov; EDL-DRP BU-S Commission Services; info@daphnebradford.com
Subject: WSAP/PEIR Comments
Date: Friday, August 16, 2024 1:08:15 PM

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team.

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Name: Dr. Glenn and Denise White

Address: 6716 S Garth Ave Los Angeles 90056

Sent from my Verizon, Samsung Galaxy smartphone

WSAP/PEIR Comments

Gloria Walker <glokiek10@gmail.com>

Mon 8/12/2024 11:15 PM

To:Westside Area Plan <WestsideAreaPlan@planning.lacounty.gov>;HollyJMitchell@bos.lacounty.gov <HollyJMitchell@bos.lacounty.gov>;EDL-DRP BU-S Commission Services <commission@planning.lacounty.gov>; info@daphnebradford.com <info@daphnebradford.com>

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team.

I am for fair and affordable housing and I wish to express my strong opposition to the proposed rezoning of single-family neighborhoods and the excessive upzoning of commercial parcels located in Ladera Heights and Windsor Hills-View Park. As a resident of one of the aforementioned Los Angeles County WSAP areas, the rezoning of these locations will drastically alter the cultural character of our community and create a traffic nightmare. I'm requesting the removal of the Ladera Center, University Church, Slauson-Fairfax/Home Depot, Slauson-Fairfax intersection, and other essential community assets from the WSAP opportunity site list.

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FLAWED Westside Area Plan Community Engagement

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Name:Gloria Walker

Address: 4610 W 64th Sf Inglewood CA 90302

Sent from my iPhone

From:	Susan Bradshaw
To:	Westside Area Plan; HollyJMitchell@bos.lacounty.gov; EDL-DRP BU-S Commission Services; info@daphnebradford.com
Subject:	WSAP/PEIR Comments
Date:	Friday, August 16, 2024 4:16:31 PM

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team.

I am for fair and affordable housing and I wish to express my strong opposition to the proposed rezoning of single-family neighborhoods and the excessive upzoning of commercial parcels located in Ladera Heights and Windsor Hills-View Park. As a resident of one of the aforementioned Los Angeles County WSAP areas, the rezoning of these locations will drastically alter the cultural character of our community and create a traffic nightmare. I'm requesting the removal of the Ladera Center, University Church, Slauson-Fairfax/Home Depot, Slauson-Fairfax intersection, and other essential community assets from the WSAP opportunity site list.

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Name:Greg Tousant

Address:5304 Slauson Ave

Sent from my iPhone

WSAP/PEIR Comments

GWENDOLYN HOGANS <prayn4ya@prodigy.net>

Sun 8/11/2024 8:45 PM

To:Westside Area Plan <WestsideAreaPlan@planning.lacounty.gov>;HollyJMitchell@bos.lacounty.gov <HollyJMitchell@bos.lacounty.gov>;EDL-DRP BU-S Commission Services <commission@planning.lacounty.gov>; info@daphnebradford.com <info@daphnebradford.com>

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team.

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Name: GWENDOLYN HOGANS

Address: 5800 S GARTH AVENUE
LOS ANGELES, CA 90056

WSAP/PEIR Comments

Harold Golden <goldengqrealty@gmail.com>

Fri 8/9/2024 9:57 AM

To:Harold Golden <goldengqrealty@gmail.com>;HollyJMitchell@bos.lacounty.gov <HollyJMitchell@bos.lacounty.gov>;Gracian, Isela <IGracian@bos.lacounty.gov>;Madison <madisongolden98@gmail.com>;Matthew golden <matthewcg1200@icloud.com>; McGee, Tracy <TMcGee@bos.lacounty.gov>;Westside Area Plan <WestsideAreaPlan@planning.lacounty.gov>;EDL-DRP BU-S Commission Services <commission@planning.lacounty.gov>;housingelement@lacity.org <housingelement@lacity.org>; info@daphnebradford.com <info@daphnebradford.com>;planning.thewestside@lacity.org <planning.thewestside@lacity.org>

CAUTION: External Email. Proceed Responsibly.

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WSAP/PEIR Comments

Heidi McGowen <go2mcg@gmail.com>

Mon 8/12/2024 3:01 PM

To:Westside Area Plan <WestsideAreaPlan@planning.lacounty.gov>;HollyJMitchell@bos.lacounty.gov <HollyJMitchell@bos.lacounty.gov>;EDL-DRP BU-S Commission Services <commission@planning.lacounty.gov>; info@daphnebradford.com <info@daphnebradford.com>

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team.

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Name: Heid McGowen

Address:4146 Don Jose Dr.
Los Angeles, CA 90008

From:	Hill Sylvia
To:	Westside Area Plan; HollyJMitchell@bos.lacounty.gov; EDL-DRP BU-S Commission Services; info@daphnebradford.com
Subject:	WSAP/PEIR Comments
Date:	Tuesday, August 13, 2024 6:20:59 PM

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team.

I am for fair and affordable housing and I wish to express my strong opposition to the proposed rezoning of single-family neighborhoods and the excessive upzoning of commercial parcels located in Ladera Heights and Windsor Hills-View Park. As a resident of one of the aforementioned Los Angeles County WSAP areas, the rezoning of these locations will drastically alter the cultural character of our community and create a traffic nightmare. I'm requesting the removal of the Ladera Center, University Church, Slauson-Fairfax/Home Depot, Slauson-Fairfax intersection, and other essential community assets from the WSAP opportunity site list.

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Name:Sylvia Hill

Address:8725 Beckenham Dr. Inglewood Ca.

Sent from my iPhone

WSAP/PIER comments

Homer Gentry <homer.gentry@gmail.com>
Mon 8/12/2024 2:24 PM
To:Westside Area Plan <WestsideAreaPlan@planning.lacounty.gov>

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team.

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Name: Homer Gentry

Address: 6525 Green Valley Circle, #208, Culver City, CA 90230

--
Human beings, who are almost unique in having the
ability to learn from the experience of others, are also remarkable
for their apparent disinclination to do so."

--Douglas Adams (Author of the Hitchhiker's Guide to the Galaxy)

From:	hdheating
To:	Westside Area Plan; HollyJMitchell@bos.lacounty.gov; EDL-DRP BU-S Commission Services; info@daphnebradford.com
Subject:	WSAP/PEIR Comments
Date:	Tuesday, August 13, 2024 4:17:33 PM

CAUTION: External Email. Proceed Responsibly.

PlDear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team.

I am for fair and affordable housing and I wish to express my strong opposition to the proposed rezoning of single-family neighborhoods and the excessive upzoning of commercial parcels located in Ladera Heights and Windsor Hills-View Park. As a resident of one of the aforementioned Los Angeles County WSAP areas, the rezoning of these locations will drastically alter the cultural character of our community and create a traffic nightmare. I'm requesting the removal of the Ladera Center, University Church, Slauson-Fairfax/Home Depot, Slauson-Fairfax intersection, and other essential community assets from the WSAP opportunity site list.

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FLAWED Westside Area Plan Community Engagement

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Name:Howard F. Dixon

Address:6010 S. Holt Ave
Los Angeles Ca. 90056

Sent from my T-Mobile 4G LTE Device

From:	Ian Dunn
To:	Westside Area Plan; HollyJMitchell@bos.lacounty.gov; EDL-DRP BU-S Commission Services; info@daphnebradford.com
Subject:	[SOCIAL NETWORK] WSAP/PEIR Comments
Date:	Monday, August 12, 2024 9:37:17 AM

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team.

I am for fair and affordable housing and I wish to express my strong opposition to the proposed rezoning of single-family neighborhoods and the excessive upzoning of commercial parcels located in Ladera Heights and Windsor Hills-View Park. As a resident of one of the aforementioned Los Angeles County WSAP areas, the rezoning of these locations will drastically alter the cultural character of our community and create a traffic nightmare. I'm requesting the removal of the Ladera Center, University Church, Slauson-Fairfax/Home Depot, Slauson-Fairfax intersection, and other essential community assets from the WSAP opportunity site list.

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Ian Dunn
5123 Onaknoll Ave
Los Angeles, CA 90043

From:	msfrog52
To:	Westside Area Plan; HollyJMitchell@bos.lacounty.gov; EDL-DRP BU-S Commission Services; info@daphnebradford.com
Subject:	WSAP/PEIR Comments
Date:	Wednesday, August 14, 2024 1:54:16 AM

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team.

I am for fair and affordable housing and I wish to express my strong opposition to the proposed rezoning of single-family neighborhoods and the excessive upzoning of commercial parcels located in Ladera Heights and Windsor Hills-View Park. As a resident of one of the aforementioned Los Angeles County WSAP areas, the rezoning of these locations will drastically alter the cultural character of our community and create a traffic nightmare. I'm requesting the removal of the Ladera Center, University Church, Slauson-Fairfax/Home Depot, Slauson-Fairfax intersection, and other essential community assets from the WSAP opportunity site list.

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Name: Jacodelle Wright

Address:
5837 Halm Ave Los Angeles 90056

Sent from my iPhone

WSAP/PEIR Comments

jacqueline guidry <jacquelinemadden9@gmail.com>

Mon 8/12/2024 3:22 PM

To:Westside Area Plan <WestsideAreaPlan@planning.lacounty.gov>;HollyJMitchell@bos.lacounty.gov <HollyJMitchell@bos.lacounty.gov>;EDL-DRP BU-S Commission Services <commission@planning.lacounty.gov>; info@daphnebradford.com <info@daphnebradford.com>

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Name:
Jacqueline Guidry
Address:
3827 monteith dr
View park 90943

Sent from my iPad

WSAP/PEIR Comments

SUKARTI HILL <suki323@yahoo.com>

Mon 8/12/2024 2:16 AM

To:Westside Area Plan <WestsideAreaPlan@planning.lacounty.gov>;HollyJMitchell@bos.lacounty.gov <HollyJMitchell@bos.lacounty.gov>;EDL-DRP BU-S Commission Services <commission@planning.lacounty.gov>; info@daphnebradford.com <info@daphnebradford.com>

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Name: James Aldrich

Address: 5620 Harcross Drive, Los Angeles, CA 90043

From: James Shaw
To: Westside Area Plan; HollyJMitchell@bos.lacounty.gov
Subject: Westside Area Plan: Ladera Heights
Date: Friday, August 16, 2024 11:51:01 AM

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team.

I am for fair and affordable housing and I wish to express my strong opposition to the proposed rezoning of single-family neighborhoods and the excessive upzoning of commercial parcels located in Ladera Heights and Windsor Hills-View Park. As a resident of one of the aforementioned Los Angeles County WSAP areas, the rezoning of these locations will drastically alter the cultural character of our community and create a traffic nightmare. I'm requesting the removal of the Ladera Center, University Church, Slauson-Fairfax/Home Depot, Slauson-Fairfax intersection, and other essential community assets from the WSAP opportunity site list.

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Name:

Address:

Regards,

James and Sylvia Shaw and Family:
James, Sr., Lawrence, and Aaron
6509 Springpark Avenue
Los Angeles, CA 90056

--

James E. Shaw, Ph.D.
Expert Witness: Superior Courts:
Criminal Street Gangs;
Military Courts Martial:
Gangs on Military Bases;
United States Court: Racketeering Influenced and Corrupt Organization (RICO)
Faculty, Federal Courts Training Branch
American Bar Association I.D. #: 05281518
MCLE Seminar Facilitator for Attorneys
(310) 678-6950; Fax:(866) 922.3023

WSAP/PEIR Comments

jamesina washington <jmesina64@gmail.com>

Mon 8/12/2024 2:16 AM

To:Westside Area Plan <WestsideAreaPlan@planning.lacounty.gov>;HollyJMitchell@bos.lacounty.gov <HollyJMitchell@bos.lacounty.gov>;EDL-DRP BU-S Commission Services <commission@planning.lacounty.gov>; info@daphnebradford.com <info@daphnebradford.com>

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ENGAGEMENT!

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Name:Jamesina King

Address: 704 e 67th St, Inglewood, CA 90302

From:	Jan Griffin
To:	Westside Area Plan; HollyJMitchell@bos.lacounty.gov; EDL-DRP BU-S Commission Services; info@daphnebradford.com
Subject:	WSAP/PEIR Comments
Date:	Sunday, August 11, 2024 7:39:34 PM

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team.

I am for fair and affordable housing and I wish to express my strong opposition to the proposed rezoning of single-family neighborhoods and the excessive upzoning of commercial parcels located in Ladera Heights and Windsor Hills-View Park. As a resident of one of the aforementioned Los Angeles County WSAP areas, the rezoning of these locations will drastically alter the cultural character of our community and create a traffic nightmare. I'm requesting the removal of the Ladera Center, University Church, Slauson-Fairfax/Home Depot, Slauson-Fairfax intersection, and other essential community assets from the WSAP opportunity site list.

The 3 mile, predominantly single family, Ladera Heights neighborhood and the Windsor Hills-View Park bedroom communities were not created to accommodate "Greater mix of uses and housing types" as stated in the Draft Westside Area Plan documents. Ladera Heights would receive the majority of the State's Regional Housing Needs Allocation of 4,760 units. This proposed WSAP plan will be detrimental to the health, wealth, culture, safety, and well-being of residents, as well as increase health disparities for our community.

FLAWED Westside Area Plan Community Engagement

According to the 2022 US Census American Community Survey data there are 2,654 households in Ladera Heights and 4,911 households in Windsor Hills-View Park, totaling 7,565 households in the WSAP residential neighborhoods.

The "Junk Mail" styled June 2023 USPS delivery of 6,300 flyers EXCLUDED 1,265 HOUSEHOLDS located in the WSAP target areas of Ladera Heights and Windsor Hills-View Park. The 387 initial survey responses collected narrowly represent 5% of community residents. It is impossible, arbitrary, and capricious to create a community-based plan without incorporating the needs and voices of 95% of community members. Also, I didn't receive the June 25, 2024 flyer via USPS mail as indicated in the WSAP documentation. THEREFORE THIS CURRENT WSAP project implementation should be HALTED, POSTPONED, DISCONTINUED and deemed NULL and VOID!

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Name: The Griffin Family

Address: 400 W Fairview Blvd., Inglewood 90302

WSAP/PEIR Comments

Jane Howard-Martin (TMNA) <Jane.Howard-Martin@toyota.com>

Sun 8/11/2024 8:04 PM

To:Westside Area Plan <WestsideAreaPlan@planning.lacounty.gov>;HollyJMitchell@bos.lacounty.gov <HollyJMitchell@bos.lacounty.gov>;EDL-DRP BU-S Commission Services <commission@planning.lacounty.gov>; info@daphnebradford.com <info@daphnebradford.com>

CAUTION: External Email. Proceed Responsibly.

•• PROTECTED 関係者外秘

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team.

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Name:Jane Howard-Martin

Address:6427 S Halm Ave Los Angeles 90056

Get Outlook for iOS

WSAP/PEIR Comments

Janelle English <jenglish0724@gmail.com>

Sat 8/10/2024 10:47 AM

To:Westside Area Plan <WestsideAreaPlan@planning.lacounty.gov>;HollyJMitchell@bos.lacounty.gov <HollyJMitchell@bos.lacounty.gov>;EDL-DRP BU-S Commission Services <commission@planning.lacounty.gov>; info@daphnebradford.com <info@daphnebradford.com>

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team.

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Name:

Address:

Sent from my iPhone

WSAP/PEIR Comments

Janis M Bice <jmpdbice@aol.com>

Mon 8/12/2024 9:13 PM

To:Westside Area Plan <WestsideAreaPlan@planning.lacounty.gov>;HollyJMitchell@bos.lacounty.gov <HollyJMitchell@bos.lacounty.gov>;EDL-DRP BU-S Commission Services <commission@planning.lacounty.gov>; info@daphnebradford.com <info@daphnebradford.com>

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team.

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Name: Janis Bice

Address: 559 E Brett St
Inglewood, Ca. 90302

Sent from my iPhone

From: ch_oni@yahoo.com
To: Westside Area Plan; HollyJMitchell@bos.lacounty.gov; EDL-DRP BU-S Commission Services; info@daphnebradford.com
Subject: WSAP/WSAP PEIR Comments
Date: Thursday, August 15, 2024 10:09:41 PM

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team.

I am for fair and affordable housing and I wish to express my strong opposition to the proposed rezoning of single-family neighborhoods and the excessive upzoning of commercial parcels located in Ladera Heights and Windsor Hills-View Park. As a resident of one of the aforementioned Los Angeles County WSAP areas, the rezoning of these locations will drastically alter the cultural character of our community, increase pollution and create a traffic nightmare. I'm requesting the removal of **Slauson-Corridor East**, the Ladera Center, University Church, Slauson-Fairfax/Home Depot, Slauson-Fairfax intersection, and other essential community assets from the WSAP opportunity site list.

The 3 mile, predominately single family, Ladera Heights neighborhood and the Windsor Hills-View Park bedroom communities were not created to accommodate **"Greater mix of uses and housing types"** as stated in the Draft Westside Area Plan documents. Ladera Heights and View Park-Windsor Hills would receive the majority of the State's Regional Housing Needs Allocation. This proposed WSAP plan will be detrimental to the health, wealth, culture, safety, and well-being of residents, as well as increase health disparities for our community.

FLAWED Westside Area Plan Community Engagement

According to the **2022 US Census American Community Survey data there are 2,654 households in Ladera Heights and 4,911 households in Windsor Hills-View Park, totaling 7,565 households in the WSAP residential neighborhoods.**

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Standards District (PASD) to create development standards that are specific to the Westside: (2) Maintain and preserve the existing characteristics of residential neighborhoods" should have been included on the initial June 2023 community engagement and survey request flyer. The flyer language did not include the word "rezoning," the actual purpose of the WSAP agenda in Ladera Heights and Windsor Hills-View Park. **THEREFORE THIS CURRENT WSAP** project implementation should be **HALTED, POSTPONED, DISCONTINUED and deemed NULL and VOID!**

I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Name: Jawara Credit

Address: 5742 S Harcourt, Windsor Hills, CA 90043

From:	Jean Beauchamp
To:	Westside Area Plan; HollyJMitchell@bos.lacounty.gov; EDL-DRP BU-S Commission Services; info@daphnebradford.com
Subject:	WSAP/PEIR Comments
Date:	Wednesday, August 14, 2024 1:23:10 PM

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team.

I am for fair and affordable housing and I wish to express my strong opposition to the proposed rezoning of single-family neighborhoods and the excessive upzoning of commercial parcels located in Ladera Heights and Windsor Hills-View Park. As a resident of one of the aforementioned Los Angeles County WSAP areas, the rezoning of these locations will drastically alter the cultural character of our community and create a traffic nightmare. I'm requesting the removal of the Ladera Center, University Church, Slauson-Fairfax/Home Depot, Slauson-Fairfax intersection, and other essential community assets from the WSAP opportunity site list.

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Name:

Address:

Sent from my iPhone

WSAP/PEIR Comments

Jennifer Bozzalla <jbozzalla53@gmail.com>

Mon 8/12/2024 5:20 AM

To:Westside Area Plan <WestsideAreaPlan@planning.lacounty.gov>;HollyJMitchell@bos.lacounty.gov <HollyJMitchell@bos.lacounty.gov>;EDL-DRP BU-S Commission Services <commission@planning.lacounty.gov>; info@daphnebradford.com <info@daphnebradford.com>

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team.

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Name:Jennifer A Bozzalla

Address: 8048 Stewart Ave, Los Angeles, CA 90045

WSAP/PEIR Comments

jennifer person <nifer490@icloud.com>

Wed 8/14/2024 6:31 PM

To:Westside Area Plan <WestsideAreaPlan@planning.lacounty.gov>;HollyJMitchell@bos.lacounty.gov <HollyJMitchell@bos.lacounty.gov>;EDL-DRP BU-S Commission Services <commission@planning.lacounty.gov>; info@daphnebradford.com <info@daphnebradford.com>

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team.

I am for fair and affordable housing and I wish to express my strong opposition to the proposed rezoning of single-family neighborhoods and the excessive upzoning of commercial parcels located in Ladera Heights and Windsor Hills-View Park. As a resident of one of the aforementioned Los Angeles County WSAP areas, the rezoning of these locations will drastically alter the cultural character of our community and create a traffic nightmare. I'm requesting the removal of the Ladera Center, University Church, Slauson-Fairfax/Home Depot, Slauson-Fairfax intersection, and other essential community assets from the WSAP opportunity site list.

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FLAWED Westside Area Plan Community Engagement

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Name: Jennifer Smith

Address: 5401 w 62nd st Los Angeles, CA, 90056

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team.

I am for fair and affordable housing and I wish to express my strong opposition to the proposed rezoning of single-family neighborhoods and the excessive upzoning of commercial parcels located in Ladera Heights and Windsor Hills-View Park. As a resident of one of the aforementioned Los Angeles County WSAP areas, the rezoning of these locations will drastically alter the cultural character of our community and create a traffic nightmare. I'm requesting the removal of the Ladera Center, University Church, Slauson-Fairfax/Home Depot, Slauson-Fairfax intersection, and other essential community assets from the WSAP opportunity site list.

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Name: Jerry McKinney

Address: 5424 Bradna Drive, LA CA 90043

From: JILL PERSON
To: Westside Area Plan; HollyJMitchell@bos.lacounty.gov; EDL-DRP BU-S Commission Services; info@daphnebradford.com
Subject: WSAP/PEIR Comments
Date: Monday, August 12, 2024 10:53:35 AM

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team. I am for fair and affordable housing and I wish to express my strong opposition to the proposed rezoning of single-family neighborhoods and the excessive upzoning of commercial parcels located in Ladera Heights and Windsor Hills-View Park. As a resident of one of the aforementioned Los Angeles County WSAP areas, the rezoning of these locations will drastically alter the cultural character of our community and create a traffic nightmare. I'm requesting the removal of the Ladera Center, University Church, Slauson-Fairfax/Home Depot, Slauson-Fairfax intersection, and other essential community assets from the WSAP opportunity site list. The 3 mile, predominately single family, Ladera Heights neighborhood and the Windsor Hills-View Park bedroom communities were not created to accommodate "Greater mix of uses and housing types" as stated in the Draft Westside Area Plan documents. Ladera Heights would receive the majority of the State's Regional Housing Needs Allocation of 4,760 units. This proposed WSAP plan will be detrimental to the health, wealth, culture, safety, and well-being of residents, as well as increase health disparities for our community. FLAWED Westside Area Plan Community Engagement According to the 2022 US Census American Community Survey data there are 2,654 households in Ladera Heights and 4,911 households in Windsor Hills-View Park, totaling 7,565 households in the WSAP residential neighborhoods. The "Junk Mail" styled June 2023 USPS delivery of 6,300 flyers EXCLUDED 1,265 HOUSEHOLDS located in the WSAP target areas of Ladera Heights and Windsor Hills-View Park. The 387 initial survey responses collected narrowly represents 5% of community residents. It is impossible, arbitrary, and capricious to create a community-based plan without incorporating the needs and voices of 95% of community members. Also, I didn't receive the June 25, 2024 flyer via USPS mail as indicated in the WSAP documentation. THEREFORE THIS CURRENT WSAP project implementation should be HALTED, POSTPONED, DISCONTINUED and deemed NULL and VOID! The WSAP planning team distributed 6,300 flyers resulting in only 387 community residents completing the initial survey. Hundreds of Ladera Heights and Windsor Hills-View Park residents stated they DID NOT receive a survey via USPS mail delivery. The WSAP teams negligence in providing the equitable opportunity for ALL households to participate in the initial June 2023 community engagement efforts has resulted in a large majority of Ladera Heights and Windsor Hills-View Park tax paying residents feeling DISENFRANCHISED, DISENGAGED, DEFEATED and unaware of the rezoning of their homes and shared community commercial spaces. This erroneous mailing invalidates Land Use Goal #2: "Community-based planning efforts that implement the General Plan and incorporate public input, and regional and community level collaboration." Just like many WSAP residents, I'm thinking "It doesn't matter how we feel, Supervisor Holly Mitchell and the LA County Regional Planning Commission have their minds made up." THIS IS NOT COMMUNITY ENGAGEMENT! If the WSAP Planning team would have mailed the initial June 2023 flyer with the word "rezoning" printed on official LA County envelopes with the Zoning Code Amendment language included on the June 2023 flyer, I believe community engagement participation from Ladera Heights and Windsor Hills-View Park residents would have been much greater. The Zoning Code Amendments language "The Project would amend Planning and Zoning (Title 22) of the County Code to: (1) Establish a Planning Area Standards District (PASD) to create development standards that are specific to the Westside:

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Jill Person
5401 W 62nd St,
Los Angeles, CA 90056

From: johnkent1948@yahoo.com
To: Westside Area Plan; info@daphnebradford.com
Subject: Re: WSAP/PEIR Comment
Date: Friday, August 16, 2024 7:41:38 PM

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team.

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Name: John Kent
Address: 5910 Flores Ave., Los Angeles, Ca 90056

Sent from Yahoo Mail for iPad

From:	Jonathan Solis
To:	Westside Area Plan; HollyJMitchell@bos.lacounty.gov; EDL-DRP BU-S Commission Services; info@daphnebradford.com
Subject:	WSAP/PEIR Comments
Date:	Tuesday, August 13, 2024 6:26:09 PM

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team.

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Name: Jonathan Solis

Address: 4259 Garthwaite ave Los Angeles CA 90008

Sent from my iPhone

WSAP/PEIR Comments

jose villasenor <villasenorj13@gmail.com>

Thu 8/15/2024 10:10 AM

To:Westside Area Plan <WestsideAreaPlan@planning.lacounty.gov>;HollyJMitchell@bos.lacounty.gov <HollyJMitchell@bos.lacounty.gov>;EDL-DRP BU-S Commission Services <commission@planning.lacounty.gov>; info@daphnebradford.com <info@daphnebradford.com>

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Name: Jose Villasenor

Address: 224 W Fairview Bl Inglewood CA, 90302

Sent from my iPhone

WSAP/PEIR Comments

Josie Anderson <jobander@yahoo.com>

Fri 8/9/2024 9:20 PM

To:Westside Area Plan <WestsideAreaPlan@planning.lacounty.gov>;HollyJMitchell@bos.lacounty.gov <HollyJMitchell@bos.lacounty.gov>;EDL-DRP BU-S Commission Services <commission@planning.lacounty.gov>; info@daphnebradford.com <info@daphnebradford.com>

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Regards,

Name: Josie Anderson

Address: 6432 Springpark
Angeles California 90056

Sent from my iPhone

WSAP/PEIR Comments

Joy Massey <jmass6@gmail.com>

Sat 8/10/2024 11:57 AM

To:Westside Area Plan <WestsideAreaPlan@planning.lacounty.gov>;HollyJMitchell@bos.lacounty.gov <HollyJMitchell@bos.lacounty.gov>;EDL-DRP BU-S Commission Services <commission@planning.lacounty.gov>; info@daphnebradford.com <info@daphnebradford.com>

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Name: Joy Massey

Address: 5539 S. Garth Ave. Los Angeles, CA 90056

From: jsdixie
To: Westside Area Plan; HollyJMitchell@bos.lacounty.gov; EDL-DRP BU-S Commission Services; info@daphnebradford.com
Subject: WSAP/PEIR Comments
Date: Monday, August 12, 2024 9:04:27 AM

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team.

I am for fair and affordable housing and I wish to express my strong opposition to the proposed rezoning of single-family neighborhoods and the excessive upzoning of commercial parcels located in Ladera Heights and Windsor Hills-View Park. As a resident of one of the aforementioned Los Angeles County WSAP areas, the rezoning of these locations will drastically alter the cultural character of our community and create a traffic nightmare. I'm requesting the removal of the Ladera Center, University Church, Slauson-Fairfax/Home Depot, Slauson-Fairfax intersection, and other essential community assets from the WSAP opportunity site list.

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FLAWED Westside Area Plan Community Engagement

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Name: Joyce Dixon

Address: 6010 S. Holt Avenue, LA, CA 90056

Sent from my T-Mobile 5G Device

WSAP/PEIR Comments

Joyce <jagireland@sbcglobal.net>

Mon 8/12/2024 12:47 AM

To:Westside Area Plan <WestsideAreaPlan@planning.lacounty.gov>;HollyJMitchell@bos.lacounty.gov <HollyJMitchell@bos.lacounty.gov>;EDL-DRP BU-S Commission Services <commission@planning.lacounty.gov>; info@daphnebradford.com <info@daphnebradford.com>

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Regards,

Joyce A Ireland
4466 W 62nd St
Los Angeles, CA 90043

Address:

WSAP/PEIR Comments

Juanita RiveraWiemken <juanitarw@gmail.com>

Sat 8/10/2024 10:42 PM

To:Westside Area Plan <WestsideAreaPlan@planning.lacounty.gov>;HollyJMitchell@bos.lacounty.gov <HollyJMitchell@bos.lacounty.gov>;EDL-DRP BU-S Commission Services <commission@planning.lacounty.gov>; info@daphnebradford.com <info@daphnebradford.com>

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Name: Juanita Rivera-Wiemken

Address: 5822 Wooster Ave, Los Angeles 90056

Sent from my iPhone

From:	Judy Peete
To:	Westside Area Plan; HollyJMitchell@bos.lacounty.gov; EDL-DRP BU-S Commission Services; info@daphnebradford.com
Subject:	WSAP/PEIR Comments
Date:	Tuesday, August 13, 2024 6:43:34 PM

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team.

I am for fair and affordable housing and I wish to express my strong opposition to the proposed rezoning of single-family neighborhoods and the excessive upzoning of commercial parcels located in Ladera Heights and Windsor Hills-View Park. As a resident of one of the aforementioned Los Angeles County WSAP areas, the rezoning of these locations will drastically alter the cultural character of our community and create a traffic nightmare. I'm requesting the removal of the Ladera Center, University Church, Slauson-Fairfax/Home Depot, Slauson-Fairfax intersection, and other essential community assets from the WSAP opportunity site list.

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Name:Judith Peete

Address:3676 Northland Drive
View Park, CA 90008

Sent from my iPhone

From: Judy Harrison
To: Westside Area Plan; HollyJMitchell@bos.lacounty.gov; EDL-DRP BU-S Commission Services; info@daphnebradford.com
Subject: WSAP/PEIR Comments
Date: Monday, August 12, 2024 10:47:30 AM

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team.

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Name:Judy Harrison

Address:1861 W 42nd Pl

From:	Judy Peete
To:	Westside Area Plan; HollyJMitchell@bos.lacounty.gov; EDL-DRP BU-S Commission Services; info@daphnebradford.com
Subject:	WSAP/PEIR Comments
Date:	Tuesday, August 13, 2024 6:43:34 PM

CAUTION: External Email. Proceed Responsibly.

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Regards,

Name:Judith Peete

Address:3676 Northland Drive
View Park, CA 90008

Sent from my iPhone

From:	Julie Loeb
To:	Westside Area Plan; HollyJMitchell@bos.lacounty.gov; Gracian, Isela; McGee, Tracy; EDL-DRP BU-S Commission Services; planning.thewestside@lacity.org; housingelement@lacity.org; info@daphnebradford.com
Subject:	WSAP/PEIR Comments
Date:	Thursday, August 8, 2024 6:15:11 PM

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team,

I am for fair and affordable housing and I wish to express my strong opposition to at the proposed rezoning of single-family neighborhoods and the excessive upzoning of commercial parcels Ladera Heights and Windsor Hills-View Park. As a resident of one of the aforementioned Los Angeles County WSAP areas, the rezoning of these locations will drastically alter the cultural character of our community and create a traffic nightmare. I'm requesting the removal of the Ladera Center, University Church, Slauson-Fairfax/Home Depot, Slauson-Fairfax intersection, and other essential community assets from the WSAP opportunity site list.

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Regards,

Name:

Address:

You are special and there is no one like you.

WSAP/PEIR Comments

Karen Martin <soundsculpturemusic@gmail.com>

Mon 8/12/2024 4:49 PM

To:Westside Area Plan <WestsideAreaPlan@planning.lacounty.gov>;HollyJMitchell@bos.lacounty.gov <HollyJMitchell@bos.lacounty.gov>;EDL-DRP BU-S Commission Services <commission@planning.lacounty.gov>; info@daphnebradford.com <info@daphnebradford.com>

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team.

I am for fair and affordable housing and I wish to express my strong opposition to the proposed rezoning of single-family neighborhoods and the excessive upzoning of commercial parcels located in Ladera Heights and Windsor Hills-View Park. As a resident of one of the aforementioned Los Angeles County WSAP areas, the rezoning of these locations will drastically alter the cultural character of our community and create a traffic nightmare. I'm requesting the removal of the Ladera Center, University Church, Slauson-Fairfax/Home Depot, Slauson-Fairfax intersection, and other essential community assets from the WSAP opportunity site list.

The 3 mile, predominately single family, Ladera Heights neighborhood and the Windsor Hills-View Park bedroom communities were not created to accommodate "Greater mix of uses and housing types" as stated in the Draft Westside Area Plan documents. Ladera Heights would receive the majority of the State's Regional Housing Needs Allocation of 4,760 units. This proposed WSAP plan will be detrimental to the health, wealth, culture, safety, and well-being of residents, as well as increase health disparities for our community.

FLAWED Westside Area Plan Community Engagement

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The WSAP planning team distributed 6,300 flyers resulting in only 387 community residents completing the initial survey. Hundreds of Ladera Heights and Windsor Hills-View Park residents stated they DID NOT receive a survey via USPS mail delivery. The WSAP teams negligence in providing the equitable opportunity for ALL households to participate in the initial June 2023 community engagement efforts has resulted in a large majority of Ladera Heights and Windsor Hills-View Park tax paying residents feeling DISENFRANCHISED, DISENGAGED, DEFEATED and unaware of the rezoning of their homes and shared community commercial spaces. This erroneous mailing invalidates Land Use Goal #2: "Community-based planning efforts that implement the General Plan and incorporate public input, and regional and community level collaboration." Just like many WSAP residents, I'm thinking "It doesn't matter how we feel, Supervisor Holly Mitchell and the LA County Regional Planning Commission have their minds made up." THIS IS NOT COMMUNITY ENGAGEMENT!

If the WSAP Planning team would have mailed the initial June 2023 flyer with the word "rezoning" printed on official LA County envelopes with the Zoning Code Amendment language included on the June 2023 flyer, I believe community engagement participation from Ladera Heights and Windsor Hills-View Park residents would have been much greater. The Zoning Code Amendments language "The Project would amend Planning and Zoning (Title 22) of the County Code to: (1) Establish a Planning Area Standards District (PASD) to create development standards that are specific to the Westside: (2) Maintain and preserve the existing characteristics of residential neighborhoods" should have been included on the initial June 2023 community engagement and survey request flyer. The flyer language did not include the word "rezoning," the actual purpose of the WSAP agenda in Ladera Heights and Windsor Hills-View Park. THEREFORE THIS CURRENT WSAP project implementation should be HALTED, POSTPONED, DISCONTINUED and deemed NULL and VOID!

I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Also, please stop with the name calling (NIMBY). Seriously, the people in this area especially the Black people have worked hard to be able to live in this area. I can guarantee you that the folks living in Pacific Palisades, Bel-Air, Beverly Hills etc., would not have to put up with this.

Regards,

Karen M.
5615 Valley Glen Way
Los Angeles, CA. 90043

From: Kathryn Sullivan
To: Westside Area Plan
Subject: Opposition to proposed rezoning
Date: Tuesday, August 13, 2024 8:22:21 PM

CAUTION: External Email. Proceed Responsibly.

WestsideAreaPlan@planning.lacounty.gov, HollyJMitchell@bos.lacounty.gov, commission@planning.lacounty.gov, info@daphnebradford.com

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team.

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Regards,

Name: Kathryn Sullivan

5020 Shenandoah Ave

Los Angeles, CA 90057

From:	Kathryne Edwards
To:	Westside Area Plan; HollyJMitchell@bos.lacounty.gov; EDL-DRP BU-S Commission Services; info@daphnebradford.com
Subject:	WSAP/PEIR Comments
Date:	Sunday, August 11, 2024 6:38:04 PM

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team.

I am for fair and affordable housing and I wish to express my strong opposition to the proposed rezoning of single-family neighborhoods and the excessive upzoning of commercial parcels located in Ladera Heights and Windsor Hills-View Park. As a resident of one of the aforementioned Los Angeles County WSAP areas, the rezoning of these locations will drastically alter the cultural character of our community and create a traffic nightmare. I'm requesting the removal of the Ladera Center, University Church, Slauson-Fairfax/Home Depot, Slauson-Fairfax intersection, and other essential community assets from the WSAP opportunity site list.

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Name: Kathryne Edwards

Address: 3744 West 59th Place

Sent from my iPhone

From: Kathy Coker
To: Westside Area Plan; HollyJMitchell@bos.lacounty.gov; EDL-DRP BU-S Commission Services; info@daphnebradford.com
Subject: WSAP/PEIR Comments
Date: Monday, August 12, 2024 11:01:52 AM

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team.

I am for fair and affordable housing and I wish to express my strong opposition to the proposed rezoning of single-family neighborhoods and the excessive upzoning of commercial parcels located in Ladera Heights and Windsor Hills-View Park. As a resident of one of the aforementioned Los Angeles County WSAP areas, the rezoning of these locations will drastically alter the cultural character of our community and create a traffic nightmare. I'm requesting the removal of the Ladera Center, University Church, Slauson-Fairfax/Home Depot, Slauson-Fairfax intersection, and other essential community assets from the WSAP opportunity site list.

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards

K. Coker
3116 Curts Ave
Los Angeles 90034

From:	Kathy Dickerman
To:	Westside Area Plan; HollyJMitchell@bos.lacounty.gov; EDL-DRP BU-S Commission Services; info@daphnebradford.com
Subject:	WSAP/PEIR Comments
Date:	Sunday, August 11, 2024 6:58:55 PM

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team.

I am for fair and affordable housing and I wish to express my strong opposition to the proposed rezoning of single-family neighborhoods and the excessive upzoning of commercial parcels located in Ladera Heights and Windsor Hills-View Park. As a resident of one of the aforementioned Los Angeles County WSAP areas, the rezoning of these locations will drastically alter the cultural character of our community and create a traffic nightmare. I'm requesting the removal of the Ladera Center, University Church, Slauson-Fairfax/Home Depot, Slauson-Fairfax intersection, and other essential community assets from the WSAP opportunity site list.

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Regards,

Name: Kathy Dickerman

Address:6226kdd@gmail.com

Sent from my iPhone

WSAP/PEIR Comments

Katrina Jackson <katjax2@hotmail.com>

Sun 8/11/2024 11:47 PM

To:Westside Area Plan <WestsideAreaPlan@planning.lacounty.gov>;hollyjmitchell@bos.lacounty.gov <hollyjmitchell@bos.lacounty.gov>; EDL-DRP BU-S Commission Services <commission@planning.lacounty.gov>;info@daphnebradford.com <info@daphnebradford.com>

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Regards,

Name: Katrina Jackson

Address: 6443 S. Holt Avenue, L.A., CA 90056

Sent from my T-Mobile 5G Device
Get Outlook for Android

WSAP/PEIR Comments

Keleen Indelicato <kindelicato@ca.rr.com>

Mon 8/12/2024 6:11 PM

To:Westside Area Plan <WestsideAreaPlan@planning.lacounty.gov>;HollyJMitchell@bos.lacounty.gov <HollyJMitchell@bos.lacounty.gov>;EDL-DRP BU-S Commission Services <commission@planning.lacounty.gov>; info@daphnebradford.com <info@daphnebradford.com>

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Regards,

Name:Keleen Indelicato

Address:8124 Barnsley Ave
LA, CA 90045

Sent from my iPad

From:	Kimberly Kyle
To:	HollyJMitchell@bos.lacounty.gov; McGee, Tracy; Gracian, Isela; Westside Area Plan; EDL-DRP BU-S Commission Services; planning.thewestside@lacity.org; info@daphnebradford.com; housingelement@lacity.org
Subject:	WSAP/PEIR comments
Date:	Friday, August 16, 2024 9:28:08 AM

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team,

I am for fair and affordable housing and I wish to express my strong opposition to at the proposed rezoning of single-family neighborhoods and the excessive upzoning of commercial parcels Ladera Heights and Windsor Hills-View Park. As a resident of one of the aforementioned Los Angeles County WSAP areas, the rezoning of these locations will drastically alter the cultural character of our community and create a traffic nightmare. I'm requesting the removal of the Ladera Center, University Church, Slauson-Fairfax/Home Depot, Slauson-Fairfax intersection, and other essential community assets from the WSAP opportunity site list.

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Kennedy Miller
6441 Springpark Avenue, Los Angeles, CA 90056

Sent from my iPhone

From:	blackorchidrealty@gmail.com
To:	Westside Area Plan; HollyJMitchell@bos.lacounty.gov; EDL-DRP BU-S Commission Services; info@daphnebradford.com
Subject:	WSAP/PEIR Comments
Date:	Thursday, August 15, 2024 6:30:34 AM

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team.

I am for fair and affordable housing and I wish to express my strong opposition to the proposed rezoning of single-family neighborhoods and the excessive upzoning of commercial parcels located in Ladera Heights and Windsor Hills-View Park. As a resident of one of the aforementioned Los Angeles County WSAP areas, the rezoning of these locations will drastically alter the cultural character of our community and create a traffic nightmare. I'm requesting the removal of the Ladera Center, University Church, Slauson-Fairfax/Home Depot, Slauson-Fairfax intersection, and other essential community assets from the WSAP opportunity site list.

The 3 mile, predominately single family, Ladera Heights neighborhood and the Windsor Hills-View Park bedroom communities were not created to accommodate "Greater mix of uses and housing types" as stated in the Draft Westside Area Plan documents. Ladera Heights would receive the majority of the State's Regional Housing Needs Allocation of 4,760 units. This proposed WSAP plan will be detrimental to the health, wealth, culture, safety, and well-being of residents, as well as increase health disparities for our community.

FLAWED Westside Area Plan Community Engagement

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Kevin Bell

Name: Kevin Bell

Address: 5578 1/2 Village Green, LA, CA 90016

Sent from my iPhone

WSAP/PEIR Comments

KEVIN PERSON <kevinperson3@gmail.com>

Wed 8/14/2024 6:22 PM

To:Westside Area Plan <WestsideAreaPlan@planning.lacounty.gov>;HollyJMitchell@bos.lacounty.gov <HollyJMitchell@bos.lacounty.gov>;EDL-DRP BU-S Commission Services <commission@planning.lacounty.gov>; info@daphnebradford.com <info@daphnebradford.com>

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Name: Kevin Person

Address: 5401 W 62nd Street
Los Angeles CA 90056

Sent from my iPhone

From: Kim Kyle Miller
To: HollyJMitchell@bos.lacounty.gov; McGee, Tracy; Gracian, Isela; Westside Area Plan; EDL-DRP BU-S Commission Services; planning.thewestside@lacity.org; housingelement@lacity.org; info@daphnebradford.com
Subject: WSAP/PEIR comments
Date: Thursday, August 8, 2024 8:06:09 AM

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team,

I am for fair and affordable housing and I wish to express my strong opposition to at the proposed rezoning of single-family neighborhoods and the excessive upzoning of commercial parcels Ladera Heights and Windsor Hills-View Park. As a resident of one of the aforementioned Los Angeles County WSAP areas, the rezoning of these locations will drastically alter the cultural character of our community and create a traffic nightmare. I'm requesting the removal of the Ladera Center, University Church, Slauson-Fairfax/Home Depot, Slauson-Fairfax intersection, and other essential community assets from the WSAP opportunity site list.

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Regards,

Kimberly Kyle
6441 Springpark Avenue, Los Angeles, CA 90056

WSAP/PEIR Comments

kim laurent <keyem73@yahoo.com>

Fri 8/9/2024 7:44 PM

To:Westside Area Plan <WestsideAreaPlan@planning.lacounty.gov>;HollyJMitchell@bos.lacounty.gov <HollyJMitchell@bos.lacounty.gov>;EDL-DRP BU-S Commission Services <commission@planning.lacounty.gov>; info@daphnebradford.com <info@daphnebradford.com>

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Name: Kimberly Laurent

Address: 4745 W Slauson Ave #C
Los Angeles, Ca 90056

Sent from my iPhone

From: sdhall126@gmail.com
To: HollyJMitchell@bos.lacounty.gov; McGee, Tracy; Gracian, Isela; Westside Area Plan; EDL-DRP BU-S Commission Services; planning.thewestside@lacity.org; housingelement@lacity.org; info@daphnebradford.com
Subject: FW: WSAP/PEIR comments
Date: Wednesday, August 14, 2024 8:25:41 PM

CAUTION: External Email. Proceed Responsibly.

Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team,

I am for fair and affordable housing and I wish to express my strong opposition to at the proposed rezoning of single-family neighborhoods and the excessive upzoning of commercial parcels Ladera Heights and Windsor Hills-View Park. As a resident of one of the aforementioned Los Angeles County WSAP areas, the rezoning of these locations will drastically alter the cultural character of our community and create a traffic nightmare. I'm requesting the removal of the Ladera Center, University Church, Slauson-Fairfax/Home Depot, Slauson-Fairfax intersection, and other essential community assets from the WSAP opportunity site list.

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Regards,

Kimberly Kyle
6441 Springpark Avenue, Los Angeles, CA 90056

From:	Kimberly Sizemore
To:	Westside Area Plan; HollyJMitchell@bos.lacounty.gov; Gracian, Isela; McGee, Tracy; EDL-DRP BU-S Commission Services; planning.thewestside@lacity.org; housingelement@lacity.org; info@daphnebradford.com
Subject:	WSAP/PEIR Comments
Date:	Thursday, August 8, 2024 5:55:17 PM

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team,

I am for fair and affordable housing and I wish to express my strong opposition to at the proposed rezoning of single-family neighborhoods and the excessive upzoning of commercial parcels Ladera Heights and Windsor Hills-View Park. As a resident of one of the aforementioned Los Angeles County WSAP areas, the rezoning of these locations will drastically alter the cultural character of our community and create a traffic nightmare. I'm requesting the removal of the Ladera Center, University Church, Slauson-Fairfax/Home Depot, Slauson-Fairfax intersection, and other essential community assets from the WSAP opportunity site list.

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Name:Kimberly J Sizemore

Address:4536 West 63rd Street
Los Angeles 90043

From:	La Faye Baker
To:	Westside Area Plan; HollyJMitchell@bos.lacounty.gov; EDL-DRP BU-S Commission Services; info@daphnebradford.com
Subject:	WSAP/PEIR Comments
Date:	Monday, August 12, 2024 11:05:10 AM

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team.

I am for fair and affordable housing and I wish to express my strong opposition to the proposed rezoning of single-family neighborhoods and the excessive upzoning of commercial parcels located in Ladera Heights and Windsor Hills-View Park. As a resident of one of the aforementioned Los Angeles County WSAP areas, the rezoning of these locations will drastically alter the cultural character of our community and create a traffic nightmare. I'm requesting the removal of the Ladera Center, University Church, Slauson-Fairfax/Home Depot, Slauson-Fairfax intersection, and other essential community assets from the WSAP opportunity site list.

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

La Faye Baker
5315 S.Chariton Ave
Los Angeles, Ca.90056
323.974.8292

Utilize your power and take action…

From:	u2excel
To:	HollyJMitchell@bos.lacounty.gov; McGee, Tracy; Gracian, Isela; Westside Area Plan; EDL-DRP BU-S Commission Services; planning.thewestside@lacity.org; housingelement@lacity.org; Daphne Bradford
Subject:	"WSAP/PEIR comments." *Please add the entirety to the public record on this matter.*
Date:	Wednesday, August 7, 2024 9:37:42 PM

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team,

I am for fair and affordable housing and I wish to express my strong opposition to at the proposed rezoning of single-family neighborhoods and the excessive upzoning of commercial parcels Ladera Heights and Windsor Hills-View Park. As a resident of one of the aforementioned Los Angeles County WSAP areas, the rezoning of these locations will drastically alter the cultural character of our community and create a traffic nightmare. I'm requesting the removal of the Ladera Center, University Church, Slauson-Fairfax/Home Depot, Slauson-Fairfax intersection, and other essential community assets from the WSAP opportunity site list.

The 3 mile predominately single family Ladera Heights neighborhood and the Windsor Hills-View Park bedroom communities were not created to accommodate **"Greater mix of uses and housing types"** as stated in the Draft Westside Area Plan documents. Ladera Heights would receive the majority of the State's Regional Housing Needs Allocation of **4,760 units**. This proposed WSAP plan would be detrimental to the health, wealth, culture, safety, and well-being of residents, as well as increase health disparities for our community.

FLAWED Westside Area Plan Community Engagement

According to the **2022 US Census American Community Survey data there are 2,654 households in Ladera Heights and 4,911 households in Windsor Hills-View Park totaling 7,565 households in the WSAP residential neighborhoods.**

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

La Tonya Harris
6019 Bedford Avenue
Los Angeles, California 90056

WSAP/PEIR Comments

LA VON GILMORE <golww@aol.com>

Sat 8/10/2024 10:25 PM

To:Westside Area Plan <WestsideAreaPlan@planning.lacounty.gov>;HollyJMitchell@bos.lacounty.gov <HollyJMitchell@bos.lacounty.gov>;EDL-DRP BU-S Commission Services <commission@planning.lacounty.gov>; info@daphnebradford.com <info@daphnebradford.com>

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team.

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Please add the entirety to the public record on this matter.

Regards,

La Von

In God I Trust

Bipartisan Lincoln Independent Project

Lainie Ortiz <lainie.ortiz@gmail.com>
Fri 8/9/2024 2:09 PM
To:Westside Area Plan <WestsideAreaPlan@planning.lacounty.gov>

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team.

I am for fair and affordable housing and I wish to express my strong opposition to the proposed rezoning of single-family neighborhoods and the excessive upzoning of commercial parcels located in Ladera Heights and Windsor Hills-View Park. As a resident of one of the aforementioned Los Angeles County WSAP areas, the rezoning of these locations will drastically alter the cultural character of our community and create a traffic nightmare. I'm requesting the removal of the Ladera Center, University Church, Slauson-Fairfax/Home Depot, Slauson-Fairfax intersection, and other essential community assets from the WSAP opportunity site list.

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Name: Lainie Ortiz

Address: 6215 Flores Ave. Los Angeles, CA 90056

From: Laura Wilson
To: Westside Area Plan
Subject: WASP
Date: Thursday, August 8, 2024 8:25:01 PM

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell,

LA County Regional Planning Commission and Westside Area Planning Team.

I am for fair and affordable housing and I wish to express my strong opposition to the proposed rezoning of single-family neighborhoods and the excessive upzoning of commercial parcels located in Ladera Heights and Windsor Hills-View Park. As a resident of one of the aforementioned Los Angeles County WSAP areas, the rezoning of these locations will drastically alter the cultural character of our community and create a traffic nightmare. I'm requesting the removal of the Ladera Center, University Church, Slauson-Fairfax/Home Depot, Slauson-Fairfax intersection, and other essential community assets from the WSAP opportunity site list.

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Laura Wilson

3137 W. 76th St.

L.A. 90043

From:	leeaadad
To:	Westside Area Plan; HollyJMitchell@bos.lacounty.gov; EDL-DRP BU-S Commission Services; info@daphnebradford.com
Subject:	WSAP/PEIR Comments
Date:	Tuesday, August 13, 2024 2:32:17 PM

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team.

I am for fair and affordable housing and I wish to express my strong opposition to the proposed rezoning of single-family neighborhoods and the excessive upzoning of commercial parcels located in Ladera Heights and Windsor Hills-View Park. As a resident of one of the aforementioned Los Angeles County WSAP areas, the rezoning of these locations will drastically alter the cultural character of our community and create a traffic nightmare. I'm requesting the removal of the Ladera Center, University Church, Slauson-Fairfax/Home Depot, Slauson-Fairfax intersection, and other essential community assets from the WSAP opportunity site list.

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Name: Leeaada & Larry Dorsey

Address: 5414 W.57Th Street

Sent from my T-Mobile 5G Device

From:	Leslie Hild
To:	Westside Area Plan; HollyJMitchell@bos.lacounty.gov; Gracian, Isela; McGee, Tracy; EDL-DRP BU-S Commission Services; planning.thewestside@lacity.org; housingelement@lacity.org; info@daphnebradford.com
Subject:	WSAP/PEIR Comments
Date:	Thursday, August 8, 2024 4:39:33 PM

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team,

I am for fair and affordable housing and I wish to express my strong opposition to at the proposed rezoning of single-family neighborhoods and the excessive upzoning of commercial parcels Ladera Heights and Windsor Hills-View Park. As a resident of one of the aforementioned Los Angeles County WSAP areas, the rezoning of these locations will drastically alter the cultural character of our community and create a traffic nightmare. I'm requesting the removal of the Ladera Center, University Church, Slauson-Fairfax/Home Depot, Slauson-Fairfax intersection, and other essential community assets from the WSAP opportunity site list.

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Name:Leslie Hild

Address:913 N Cedar Street Apt 2, Inglewood CA 90302

Sent from my iPad

From:	Linda Kemp
To:	Westside Area Plan; HollyJMitchell@bos.lacounty.gov; EDL-DRP BU-S Commission Services; info@daphnebradford.com
Subject:	WSAP/PEIR Comments
Date:	Thursday, August 15, 2024 8:50:23 PM

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team.

I am for fair and affordable housing and I wish to express my strong opposition to the proposed rezoning of single-family neighborhoods and the excessive upzoning of commercial parcels located in Ladera Heights and Windsor Hills-View Park. As a resident of one of the aforementioned Los Angeles County WSAP areas, the rezoning of these locations will drastically alter the cultural character of our community and create a traffic nightmare. I'm requesting the removal of the Ladera Center, University Church, Slauson-Fairfax/Home Depot, Slauson-Fairfax intersection, and other essential community assets from the WSAP opportunity site list.

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Name: Linda Kemp

Address: 6265 Morley Avenue LA CA 90056

Sent from my iPhone

WSAP/PEIR Comments

Linda Serrano <lindablais@ca.rr.com>

Thu 8/15/2024 12:05 PM

To:Westside Area Plan <WestsideAreaPlan@planning.lacounty.gov>;HollyJMitchell@bos.lacounty.gov <HollyJMitchell@bos.lacounty.gov>;EDL-DRP BU-S Commission Services <commission@planning.lacounty.gov>; info@daphnebradford.com <info@daphnebradford.com>

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team.

I am for fair and affordable housing and I wish to express my strong opposition to the proposed rezoning of single-family neighborhoods and the excessive upzoning of commercial parcels located in Ladera Heights and Windsor Hills-View Park. As a resident of one of the aforementioned Los Angeles County WSAP areas, the rezoning of these locations will drastically alter the cultural character of our community and create a traffic nightmare. I'm requesting the removal of the Ladera Center, University Church, Slauson-Fairfax/Home Depot, Slauson-Fairfax intersection, and other essential community assets from the WSAP opportunity site list.

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FLAWED Westside Area Plan Community Engagement

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Name:
LINDA SERRANO
Address: 5326 S GARTH AVE, 90056

From:	Lisa Zenon
To:	Westside Area Plan; HollyJMitchell@bos.lacounty.gov; EDL-DRP BU-S Commission Services; info@daphnebradford.com
Subject:	WSAP/PEIR Comments
Date:	Monday, August 12, 2024 9:00:59 AM

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team.

I am for fair and affordable housing and I wish to express my strong opposition to the proposed rezoning of single-family neighborhoods and the excessive upzoning of commercial parcels located in Ladera Heights and Windsor Hills-View Park. As a resident of one of the aforementioned Los Angeles County WSAP areas, the rezoning of these locations will drastically alter the cultural character of our community and create a traffic nightmare. I'm requesting the removal of the Ladera Center, University Church, Slauson-Fairfax/Home Depot, Slauson-Fairfax intersection, and other essential community assets from the WSAP opportunity site list.

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Name: Lisa Zenon

Address: 6020 S. Halm Avenue
Los Angeles, CA 90056

Sent from my iPhone

From:	Lisa Cossettini
To:	Westside Area Plan; HollyJMitchell@bos.lacounty.gov; EDL-DRP BU-S Commission Services; info@daphnebradford.com
Subject:	WSAP/PEIR Comments
Date:	Sunday, August 11, 2024 7:38:25 PM

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team.

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Name:

Address:

Sent from my iPhone

WSAP/PEIR Comments

Lisa Dozier <lisadozier16@icloud.com>

Sat 8/10/2024 5:38 PM

To:Westside Area Plan <WestsideAreaPlan@planning.lacounty.gov>;HollyJMitchell@bos.lacounty.gov <HollyJMitchell@bos.lacounty.gov>;EDL-DRP BU-S Commission Services <commission@planning.lacounty.gov>; info@daphnebradford.com <info@daphnebradford.com>

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Name: Lisa Dozier

Address: 5176 West Slauson Avenue LA 90056

Sent from my iPhone

WSAP/PEIR Comments

lisahoffman <lisahoffman@compuserve.com>

Fri 8/9/2024 6:54 PM

To:Westside Area Plan <WestsideAreaPlan@planning.lacounty.gov>;HollyJMitchell@bos.lacounty.gov <HollyJMitchell@bos.lacounty.gov>;EDL-DRP BU-S Commission Services <commission@planning.lacounty.gov>; info@daphnebradford.com <info@daphnebradford.com>

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Regards,

Name:

Address:

Sent from my iPhone

WSAP/PEIR Comments

Lisa Zenon <lezenon@aol.com>

Fri 8/9/2024 6:58 PM

To:Westside Area Plan <WestsideAreaPlan@planning.lacounty.gov>;HollyJMitchell@bos.lacounty.gov <HollyJMitchell@bos.lacounty.gov>;EDL-DRP BU-S Commission Services <commission@planning.lacounty.gov>; info@daphnebradford.com <info@daphnebradford.com>

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Name:

Address:

Sent from my iPhone

From: Lizzetta Douglas
To: Westside Area Plan
Subject: WSAP/PEIR Comments
Date: Monday, August 19, 2024 8:58:56 AM

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team. I am for fair and affordable housing and I wish to express my strong opposition to the proposed rezoning of single-family neighborhoods and the excessive upzoning of commercial parcels located in Ladera Heights and Windsor Hills-View Park. As a resident of one of the aforementioned Los Angeles County WSAP areas, the rezoning of these locations will drastically alter the cultural character of our community and create a traffic nightmare. I'm requesting the removal of the Ladera Center, University Church, Slauson-Fairfax/Home Depot, Slauson-Fairfax intersection, and other essential community assets from the WSAP opportunity site list. The 3 mile, predominately single family, Ladera Heights neighborhood and the Windsor Hills-View Park bedroom communities were not created to accommodate "Greater mix of uses and housing types" as stated in the Draft Westside Area Plan documents. Ladera Heights would receive the majority of the State's Regional Housing Needs Allocation of 4,760 units. This proposed WSAP plan will be detrimental to the health, wealth, culture, safety, and well-being of residents, as well as increase health disparities for our community. FLAWED Westside Area Plan Community Engagement According to the 2022 US Census American Community Survey data there are 2,654 households in Ladera Heights and 4,911 households in Windsor Hills-View Park, totaling 7,565 households in the WSAP residential neighborhoods. The "Junk Mail" styled June 2023 USPS delivery of 6,300 flyers EXCLUDED 1,265 HOUSEHOLDS located in the WSAP target areas of Ladera Heights and Windsor Hills-View Park. The 387 initial survey responses collected narrowly represents 5% of community residents. It is impossible, arbitrary, and capricious to create a community-based plan without incorporating the needs and voices of 95% of community members. Also, I didn't receive the June 25, 2024 flyer via USPS mail as indicated in the WSAP documentation. THEREFORE THIS CURRENT WSAP project implementation should be HALTED, POSTPONED, DISCONTINUED and deemed NULL and VOID! The WSAP planning team distributed 6,300 flyers resulting in only 387 community residents completing the initial survey. Hundreds of Ladera Heights and Windsor Hills-View Park residents stated they DID NOT receive a survey via USPS mail delivery. The WSAP teams negligence in providing the equitable opportunity for ALL households to participate in the initial June 2023 community engagement efforts has resulted in a large majority of Ladera Heights and Windsor Hills-View Park tax paying residents feeling DISENFRANCHISED, DISENGAGED, DEFEATED and unaware of the rezoning of their homes and shared community commercial spaces. This erroneous mailing invalidates Land Use Goal #2: "Community-based planning efforts that implement the General Plan and incorporate public input, and regional and community level collaboration." Just like many WSAP residents, I'm thinking "It doesn't matter how we feel, Supervisor Holly Mitchell and the LA County Regional Planning Commission have their minds made up." THIS IS NOT COMMUNITY ENGAGEMENT! If the WSAP Planning team would have mailed the initial June 2023 flyer with the word "rezoning" printed on official LA County envelopes with the Zoning Code Amendment language included on the June 2023 flyer, I believe community engagement participation from Ladera Heights and Windsor Hills-View Park residents would have been much greater. The Zoning Code Amendments language "The Project would amend Planning and Zoning (Title 22) of the County Code to: (1) Establish a Planning Area Standards District (PASD) to create development standards that are specific to the Westside:

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WSAP/PEIR Comments

Lois Y Carter <loisycarter@yahoo.com>

Fri 8/9/2024 1:52 PM

To:Westside Area Plan <WestsideAreaPlan@planning.lacounty.gov>;HollyJMitchell@bos.lacounty.gov <HollyJMitchell@bos.lacounty.gov>;EDL-DRP BU-S Commission Services <commission@planning.lacounty.gov>; info@daphnebradford.com <info@daphnebradford.com>

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Name:Lois Carter

Address:5701 Valley Ridge Avenue , Windsor Hills, CA 90043

Sent from my iPhone

WSAP/PEIR Comments

Lorena Reid <remilo7@icloud.com>

Sat 8/10/2024 7:52 PM

To:Westside Area Plan <WestsideAreaPlan@planning.lacounty.gov>;HollyJMitchell@bos.lacounty.gov <HollyJMitchell@bos.lacounty.gov>;EDL-DRP BU-S Commission Services <commission@planning.lacounty.gov>; info@daphnebradford.com <info@daphnebradford.com>

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team.

I am for fair and affordable housing and I wish to express my strong opposition to the proposed rezoning of single-family neighborhoods and the excessive upzoning of commercial parcels located in Ladera Heights and Windsor Hills-View Park. As a resident of one of the aforementioned Los Angeles County WSAP areas, the rezoning of these locations will drastically alter the cultural character of our community and create a traffic nightmare. I'm requesting the removal of the Ladera Center, University Church, Slauson-Fairfax/Home Depot, Slauson-Fairfax intersection, and other essential community assets from the WSAP opportunity site list.

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Name:Lorena Reid

Address:6040 S. Mansfield Ave., LA, CA 90043

Sent from my iPhone

From:	Lori Glasgow
To:	Westside Area Plan; HollyJMitchell@bos.lacounty.gov; EDL-DRP BU-S Commission Services; info@daphnebradford.com
Subject:	WSAP/PEIR Comments
Date:	Monday, August 12, 2024 11:17:27 AM

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team.

I am for fair and affordable housing and I wish to express my strong opposition to the proposed rezoning of single-family neighborhoods and the excessive upzoning of commercial parcels located in Ladera Heights and Windsor Hills-View Park. As a resident of one of the aforementioned Los Angeles County WSAP areas, the rezoning of these locations will drastically alter the cultural character of our community and create a traffic nightmare. I'm requesting the removal of the Ladera Center, University Church, Slauson-Fairfax/Home Depot, Slauson-Fairfax intersection, and other essential community assets from the WSAP opportunity site list.

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Name:Lori Howard

Address:4930 Inadale Avenue, View Park, 90043

Sent from my iPhone

WSAP/PEIR Comments

Lucy Taylor <sfadmin@metromezz.com>

Mon 8/12/2024 2:04 PM

To:Westside Area Plan <WestsideAreaPlan@planning.lacounty.gov>;HollyJMitchell@bos.lacounty.gov <HollyJMitchell@bos.lacounty.gov>;EDL-DRP BU-S Commission Services <commission@planning.lacounty.gov>; info@daphnebradford.com <info@daphnebradford.com>

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Name: Lucy Taylor

Address: 7287 W 90th St, Los Angeles CA 90045

From:	Lynda Tutt
To:	Westside Area Plan; HollyJMitchell@bos.lacounty.gov; Gracian, Isela; McGee, Tracy; EDL-DRP BU-S Commission Services; planning.thewestside@lacity.org; housingelement@lacity.org; info@daphnebradford.com
Subject:	WSAP/PEIR Comments
Date:	Thursday, August 8, 2024 6:35:47 PM

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team,

I am for fair and affordable housing and I wish to express my strong opposition to at the proposed rezoning of single-family neighborhoods and the excessive upzoning of commercial parcels Ladera Heights and Windsor Hills-View Park. As a resident of one of the aforementioned Los Angeles County WSAP areas, the rezoning of these locations will drastically alter the cultural character of our community and create a traffic nightmare. I'm requesting the removal of the Ladera Center, University Church, Slauson-Fairfax/Home Depot, Slauson-Fairfax intersection, and other essential community assets from the WSAP opportunity site list.

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Name: Lynda Tutt

Address: 1243 West 69th Street

Sent from my iPhone

From:	Lynnette Manning
To:	Westside Area Plan; HollyJMitchell@bos.lacounty.gov; EDL-DRP BU-S Commission Services; info@daphnebradford.com
Subject:	WSAP/PEIR Comments
Date:	Thursday, August 15, 2024 10:49:32 AM

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team.

I am for fair and affordable housing and I wish to express my strong opposition to the proposed rezoning of single-family neighborhoods and the excessive upzoning of commercial parcels located in Ladera Heights and Windsor Hills-View Park. As a resident of one of the aforementioned Los Angeles County WSAP areas, the rezoning of these locations will drastically alter the cultural character of our community and create a traffic nightmare. I'm requesting the removal of the Ladera Center, University Church, Slauson-Fairfax/Home Depot, Slauson-Fairfax intersection, and other essential community assets from the WSAP opportunity site list.

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Name:

Address:

Sent from my iPhone

WSAP/PEIR Comments

Lynnette Manning <manningsqueen@me.com>

Thu 8/15/2024 10:45 AM

To:Westside Area Plan <WestsideAreaPlan@planning.lacounty.gov>;HollyJMitchell@bos.lacounty.gov <HollyJMitchell@bos.lacounty.gov>;EDL-DRP BU-S Commission Services <commission@planning.lacounty.gov>; info@daphnebradford.com <info@daphnebradford.com>

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Regards,

Name:

Address:

Sent from my iPhone

From:	Machell
To:	Westside Area Plan; HollyJMitchell@bos.lacounty.gov; Gracian, Isela; McGee, Tracy; EDL-DRP BU-S Commission Services; planning.thewestside@lacity.org; housingelement@lacity.org; info@daphnebradford.com
Subject:	WSAP/PEIR Comments
Date:	Thursday, August 8, 2024 9:42:11 PM

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team,

I am for fair and affordable housing and I wish to express my strong opposition to at the proposed rezoning of single-family neighborhoods and the excessive upzoning of commercial parcels Ladera Heights and Windsor Hills-View Park. As a resident of one of the aforementioned Los Angeles County WSAP areas, the rezoning of these locations will drastically alter the cultural character of our community and create a traffic nightmare. I'm requesting the removal of the Ladera Center, University Church, Slauson-Fairfax/Home Depot, Slauson-Fairfax intersection, and other essential community assets from the WSAP opportunity site list.

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Regards,

Name: Machell Powell

Address: 4229 W. 64th Street, LA, CA. 90043

Sent from my iPhone

From:	Susan Bradshaw
To:	Westside Area Plan; HollyJMitchell@bos.lacounty.gov; EDL-DRP BU-S Commission Services; info@daphnebradford.com
Subject:	WSAP/PEIR Comments
Date:	Friday, August 16, 2024 4:07:24 PM

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team.

I am for fair and affordable housing and I wish to express my strong opposition to the proposed rezoning of single-family neighborhoods and the excessive upzoning of commercial parcels located in Ladera Heights and Windsor Hills-View Park. As a resident of one of the aforementioned Los Angeles County WSAP areas, the rezoning of these locations will drastically alter the cultural character of our community and create a traffic nightmare. I'm requesting the removal of the Ladera Center, University Church, Slauson-Fairfax/Home Depot, Slauson-Fairfax intersection, and other essential community assets from the WSAP opportunity site list.

The 3 mile, predominately single family, Ladera Heights neighborhood and the Windsor Hills-View Park bedroom communities were not created to accommodate "Greater mix of uses and housing types" as stated in the Draft Westside Area Plan documents. Ladera Heights would receive the majority of the State's Regional Housing Needs Allocation of 4,760 units. This proposed WSAP plan will be detrimental to the health, wealth, culture, safety, and well-being of residents, as well as increase health disparities for our community.

FLAWED Westside Area Plan Community Engagement

According to the 2022 US Census American Community Survey data there are 2,654 households in Ladera Heights and 4,911 households in Windsor Hills-View Park, totaling 7,565 households in the WSAP residential neighborhoods.

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The WSAP planning team distributed 6,300 flyers resulting in only 387 community residents completing the initial survey. Hundreds of Ladera Heights and Windsor Hills-View Park residents stated they DID NOT receive a survey via USPS mail delivery. The WSAP teams negligence in providing the equitable opportunity for ALL households to participate in the initial June 2023 community engagement efforts has resulted in a large majority of Ladera Heights and Windsor Hills-View Park tax paying residents feeling DISENFRANCHISED, DISENGAGED, DEFEATED and unaware of the rezoning of their homes and shared community commercial spaces. This erroneous mailing invalidates Land Use Goal #2: "Community-based planning efforts that implement the General Plan and incorporate public input, and regional and community level collaboration." Just like many WSAP residents, I'm thinking "It doesn't matter how we feel, Supervisor Holly Mitchell and the LA County Regional Planning Commission have their minds made up." THIS IS NOT COMMUNITY ENGAGEMENT!

If the WSAP Planning team would have mailed the initial June 2023 flyer with the word "rezoning" printed on official LA County envelopes with the Zoning Code Amendment language included on the June 2023 flyer, I believe community engagement participation from Ladera Heights and Windsor Hills-View Park residents would have been much greater. The Zoning Code Amendments language "The Project would amend Planning and Zoning (Title 22) of the County Code to: (1) Establish a Planning Area Standards District (PASD) to create development standards that are specific to the Westside: (2) Maintain and preserve the existing characteristics of residential neighborhoods" should have been included on the initial June 2023 community engagement and survey request

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Name: Malik Chaka

Address: 5538 Archcrest Drive 90043

Sent from my iPhone

From:	Don Nishimoto
To:	Westside Area Plan; HollyJMitchell@bos.lacounty.gov; EDL-DRP BU-S Commission Services; info@daphnebradford.com
Subject:	WSAP/PEIR Comments
Date:	Tuesday, August 13, 2024 10:23:46 AM

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team.

I am for fair and affordable housing and I wish to express my strong opposition to the proposed rezoning of single-family neighborhoods and the excessive upzoning of commercial parcels located in Ladera Heights and Windsor Hills-View Park. As a resident of one of the aforementioned Los Angeles County WSAP areas, the rezoning of these locations will drastically alter the cultural character of our community and create a traffic nightmare. I'm requesting the removal of the Ladera Center, University Church, Slauson-Fairfax/Home Depot, Slauson-Fairfax intersection, and other essential community assets from the WSAP opportunity site list.

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Name: Mamoru D. Nishimoto

Address: 8000 Winsford Avenue, Los Angeles, 90045

Sent from my iPhone

From:	Marcus Scribner
To:	Westside Area Plan; HollyJMitchell@bos.lacounty.gov; EDL-DRP BU-S Commission Services; info@daphnebradford.com
Subject:	WSAP/PEIR
Date:	Monday, August 19, 2024 5:57:01 PM

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team.

I am for fair and affordable housing and I wish to express my strong opposition to the proposed rezoning of single-family neighborhoods and the excessive upzoning of commercial parcels located in Ladera Heights and Windsor Hills-View Park. As a resident of one of the aforementioned Los Angeles County WSAP areas, the rezoning of these locations will drastically alter the cultural character of our community and create a traffic nightmare. I'm requesting the removal of the Ladera Center, University Church, Slauson-Fairfax/Home Depot, Slauson-Fairfax intersection, and other essential community assets from the WSAP opportunity site list.

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Name: Marcus Scribner

Address: 6169 Wooster Ave., LA, CA 90056

From: margret hill
To: Westside Area Plan
Subject: FLAWED Westside Area Plan Community Engagement
Date: Friday, August 9, 2024 7:21:41 AM

CAUTION: External Email. Proceed Responsibly.

Margret Hill-Jacobs
3462 Crestwold Avenue
Los Angeles, CA 90043

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team.

I am for fair and affordable housing and I wish to express my strong opposition to the proposed rezoning of single-family neighborhoods and the excessive upzoning of commercial parcels located in Ladera Heights and Windsor Hills-View Park. As a resident of one of the aforementioned Los Angeles County WSAP areas, the rezoning of these locations will drastically alter the cultural character of our community and create a traffic nightmare. I'm requesting the removal of the Ladera Center, University Church, Slauson-Fairfax/Home Depot, Slauson-Fairfax intersection, and other essential community assets from the WSAP opportunity site list.

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Name:

Address:

Margret

From:	Mariah Mora
To:	Westside Area Plan; HollyJMitchell@bos.lacounty.gov; Gracian, Isela; McGee, Tracy; EDL-DRP BU-S Commission Services; planning.thewestside@lacity.org; housingelement@lacity.org; info@daphnebradford.com
Subject:	WSAP/PEIR Comments
Date:	Thursday, August 8, 2024 3:22:24 PM

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team,

I am for fair and affordable housing and I wish to express my strong opposition to at the proposed rezoning of single-family neighborhoods and the excessive upzoning of commercial parcels Ladera Heights and Windsor Hills-View Park. As a resident of one of the aforementioned Los Angeles County WSAP areas, the rezoning of these locations will drastically alter the cultural character of our community and create a traffic nightmare. I'm requesting the removal of the Ladera Center, University Church, Slauson-Fairfax/Home Depot, Slauson-Fairfax intersection, and other essential community assets from the WSAP opportunity site list.

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Name:

Address:

Sent from my iPhone

WSAP/PEIR Comments

Marian Williams <willfambusi@gmail.com>

Sat 8/10/2024 1:14 AM

To:Westside Area Plan <WestsideAreaPlan@planning.lacounty.gov>;HollyJMitchell@bos.lacounty.gov <HollyJMitchell@bos.lacounty.gov>;EDL-DRP BU-S Commission Services <commission@planning.lacounty.gov>; info@daphnebradford.com <info@daphnebradford.com>

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Name: Marian A. Brown Williams

Address: 5827 S. Kings Road Los Angeles Ca 90056

From:	Mark Davis
To:	Westside Area Plan; HollyJMitchell@bos.lacounty.gov; EDL-DRP BU-S Commission Services; info@daphnebradford.com
Subject:	WSAP/PEIR Comments
Date:	Friday, August 16, 2024 2:14:39 PM

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team.

I am for fair and affordable housing and I wish to express my strong opposition to the proposed rezoning of single-family neighborhoods and the excessive upzoning of commercial parcels located in Ladera Heights and Windsor Hills-View Park. As a resident of one of the aforementioned Los Angeles County WSAP areas, the rezoning of these locations will drastically alter the cultural character of our community and create a traffic nightmare. I'm requesting the removal of the Ladera Center, University Church, Slauson-Fairfax/Home Depot, Slauson-Fairfax intersection, and other essential community assets from the WSAP opportunity site list.

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Regards,

Name:

Address:

Sent from my iPhone

WSAP/PEIR Comments

Mark Serrano <marklarryserrano@icloud.com>

Thu 8/15/2024 12:08 PM

To:Westside Area Plan <WestsideAreaPlan@planning.lacounty.gov>;HollyJMitchell@bos.lacounty.gov <HollyJMitchell@bos.lacounty.gov>;EDL-DRP BU-S Commission Services <commission@planning.lacounty.gov>; info@daphnebradford.com <info@daphnebradford.com>

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The WSAP planning team distributed 6,300 flyers resulting in only 387 community residents completing the initial survey. Hundreds of Ladera Heights and Windsor Hills-View Park residents stated they DID NOT receive a survey via USPS mail delivery. The WSAP teams negligence in providing the equitable opportunity for ALL households to participate in the initial June 2023 community engagement efforts has resulted in a large majority of Ladera Heights and Windsor Hills-View Park tax paying residents feeling DISENFRANCHISED, DISENGAGED, DEFEATED and unaware of the rezoning of their homes and shared community commercial spaces. This erroneous mailing invalidates Land Use Goal #2: "Community-based planning efforts that implement the General Plan and incorporate public input, and regional and community level collaboration." Just like many WSAP residents, I'm thinking "It doesn't matter how we feel, Supervisor Holly Mitchell and the LA County Regional Planning Commission have their minds made up." THIS IS NOT COMMUNITY ENGAGEMENT!

If the WSAP Planning team would have mailed the initial June 2023 flyer with the word “rezoning” printed on official LA County envelopes with the Zoning Code Amendment language included on the June 2023 flyer, I believe community engagement participation from Ladera Heights and Windsor Hills-View Park residents would have been much greater. The Zoning Code Amendments language “The Project would amend Planning and Zoning (Title 22) of the County Code to: (1) Establish a Planning Area Standards District (PASD) to create development standards that are specific to the Westside: (2) Maintain and preserve the existing characteristics of residential neighborhoods” should have been included on the initial June 2023 community engagement and survey request flyer. The flyer language did not include the word “rezoning,” the actual purpose of the WSAP agenda in Ladera Heights and Windsor Hills-View Park. THEREFORE THIS CURRENT WSAP project implementation should be HALTED, POSTPONED, DISCONTINUED and deemed NULL and VOID!

I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Name: Mark Serrano

Address: 5326 S Garth Ave, 90056

Sent from Mark Serrano

WSAP/PEIR Comments

Marscina Kilgore <marcyqt@me.com>

Mon 8/12/2024 6:57 PM

To:Westside Area Plan <WestsideAreaPlan@planning.lacounty.gov>;HollyJMitchell@bos.lacounty.gov <HollyJMitchell@bos.lacounty.gov>;EDL-DRP BU-S Commission Services <commission@planning.lacounty.gov>; info@daphnebradford.com <info@daphnebradford.com>

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team.

I am for fair and affordable housing and I wish to express my strong opposition to the proposed rezoning of single-family neighborhoods and the excessive upzoning of commercial parcels located in Ladera Heights and Windsor Hills-View Park. As a resident of one of the aforementioned Los Angeles County WSAP areas, the rezoning of these locations will drastically alter the cultural character of our community and create a traffic nightmare. I'm requesting the removal of the Ladera Center, University Church, Slauson-Fairfax/Home Depot, Slauson-Fairfax intersection, and other essential community assets from the WSAP opportunity site list.

The 3 mile, predominately single family, Ladera Heights neighborhood and the Windsor Hills-View Park bedroom communities were not created to accommodate "Greater mix of uses and housing types" as stated in the Draft Westside Area Plan documents. Ladera Heights would receive the majority of the State's Regional Housing Needs Allocation of 4,760 units. This proposed WSAP plan will be detrimental to the health, wealth, culture, safety, and well-being of residents, as well as increase health disparities for our community.

FLAWED Westside Area Plan Community Engagement

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Name: Marscina S. Kilgore

Address: 3750 Stocker Street Apt 309 View Park,CA 90008

Sent from my iPhone

From:	Marsha Williams
To:	Westside Area Plan; HollyJMitchell@bos.lacounty.gov; EDL-DRP BU-S Commission Services; info@daphnebradford.com
Subject:	WSAP/PEIR Comments
Date:	Saturday, August 17, 2024 5:44:25 PM

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team.

I am for fair and affordable housing and I wish to express my strong opposition to the proposed rezoning of single-family neighborhoods and the excessive upzoning of commercial parcels located in Ladera Heights and Windsor Hills-View Park. As a resident of one of the aforementioned Los Angeles County WSAP areas, the rezoning of these locations will drastically alter the cultural character of our community and create a traffic nightmare. I'm requesting the removal of the Ladera Center, University Church, Slauson-Fairfax/Home Depot, Slauson-Fairfax intersection, and other essential community assets from the WSAP opportunity site list.

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flyer. The flyer language did not include the word “rezoning,” the actual purpose of the WSAP agenda in Ladera Heights and Windsor Hills-View Park. THEREFORE THIS CURRENT WSAP project implementation should be HALTED, POSTPONED, DISCONTINUED and deemed NULL and VOID!

I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter

There is not one word about TRAFFIC!!! Today there are so many cars on the road I can not get home. Centinela, Slauson even Fairview Ave are parking lots In the evening. It can take 15 mins to drive one block so I can turn into Lauelwood Ave. I have been thinking about parking on Fairview, Walking home, returning later to drive my car to my home. And YOU want to add more living spaces with more people with NO required parking spaces. This is pure CRAZY! Gridlock is the future.

Regards,

Name: MARSHA WILLIAMS

Address: 6480 S. Copperwood Ave.
Inglewood,Ca. 90302

From: Pamela Graham
To: Westside Area Plan; HollyJMitchell@bos.lacounty.gov; EDL-DRP BU-S Commission Services; info@daphnebradford.com
Subject: WSAP/PEIR Comments
Date: Tuesday, August 13, 2024 12:35:39 PM

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team.

I am for fair and affordable housing and I wish to express my strong opposition to the proposed rezoning of single-family neighborhoods and the excessive upzoning of commercial parcels located in Ladera Heights and Windsor Hills-View Park. As a resident of one of the aforementioned Los Angeles County WSAP areas, the rezoning of these locations will drastically alter the cultural character of our community and create a traffic nightmare. I'm requesting the removal of the Ladera Center, University Church, Slauson-Fairfax/Home Depot, Slauson-Fairfax intersection, and other essential community assets from the WSAP opportunity site list.

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Mary Anderson

5020 W Slauson Ave, Los Angeles, CA 90056

WSAP/PEIR Comments

Mary Ann Seymour <ms.seymour701@icloud.com>

Mon 8/12/2024 6:02 PM

To:Westside Area Plan <WestsideAreaPlan@planning.lacounty.gov>;HollyJMitchell@bos.lacounty.gov <HollyJMitchell@bos.lacounty.gov>;EDL-DRP BU-S Commission Services <commission@planning.lacounty.gov>; info@daphnebradford.com <info@daphnebradford.com>

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Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team.

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Name: Mary Ann Seymour

Address:3773 Northland Drive View Park 90008

From: Mary Risher
To: Westside Area Plan; HollyJMitchell@bos.lacounty.gov; EDL-DRP BU-S Commission Services; info@daphnebradford.com; Mary Risher
Subject: WSAP/WSAP PEIR Comments
Date: Thursday, August 15, 2024 10:16:17 PM

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team.

I am for fair and affordable housing and I wish to express my strong opposition to the proposed rezoning of single-family neighborhoods and the excessive upzoning of commercial parcels located in Ladera Heights and Windsor Hills-View Park. As a resident of one of the aforementioned Los Angeles County WSAP areas, the rezoning of these locations will drastically alter the cultural character of our community, increase pollution and create a traffic nightmare. I'm requesting the removal of **Slauson-Corridor East**, the Ladera Center, University Church, Slauson-Fairfax/Home Depot, Slauson-Fairfax intersection, and other essential community assets from the WSAP opportunity site list.

The 3 mile, predominantly single family, Ladera Heights neighborhood and the Windsor Hills-View Park bedroom communities were not created to accommodate **"Greater mix of uses and housing types"** as stated in the Draft Westside Area Plan documents. Ladera Heights and View Park-Windsor Hills would receive the majority of the State's Regional Housing Needs Allocation. This proposed WSAP plan will be detrimental to the health, wealth, culture, safety, and well-being of residents, as well as increase health disparities for our community.

FLAWED Westside Area Plan Community Engagement

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Name: Catherine Avilez

Address: 5740 S Harcourt, Windsor Hills, CA 90043

WSAP/PEIR Comments

Matt Jourdian <matt@jourdian.com>

Fri 8/9/2024 9:17 PM

To:Westside Area Plan <WestsideAreaPlan@planning.lacounty.gov>;HollyJMitchell@bos.lacounty.gov <HollyJMitchell@bos.lacounty.gov>;EDL-DRP BU-S Commission Services <commission@planning.lacounty.gov>; info@daphnebradford.com <info@daphnebradford.com>

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Name: Matthew Jourdian

Address: 5508 Marburn Ave, LA, CA 90043

-M.

—

matt jourdian
http://secure-web.cisco.com/15kJCNhsaBTsfeLuGA5TY2TCKmksOgGgs6rk6wnCfE-J9j55bnVPnw4XaN4ox2d3C-nq1CeRuF2xTwjvZUw-j_PN8QgnxwW-r35zy5ADiCPgq35bxu27YrINTtSh62ZffQd5PnHXu42MUF1RfqjOsaB-IMENGacucRukg6Fp3tsz3d_biSFZ6YSYJHhgypQZLJ5IwA1GY8CwpEHAB7_dK2WFibX49YXG3YmHTOtzob-kJwXm1FTiHKZ9Bjgh6oWteAd6skDCuqjYCYob4WsE8kkidbqIQ7zpCIRIddm59EPBaIB3u9P-srgpI-5kFdhNdLPB_MFzcPN_zRBhqX4AHfaKqUhC5sGHyG0O8k-OhHFEwmG1FpWBS7z9L2ruXTi2J/http%3A%2F%2Fwww.jourdian.com
718.755.3397

WSAP/PEIR Comments

mattwall <mattwall@pacbell.net>

Fri 8/9/2024 7:57 AM

To:Westside Area Plan <WestsideAreaPlan@planning.lacounty.gov>;HollyJMitchell@bos.lacounty.gov <HollyJMitchell@bos.lacounty.gov>;Gracian, Isela <IGracian@bos.lacounty.gov>;McGee, Tracy <TMcGee@bos.lacounty.gov>;EDL-DRP BU-S Commission Services <commission@planning.lacounty.gov>;planning.thewestside@lacity.org <planning.thewestside@lacity.org>; housingelement@lacity.org <housingelement@lacity.org>;info@daphnebradford.com <info@daphnebradford.com>

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team,

I am for fair and affordable housing and I wish to express my strong opposition to at the proposed rezoning of single-family neighborhoods and the excessive upzoning of commercial parcels Ladera Heights and Windsor Hills-View Park. As a resident of one of the aforementioned Los Angeles County WSAP areas, the rezoning of these locations will drastically alter the cultural character of our community and create a traffic nightmare. I'm requesting the removal of the Ladera Center, University Church, Slauson-Fairfax/Home Depot, Slauson-Fairfax intersection, and other essential community assets from the WSAP opportunity site list.

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FLAWED Westside Area Plan Community Engagement

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The "Junk Mail" styled June 2023 USPS delivery of 6,300 flyers EXCLUDED 1,265 HOUSEHOLDS located in the WSAP target areas of Ladera Heights and Windsor Hills-View Park. The 387 initial survey responses collected narrowly represents 5% of community residents. It is impossible, arbitrary, and capricious to create a community-based plan without incorporating the needs and voices of 95% of community members. Also, I didn't receive the June 25, 2024 flyer via USPS mail as indicated in the WSAP documentation. THEREFORE THIS CURRENT WSAP project implementation should be HALTED, POSTPONED, DISCONTINUED and deemed NULL and VOID!

The WSAP planning team distributed 6,300 flyers resulting in only 387 community residents completing the initial survey. Hundreds of Ladera Heights and Windsor Hills-View Park residents stated they DID NOT receive a survey via USPS mail delivery. The WSAP teams negligence in providing the equitable opportunity for ALL households to participate in the initial June 2023 community engagement efforts has resulted in a large majority of Ladera Heights and Windsor Hills-View Park tax paying residents feeling DISENFRANCHISED, DISENGAGED DEFEATED and unaware of the rezoning of their homes and shared community commercial spaces. This erroneous mailing error invalidates Land Use Goal #2: "Community-based planning efforts that implement the General Plan and incorporate public input, and regional and community level collaboration." Just like many WSAP resident, I'm thinking "It doesn't matter how we feel Supervisor Holly Mitchell and the LA County Regional Planning Commission have their minds made up." THIS IS NOT COMMUNITY

ENGAGEMENT!

If the WSAP Planning team would have mailed the initial June 2023 flyer with the word “rezoning” printed on official LA County envelopes with the Zoning Code Amendment language included on the June 2023 flyer, I believe community engagement participation from Ladera Heights and Windsor Hills-View Park residents would have been much greater. The Zoning Code Amendments language “The Project would amend Planning and Zoning (Title 22) of the County Code to: (1) Establish a Planning Area Standards District (PASD) to create development standards that are specific to the Westside: (2) Maintain and preserve the existing characteristics of residential neighborhoods” should have been included on the initial June 2023 community engagement and survey request flyer. The flyer language did not include the word “rezoning,” the actual purpose of the WSAP agenda in Ladera Heights, Windsor Hills-View Park. THEREFORE THIS CURRENT WSAP project implementation should be HALTED, POSTPONED, DISCONTINUED and deemed NULL and VOID!

I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Robert Wall

5221 Onaknoll Ave
Windsor Hills, CA 90043

WSAP/PEIR Comments

maxoso1978 <maxoso1978@gmail.com>

Mon 8/12/2024 5:06 PM

To:Westside Area Plan <WestsideAreaPlan@planning.lacounty.gov>;HollyJMitchell@bos.lacounty.gov <HollyJMitchell@bos.lacounty.gov>;EDL-DRP BU-S Commission Services <commission@planning.lacounty.gov>; info@daphnebradford.com <info@daphnebradford.com>

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team.

I am for fair and affordable housing and I wish to express my strong opposition to the proposed rezoning of single-family neighborhoods and the excessive upzoning of commercial parcels located in Ladera Heights and Windsor Hills-View Park. As a resident of one of the aforementioned Los Angeles County WSAP areas, the rezoning of these locations will drastically alter the cultural character of our community and create a traffic nightmare. I'm requesting the removal of the Ladera Center, University Church, Slauson-Fairfax/Home Depot, Slauson-Fairfax intersection, and other essential community assets from the WSAP opportunity site list.

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Name:Max Osorio

Address: 6310 s Rimpau blvd Los Angeles 90043

Sent from my T-Mobile 5G Device

From:	Melissa Hart
To:	Westside Area Plan; HollyJMitchell@bos.lacounty.gov; Gracian, Isela; McGee, Tracy; EDL-DRP BU-S Commission Services; planning.thewestside@lacity.org; housingelement@lacity.org; info@daphnebradford.com
Subject:	WSAP/PEIR Comments
Date:	Thursday, August 8, 2024 8:50:47 PM

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team,

I am for fair and affordable housing and I wish to express my strong opposition to at the proposed rezoning of single-family neighborhoods and the excessive upzoning of commercial parcels Ladera Heights and Windsor Hills-View Park. As a resident of one of the aforementioned Los Angeles County WSAP areas, the rezoning of these locations will drastically alter the cultural character of our community and create a traffic nightmare. I'm requesting the removal of the Ladera Center, University Church, Slauson-Fairfax/Home Depot, Slauson-Fairfax intersection, and other essential community assets from the WSAP opportunity site list.

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Melissa Hart

Address:
5050 Inaglen Way
Windsor Hills, CA 90043

WSAP/PEIR Comments

memdream16@gmail.com <memdream16@gmail.com>

Sat 8/10/2024 8:44 PM

To:Westside Area Plan <WestsideAreaPlan@planning.lacounty.gov>;HollyJMitchell@bos.lacounty.gov <HollyJMitchell@bos.lacounty.gov>;EDL-DRP BU-S Commission Services <commission@planning.lacounty.gov>; info@daphnebradford.com <info@daphnebradford.com>

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team.

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Name:

Address:

Sent from my iPhone

From:	Meredith Crooks
To:	Westside Area Plan; HollyJMitchell@bos.lacounty.gov; EDL-DRP BU-S Commission Services; info@daphnebradford.com
Subject:	WSAP/PEIR Comments
Date:	Thursday, August 15, 2024 8:06:47 AM

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team.

I am for fair and affordable housing and I wish to express my strong opposition to the proposed rezoning of single-family neighborhoods and the excessive upzoning of commercial parcels located in Ladera Heights and Windsor Hills-View Park. As a resident of one of the aforementioned Los Angeles County WSAP areas, the rezoning of these locations will drastically alter the cultural character of our community and create a traffic nightmare. I'm requesting the removal of the Ladera Center, University Church, Slauson-Fairfax/Home Depot, Slauson-Fairfax intersection, and other essential community assets from the WSAP opportunity site list.

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Name:Meredith Crooks

Address:231 W. Hillsdale St

Save Ladera Heights - Please, Please. Please

Michael Lohr <mwlohr@gmail.com>

Mon 8/12/2024 9:51 PM

To:Westside Area Plan <WestsideAreaPlan@planning.lacounty.gov>;HollyJMitchell@bos.lacounty.gov <HollyJMitchell@bos.lacounty.gov>;EDL-DRP BU-S Commission Services <commission@planning.lacounty.gov>; info@daphnebradford.com <info@daphnebradford.com>;Erik Lohr <eriklohr@gmail.com>

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team.

Please save our neighborhood. Ladera Heights is an historic neighborhood and should not be decimated by the proposed actions.

I am for fair and affordable housing and I wish to express my strong opposition to the proposed rezoning of single-family neighborhoods and the excessive upzoning of commercial parcels located in Ladera Heights and Windsor Hills-View Park. As a resident of of Ladera heights, the rezoning of these locations will drastically alter the cultural character of our community and create an additional traffic nightmare. I'm requesting the removal of the Ladera Center, University Church, Slauson-Fairfax/Home Depot, Slauson-Fairfax intersection, and other essential community assets from the WSAP opportunity site list.

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I deeply care about Los Angeles County and am very concerned about this potential change. PLEASE STOP IT.
Regards,

Michael Loht
6226 Damask Ave
Los Angeles,CA

From:	michelle Simmonds
To:	Westside Area Plan; HollyJMitchell@bos.lacounty.gov; EDL-DRP BU-S Commission Services; info@daphnebradford.com
Subject:	WSAP/PEIR Comments
Date:	Monday, August 12, 2024 12:51:57 PM

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team.

I am for fair and affordable housing and I wish to express my strong opposition to the proposed rezoning of single-family neighborhoods and the excessive upzoning of commercial parcels located in Ladera Heights and Windsor Hills-View Park. As a resident of one of the aforementioned Los Angeles County WSAP areas, the rezoning of these locations will drastically alter the cultural character of our community and create a traffic nightmare. I'm requesting the removal of the Ladera Center, University Church, Slauson-Fairfax/Home Depot, Slauson-Fairfax intersection, and other essential community assets from the WSAP opportunity site list.

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Name: Michelle Simmonds

Address: 5344 Chesley Ave, LA 90043

From:	Michelle Ware
To:	Westside Area Plan; HollyJMitchell@bos.lacounty.gov; EDL-DRP BU-S Commission Services; info@daphnebradford.com
Subject:	WSAP/PEIR Comments
Date:	Tuesday, August 13, 2024 2:10:07 PM

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team.

I am for fair and affordable housing and I wish to express my strong opposition to the proposed rezoning of single-family neighborhoods and the excessive upzoning of commercial parcels located in Ladera Heights and Windsor Hills-View Park. As a resident of one of the aforementioned Los Angeles County WSAP areas, the rezoning of these locations will drastically alter the cultural character of our community and create a traffic nightmare. I'm requesting the removal of the Ladera Center, University Church, Slauson-Fairfax/Home Depot, Slauson-Fairfax intersection, and other essential community assets from the WSAP opportunity site list.

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Name: Michelle Ware

Address: 504 W Ellis Ave

Sent from my iPhone

From: Mike Miller
To: HollyJMitchell@bos.lacounty.gov; McGee, Tracy; Gracian, Isela; Westside Area Plan; EDL-DRP BU-S Commission Services; planning.thewestside@lacity.org; housingelement@lacity.org; info@daphnebradford.com
Subject: WSAP/PEIR comments
Date: Thursday, August 8, 2024 6:24:22 PM

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team,

I am for fair and affordable housing and I wish to express my strong opposition to at the proposed rezoning of single-family neighborhoods and the excessive upzoning of commercial parcels Ladera Heights and Windsor Hills-View Park. As a resident of one of the aforementioned Los Angeles County WSAP areas, the rezoning of these locations will drastically alter the cultural character of our community and create a traffic nightmare. I'm requesting the removal of the Ladera Center, University Church, Slauson-Fairfax/Home Depot, Slauson-Fairfax intersection, and other essential community assets from the WSAP opportunity site list.

The 3 mile predominantly single family Ladera Heights neighborhood and the Windsor Hills-View Park bedroom communities were not created to accommodate **"Greater mix of uses and housing types"** as stated in the Draft Westside Area Plan documents. Ladera Heights would receive the majority of the State's Regional Housing Needs Allocation of**4,760 units**. This proposed WSAP plan would be detrimental to the health, wealth, culture, safety, and well-being of residents, as well as increase health disparities for our community.

FLAWED Westside Area Plan Community Engagement

According to the **2022 US Census American Community Survey data there are 2,654 households in Ladera Heights and 4,911 households in Windsor Hills-View Park totaling 7,565 households in the WSAP residential neighborhoods.**

The "Junk Mail" styled June 2023 USPS delivery of 6,300 flyers **EXCLUDED 1,265 HOUSEHOLDS** located in the WSAP target areas of Ladera Heights, Windsor Hills-View Park. The 387 initial survey responses collected narrowly represents 5% of community residents. It is impossible, arbitrary, and capricious to create a community-based plan without incorporating the needs and voices of

95% of community members. Also, I didn't receive the June 25, 2024 flyer via USPS mail as indicated in the WSAP documentation. **THEREFORE THIS CURRENT WSAP** project implementation should be **HALTED, POSTPONED, DISCONTINUED and deemed NULL and VOID!**

The WSAP planning team distributed 6,300 flyers resulting in only 387 community residents completing the initial survey. Hundreds of Ladera Heights, Windsor Hills-View Park residents stated they **DID NOT** receive a survey via USPS mail delivery. The WSAP teams negligence in providing the equitable opportunity for **ALL** households to participate in the initial June 2023 community engagement efforts has resulted in a large majority of Ladera Heights and Windsor Hills-View Park tax paying residents feeling **DISENFRANCHISED, DISENGAGED DEFEATED** and unaware of the rezoning of their homes and shared community commercial spaces. This erroneous mailing error invalidates Land Use Goal #2: "Community-based planning efforts that implement the General Plan and incorporate public input, and regional and community level collaboration." Just like many WSAP residents, I'm thinking "It doesn't matter how we feel Supervisor Holly Mitchell and the LA County Regional Planning Commission have their minds made up." **THIS IS NOT COMMUNITY ENGAGEMENT!**

If the WSAP Planning team would have mailed the initial June 2023 flyer with the word "rezoning" printed on official LA County envelopes with the the Zoning Code Amendment language included on the June 2023 flyer, I believe community engagement participation from Ladera Heights and Windsor Hills-View Park residents would have been much greater. The Zoning Code Amendments language **"The Project would amend Planning and Zoning (Title 22) of the County Code to: (1) Establish a Planning Area Standards District (PASD) to create development standards that are specific to the Westside: (2) Maintain and preserve the existing characteristics of residential neighborhoods"** should have been included on the initial June 2023 community engagement and survey request flyer. The flyer language didn't not include the word "rezoning," the actual purpose of the WSAP agenda in Ladera Heights, Windsor Hills-View Park. **THEREFORE THIS CURRENT WSAP** project implementation should be **HALTED, POSTPONED, DISCONTINUED and deemed NULL and VOID!**

I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Michael A. Miller
6441 Springpark Avenue, Los Angeles, CA 90056

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission, and Westside Area Planning Team:

I am all for fair and affordable housing, however, I wish to express my strong opposition to the proposed rezoning of single-family neighborhoods and the excessive up-zoning of commercial parcels located in Ladera Heights, Windsor Hills-View Park, Westchester, Culver City and the adjacent areas

As a resident of one of the aforementioned Los Angeles County WSAP areas, the rezoning of these locations will drastically alter the cultural character of our community and create a traffic nightmare. I'm requesting the removal of the Ladera Center, University Church, Slauson-Fairfax/Home Depot, Slauson-Fairfax intersection, and other essential community assets, including all small "strip" malls in these areas from the WSAP opportunity site list. This would include all the targeted areas in the Westchester and Culver City communities.

As an example, the 3 mile, predominately single family, Ladera Heights neighborhood and the Windsor Hills-View Park bedroom communities were not created to accommodate "Greater mix of uses and housing types" as stated in the Draft Westside Area Plan documents.

Ladera Heights, and the close by areas would receive the majority of the State's Regional Housing Needs Allocation of 4,760 units.

This proposed WSAP plan will be detrimental to the health, culture, safety, and well-being of residents, as well as increase health disparities for our community. This is FLAWED Westside Area Plan Community Engagement! According to the 2022 US Census American Community Survey data there are 2,654 households in Ladera Heights and 4,911 households in Windsor Hills-View Park, totaling 7,565 households in the WSAP residential neighborhoods. There are many more in the adjacent areas, which are also affected by this plan.

The "Junk Mail" styled June 2023 USPS delivery of 6,300 flyers EXCLUDED 1,265 households located in the WSAP target areas of Ladera Heights and Windsor Hills-View Park, as well as many more on the north side of Inglewood.

The 387 initial survey responses collected narrowly represents 5% of community residents. It is

impossible, arbitrary, and capricious to create a community-based plan without incorporating the needs and voices of 95% of community members. I have received NO mail asking for my opinion on this matter – though I heard you sent out a flyer on June 25, 2024 via USPS mail, as indicated in the WSAP documentation.

Therefore, this current WSAP project implementation should be *HALTED, POSTPONED, DISCONTINUED,* and deemed *NULL and VOID!*

The WSAP planning team distributed 6,300 flyers resulting in only 387 community residents completing the initial survey. Hundreds of Ladera Heights, Windsor Hills-View Park, La Tijera Village residents stated they **DID NOT** receive a survey via USPS mail delivery. The WSAP team's negligence in providing the equitable opportunity for ALL households to participate in the initial June 2023 community engagement efforts has resulted in a large majority of all of these tax paying residents feeling disenfranchised, disengaged, defeated, and *totally* unaware of the rezoning of their homes and shared community commercial spaces.

This erroneous mailing invalidates Land Use Goal #2: "Community-based planning efforts that implement the General Plan and incorporate public input, and regional and community level collaboration."

I heard there were a few meetings, but they were not well publicized, and there was not enough notice for residents to adjust their calendars to attend the events.

Like many WSAP residents, I feel "It doesn't matter what we think, Supervisor Holly Mitchell and the LA County Regional Planning Commission have their minds made up." THIS IS NOT COMMUNITY ENGAGEMENT!

If the WSAP Planning team would have mailed the initial June 2023 flyer with the word "rezoning" printed on official LA County envelopes with the Zoning Code Amendment language included on the June 2023 flyer, I believe community engagement participation from the residents of the affected areas would have been much greater.

The Zoning Code Amendments language "The Project would amend Planning and Zoning (Title 22) of the County Code to: (1) Establish a Planning Area Standards District (PASD) to create development standards that are specific to the Westside: (2) Maintain and preserve the existing characteristics of residential neighborhoods" should have been included on the initial June 2023 community engagement and survey request flyer. The flyer language did not include the word "rezoning," or anything close to that, for these communities, nor did it mention any specific areas.

Therefore, the project implementation should be HALTED, POSTPONED, DISCONTINUED and deemed NULL and VOID!

It is impossible for me to understand the reasoning behind doubling our population by removing all our services – grocery stores, banks, auto repair shops, dry cleaners, laundromats, hair salons, and all the other small businesses upon which we rely to support our daily activities. Do you REALLY expect us to drive 5-8 miles to access these services? In our soon-to-be "CAR FREE (according to Karen Bass) environment? Build all the apartments you want – just **NOT** on the parcels that are our support services.

I have voted in Los Angeles County during every election since I was old enough to vote.

Please add the entirety of my letter to the public record on this matter.

Regards,

Michael Radke
211 W. Ellis Avenue
Inglewood 90302

WSAP/PEIR Comments

jamesina washington <jmesina64@gmail.com>

Mon 8/12/2024 2:18 AM

To:Westside Area Plan <WestsideAreaPlan@planning.lacounty.gov>;HollyJMitchell@bos.lacounty.gov <HollyJMitchell@bos.lacounty.gov>;EDL-DRP BU-S Commission Services <commission@planning.lacounty.gov>; info@daphnebradford.com <info@daphnebradford.com>

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team.

I am for fair and affordable housing and I wish to express my strong opposition to the proposed rezoning of single-family neighborhoods and the excessive upzoning of commercial parcels located in Ladera Heights and Windsor Hills-View Park. As a resident of one of the aforementioned Los Angeles County WSAP areas, the rezoning of these locations will drastically alter the cultural character of our community and create a traffic nightmare. I'm requesting the removal of the Ladera Center, University Church, Slauson-Fairfax/Home Depot, Slauson-Fairfax intersection, and other essential community assets from the WSAP opportunity site list.

The 3 mile, predominately single family, Ladera Heights neighborhood and the Windsor Hills-View Park bedroom communities were not created to accommodate "Greater mix of uses and housing types" as stated in the Draft Westside Area Plan documents. Ladera Heights would receive the majority of the State's Regional Housing Needs Allocation of 4,760 units. This proposed WSAP plan will be detrimental to the health, wealth, culture, safety, and well-being of residents, as well as increase health disparities for our community.

FLAWED Westside Area Plan Community Engagement

According to the 2022 US Census American Community Survey data there are 2,654 households in Ladera Heights and 4,911 households in Windsor Hills-View Park, totaling 7,565 households in the WSAP residential neighborhoods.

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ENGAGEMENT!

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Name: Milan Washington

Address: 704 1/2 e 67th st Inglewood CA 90302

From:	Mona
To:	Westside Area Plan; HollyJMitchell@bos.lacounty.gov; EDL-DRP BU-S Commission Services; info@daphnebradford.com
Subject:	WSAP/PEIR Comments
Date:	Friday, August 16, 2024 4:22:38 PM

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team.

I am for fair and affordable housing and I wish to express my strong opposition to the proposed rezoning of single-family neighborhoods and the excessive upzoning of commercial parcels located in Ladera Heights and Windsor Hills-View Park. As a resident of one of the aforementioned Los Angeles County WSAP areas, the rezoning of these locations will drastically alter the cultural character of our community and create a traffic nightmare. I'm requesting the removal of the Ladera Center, University Church, Slauson-Fairfax/Home Depot, Slauson-Fairfax intersection, and other essential community assets from the WSAP opportunity site list.

The 3 mile, predominately single family, Ladera Heights neighborhood and the Windsor Hills-View Park bedroom communities were not created to accommodate "Greater mix of uses and housing types" as stated in the Draft Westside Area Plan documents. Ladera Heights would receive the majority of the State's Regional Housing Needs Allocation of 4,760 units. This proposed WSAP plan will be detrimental to the health, wealth, culture, safety, and well-being of residents, as well as increase health disparities for our community.

FLAWED Westside Area Plan Community Engagement

According to the 2022 US Census American Community Survey data there are 2,654 households in Ladera Heights and 4,911 households in Windsor Hills-View Park, totaling 7,565 households in the WSAP residential neighborhoods.

The "Junk Mail" styled June 2023 USPS delivery of 6,300 flyers EXCLUDED 1,265 HOUSEHOLDS located in the WSAP target areas of Ladera Heights and Windsor Hills-View Park. The 387 initial survey responses collected narrowly represents 5% of community residents. It is impossible, arbitrary, and capricious to create a community-based plan without incorporating the needs and voices of 95% of community members. Also, I didn't receive the June 25, 2024 flyer via USPS mail as indicated in the WSAP documentation. THEREFORE THIS CURRENT WSAP project implementation should be HALTED, POSTPONED, DISCONTINUED and deemed NULL and VOID!

The WSAP planning team distributed 6,300 flyers resulting in only 387 community residents completing the initial survey. Hundreds of Ladera Heights and Windsor Hills-View Park residents stated they DID NOT receive a survey via USPS mail delivery. The WSAP teams negligence in providing the equitable opportunity for ALL households to participate in the initial June 2023 community engagement efforts has resulted in a large majority of Ladera Heights and Windsor Hills-View Park tax paying residents feeling DISENFRANCHISED, DISENGAGED, DEFEATED and unaware of the rezoning of their homes and shared community commercial spaces. This erroneous mailing invalidates Land Use Goal #2: "Community-based planning efforts that implement the General Plan and incorporate public input, and regional and community level collaboration." Just like many WSAP residents, I'm

thinking "It doesn't matter how we feel, Supervisor Holly Mitchell and the LA County Regional Planning Commission have their minds made up." THIS IS NOT COMMUNITY ENGAGEMENT!

If the WSAP Planning team would have mailed the initial June 2023 flyer with the word "rezoning" printed on official LA County envelopes with the Zoning Code Amendment language included on the June 2023 flyer, I believe community engagement participation from Ladera Heights and Windsor Hills-View Park residents would have been much greater. The Zoning Code Amendments language "The Project would amend Planning and Zoning (Title 22) of the County Code to: (1) Establish a Planning Area Standards District (PASD) to create development standards that are specific to the Westside: (2) Maintain and preserve the existing characteristics of residential neighborhoods" should have been included on the initial June 2023 community engagement and survey request flyer. The flyer language did not include the word "rezoning," the actual purpose of the WSAP agenda in Ladera Heights and Windsor Hills-View Park. THEREFORE THIS CURRENT WSAP project implementation should be HALTED, POSTPONED, DISCONTINUED and deemed NULL and VOID!

I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Name: Mona Evans-Graham

Address: 5063 Inaglen Way, LA, CA 90043

Mona Graham
Realtor
323.804.7957
realestatebymona@yahoo.com
monagraham.pacificplayarealty.com
DRE 00921860
8915 S. Sepulveda Blvd., Los Angeles, CA 90045

WSAP/PEIR Comments

Mona <onemonaz@gmail.com>

Mon 8/12/2024 7:54 AM

To:Westside Area Plan <WestsideAreaPlan@planning.lacounty.gov>;HollyJMitchell@bos.lacounty.gov <HollyJMitchell@bos.lacounty.gov>;EDL-DRP BU-S Commission Services <commission@planning.lacounty.gov>; info@daphnebradford.com <info@daphnebradford.com>

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team.

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The 3 mile, predominately single family, Ladera Heights neighborhood and the Windsor Hills-View Park bedroom communities were not created to accommodate "Greater mix of uses and housing types" as stated in the Draft Westside Area Plan documents. Ladera Heights would receive the majority of the State's Regional Housing Needs Allocation of 4,760 units. This proposed WSAP plan will be detrimental to the health, wealth, culture, safety, and well-being of residents, as well as increase health disparities for our community.

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Mona Zavosh

90008

Sent from my iPhone

WSAP/PEIR Comments

Monique Ysaguirre <monique.ysaguirre@gmail.com>

Sun 8/11/2024 11:04 PM

To:Westside Area Plan <WestsideAreaPlan@planning.lacounty.gov>;HollyJMitchell@bos.lacounty.gov <HollyJMitchell@bos.lacounty.gov>;EDL-DRP BU-S Commission Services <commission@planning.lacounty.gov>; info@daphnebradford.com <info@daphnebradford.com>

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team.

I am for fair and affordable housing and I wish to express my strong opposition to the proposed rezoning of single-family neighborhoods and the excessive upzoning of commercial parcels located in Ladera Heights and Windsor Hills-View Park. As a resident of one of the aforementioned Los Angeles County WSAP areas, the rezoning of these locations will drastically alter the cultural character of our community and create a traffic nightmare. I'm requesting the removal of the Ladera Center, University Church, Slauson-Fairfax/Home Depot, Slauson-Fairfax intersection, and other essential community assets from the WSAP opportunity site list.

The 3 mile, predominately single family, Ladera Heights neighborhood and the Windsor Hills-View Park bedroom communities were not created to accommodate "Greater mix of uses and housing types" as stated in the Draft Westside Area Plan documents. Ladera Heights would receive the majority of the State's Regional Housing Needs Allocation of 4,760 units. This proposed WSAP plan will be detrimental to the health, wealth, culture, safety, and well-being of residents, as well as increase health disparities for our community.

FLAWED Westside Area Plan Community Engagement

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If the WSAP Planning team would have mailed the initial June 2023 flyer with the word “rezoning” printed on official LA County envelopes with the Zoning Code Amendment language included on the June 2023 flyer, I believe community engagement participation from Ladera Heights and Windsor Hills-View Park residents would have been much greater. The Zoning Code Amendments language “The Project would amend Planning and Zoning (Title 22) of the County Code to: (1) Establish a Planning Area Standards District (PASD) to create development standards that are specific to the Westside: (2) Maintain and preserve the existing characteristics of residential neighborhoods” should have been included on the initial June 2023 community engagement and survey request flyer. The flyer language did not include the word “rezoning,” the actual purpose of the WSAP agenda in Ladera Heights and Windsor Hills-View Park. THEREFORE THIS CURRENT WSAP project implementation should be HALTED, POSTPONED, DISCONTINUED and deemed NULL and VOID!

I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Monique Ysaguirre

Address: 5246 W. 64th St., Inglewood, CA 90302

Monique Ysaguirre
*Sent from my iPhone. Please excuse any typos. *

From:	Morena Uribe
To:	Westside Area Plan; HollyJMitchell@bos.lacounty.gov; Gracian, Isela; McGee, Tracy; EDL-DRP BU-S Commission Services; planning.thewestside@lacity.org; housingelement@lacity.org; info@daphnebradford.com
Subject:	WSAP/PEIR Comments
Date:	Thursday, August 8, 2024 8:07:28 AM

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team,

I am for fair and affordable housing and I wish to express my strong opposition to at the proposed rezoning of single-family neighborhoods and the excessive upzoning of commercial parcels Ladera Heights and Windsor Hills-View Park. As a resident of one of the aforementioned Los Angeles County WSAP areas, the rezoning of these locations will drastically alter the cultural character of our community and create a traffic nightmare. I'm requesting the removal of the Ladera Center, University Church, Slauson-Fairfax/Home Depot, Slauson-Fairfax intersection, and other essential community assets from the WSAP opportunity site list.

The 3 mile predominately single family Ladera Heights neighborhood and the Windsor Hills-View Park bedroom communities were not created to accommodate "Greater mix of uses and housing types" as stated in the Draft Westside Area Plan documents. Ladera Heights would receive the majority of the State's Regional Housing Needs Allocation of 4,760 units. This proposed WSAP plan would be detrimental to the health, wealth, culture, safety, and well-being of residents, as well as increase health disparities for our community.

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flyer. The flyer language didn't not include the word "rezoning," the actual purpose of the WSAP agenda in Ladera Heights, Windsor Hills-View Park. THEREFORE THIS CURRENT WSAP project implementation should be HALTED, POSTPONED, DISCONTINUED and deemed NULL and VOID!

I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Name:Morena Uribe

Address:6015flores ave Los Ángels California 90056

Sent from my iPhone

From:	Mr McNeill
To:	Westside Area Plan; HollyJMitchell@bos.lacounty.gov; Gracian, Isela; McGee, Tracy; EDL-DRP BU-S Commission Services; planning.thewestside@lacity.org; housingelement@lacity.org; info@daphnebradford.com
Subject:	WSAP/PEIR Comments
Date:	Thursday, August 8, 2024 11:06:01 PM

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team,

I am for fair and affordable housing and I wish to express my strong opposition to at the proposed rezoning of single-family neighborhoods and the excessive upzoning of commercial parcels Ladera Heights and Windsor Hills-View Park. As a resident of one of the aforementioned Los Angeles County WSAP areas, the rezoning of these locations will drastically alter the cultural character of our community and create a traffic nightmare. I'm requesting the removal of the Ladera Center, University Church, Slauson-Fairfax/Home Depot, Slauson-Fairfax intersection, and other essential community assets from the WSAP opportunity site list.

The 3 mile, predominately single family, Ladera Heights neighborhood and the Windsor Hills-View Park bedroom communities were not created to accommodate "Greater mix of uses and housing types" as stated in the Draft Westside Area Plan documents. Ladera Heights would receive the majority of the State's Regional Housing Needs Allocation of 4,760 units. This proposed WSAP plan would be detrimental to the health, wealth, culture, safety, and well-being of residents, as well as increase health disparities for our community.

FLAWED Westside Area Plan Community Engagement

According to the 2022 US Census American Community Survey data there are 2,654 households in Ladera Heights and 4,911 households in Windsor Hills-View Park totaling 7,565 households in the WSAP residential neighborhoods.

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Name:

Address:

Thanks,

David

WSAP/PEIR Comments

Natasha Mingo <amtata@sbcglobal.net>

Fri 8/9/2024 9:14 AM

To:Westside Area Plan <WestsideAreaPlan@planning.lacounty.gov>;HollyJMitchell@bos.lacounty.gov <HollyJMitchell@bos.lacounty.gov>;Gracian, Isela <IGracian@bos.lacounty.gov>;McGee, Tracy <TMcGee@bos.lacounty.gov>;EDL-DRP BU-S Commission Services <commission@planning.lacounty.gov>;planning.thewestside@lacity.org <planning.thewestside@lacity.org>; housingelement@lacity.org <housingelement@lacity.org>;info@daphnebradford.com <info@daphnebradford.com>

CAUTION: External Email. Proceed Responsibly.

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Name: Natasha Mingo

Address: 4494 Mount Vernon Drive, View Park, CA 90043

Sent from my iPhone

Excessive Upzoning of Commercial Parcels

Nathan Thibodeaux <thi5919@hotmail.com>
Sat 8/10/2024 8:59 PM
To:Westside Area Plan <WestsideAreaPlan@planning.lacounty.gov>

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team.

I am for fair and affordable housing and I wish to express my strong opposition to the proposed rezoning of single-family neighborhoods and the excessive upzoning of commercial parcels located in Ladera Heights and Windsor Hills-View Park. As a resident of one of the aforementioned Los Angeles County WSAP areas, the rezoning of these locations will drastically alter the cultural character of our community and create a traffic nightmare. I'm requesting the removal of the Ladera Center, University Church, Slauson-Fairfax/Home Depot, Slauson-Fairfax intersection, and other essential community assets from the WSAP opportunity site list.

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Name: Nathan Thibodeaux

Address: 5919 Bedford Ave., Los Angeles, CA 90056

From:	doshiapartments1@gmail.com
To:	Westside Area Plan; HollyJMitchell@bos.lacounty.gov; EDL-DRP BU-S Commission Services; info@daphnebradford.com
Subject:	WSAP/PEIR Comments
Date:	Monday, August 12, 2024 10:42:30 AM

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team.

I am for fair and affordable housing and I wish to express my strong opposition to the proposed rezoning of single-family neighborhoods and the excessive upzoning of commercial parcels located in Ladera Heights and Windsor Hills-View Park. As a resident of one of the aforementioned Los Angeles County WSAP areas, the rezoning of these locations will drastically alter the cultural character of our community and create a traffic nightmare. I'm requesting the removal of the Ladera Center, University Church, Slauson-Fairfax/Home Depot, Slauson-Fairfax intersection, and other essential community assets from the WSAP opportunity site list.

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Name:Navin Doshi

Address:6418 S.Springpark Ave, Los Angeles, Ca 90056

Sent from my iPhone

From:	Nay Stinson
To:	Westside Area Plan; HollyJMitchell@bos.lacounty.gov; EDL-DRP BU-S Commission Services; info@daphnebradford.com
Subject:	WSAP/PEIR Comments
Date:	Monday, August 12, 2024 9:34:11 AM

CAUTION: External Email. Proceed Responsibly.

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Name:Ms. Stinson

Address:5631 La Cienega Blvd

Sent from my iPad

From:	Nena Cypher
To:	Westside Area Plan; HollyJMitchell@bos.lacounty.gov; EDL-DRP BU-S Commission Services; info@daphnebradford.com
Subject:	WSAP/PEIR Comments
Date:	Sunday, August 11, 2024 4:42:15 PM

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team.

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Regards,

Name: Linda Cypher

Address: 311 E Ellis Ave, Inglewood CA 90302

WSAP/PEIR Comments

Nick Alexander <Unclenick1@sbcglobal.net>

Fri 8/9/2024 9:34 AM

To:Westside Area Plan <WestsideAreaPlan@planning.lacounty.gov>;HollyJMitchell@bos.lacounty.gov <HollyJMitchell@bos.lacounty.gov>;Gracian, Isela <IGracian@bos.lacounty.gov>;McGee, Tracy <TMcGee@bos.lacounty.gov>;EDL-DRP BU-S Commission Services <commission@planning.lacounty.gov>;planning.thewestside@lacity.org <planning.thewestside@lacity.org>; housingelement@lacity.org <housingelement@lacity.org>;info@daphnebradford.com <info@daphnebradford.com>

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Name: Nick Alexander

Address:5905 Wooster Ave., Los Angeles 90056

WSAP/PEIR Comments

Nicole Ellis <ellis_nicole28@icloud.com>

Sun 8/11/2024 9:50 PM

To:Westside Area Plan <WestsideAreaPlan@planning.lacounty.gov>;HollyJMitchell@bos.lacounty.gov <HollyJMitchell@bos.lacounty.gov>;EDL-DRP BU-S Commission Services <commission@planning.lacounty.gov>; info@daphnebradford.com <info@daphnebradford.com>

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Name:

Address:

Sent from my iPhone

WSAP/PEIR Comments

Nicole Douglas <nicole.douglas@yahoo.com>

Sat 8/10/2024 11:31 AM

To:Westside Area Plan <WestsideAreaPlan@planning.lacounty.gov>;HollyJMitchell@bos.lacounty.gov <HollyJMitchell@bos.lacounty.gov>;EDL-DRP BU-S Commission Services <commission@planning.lacounty.gov>; info@daphnebradford.com <info@daphnebradford.com>

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team.

I am for fair and affordable housing and I wish to express my strong opposition to the proposed rezoning of single-family neighborhoods and the excessive upzoning of commercial parcels located in Ladera Heights and Windsor Hills-View Park. As a resident of one of the aforementioned Los Angeles County WSAP areas, the rezoning of these locations will drastically alter the cultural character of our community and create a traffic nightmare. I'm requesting the removal of the Ladera Center, University Church, Slauson-Fairfax/Home Depot, Slauson-Fairfax intersection, and other essential community assets from the WSAP opportunity site list.

The 3 mile, predominately single family, Ladera Heights neighborhood and the Windsor Hills-View Park bedroom communities were not created to accommodate "Greater mix of uses and housing types" as stated in the Draft Westside Area Plan documents. Ladera Heights would receive the majority of the State's Regional Housing Needs Allocation of 4,760 units. This proposed WSAP plan will be detrimental to the health, wealth, culture, safety, and well-being of residents, as well as increase health disparities for our community.

FLAWED Westside Area Plan Community Engagement

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Name: Nicole Douglas

Address: 5040 Southridge Ave

Sent from my iPhone

WSAP/PEIR Comments

novyjune@gmail.com <novyjune@gmail.com>
Sun 8/11/2024 10:11 PM
To:Westside Area Plan <WestsideAreaPlan@planning.lacounty.gov>;HollyJMitchell@bos.lacounty.gov <HollyJMitchell@bos.lacounty.gov>;EDL-DRP BU-S Commission Services <commission@planning.lacounty.gov>; info@daphnebradford.com <info@daphnebradford.com>

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Name: November White

Address: 5203 Bedford Avenue, Ladera Heights, CA 90056

From:	oscar alonzo
To:	Westside Area Plan; HollyJMitchell@bos.lacounty.gov; EDL-DRP BU-S Commission Services; info@daphnebradford.com
Subject:	WSAP/PEIR Comments
Date:	Sunday, August 11, 2024 5:35:00 PM

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team.

I am for fair and affordable housing and I wish to express my strong opposition to the proposed rezoning of single-family neighborhoods and the excessive upzoning of commercial parcels located in Ladera Heights and Windsor Hills-View Park. As a resident of one of the aforementioned Los Angeles County WSAP areas, the rezoning of these locations will drastically alter the cultural character of our community and create a traffic nightmare. I'm requesting the removal of the Ladera Center, University Church, Slauson-Fairfax/Home Depot, Slauson-Fairfax intersection, and other essential community assets from the WSAP opportunity site list.

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Name: Oscar Alonzo

Address: 5818 1/2 South Mansfield Avenue, Los Angeles, CA 90043

From: Pamela Graham
To: Westside Area Plan; HollyJMitchell@bos.lacounty.gov; EDL-DRP BU-S Commission Services; info@daphnebradford.com
Subject: WSAP/PEIR Comments
Date: Tuesday, August 13, 2024 12:32:34 PM

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team.

I am for fair and affordable housing and I wish to express my strong opposition to the proposed rezoning of single-family neighborhoods and the excessive upzoning of commercial parcels located in Ladera Heights and Windsor Hills-View Park. As a resident of one of the aforementioned Los Angeles County WSAP areas, the rezoning of these locations will drastically alter the cultural character of our community and create a traffic nightmare. I'm requesting the removal of the Ladera Center, University Church, Slauson-Fairfax/Home Depot, Slauson-Fairfax intersection, and other essential community assets from the WSAP opportunity site list.

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Regards,

Pamela Graham

5020 W Slauson Ave, Los Angeles, CA 90056

FLAWED Westside Area Plan Community Engagement

Pamela Green <pamgreen.pmp@gmail.com>

Wed 8/14/2024 4:56 PM

To:Westside Area Plan <WestsideAreaPlan@planning.lacounty.gov>;HollyJMitchell@bos.lacounty.gov <HollyJMitchell@bos.lacounty.gov>;EDL-DRP BU-S Commission Services <commission@planning.lacounty.gov>; info@daphnebradford.com <info@daphnebradford.com>

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Regards,

Name: Patricia Allen, Pamela Green and Sandra Murray

Address: 6240 S. Corning Ave, Los Angeles Ca 90056

Kind regards,

Pamela Green

Agent: Lic #02045775, Playa Marina Properties

310.827.7802 | 310.592.2302

pamgreen.pmp@gmail.com

www.playamarinaproperties.com

400 Corporate Pointe Ste.300 - Culver City, Ca 90230

IMPORTANT: The contents of this email and any attachments are confidential. They are intended for the named recipient(s) only. If you have received this email by mistake, please notify the sender immediately and do not disclose the contents to anyone or make copies thereof.

From:	Pamela Lewis
To:	Westside Area Plan; HollyJMitchell@bos.lacounty.gov; EDL-DRP BU-S Commission Services; info@daphnebradford.com
Subject:	WSAP/PEIR Comments
Date:	Tuesday, August 13, 2024 6:51:44 AM

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team.

I am for fair and affordable housing and I wish to express my strong opposition to the proposed rezoning of single-family neighborhoods and the excessive upzoning of commercial parcels located in Ladera Heights and Windsor Hills-View Park. As a resident of one of the aforementioned Los Angeles County WSAP areas, the rezoning of these locations will drastically alter the cultural character of our community and create a traffic nightmare. I'm requesting the removal of the Ladera Center, University Church, Slauson-Fairfax/Home Depot, Slauson-Fairfax intersection, and other essential community assets from the WSAP opportunity site list.

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Name:Pamela Lewis

Address: 5449 Brynhurst Ave. L. A. , CA .90043

Sent from my iPhone

From:	luvnurseallen
To:	Westside Area Plan; HollyJMitchell@bos.lacounty.gov; EDL-DRP BU-S Commission Services; info@daphnebradford.com
Subject:	WSAP/PEIR Comments
Date:	Tuesday, August 13, 2024 11:01:15 AM

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team.

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Name: Patrice Allen

Address: 5408 Onacrest Dr. View Park-Windsor Hills, 90043

Sent from my Verizon, Samsung Galaxy smartphone

From: Sugar Doll
To: Westside Area Plan; HollyJMitchell@bos.lacounty.gov; EDL-DRP BU-S Commission Services; info@daphnebradford.com
Subject: WSAP/PEIR Comments
Date: Monday, August 19, 2024 2:49:19 PM

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team.

I am for fair and affordable housing and I wish to express my strong opposition to the proposed rezoning of single-family neighborhoods and the excessive upzoning of commercial parcels located in Ladera Heights and Windsor Hills-View Park. As a resident of one of the aforementioned Los Angeles County WSAP areas, the rezoning of these locations will drastically alter the cultural character of our community and create a traffic nightmare. I'm requesting the removal of the Ladera Center, University Church, Slauson-Fairfax/Home Depot, Slauson-Fairfax intersection, and other essential community assets from the WSAP opportunity site list.

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FLAWED Westside Area Plan Community Engagement

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Name:
Patrice Duvall
Address: 4946 Parkglen Ave
Los Angeles, CA 90043

WSAP/PEIR Comments

Patricia <debose3@gmail.com>

Sun 8/11/2024 9:18 PM

To:Westside Area Plan <WestsideAreaPlan@planning.lacounty.gov>;HollyJMitchell@bos.lacounty.gov <HollyJMitchell@bos.lacounty.gov>;EDL-DRP BU-S Commission Services <commission@planning.lacounty.gov>; info@daphnebradford.com <info@daphnebradford.com>

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Name:Patricia DeBose

Address: 4083 Hillcrest Dr

From:	Paul Mc Donald
To:	Westside Area Plan; HollyJMitchell@bos.lacounty.gov; EDL-DRP BU-S Commission Services; info@daphnebradford.com
Subject:	WSAP/PEIR Comment
Date:	Saturday, August 17, 2024 3:45:46 PM

CAUTION: External Email. Proceed Responsibly.

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Name:Paul McDonald

Address:5237 Onaknoll Avenue, LA, CA 90043

From:	Paul Wilborn
To:	Westside Area Plan; HollyJMitchell@bos.lacounty.gov; Gracian, Isela; McGee, Tracy; EDL-DRP BU-S Commission Services; planning.thewestside@lacity.org; housingelement@lacity.org; info@daphnebradford.com
Subject:	WSAP/PEIR Comments
Date:	Thursday, August 8, 2024 6:25:52 PM

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team,

I am for fair and affordable housing and I wish to express my strong opposition to at the proposed rezoning of single-family neighborhoods and the excessive upzoning of commercial parcels Ladera Heights and Windsor Hills-View Park. As a resident of one of the aforementioned Los Angeles County WSAP areas, the rezoning of these locations will drastically alter the cultural character of our community and create a traffic nightmare. I'm requesting the removal of the Ladera Center, University Church, Slauson-Fairfax/Home Depot, Slauson-Fairfax intersection, and other essential community assets from the WSAP opportunity site list.

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Name:Paul wilborn

Address:9400 s 3rd ave , Inglewood, ca 90305

Sent from my iPhone

WSAP/PEIR Comments

paula@woodleycom.com <paula@woodleycom.com>

Mon 8/12/2024 2:22 PM

To:Westside Area Plan <WestsideAreaPlan@planning.lacounty.gov>;HollyJMitchell@bos.lacounty.gov <HollyJMitchell@bos.lacounty.gov>;EDL-DRP BU-S Commission Services <commission@planning.lacounty.gov>; info@daphnebradford.com <info@daphnebradford.com>

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Regards,
Paula and David Woodley
Name:
Paula Woodley
Address:
7225 Dunfield Ave
Los Angeles, CA 90045

Paula D. Woodley
Leadership Coach
323-683-4831

Sent from my iPhone - please forgive any typos

WSAP/PEIR Comments

Paula McCaa <paulamccaa@icloud.com>

Fri 8/9/2024 12:47 PM

To:Westside Area Plan <WestsideAreaPlan@planning.lacounty.gov>;HollyJMitchell@bos.lacounty.gov <HollyJMitchell@bos.lacounty.gov>;Gracian, Isela <IGracian@bos.lacounty.gov>;McGee, Tracy <TMcGee@bos.lacounty.gov>;EDL-DRP BU-S Commission Services <commission@planning.lacounty.gov>;planning.thewestside@lacity.org <planning.thewestside@lacity.org>; housingelement@lacity.org <housingelement@lacity.org>;info@daphnebradford.com <info@daphnebradford.com>

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Regards,

Name:Paula Mccaa

Address:

Sent from my iPhone

WSAP/PEIR Comments

paulina sahagun <ixcan7@yahoo.com>

Fri 8/9/2024 8:58 PM

To:Westside Area Plan <WestsideAreaPlan@planning.lacounty.gov>;HollyJMitchell@bos.lacounty.gov <HollyJMitchell@bos.lacounty.gov>;EDL-DRP BU-S Commission Services <commission@planning.lacounty.gov>; info@daphnebradford.com <info@daphnebradford.com>

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Name: Paulina Sahagun

Address: 5356 West Blvd, 90043

Sent from my iPhone

From: Phyllis Augustus-Berrard
To: Westside Area Plan; HollyJMitchell@bos.lacounty.gov; EDL-DRP BU-S Commission Services; info@daphnebradford.com
Subject: WSAP/PEIR Comments
Date: Monday, August 12, 2024 1:09:07 PM

CAUTION: External Email. Proceed Responsibly.

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Name: PHYLLIS
BERRARD

Address: 6228 FLORES Ave, Los Angeles, CA 90056

From:	doshiapartments1@gmail.com
To:	Westside Area Plan; HollyJMitchell@bos.lacounty.gov; EDL-DRP BU-S Commission Services; info@daphnebradford.com
Subject:	WSAP/PEIR Comments
Date:	Monday, August 12, 2024 10:39:35 AM

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team.

I am for fair and affordable housing and I wish to express my strong opposition to the proposed rezoning of single-family neighborhoods and the excessive upzoning of commercial parcels located in Ladera Heights and Windsor Hills-View Park. As a resident of one of the aforementioned Los Angeles County WSAP areas, the rezoning of these locations will drastically alter the cultural character of our community and create a traffic nightmare. I'm requesting the removal of the Ladera Center, University Church, Slauson-Fairfax/Home Depot, Slauson-Fairfax intersection, and other essential community assets from the WSAP opportunity site list.

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Name:Pratibha Doshi

Address:6418 S.Springpark Ave, Los Angeles, Ca 90056

Sent from my iPhone

From:	Prince Henry
To:	Westside Area Plan; HollyJMitchell@bos.lacounty.gov; EDL-DRP BU-S Commission Services; info@daphnebradford.com
Subject:	WSAP/PEIR Comments
Date:	Tuesday, August 13, 2024 3:14:44 PM

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team.

I am for fair and affordable housing and I wish to express my strong opposition to the proposed rezoning of single-family neighborhoods and the excessive upzoning of commercial parcels located in Ladera Heights and Windsor Hills-View Park. As a resident of one of the aforementioned Los Angeles County WSAP areas, the rezoning of these locations will drastically alter the cultural character of our community and create a traffic nightmare. I'm requesting the removal of the Ladera Center, University Church, Slauson-Fairfax/Home Depot, Slauson-Fairfax intersection, and other essential community assets from the WSAP opportunity site list.

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Name: Prince Henry

Address: 3437 S Redondo Blvd, 90016

From: PRINCELLA Armelin
To: Westside Area Plan; HollyJMitchell@bos.lacounty.gov; EDL-DRP BU-S Commission Services; info@daphnebradford.com
Subject: WSAP/PEIR Comments
Date: Tuesday, August 13, 2024 5:54:24 PM

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team.

I am for fair and affordable housing and I wish to express my strong opposition to the proposed rezoning of single-family neighborhoods and the excessive upzoning of commercial parcels located in Ladera Heights and Windsor Hills-View Park. As a resident of one of the aforementioned Los Angeles County WSAP areas, the rezoning of these locations will drastically alter the cultural character of our community and create a traffic nightmare. I'm requesting the removal of the Ladera Center, University Church, Slauson-Fairfax/Home Depot, Slauson-Fairfax intersection, and other essential community assets from the WSAP opportunity site list.

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Name:Princella Armelin

Address: 1927 Thurman Avenue. Los Angeles 90016

From:	sugacanepimp
To:	Westside Area Plan; HollyJMitchell@bos.lacounty.gov; EDL-DRP BU-S Commission Services; info@daphnebradford.com
Subject:	WSAP/PEIR Comments
Date:	Thursday, August 15, 2024 11:01:40 PM

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team.

I am for fair and affordable housing and I wish to express my strong opposition to the proposed rezoning of single-family neighborhoods and the excessive upzoning of commercial parcels located in Ladera Heights and Windsor Hills-View Park. As a resident of one of the aforementioned Los Angeles County WSAP areas, the rezoning of these locations will drastically alter the cultural character of our community and create a traffic nightmare. I'm requesting the removal of the Ladera Center, University Church, Slauson-Fairfax/Home Depot, Slauson-Fairfax intersection, and other essential community assets from the WSAP opportunity site list.

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Name: Rachel Luciano

Address: 4511 W. 63RD STREET LOS ANGELES, CA. 90043

Sent from my iPhone

View Park Resident Opposed to Rezoning

Rashad Drakeford <rashad.drakeford@icloud.com>

Thu 8/15/2024 11:08 AM

To:Westside Area Plan <WestsideAreaPlan@planning.lacounty.gov>;HollyJMitchell@bos.lacounty.gov <HollyJMitchell@bos.lacounty.gov>;EDL-DRP BU-S Commission Services <commission@planning.lacounty.gov>; info@daphnebradford.com <info@daphnebradford.com>

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team.

My name is Rashad Drakeford, I live in View Park on Lorado and Chandon. I am for fair and affordable housing and I wish to express my strong opposition to the proposed rezoning of single-family neighborhoods and the excessive upzoning of commercial parcels located in Ladera Heights and Windsor Hills-View Park. As a resident of one of the aforementioned Los Angeles County WSAP areas, the rezoning of these locations will drastically alter the cultural character of our community and create a traffic nightmare. I'm requesting the removal of the Ladera Center, University Church, Slauson-Fairfax/Home Depot, Slauson-Fairfax intersection, and other essential community assets from the WSAP opportunity site list.

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Best,

Rashad

From:	Raven Barrow
To:	Westside Area Plan; HollyJMitchell@bos.lacounty.gov; Gracian, Isela; McGee, Tracy; EDL-DRP BU-S Commission Services; planning.thewestside@lacity.org; housingelement@lacity.org; info@daphnebradford.com
Subject:	WSAP/PEIR Comments
Date:	Thursday, August 8, 2024 11:41:42 PM

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team,

I am for fair and affordable housing and I wish to express my strong opposition to at the proposed rezoning of single-family neighborhoods and the excessive upzoning of commercial parcels Ladera Heights and Windsor Hills-View Park. As a resident of one of the aforementioned Los Angeles County WSAP areas, the rezoning of these locations will drastically alter the cultural character of our community and create a traffic nightmare. I'm requesting the removal of the Ladera Center, University Church, Slauson-Fairfax/Home Depot, Slauson-Fairfax intersection, and other essential community assets from the WSAP opportunity site list.

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Raven Barrow

5123 Onaknoll Avenue, Los Angeles CA 90043

From:	Renee Young
To:	Westside Area Plan; HollyJMitchell@bos.lacounty.gov; EDL-DRP BU-S Commission Services; info@daphnebradford.com
Subject:	WSAP/PEIR Comments
Date:	Tuesday, August 13, 2024 4:22:39 PM

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team.

I am for fair and affordable housing and I wish to express my strong opposition to the proposed rezoning of single-family neighborhoods and the excessive upzoning of commercial parcels located in Ladera Heights and Windsor Hills-View Park. As a resident of one of the aforementioned Los Angeles County WSAP areas, the rezoning of these locations will drastically alter the cultural character of our community and create a traffic nightmare. I'm requesting the removal of the Ladera Center, University Church, Slauson-Fairfax/Home Depot, Slauson-Fairfax intersection, and other essential community assets from the WSAP opportunity site list.

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Regards,

Name:Renee Thompson

Address: 6625 Springpark Ave. Los Angeles CA 90056

Sent from my iPhone

WSAP/PEIR Comments

Reuben Spivey <reubenaspivey@gmail.com>

Mon 8/12/2024 3:34 PM

To:Westside Area Plan <WestsideAreaPlan@planning.lacounty.gov>;HollyJMitchell@bos.lacounty.gov <HollyJMitchell@bos.lacounty.gov>;EDL-DRP BU-S Commission Services <commission@planning.lacounty.gov>; info@daphnebradford.com <info@daphnebradford.com>

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Name:Reuben Spivey

Address:5659 W 62nd Street

Sent from my iPhone

From:	Rikki Hellofs
To:	Westside Area Plan; HollyJMitchell@bos.lacounty.gov; EDL-DRP BU-S Commission Services; info@daphnebradford.com
Subject:	WSAP/PEIR Comments
Date:	Sunday, August 11, 2024 6:14:07 PM

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team.

I am for fair and affordable housing and I wish to express my strong opposition to the proposed rezoning of single-family neighborhoods and the excessive upzoning of commercial parcels located in Ladera Heights and Windsor Hills-View Park. As a resident of one of the aforementioned Los Angeles County WSAP areas, the rezoning of these locations will drastically alter the cultural character of our community and create a traffic nightmare. I'm requesting the removal of the Ladera Center, University Church, Slauson-Fairfax/Home Depot, Slauson-Fairfax intersection, and other essential community assets from the WSAP opportunity site list.

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FLAWED Westside Area Plan Community Engagement

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Name:Rikki L Hellofs

Address:5215 Sepulveda Blvd. #16B, Culver City, CA 90230

Sent from my iPhone

From:	Robert Davis
To:	Westside Area Plan; HollyJMitchell@bos.lacounty.gov; EDL-DRP BU-S Commission Services; info@daphnebradford.com
Subject:	WSAP/PEIR Comments
Date:	Tuesday, August 13, 2024 12:21:20 PM

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team.

I am for fair and affordable housing and I wish to express my strong opposition to the proposed rezoning of single-family neighborhoods and the excessive upzoning of commercial parcels located in Ladera Heights and Windsor Hills-View Park. As a resident of one of the aforementioned Los Angeles County WSAP areas, the rezoning of these locations will drastically alter the cultural character of our community and create a traffic nightmare. I'm requesting the removal of the Ladera Center, University Church, Slauson-Fairfax/Home Depot, Slauson-Fairfax intersection, and other essential community assets from the WSAP opportunity site list.

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter. Please pay attention to what the residents want! We are against any rezoning of our community.

Regards,

Name: Robert S. Davis

Address: 5857 S. Garth Ave. Los Angeles, CA 90056

WSAP/PEIR Comments

Robert Montjoy <robertmontjoy@att.net>

Sun 8/11/2024 10:03 PM

To:Westside Area Plan <WestsideAreaPlan@planning.lacounty.gov>;HollyJMitchell@bos.lacounty.gov <HollyJMitchell@bos.lacounty.gov>;EDL-DRP BU-S Commission Services <commission@planning.lacounty.gov>; info@daphnebradford.com <info@daphnebradford.com>

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Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team.

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Robert Montjoy

7912 Agnew Avenue Los Angeles, CA 90045-1013

WSAP/PEIR comments

Robert Leveen <rleveen@gmail.com>

Fri 8/9/2024 8:03 AM

To:HollyJMitchell@bos.lacounty.gov <HollyJMitchell@bos.lacounty.gov>;McGee, Tracy <TMcGee@bos.lacounty.gov>;Gracian, Isela <IGracian@bos.lacounty.gov>;Westside Area Plan <WestsideAreaPlan@planning.lacounty.gov>;EDL-DRP BU-S Commission Services <commission@planning.lacounty.gov>;planning.thewestside@lacity.org <planning.thewestside@lacity.org>;housingelement@lacity.org <housingelement@lacity.org>;Daphne Bradford <info@daphnebradford.com>

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team,

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Robert Leveen
125 W. 64th Street, Inglewood, CA 90302

From:	Ronald J Lewis
To:	Westside Area Plan
Subject:	Westside Development
Date:	Monday, August 12, 2024 9:55:16 AM

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team.

I am for fair and affordable housing and I wish to express my strong opposition to the proposed rezoning of single-family neighborhoods and the excessive upzoning of commercial parcels located in Ladera Heights and Windsor Hills-View Park. As a resident of one of the aforementioned Los Angeles County WSAP areas, the rezoning of these locations will drastically alter the cultural character of our community and create a traffic nightmare. I'm requesting the removal of the Ladera Center, University Church, Slauson-Fairfax/Home Depot, Slauson-Fairfax intersection, and other essential community assets from the WSAP opportunity site list.

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Ronald J Lewis

Mobile 626.437.9734

"The world is changed by your example, not your opinion"
-Paulo Coelho

From:	Rondal Rollin
To:	Westside Area Plan; HollyJMitchell@bos.lacounty.gov; EDL-DRP BU-S Commission Services; info@daphnebradford.com
Subject:	WSAP/PEIR Comments
Date:	Thursday, August 15, 2024 12:11:06 AM

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team.

I am for fair and affordable housing and I wish to express my strong opposition to the proposed rezoning of single-family neighborhoods and the excessive upzoning of commercial parcels located in Ladera Heights and Windsor Hills-View Park. As a resident of one of the aforementioned Los Angeles County WSAP areas, the rezoning of these locations will drastically alter the cultural character of our community and create a traffic nightmare. I'm requesting the removal of the Ladera Center, University Church, Slauson-Fairfax/Home Depot, Slauson-Fairfax intersection, and other essential community assets from the WSAP opportunity site list.

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Name:Rollin/Miller

Address:

Sent from my iPhone

WSAP/PEIR Comments

rapholmes <rapholmes@aol.com>

Mon 8/12/2024 6:00 PM

To:Westside Area Plan <WestsideAreaPlan@planning.lacounty.gov>;HollyJMitchell@bos.lacounty.gov <HollyJMitchell@bos.lacounty.gov>;EDL-DRP BU-S Commission Services <commission@planning.lacounty.gov>; info@daphnebradford.com <info@daphnebradford.com>

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Name:Roseland Holmes

Address:4408 W 58th Pl
Los Angeles, CA 90043

From:	ruthtatone
To:	Westside Area Plan; HollyJMitchell@bos.lacounty.gov; Gracian, Isela; McGee, Tracy; EDL-DRP BU-S Commission Services; planning.thewestside@lacity.org; housingelement@lacity.org; info@daphnebradford.com
Subject:	WSAP/PEIR Comments
Date:	Thursday, August 8, 2024 1:22:44 PM

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team,

I am for fair and affordable housing and I wish to express my strong opposition to at the proposed rezoning of single-family neighborhoods and the excessive upzoning of commercial parcels Ladera Heights and Windsor Hills-View Park. As a resident of one of the aforementioned Los Angeles County WSAP areas, the rezoning of these locations will drastically alter the cultural character of our community and create a traffic nightmare. I'm requesting the removal of the Ladera Center, University Church, Slauson-Fairfax/Home Depot, Slauson-Fairfax intersection, and other essential community assets from the WSAP opportunity site list.

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thinking “It doesn’t matter how we feel Supervisor Holly Mitchell and the LA County Regional Planning Commission have their minds made up.” THIS IS NOT COMMUNITY ENGAGEMENT!

If the WSAP Planning team would have mailed the initial June 2023 flyer with the word “rezoning” printed on official LA County envelopes with the Zoning Code Amendment language included on the June 2023 flyer, I believe community engagement participation from Ladera Heights and Windsor Hills-View Park residents would have been much greater. The Zoning Code Amendments language “The Project would amend Planning and Zoning (Title 22) of the County Code to: (1) Establish a Planning Area Standards District (PASD) to create development standards that are specific to the Westside: (2) Maintain and preserve the existing characteristics of residential neighborhoods” should have been included on the initial June 2023 community engagement and survey request flyer. The flyer language did not include the word “rezoning,” the actual purpose of the WSAP agenda in Ladera Heights, Windsor Hills-View Park. THEREFORE THIS CURRENT WSAP project implementation should be HALTED, POSTPONED, DISCONTINUED and deemed NULL and VOID!

I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Name:Ruth Tatone

Address:5332 Fairview Blvd
Los Angeles, CA 90056

Sent from my Verizon, Samsung Galaxy smartphone

From: sfhodges16
To: Westside Area Plan; HollyJMitchell@bos.lacounty.gov; EDL-DRP BU-S Commission Services; info@daphnebradford.com
Subject: WSAP/PEIR Comments
Date: Monday, August 12, 2024 12:48:05 PM

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team.

I am for fair and affordable housing and I wish to express my strong opposition to the proposed rezoning of single-family neighborhoods and the excessive upzoning of commercial parcels located in Ladera Heights and Windsor Hills-View Park. As a resident of one of the aforementioned Los Angeles County WSAP areas, the rezoning of these locations will drastically alter the cultural character of our community and create a traffic nightmare. I'm requesting the removal of the Ladera Center, University Church, Slauson-Fairfax/Home Depot, Slauson-Fairfax intersection, and other essential community assets from the WSAP opportunity site list.

The 3 mile, predominately single family, Ladera Heights neighborhood and the Windsor Hills-View Park bedroom communities were not created to accommodate "Greater mix of uses and housing types" as stated in the Draft Westside Area Plan documents. Ladera Heights would receive the majority of the State's Regional Housing Needs Allocation of 4,760 units. This proposed WSAP plan will be detrimental to the health, wealth, culture, safety, and well-being of residents, as well as increase health disparities for our community.

FLAWED Westside Area Plan Community Engagement

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Name:

Address:

S Hodges
G_ZF4

From:	shashonna
To:	Westside Area Plan; HollyJMitchell@bos.lacounty.gov; EDL-DRP BU-S Commission Services; info@daphnebradford.com
Subject:	WSAP/PEIR Comments
Date:	Tuesday, August 13, 2024 12:53:25 PM

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team.

I am for fair and affordable housing and I wish to express my strong opposition to the proposed rezoning of single-family neighborhoods and the excessive upzoning of commercial parcels located in Ladera Heights and Windsor Hills-View Park. As a resident of one of the aforementioned Los Angeles County WSAP areas, the rezoning of these locations will drastically alter the cultural character of our community and create a traffic nightmare. I'm requesting the removal of the Ladera Center, University Church, Slauson-Fairfax/Home Depot, Slauson-Fairfax intersection, and other essential community assets from the WSAP opportunity site list.

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Name: S Davis

Address: 6904 S. La Cienega Blvd
Inglewood, Ca 90302

Sent from my T-Mobile 5G Device

From: Sandy Breindel
To: Westside Area Plan; HollyJMitchell@bos.lacounty.gov; EDL-DRP BU-S Commission Services; info@daphnebradford.com
Subject: WSAP/PEIR Comments
Date: Wednesday, August 14, 2024 7:22:42 PM

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team.

I am for fair and affordable housing and I wish to express my strong opposition to the proposed rezoning of single-family neighborhoods and the excessive upzoning of commercial parcels located in Ladera Heights and Windsor Hills-View Park. As a resident of one of the aforementioned Los Angeles County WSAP areas, the rezoning of these locations will drastically alter the cultural character of our community and create a traffic nightmare. I'm requesting the removal of the Ladera Center, University Church, Slauson-Fairfax/Home Depot, Slauson-Fairfax intersection, and other essential community assets from the WSAP opportunity site list.

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Name:Sandra Breindel

Address 4469 Admiralty Way, Marina del Rey, CA 90292:

WSAP/PEIR Comments

sfhodges16 <sfhodges16@gmail.com>

Mon 8/12/2024 3:17 PM

To:Westside Area Plan <WestsideAreaPlan@planning.lacounty.gov>;HollyJMitchell@bos.lacounty.gov <HollyJMitchell@bos.lacounty.gov>;EDL-DRP BU-S Commission Services <commission@planning.lacounty.gov>; info@daphnebradford.com <info@daphnebradford.com>

CAUTION: External Email. Proceed Responsibly.

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Name:
Sandra Hodges

Address:
6200 Flores Ave
LA 90056

S Hodges
G_ZF4

From: Sarah Baker
To: Westside Area Plan; HollyJMitchell@bos.lacounty.gov; EDL-DRP BU-S Commission Services; info@daphnebradford.com
Subject: WSAP/PEIR Comments
Date: Sunday, August 11, 2024 6:53:55 PM

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team. I am for fair and affordable housing and I wish to express my strong opposition to the proposed rezoning of single-family neighborhoods and the excessive upzoning of commercial parcels located in Ladera Heights and Windsor Hills-View Park. As a resident of one of the aforementioned Los Angeles County WSAP areas, the rezoning of these locations will drastically alter the cultural character of our community and create a traffic nightmare. I'm requesting the removal of the Ladera Center, University Church, Slauson-Fairfax/Home Depot, Slauson-Fairfax intersection, and other essential community assets from the WSAP opportunity site list. The 3 mile, predominately single family, Ladera Heights neighborhood and the Windsor Hills-View Park bedroom communities were not created to accommodate "Greater mix of uses and housing types" as stated in the Draft Westside Area Plan documents. Ladera Heights would receive the majority of the State's Regional Housing Needs Allocation of 4,760 units. This proposed WSAP plan will be detrimental to the health, wealth, culture, safety, and well-being of residents, as well as increase health disparities for our community. FLAWED Westside Area Plan Community Engagement According to the 2022 US Census American Community Survey data there are 2,654 households in Ladera Heights and 4,911 households in Windsor Hills-View Park, totaling 7,565 households in the WSAP residential neighborhoods. The "Junk Mail" styled June 2023 USPS delivery of 6,300 flyers EXCLUDED 1,265 HOUSEHOLDS located in the WSAP target areas of Ladera Heights and Windsor Hills-View Park. The 387 initial survey responses collected narrowly represents 5% of community residents. It is impossible, arbitrary, and capricious to create a community-based plan without incorporating the needs and voices of 95% of community members. Also, I didn't receive the June 25, 2024 flyer via USPS mail as indicated in the WSAP documentation. THEREFORE THIS CURRENT WSAP project implementation should be HALTED, POSTPONED, DISCONTINUED and deemed NULL and VOID! The WSAP planning team distributed 6,300 flyers resulting in only 387 community residents completing the initial survey. Hundreds of Ladera Heights and Windsor Hills-View Park residents stated they DID NOT receive a survey via USPS mail delivery. The WSAP teams negligence in providing the equitable opportunity for ALL households to participate in the initial June 2023 community engagement efforts has resulted in a large majority of Ladera Heights and Windsor Hills-View Park tax paying residents feeling DISENFRANCHISED, DISENGAGED, DEFEATED and unaware of the rezoning of their homes and shared community commercial spaces. This erroneous mailing invalidates Land Use Goal #2: "Community-based planning efforts that implement the General Plan and incorporate public input, and regional and community level collaboration." Just like many WSAP residents, I'm thinking "It doesn't matter how we feel, Supervisor Holly Mitchell and the LA County Regional Planning Commission have their minds made up." THIS IS NOT COMMUNITY ENGAGEMENT! If the WSAP Planning team would have mailed the initial June 2023 flyer with the word "rezoning" printed on official LA County envelopes with the Zoning Code Amendment language included on the June 2023 flyer, I believe community engagement participation from Ladera Heights and Windsor Hills-View Park residents would have been much greater. The Zoning Code Amendments language "The Project would amend Planning and Zoning (Title 22) of the County Code to: (1) Establish a Planning Area Standards District (PASD) to create development standards that are specific to the Westside:

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Name: Sarah D. Baker

Address: 6303 S. Rimpau Blvd, 90043

From: Sharon Ann Smith
To: Westside Area Plan
Subject: WSAP/PEIR comments
Date: Thursday, August 8, 2024 11:31:24 AM

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team.

I am for fair and affordable housing and I wish to express my strong opposition to at the proposed rezoning of single-family neighborhoods and the excessive upzoning of commercial parcels Ladera Heights and Windsor Hills-View Park. As a resident of one of the aforementioned Los Angeles County WSAP areas, the rezoning of these locations will drastically alter the cultural character of our community and create a traffic nightmare. I'm requesting the removal of the Ladera Center, University Church, Slauson-Fairfax/Home Depot, Slauson-Fairfax intersection, and other essential community assets from the WSAP opportunity site list.

The 3 mile, predominately single family, Ladera Heights neighborhood and the Windsor Hills-View Park bedroom communities were not created to accommodate **"Greater mix of uses and housing types"** as stated in the Draft Westside Area Plan documents. Ladera Heights would receive the majority of the State's Regional Housing Needs Allocation of **4,760 units**. This proposed WSAP plan would be detrimental to the health, wealth, culture, safety, and well-being of residents, as well as increase health disparities for our community.

FLAWED Westside Area Plan Community Engagement

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Name: Sharon Ann Smith

Address: 7115 Knowlton Place, LA, CA 90045

From:	Sharon Barnes
To:	HollyJMitchell@bos.lacounty.gov; McGee, Tracy; Gracian, Isela; Westside Area Plan; EDL-DRP BU-S Commission Services; planning.thewestside@lacity.org; housingelement@lacity.org; info@daphnebradford.com
Subject:	WSAP/PEIR Comments - Re No Rezoning and Upzoning
Date:	Thursday, August 8, 2024 2:37:32 PM

CAUTION: External Email. Proceed Responsibly.

Please add the entirety to the public record on this matter.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team,

I wish to express my strong opposition to the proposed rezoning of single-family neighborhoods and the excessive upzoning of commercial parcels Ladera Heights and Windsor Hills-View Park. As a resident of one of the aforementioned Los Angeles County WSAP areas, the rezoning of these locations will not only drastically alter the cultural character of our community, but additionally **(1)** create nightmare-levels of traffic on already overly busy streets, **(2**) cause increased levels of air pollution, and **(3)** increased use of water, electric and natural gas resources in these areas.

I'm requesting the removal of the Ladera Center, University Church, Slauson-Fairfax/Home Depot, Slauson-Fairfax intersection, and other essential community assets from the WSAP opportunity site list.

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Sharon Barnes
4455 W 62nd Street
Windsor Hills, CA 90043-3057

SHARON BARNES
Contact: | (323) 819-8272

From:	shashonna
To:	Westside Area Plan; HollyJMitchell@bos.lacounty.gov; EDL-DRP BU-S Commission Services; info@daphnebradford.com
Subject:	WSAP/PEIR Comments
Date:	Tuesday, August 13, 2024 12:53:25 PM

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team.

I am for fair and affordable housing and I wish to express my strong opposition to the proposed rezoning of single-family neighborhoods and the excessive upzoning of commercial parcels located in Ladera Heights and Windsor Hills-View Park. As a resident of one of the aforementioned Los Angeles County WSAP areas, the rezoning of these locations will drastically alter the cultural character of our community and create a traffic nightmare. I'm requesting the removal of the Ladera Center, University Church, Slauson-Fairfax/Home Depot, Slauson-Fairfax intersection, and other essential community assets from the WSAP opportunity site list.

The 3 mile, predominately single family, Ladera Heights neighborhood and the Windsor Hills-View Park bedroom communities were not created to accommodate "Greater mix of uses and housing types" as stated in the Draft Westside Area Plan documents. Ladera Heights would receive the majority of the State's Regional Housing Needs Allocation of 4,760 units. This proposed WSAP plan will be detrimental to the health, wealth, culture, safety, and well-being of residents, as well as increase health disparities for our community.

FLAWED Westside Area Plan Community Engagement

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Name: S Davis

Address: 6904 S. La Cienega Blvd
Inglewood, Ca 90302

Sent from my T-Mobile 5G Device

From:	sylvia lynche
To:	Westside Area Plan; HollyJMitchell@bos.lacounty.gov; EDL-DRP BU-S Commission Services; info@daphnebradford.com
Subject:	WSAP/PEIR Comments
Date:	Monday, August 12, 2024 10:48:07 AM

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team.

I am for fair and affordable housing and I wish to express my strong opposition to the proposed rezoning of single-family neighborhoods and the excessive upzoning of commercial parcels located in Ladera Heights and Windsor Hills-View Park. As a resident of one of the aforementioned Los Angeles County WSAP areas, the rezoning of these locations will drastically alter the cultural character of our community and create a traffic nightmare. I'm requesting the removal of the Ladera Center, University Church, Slauson-Fairfax/Home Depot, Slauson-Fairfax intersection, and other essential community assets from the WSAP opportunity site list.

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Name:
Shelly Williams
Address:
5842 Condon Ave Los Angeles Ca 90056

From:	Silvia Cooper
To:	Westside Area Plan; HollyJMitchell@bos.lacounty.gov; EDL-DRP BU-S Commission Services; info@daphnebradford.com
Subject:	WSAP/PEIR Comments
Date:	Sunday, August 18, 2024 3:32:52 PM

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team.

I am for fair and affordable housing and I wish to express my strong opposition to the proposed rezoning of single-family neighborhoods and the excessive upzoning of commercial parcels located in Ladera Heights and Windsor Hills-View Park. As a resident of one of the aforementioned Los Angeles County WSAP areas, the rezoning of these locations will drastically alter the cultural character of our community and create a traffic nightmare. I'm requesting the removal of the Ladera Center, University Church, Slauson-Fairfax/Home Depot, Slauson-Fairfax intersection, and other essential community assets from the WSAP opportunity site list.

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Name: Silvia Cooper

Address: 2691 Patricia Avenue, Los Angeles, CA 90064

From: Simone Antoinette
To: Westside Area Plan; HollyJMitchell@bos.lacounty.gov; EDL-DRP BU-S Commission Services; info@daphnebradford.com
Subject: WSAP/PEIR Comments
Date: Tuesday, August 13, 2024 9:08:18 AM

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team.

I am for fair and affordable housing and I wish to express my strong opposition to the proposed rezoning of single-family neighborhoods and the excessive upzoning of commercial parcels located in Ladera Heights and Windsor Hills-View Park. As a resident of one of the aforementioned Los Angeles County WSAP areas, the rezoning of these locations will drastically alter the cultural character of our community and create a traffic nightmare. I'm requesting the removal of the Ladera Center, University Church, Slauson-Fairfax/Home Depot, Slauson-Fairfax intersection, and other essential community assets from the WSAP opportunity site list.

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Regards,

Name: Simone Miller

Address: 4300 W 58th Pl, Los Angeles, CA 90043

From: Simone Antoinette
To: Westside Area Plan; HollyJMitchell@bos.lacounty.gov; EDL-DRP BU-S Commission Services; info@daphnebradford.com
Subject: WSAP/PEIR Comments
Date: Tuesday, August 13, 2024 9:08:18 AM

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Name: Simone Miller

Address: 4300 W 58th Pl, Los Angeles, CA 90043

From:	Sonia Isaacs
To:	Westside Area Plan; HollyJMitchell@bos.lacounty.gov; EDL-DRP BU-S Commission Services; info@daphnebradford.com
Subject:	WSAP/PEIR Comments
Date:	Tuesday, August 13, 2024 7:27:42 PM

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team.

I am for fair and affordable housing and I wish to express my strong opposition to the proposed rezoning of single-family neighborhoods and the excessive upzoning of commercial parcels located in Ladera Heights and Windsor Hills-View Park. As a resident of one of the aforementioned Los Angeles County WSAP areas, the rezoning of these locations will drastically alter the cultural character of our community and create a traffic nightmare. I'm requesting the removal of the Ladera Center, University Church, Slauson-Fairfax/Home Depot, Slauson-Fairfax intersection, and other essential community assets from the WSAP opportunity site list.

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Regards,

Name:
Sonia Isaacs

Address:
5544 W. 61st Street
Los Angeles, CA 90056

From: Sree Roy
To: Westside Area Plan; HollyJMitchell@bos.lacounty.gov; EDL-DRP BU-S Commission Services; info@daphnebradford.com
Subject: Opposition to rezoning
Date: Friday, August 16, 2024 8:54:02 PM

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team.

I am for fair and affordable housing and I wish to express my strong opposition to the proposed rezoning of single-family neighborhoods and the excessive upzoning of commercial parcels located in Ladera Heights and Windsor Hills-View Park. As a resident of one of the aforementioned Los Angeles County WSAP areas, the rezoning of these locations will drastically alter the cultural character of our community and create a traffic nightmare. I'm requesting the removal of the Ladera Center, University Church, Slauson-Fairfax/Home Depot, Slauson-Fairfax intersection, and other essential community assets from the WSAP opportunity site list.

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Regards,

Sree Roy

5103 Onaknoll Ave

Los Angeles CA 90043

WSAP/PEIR Comments

s w <dvpshopping@hotmail.com>

Mon 8/12/2024 2:29 PM

To:Westside Area Plan <WestsideAreaPlan@planning.lacounty.gov>;hollyjmitchell@bos.lacounty.gov <hollyjmitchell@bos.lacounty.gov>; EDL-DRP BU-S Commission Services <commission@planning.lacounty.gov>;info@daphnebradford.com <info@daphnebradford.com>

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The WSAP planning team distributed 6,300 flyers resulting in only 387 community residents completing the initial survey. Hundreds of Ladera Heights and Windsor Hills-View Park residents stated they DID NOT receive a survey via USPS mail delivery. The WSAP teams negligence in providing the equitable opportunity for ALL households to participate in the initial June 2023 community engagement efforts has resulted in a large majority of Ladera Heights and Windsor Hills-View Park tax paying residents feeling DISENFRANCHISED, DISENGAGED, DEFEATED and unaware of the rezoning of their homes and shared community commercial spaces. This erroneous mailing invalidates Land Use Goal #2: "Community-based planning efforts that implement the General Plan and incorporate public input, and regional and community level collaboration." Just like many WSAP residents, I'm thinking "It doesn't matter how we feel, Supervisor Holly Mitchell and the LA County Regional Planning Commission have their minds made up." THIS IS NOT COMMUNITY ENGAGEMENT!

If the WSAP Planning team would have mailed the initial June 2023 flyer with the word “rezoning” printed on official LA County envelopes with the Zoning Code Amendment language included on the June 2023 flyer, I believe community engagement participation from Ladera Heights and Windsor Hills-View Park residents would have been much greater. The Zoning Code Amendments language “The Project would amend Planning and Zoning (Title 22) of the County Code to: (1) Establish a Planning Area Standards District (PASD) to create development standards that are specific to the Westside: (2) Maintain and preserve the existing characteristics of residential neighborhoods” should have been included on the initial June 2023 community engagement and survey request flyer. The flyer language did not include the word “rezoning,” the actual purpose of the WSAP agenda in Ladera Heights and Windsor Hills-View Park. THEREFORE THIS CURRENT WSAP project implementation should be HALTED, POSTPONED, DISCONTINUED and deemed NULL and VOID!

I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Name:
Stacy and Y.D. Williams
Address: 3515 Crestwold Ave
View Park, CA 90043

Sent from my Verizon, Samsung Galaxy smartphone
Get Outlook for Android

From: Stephanie Maxberry
To: Westside Area Plan; HollyJMitchell@bos.lacounty.gov; EDL-DRP BU-S Commission Services; info@daphnebradford.com
Subject: WSAP/PEIR Comments
Date: Tuesday, August 13, 2024 9:01:55 AM

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team. I am for fair and affordable housing and I wish to express my strong opposition to the proposed rezoning of single-family neighborhoods and the excessive upzoning of commercial parcels located in Ladera Heights and Windsor Hills-View Park. As a resident of one of the aforementioned Los Angeles County WSAP areas, the rezoning of these locations will drastically alter the cultural character of our community and create a traffic nightmare. I'm requesting the removal of the Ladera Center, University Church, Slauson-Fairfax/Home Depot, Slauson-Fairfax intersection, and other essential community assets from the WSAP opportunity site list. The 3 mile, predominately single family, Ladera Heights neighborhood and the Windsor Hills-View Park bedroom communities were not created to accommodate "Greater mix of uses and housing types" as stated in the Draft Westside Area Plan documents. Ladera Heights would receive the majority of the State's Regional Housing Needs Allocation of 4,760 units. This proposed WSAP plan will be detrimental to the health, wealth, culture, safety, and well-being of residents, as well as increase health disparities for our community. FLAWED Westside Area Plan Community Engagement According to the 2022 US Census American Community Survey data there are 2,654 households in Ladera Heights and 4,911 households in Windsor Hills-View Park, totaling 7,565 households in the WSAP residential neighborhoods. The "Junk Mail" styled June 2023 USPS delivery of 6,300 flyers EXCLUDED 1,265 HOUSEHOLDS located in the WSAP target areas of Ladera Heights and Windsor Hills-View Park. The 387 initial survey responses collected narrowly represents 5% of community residents. It is impossible, arbitrary, and capricious to create a community-based plan without incorporating the needs and voices of 95% of community members. Also, I didn't receive the June 25, 2024 flyer via USPS mail as indicated in the WSAP documentation. THEREFORE THIS CURRENT WSAP project implementation should be HALTED, POSTPONED, DISCONTINUED and deemed NULL and VOID! The WSAP planning team distributed 6,300 flyers resulting in only 387 community residents completing the initial survey. Hundreds of Ladera Heights and Windsor Hills-View Park residents stated they DID NOT receive a survey via USPS mail delivery. The WSAP teams negligence in providing the equitable opportunity for ALL households to participate in the initial June 2023 community engagement efforts has resulted in a large majority of Ladera Heights and Windsor Hills-View Park tax paying residents feeling DISENFRANCHISED, DISENGAGED, DEFEATED and unaware of the rezoning of their homes and shared community commercial spaces. This erroneous mailing invalidates Land Use Goal #2: "Community-based planning efforts that implement the General Plan and incorporate public input, and regional and community level collaboration." Just like many WSAP residents, I'm thinking "It doesn't matter how we feel, Supervisor Holly Mitchell and the LA County Regional Planning Commission have their minds made up." THIS IS NOT COMMUNITY ENGAGEMENT! If the WSAP Planning team would have mailed the initial June 2023 flyer with the word "rezoning" printed on official LA County envelopes with the Zoning Code Amendment language included on the June 2023 flyer, I believe community engagement participation from Ladera Heights and Windsor Hills-View Park residents would have been much greater. The Zoning Code Amendments language "The Project would amend Planning and Zoning (Title 22) of the County Code to: (1) Establish a Planning Area Standards District (PASD) to create development standards that are specific to the Westside:

(2) Maintain and preserve the existing characteristics of residential neighborhoods" should have been included on the initial June 2023 community engagement and survey request flyer. The flyer language did not include the word "rezoning," the actual purpose of the WSAP agenda in Ladera Heights and Windsor Hills-View Park. THEREFORE THIS CURRENT WSAP project implementation should be HALTED, POSTPONED, DISCONTINUED and deemed NULL and VOID! I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter. Regards, Name: Address:

From:	Stephen Hall
To:	hollyjmitchell@bos.lacounty.gov; McGee, Tracy; Gracian, Isela; Westside Area Plan; EDL-DRP BU-S Commission Services; planning.thewestside@lacity.org; housingelement@lacity.org; info@daphnebradford.com
Subject:	WSAP/PEIR comments
Date:	Wednesday, August 14, 2024 8:54:03 PM

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team,

I am for fair and affordable housing and I wish to express my strong opposition to at the proposed rezoning of single-family neighborhoods and the excessive upzoning of commercial parcels Ladera Heights and Windsor Hills-View Park. As a resident of one of the aforementioned Los Angeles County WSAP areas, the rezoning of these locations will drastically alter the cultural character of our community and create a traffic nightmare. I'm requesting the removal of the Ladera Center, University Church, Slauson-Fairfax/Home Depot, Slauson-Fairfax intersection, and other essential community assets from the WSAP opportunity site list.

The 3 mile predominantly single family Ladera Heights neighborhood and the Windsor Hills-View Park bedroom communities were not created to accommodate **"Greater mix of uses and housing types"** as stated in the Draft Westside Area Plan documents. Ladera Heights would receive the majority of the State's Regional Housing Needs Allocation of**4,760 units**. This proposed WSAP plan would be detrimental to the health, wealth, culture, safety, and well-being of residents, as well as increase health disparities for our community.

FLAWED Westside Area Plan Community Engagement

According to the **2022 US Census American Community Survey data there are 2,654 households in Ladera Heights and 4,911 households in Windsor Hills-View Park totaling 7,565 households in the WSAP residential neighborhoods.**

The "Junk Mail" styled June 2023 USPS delivery of 6,300 flyers **DID NOT INCLUDE 1,265 HOUSEHOLDS** located in the WSAP target areas of Ladera Heights, Windsor Hills-View Park. The 387 initial survey responses collected narrowly represents 5% of community residents. It is irresponsible, arbitrary, and capricious to create a community-based plan without incorporating the needs and voices of 95% of community members. In addition, I didn't receive the June 25, 2024, flyer via USPS as indicated in the WSAP documentation. **THEREFORE, THIS CURRENT WSAP** project implementation should be **DISCONTINUED and deemed NULL and VOID!**

The WSAP planning team distributed 6,300 flyers resulting in only 387 community residents completing the initial survey. Hundreds of Ladera Heights, Windsor

Hills-View Park residents stated they **DID NOT** receive a survey via USPS mail delivery. The WSAP teams' negligence in providing the equitable opportunity for **ALL** households to participate in the initial June 2023 community engagement efforts has resulted in a significant majority of Ladera Heights and Windsor Hills-View Park tax paying residents feeling **DISENFRANCHISED, DISENGAGED, DEFEATED** and unaware of the rezoning of their neighborhood and shared community commercial spaces. This erroneous mailing error invalidates Land Use Goal #2: "Community-based planning efforts that implement the General Plan and incorporate public input, and regional and community level collaboration." Just like many WSAP residents, I'm thinking "It doesn't matter how we feel Supervisor Holly Mitchell and the LA County Regional Planning Commission have their minds made up." **THIS IS NOT COMMUNITY ENGAGEMENT!**

If the WSAP Planning team would have mailed the initial June 2023 flyer with the word "rezoning" printed on official LA County envelopes with the Zoning Code Amendment language included on the June 2023 flyer, surely community engagement participation from Ladera Heights and Windsor Hills-View Park residents would have been much greater. The Zoning Code Amendments language **"The Project would amend Planning and Zoning (Title 22) of the County Code to: (1) Establish a Planning Area Standards District (PASD) to create development standards that are specific to the Westside: (2) Maintain and preserve the existing characteristics of residential neighborhoods"** should have been included on the initial June 2023 community engagement and survey request flyer. The flyer language did not include the word "rezoning," the actual purpose of the WSAP agenda in Ladera Heights, Windsor Hills-View Park. **THEREFORE, THE PROPOSED WSAP** project implementation should be **HALTED, DISCONTINUED and deemed NULL and VOID!**

My family and I are registered voters in Los Angeles County, and we never miss an election cycle. We would appreciate you adding the entirety of this complaint to the public record on this matter.

Regards,

RE: Proposed Up Zoning

Steven Fisher <nadan777@gmail.com>

Mon 8/12/2024 5:44 PM

To:Westside Area Plan <WestsideAreaPlan@planning.lacounty.gov>;HollyJMitchell@bos.lacounty.gov <HollyJMitchell@bos.lacounty.gov>;EDL-DRP BU-S Commission Services <commission@planning.lacounty.gov>; info@daphnebradford.com <info@daphnebradford.com>

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team.

I am for fair and affordable housing and I wish to express my strong opposition to the proposed rezoning of single-family neighborhoods and the excessive upzoning of commercial parcels located in Ladera Heights and Windsor Hills-View Park. As a resident of one of the aforementioned Los Angeles County WSAP areas, the rezoning of these locations will drastically alter the cultural character of our community and create a traffic nightmare. I'm requesting the removal of the Ladera Center, University Church, Slauson-Fairfax/Home Depot, Slauson-Fairfax intersection, and other essential community assets from the WSAP opportunity site list.

The 3 mile, predominately single family, Ladera Heights neighborhood and the Windsor Hills-View Park bedroom communities were not created to accommodate "Greater mix of uses and housing types" as stated in the Draft Westside Area Plan documents. Ladera Heights would receive the majority of the State's Regional Housing Needs Allocation of 4,760 units. This proposed WSAP plan will be detrimental to the health, wealth, culture, safety, and well-being of residents, as well as increase health disparities for our community

sent from Steven's mobile

WSAP/PEIR Comments

SUKARTI HILL <suki323@yahoo.com>

Mon 8/12/2024 2:14 AM

To:Westside Area Plan <WestsideAreaPlan@planning.lacounty.gov>;HollyJMitchell@bos.lacounty.gov <HollyJMitchell@bos.lacounty.gov>;EDL-DRP BU-S Commission Services <commission@planning.lacounty.gov>; info@daphnebradford.com <info@daphnebradford.com>

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team.

I am for fair and affordable housing and I wish to express my strong opposition to the proposed rezoning of single-family neighborhoods and the excessive upzoning of commercial parcels located in Ladera Heights and Windsor Hills-View Park. As a resident of one of the aforementioned Los Angeles County WSAP areas, the rezoning of these locations will drastically alter the cultural character of our community and create a traffic nightmare. I'm requesting the removal of the Ladera Center, University Church, Slauson-Fairfax/Home Depot, Slauson-Fairfax intersection, and other essential community assets from the WSAP opportunity site list.

The 3 mile, predominately single family, Ladera Heights neighborhood and the Windsor Hills-View Park bedroom communities were not created to accommodate "Greater mix of uses and housing types" as stated in the Draft Westside Area Plan documents. Ladera Heights would receive the majority of the State's Regional Housing Needs Allocation of 4,760 units. This proposed WSAP plan will be detrimental to the health, wealth, culture, safety, and well-being of residents, as well as increase health disparities for our community.

FLAWED Westside Area Plan Community Engagement

According to the 2022 US Census American Community Survey data there are 2,654 households in Ladera Heights and 4,911 households in Windsor Hills-View Park, totaling 7,565 households in the WSAP residential neighborhoods.

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The WSAP planning team distributed 6,300 flyers resulting in only 387 community residents completing the initial survey. Hundreds of Ladera Heights and Windsor Hills-View Park residents stated they DID NOT receive a survey via USPS mail delivery. The WSAP teams negligence in providing the equitable opportunity for ALL households to participate in the initial June 2023 community engagement efforts has resulted in a large majority of Ladera Heights and Windsor Hills-View Park tax paying residents feeling DISENFRANCHISED, DISENGAGED, DEFEATED and unaware of the rezoning of their homes and shared community commercial spaces. This erroneous mailing invalidates Land Use Goal #2: "Community-based planning efforts that implement the General Plan and incorporate public input, and regional and community level collaboration." Just like many WSAP residents, I'm thinking "It doesn't matter how we feel, Supervisor Holly Mitchell and the LA County Regional Planning Commission have their minds made up." THIS IS NOT COMMUNITY ENGAGEMENT!

If the WSAP Planning team would have mailed the initial June 2023 flyer with the word “rezoning” printed on official LA County envelopes with the Zoning Code Amendment language included on the June 2023 flyer, I believe community engagement participation from Ladera Heights and Windsor Hills-View Park residents would have been much greater. The Zoning Code Amendments language “The Project would amend Planning and Zoning (Title 22) of the County Code to: (1) Establish a Planning Area Standards District (PASD) to create development standards that are specific to the Westside: (2) Maintain and preserve the existing characteristics of residential neighborhoods” should have been included on the initial June 2023 community engagement and survey request flyer. The flyer language did not include the word “rezoning,” the actual purpose of the WSAP agenda in Ladera Heights and Windsor Hills-View Park. THEREFORE THIS CURRENT WSAP project implementation should be HALTED, POSTPONED, DISCONTINUED and deemed NULL and VOID!

I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Name: Sukarti Hill

Address: 5620 Harcross Drive, Los Angeles, CA 90043

From:	Susan Bradshaw
To:	Westside Area Plan; HollyJMitchell@bos.lacounty.gov; EDL-DRP BU-S Commission Services; info@daphnebradford.com
Cc:	bradshawsusanh
Subject:	WSAP/PEIR Comments
Date:	Friday, August 16, 2024 4:14:58 PM

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team.

I am for fair and affordable housing and I wish to express my strong opposition to the proposed rezoning of single-family neighborhoods and the excessive upzoning of commercial parcels located in Ladera Heights and Windsor Hills-View Park. As a resident of one of the aforementioned Los Angeles County WSAP areas, the rezoning of these locations will drastically alter the cultural character of our community and create a traffic nightmare. I'm requesting the removal of the Ladera Center, University Church, Slauson-Fairfax/Home Depot, Slauson-Fairfax intersection, and other essential community assets from the WSAP opportunity site list.

The 3 mile, predominately single family, Ladera Heights neighborhood and the Windsor Hills-View Park bedroom communities were not created to accommodate "Greater mix of uses and housing types" as stated in the Draft Westside Area Plan documents. Ladera Heights would receive the majority of the State's Regional Housing Needs Allocation of 4,760 units. This proposed WSAP plan will be detrimental to the health, wealth, culture, safety, and well-being of residents, as well as increase health disparities for our community.

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flyer. The flyer language did not include the word “rezoning,” the actual purpose of the WSAP agenda in Ladera Heights and Windsor Hills-View Park. THEREFORE THIS CURRENT WSAP project implementation should be HALTED, POSTPONED, DISCONTINUED and deemed NULL and VOID!

I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Name:Susan Bradshaw

Address:4517 Chasar Place

Sent from my iPhone

From:	Hill Sylvia
To:	Westside Area Plan; HollyJMitchell@bos.lacounty.gov; EDL-DRP BU-S Commission Services; info@daphnebradford.com
Subject:	WSAP/PEIR Comments
Date:	Tuesday, August 13, 2024 6:20:59 PM

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team.

I am for fair and affordable housing and I wish to express my strong opposition to the proposed rezoning of single-family neighborhoods and the excessive upzoning of commercial parcels located in Ladera Heights and Windsor Hills-View Park. As a resident of one of the aforementioned Los Angeles County WSAP areas, the rezoning of these locations will drastically alter the cultural character of our community and create a traffic nightmare. I'm requesting the removal of the Ladera Center, University Church, Slauson-Fairfax/Home Depot, Slauson-Fairfax intersection, and other essential community assets from the WSAP opportunity site list.

The 3 mile, predominately single family, Ladera Heights neighborhood and the Windsor Hills-View Park bedroom communities were not created to accommodate "Greater mix of uses and housing types" as stated in the Draft Westside Area Plan documents. Ladera Heights would receive the majority of the State's Regional Housing Needs Allocation of 4,760 units. This proposed WSAP plan will be detrimental to the health, wealth, culture, safety, and well-being of residents, as well as increase health disparities for our community.

FLAWED Westside Area Plan Community Engagement

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flyer. The flyer language did not include the word “rezoning,” the actual purpose of the WSAP agenda in Ladera Heights and Windsor Hills-View Park. THEREFORE THIS CURRENT WSAP project implementation should be HALTED, POSTPONED, DISCONTINUED and deemed NULL and VOID!

I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Name:Sylvia Hill

Address:8725 Beckenham Dr. Inglewood Ca.

Sent from my iPhone

From:	sylviapenamon@gmail.com
To:	Westside Area Plan; HollyJMitchell@bos.lacounty.gov; EDL-DRP BU-S Commission Services; info@daphnebradford.com
Subject:	WSAP/PEIR Comments
Date:	Tuesday, August 13, 2024 12:04:17 PM

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team.

I am for fair and affordable housing and I wish to express my strong opposition to the proposed rezoning of single-family neighborhoods and the excessive upzoning of commercial parcels located in Ladera Heights and Windsor Hills-View Park. As a resident of one of the aforementioned Los Angeles County WSAP areas, the rezoning of these locations will drastically alter the cultural character of our community and create a traffic nightmare. I'm requesting the removal of the Ladera Center, University Church, Slauson-Fairfax/Home Depot, Slauson-Fairfax intersection, and other essential community assets from the WSAP opportunity site list.

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FLAWED Westside Area Plan Community Engagement

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flyer. The flyer language did not include the word “rezoning,” the actual purpose of the WSAP agenda in Ladera Heights and Windsor Hills-View Park. THEREFORE THIS CURRENT WSAP project implementation should be HALTED, POSTPONED, DISCONTINUED and deemed NULL and VOID!

I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Name:Sylvia Penamon

Address:4826 W 63rd St

Sent from my iPhone

From: Sylvia Swilley
To: Westside Area Plan; HollyJMitchell@bos.lacounty.gov; EDL-DRP BU-S Commission Services; info@daphnebradford.com
Subject: WSAP/PEIR Comments
Date: Monday, August 12, 2024 10:57:00 AM

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team.

I am for fair and affordable housing and I wish to express my strong opposition to the proposed rezoning of single-family neighborhoods and the excessive upzoning of commercial parcels located in Ladera Heights and Windsor Hills-View Park. As a resident of one of the aforementioned Los Angeles County WSAP areas, the rezoning of these locations will drastically alter the cultural character of our community and create a traffic nightmare. I'm requesting the removal of the Ladera Center, University Church, Slauson-Fairfax/Home Depot, Slauson-Fairfax intersection, and other essential community assets from the WSAP opportunity site list.

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The "Junk Mail" styled June 2023 USPS delivery of 6,300 flyers EXCLUDED 1,265 HOUSEHOLDS located in the WSAP target areas of Ladera Heights and Windsor Hills-View Park. The 387 initial survey responses collected narrowly represents 5% of community residents. It is impossible, arbitrary, and capricious to create a community-based plan without incorporating the needs and voices of 95% of community members. Also, I didn't receive the June 25, 2024 flyer via USPS mail as indicated in the WSAP documentation. THEREFORE THIS CURRENT WSAP project implementation should be HALTED, POSTPONED, DISCONTINUED and deemed NULL and VOID!

The WSAP planning team distributed 6,300 flyers resulting in only 387 community residents completing the initial survey. Hundreds of Ladera Heights and Windsor Hills-View Park residents stated they DID NOT receive a survey via USPS mail delivery. The WSAP teams negligence in providing the equitable opportunity for ALL households to participate in the initial June 2023 community engagement efforts has resulted in a large majority of Ladera Heights and Windsor Hills-View Park tax paying residents feeling DISENFRANCHISED, DISENGAGED, DEFEATED and unaware of the rezoning of their homes and shared community commercial spaces. This erroneous mailing invalidates Land Use Goal #2: "Community-based planning efforts that implement the General Plan and incorporate public input, and regional and community level collaboration." Just like many WSAP residents, I'm

thinking “It doesn’t matter how we feel, Supervisor Holly Mitchell and the LA County Regional Planning Commission have their minds made up.” THIS IS NOT COMMUNITY ENGAGEMENT!

If the WSAP Planning team would have mailed the initial June 2023 flyer with the word “rezoning” printed on official LA County envelopes with the Zoning Code Amendment language included on the June 2023 flyer, I believe community engagement participation from Ladera Heights and Windsor Hills-View Park residents would have been much greater. The Zoning Code Amendments language “The Project would amend Planning and Zoning (Title 22) of the County Code to: (1) Establish a Planning Area Standards District (PASD) to create development standards that are specific to the Westside: (2) Maintain and preserve the existing characteristics of residential neighborhoods” should have been included on the initial June 2023 community engagement and survey request flyer. The flyer language did not include the word “rezoning,” the actual purpose of the WSAP agenda in Ladera Heights and Windsor Hills-View Park. THEREFORE THIS CURRENT WSAP project implementation should be HALTED, POSTPONED, DISCONTINUED and deemed NULL and VOID!

I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Name:Sylvia Swilley

Address: 6604 Shenandoah Avenue Los Angeles, California 90056

From: Tami Burks
To: HollyJMitchell@bos.lacounty.gov; McGee, Tracy; Gracian, Isela; Westside Area Plan; EDL-DRP BU-S Commission Services; planning.thewestside@lacity.org; housingelement@lacity.org; info@daphnebradford.com
Subject: WSAP/PEIR Westside Area Plan
Date: Thursday, August 8, 2024 7:25:16 PM

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team,

I am for fair and affordable housing and I wish to express my strong opposition to at the proposed rezoning of single-family neighborhoods and the excessive upzoning of commercial parcels Ladera Heights and Windsor Hills-View Park. As a resident of one of the aforementioned Los Angeles County WSAP areas, the rezoning of these locations will drastically alter the cultural character of our community and create a traffic nightmare. I'm requesting the removal of the Ladera Center, University Church, Slauson-Fairfax/Home Depot, Slauson-Fairfax intersection, and other essential community assets from the WSAP opportunity site list.

The 3 mile predominantly single family Ladera Heights neighborhood and the Windsor Hills-View Park bedroom communities were not created to accommodate **"Greater mix of uses and housing types"** as stated in the Draft Westside Area Plan documents. Ladera Heights would receive the majority of the State's Regional Housing Needs Allocation of**4,760 units**. This proposed WSAP plan would be detrimental to the health, wealth, culture, safety, and well-being of residents, as well as increase health disparities for our community.

FLAWED Westside Area Plan Community Engagement

According to the **2022 US Census American Community Survey data there are 2,654 households in Ladera Heights and 4,911 households in Windsor Hills-View Park totaling 7,565 households in the WSAP residential neighborhoods.**

The "Junk Mail" styled June 2023 USPS delivery of 6,300 flyers **EXCLUDED 1,265 HOUSEHOLDS** located in the WSAP target areas of Ladera Heights, Windsor Hills-View Park. The 387 initial survey responses collected narrowly

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Kimberly Kyle
6441 Springpark Avenue, Los Angeles, CA 90056

Sent from my iPhone

From:	TAMIKO mccloud
To:	Westside Area Plan; HollyJMitchell@bos.lacounty.gov; EDL-DRP BU-S Commission Services; info@daphnebradford.com
Subject:	WSAP/PEIR Comments
Date:	Monday, August 12, 2024 12:13:35 PM

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team.

I am for fair and affordable housing and I wish to express my strong opposition to the proposed rezoning of single-family neighborhoods and the excessive upzoning of commercial parcels located in Ladera Heights and Windsor Hills-View Park. As a resident of one of the aforementioned Los Angeles County WSAP areas, the rezoning of these locations will drastically alter the cultural character of our community and create a traffic nightmare. I'm requesting the removal of the Ladera Center, University Church, Slauson-Fairfax/Home Depot, Slauson-Fairfax intersection, and other essential community assets from the WSAP opportunity site list.

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Name:

Address:

WSAP/PEIR Comments

Taylor Strong <taylorstrong95@gmail.com>

Fri 8/9/2024 8:43 AM

To:Westside Area Plan <WestsideAreaPlan@planning.lacounty.gov>;HollyJMitchell@bos.lacounty.gov <HollyJMitchell@bos.lacounty.gov>;Gracian, Isela <IGracian@bos.lacounty.gov>;McGee, Tracy <TMcGee@bos.lacounty.gov>;EDL-DRP BU-S Commission Services <commission@planning.lacounty.gov>;planning.thewestside@lacity.org <planning.thewestside@lacity.org>; housingelement@lacity.org <housingelement@lacity.org>;info@daphnebradford.com <info@daphnebradford.com>

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Taylor Strong

5729 Deane Ave. Los Angeles, CA 90043

From:	TERESA CARR
To:	Westside Area Plan; HollyJMitchell@bos.lacounty.gov; EDL-DRP BU-S Commission Services; info@daphnebradford.com
Subject:	WSAP/PEIR Comments
Date:	Monday, August 12, 2024 12:26:40 PM

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team.

I am for fair and affordable housing and I wish to express my strong opposition to the proposed rezoning of single-family neighborhoods and the excessive upzoning of commercial parcels located in Ladera Heights and Windsor Hills-View Park. As a resident of one of the aforementioned Los Angeles County WSAP areas, the rezoning of these locations will drastically alter the cultural character of our community and create a traffic nightmare. I'm requesting the removal of the Ladera Center, University Church, Slauson-Fairfax/Home Depot, Slauson-Fairfax intersection, and other essential community assets from the WSAP opportunity site list.

The 3 mile, predominately single family, Ladera Heights neighborhood and the Windsor Hills-View Park bedroom communities were not created to accommodate "Greater mix of uses and housing types" as stated in the Draft Westside Area Plan documents. Ladera Heights would receive the majority of the State's Regional Housing Needs Allocation of 4,760 units. This proposed WSAP plan will be detrimental to the health, wealth, culture, safety, and well-being of residents, as well as increase health disparities for our community.

FLAWED Westside Area Plan Community Engagement

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Name: Teresa G. M. Carr

Address: carr_teresa@yahoo.com

Sent from my iPhone

WSAP/PEIR Comments

Terrie Lavery <terrielavery@gmail.com>

Mon 8/12/2024 3:36 PM

To:Westside Area Plan <WestsideAreaPlan@planning.lacounty.gov>;HollyJMitchell@bos.lacounty.gov <HollyJMitchell@bos.lacounty.gov>;EDL-DRP BU-S Commission Services <commission@planning.lacounty.gov>; info@daphnebradford.com <info@daphnebradford.com>

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team.

I am for fair and affordable housing and I wish to express my strong opposition to the proposed rezoning of single-family neighborhoods and the excessive upzoning of commercial parcels located in Ladera Heights and Windsor Hills-View Park and Del Rey. As a resident of one of the aforementioned Los Angeles County WSAP areas, the rezoning of these locations will drastically alter the cultural character of our community and create a traffic nightmare. I'm requesting the removal of the Ladera Center, University Church, Slauson-Fairfax/Home Depot, Slauson-Fairfax intersection, and other essential community assets from the WSAP opportunity site list.

The 3 mile, predominately single family, Ladera Heights neighborhood and the Windsor Hills-View Park bedroom communities were not created to accommodate "Greater mix of uses and housing types" as stated in the Draft Westside Area Plan documents. Ladera Heights would receive the majority of the State's Regional Housing Needs Allocation of 4,760 units. This proposed WSAP plan will be detrimental to the health, wealth, culture, safety, and well-being of residents, as well as increase health disparities for our community.

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I live in Del Rey and I just found out that it’s another area that they want to rezone. These developers don’t care care that you’re going to ruin our R1 neighborhoods.
I would also like to know does anybody think about the fact that you’re creating so much more traffic when you build these giant complexes but worse than that I really feel sorry for the people they have to live on a major street so many of the places don’t have a balcony and probably because it’s too dangerous to sit on it and suck up all the fumes from the cars not to mention the brake dust. Has anybody done any kind of research on the cancer rate?
If you get rid of R1 properties you are getting rid of more green space. Most of us in my neighborhood have beautiful backyards with grass and lots of trees. We are supposed to be concerned about the rising temperature and the more we make a concrete jungle the worse it’s going to get for climate change.

I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Terrie Lavery
4270 Kenyon Ave., Los Angeles 90066

Sent from my iPhone

From: Daddy Adkins
To: Westside Area Plan; HollyJMitchell@bos.lacounty.gov; EDL-DRP BU-S Commission Services; info@daphnebradford.com
Subject: WSAP/PEIR Comment
Date: Friday, August 16, 2024 7:53:06 PM

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team.

I am for fair and affordable housing and I wish to express my strong opposition to the proposed rezoning of single-family neighborhoods and the excessive upzoning of commercial parcels located in Ladera Heights and Windsor Hills-View Park. As a resident of one of the aforementioned Los Angeles County WSAP areas, the rezoning of these locations will drastically alter the cultural character of our community and create a traffic nightmare. I'm requesting the removal of the Ladera Center, University Church, Slauson-Fairfax/Home Depot, Slauson-Fairfax intersection, and other essential community assets from the WSAP opportunity site list.

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Name:Thomas A. Adkins, Jr.

Address:5237 Onaknoll Avenue, Los Angeles, CA 90043

From:	Trace Albrecht
To:	Westside Area Plan; HollyJMitchell@bos.lacounty.gov; EDL-DRP BU-S Commission Services; info@daphnebradford.com
Subject:	WSAP/PEIR Comments
Date:	Sunday, August 11, 2024 7:34:32 PM

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team.

I am for fair and affordable housing and I wish to express my strong opposition to the proposed rezoning of single-family neighborhoods and the excessive upzoning of commercial parcels located in Ladera Heights and Windsor Hills-View Park. As a resident of one of the aforementioned Los Angeles County WSAP areas, the rezoning of these locations will drastically alter the cultural character of our community and create a traffic nightmare. I'm requesting the removal of the Ladera Center, University Church, Slauson-Fairfax/Home Depot, Slauson-Fairfax intersection, and other essential community assets from the WSAP opportunity site list.

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Tracy Albrecht
6323 S. Rimpau Blvd.
Los Angeles, CA. 90063

Sent from my iPhone

WSAP/PEIR Comments

Traci McGhee <mcghee4028@att.net>

Fri 8/9/2024 12:49 PM

To:Westside Area Plan <WestsideAreaPlan@planning.lacounty.gov>;HollyJMitchell@bos.lacounty.gov <HollyJMitchell@bos.lacounty.gov>;Gracian, Isela <IGracian@bos.lacounty.gov>;McGee, Tracy <TMcGee@bos.lacounty.gov>;EDL-DRP BU-S Commission Services <commission@planning.lacounty.gov>;planning.thewestside@lacity.org <planning.thewestside@lacity.org>; housingelement@lacity.org <housingelement@lacity.org>;info@daphnebradford.com <info@daphnebradford.com>

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team,

I am for fair and affordable housing and I wish to express my strong opposition to at the proposed rezoning of single-family neighborhoods and the excessive upzoning of commercial parcels Ladera Heights and Windsor Hills-View Park. As a resident of one of the aforementioned Los Angeles County WSAP areas, the rezoning of these locations will drastically alter the cultural character of our community and create a traffic nightmare. I'm requesting the removal of the Ladera Center, University Church, Slauson-Fairfax/Home Depot, Slauson-Fairfax intersection, and other essential community assets from the WSAP opportunity site list.

The 3 mile, predominately single family, Ladera Heights neighborhood and the Windsor Hills-View Park bedroom communities were not created to accommodate "Greater mix of uses and housing types" as stated in the Draft Westside Area Plan documents. Ladera Heights would receive the majority of the State's Regional Housing Needs Allocation of 4,760 units. This proposed WSAP plan would be detrimental to the health, wealth, culture, safety, and well-being of residents, as well as increase health disparities for our community.

FLAWED Westside Area Plan Community Engagement

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Traci McGhee
4804 Southridge Avenue
View Park, CA

From:	tracie jerome
To:	Westside Area Plan; HollyJMitchell@bos.lacounty.gov; EDL-DRP BU-S Commission Services; info@daphnebradford.com
Subject:	Westside Area Planning
Date:	Wednesday, August 14, 2024 8:46:38 PM

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team.

I am for fair and affordable housing, and I wish to express my strong opposition to the proposed rezoning of single-family neighborhoods and the excessive upzoning of commercial parcels located in Ladera Heights and Windsor Hills-View Park. As a resident of one of the aforementioned Los Angeles County WSAP areas, the rezoning of these locations will drastically alter the cultural character of our community and create a traffic nightmare. I'm requesting the removal of the Ladera Center, University Church, Slauson-Fairfax/Home Depot, Slauson-Fairfax intersection, and other essential community assets from the WSAP opportunity site list.

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Name: Tracie Washington

Address: 6010 Flores Avenue Los Angeles, CA 90056

From: Troy Scribner
To: Westside Area Plan; HollyJMitchell@bos.lacounty.gov; EDL-DRP BU-S Commission Services; info@daphnebradford.com
Subject: WSAP/PEIR
Date: Monday, August 19, 2024 5:55:38 PM

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team.

I am for fair and affordable housing and I wish to express my strong opposition to the proposed rezoning of single-family neighborhoods and the excessive upzoning of commercial parcels located in Ladera Heights and Windsor Hills-View Park. As a resident of one of the aforementioned Los Angeles County WSAP areas, the rezoning of these locations will drastically alter the cultural character of our community and create a traffic nightmare. I'm requesting the removal of the Ladera Center, University Church, Slauson-Fairfax/Home Depot, Slauson-Fairfax intersection, and other essential community assets from the WSAP opportunity site list.

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Name: Troy Scribner

Address: 6169 Wooster Ave., LA, CA 90056

From:	ulysses keith
To:	Westside Area Plan; HollyJMitchell@bos.lacounty.gov; Gracian, Isela; McGee, Tracy; EDL-DRP BU-S Commission Services; planning.thewestside@lacity.org; housingelement@lacity.org; info@daphnebradford.com
Subject:	WSAP/PEIR Comments
Date:	Thursday, August 8, 2024 11:27:18 PM

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team,

I am for fair and affordable housing and I wish to express my strong opposition to at the proposed rezoning of single-family neighborhoods and the excessive upzoning of commercial parcels Ladera Heights and Windsor Hills-View Park. As a resident of one of the aforementioned Los Angeles County WSAP areas, the rezoning of these locations will drastically alter the cultural character of our community and create a traffic nightmare. I'm requesting the removal of the Ladera Center, University Church, Slauson-Fairfax/Home Depot, Slauson-Fairfax intersection, and other essential community assets from the WSAP opportunity site list.

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Name:Ulysses Keith

Address:6019 Bedford Ave
Los Angeles CA. 90056

"Follow your dreams"

From: vdames@aol.com
To: Westside Area Plan; HollyJMitchell@bos.lacounty.gov; EDL-DRP BU-S Commission Services; info@daphnebradford.com
Subject: WSAP/PEIR Comment
Date: Wednesday, August 14, 2024 9:23:06 PM

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team.

I am for fair and affordable housing and I wish to express my strong opposition to the proposed rezoning of single-family neighborhoods and the excessive upzoning of commercial parcels located in Ladera Heights and Windsor Hills-View Park. As a resident of one of the aforementioned Los Angeles County WSAP areas, the rezoning of these locations will drastically alter the cultural character of our community and create a traffic nightmare. I'm requesting the removal of the Ladera Center, University Church, Slauson-Fairfax/Home Depot, Slauson-Fairfax intersection, and other essential community assets from the WSAP opportunity site list.

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Valerie L. Dames
3750 Santa Rosalia Drive
Apt 205
Los Angeles, CA 90008

WSAP/PEIR Comments

Valerie Lawrence <peachy08@pacbell.net>

Mon 8/12/2024 8:03 AM

To:Westside Area Plan <WestsideAreaPlan@planning.lacounty.gov>;HollyJMitchell@bos.lacounty.gov <HollyJMitchell@bos.lacounty.gov>;EDL-DRP BU-S Commission Services <commission@planning.lacounty.gov>; info@daphnebradford.com <info@daphnebradford.com>

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Name: Valerie Lawrence

Address: 5634 W 63rd Street Los Angeles 90056

Love and Kindness

From:	Velma Jean Taylor
To:	Westside Area Plan; HollyJMitchell@bos.lacounty.gov; EDL-DRP BU-S Commission Services; info@daphnebradford.com
Subject:	WSAP/PEIR Comments
Date:	Friday, August 16, 2024 10:11:42 AM

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team.

I am for fair and affordable housing and I wish to express my strong opposition to the proposed rezoning of single-family neighborhoods and the excessive upzoning of commercial parcels located in Ladera Heights and Windsor Hills-View Park. As a resident of one of the aforementioned Los Angeles County WSAP areas, the rezoning of these locations will drastically alter the cultural character of our community and create a traffic nightmare. I'm requesting the removal of the Ladera Center, University Church, Slauson-Fairfax/Home Depot, Slauson-Fairfax intersection, and other essential community assets from the WSAP opportunity site list.

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Name: Velma J. Taylor

Address: 4511 West 63rd Street, Los Angeles, CA 90043

Sent from my iPhone

From:	Vernita Marsh
To:	Westside Area Plan; HollyJMitchell@bos.lacounty.gov; EDL-DRP BU-S Commission Services; info@daphnebradford.com
Subject:	WSAP/PEIR Comments
Date:	Sunday, August 11, 2024 6:35:12 PM

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team.

I am for fair and affordable housing and I wish to express my strong opposition to the proposed rezoning of single-family neighborhoods and the excessive upzoning of commercial parcels located in Ladera Heights and Windsor Hills-View Park. As a resident of one of the aforementioned Los Angeles County WSAP areas, the rezoning of these locations will drastically alter the cultural character of our community and create a traffic nightmare. I'm requesting the removal of the Ladera Center, University Church, Slauson-Fairfax/Home Depot, Slauson-Fairfax intersection, and other essential community assets from the WSAP opportunity site list.

The 3 mile, predominately single family, Ladera Heights neighborhood and the Windsor Hills-View Park bedroom communities were not created to accommodate "Greater mix of uses and housing types" as stated in the Draft Westside Area Plan documents. Ladera Heights would receive the majority of the State's Regional Housing Needs Allocation of 4,760 units. This proposed WSAP plan will be detrimental to the health, wealth, culture, safety, and well-being of residents, as well as increase health disparities for our community.

FLAWED Westside Area Plan Community Engagement

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Name:

Address:

Sent from my iPhone

WSAP/PEIR Comments

Vickie Pearson <vpearson19.vp@gmail.com>

Sun 8/11/2024 8:08 PM

To:Westside Area Plan <WestsideAreaPlan@planning.lacounty.gov>;HollyJMitchell@bos.lacounty.gov <HollyJMitchell@bos.lacounty.gov>;EDL-DRP BU-S Commission Services <commission@planning.lacounty.gov>; info@daphnebradford.com <info@daphnebradford.com>

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team.

I am for fair and affordable housing and I wish to express my strong opposition to the proposed rezoning of single-family neighborhoods and the excessive upzoning of commercial parcels located in Ladera Heights and Windsor Hills-View Park. As a resident of one of the aforementioned Los Angeles County WSAP areas, the rezoning of these locations will drastically alter the cultural character of our community and create a traffic nightmare. I'm requesting the removal of the Ladera Center, University Church, Slauson-Fairfax/Home Depot, Slauson-Fairfax intersection, and other essential community assets from the WSAP opportunity site list.

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Name: Vickie Pearson

Address: 4200 S Victoria Ave, View Park, CA 90008

From: Vince Holmes
To: Westside Area Plan; HollyJMitchell@bos.lacounty.gov; EDL-DRP BU-S Commission Services; info@daphnebradford.com
Subject: WSAP/PEIR Comments
Date: Thursday, August 15, 2024 5:56:16 PM

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team.

I am for fair and affordable housing and I wish to express my strong opposition to the proposed rezoning of single-family neighborhoods and the excessive upzoning of commercial parcels located in Ladera Heights and Windsor Hills-View Park. As a resident of one of the aforementioned Los Angeles County WSAP areas, the rezoning of these locations will drastically alter the cultural character of our community and create a traffic nightmare. I'm requesting the removal of the Ladera Center, University Church, Slauson-Fairfax/Home Depot, Slauson-Fairfax intersection, and other essential community assets from the WSAP opportunity site list.

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FLAWED Westside Area Plan Community Engagement

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Name: Vince Holmes

Address:4408 W 58th Pl

From:	Violet Morgan
To:	Westside Area Plan; HollyJMitchell@bos.lacounty.gov; EDL-DRP BU-S Commission Services; info@daphnebradford.com
Subject:	WSAP/PEIR Comments
Date:	Monday, August 12, 2024 9:19:48 AM

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team.

I am for fair and affordable housing and I wish to express my strong opposition to the proposed rezoning of single-family neighborhoods and the excessive upzoning of commercial parcels located in Ladera Heights and Windsor Hills-View Park. As a resident of one of the aforementioned Los Angeles County WSAP areas, the rezoning of these locations will drastically alter the cultural character of our community and create a traffic nightmare. I'm requesting the removal of the Ladera Center, University Church, Slauson-Fairfax/Home Depot, Slauson-Fairfax intersection, and other essential community assets from the WSAP opportunity site list.

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Name:

Address:

Violet Morgan

WSAP/PEIR Comments

Virginia Griffin <vriffin@gmail.com>

Mon 8/12/2024 5:50 PM

To:Westside Area Plan <WestsideAreaPlan@planning.lacounty.gov>;HollyJMitchell@bos.lacounty.gov <HollyJMitchell@bos.lacounty.gov>;EDL-DRP BU-S Commission Services <commission@planning.lacounty.gov>; info@daphnebradford.com <info@daphnebradford.com>

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team.

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Name:Virginia Griffin

Address: 3704 Potomac Ave
Los Angeles 90016

From:	VORRIE YOUNG
To:	Westside Area Plan; HollyJMitchell@bos.lacounty.gov; EDL-DRP BU-S Commission Services; info@daphnebradford.com
Subject:	WSAP/PEIR Comments
Date:	Friday, August 16, 2024 1:35:04 PM

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team.

I am for fair and affordable housing and I wish to express my strong opposition to the proposed rezoning of single-family neighborhoods and the excessive upzoning of commercial parcels located in Ladera Heights and Windsor Hills-View Park. As a resident of one of the aforementioned Los Angeles County WSAP areas, the rezoning of these locations will drastically alter the cultural character of our community and create a traffic nightmare. I'm requesting the removal of the Ladera Center, University Church, Slauson-Fairfax/Home Depot, Slauson-Fairfax intersection, and other essential community assets from the WSAP opportunity site list.

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Vorrie L. Young

6118 Flores Avenue
Los Angeles, Ca 90056

Sent from my iPhone

From:	Wanda Jackson
To:	HollyJMitchell@bos.lacounty.gov; McGee, Tracy; Gracian, Isela; Westside Area Plan; EDL-DRP BU-S Commission Services; planning.thewestside@lacity.org; housingelement@lacity.org; info@daphnebradford.com
Subject:	Fwd: WSAP/PEIR comments
Date:	Thursday, August 8, 2024 7:33:14 PM

CAUTION: External Email. Proceed Responsibly.

Subject: Fwd: WSAP/PEIR comments

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team,

I am for fair and affordable housing and I wish to express my strong opposition to at the proposed rezoning of single-family neighborhoods and the excessive upzoning of commercial parcels Ladera Heights and Windsor Hills-View Park. As a resident of one of the aforementioned Los Angeles County WSAP areas, the rezoning of these locations will drastically alter the cultural character of our community and create a traffic nightmare. I'm requesting the removal of the Ladera Center, University Church, Slauson-Fairfax/Home Depot, Slauson-Fairfax intersection, and other essential community assets from the WSAP opportunity site list.

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FLAWED Westside Area Plan Community Engagement

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Wanda Jackson
4427 Springdale Dr., Windsor Hills, CA 90043

From:	Warren
To:	Westside Area Plan; HollyJMitchell@bos.lacounty.gov; EDL-DRP BU-S Commission Services; info@daphnebradford.com
Subject:	WSAP/PEIR Comments
Date:	Monday, August 12, 2024 10:37:47 AM

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team.

I'm writing to you to express my strong opposition to the proposed rezoning of single-family neighborhoods and the excessive upzoning of commercial parcels located in Ladera Heights and Windsor Hills-View Park. As a resident of one of the aforementioned Los Angeles County WSAP areas, the rezoning of these locations will drastically alter the cultural character of our community and create a traffic nightmare. I'm requesting the removal of the Ladera Center, University Church, Slauson-Fairfax/Home Depot, Slauson-Fairfax intersection, and other essential community assets from the WSAP opportunity site list.

The 3 mile, predominately single family, Ladera Heights neighborhood and the Windsor Hills-View Park bedroom communities were not created to accommodate "Greater mix of uses and housing types" as stated in the Draft Westside Area Plan documents. Ladera Heights would receive the majority of the State's Regional Housing Needs Allocation of 4,760 units. This proposed WSAP plan will be detrimental to the health, wealth, culture, safety, and well-being of residents, as well as increase health disparities for our community.

FLAWED Westside Area Plan Community Engagement

According to the 2022 US Census American Community Survey data there are 2,654 households in Ladera Heights and 4,911 households in Windsor Hills-View Park, totaling 7,565 households in the WSAP residential neighborhoods.

The "Junk Mail" styled June 2023 USPS delivery of 6,300 flyers EXCLUDED 1,265 HOUSEHOLDS located in the WSAP target areas of Ladera Heights and Windsor Hills-View Park. The 387 initial survey responses collected narrowly represents 5% of community residents. It is impossible, arbitrary, and capricious to create a community-based plan without incorporating the needs and voices of 95% of community members. Also, I didn't receive the June 25, 2024 flyer via USPS mail as indicated in the WSAP documentation. THEREFORE THIS CURRENT WSAP project implementation should be HALTED, POSTPONED, DISCONTINUED and deemed NULL and VOID!

The WSAP planning team distributed 6,300 flyers resulting in only 387 community residents completing the initial survey. Hundreds of Ladera Heights and Windsor Hills-View Park residents stated they DID NOT receive a survey via USPS mail delivery. The WSAP teams negligence in providing the equitable opportunity for ALL households to participate in the initial June 2023 community engagement efforts has resulted in a large majority of Ladera Heights and Windsor Hills-View Park tax paying residents feeling DISENFRANCHISED, DISENGAGED, DEFEATED and unaware of the rezoning of their homes and shared community commercial spaces. This erroneous mailing invalidates Land Use Goal #2: "Community-based planning efforts that implement the General Plan and incorporate public input, and regional and community level collaboration." Just like many WSAP residents, I'm thinking "It doesn't matter how we feel, Supervisor Holly Mitchell and the LA County Regional Planning Commission have their minds made up." THIS IS NOT COMMUNITY ENGAGEMENT!

If the WSAP Planning team would have mailed the initial June 2023 flyer with the word "rezoning" printed on official LA County envelopes with the Zoning Code Amendment language included on the June 2023 flyer, I believe community engagement participation from Ladera Heights and Windsor Hills-View Park residents would have been much greater. The Zoning Code Amendments language "The Project would amend Planning and Zoning (Title 22) of the County Code to: (1) Establish a Planning Area Standards District (PASD) to create development standards that are specific to the Westside: (2) Maintain and preserve the existing characteristics of residential neighborhoods" should have been included on the initial June 2023 community engagement and survey request

flyer. The flyer language did not include the word “rezoning,” the actual purpose of the WSAP agenda in Ladera Heights and Windsor Hills-View Park. THEREFORE THIS CURRENT WSAP project implementation should be HALTED, POSTPONED, DISCONTINUED and deemed NULL and VOID!

I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Warren Bell
3955 Olympiad Dr
View Park Ca 90043

Sent from my iPhone

WSAP/PEIR Comments

Wendell Johnson <wjohn38912@sbcglobal.net>

Fri 8/9/2024 11:13 PM

To:Westside Area Plan <WestsideAreaPlan@planning.lacounty.gov>;HollyJMitchell@bos.lacounty.gov <HollyJMitchell@bos.lacounty.gov>;EDL-DRP BU-S Commission Services <commission@planning.lacounty.gov>; info@daphnebradford.com <info@daphnebradford.com>

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team.

I am for fair and affordable housing and I wish to express my strong opposition to the proposed rezoning of single-family neighborhoods and the excessive upzoning of commercial parcels located in Ladera Heights and Windsor Hills-View Park. As a resident of one of the aforementioned Los Angeles County WSAP areas, the rezoning of these locations will drastically alter the cultural character of our community and create a traffic nightmare. I'm requesting the removal of the Ladera Center, University Church, Slauson-Fairfax/Home Depot, Slauson-Fairfax intersection, and other essential community assets from the WSAP opportunity site list.

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Name:Wendell Johnson

Address:5804 S Corning 90056

Sent from my iPhone

From: whitney scott
To: Westside Area Plan; HollyJMitchell@bos.lacounty.gov; EDL-DRP BU-S Commission Services; info@daphnebradford.com
Subject: WSAP/PEIR Comments
Date: Friday, August 16, 2024 9:39:42 PM

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team.

I am for fair and affordable housing and I wish to express my strong opposition to the proposed rezoning of single-family neighborhoods and the excessive upzoning of commercial parcels located in Ladera Heights and Windsor Hills-View Park. As a resident of one of the aforementioned Los Angeles County WSAP areas, the rezoning of these locations will drastically alter the cultural character of our community and create a traffic nightmare. I'm requesting the removal of the Ladera Center, University Church, Slauson-Fairfax/Home Depot, Slauson-Fairfax intersection, and other essential community assets from the WSAP opportunity site list.

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Name:
Whitney Scott
Address:
5425 W Slauson ave Los Angeles 90056

WSAP/PEIR Comments

Renee Lawson <naynay55@icloud.com>

Mon 8/12/2024 6:57 AM

To:Westside Area Plan <WestsideAreaPlan@planning.lacounty.gov>;HollyJMitchell@bos.lacounty.gov <HollyJMitchell@bos.lacounty.gov>;EDL-DRP BU-S Commission Services <commission@planning.lacounty.gov>; info@daphnebradford.com <info@daphnebradford.com>

CAUTION: External Email. Proceed Responsibly.

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I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Name:Willie & Renee Griffin

Address:4336 4th Ave, Los Angeles, Ca 90008

Sent from my iPhone

From:	Yvette Willard
To:	Westside Area Plan; HollyJMitchell@bos.lacounty.gov; EDL-DRP BU-S Commission Services; info@daphnebradford.com
Subject:	Rezoning Ladera Heights, Windsor Hills, View Park
Date:	Tuesday, August 13, 2024 8:35:06 PM

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team. I am for fair and affordable housing and I wish to express my strong opposition to the proposed rezoning of single-family neighborhoods and the excessive upzoning of commercial parcels located in Ladera Heights and Windsor Hills-View Park. As a resident of one of the aforementioned Los Angeles County WSAP areas, the rezoning of these locations will drastically alter the cultural character of our community and create a traffic nightmare. I'm requesting the removal of the Ladera Center, University Church, Slauson-Fairfax/Home Depot, Slauson-Fairfax intersection, and other essential community assets from the WSAP opportunity site list. The 3 mile, predominately single family, Ladera Heights neighborhood and the Windsor Hills-View Park bedroom communities were not created to accommodate "Greater mix of uses and housing types" as stated in the Draft Westside Area Plan documents. Ladera Heights would receive the majority of the State's Regional Housing Needs Allocation of 4,760 units. This proposed WSAP plan will be detrimental to the health, wealth, culture, safety, and well-being of residents, as well as increase health disparities for our community. FLAWED Westside Area Plan Community Engagement According to the 2022 US Census American Community Survey data there are 2,654 households in Ladera Heights and 4,911 households in Windsor Hills-View Park, totaling 7,565 households in the WSAP residential neighborhoods. The "Junk Mail" styled June 2023 USPS delivery of 6,300 flyers EXCLUDED 1,265 HOUSEHOLDS located in the WSAP target areas of Ladera Heights and Windsor Hills-View Park. The 387 initial survey responses collected narrowly represents 5% of community residents. It is impossible, arbitrary, and capricious to create a community-based plan without incorporating the needs and voices of 95% of community members. Also, I didn't receive the June 25, 2024 flyer via USPS mail as indicated in the WSAP documentation. THEREFORE THIS CURRENT WSAP project implementation should be HALTED, POSTPONED, DISCONTINUED and deemed NULL and VOID! The WSAP planning team distributed 6,300 flyers resulting in only 387 community residents completing the initial survey. Hundreds of Ladera Heights and Windsor Hills-View Park residents stated they DID NOT receive a survey via USPS mail delivery. The WSAP teams negligence in providing the equitable opportunity for ALL households to participate in the initial June 2023 community engagement efforts has resulted in a large majority of Ladera Heights and Windsor Hills-View Park tax paying residents feeling DISENFRANCHISED, DISENGAGED, DEFEATED and unaware of the rezoning of their homes and shared community commercial spaces. This erroneous mailing invalidates Land Use Goal #2: "Community-based planning efforts that implement the General Plan and incorporate public input, and regional and community level collaboration." Just like many WSAP residents, I'm thinking "It doesn't matter how we feel, Supervisor Holly Mitchell and the LA County Regional Planning Commission have their minds made up." THIS IS NOT COMMUNITY ENGAGEMENT! If the WSAP Planning team would have mailed the initial June 2023 flyer with the word "rezoning" printed on official LA County envelopes with the Zoning Code Amendment language included on the June 2023 flyer, I believe community engagement participation from Ladera Heights and Windsor Hills-View Park residents would have been much greater. The Zoning Code Amendments language "The Project would amend Planning and Zoning (Title 22) of the County Code to: (1) Establish a Planning Area Standards District (PASD) to create

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Yvette Willard

Form Letter #4

Appendix

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From:	A. Alabi Akinloye
To:	Westside Area Plan
Cc:	hollyjmitchell@bos.lacounty.gov
Subject:	WSAP COMMENTS and WSAP PEIR COMMENTS
Date:	Friday, August 16, 2024 3:54:24 PM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS EMAIL TO PUBLIC RECORD:

I am for fair and equitable housing, and I strongly support the 8/9/24 response from the Ladera Heights Civic Association ("LHCA") to the recently-released draft Westside Area Plan and the 8/14/24 LHCA response to the accompanying PEIR. While some proposed zoning changes may be appropriate, most of those proposed by the County are not. I hereby request that the LA County Planning Department work with LHCA and the United Homeowners Association II to create a zoning plan that is fair to the entire Westside community.

After reviewing both the WSAP/PEIR and the LHCA responses, it is abundantly clear that the proposed would unnecessarily subject our community to unsustainable levels of density, traffic, noise and congestion. Most importantly, the Plan would result in the irreversible devastation of two of the very few truly ethnically and socioeconomically diverse neighborhoods in Los Angeles, while allowing the rest of the Westside to avoid any of the burden of increased density.

As the LHCA responses maks clear, the County must remove all inappropriate upzoning of Ladera and View Park-Windsor Hills-View Heights, and redistribute any upzoning in a more fair and equitable fashion.

Regards,

A. Alabi Akinloye

From:	Aaron Lyons
To:	Westside Area Plan
Cc:	hollyjmitchell@bos.lacounty.gov
Subject:	WSAP COMMENTS and WSAP PEIR COMMENTS
Date:	Friday, August 16, 2024 2:26:41 PM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS EMAIL TO PUBLIC RECORD:

I am for fair and equitable housing, and I strongly support the 8/9/24 response from the Ladera Heights Civic Association ("LHCA") to the recently-released draft Westside Area Plan and the 8/14/24 LHCA response to the accompanying PEIR. While some proposed zoning changes may be appropriate, most of those proposed by the County are not. I hereby request that the LA County Planning Department work with LHCA and the United Homeowners Association II to create a zoning plan that is fair to the entire Westside community.

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Regards,
Aaron Lyons

From:	Alan Bernstein
To:	Westside Area Plan
Cc:	hollyjmitchell@bos.lacounty.gov
Subject:	WSAP COMMENTS and WSAP PEIR COMMENTS
Date:	Friday, August 16, 2024 9:57:52 AM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS EMAIL TO PUBLIC RECORD:

I am for fair and equitable housing, and I strongly support the AMAZING 8/9/24 response from the Ladera Heights Civic Association ("LHCA") to the recently-released draft Westside Area Plan and the 8/14/24 LHCA response to the accompanying PEIR. While some proposed zoning changes may be appropriate, most of those proposed by the County are not. I hereby request that the LA County Planning Department work with LHCA and the United Homeowners Association II to create a zoning plan that is fair to the entire Westside community.

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Regards,

Sent from Mail for Windows

From:	Alex V
To:	Westside Area Plan
Cc:	hollyjmitchell@bos.lacounty.gov
Subject:	WSAP COMMENTS and WSAP PEIR COMMENTS
Date:	Friday, August 16, 2024 1:49:37 PM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS EMAIL TO PUBLIC RECORD:

I am for fair and equitable housing, and I strongly support the 8/9/24 response from the Ladera Heights Civic Association ("LHCA") to the recently-released draft Westside Area Plan and the 8/14/24 LHCA response to the accompanying PEIR. While some proposed zoning changes may be appropriate, most of those proposed by the County are not. I hereby request that the LA County Planning Department work with LHCA and the United Homeowners Association II to create a zoning plan that is fair to the entire Westside community.

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Regards,
Alex Vodovoz

From:	ALICE GUENO DYMALLY
To:	Westside Area Plan
Cc:	hollyjmitchell@bos.lacounty.gov
Subject:	WSAP COMMENTS and WSAP PEIR COMMENTS
Date:	Friday, August 16, 2024 11:14:15 AM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS EMAIL TO PUBLIC RECORD:

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Regards,

Alice Gueno Dymally
Sent from my iPhone

WSAP COMMENTS and WSAP PEIR COMMENTS

Allen Narcisse <allen@gigsapp.us>

Thu 8/15/2024 12:13 PM

To:Westside Area Plan <WestsideAreaPlan@planning.lacounty.gov>
Cc:hollyjmitchell@bos.lacounty.gov <hollyjmitchell@bos.lacounty.gov>

CAUTION: External Email. Proceed Responsibly.

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As the LHCA responses maks clear, the County must remove all inappropriate upzoning of Ladera and View Park-Windsor Hills-View Heights, and redistribute any upzoning in a more fair and equitable fashion.

Regards,

From:	Angel Franco
To:	Westside Area Plan
Cc:	hollyjmitchell@bos.lacounty.gov
Subject:	WSAP COMMENTS and WSAP PEIR COMMENTS
Date:	Friday, August 16, 2024 2:58:15 PM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS EMAIL TO PUBLIC RECORD:

I am for fair and equitable housing, and I strongly support the 8/9/24 response from the Ladera Heights Civic Association ("LHCA") to the recently-released draft Westside Area Plan and the 8/14/24 LHCA response to the accompanying PEIR. While some proposed zoning changes may be appropriate, most of those proposed by the County are not. I hereby request that the LA County Planning Department work with LHCA and the United Homeowners Association II to create a zoning plan that is fair to the entire Westside community.

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Regards,

Angel M Franco

From:	Anita Robinson
To:	Westside Area Plan
Cc:	hollyjmitchell@bos.lacounty.gov
Subject:	WSAP COMMENTS and WSAP PEIR COMMENTS
Date:	Friday, August 16, 2024 12:51:11 PM

CAUTION: External Email. Proceed Responsibly.

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Regards,
Anita Robinson

From:	Art Hylton
To:	Westside Area Plan
Cc:	Miriam Thompson
Subject:	Support for the LHCA Response to Zoning Changes
Date:	Monday, August 12, 2024 11:21:35 AM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS EMAIL TO PUBLIC RECORD:

I am for fair and equitable housing, and I strongly support the August 9, 2024 response from the Ladera Heights Civic Association ("LHCA") to the recently-released draft Westside Area Plan. While some proposed zoning changes may be appropriate, most of those proposed in the draft Plan are not. I hereby request that the LA County planning department work with the Ladera Heights Civic Association and the United Homeowners Association II to create a zoning plan that is fair to the entire Westside community.

After reviewing both the WSAP and the LHCA response, it is abundantly clear that the proposed plan would unnecessarily subject our community to unsustainable levels of density, traffic, noise and congestion. Most importantly, the Plan would result in the irreversible devastation of two of the very few truly ethnically and socioeconomically diverse neighborhoods in Los Angeles, while allowing the rest of the Westside to avoid accepting any of the burden.

As the LHCA response makes clear, the Plan must be revised to remove inappropriate upzoning of Ladera and View Park-Windsor Hills-View Heights, and to redistribute any upzoning in a more fair and equitable fashion.

Regards,

Arthur & Lesilee Hylton
5212 S. Garth Avenue, Los Angeles, California 90056

From:	Baxter Talbert
To:	Westside Area Plan
Cc:	hollyjmitchell@bos.lacounty.gov
Subject:	WSAP COMMENTS and WSAP PEIR COMMENTS
Date:	Friday, August 16, 2024 4:53:54 PM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS EMAIL TO PUBLIC RECORD:

I am for fair and equitable housing, and I strongly support the 8/9/24 response from the Ladera Heights Civic Association ("LHCA") to the recently-released draft Westside Area Plan and the 8/14/24 LHCA response to the accompanying PEIR. While some proposed zoning changes may be appropriate, most of those proposed by the County are not. I hereby request that the LA County Planning Department work with LHCA and the United Homeowners Association II to create a zoning plan that is fair to the entire Westside community.

After reviewing both the WSAP/PEIR and the LHCA responses, it is abundantly clear that the proposed would unnecessarily subject our community to unsustainable levels of density, traffic, noise and congestion. Most importantly, the Plan would result in the irreversible devastation of two of the very few truly ethnically and socioeconomically diverse neighborhoods in Los Angeles, while allowing the rest of the Westside to avoid any of the burden of increased density.

As the LHCA responses maks clear, the County must remove all inappropriate upzoning of Ladera and View Park-Windsor Hills-View Heights, and redistribute any upzoning in a more fair and equitable fashion.

Regards,

From:	Blanche Watson
To:	Westside Area Plan
Cc:	hollyjmitchell@bos.lacounty.gov
Subject:	WSAP COMMENTS and WSAP PEIR COMMENTS
Date:	Friday, August 16, 2024 8:57:40 AM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS EMAIL TO PUBLIC RECORD:

I am for fair and equitable housing, and I strongly support the 8/9/24 response from the Ladera Heights Civic Association ("LHCA") to the recently-released draft Westside Area Plan and the 8/14/24 LHCA response to the accompanying PEIR. While some proposed zoning changes may be appropriate, most of those proposed by the County are not. I hereby request that the LA County Planning Department work with LHCA and the United Homeowners Association II to create a zoning plan that is fair to the entire Westside community.

After reviewing both the WSAP/PEIR and the LHCA responses, it is abundantly clear that the proposed would unnecessarily subject our community to unsustainable levels of density, traffic, noise and congestion. Most importantly, the Plan would result in the irreversible devastation of two of the very few truly ethnically and socioeconomically diverse neighborhoods in Los Angeles, while allowing the rest of the Westside to avoid any of the burden of increased density.

As the LHCA responses maks clear, the County must remove all inappropriate upzoning of Ladera and View Park-Windsor Hills-View Heights, and redistribute any upzoning in a more fair and equitable fashion.

Regards,

Blanche Watson
Sent from my iPhone

WSAP COMMENTS and WSAP PEIR COMMENTS

Breanna Freeman <brefreejo@icloud.com>

Thu 8/15/2024 1:04 PM

To:Westside Area Plan <WestsideAreaPlan@planning.lacounty.gov>
Cc:hollyjmitchell@bos.lacounty.gov <hollyjmitchell@bos.lacounty.gov>

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS EMAIL TO PUBLIC RECORD:

I am for fair and equitable housing, and I strongly support the 8/9/24 response from the Ladera Heights Civic Association ("LHCA") to the recently-released draft Westside Area Plan and the 8/14/24 LHCA response to the accompanying PEIR. While some proposed zoning changes may be appropriate, most of those proposed by the County are not. I hereby request that the LA County Planning Department work with LHCA and the United Homeowners Association II to create a zoning plan that is fair to the entire Westside community.

After reviewing both the WSAP/PEIR and the LHCA responses, it is abundantly clear that the proposed would unnecessarily subject our community to unsustainable levels of density, traffic, noise and congestion. Most importantly, the Plan would result in the irreversible devastation of two of the very few truly ethnically and socioeconomically diverse neighborhoods in Los Angeles, while allowing the rest of the Westside to avoid any of the burden of increased density.

As the LHCA responses maks clear, the County must remove all inappropriate upzoning of Ladera and View Park-Windsor Hills-View Heights, and redistribute any upzoning in a more fair and equitable fashion.

Regards,

Breanna Freeman
Sent from my iPhone

From:	Brenda Fong
To:	Westside Area Plan
Cc:	hollyjmitchell@bos.lacounty.gov
Subject:	WSAP COMMENTS and WSAP PEIR COMMENTS
Date:	Friday, August 16, 2024 4:53:12 PM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS EMAIL TO PUBLIC RECORD:

I am for fair and equitable housing, and I strongly support the 8/9/24 response from the Ladera Heights Civic Association ("LHCA") to the recently-released draft Westside Area Plan and the 8/14/24 LHCA response to the accompanying PEIR. While some proposed zoning changes may be appropriate, most of those proposed by the County are not. I hereby request that the LA County Planning Department work with LHCA and the United Homeowners Association II to create a zoning plan that is fair to the entire Westside community.

After reviewing both the WSAP/PEIR and the LHCA responses, it is abundantly clear that the proposed would unnecessarily subject our community to unsustainable levels of density, traffic, noise and congestion. Most importantly, the Plan would result in the irreversible devastation of two of the very few truly ethnically and socioeconomically diverse neighborhoods in Los Angeles, while allowing the rest of the Westside to avoid any of the burden of increased density.

As the LHCA responses maks clear, the County must remove all inappropriate upzoning of Ladera and View Park-Windsor Hills-View Heights, and redistribute any upzoning in a more fair and equitable fashion.

Regards,

Brenda Fong

From:	Brian Hale
To:	Julie Yom
Cc:	hollyjmitchell@bos.lacounty.gov
Subject:	Support for the LHCA Response to Zoning Changes
Date:	Tuesday, August 13, 2024 9:29:58 PM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS EMAIL TO PUBLIC RECORD:

I am for fair and equitable housing, and I strongly support the August 9, 2024 response from the Ladera Heights Civic Association ("LHCA") to the recently-released draft Westside Area Plan. While some proposed zoning changes may be appropriate, most of those proposed in the draft Plan are not. I hereby request that the LA County planning department work with the Ladera Heights Civic Association and the United Homeowners Association II to create a zoning plan that is fair to the entire Westside community.

After reviewing both the WSAP and the LHCA response, it is abundantly clear that the proposed plan would unnecessarily subject our community to unsustainable levels of density, traffic, noise and congestion. Most importantly, the Plan would result in the irreversible devastation of two of the very few truly ethnically and socioeconomically diverse neighborhoods in Los Angeles, while allowing the rest of the Westside to avoid accepting any of the burden. Sadly, it is not unreasonable to conclude the authors of this draft plan possessed an implicit bias and disregard for the residents of my community.

As the LHCA response makes clear, the Plan must be revised to remove inappropriate upzoning of Ladera and View Park-Windsor Hills-View Heights, and to redistribute any upzoning in a more fair and equitable fashion across the ***entire*** westside communities.

Regards,

Brian Hale
Ladera Heights resident 32 years

From:	Charles Blake II
To:	Westside Area Plan
Cc:	hollyjmitchell@bos.lacounty.gov
Subject:	WSAP COMMENTS and WSAP PEIR COMMENTS
Date:	Thursday, August 15, 2024 11:10:50 PM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS EMAIL TO PUBLIC RECORD:

I am for fair and equitable housing, and I strongly support the 8/9/24 response from the Ladera Heights Civic Association ("LHCA") to the recently-released draft Westside Area Plan and the 8/14/24 LHCA response to the accompanying PEIR. While some proposed zoning changes may be appropriate, most of those proposed by the County are not. I hereby request that the LA County Planning Department work with LHCA and the United Homeowners Association II to create a zoning plan that is fair to the entire Westside community.

After reviewing both the WSAP/PEIR and the LHCA responses, it is abundantly clear that the proposed would unnecessarily subject our community to unsustainable levels of density, traffic, noise and congestion. Most importantly, the Plan would result in the irreversible devastation of two of the very few truly ethnically and socioeconomically diverse neighborhoods in Los Angeles, while allowing the rest of the Westside to avoid any of the burden of increased density.

As the LHCA responses maks clear, the County must remove all inappropriate upzoning of Ladera and View Park-Windsor Hills-View Heights, and redistribute any upzoning in a more fair and equitable fashion.

Regards,

Sent from my iPad

From:	REGINIA O LEARY
To:	Westside Area Plan
Cc:	hollyjmitchell@bos.lacounty.gov
Subject:	WSAP COMMENTS and WSAP PEIR COMMENTS
Date:	Friday, August 16, 2024 4:48:15 PM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS EMAIL TO PUBLIC RECORD:

I am for fair and equitable housing, and I strongly support the 8/9/24 response from the Ladera Heights Civic Association ("LHCA") to the recently-released draft Westside Area Plan and the 8/14/24 LHCA response to the accompanying PEIR. While some proposed zoning changes may be appropriate, most of those proposed by the County are not. I hereby request that the LA County Planning Department work with LHCA and the United Homeowners Association II to create a zoning plan that is fair to the entire Westside community.

After reviewing both the WSAP/PEIR and the LHCA responses, it is abundantly clear that the proposed would unnecessarily subject our community to unsustainable levels of density, traffic, noise and congestion. Most importantly, the Plan would result in the irreversible devastation of two of the very few truly ethnically and socioeconomically diverse neighborhoods in Los Angeles, while allowing the rest of the Westside to avoid any of the burden of increased density.

As the LHCA responses maks clear, the County must remove all inappropriate upzoning of Ladera and View Park-Windsor Hills-View Heights, and redistribute any upzoning in a more fair and equitable fashion.

Regards,

Christopher Knox
6620 S. Sherbourne Drive

Sent from my iPad

From:	cindy hotta
To:	Westside Area Plan
Cc:	Miriam Thompson; Cindy Hotta
Subject:	Support for the LHCA Response to Zoning Changes
Date:	Monday, August 12, 2024 8:40:07 AM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS EMAIL TO PUBLIC RECORD:

I am for fair and equitable housing, and I strongly support the August 9, 2024 response from the Ladera Heights Civic Association ("LHCA") to the recently-released draft Westside Area Plan. While some proposed zoning changes may be appropriate, most of those proposed in the draft Plan are not. I hereby request that the LA County planning department work with the Ladera Heights Civic Association and the United Homeowners Association II to create a zoning plan that is fair to the entire Westside community.

After reviewing both the WSAP and the LHCA response, it is abundantly clear that the proposed plan would unnecessarily subject our community to unsustainable levels of density, traffic, noise and congestion. Most importantly, the Plan would result in the irreversible devastation of two of the very few truly ethnically and socioeconomically diverse neighborhoods in Los Angeles, while allowing the rest of the Westside to avoid accepting any of the burden.

As the LHCA response makes clear, the Plan must be revised to remove inappropriate upzoning of Ladera and View Park-Windsor Hills-View Heights, and to redistribute any upzoning in a more fair and equitable fashion.

Regards
Cindy Hotta
6523 Laurelwood Dr
Inglewood, CA 90302

From:	Claire Black
To:	Westside Area Plan
Cc:	hollyjmitchell@bos.lacounty.gov
Subject:	WSAP COMMENTS and WSAP PEIR COMMENTS
Date:	Friday, August 16, 2024 1:27:10 PM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS EMAIL TO PUBLIC RECORD:

I am for fair and equitable housing, and I strongly support the 8/9/24 response from the Ladera Heights Civic Association ("LHCA") to the recently-released draft Westside Area Plan and the 8/14/24 LHCA response to the accompanying PEIR. While some proposed zoning changes may be appropriate, most of those proposed by the County are not. I hereby request that the LA County Planning Department work with LHCA and the United Homeowners Association II to create a zoning plan that is fair to the entire Westside community.

After reviewing both the WSAP/PEIR and the LHCA responses, it is abundantly clear that the proposed would unnecessarily subject our community to unsustainable levels of density, traffic, noise and congestion. Most importantly, the Plan would result in the irreversible devastation of two of the very few truly ethnically and socioeconomically diverse neighborhoods in Los Angeles, while allowing the rest of the Westside to avoid any of the burden of increased density.

As the LHCA responses maks clear, the County must remove all inappropriate upzoning of Ladera and View Park-Windsor Hills-View Heights, and redistribute any upzoning in a more fair and equitable fashion.

Regards,

Claire Black

Sent from my iPhone

WSAP COMMENTS and WSAP PEIR COMMENTS

Dagnachew Teshome <4ruleoflaw@gmail.com>

Thu 8/15/2024 12:21 PM

To:Westside Area Plan <WestsideAreaPlan@planning.lacounty.gov>
Cc:hollyjmitchell@bos.lacounty.gov <hollyjmitchell@bos.lacounty.gov>

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS EMAIL TO PUBLIC RECORD:

I am for fair and equitable housing, and I strongly support the 8/9/24 response from the Ladera Heights Civic Association ("LHCA") to the recently-released draft Westside Area Plan and the 8/14/24 LHCA response to the accompanying PEIR. While some proposed zoning changes may be appropriate, most of those proposed by the County are not. I hereby request that the LA County Planning Department work with LHCA and the United Homeowners Association II to create a zoning plan that is fair to the entire Westside community.

After reviewing both the WSAP/PEIR and the LHCA responses, it is abundantly clear that the proposed would unnecessarily subject our community to unsustainable levels of density, traffic, noise and congestion. Most importantly, the Plan would result in the irreversible devastation of two of the very few truly ethnically and socioeconomically diverse neighborhoods in Los Angeles, while allowing the rest of the Westside to avoid any of the burden of increased density.

As the LHCA responses maks clear, the County must remove all inappropriate upzoning of Ladera and View Park-Windsor Hills-View Heights, and redistribute any upzoning in a more fair and equitable fashion.

Regards,

WSAP COMMENTS and WSAP PEIR COMMENTS

Dan Boehle <boehledan@gmail.com>

Thu 8/15/2024 11:46 AM

To:Westside Area Plan <WestsideAreaPlan@planning.lacounty.gov>
Cc:hollyjmitchell@bos.lacounty.gov <hollyjmitchell@bos.lacounty.gov>

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS EMAIL TO PUBLIC RECORD:

I am for fair and equitable housing, and I strongly support the 8/9/24 response from the Ladera Heights Civic Association ("LHCA") to the recently-released draft Westside Area Plan and the 8/14/24 LHCA response to the accompanying PEIR. While some proposed zoning changes may be appropriate, most of those proposed by the County are not. I hereby request that the LA County Planning Department work with LHCA and the United Homeowners Association II to create a zoning plan that is fair to the entire Westside community.

After reviewing both the WSAP/PEIR and the LHCA responses, it is abundantly clear that the proposed would unnecessarily subject our community to unsustainable levels of density, traffic, noise and congestion. Most importantly, the Plan would result in the irreversible devastation of two of the very few truly ethnically and socioeconomically diverse neighborhoods in Los Angeles, while allowing the rest of the Westside to avoid any of the burden of increased density.

As the LHCA responses maks clear, the County must remove all inappropriate upzoning of Ladera and View Park-Windsor Hills-View Heights, and redistribute any upzoning in a more fair and equitable fashion.

Regards,

From:	dpstamps11
To:	Westside Area Plan
Cc:	hollyjmitchell@bos.lacounty.gov
Subject:	WSAP COMMENTS and WSAP PEIR COMMENTS
Date:	Friday, August 16, 2024 12:00:09 PM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS EMAIL TO PUBLIC RECORD:

I am for fair and equitable housing, and I strongly support the 8/9/24 response from the Ladera Heights Civic Association ("LHCA") to the recently-released draft Westside Area Plan and the 8/14/24 LHCA response to the accompanying PEIR. While some proposed zoning changes may be appropriate, most of those proposed by the County are not. I hereby request that the LA County Planning Department work with LHCA and the United Homeowners Association II to create a zoning plan that is fair to the entire Westside community.

After reviewing both the WSAP/PEIR and the LHCA responses, it is abundantly clear that the proposed would unnecessarily subject our community to unsustainable levels of density, traffic, noise and congestion. Most importantly, the Plan would result in the irreversible devastation of two of the very few truly ethnically and socioeconomically diverse neighborhoods in Los Angeles, while allowing the rest of the Westside to avoid any of the burden of increased density.

As the LHCA responses maks clear, the County must remove all inappropriate upzoning of Ladera and View Park-Windsor Hills-View Heights, and redistribute any upzoning in a more fair and equitable fashion.

Regards,

Dana

Sent from my Galaxy

WSAP COMMENTS and WSAP PEIR COMMENTS

David Oliver <david.oliver@compass.com>

Thu 8/15/2024 12:07 PM

To:Westside Area Plan <WestsideAreaPlan@planning.lacounty.gov>
Cc:hollyjmitchell@bos.lacounty.gov <hollyjmitchell@bos.lacounty.gov>

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS EMAIL TO PUBLIC RECORD:

I am for fair and equitable housing, and I **strongly support the 8/9/24 response from the Ladera Heights Civic Association ("LHCA") to the recently-released draft Westside Area Plan and the 8/14/24 LHCA response to the accompanying PEIR**. While some proposed zoning changes may be appropriate, most of those proposed by the County are not. I hereby request that the LA County Planning Department work with LHCA and the United Homeowners Association II to create a zoning plan that is fair to the entire Westside community.

After reviewing both the WSAP/PEIR and the LHCA responses, it is abundantly clear that the proposed would unnecessarily subject our community to unsustainable levels of density, traffic, noise and congestion. Most importantly, the Plan would result in the irreversible devastation of two of the very few truly ethnically and socioeconomically diverse neighborhoods in Los Angeles, while allowing the rest of the Westside to avoid any of the burden of increased density.

As the LHCA responses make clear, the County must remove all inappropriate upzoning of Ladera and View Park-Windsor Hills-View Heights, and redistribute any upzoning in a more fair and equitable fashion.

Thank you,
David Oliver
Ladera Heights

WSAP COMMENTS and WSAP PEIR COMMENTS

Dawn Taylor <dawn.maddox@icloud.com>

Thu 8/15/2024 1:12 PM

To:Westside Area Plan <WestsideAreaPlan@planning.lacounty.gov>
Cc:hollyjmitchell@bos.lacounty.gov <hollyjmitchell@bos.lacounty.gov>

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS EMAIL TO PUBLIC RECORD:

I am for fair and equitable housing, and I strongly support the 8/9/24 response from the Ladera Heights Civic Association ("LHCA") to the recently-released draft Westside Area Plan and the 8/14/24 LHCA response to the accompanying PEIR. While some proposed zoning changes may be appropriate, most of those proposed by the County are not. I hereby request that the LA County Planning Department work with LHCA and the United Homeowners Association II to create a zoning plan that is fair to the entire Westside community.

After reviewing both the WSAP/PEIR and the LHCA responses, it is abundantly clear that the proposed would unnecessarily subject our community to unsustainable levels of density, traffic, noise and congestion. Most importantly, the Plan would result in the irreversible devastation of two of the very few truly ethnically and socioeconomically diverse neighborhoods in Los Angeles, while allowing the rest of the Westside to avoid any of the burden of increased density.

As the LHCA responses makes clear, the County must remove all inappropriate upzoning of Ladera and View Park-Windsor Hills-View Heights, and redistribute any upzoning in a more fair and equitable fashion.

Regards,

Dawn

WSAP COMMENTS and WSAP PEIR COMMENTS

Dena Williams <dmwr49@att.net>

Thu 8/15/2024 1:03 PM

To:Westside Area Plan <WestsideAreaPlan@planning.lacounty.gov>
Cc:hollyjmitchell@bos.lacounty.gov <hollyjmitchell@bos.lacounty.gov>

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS EMAIL TO PUBLIC RECORD:

I am for fair and equitable housing, and I strongly support the 8/9/24 response from the Ladera Heights Civic Association ("LHCA") to the recently-released draft Westside Area Plan and the 8/14/24 LHCA response to the accompanying PEIR. While some proposed zoning changes may be appropriate, most of those proposed by the County are not. I hereby request that the LA County Planning Department work with LHCA and the United Homeowners Association II to create a zoning plan that is fair to the entire Westside community.

After reviewing both the WSAP/PEIR and the LHCA responses, it is abundantly clear that the proposed would unnecessarily subject our community to unsustainable levels of density, traffic, noise and congestion. Most importantly, the Plan would result in the irreversible devastation of two of the very few truly ethnically and socioeconomically diverse neighborhoods in Los Angeles, while allowing the rest of the Westside to avoid any of the burden of increased density.

As the LHCA responses maks clear, the County must remove all inappropriate upzoning of Ladera and View Park-Windsor Hills-View Heights, and redistribute any upzoning in a more fair and equitable fashion.

Regards,

Dena Williams
Sent from my iPad

From:	Denise Mcleod
To:	Westside Area Plan
Cc:	hollyjmitchell@bos.lacounty.gov
Subject:	WSAP COMMENTS and WSAP PEIR COMMENTS
Date:	Friday, August 16, 2024 2:03:39 PM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS EMAIL TO PUBLIC RECORD: I am for fair and equitable housing, and I strongly support the 8/9/24 response from the Ladera Heights Civic Association ("LHCA") to the recently-released draft Westside Area Plan and the 8/14/24 LHCA response to the accompanying PEIR. While some proposed zoning changes may be appropriate, most of those proposed by the County are not. I hereby request that the LA County Planning Department work with LHCA and the United Homeowners Association II to create a zoning plan that is fair to the entire Westside community. After reviewing both the WSAP/PEIR and the LHCA responses, it is abundantly clear that the proposed would unnecessarily subject our community to unsustainable levels of density, traffic, noise and congestion. Most importantly, the Plan would result in the irreversible devastation of two of the very few truly ethnically and socioeconomically diverse neighborhoods in Los Angeles, while allowing the rest of the Westside to avoid any of the burden of increased density. As the LHCA responses maks clear, the County must remove all inappropriate upzoning of Ladera and View Park-Windsor Hills-View Heights, and redistribute any upzoning in a more fair and equitable fashion. Regards,

From:	Dennis Miller
To:	Westside Area Plan
Cc:	hollyjmitchell@bos.lacounty.gov
Subject:	WSAP COMMENTS and WSAP PEIR COMMENTS
Date:	Friday, August 16, 2024 5:44:33 PM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS EMAIL TO PUBLIC RECORD:

I am for fair and equitable housing, and I strongly support the 8/9/24 response from the Ladera Heights Civic Association ("LHCA") to the recently-released draft Westside Area Plan and the 8/14/24 LHCA response to the accompanying PEIR. While some proposed zoning changes may be appropriate, most of those proposed by the County are not. I hereby request that the LA County Planning Department work with LHCA and the United Homeowners Association II to create a zoning plan that is fair to the entire Westside community.

After reviewing both the WSAP/PEIR and the LHCA responses, it is abundantly clear that the proposed would unnecessarily subject our community to unsustainable levels of density, traffic, noise and congestion. Most importantly, the Plan would result in the irreversible devastation of two of the very few truly ethnically and socioeconomically diverse neighborhoods in Los Angeles, while allowing the rest of the Westside to avoid any of the burden of increased density.

As the LHCA responses make clear, the County must remove all inappropriate upzoning of Ladera and View Park-Windsor Hills-View Heights, and redistribute any upzoning in a more fair and equitable fashion.

Regards,

From:	Devaughn Peace
To:	Westside Area Plan
Cc:	hollyjmitchell@bos.lacounty.gov
Subject:	WSAP COMMENTS and WSAP PEIR COMMENTS
Date:	Friday, August 16, 2024 3:29:05 PM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS EMAIL TO PUBLIC RECORD:

I am for fair and equitable housing, and I strongly support the 8/9/24 response from the Ladera Heights Civic Association ("LHCA") to the recently-released draft Westside Area Plan and the 8/14/24 LHCA response to the accompanying PEIR. While some proposed zoning changes may be appropriate, most of those proposed by the County are not. I hereby request that the LA County Planning Department work with LHCA and the United Homeowners Association II to create a zoning plan that is fair to the entire Westside community.

After reviewing both the WSAP/PEIR and the LHCA responses, it is abundantly clear that the proposed would unnecessarily subject our community to unsustainable levels of density, traffic, noise and congestion. Most importantly, the Plan would result in the irreversible devastation of two of the very few truly ethnically and socioeconomically diverse neighborhoods in Los Angeles, while allowing the rest of the Westside to avoid any of the burden of increased density.

As the LHCA responses maks clear, the County must remove all inappropriate upzoning of Ladera and View Park-Windsor Hills-View Heights, and redistribute any upzoning in a more fair and equitable fashion.

Regards,

WSAP COMMENTS and WSAP PEIR COMMENTS

Diana <dianabj@twc.com>

Thu 8/15/2024 1:42 PM

To:Westside Area Plan <WestsideAreaPlan@planning.lacounty.gov>
Cc:hollyjmitchell@bos.lacounty.gov <hollyjmitchell@bos.lacounty.gov>

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS EMAIL TO PUBLIC RECORD:

I am for fair and equitable housing, and I strongly support the 8/9/24 response from the Ladera Heights Civic Association ("LHCA") to the recently-released draft Westside Area Plan and the 8/14/24 LHCA response to the accompanying PEIR. While some proposed zoning changes may be appropriate, most of those proposed by the County are not. I hereby request that the LA County Planning Department work with LHCA and the United Homeowners Association II to create a zoning plan that is fair to the entire Westside community.

After reviewing both the WSAP/PEIR and the LHCA responses, it is abundantly clear that the proposed would unnecessarily subject our community to unsustainable levels of density, traffic, noise and congestion. Most importantly, the Plan would result in the irreversible devastation of two of the very few truly ethnically and socioeconomically diverse neighborhoods in Los Angeles, while allowing the rest of the Westside to avoid any of the burden of increased density.

As the LHCA responses maks clear, the County must remove all inappropriate upzoning of Ladera and View Park-Windsor Hills-View Heights, and redistribute any upzoning in a more fair and equitable fashion.

Regards,

Diana Jackson

WSAP COMMENTS and WSAP PEIR COMMENTS

Diana Zimmerman <diana@cmsbiz.com>

Thu 8/15/2024 1:16 PM

To:Westside Area Plan <WestsideAreaPlan@planning.lacounty.gov>
Cc:hollyjmitchell@bos.lacounty.gov <hollyjmitchell@bos.lacounty.gov>

3 attachments (3 KB)

smime.p7s; ATT00001.txt; ATT00002.htm;

PLEASE ADD THIS EMAIL TO PUBLIC RECORD:

I am for fair and equitable housing, and I strongly support the 8/9/24 response from the Ladera Heights Civic Association ("LHCA") to the recently-released draft Westside Area Plan and the 8/14/24 LHCA response to the accompanying PEIR. While some proposed zoning changes may be appropriate, most of those proposed by the County are not. I hereby request that the LA County Planning Department work with LHCA and the United Homeowners Association II to create a zoning plan that is fair to the entire Westside community.

After reviewing both the WSAP/PEIR and the LHCA responses, it is abundantly clear that the proposed would unnecessarily subject our community to unsustainable levels of density, traffic, noise and congestion. Most importantly, the Plan would result in the irreversible devastation of two of the very few truly ethnically and socioeconomically diverse neighborhoods in Los Angeles, while allowing the rest of the Westside to avoid any of the burden of increased density.

As the LHCA responses maks clear, the County must remove all inappropriate upzoning of Ladera and View Park-Windsor Hills-View Heights, and redistribute any upzoning in a more fair and equitable fashion.

Regards,

Diana S. Zimmerman
diana@noesismanagement.com

Best-selling author the "Kandide" series. www.kandide.com

"Physical Perfection is the mask. Bigotry and Hate are the weapons. Absolute Power is the obsession. Survival is the Prize."

Noesis Media - a division of Noesis Communications International, Inc.

Socially Relevant Film and Television

www.noesismanagement.com

WSAP COMMENTS and WSAP PEIR COMMENTS

Dominique Ulloa <dominique.ulloa@me.com>

Thu 8/15/2024 12:14 PM

To:Westside Area Plan <WestsideAreaPlan@planning.lacounty.gov>
Cc:hollyjmitchell@bos.lacounty.gov <hollyjmitchell@bos.lacounty.gov>

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS EMAIL TO PUBLIC RECORD:

I am for fair and equitable housing, and I strongly support the 8/9/24 response from the Ladera Heights Civic Association ("LHCA") to the recently-released draft Westside Area Plan and the 8/14/24 LHCA response to the accompanying PEIR. While some proposed zoning changes may be appropriate, most of those proposed by the County are not. I hereby request that the LA County Planning Department work with LHCA and the United Homeowners Association II to create a zoning plan that is fair to the entire Westside community.

After reviewing both the WSAP/PEIR and the LHCA responses, it is abundantly clear that the proposed would unnecessarily subject our community to unsustainable levels of density, traffic, noise and congestion. Most importantly, the Plan would result in the irreversible devastation of two of the very few truly ethnically and socioeconomically diverse neighborhoods in Los Angeles, while allowing the rest of the Westside to avoid any of the burden of increased density.

As the LHCA responses maks clear, the County must remove all inappropriate upzoning of Ladera and View Park-Windsor Hills-View Heights, and redistribute any upzoning in a more fair and equitable fashion.

Regards,

Dominique Ulloa
5232 FAIRVIEW BLVD #6
LA, CA 90056

From:	DONNA WMS FONTNO
To:	Westside Area Plan
Cc:	hollyjmitchell@bos.lacounty.gov
Subject:	WSAP COMMENTS and WSAP PEIR COMMENTS
Date:	Friday, August 16, 2024 4:11:11 AM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS EMAIL TO PUBLIC RECORD:

I am for fair and equitable housing, and I strongly support the 8/9/24 response from the Ladera Heights Civic Association ("LHCA") to the recently-released draft Westside Area Plan and the 8/14/24 LHCA response to the accompanying PEIR. While some proposed zoning changes may be appropriate, most of those proposed by the County are not. I hereby request that the LA County Planning Department work with LHCA and the United Homeowners Association II to create a zoning plan that is fair to the entire Westside community.

After reviewing both the WSAP/PEIR and the LHCA responses, it is abundantly clear that the proposed would unnecessarily subject our community to unsustainable levels of density, traffic, noise and congestion. Most importantly, the Plan would result in the irreversible devastation of two of the very few truly ethnically and socioeconomically diverse neighborhoods in Los Angeles, while allowing the rest of the Westside to avoid any of the burden of increased density.

As the LHCA responses maks clear, the County must remove all inappropriate upzoning of Ladera and View Park-Windsor Hills-View Heights, and redistribute any upzoning in a more fair and equitable fashion.

Regards,

Sent from my iPhone

From:	duane lyons
To:	Westside Area Plan
Cc:	hollyjmitchell@bos.lacounty.gov
Subject:	WSAP COMMENTS and WSAP PEIR COMMENTS
Date:	Sunday, August 18, 2024 3:23:55 PM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS EMAIL TO PUBLIC RECORD:

I am for fair and equitable housing, and I strongly support the 8/9/24 response from the Ladera Heights Civic Association ("LHCA") to the recently-released draft Westside Area Plan and the 8/14/24 LHCA response to the accompanying PEIR. While some proposed zoning changes may be appropriate, most of those proposed by the County are not. I hereby request that the LA County Planning Department work with LHCA and the United Homeowners Association II to create a zoning plan that is fair to the entire Westside community.

After reviewing both the WSAP/PEIR and the LHCA responses, it is abundantly clear that the proposed would unnecessarily subject our community to unsustainable levels of density, traffic, noise and congestion. Most importantly, the Plan would result in the irreversible devastation of two of the very few truly ethnically and socioeconomically diverse neighborhoods in Los Angeles, while allowing the rest of the Westside to avoid any of the burden of increased density.

As the LHCA responses maks clear, the County must remove all inappropriate upzoning of Ladera and View Park-Windsor Hills-View Heights, and redistribute any upzoning in a more fair and equitable fashion.

Regards,

Sent from my iPhone

WSAP COMMENTS and WSAP PEIR COMMENTS

ELLEN DELESTON <epdeleston@aol.com>

Thu 8/15/2024 11:48 AM

To:Westside Area Plan <WestsideAreaPlan@planning.lacounty.gov>
Cc:hollyjmitchell@bos.lacounty.gov <hollyjmitchell@bos.lacounty.gov>

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS EMAIL TO PUBLIC RECORD:

I am for fair and equitable housing, and I strongly support the 8/9/24 response from the Ladera Heights Civic Association ("LHCA") to the recently-released draft Westside Area Plan and the 8/14/24 LHCA response to the accompanying PEIR. While some proposed zoning changes may be appropriate, most of those proposed by the County are not. I hereby request that the LA County Planning Department work with LHCA and the United Homeowners Association II to create a zoning plan that is fair to the entire Westside community.

After reviewing both the WSAP/PEIR and the LHCA responses, it is abundantly clear that the proposed would unnecessarily subject our community to unsustainable levels of density, traffic, noise and congestion. Most importantly, the Plan would result in the irreversible devastation of two of the very few truly ethnically and socioeconomically diverse neighborhoods in Los Angeles, while allowing the rest of the Westside to avoid any of the burden of increased density.

As the LHCA responses maks clear, the County must remove all inappropriate upzoning of Ladera and View Park-Windsor Hills-View Heights, and redistribute any upzoning in a more fair and equitable fashion.

Regards,
Ellen DeLeston
Ladera Resident
Sent from my iPhone

WSAP COMMENTS and WSAP PEIR COMMENTS

Eva Williams <pierceeva@gmail.com>

Thu 8/15/2024 12:31 PM

To:Westside Area Plan <WestsideAreaPlan@planning.lacounty.gov>
Cc:hollyjmitchell@bos.lacounty.gov <hollyjmitchell@bos.lacounty.gov>

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS EMAIL TO PUBLIC RECORD:

I am for fair and equitable housing, and I strongly support the 8/9/24 response from the Ladera Heights Civic Association ("LHCA") to the recently-released draft Westside Area Plan and the 8/14/24 LHCA response to the accompanying PEIR. While some proposed zoning changes may be appropriate, most of those proposed by the County are not. I hereby request that the LA County Planning Department work with LHCA and the United Homeowners Association II to create a zoning plan that is fair to the entire Westside community.

After reviewing both the WSAP/PEIR and the LHCA responses, it is abundantly clear that the proposed would unnecessarily subject our community to unsustainable levels of density, traffic, noise and congestion. Most importantly, the Plan would result in the irreversible devastation of two of the very few truly ethnically and socioeconomically diverse neighborhoods in Los Angeles, while allowing the rest of the Westside to avoid any of the burden of increased density.

As the LHCA responses makes clear, the County must remove all inappropriate upzoning of Ladera and View Park-Windsor Hills-View Heights, and redistribute any upzoning in a more fair and equitable fashion.

Regards,

Eva Williams

Sent from my iPhone

From: Frances Stoeckle
To: Westside Area Plan
Cc: hollyjmitchell@bos.lacounty.gov
Subject: WSAP COMMENTS and WSAP PEIR COMMENTS
Date: Friday, August 16, 2024 11:07:16 AM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS EMAIL TO PUBLIC RECORD:

I am for fair and equitable housing, and I strongly support the 8/9/24 response from the Ladera Heights Civic Association ("LHCA") to the recently-released draft Westside Area Plan and the 8/14/24 LHCA response to the accompanying PEIR. While some proposed zoning changes may be appropriate, most of those proposed by the County are not. I hereby request that the LA County Planning Department work with LHCA and the United Homeowners Association II to create a zoning plan that is fair to the entire Westside community.

After reviewing both the WSAP/PEIR and the LHCA responses, it is abundantly clear that the proposed would unnecessarily subject our community to unsustainable levels of density, traffic, noise and congestion. Most importantly, the Plan would result in the irreversible devastation of two of the very few truly ethnically and socioeconomically diverse neighborhoods in Los Angeles, while allowing the rest of the Westside to avoid any of the burden of increased density.

As the LHCA responses maks clear, the County must remove all inappropriate upzoning of Ladera and View Park-Windsor Hills-View Heights, and redistribute any upzoning in a more fair and equitable fashion.

Regards,
Frances Sharma Stoeckle

From: pacophbl
To: Westside Area Plan
Cc: hollyjmitchell@bos.lacounty.gov
Subject: WSAP COMMENTS and WSAP PEIR COMMENTS
Date: Friday, August 16, 2024 1:31:13 PM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS EMAIL TO PUBLIC RECORD:

I am for fair and equitable housing, and I strongly support the 8/9/24 response from the Ladera Heights Civic Association ("LHCA") to the recently-released draft Westside Area Plan and the 8/14/24 LHCA response to the accompanying PEIR. While some proposed zoning changes may be appropriate, most of those proposed by the County are not. I hereby request that the LA County Planning Department work with LHCA and the United Homeowners Association II to create a zoning plan that is fair to the entire Westside community.

After reviewing both the WSAP/PEIR and the LHCA responses, it is abundantly clear that the proposed would unnecessarily subject our community to unsustainable levels of density, traffic, noise and congestion. Most importantly, the Plan would result in the irreversible devastation of two of the very few truly ethnically and socioeconomically diverse neighborhoods in Los Angeles, while allowing the rest of the Westside to avoid any of the burden of increased density.

As the LHCA responses maks clear, the County must remove all inappropriate upzoning of Ladera and View Park-Windsor Hills-View Heights, and redistribute any upzoning in a more fair and equitable fashion.

Regards,
Francisco Pérez
Ladera resident for the last 25 years

Sent from my T-Mobile 5G Device

From: G PEREZ
To: Westside Area Plan; hollyjmitchell@bos.lacounty.gov
Subject: RV: WSAP COMMENTS and WSAP PEIR COMMENTS
Date: Friday, August 16, 2024 4:38:58 PM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS EMAIL TO PUBLIC RECORD:

I am for fair and equitable housing, and I strongly support the 8/9/24 response from the Ladera Heights Civic Association ("LHCA") to the recently-released draft Westside Area Plan and the 8/14/24 LHCA response to the accompanying PEIR. While some proposed zoning changes may be appropriate, most of those proposed by the County are not. I hereby request that the LA County Planning Department work with LHCA and the United Homeowners Association II to create a zoning plan that is fair to the entire Westside community.

After reviewing both the WSAP/PEIR and the LHCA responses, it is abundantly clear that the proposed would unnecessarily subject our community to unsustainable levels of density, traffic, noise and congestion. Most importantly, the Plan would result in the irreversible devastation of two of the very few truly ethnically and socioeconomically diverse neighborhoods in Los Angeles, while allowing the rest of the Westside to avoid any of the burden of increased density.

As the LHCA responses maks clear, the County must remove all inappropriate upzoning of Ladera and View Park-Windsor Hills-View Heights, and redistribute any upzoning in a more fair and equitable fashion.

Regards,

From:	Gail Sartor
To:	Westside Area Plan
Cc:	hollyjmitchell@bos.lacounty.gov
Subject:	WSAP COMMENTS and WSAP PEIR COMMENTS
Date:	Friday, August 16, 2024 1:45:26 PM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS EMAIL TO PUBLIC RECORD:

I am for fair and equitable housing, and I strongly support the 8/9/24 response from the Ladera Heights Civic Association (%2��LHCA%2��) to the recently-released draft Westside Area Plan and the 8/14/24 LHCA response to the accompanying PEIR. While some proposed zoning changes may be appropriate, most of those proposed by the County are not. I hereby request that the LA County Planning Department work with LHCA and the United Homeowners Association II to create a zoning plan that is fair to the entire Westside community.

After reviewing both the WSAP/PEIR and the LHCA responses, it is abundantly clear that the proposed would unnecessarily subject our community to unsustainable levels of density, traffic, noise and congestion. Most importantly, the Plan would result in the irreversible devastation of two of the very few truly ethnically and socioeconomically diverse neighborhoods in Los Angeles, while allowing the rest of the Westside to avoid any of the burden of increased density.

As the LHCA responses maks clear, the County must remove all inappropriate upzoning of Ladera and View Park-Windsor Hills-View Heights, and redistribute any upzoning in a more fair and equitable fashion.

Regards,

Yahoo Mail: Search, Organize, Conquer

From:	george leonard
To:	Westside Area Plan
Cc:	hollyjmitchell@bos.lacounty.gov
Subject:	WSAP COMMENTS and WSAP PEIR COMMENTS
Date:	Saturday, August 17, 2024 1:18:02 PM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS EMAIL TO PUBLIC RECORD:

I am for fair and equitable housing, and I strongly support the 8/9/24 response from the Ladera Heights Civic Association ("LHCA") to the recently-released draft Westside Area Plan and the 8/14/24 LHCA response to the accompanying PEIR. While some proposed zoning changes may be appropriate, most of those proposed by the County are not. I hereby request that the LA County Planning Department work with LHCA and the United Homeowners Association II to create a zoning plan that is fair to the entire Westside community.

After reviewing both the WSAP/PEIR and the LHCA responses, it is abundantly clear that the proposed would unnecessarily subject our community to unsustainable levels of density, traffic, noise and congestion. Most importantly, the Plan would result in the irreversible devastation of two of the very few truly ethnically and socioeconomically diverse neighborhoods in Los Angeles, while allowing the rest of the Westside to avoid any of the burden of increased density.

As the LHCA responses maks clear, the County must remove all inappropriate upzoning of Ladera and View Park-Windsor Hills-View Heights, and redistribute any upzoning in a more fair and equitable fashion.

Regards,

George Leonard

From:	Gillian Lyons
To:	Westside Area Plan
Cc:	hollyjmitchell@bos.lacounty.gov
Subject:	WSAP COMMENTS and WSAP PEIR COMMENTS
Date:	Friday, August 16, 2024 3:15:07 PM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS EMAIL TO PUBLIC RECORD:

I am for fair and equitable housing, and I strongly support the 8/9/24 response from the Ladera Heights Civic Association ("LHCA") to the recently-released draft Westside Area Plan and the 8/14/24 LHCA response to the accompanying PEIR. While some proposed zoning changes may be appropriate, most of those proposed by the County are not. I hereby request that the LA County Planning Department work with LHCA and the United Homeowners Association II to create a zoning plan that is fair to the entire Westside community.

After reviewing both the WSAP/PEIR and the LHCA responses, it is abundantly clear that the proposed would unnecessarily subject our community to unsustainable levels of density, traffic, noise and congestion. Most importantly, the Plan would result in the irreversible devastation of two of the very few truly ethnically and socioeconomically diverse neighborhoods in Los Angeles, while allowing the rest of the Westside to avoid any of the burden of increased density.

As the LHCA responses maks clear, the County must remove all inappropriate upzoning of Ladera and View Park-Windsor Hills-View Heights, and redistribute any upzoning in a more fair and equitable fashion.

Regards,
Gillian Lyons

Sent from my iPhone

From:	Gwen Randolph
To:	Westside Area Plan
Cc:	hollyjmitchell@bos.lacounty.gov
Subject:	WSAP COMMENTS and WSAP PEIR COMMENTS
Date:	Friday, August 16, 2024 1:56:08 PM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS EMAIL TO PUBLIC RECORD:

I am for fair and equitable housing, and I strongly support the 8/9/24 response from the Ladera Heights Civic Association ("LHCA") to the recently-released draft Westside Area Plan and the 8/14/24 LHCA response to the accompanying PEIR. While some proposed zoning changes may be appropriate, most of those proposed by the County are not. I hereby request that the LA County Planning Department work with LHCA and the United Homeowners Association II to create a zoning plan that is fair to the entire Westside community.

After reviewing both the WSAP/PEIR and the LHCA responses, it is abundantly clear that the proposed would unnecessarily subject our community to unsustainable levels of density, traffic, noise and congestion. Most importantly, the Plan would result in the irreversible devastation of two of the very few truly ethnically and socioeconomically diverse neighborhoods in Los Angeles, while allowing the rest of the Westside to avoid any of the burden of increased density.

As the LHCA responses maks clear, the County must remove all inappropriate upzoning of Ladera and View Park-Windsor Hills-View Heights, and redistribute any upzoning in a more fair and equitable fashion.

Regards,
Gwendolyn Randolph

WSAP COMMENTS and WSAP PEIR COMMENTS

Hazara Price <hazaraprice3@icloud.com>

Thu 8/15/2024 11:28 AM

To:Westside Area Plan <WestsideAreaPlan@planning.lacounty.gov>
Cc:hollyjmitchell@bos.lacounty.gov <hollyjmitchell@bos.lacounty.gov>

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS EMAIL TO PUBLIC RECORD:

I am for fair and equitable housing, and I strongly support the 8/9/24 response from the Ladera Heights Civic Association ("LHCA") to the recently-released draft Westside Area Plan and the 8/14/24 LHCA response to the accompanying PEIR. While some proposed zoning changes may be appropriate, most of those proposed by the County are not. I hereby request that the LA County Planning Department work with LHCA and the United Homeowners Association II to create a zoning plan that is fair to the entire Westside community.

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As the LHCA responses maks clear, the County must remove all inappropriate upzoning of Ladera and View Park-Windsor Hills-View Heights, and redistribute any upzoning in a more fair and equitable fashion.

Regards,

Sent from my iPhone

From:	Henry Harris
To:	Westside Area Plan
Cc:	hollyjmitchell@bos.lacounty.gov
Subject:	WSAP COMMENTS and WSAP PEIR COMMENTS
Date:	Friday, August 16, 2024 4:22:28 PM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS EMAIL TO PUBLIC RECORD:

I am for fair and equitable housing, and I strongly support the 8/9/24 response from the Ladera Heights Civic Association ("LHCA") to the recently-released draft Westside Area Plan and the 8/14/24 LHCA response to the accompanying PEIR. While some proposed zoning changes may be appropriate, most of those proposed by the County are not. I hereby request that the LA County Planning Department work with LHCA and the United Homeowners Association II to create a zoning plan that is fair to the entire Westside community.

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As the LHCA responses maks clear, the County must remove all inappropriate upzoning of Ladera and View Park-Windsor Hills-View Heights, and redistribute any upzoning in a more fair and equitable fashion.

Regards,

Helen Harris

From:	Iris F
To:	Westside Area Plan
Cc:	hollyjmitchell@bos.lacounty.gov
Subject:	WSAP COMMENTS and WSAP PEIR COMMENTS
Date:	Friday, August 16, 2024 9:04:43 AM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS EMAIL TO PUBLIC RECORD:

I am for fair and equitable housing, and I strongly support the 8/9/24 response from the Ladera Heights Civic Association ("LHCA") to the recently-released draft Westside Area Plan and the 8/14/24 LHCA response to the accompanying PEIR. While some proposed zoning changes may be appropriate, most of those proposed by the County are not. I hereby request that the LA County Planning Department work with LHCA and the United Homeowners Association II to create a zoning plan that is fair to the entire Westside community.

After reviewing both the WSAP/PEIR and the LHCA responses, it is abundantly clear that the proposed would unnecessarily subject our community to unsustainable levels of density, traffic, noise and congestion. Most importantly, the Plan would result in the irreversible devastation of two of the very few truly ethnically and socioeconomically diverse neighborhoods in Los Angeles, while allowing the rest of the Westside to avoid any of the burden of increased density.

As the LHCA responses maks clear, the County must remove all inappropriate upzoning of Ladera and View Park-Windsor Hills-View Heights, and redistribute any upzoning in a more fair and equitable fashion.

Regards,
Iris Ferrier

Sent from my iPad

WSAP COMMENTS and WSAP PEIR COMMENTS

Isauro Cummins <isaurocummins@gmail.com>

Thu 8/15/2024 12:10 PM

To:Westside Area Plan <WestsideAreaPlan@planning.lacounty.gov>
Cc:hollyjmitchell@bos.lacounty.gov <hollyjmitchell@bos.lacounty.gov>

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS EMAIL TO PUBLIC RECORD:

I am for fair and equitable housing, and I strongly support the 8/9/24 response from the Ladera Heights Civic Association ("LHCA") to the recently-released draft Westside Area Plan and the 8/14/24 LHCA response to the accompanying PEIR. While some proposed zoning changes may be appropriate, most of those proposed by the County are not. I hereby request that the LA County Planning Department work with LHCA and the United Homeowners Association II to create a zoning plan that is fair to the entire Westside community.

After reviewing both the WSAP/PEIR and the LHCA responses, it is abundantly clear that the proposed would unnecessarily subject our community to unsustainable levels of density, traffic, noise and congestion. Most importantly, the Plan would result in the irreversible devastation of two of the very few truly ethnically and socioeconomically diverse neighborhoods in Los Angeles, while allowing the rest of the Westside to avoid any of the burden of increased density.

As the LHCA responses maks clear, the County must remove all inappropriate upzoning of Ladera and View Park-Windsor Hills-View Heights, and redistribute any upzoning in a more fair and equitable fashion.

Regards,

Thanks,
Isauro Cummins
W 62nd ST

Sent from my iPhone

From:	JG
To:	Westside Area Plan
Cc:	hollyjmitchell@bos.lacounty.gov
Subject:	WSAP COMMENTS and WSAP PEIR COMMENTS
Date:	Friday, August 16, 2024 5:18:52 AM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS EMAIL TO PUBLIC RECORD:

I am for fair and equitable housing, and I strongly support the 8/9/24 response from the Ladera Heights Civic Association ("LHCA") to the recently-released draft Westside Area Plan and the 8/14/24 LHCA response to the accompanying PEIR. While some proposed zoning changes may be appropriate, most of those proposed by the County are not. I hereby request that the LA County Planning Department work with LHCA and the United Homeowners Association II to create a zoning plan that is fair to the entire Westside community.

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As the LHCA responses makes clear, the County must remove all inappropriate upzoning of Ladera and View Park-Windsor Hills-View Heights, and redistribute any upzoning in a more fair and equitable fashion.

Regards,
Gibbs, J

WSAP COMMENTS and WSAP PEIR COMMENTS

Jacqueline Lozano <jacquelinelozano21@gmail.com>

Thu 8/15/2024 10:34 AM

To:Westside Area Plan <WestsideAreaPlan@planning.lacounty.gov>
Cc:hollyjmitchell@bos.lacounty.gov <hollyjmitchell@bos.lacounty.gov>

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS EMAIL TO PUBLIC RECORD:

I am for fair and equitable housing, and I strongly support the 8/9/24 response from the Ladera Heights Civic Association ("LHCA") to the recently-released draft Westside Area Plan and the 8/14/24 LHCA response to the accompanying PEIR. While some proposed zoning changes may be appropriate, most of those proposed by the County are not. I hereby request that the LA County Planning Department work with LHCA and the United Homeowners Association II to create a zoning plan that is fair to the entire Westside community.

After reviewing both the WSAP/PEIR and the LHCA responses, it is abundantly clear that the proposed would unnecessarily subject our community to unsustainable levels of density, traffic, noise and congestion. Most importantly, the Plan would result in the irreversible devastation of two of the very few truly ethnically and socioeconomically diverse neighborhoods in Los Angeles, while allowing the rest of the Westside to avoid any of the burden of increased density.

As the LHCA responses maks clear, the County must remove all inappropriate upzoning of Ladera and View Park-Windsor Hills-View Heights, and redistribute any upzoning in a more fair and equitable fashion.

Regards,

Sent from my iPhone

From:	Jeanette
To:	Westside Area Plan
Cc:	hollyjmitchell@bos.lacounty.gov
Subject:	WSAP COMMENTS and WSAP PEIR COMMENTS
Date:	Thursday, August 15, 2024 6:31:22 AM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS EMAIL TO PUBLIC RECORD:

I am for fair and equitable housing, and I strongly support the 8/9/24 response from the Ladera Heights Civic Association (%2��LHCA%2��) to the recently-released draft Westside Area Plan and the 8/14/24 LHCA response to the accompanying PEIR. While some proposed zoning changes may be appropriate, most of those proposed by the County are not. I hereby request that the LA County Planning Department work with LHCA and the United Homeowners Association II to create a zoning plan that is fair to the entire Westside community.

After reviewing both the WSAP/PEIR and the LHCA responses, it is abundantly clear that the proposed would unnecessarily subject our community to unsustainable levels of density, traffic, noise and congestion. Most importantly, the Plan would result in the irreversible devastation of two of the very few truly ethnically and socioeconomically diverse neighborhoods in Los Angeles, while allowing the rest of the Westside to avoid any of the burden of increased density.

As the LHCA responses maks clear, the County must remove all inappropriate upzoning of Ladera and View Park-Windsor Hills-View Heights, and redistribute any upzoning in a more fair and equitable fashion.

Regards,

Sent from AOL on Android

From:	JR
To:	Westside Area Plan
Cc:	hollyjmitchell@bos.lacounty.gov
Subject:	WSAP COMMENTS and WSAP PEIR COMMENTS
Date:	Friday, August 16, 2024 5:33:12 PM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS EMAIL TO PUBLIC RECORD:

I am for fair and equitable housing, and I strongly support the 8/9/24 response from the Ladera Heights Civic Association (%2��LHCA%2��) to the recently-released draft Westside Area Plan and the 8/14/24 LHCA response to the accompanying PEIR. While some proposed zoning changes may be appropriate, most of those proposed by the County are not. I hereby request that the LA County Planning Department work with LHCA and the United Homeowners Association II to create a zoning plan that is fair to the entire Westside community.

After reviewing both the WSAP/PEIR and the LHCA responses, it is abundantly clear that the proposed would unnecessarily subject our community to unsustainable levels of density, traffic, noise and congestion. Most importantly, the Plan would result in the irreversible devastation of two of the very few truly ethnically and socioeconomically diverse neighborhoods in Los Angeles, while allowing the rest of the Westside to avoid any of the burden of increased density.

As the LHCA responses maks clear, the County must remove all inappropriate upzoning of Ladera and View Park-Windsor Hills-View Heights, and redistribute any upzoning in a more fair and equitable fashion.

Regards,

James Ramlochan

Yahoo Mail: Search, Organize, Conquer

From:	Henry Harris
To:	Westside Area Plan
Cc:	hollyjmitchell@bos.lacounty.gov
Subject:	WSAP COMMENTS and WSAP PEIR COMMENTS
Date:	Friday, August 16, 2024 4:29:10 PM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS EMAIL TO PUBLIC RECORD:

I am for fair and equitable housing, and I strongly support the 8/9/24 response from the Ladera Heights Civic Association ("LHCA") to the recently-released draft Westside Area Plan and the 8/14/24 LHCA response to the accompanying PEIR. While some proposed zoning changes may be appropriate, most of those proposed by the County are not. I hereby request that the LA County Planning Department work with LHCA and the United Homeowners Association II to create a zoning plan that is fair to the entire Westside community.

After reviewing both the WSAP/PEIR and the LHCA responses, it is abundantly clear that the proposed would unnecessarily subject our community to unsustainable levels of density, traffic, noise and congestion. Most importantly, the Plan would result in the irreversible devastation of two of the very few truly ethnically and socioeconomically diverse neighborhoods in Los Angeles, while allowing the rest of the Westside to avoid any of the burden of increased density.

As the LHCA responses maks clear, the County must remove all inappropriate upzoning of Ladera and View Park-Windsor Hills-View Heights, and redistribute any upzoning in a more fair and equitable fashion.

Regards,

Jannette Waters

WSAP COMMENTS and WSAP PEIR COMMENTS

Jason Hobson <jhobson@hbdlegal.com>

Thu 8/15/2024 1:39 PM

To:Westside Area Plan <WestsideAreaPlan@planning.lacounty.gov>
Cc:hollyjmitchell@bos.lacounty.gov <hollyjmitchell@bos.lacounty.gov>

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS EMAIL TO PUBLIC RECORD:

I am for fair and equitable housing, and I strongly support the 8/9/24 response from the Ladera Heights Civic Association ("LHCA") to the recently-released draft Westside Area Plan and the 8/14/24 LHCA response to the accompanying PEIR. While some proposed zoning changes may be appropriate, most of those proposed by the County are not. I hereby request that the LA County Planning Department work with LHCA and the United Homeowners Association II to create a zoning plan that is fair to the entire Westside community.

After reviewing both the WSAP/PEIR and the LHCA responses, it is abundantly clear that the proposed would unnecessarily subject our community to unsustainable levels of density, traffic, noise and congestion. Most importantly, the Plan would result in the irreversible devastation of two of the very few truly ethnically and socioeconomically diverse neighborhoods in Los Angeles, while allowing the rest of the Westside to avoid any of the burden of increased density.

As the LHCA responses maks clear, the County must remove all inappropriate upzoning of Ladera and View Park-Windsor Hills-View Heights, and redistribute any upzoning in a more fair and equitable fashion.

Regards,

Jason A. Hobson
Hobson Bernardino + Davis LLP

WSAP COMMENTS and WSAP PEIR COMMENTS

Jason Thompson <jasonmeyerthompson@gmail.com>

Thu 8/15/2024 11:14 AM

To:Westside Area Plan <WestsideAreaPlan@planning.lacounty.gov>
Cc:hollyjmitchell@bos.lacounty.gov <hollyjmitchell@bos.lacounty.gov>

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS EMAIL TO PUBLIC RECORD:

I am for fair and equitable housing, and I strongly support the 8/9/24 response from the Ladera Heights Civic Association ("LHCA") to the recently-released draft Westside Area Plan and the 8/14/24 LHCA response to the accompanying PEIR. While some proposed zoning changes may be appropriate, most of those proposed by the County are not. I hereby request that the LA County Planning Department work with LHCA and the United Homeowners Association II to create a zoning plan that is fair to the entire Westside community.

After reviewing both the WSAP/PEIR and the LHCA responses, it is abundantly clear that the proposed would unnecessarily subject our community to unsustainable levels of density, traffic, noise and congestion. Most importantly, the Plan would result in the irreversible devastation of two of the very few truly ethnically and socioeconomically diverse neighborhoods in Los Angeles, while allowing the rest of the Westside to avoid any of the burden of increased density.

As the LHCA responses maks clear, the County must remove all inappropriate upzoning of Ladera and View Park-Windsor Hills-View Heights, and redistribute any upzoning in a more fair and equitable fashion.

Regards,

Jason Thompson
A very concerned Ladera citizen.

From:	jen hotta
To:	Julie Yom
Cc:	hollyjmitchell@bos.lacounty.gov
Subject:	Support for the LHCA Response to Zoning Changes
Date:	Wednesday, August 14, 2024 7:08:36 PM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS EMAIL TO PUBLIC RECORD:

I am for fair and equitable housing, and I strongly support the August 9, 2024 response from the Ladera Heights Civic Association ("LHCA") to the recently-released draft Westside Area Plan. While some proposed zoning changes may be appropriate, most of those proposed in the draft Plan are not. I hereby request that the LA County planning department work with the Ladera Heights Civic Association and the United Homeowners Association II to create a zoning plan that is fair to the entire Westside community.

After reviewing both the WSAP and the LHCA response, it is abundantly clear that the proposed plan would unnecessarily subject our community to unsustainable levels of density, traffic, noise and congestion. Most importantly, the Plan would result in the irreversible devastation of two of the very few truly ethnically and socioeconomically diverse neighborhoods in Los Angeles, while allowing the rest of the Westside to avoid accepting any of the burden.

As the LHCA response makes clear, the Plan must be revised to remove inappropriate upzoning of Ladera and View Park-Windsor Hills-View Heights, and to redistribute any upzoning in a more fair and equitable fashion.

Regards,

Jennifer Hotta

WSAP COMMENTS and WSAP PEIR COMMENTS

Jeremy Snyder <jeremysnyder1@gmail.com>

Thu 8/15/2024 12:41 PM

To:Westside Area Plan <WestsideAreaPlan@planning.lacounty.gov>
Cc:hollyjmitchell@bos.lacounty.gov <hollyjmitchell@bos.lacounty.gov>

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS EMAIL TO PUBLIC RECORD:

I am for fair and equitable housing, and I strongly support the 8/9/24 response from the Ladera Heights Civic Association ("LHCA") to the recently-released draft Westside Area Plan and the 8/14/24 LHCA response to the accompanying PEIR. While some proposed zoning changes may be appropriate, most of those proposed by the County are not. I hereby request that the LA County Planning Department work with LHCA and the United Homeowners Association II to create a zoning plan that is fair to the entire Westside community.

After reviewing both the WSAP/PEIR and the LHCA responses, it is abundantly clear that the proposed would unnecessarily subject our community to unsustainable levels of density, traffic, noise and congestion. Most importantly, the Plan would result in the irreversible devastation of two of the very few truly ethnically and socioeconomically diverse neighborhoods in Los Angeles, while allowing the rest of the Westside to avoid any of the burden of increased density.

As the LHCA responses maks clear, the County must remove all inappropriate upzoning of Ladera and View Park-Windsor Hills-View Heights, and redistribute any upzoning in a more fair and equitable fashion.

Regards,

excuse mobile typos
sent from my iPhone

From:	Jeremy Snyder
To:	Westside Area Plan
Cc:	hollyjmitchell@bos.lacounty.gov
Subject:	WSAP COMMENTS and WSAP PEIR COMMENTS
Date:	Friday, August 16, 2024 4:10:10 AM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS EMAIL TO PUBLIC RECORD:

I am for fair and equitable housing, and I strongly support the 8/9/24 response from the Ladera Heights Civic Association ("LHCA") to the recently-released draft Westside Area Plan and the 8/14/24 LHCA response to the accompanying PEIR. While some proposed zoning changes may be appropriate, most of those proposed by the County are not. I hereby request that the LA County Planning Department work with LHCA and the United Homeowners Association II to create a zoning plan that is fair to the entire Westside community.

After reviewing both the WSAP/PEIR and the LHCA responses, it is abundantly clear that the proposed would unnecessarily subject our community to unsustainable levels of density, traffic, noise and congestion. Most importantly, the Plan would result in the irreversible devastation of two of the very few truly ethnically and socioeconomically diverse neighborhoods in Los Angeles, while allowing the rest of the Westside to avoid any of the burden of increased density.

As the LHCA responses maks clear, the County must remove all inappropriate upzoning of Ladera and View Park-Windsor Hills-View Heights, and redistribute any upzoning in a more fair and equitable fashion.

Regards,

jeremy snyder
6663 radlock ave
ladera heights ca 90056

excuse mobile typos
sent from my iPhone

From:	Jerome B. Smith
To:	Westside Area Plan
Cc:	hollyjmitchell@bos.lacounty.gov
Subject:	WSAP COMMENTS and WSAP PEIR COMMENTS
Date:	Friday, August 16, 2024 5:40:28 PM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS EMAIL TO PUBLIC RECORD:

We am for fair and equitable housing, and we strongly support the 8/9/24 response from the Ladera Heights Civic Association ("LHCA") to the recently-released draft Westside Area Plan and the 8/14/24 LHCA response to the accompanying PEIR. While some proposed zoning changes may be appropriate, most of those proposed by the County are not. We hereby request that the LA County Planning Department work with LHCA and the United Homeowners Association II to create a zoning plan that is fair to the entire Westside community.

After reviewing both the WSAP/PEIR and the LHCA responses, it is abundantly clear that the proposed would unnecessarily subject our community to unsustainable levels of density, traffic, noise and congestion. Most importantly, the Plan would result in the irreversible devastation of two of the very few truly ethnically and socioeconomically diverse neighborhoods in Los Angeles, while allowing the rest of the Westside to avoid any of the burden of increased density.

As the LHCA responses makes clear, the County must remove all inappropriate upzoning of Ladera and View Park-Windsor Hills-View Heights, and redistribute any upzoning in a more fair and equitable fashion.

Regards,

Jerome B. Smith

Susan Ann Kenney

5449 S. Chariton Ave.

Los Angeles, Ca 90056

From:	Joey Phelps
To:	Westside Area Plan
Cc:	hollyjmitchell@bos.lacounty.gov
Subject:	WSAP COMMENTS and WSAP PEIR COMMENTS
Date:	Friday, August 16, 2024 4:26:57 PM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS EMAIL TO PUBLIC RECORD:

I am for fair and equitable housing, and I strongly support the 8/9/24 response from the Ladera Heights Civic Association ("LHCA") to the recently-released draft Westside Area Plan and the 8/14/24 LHCA response to the accompanying PEIR. While some proposed zoning changes may be appropriate, most of those proposed by the County are not. I hereby request that the LA County Planning Department work with LHCA and the United Homeowners Association II to create a zoning plan that is fair to the entire Westside community.

After reviewing both the WSAP/PEIR and the LHCA responses, it is abundantly clear that the proposed would unnecessarily subject our community to unsustainable levels of density, traffic, noise and congestion. Most importantly, the Plan would result in the irreversible devastation of two of the very few truly ethnically and socioeconomically diverse neighborhoods in Los Angeles, while allowing the rest of the Westside to avoid any of the burden of increased density.

As the LHCA responses maks clear, the County must remove all inappropriate upzoning of Ladera and View Park-Windsor Hills-View Heights, and redistribute any upzoning in a more fair and equitable fashion.

Regards,

Sent from my iPhone

From:	John Weiss
To:	Westside Area Plan
Cc:	hollyjmitchell@bos.lacounty.gov
Subject:	WSAP COMMENTS and WSAP PEIR COMMENTS
Date:	Friday, August 16, 2024 1:17:38 PM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS EMAIL TO PUBLIC RECORD:

I am for fair and equitable housing, and I strongly support the 8/9/24 response from the Ladera Heights Civic Association ("LHCA") to the recently-released draft Westside Area Plan and the 8/14/24 LHCA response to the accompanying PEIR. While some proposed zoning changes may be appropriate, most of those proposed by the County are not. I hereby request that the LA County Planning Department work with LHCA and the United Homeowners Association II to create a zoning plan that is fair to the entire Westside community.

After reviewing both the WSAP/PEIR and the LHCA responses, it is abundantly clear that the proposed would unnecessarily subject our community to unsustainable levels of density, traffic, noise and congestion. Most importantly, the Plan would result in the irreversible devastation of two of the very few truly ethnically and socioeconomically diverse neighborhoods in Los Angeles, while allowing the rest of the Westside to avoid any of the burden of increased density.

As the LHCA responses makes clear, the County must remove all inappropriate upzoning of Ladera and View Park-Windsor Hills-View Heights, and redistribute any upzoning in a more fair and equitable fashion.

Regards,
John Weiss, Ladera Heights resident

Sent from Mail for Windows

From:	JOHN BISHARAT
To:	Julie Yom
Cc:	hollyjmitchell@bos.lacounty.gov
Subject:	Support for the LHCA Response to Zoning Changes
Date:	Wednesday, August 14, 2024 7:01:24 PM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS EMAIL TO PUBLIC RECORD:

I am for fair and equitable housing, and I strongly support the August 9, 2024 response from the Ladera Heights Civic Association ("LHCA") to the recently-released draft Westside Area Plan. While some proposed zoning changes may be appropriate, most of those proposed in the draft Plan are not. I hereby request that the LA County planning department work with the Ladera Heights Civic Association and the United Homeowners Association II to create a zoning plan that is fair to the entire Westside community.

After reviewing both the WSAP and the LHCA response, it is abundantly clear that the proposed plan would unnecessarily subject our community to unsustainable levels of density, traffic, noise and congestion. Most importantly, the Plan would result in the irreversible devastation of two of the very few truly ethnically and socioeconomically diverse neighborhoods in Los Angeles, while allowing the rest of the Westside to avoid accepting any of the burden.

As the LHCA response makes clear, the Plan must be revised to remove inappropriate upzoning of Ladera and View Park-Windsor Hills-View Heights, and to redistribute any upzoning in a more fair and equitable fashion.

Regards,

John Bisharat

From:	Jonathan Phelps
To:	Westside Area Plan
Cc:	hollyjmitchell@bos.lacounty.gov
Subject:	WSAP COMMENTS and WSAP PEIR COMMENTS
Date:	Friday, August 16, 2024 4:31:48 PM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS EMAIL TO PUBLIC RECORD:

I am for fair and equitable housing, and I strongly support the 8/9/24 response from the Ladera Heights Civic Association ("LHCA") to the recently-released draft Westside Area Plan and the 8/14/24 LHCA response to the accompanying PEIR. While some proposed zoning changes may be appropriate, most of those proposed by the County are not. I hereby request that the LA County Planning Department work with LHCA and the United Homeowners Association II to create a zoning plan that is fair to the entire Westside community.

After reviewing both the WSAP/PEIR and the LHCA responses, it is abundantly clear that the proposed would unnecessarily subject our community to unsustainable levels of density, traffic, noise and congestion. Most importantly, the Plan would result in the irreversible devastation of two of the very few truly ethnically and socioeconomically diverse neighborhoods in Los Angeles, while allowing the rest of the Westside to avoid any of the burden of increased density.

As the LHCA responses maks clear, the County must remove all inappropriate upzoning of Ladera and View Park-Windsor Hills-View Heights, and redistribute any upzoning in a more fair and equitable fashion.

Regards,

WSAP COMMENTS and WSAP PEIR COMMENTS

JONATHAN J. YOUNG <jyoung3@cogpinglewood.org>

Thu 8/15/2024 12:52 PM

To:Westside Area Plan <WestsideAreaPlan@planning.lacounty.gov>
Cc:hollyjmitchell@bos.lacounty.gov <hollyjmitchell@bos.lacounty.gov>

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS EMAIL TO PUBLIC RECORD:

I am for fair and equitable housing, and I strongly support the 8/9/24 response from the Ladera Heights Civic Association ("LHCA") to the recently-released draft Westside Area Plan and the 8/14/24 LHCA response to the accompanying PEIR. While some proposed zoning changes may be appropriate, most of those proposed by the County are not. I hereby request that the LA County Planning Department work with LHCA and the United Homeowners Association II to create a zoning plan that is fair to the entire Westside community.

After reviewing both the WSAP/PEIR and the LHCA responses, it is abundantly clear that the proposed would unnecessarily subject our community to unsustainable levels of density, traffic, noise and congestion. Most importantly, the Plan would result in the irreversible devastation of two of the very few truly ethnically and socioeconomically diverse neighborhoods in Los Angeles, while allowing the rest of the Westside to avoid any of the burden of increased density.

As the LHCA responses makes clear, the County must remove all inappropriate upzoning of Ladera and View Park-Windsor Hills-View Heights, and redistribute any upzoning in a more fair and equitable fashion.

Regards,

JONATHAN J. YOUNG
Sent from my iPhone - Please excuse any typos or unanticipated auto correct actions performed as a result of my response through this device.

From: Jordan Brewington
To: Westside Area Plan
Cc: hollyjmitchell@bos.lacounty.gov
Subject: WSAP COMMENTS and WSAP PEIR COMMENTS
Date: Friday, August 16, 2024 11:26:57 AM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS EMAIL TO PUBLIC RECORD:

I am for fair and equitable housing, and I strongly support the 8/9/24 response from the Ladera Heights Civic Association ("LHCA") to the recently-released draft Westside Area Plan and the 8/14/24 LHCA response to the accompanying PEIR. While some proposed zoning changes may be appropriate, most of those proposed by the County are not. I hereby request that the LA County Planning Department work with LHCA and the United Homeowners Association II to create a zoning plan that is fair to the entire Westside community.

After reviewing both the WSAP/PEIR and the LHCA responses, it is abundantly clear that the proposed would unnecessarily subject our community to unsustainable levels of density, traffic, noise and congestion. Most importantly, the Plan would result in the irreversible devastation of two of the very few truly ethnically and socioeconomically diverse neighborhoods in Los Angeles, while allowing the rest of the Westside to avoid any of the burden of increased density.

As the LHCA responses maks clear, the County must remove all inappropriate upzoning of Ladera and View Park-Windsor Hills-View Heights, and redistribute any upzoning in a more fair and equitable fashion.

Regards,

Jordan Brewington
Lifelong Ladera Resident

Sent from my iPhone

From:	Joy Lush
To:	Westside Area Plan
Cc:	hollyjmitchell@bos.lacounty.gov
Subject:	WSAP COMMENTS and WSAP PEIR COMMENTS
Date:	Thursday, August 15, 2024 5:50:11 PM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS EMAIL TO PUBLIC RECORD:

I am for fair and equitable housing, and I strongly support the 8/9/24 response from the Ladera Heights Civic Association ("LHCA") to the recently-released draft Westside Area Plan and the 8/14/24 LHCA response to the accompanying PEIR. While some proposed zoning changes may be appropriate, most of those proposed by the County are not. I hereby request that the LA County Planning Department work with LHCA and the United Homeowners Association II to create a zoning plan that is fair to the entire Westside community.

After reviewing both the WSAP/PEIR and the LHCA responses, it is abundantly clear that the proposed would unnecessarily subject our community to unsustainable levels of density, traffic, noise and congestion. Most importantly, the Plan would result in the irreversible devastation of two of the very few truly ethnically and socioeconomically diverse neighborhoods in Los Angeles, while allowing the rest of the Westside to avoid any of the burden of increased density.

As the LHCA responses maks clear, the County must remove all inappropriate upzoning of Ladera and View Park-Windsor Hills-View Heights, and redistribute any upzoning in a more fair and equitable fashion.

Regards,
Joy Lush

Sent from my iPhone

From: Joy Simmons
To: Westside Area Plan
Cc: hollyjmitchell@bos.lacounty.gov
Subject: WSAP COMMENTS and WSAP PEIR COMMENTS
Date: Thursday, August 15, 2024 5:03:21 PM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS EMAIL TO PUBLIC RECORD:

I am for fair and equitable housing, and I strongly support the 8/9/24 response from the Ladera Heights Civic Association ("LHCA") to the recently-released draft Westside Area Plan and the 8/14/24 LHCA response to the accompanying PEIR. While some proposed zoning changes may be appropriate, most of those proposed by the County are not. I hereby request that the LA County Planning Department work with LHCA and the United Homeowners Association II to create a zoning plan that is fair to the entire Westside community.

After reviewing both the WSAP/PEIR and the LHCA responses, it is abundantly clear that the proposed would unnecessarily subject our community to unsustainable levels of density, traffic, noise and congestion. Most importantly, the Plan would result in the irreversible devastation of two of the very few truly ethnically and socioeconomically diverse neighborhoods in Los Angeles, while allowing the rest of the Westside to avoid any of the burden of increased density.

As the LHCA responses maks clear, the County must remove all inappropriate upzoning of Ladera and View Park-Windsor Hills-View Heights, and redistribute any upzoning in a more fair and equitable fashion.

Regards,

Virginia Simmons, MD

From:	Judy Huern
To:	Westside Area Plan
Cc:	hollyjmitchell@bos.lacounty.gov
Subject:	WSAP COMMENTS and WSAP PEIR COMMENTS
Date:	Thursday, August 15, 2024 5:03:13 PM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS EMAIL TO PUBLIC RECORD:

I am for fair and equitable housing, and I strongly support the 8/9/24 response from the Ladera Heights Civic Association ("LHCA") to the recently-released draft Westside Area Plan and the 8/14/24 LHCA response to the accompanying PEIR. While some proposed zoning changes may be appropriate, most of those proposed by the County are not. I hereby request that the LA County Planning Department work with LHCA and the United Homeowners Association II to create a zoning plan that is fair to the entire Westside community.

After reviewing both the WSAP/PEIR and the LHCA responses, it is abundantly clear that the proposed would unnecessarily subject our community to unsustainable levels of density, traffic, noise and congestion. Most importantly, the Plan would result in the irreversible devastation of two of the very few truly ethnically and socioeconomically diverse neighborhoods in Los Angeles, while allowing the rest of the Westside to avoid any of the burden of increased density.

As the LHCA responses maks clear, the County must remove all inappropriate upzoning of Ladera and View Park-Windsor Hills-View Heights, and redistribute any upzoning in a more fair and equitable fashion.

Regards,

From:	Janene Sherrard
To:	Westside Area Plan
Cc:	hollyjmitchell@bos.lacounty.gov
Subject:	WSAP COMMENTS and WSAP PEIR COMMENTS
Date:	Thursday, August 15, 2024 6:31:25 PM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS EMAIL TO PUBLIC RECORD:

I am for fair and equitable housing, and I strongly support the 8/9/24 response from the Ladera Heights Civic Association ("LHCA") to the recently-released draft Westside Area Plan and the 8/14/24 LHCA response to the accompanying PEIR. While some proposed zoning changes may be appropriate, most of those proposed by the County are not. I hereby request that the LA County Planning Department work with LHCA and the United Homeowners Association II to create a zoning plan that is fair to the entire Westside community.

After reviewing both the WSAP/PEIR and the LHCA responses, it is abundantly clear that the proposed would unnecessarily subject our community to unsustainable levels of density, traffic, noise and congestion. Most importantly, the Plan would result in the irreversible devastation of two of the very few truly ethnically and socioeconomically diverse neighborhoods in Los Angeles, while allowing the rest of the Westside to avoid any of the burden of increased density.

As the LHCA responses maks clear, the County must remove all inappropriate upzoning of Ladera and View Park-Windsor Hills-View Heights, and redistribute any upzoning in a more fair and equitable fashion.

Regards,

From:	Karen Barner
To:	Westside Area Plan
Cc:	hollyjmitchell@bos.lacounty.gov
Subject:	WSAP COMMENTS and WSAP PEIR COMMENTS
Date:	Thursday, August 15, 2024 9:26:42 PM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS EMAIL TO PUBLIC RECORD:

I am for fair and equitable housing, and I strongly support the 8/9/24 response from the Ladera Heights Civic Association ("LHCA") to the recently-released draft Westside Area Plan and the 8/14/24 LHCA response to the accompanying PEIR. While some proposed zoning changes may be appropriate, most of those proposed by the County are not. I hereby request that the LA County Planning Department work with LHCA and the United Homeowners Association II to create a zoning plan that is fair to the entire Westside community.

After reviewing both the WSAP/PEIR and the LHCA responses, it is abundantly clear that the proposed would unnecessarily subject our community to unsustainable levels of density, traffic, noise and congestion. Most importantly, the Plan would result in the irreversible devastation of two of the very few truly ethnically and socioeconomically diverse neighborhoods in Los Angeles, while allowing the rest of the Westside to avoid any of the burden of increased density.

As the LHCA responses makes clear, the County must remove all inappropriate upzoning of Ladera and View Park-Windsor Hills-View Heights, and redistribute any upzoning in a more fair and equitable fashion.

Regards,

Karen & Wendell Barner

Sent from my iPhone

From: khellwigrn@sbcglobal.net
To: Westside Area Plan
Subject: WSAP COMMENTS and WSAP PEIR COMMENTS
Date: Friday, August 16, 2024 1:53:41 PM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS EMAIL TO PUBLIC RECORD:

I am for fair and equitable housing, and I strongly support the 8/9/24 response from the Ladera Heights Civic Association ("LHCA") to the recently-released draft Westside Area Plan and the 8/14/24 LHCA response to the accompanying PEIR. While some proposed zoning changes may be appropriate, most of those proposed by the County are not. I hereby request that the LA County Planning Department work with LHCA and the United Homeowners Association II to create a zoning plan that is fair to the entire Westside community.

After reviewing both the WSAP/PEIR and the LHCA responses, it is abundantly clear that the proposed would unnecessarily subject our community to unsustainable levels of density, traffic, noise and congestion, particularly the La Cienega, Slauson, and La Tijera streets which currently are overwhelmed with traffic at all times of the day. Most importantly, the Plan would result in the irreversible devastation of two of the very few truly ethnically and socioeconomically diverse neighborhoods in Los Angeles, while allowing the rest of the Westside to avoid any of the burden of increased density.

As the LHCA responses makes clear, the County must remove all inappropriate upzoning of Ladera and View Park-Windsor Hills-View Heights, and redistribute any upzoning in a more fair and equitable fashion.

Regards,

Karen Hellwig
6266 Morley Ave.
Los Angeles, CA 90056
home phone: 323-294-6544
fax: 323-290-1259
cell phone: 310-780-1059
email: khellwigrn@sbcglobal.net

From:	Karla Fitzgerald
To:	Westside Area Plan
Cc:	hollyjmitchell@bos.lacounty.gov
Subject:	WSAP COMMENTS and WSAP PEIR COMMENTS
Date:	Friday, August 16, 2024 12:17:27 PM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS EMAIL TO PUBLIC RECORD:

I am for fair and equitable housing, and I strongly support the 8/9/24 response from the Ladera Heights Civic Association ("LHCA") to the recently-released draft Westside Area Plan and the 8/14/24 LHCA response to the accompanying PEIR. While some proposed zoning changes may be appropriate, most of those proposed by the County are not. I hereby request that the LA County Planning Department work with LHCA and the United Homeowners Association II to create a zoning plan that is fair to the entire Westside community.

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As the LHCA responses maks clear, the County must remove all inappropriate upzoning of Ladera and View Park-Windsor Hills-View Heights, and redistribute any upzoning in a more fair and equitable fashion.

Regards,

Sent from Mail for Windows

Support for the LHCA Response to Zoning Changes

K. L. Zimmerlin De Pa <pazetal@aol.com>

Mon 8/12/2024 9:28 PM

To:Westside Area Plan <WestsideAreaPlan@planning.lacounty.gov>
Cc:hollyjmitchell@bos.lacounty.gov <hollyjmitchell@bos.lacounty.gov>

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS EMAIL TO PUBLIC RECORD:

I am for fair and equitable housing, and I strongly support the August 9, 2024 response from the Ladera Heights Civic Association ("LHCA") to the recently-released draft Westside Area Plan. While some proposed zoning changes may be appropriate, most of those proposed in the draft Plan are not. I hereby request that the LA County planning department work with the Ladera Heights Civic Association and the United Homeowners Association II to create a zoning plan that is fair to the entire Westside community.

After reviewing both the WSAP and the LHCA response, it is abundantly clear that the proposed plan would unnecessarily subject our community to unsustainable levels of density, traffic, noise and congestion. Most importantly, the Plan would result in the irreversible devastation of two of the very few truly ethnically and socioeconomically diverse neighborhoods in Los Angeles, while allowing the rest of the Westside to avoid accepting any of the burden.

As the LHCA response makes clear, the Plan must be revised to remove inappropriate upzoning of Ladera and View Park-Windsor Hills-View Heights, and to redistribute any upzoning in a more fair and equitable fashion.

Regards,

Kathy Paz

From:	Katrina Jackson
To:	Westside Area Plan
Cc:	hollyjmitchell@bos.lacounty.gov
Subject:	WSAP COMMENTS and WSAP PEIR COMMENTS
Date:	Thursday, August 15, 2024 3:16:33 PM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS EMAIL TO PUBLIC RECORD:

I am for fair and equitable housing, and I strongly support the 8/9/24 response from the Ladera Heights Civic Association ("LHCA") to the recently-released draft Westside Area Plan and the 8/14/24 LHCA response to the accompanying PEIR. While some proposed zoning changes may be appropriate, most of those proposed by the County are not. I hereby request that the LA County Planning Department work with LHCA and the United Homeowners Association II to create a zoning plan that is fair to the entire Westside community.

After reviewing both the WSAP/PEIR and the LHCA responses, it is abundantly clear that the proposed would unnecessarily subject our community to unsustainable levels of density, traffic, noise and congestion. Most importantly, the Plan would result in the irreversible devastation of two of the very few truly ethnically and socioeconomically diverse neighborhoods in Los Angeles, while allowing the rest of the Westside to avoid any of the burden of increased density.

As the LHCA responses makes clear, the County must remove all inappropriate upzoning of Ladera and View Park-Windsor Hills-View Heights, and redistribute any upzoning in a more fair and equitable fashion.

Regards,
Katrina Jackson
6443 S. Holt Ave.
Los Angeles, CA 90056

Sent from my T-Mobile 5G Device
Get Outlook for Android

WSAP COMMENTS and WSAP PEIR COMMENTS

ksparky@aol.com <ksparky@aol.com>

Thu 8/15/2024 1:28 PM

To:Westside Area Plan <WestsideAreaPlan@planning.lacounty.gov>
Cc:hollyjmitchell@bos.lacounty.gov <hollyjmitchell@bos.lacounty.gov>

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS EMAIL TO PUBLIC RECORD:

I am for fair and equitable housing, and I strongly support the 8/9/24 response from the Ladera Heights Civic Association ("LHCA") to the recently-released draft Westside Area Plan and the 8/14/24 LHCA response to the accompanying PEIR. While some proposed zoning changes may be appropriate, most of those proposed by the County are not. I hereby request that the LA County Planning Department work with LHCA and the United Homeowners Association II to create a zoning plan that is fair to the entire Westside community.

After reviewing both the WSAP/PEIR and the LHCA responses, it is abundantly clear that the proposed would unnecessarily subject our community to unsustainable levels of density, traffic, noise and congestion. Most importantly, the Plan would result in the irreversible devastation of two of the very few truly ethnically and socioeconomically diverse neighborhoods in Los Angeles, while allowing the rest of the Westside to avoid any of the burden of increased density.

As the LHCA responses maks clear, the County must remove all inappropriate upzoning of Ladera and View Park-Windsor Hills-View Heights, and redistribute any upzoning in a more fair and equitable fashion.

Regards,

Kenneth O. Sparks, MD

From:	Kevin Shelby
To:	Westside Area Plan
Cc:	hollyjmitchell@bos.lacounty.gov
Subject:	WSAP COMMENTS and WSAP PEIR COMMENTS
Date:	Friday, August 16, 2024 2:55:33 PM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS EMAIL TO PUBLIC RECORD:

I am for fair and equitable housing, and I strongly support the 8/9/24 response from the Ladera Heights Civic Association ("LHCA") to the recently-released draft Westside Area Plan and the 8/14/24 LHCA response to the accompanying PEIR. While some proposed zoning changes may be appropriate, most of those proposed by the County are not. I hereby request that the LA County Planning Department work with LHCA and the United Homeowners Association II to create a zoning plan that is fair to the entire Westside community.

After reviewing both the WSAP/PEIR and the LHCA responses, it is abundantly clear that the proposed would unnecessarily subject our community to unsustainable levels of density, traffic, noise and congestion. Most importantly, the Plan would result in the irreversible devastation of two of the very few truly ethnically and socioeconomically diverse neighborhoods in Los Angeles, while allowing the rest of the Westside to avoid any of the burden of increased density.

As the LHCA responses maks clear, the County must remove all inappropriate upzoning of Ladera and View Park-Windsor Hills-View Heights, and redistribute any upzoning in a more fair and equitable fashion.

Regards,

Kevin and Carol Shelbu
5946 S. Garth Ave
Los Angeles, CA 90056

WSAP COMMENTS and WSAP PEIR COMMENTS

Kirk Williams <kirk_a_williams@hotmail.com>

Thu 8/15/2024 12:23 PM

To:Westside Area Plan <WestsideAreaPlan@planning.lacounty.gov>
Cc:hollyjmitchell@bos.lacounty.gov <hollyjmitchell@bos.lacounty.gov>;Kirk Williams <kirk_a_williams@hotmail.com>

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS EMAIL TO PUBLIC RECORD:

I am for fair and equitable housing, and I strongly support the 8/9/24 response from the Ladera Heights Civic Association ("LHCA") to the recently-released draft Westside Area Plan and the 8/14/24 LHCA response to the accompanying PEIR. While some proposed zoning changes may be appropriate, most of those proposed by the County are not. I hereby request that the LA County Planning Department work with LHCA and the United Homeowners Association II to create a zoning plan that is fair to the entire Westside community.

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As the LHCA responses make clear, the County must remove all inappropriate upzoning of Ladera and View Park-Windsor Hills-View Heights, and redistribute any upzoning in a more fair and equitable fashion.

Regards,
Kirk Williams
(310) 497-2176

WSAP COMMENTS and WSAP PEIR COMMENTS

Kyle Burks <baburks.kyle@gmail.com>

Thu 8/15/2024 12:25 PM

To:Westside Area Plan <WestsideAreaPlan@planning.lacounty.gov>
Cc:hollyjmitchell@bos.lacounty.gov <hollyjmitchell@bos.lacounty.gov>

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS EMAIL TO PUBLIC RECORD:

I am for fair and equitable housing, and I strongly support the 8/9/24 response from the Ladera Heights Civic Association ("LHCA") to the recently-released draft Westside Area Plan and the 8/14/24 LHCA response to the accompanying PEIR. While some proposed zoning changes may be appropriate, most of those proposed by the County are not. I hereby request that the LA County Planning Department work with LHCA and the United Homeowners Association II to create a zoning plan that is fair to the entire Westside community.

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As the LHCA responses maks clear, the County must remove all inappropriate upzoning of Ladera and View Park-Windsor Hills-View Heights, and redistribute any upzoning in a more fair and equitable fashion.

Regards,

From:	Kyle Jackson
To:	Westside Area Plan
Cc:	hollyjmitchell@bos.lacounty.gov
Subject:	WSAP COMMENTS and WSAP PEIR COMMENTS
Date:	Thursday, August 15, 2024 7:42:17 PM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS EMAIL TO PUBLIC RECORD:

I am for fair and equitable housing, and I strongly support the 8/9/24 response from the Ladera Heights Civic Association ("LHCA") to the recently-released draft Westside Area Plan and the 8/14/24 LHCA response to the accompanying PEIR. While some proposed zoning changes may be appropriate, most of those proposed by the County are not. I hereby request that the LA County Planning Department work with LHCA and the United Homeowners Association II to create a zoning plan that is fair to the entire Westside community.

After reviewing both the WSAP/PEIR and the LHCA responses, it is abundantly clear that the proposed would unnecessarily subject our community to unsustainable levels of density, traffic, noise and congestion. Most importantly, the Plan would result in the irreversible devastation of two of the very few truly ethnically and socioeconomically diverse neighborhoods in Los Angeles, while allowing the rest of the Westside to avoid any of the burden of increased density.

As the LHCA responses maks clear, the County must remove all inappropriate upzoning of Ladera and View Park-Windsor Hills-View Heights, and redistribute any upzoning in a more fair and equitable fashion.

Regards,

Dr. Kyle B. Jackson Sr.

From:	Kyle Harris
To:	Westside Area Plan
Cc:	Miriam Thompson
Subject:	Support for the LHCA Response to Zoning Changes
Date:	Sunday, August 11, 2024 7:08:43 PM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS EMAIL TO PUBLIC RECORD:

I am for fair and equitable housing, and I strongly support the August 9, 2024 response from the Ladera Heights Civic Association ("LHCA") to the recently-released draft Westside Area Plan. While some proposed zoning changes may be appropriate, most of those proposed in the draft Plan are not. I hereby request that the LA County planning department work with the Ladera Heights Civic Association and the United Homeowners Association II to create a zoning plan that is fair to the entire Westside community.

After reviewing both the WSAP and the LHCA response, it is abundantly clear that the proposed plan would unnecessarily subject our community to unsustainable levels of density, traffic, noise and congestion. Most importantly, the Plan would result in the irreversible devastation of two of the very few truly ethnically and socioeconomically diverse neighborhoods in Los Angeles, while allowing the rest of the Westside to avoid accepting any of the burden.

As the LHCA response makes clear, the Plan must be revised to remove inappropriate upzoning of Ladera and View Park-Windsor Hills-View Heights, and to redistribute any upzoning in a more fair and equitable fashion.

Regards,

Sent from my iPhone

From:	LAMP
To:	Westside Area Plan
Cc:	hollyjmitchell@bos.lacounty.gov
Subject:	WSAP COMMENTS and WSAP PEIR COMMENTS
Date:	Thursday, August 15, 2024 9:20:50 PM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS EMAIL TO PUBLIC RECORD:

I am for fair and equitable housing, and I strongly support the 8/9/24 response from the Ladera Heights Civic Association ("LHCA") to the recently-released draft Westside Area Plan and the 8/14/24 LHCA response to the accompanying PEIR. While some proposed zoning changes may be appropriate, most of those proposed by the County are not. I hereby request that the LA County Planning Department work with LHCA and the United Homeowners Association II to create a zoning plan that is fair to the entire Westside community.

After reviewing both the WSAP/PEIR and

From:	La Tonya Harris-Keith
To:	Westside Area Plan
Cc:	Miriam Thompson
Subject:	Support for the LHCA Response to Zoning Changes
Date:	Monday, August 12, 2024 9:53:53 AM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS EMAIL TO PUBLIC RECORD:

I am for fair and equitable housing, and I strongly support the August 9, 2024 response from the Ladera Heights Civic Association ("LHCA") to the recently-released draft Westside Area Plan. While some proposed zoning changes may be appropriate, most of those proposed in the draft Plan are not. I hereby request that the LA County planning department work with the Ladera Heights Civic Association and the United Homeowners Association II to create a zoning plan that is fair to the entire Westside community.

After reviewing both the WSAP and the LHCA response, it is abundantly clear that the proposed plan would unnecessarily subject our community to unsustainable levels of density, traffic, noise and congestion. Most importantly, the Plan would result in the irreversible devastation of two of the very few truly ethnically and socioeconomically diverse neighborhoods in Los Angeles, while allowing the rest of the Westside to avoid accepting any of the burden.

As the LHCA response makes clear, the Plan must be revised to remove inappropriate upzoning of Ladera and View Park-Windsor Hills-View Heights, and to redistribute any upzoning in a more fair and equitable fashion.

Regards,
LaTonya Harris
u2excel@proton.me
6019 Bedford Av.
Los Angeles, CA. 90056

"Don't Worry Be Happy"

From: lee@benjamincompany.com
To: Westside Area Plan
Cc: hollyjmitchell@bos.lacounty.gov
Subject: WSAP COMMENTS and WSAP PEIR COMMENTS LEE
Date: Friday, August 16, 2024 11:30:40 AM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS EMAIL TO PUBLIC RECORD:

I am for fair and equitable housing, and I strongly support the 8/9/24 response from the Ladera Heights Civic Association ("LHCA") to the recently-released draft Westside Area Plan and the 8/14/24 LHCA response to the accompanying PEIR. While some proposed zoning changes may be appropriate, most of those proposed by the County are not. I hereby request that the LA County Planning Department work with LHCA and the United Homeowners Association II to create a zoning plan that is fair to the entire Westside community.

After reviewing both the WSAP/PEIR and the LHCA responses, it is abundantly clear that the proposed would unnecessarily subject our community to unsustainable levels of density, traffic, noise and congestion. Most importantly, the Plan would result in the irreversible devastation of two of the very few truly ethnically and socioeconomically diverse neighborhoods in Los Angeles, while allowing the rest of the Westside to avoid any of the burden of increased density.

As the LHCA responses makes clear, the County must remove all inappropriate upzoning of Ladera and View Park-Windsor Hills-View Heights, and redistribute any upzoning in a more fair and equitable fashion.

Regards,

Lee Manela

Support for the LHCA Response to Zoning Changes

Leonard Walker <leo2nla@gmail.com>

Mon 8/12/2024 7:54 AM

To:Westside Area Plan <WestsideAreaPlan@planning.lacounty.gov>
Cc:Miriam Thompson <MThompson@planning.lacounty.gov>

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS EMAIL TO PUBLIC RECORD:

I am for fair and equitable housing, and I strongly support the August 9, 2024 response from the Ladera Heights Civic Association ("LHCA") to the recently-released draft Westside Area Plan. While some proposed zoning changes may be appropriate, most of those proposed in the draft Plan are not. I hereby request that the LA County planning department work with the Ladera Heights Civic Association and the United Homeowners Association II to create a zoning plan that is fair to the entire Westside community.

After reviewing both the WSAP and the LHCA response, it is abundantly clear that the proposed plan would unnecessarily subject our community to unsustainable levels of density, traffic, noise and congestion. Most importantly, the Plan would result in the irreversible devastation of two of the very few truly ethnically and socioeconomically diverse neighborhoods in Los Angeles, while allowing the rest of the Westside to avoid accepting any of the burden.

As the LHCA response makes clear, the Plan must be revised to remove inappropriate upzoning of Ladera and View Park-Windsor Hills-View Heights, and to redistribute any upzoning in a more fair and equitable fashion.

Regards,

Kingdom First!

From:	Lesa Campbell
To:	Westside Area Plan
Cc:	hollyjmitchell@bos.lacounty.gov
Subject:	WSAP COMMENTS and WSAP PEIR COMMENTS
Date:	Friday, August 16, 2024 4:42:06 PM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS EMAIL TO PUBLIC RECORD:

I am for fair and equitable housing, and I strongly support the 8/9/24 response from the Ladera Heights Civic Association (%2��LHCA%2��) to the recently-released draft Westside Area Plan and the 8/14/24 LHCA response to the accompanying PEIR. While some proposed zoning changes may be appropriate, most of those proposed by the County are not. I hereby request that the LA County Planning Department work with LHCA and the United Homeowners Association II to create a zoning plan that is fair to the entire Westside community.

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As the LHCA responses maks clear, the County must remove all inappropriate upzoning of Ladera and View Park-Windsor Hills-View Heights, and redistribute any upzoning in a more fair and equitable fashion.

Regards,

Yahoo Mail: Search, Organize, Conquer

WSAP COMMENTS and WSAP PEIR COMMENTS

Linda Hayashi <hayasu@pacbell.net>

Thu 8/15/2024 1:26 PM

To:Westside Area Plan <WestsideAreaPlan@planning.lacounty.gov>
Cc:hollyjmitchell@bos.lacounty.gov <hollyjmitchell@bos.lacounty.gov>

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS EMAIL TO PUBLIC RECORD:

I am for fair and equitable housing, and I strongly support the 8/9/24 response from the Ladera Heights Civic Association ("LHCA") to the recently-released draft Westside Area Plan and the 8/14/24 LHCA response to the accompanying PEIR. While some proposed zoning changes may be appropriate, most of those proposed by the County are not. I hereby request that the LA County Planning Department work with LHCA and the United Homeowners Association II to create a zoning plan that is fair to the entire Westside community.

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As the LHCA responses maks clear, the County must remove all inappropriate upzoning of Ladera and View Park-Windsor Hills-View Heights, and redistribute any upzoning in a more fair and equitable fashion.

Regards,

Linda Hayashi

WSAP COMMENTS and WSAP PEIR COMMENTS

Linda Serrano <lindablais@ca.rr.com>

Thu 8/15/2024 12:20 PM

To:Westside Area Plan <WestsideAreaPlan@planning.lacounty.gov>
Cc:hollyjmitchell@bos.lacounty.gov <hollyjmitchell@bos.lacounty.gov>

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS EMAIL TO PUBLIC RECORD:

I am for fair and equitable housing, and I strongly support the 8/9/24 response from the Ladera Heights Civic Association ("LHCA") to the recently-released draft Westside Area Plan and the 8/14/24 LHCA response to the accompanying PEIR. While some proposed zoning changes may be appropriate, most of those proposed by the County are not. I hereby request that the LA County Planning Department work with LHCA and the United Homeowners Association II to create a zoning plan that is fair to the entire Westside community.

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As the LHCA responses maks clear, the County must remove all inappropriate upzoning of Ladera and View Park-Windsor Hills-View Heights, and redistribute any upzoning in a more fair and equitable fashion.

Regards,
Linda Serrano

From:	liroan90056
To:	Westside Area Plan
Cc:	hollyjmitchell@bos.lacounty.gov
Subject:	WSAP COMMENTS and WSAP PEIR COMMENTS
Date:	Friday, August 16, 2024 2:59:41 PM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS EMAIL TO PUBLIC RECORD:

I am for fair and equitable housing, and I strongly support the 8/9/24 response from the Ladera Heights Civic Association ("LHCA") to the recently-released draft Westside Area Plan and the 8/14/24 LHCA response to the accompanying PEIR. While some proposed zoning changes may be appropriate, most of those proposed by the County are not. I hereby request that the LA County Planning Department work with LHCA and the United Homeowners Association II to create a zoning plan that is fair to the entire Westside community.

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As the LHCA responses maks clear, the County must remove all inappropriate upzoning of Ladera and View Park-Windsor Hills-View Heights, and redistribute any upzoning in a more fair and equitable fashion.

Regards,

Linda Toussant

Sent from my T-Mobile 4G LTE Device

From:	lisahoffman
To:	Westside Area Plan
Cc:	hollyjmitchell@bos.lacounty.gov
Subject:	WSAP COMMENTS and WSAP PEIR COMMENTS
Date:	Thursday, August 15, 2024 7:38:39 PM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS EMAIL TO PUBLIC RECORD:

I am for fair and equitable housing, and I strongly support the 8/9/24 response from the Ladera Heights Civic Association ("LHCA") to the recently-released draft Westside Area Plan and the 8/14/24 LHCA response to the accompanying PEIR. While some proposed zoning changes may be appropriate, most of those proposed by the County are not. I hereby request that the LA County Planning Department work with LHCA and the United Homeowners Association II to create a zoning plan that is fair to the entire Westside community.

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As the LHCA responses maks clear, the County must remove all inappropriate upzoning of Ladera and View Park-Windsor Hills-View Heights, and redistribute any upzoning in a more fair and equitable fashion.

Regards,

Sent from my iPhone

From:	Lori Penzella
To:	Westside Area Plan
Cc:	hollyjmitchell@bos.lacounty.gov
Subject:	WSAP COMMENTS and WSAP PEIR COMMENTS
Date:	Thursday, August 15, 2024 5:35:48 PM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS EMAIL TO PUBLIC RECORD:

I am for fair and equitable housing, and I strongly support the 8/9/24 response from the Ladera Heights Civic Association ("LHCA") to the recently-released draft Westside Area Plan and the 8/14/24 LHCA response to the accompanying PEIR. While some proposed zoning changes may be appropriate, most of those proposed by the County are not. I hereby request that the LA County Planning Department work with LHCA and the United Homeowners Association II to create a zoning plan that is fair to the entire Westside community.

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Regards,

Lori Penzella

From:	Lori R
To:	Westside Area Plan
Cc:	hollyjmitchell@bos.lacounty.gov
Subject:	WSAP COMMENTS and WSAP PEIR COMMENTS
Date:	Thursday, August 15, 2024 5:17:24 PM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS EMAIL TO PUBLIC RECORD:

I am for fair and equitable housing, and I strongly support the 8/9/24 response from the Ladera Heights Civic Association ("LHCA") to the recently-released draft Westside Area Plan and the 8/14/24 LHCA response to the accompanying PEIR. While some proposed zoning changes may be appropriate, most of those proposed by the County are not. I hereby request that the LA County Planning Department work with LHCA and the United Homeowners Association II to create a zoning plan that is fair to the entire Westside community.

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As the LHCA responses maks clear, the County must remove all inappropriate upzoning of Ladera and View Park-Windsor Hills-View Heights, and redistribute any upzoning in a more fair and equitable fashion.

Regards,
Lori Rand

From:	Lorrin Wong
To:	Westside Area Plan
Cc:	hollyjmitchell@bos.lacounty.gov
Subject:	WSAP COMMENTS and WSAP PEIR COMMENTS
Date:	Thursday, August 15, 2024 2:06:04 PM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS EMAIL TO PUBLIC RECORD:

I am for fair and equitable housing, and I strongly support the 8/9/24 response from the Ladera Heights Civic Association ("LHCA") to the recently-released draft Westside Area Plan and the 8/14/24 LHCA response to the accompanying PEIR. While some proposed zoning changes may be appropriate, most of those proposed by the County are not. I hereby request that the LA County Planning Department work with LHCA and the United Homeowners Association II to create a zoning plan that is fair to the entire Westside community.

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As the LHCA responses makes clear, the County must remove all inappropriate upzoning of Ladera and View Park-Windsor Hills-View Heights, and redistribute any upzoning in a more fair and equitable fashion.

Regards,

Lorrin Wong

Lorrin Wong
5924 Shenandoah Ave.
Los Angeles, CA 90056
310.649.1965
wongbooks@gmail.com

From:	Louise Bisharat
To:	Julie Yom
Cc:	hollyjmitchell@bos.lacounty.gov
Subject:	Support for the LHCA Response to Zoning Changes
Date:	Wednesday, August 14, 2024 7:01:23 PM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS EMAIL TO PUBLIC RECORD:

I am for fair and equitable housing, and I strongly support the August 9, 2024 response from the Ladera Heights Civic Association ("LHCA") to the recently-released draft Westside Area Plan. While some proposed zoning changes may be appropriate, most of those proposed in the draft Plan are not. I hereby request that the LA County planning department work with the Ladera Heights Civic Association and the United Homeowners Association II to create a zoning plan that is fair to the entire Westside community.

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As the LHCA response makes clear, the Plan must be revised to remove inappropriate upzoning of Ladera and View Park-Windsor Hills-View Heights, and to redistribute any upzoning in a more fair and equitable fashion.

Regards,

Louise Bisharat

From:	Lucille A.K.A. Cookie
To:	Westside Area Plan
Cc:	hollyjmitchell@bos.lacounty.gov
Subject:	WSAP COMMENTS and WSAP PEIR COMMENTS
Date:	Friday, August 16, 2024 7:23:10 AM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS EMAIL TO PUBLIC RECORD:

I am for fair and equitable housing, and I strongly support the 8/9/24 response from the Ladera Heights Civic Association ("LHCA") to the recently-released draft Westside Area Plan and the 8/14/24 LHCA response to the accompanying PEIR. While some proposed zoning changes may be appropriate, most of those proposed by the County are not. I hereby request that the LA County Planning Department work with LHCA and the United Homeowners Association II to create a zoning plan that is fair to the entire Westside community.

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As the LHCA responses maks clear, the County must remove all inappropriate upzoning of Ladera and View Park-Windsor Hills-View Heights, and redistribute any upzoning in a more fair and equitable fashion.

Regards,

From:	Maria Marceal
To:	Westside Area Plan
Cc:	hollyjmitchell@bos.lacounty.gov
Subject:	WSAP COMMENTS and WSAP PEIR COMMENTS
Date:	Friday, August 16, 2024 2:27:34 PM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS EMAIL TO PUBLIC RECORD:

I am for fair and equitable housing, and I strongly support the 8/9/24 response from the Ladera Heights Civic Association ("LHCA") to the recently-released draft Westside Area Plan and the 8/14/24 LHCA response to the accompanying PEIR. While some proposed zoning changes may be appropriate, most of those proposed by the County are not. I hereby request that the LA County Planning Department work with LHCA and the United Homeowners Association II to create a zoning plan that is fair to the entire Westside community.

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As the LHCA responses maks clear, the County must remove all inappropriate upzoning of Ladera and View Park-Windsor Hills-View Heights, and redistribute any upzoning in a more fair and equitable fashion.

Regards,
Maria Marceal

Sent from my iPhone

From: memdream16@gmail.com
To: Westside Area Plan
Cc: hollyjmitchell@bos.lacounty.gov
Subject: WSAP COMMENTS and WSAP PEIR COMMENTS
Date: Friday, August 16, 2024 2:55:18 PM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS EMAIL TO PUBLIC RECORD:

I am for fair and equitable housing, and I strongly support the 8/9/24 response from the Ladera Heights Civic Association ("LHCA") to the recently-released draft Westside Area Plan and the 8/14/24 LHCA response to the accompanying PEIR. While some proposed zoning changes may be appropriate, most of those proposed by the County are not. I hereby request that the LA County Planning Department work with LHCA and the United Homeowners Association II to create a zoning plan that is fair to the entire Westside community.

After reviewing both the WSAP/PEIR and the LHCA responses, it is abundantly clear that the proposed would unnecessarily subject our community to unsustainable levels of density, traffic, noise and congestion. Most importantly, the Plan would result in the irreversible devastation of two of the very few truly ethnically and socioeconomically diverse neighborhoods in Los Angeles, while allowing the rest of the Westside to avoid any of the burden of increased density.

As the LHCA responses maks clear, the County must remove all inappropriate upzoning of Ladera and View Park-Windsor Hills-View Heights, and redistribute any upzoning in a more fair and equitable fashion.

Regards,Maria Marquez-Cornejo

Sent from my iPhone

From:	Marie Phelps
To:	Westside Area Plan
Cc:	hollyjmitchell@bos.lacounty.gov
Subject:	WSAP COMMENTS and WSAP PEIR COMMENTS
Date:	Wednesday, August 14, 2024 10:23:21 PM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS EMAIL TO PUBLIC RECORD:

I am for fair and equitable housing, and I strongly support the 8/9/24 response from the Ladera Heights Civic Association ("LHCA") to the recently-released draft Westside Area Plan and the 8/14/24 LHCA response to the accompanying PEIR. While some proposed zoning changes may be appropriate, most of those proposed by the County are not. I hereby request that the LA County Planning Department work with LHCA and the United Homeowners Association II to create a zoning plan that is fair to the entire Westside community.

After reviewing both the WSAP/PEIR and the LHCA responses, it is abundantly clear that the proposed would unnecessarily subject our community to unsustainable levels of density, traffic, noise and congestion. Most importantly, the Plan would result in the irreversible devastation of two of the very few truly ethnically and socioeconomically diverse neighborhoods in Los Angeles, while allowing the rest of the Westside to avoid any of the burden of increased density.

As the LHCA responses maks clear, the County must remove all inappropriate upzoning of Ladera and View Park-Windsor Hills-View Heights, and redistribute any upzoning in a more fair and equitable fashion.

Regards,

Marie Phelps

August 14, 2024

From:	Marie Stevens
To:	Westside Area Plan
Cc:	Miriam Thompson
Subject:	Support for the LHCA Response to Zoning Changes
Date:	Sunday, August 11, 2024 6:16:48 PM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS EMAIL TO PUBLIC RECORD:

I am for fair and equitable housing, and I strongly support the August 9, 2024 response from the Ladera Heights Civic Association ("LHCA") to the recently-released draft Westside Area Plan. While some proposed zoning changes may be appropriate, most of those proposed in the draft Plan are not. I hereby request that the LA County planning department work with the Ladera Heights Civic Association and the United Homeowners Association II to create a zoning plan that is fair to the entire Westside community.

After reviewing both the WSAP and the LHCA response, it is abundantly clear that the proposed plan would unnecessarily subject our community to unsustainable levels of density, traffic, noise and congestion. Most importantly, the Plan would result in the irreversible devastation of two of the very few truly ethnically and socioeconomically diverse neighborhoods in Los Angeles, while allowing the rest of the Westside to avoid accepting any of the burden.

As the LHCA response makes clear, the Plan must be revised to remove inappropriate upzoning of Ladera and View Park-Windsor Hills-View Heights, and to redistribute any upzoning in a more fair and equitable fashion.

Regards,
Marie Stevens

From:	Marilyn Parker
To:	Westside Area Plan
Cc:	hollyjmitchell@bos.lacounty.gov
Subject:	WSAP COMMENTS and WSAP PEIR COMMENTS
Date:	Friday, August 16, 2024 4:03:41 PM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS EMAIL TO PUBLIC RECORD:

I am for fair and equitable housing, and I strongly support the 8/9/24 response from the Ladera Heights Civic Association ("LHCA") to the recently-released draft Westside Area Plan and the 8/14/24 LHCA response to the accompanying PEIR. While some proposed zoning changes may be appropriate, most of those proposed by the County are not. I hereby request that the LA County Planning Department work with LHCA and the United Homeowners Association II to create a zoning plan that is fair to the entire Westside community.

After reviewing both the WSAP/PEIR and the LHCA responses, it is abundantly clear that the proposed would unnecessarily subject our community to unsustainable levels of density, traffic, noise and congestion. Most importantly, the Plan would result in the irreversible devastation of two of the very few truly ethnically and socioeconomically diverse neighborhoods in Los Angeles, while allowing the rest of the Westside to avoid any of the burden of increased density.

As the LHCA responses maks clear, the County must remove all inappropriate upzoning of Ladera and View Park-Windsor Hills-View Heights, and redistribute any upzoning in a more fair and equitable fashion.

Regards,

Marilyn Parker

From:	Marj Gray
To:	Westside Area Plan
Cc:	hollyjmitchell@bos.lacounty.gov
Subject:	WSAP COMMENTS and WSAP PEIR COMMENTS
Date:	Thursday, August 15, 2024 10:50:17 PM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS EMAIL TO PUBLIC RECORD:

I am for fair and equitable housing, and I strongly support the 8/9/24 response from the Ladera Heights Civic Association ("LHCA") to the recently-released draft Westside Area Plan and the 8/14/24 LHCA response to the accompanying PEIR. While some proposed zoning changes may be appropriate, most of those proposed by the County are not. I hereby request that the LA County Planning Department work with LHCA and the United Homeowners Association II to create a zoning plan that is fair to the entire Westside community.

After reviewing both the WSAP/PEIR and the LHCA responses, it is abundantly clear that the proposed would unnecessarily subject our community to unsustainable levels of density, traffic, noise and congestion. Most importantly, the Plan would result in the irreversible devastation of two of the very few truly ethnically and socioeconomically diverse neighborhoods in Los Angeles, while allowing the rest of the Westside to avoid any of the burden of increased density.

As the LHCA responses maks clear, the County must remove all inappropriate upzoning of Ladera and View Park-Windsor Hills-View Heights, and redistribute any upzoning in a more fair and equitable fashion.

Regards,

From:	MaryJane
To:	Westside Area Plan
Cc:	hollyjmitchell@bos.lacounty.gov
Subject:	WSAP COMMENTS and WSAP PEIR COMMENTS
Date:	Friday, August 16, 2024 5:52:29 PM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS EMAIL TO PUBLIC RECORD:

I am for fair and equitable housing, and I strongly support the 8/9/24 response from the Ladera Heights Civic Association ("LHCA") to the recently-released draft Westside Area Plan and the 8/14/24 LHCA response to the accompanying PEIR. While some proposed zoning changes may be appropriate, most of those proposed by the County are not. I hereby request that the LA County Planning Department work with LHCA and the United Homeowners Association II to create a zoning plan that is fair to the entire Westside community.

After reviewing both the WSAP/PEIR and the LHCA responses, it is abundantly clear that the proposed would unnecessarily subject our community to unsustainable levels of density, traffic, noise and congestion. Most importantly, the Plan would result in the irreversible devastation of two of the very few truly ethnically and socioeconomically diverse neighborhoods in Los Angeles, while allowing the rest of the Westside to avoid any of the burden of increased density.

As the LHCA responses maks clear, the County must remove all inappropriate upzoning of Ladera and View Park-Windsor Hills-View Heights, and redistribute any upzoning in a more fair and equitable fashion.

Regards,

MaryJane

From: Melissa Parker
To: Westside Area Plan
Subject: WSAP COMMENTS and WSAP PEIR COMMENTS
Date: Friday, August 16, 2024 2:33:25 PM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS EMAIL TO PUBLIC RECORD:

I am for fair and equitable housing, and I strongly support the 8/9/24 response from the Ladera Heights Civic Association ("LHCA") to the recently-released draft Westside Area Plan and the 8/14/24 LHCA response to the accompanying PEIR. While some proposed zoning changes may be appropriate, most of those proposed by the County are not. I hereby request that the LA County Planning Department work with LHCA and the United Homeowners Association II to create a zoning plan that is fair to the entire Westside community.

After reviewing both the WSAP/PEIR and the LHCA responses, it is abundantly clear that the proposed would unnecessarily subject our community to unsustainable levels of density, traffic, noise and congestion. Most importantly, the Plan would result in the irreversible devastation of two of the very few truly ethnically and socioeconomically diverse neighborhoods in Los Angeles, while allowing the rest of the Westside to avoid any of the burden of increased density.

As the LHCA responses maks clear, the County must remove all inappropriate upzoning of Ladera and View Park-Windsor Hills-View Heights, and redistribute any upzoning in a more fair and equitable fashion.

Regards,

Melissa Parker

From: Melissa Parker
To: Westside Area Plan; hollyjmitchell@bos.lacounty.gov
Subject: WSAP COMMENTS and WSAP PEIR COMMENTS
Date: Friday, August 16, 2024 1:51:25 PM

CAUTION: External Email. Proceed Responsibly.

I am a long time resident of Ladera Heights. I am for fair and equitable housing, and I strongly support the 8/9/24 response from the Ladera Heights Civic Association ("LHCA") to the recently-released draft Westside Area Plan and the 8/14/24 LHCA response to the accompanying PEIR. While some proposed zoning changes may be appropriate, most of those proposed by the County are not. I hereby request that the LA County Planning Department work with LHCA and the United Homeowners Association II to create a zoning plan that is fair to the entire Westside community.

After reviewing both the WSAP/PEIR and the LHCA responses, it is abundantly clear that the proposed would unnecessarily subject our community to unsustainable levels of density, traffic, noise and congestion. Most importantly, the Plan would result in the irreversible devastation of two of the very few truly ethnically and socioeconomically diverse neighborhoods in Los Angeles, while allowing the rest of the Westside to avoid any of the burden of increased density.

As the LHCA responses maks clear, the County must remove all inappropriate upzoning of Ladera and View Park-Windsor Hills-View Heights, and redistribute any upzoning in a more fair and equitable fashion.

Regards,
Melissa Parker

WSAP COMMENTS and WSAP PEIR COMMENTS

Melvin Patton <mpatton50@gmail.com>

Thu 8/15/2024 1:16 PM

To:Westside Area Plan <WestsideAreaPlan@planning.lacounty.gov>
Cc:hollyjmitchell@bos.lacounty.gov <hollyjmitchell@bos.lacounty.gov>

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS EMAIL TO PUBLIC RECORD:

I am for fair and equitable housing, and I strongly support the 8/9/24 response from the Ladera Heights Civic Association ("LHCA") to the recently-released draft Westside Area Plan and the 8/14/24 LHCA response to the accompanying PEIR. While some proposed zoning changes may be appropriate, most of those proposed by the County are not. I hereby request that the LA County Planning Department work with LHCA and the United Homeowners Association II to create a zoning plan that is fair to the entire Westside community.

After reviewing both the WSAP/PEIR and the LHCA responses, it is abundantly clear that the proposed would unnecessarily subject our community to unsustainable levels of density, traffic, noise and congestion. Most importantly, the Plan would result in the irreversible devastation of two of the very few truly ethnically and socioeconomically diverse neighborhoods in Los Angeles, while allowing the rest of the Westside to avoid any of the burden of increased density.

As the LHCA responses maks clear, the County must remove all inappropriate upzoning of Ladera and View Park-Windsor Hills-View Heights, and redistribute any upzoning in a more fair and equitable fashion.

Regards,

Sent from my iPhone

From:	Michael Lee
To:	Westside Area Plan
Cc:	hollyjmitchell@bos.lacounty.gov
Subject:	WSAP COMMENTS and WSAP PEIR COMMENTS
Date:	Thursday, August 15, 2024 2:12:26 PM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS EMAIL TO PUBLIC RECORD:

I am for fair and equitable housing, and I strongly support the 8/9/24 response from the Ladera Heights Civic Association ("LHCA") to the recently-released draft Westside Area Plan and the 8/14/24 LHCA response to the accompanying PEIR. While some proposed zoning changes may be appropriate, most of those proposed by the County are not. I hereby request that the LA County Planning Department work with LHCA and the United Homeowners Association II to create a zoning plan that is fair to the entire Westside community.

After reviewing both the WSAP/PEIR and the LHCA responses, it is abundantly clear that the proposed would unnecessarily subject our community to unsustainable levels of density, traffic, noise and congestion. Most importantly, the Plan would result in the irreversible devastation of two of the very few truly ethnically and socioeconomically diverse neighborhoods in Los Angeles, while allowing the rest of the Westside to avoid any of the burden of increased density.

As the LHCA responses maks clear, the County must remove all inappropriate upzoning of Ladera and View Park-Windsor Hills-View Heights, and redistribute any upzoning in a more fair and equitable fashion.

Regards,

Michael Lee

Sent from my iPhone

WSAP COMMENTS and WSAP PEIR COMMENTS

Nancy Tallerino <ntp1231@msn.com>

Thu 8/15/2024 12:30 PM

To:Westside Area Plan <WestsideAreaPlan@planning.lacounty.gov>
Cc:hollyjmitchell@bos.lacounty.gov <hollyjmitchell@bos.lacounty.gov>

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS EMAIL TO PUBLIC RECORD:

I am for fair and equitable housing, and I strongly support the 8/9/24 response from the Ladera Heights Civic Association ("LHCA") to the recently-released draft Westside Area Plan and the 8/14/24 LHCA response to the accompanying PEIR. While some proposed zoning changes may be appropriate, most of those proposed by the County are not. I hereby request that the LA County Planning Department work with LHCA and the United Homeowners Association II to create a zoning plan that is fair to the entire Westside community.

After reviewing both the WSAP/PEIR and the LHCA responses, it is abundantly clear that the proposed would unnecessarily subject our community to unsustainable levels of density, traffic, noise and congestion. Most importantly, the Plan would result in the irreversible devastation of two of the very few truly ethnically and socioeconomically diverse neighborhoods in Los Angeles, while allowing the rest of the Westside to avoid any of the burden of increased density.

As the LHCA responses maks clear, the County must remove all inappropriate upzoning of Ladera and View Park-Windsor Hills-View Heights, and redistribute any upzoning in a more fair and equitable fashion.

Regards,
Michael Pearson

WSAP COMMENTS and WSAP PEIR COMMENTS

Michele Murray <precisionassistance@gmail.com>

Thu 8/15/2024 12:11 PM

To:Westside Area Plan <WestsideAreaPlan@planning.lacounty.gov>
Cc:hollyjmitchell@bos.lacounty.gov <hollyjmitchell@bos.lacounty.gov>

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS EMAIL TO PUBLIC RECORD:

I am for fair and equitable housing, and I strongly support the 8/9/24 response from the Ladera Heights Civic Association ("LHCA") to the recently-released draft Westside Area Plan and the 8/14/24 LHCA response to the accompanying PEIR. While some proposed zoning changes may be appropriate, most of those proposed by the County are not. I hereby request that the LA County Planning Department work with LHCA and the United Homeowners Association II to create a zoning plan that is fair to the entire Westside community.

After reviewing both the WSAP/PEIR and the LHCA responses, it is abundantly clear that the proposed would unnecessarily subject our community to unsustainable levels of density, traffic, noise and congestion. Most importantly, the Plan would result in the irreversible devastation of two of the very few truly ethnically and socioeconomically diverse neighborhoods in Los Angeles, while allowing the rest of the Westside to avoid any of the burden of increased density.

As the LHCA responses maks clear, the County must remove all inappropriate upzoning of Ladera and View Park-Windsor Hills-View Heights, and redistribute any upzoning in a more fair and equitable fashion.

Regards,

Michele Murray
Tamara Woolfork
5500 Shenandoah Avenue
Los Angeles, CA 90056

From:	Michelle Dicks
To:	Westside Area Plan
Cc:	hollyjmitchell@bos.lacounty.gov
Subject:	WSAP COMMENTS and WSAP PEIR COMMENTS
Date:	Friday, August 16, 2024 4:26:25 PM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS EMAIL TO PUBLIC RECORD:

I am for fair and equitable housing, and I strongly support the 8/9/24 response from the Ladera Heights Civic Association ("LHCA") to the recently-released draft Westside Area Plan and the 8/14/24 LHCA response to the accompanying PEIR. While some proposed zoning changes may be appropriate, most of those proposed by the County are not. I hereby request that the LA County Planning Department work with LHCA and the United Homeowners Association II to create a zoning plan that is fair to the entire Westside community.

After reviewing both the WSAP/PEIR and the LHCA responses, it is abundantly clear that the proposed would unnecessarily subject our community to unsustainable levels of density, traffic, noise and congestion. Most importantly, the Plan would result in the irreversible devastation of two of the very few truly ethnically and socioeconomically diverse neighborhoods in Los Angeles, while allowing the rest of the Westside to avoid any of the burden of increased density.

As the LHCA responses maks clear, the County must remove all inappropriate upzoning of Ladera and View Park-Windsor Hills-View Heights, and redistribute any upzoning in a more fair and equitable fashion.

Regards,
Michelle Dicks

From:	Miesha Taylor
To:	Westside Area Plan
Cc:	hollyjmitchell@bos.lacounty.gov
Subject:	WSAP COMMENTS and WSAP PEIR COMMENTS
Date:	Friday, August 16, 2024 4:20:05 PM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS EMAIL TO PUBLIC RECORD:

I am for fair and equitable housing, and I strongly support the 8/9/24 response from the Ladera Heights Civic Association ("LHCA") to the recently-released draft Westside Area Plan and the 8/14/24 LHCA response to the accompanying PEIR. While some proposed zoning changes may be appropriate, most of those proposed by the County are not. I hereby request that the LA County Planning Department work with LHCA and the United Homeowners Association II to create a zoning plan that is fair to the entire Westside community.

After reviewing both the WSAP/PEIR and the LHCA responses, it is abundantly clear that the proposed would unnecessarily subject our community to unsustainable levels of density, traffic, noise and congestion. Most importantly, the Plan would result in the irreversible devastation of two of the very few truly ethnically and socioeconomically diverse neighborhoods in Los Angeles, while allowing the rest of the Westside to avoid any of the burden of increased density.

As the LHCA responses maks clear, the County must remove all inappropriate upzoning of Ladera and View Park-Windsor Hills-View Heights, and redistribute any upzoning in a more fair and equitable fashion.

Regards,
Miesha Taylor

From:	Mike Michaud
To:	Westside Area Plan
Cc:	hollyjmitchell@bos.lacounty.gov
Subject:	WSAP COMMENTS and WSAP PEIR COMMENTS
Date:	Friday, August 16, 2024 3:06:11 PM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS EMAIL TO PUBLIC RECORD:

I am for fair and equitable housing, and I strongly support the 8/9/24 response from the Ladera Heights Civic Association ("LHCA") to the recently-released draft Westside Area Plan and the 8/14/24 LHCA response to the accompanying PEIR. While some proposed zoning changes may be appropriate, most of those proposed by the County are not. I hereby request that the LA County Planning Department work with LHCA and the United Homeowners Association II to create a zoning plan that is fair to the entire Westside community.

After reviewing both the WSAP/PEIR and the LHCA responses, it is abundantly clear that the proposed would unnecessarily subject our community to unsustainable levels of density, traffic, noise and congestion. Most importantly, the Plan would result in the irreversible devastation of two of the very few truly ethnically and socioeconomically diverse neighborhoods in Los Angeles, while allowing the rest of the Westside to avoid any of the burden of increased density.

As the LHCA responses maks clear, the County must remove all inappropriate upzoning of Ladera and View Park-Windsor Hills-View Heights, and redistribute any upzoning in a more fair and equitable fashion.

Regards,

From:	Madalynne Grundy
To:	Westside Area Plan
Cc:	hollyjmitchell@bos.lacounty.gov
Subject:	WSAP COMMENTS and WSAP PEIR COMMENTS
Date:	Friday, August 16, 2024 5:47:02 PM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS EMAIL TO PUBLIC RECORD:

I am for fair and equitable housing, and I strongly support the 8/9/24 response from the Ladera Heights Civic Association ("LHCA") to the recently-released draft Westside Area Plan and the 8/14/24 LHCA response to the accompanying PEIR. While some proposed zoning changes may be appropriate, most of those proposed by the County are not. I hereby request that the LA County Planning Department work with LHCA and the United Homeowners Association II to create a zoning plan that is fair to the entire Westside community.

After reviewing both the WSAP/PEIR and the LHCA responses, it is abundantly clear that the proposed would unnecessarily subject our community to unsustainable levels of density, traffic, noise and congestion. Most importantly, the Plan would result in the irreversible devastation of two of the very few truly ethnically and socioeconomically diverse neighborhoods in Los Angeles, while allowing the rest of the Westside to avoid any of the burden of increased density.

As the LHCA responses maks clear, the County must remove all inappropriate upzoning of Ladera and View Park-Windsor Hills-View Heights, and redistribute any upzoning in a more fair and equitable fashion.

Regards,
Mr and Mrs Grundy

Sent from my iPhone

WSAP COMMENTS and WSAP PEIR COMMENTS

Nancy Tallerino <ntp1231@msn.com>

Thu 8/15/2024 12:30 PM

To:Westside Area Plan <WestsideAreaPlan@planning.lacounty.gov>
Cc:hollyjmitchell@bos.lacounty.gov <hollyjmitchell@bos.lacounty.gov>

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS EMAIL TO PUBLIC RECORD:

I am for fair and equitable housing, and I strongly support the 8/9/24 response from the Ladera Heights Civic Association ("LHCA") to the recently-released draft Westside Area Plan and the 8/14/24 LHCA response to the accompanying PEIR. While some proposed zoning changes may be appropriate, most of those proposed by the County are not. I hereby request that the LA County Planning Department work with LHCA and the United Homeowners Association II to create a zoning plan that is fair to the entire Westside community.

After reviewing both the WSAP/PEIR and the LHCA responses, it is abundantly clear that the proposed would unnecessarily subject our community to unsustainable levels of density, traffic, noise and congestion. Most importantly, the Plan would result in the irreversible devastation of two of the very few truly ethnically and socioeconomically diverse neighborhoods in Los Angeles, while allowing the rest of the Westside to avoid any of the burden of increased density.

As the LHCA responses maks clear, the County must remove all inappropriate upzoning of Ladera and View Park-Windsor Hills-View Heights, and redistribute any upzoning in a more fair and equitable fashion.

Regards,
Nancy Tallerino

From:	Nefertiti Austin
To:	Westside Area Plan
Cc:	hollyjmitchell@bos.lacounty.gov
Subject:	WSAP COMMENTS and WSAP PEIR COMMENTS
Date:	Friday, August 16, 2024 1:22:27 PM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS EMAIL TO PUBLIC RECORD:

I am for fair and equitable housing, and I strongly support the 8/9/24 response from the Ladera Heights Civic Association ("LHCA") to the recently-released draft Westside Area Plan and the 8/14/24 LHCA response to the accompanying PEIR. While some proposed zoning changes may be appropriate, most of those proposed by the County are not. I hereby request that the LA County Planning Department work with LHCA and the United Homeowners Association II to create a zoning plan that is fair to the entire Westside community.

After reviewing both the WSAP/PEIR and the LHCA responses, it is abundantly clear that the proposed would unnecessarily subject our community to unsustainable levels of density, traffic, noise and congestion. Most importantly, the Plan would result in the irreversible devastation of two of the very few truly ethnically and socioeconomically diverse neighborhoods in Los Angeles, while allowing the rest of the Westside to avoid any of the burden of increased density.

As the LHCA responses maks clear, the County must remove all inappropriate upzoning of Ladera and View Park-Windsor Hills-View Heights, and redistribute any upzoning in a more fair and equitable fashion.

Regards,

Nefertiti Austin

From:	my cshoa
To:	Westside Area Plan
Cc:	hollyjmitchell@bos.lacounty.gov
Subject:	WSAP COMMENTS and WSAP PEIR COMMENTS
Date:	Friday, August 16, 2024 1:58:21 PM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS EMAIL TO PUBLIC RECORD:

I am for fair and equitable housing, and I strongly support the 8/9/24 response from the Ladera Heights Civic Association ("LHCA") to the recently-released draft Westside Area Plan and the 8/14/24 LHCA response to the accompanying PEIR. While some proposed zoning changes may be appropriate, most of those proposed by the County are not. I hereby request that the LA County Planning Department work with LHCA and the United Homeowners Association II to create a zoning plan that is fair to the entire Westside community.

After reviewing both the WSAP/PEIR and the LHCA responses, it is abundantly clear that the proposed would unnecessarily subject our community to unsustainable levels of density, traffic, noise and congestion. Most importantly, the Plan would result in the irreversible devastation of two of the very few truly ethnically and socioeconomically diverse neighborhoods in Los Angeles, while allowing the rest of the Westside to avoid any of the burden of increased density.

As the LHCA responses maks clear, the County must remove all inappropriate upzoning of Ladera and View Park-Windsor Hills-View Heights, and redistribute any upzoning in a more fair and equitable fashion.

Regards,
Niecy Mayfield

WSAP COMMENTS and WSAP PEIR COMMENTS

bugsbysmom@yahoo.com <bugsbysmom@yahoo.com>

Thu 8/15/2024 1:37 PM

To:Westside Area Plan <WestsideAreaPlan@planning.lacounty.gov>
Cc:hollyjmitchell@bos.lacounty.gov <hollyjmitchell@bos.lacounty.gov>

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS EMAIL TO PUBLIC RECORD:

I am for fair and equitable housing, and I strongly support the 8/9/24 response from the Ladera Heights Civic Association ("LHCA") to the recently-released draft Westside Area Plan and the 8/14/24 LHCA response to the accompanying PEIR. While some proposed zoning changes may be appropriate, most of those proposed by the County are not. I hereby request that the LA County Planning Department work with LHCA and the United Homeowners Association II to create a zoning plan that is fair to the entire Westside community.

After reviewing both the WSAP/PEIR and the LHCA responses, it is abundantly clear that the proposed would unnecessarily subject our community to unsustainable levels of density, traffic, noise and congestion. Most importantly, the Plan would result in the irreversible devastation of two of the very few truly ethnically and socioeconomically diverse neighborhoods in Los Angeles, while allowing the rest of the Westside to avoid any of the burden of increased density.

As the LHCA responses maks clear, the County must remove all inappropriate upzoning of Ladera and View Park-Windsor Hills-View Heights, and redistribute any upzoning in a more fair and equitable fashion.

Regards,
Noreen Clark

Sent from my iPhone

From:	norm langley
To:	Westside Area Plan
Cc:	hollyjmitchell@bos.lacounty.gov
Subject:	WSAP COMMENTS and WSAP PEIR COMMENTS
Date:	Thursday, August 15, 2024 5:32:54 PM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS EMAIL TO PUBLIC RECORD:

I am for fair and equitable housing, and I strongly support the 8/9/24 response from the Ladera Heights Civic Association ("LHCA") to the recently-released draft Westside Area Plan and the 8/14/24 LHCA response to the accompanying PEIR. While some proposed zoning changes may be appropriate, most of those proposed by the County are not. I hereby request that the LA County Planning Department work with LHCA and the United Homeowners Association II to create a zoning plan that is fair to the entire Westside community.

After reviewing both the WSAP/PEIR and the LHCA responses, it is abundantly clear that the proposed would unnecessarily subject our community to unsustainable levels of density, traffic, noise and congestion. Most importantly, the Plan would result in the irreversible devastation of two of the very few truly ethnically and socioeconomically diverse neighborhoods in Los Angeles, while allowing the rest of the Westside to avoid any of the burden of increased density.

As the LHCA responses maks clear, the County must remove all inappropriate upzoning of Ladera and View Park-Windsor Hills-View Heights, and redistribute any upzoning in a more fair and equitable fashion.

Regards,

From: Patricia Duncan
To: Westside Area Plan
Cc: hollyjmitchell@bos.lacounty.gov
Subject: WSAP COMMENTS and WSAP PEIR COMMENTS
Date: Wednesday, August 14, 2024 11:09:02 PM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS EMAIL TO PUBLIC RECORD:

I am for fair and equitable housing, and I strongly support the 8/9/24 response from the Ladera Heights Civic Association ("LHCA") to the recently-released draft Westside Area Plan and the 8/14/24 LHCA response to the accompanying PEIR. While some proposed zoning changes may be appropriate, most of those proposed by the County are not. I hereby request that the LA County Planning Department work with LHCA and the United Homeowners Association II to create a zoning plan that is fair to the entire Westside community.

After reviewing both the WSAP/PEIR and the LHCA responses, it is abundantly clear that the proposed would unnecessarily subject our community to unsustainable levels of density, traffic, noise and congestion. Most importantly, the Plan would result in the irreversible devastation of two of the very few truly ethnically and socioeconomically diverse neighborhoods in Los Angeles, while allowing the rest of the Westside to avoid any of the burden of increased density.

As the LHCA responses maks clear, the County must remove all inappropriate upzoning of Ladera and View Park-Windsor Hills-View Heights, and redistribute any upzoning in a more fair and equitable fashion.

Regards,
Pat Duncan

Sent from my iPhone -- blame Siri for incomprehensible spelling and awkward punctuation

From:	Patrick Purifoy
To:	Westside Area Plan
Cc:	hollyjmitchell@bos.lacounty.gov
Subject:	WSAP COMMENTS and WSAP PEIR COMMENTS
Date:	Thursday, August 15, 2024 10:43:21 PM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS EMAIL TO PUBLIC RECORD:

I am for fair and equitable housing, and I strongly support the 8/9/24 response from the Ladera Heights Civic Association (%2��LHCA%2��) to the recently-released draft Westside Area Plan and the 8/14/24 LHCA response to the accompanying PEIR. While some proposed zoning changes may be appropriate, most of those proposed by the County are not. I hereby request that the LA County Planning Department work with LHCA and the United Homeowners Association II to create a zoning plan that is fair to the entire Westside community.

After reviewing both the WSAP/PEIR and the LHCA responses, it is abundantly clear that the proposed would unnecessarily subject our community to unsustainable levels of density, traffic, noise and congestion. Most importantly, the Plan would result in the irreversible devastation of two of the very few truly ethnically and socioeconomically diverse neighborhoods in Los Angeles, while allowing the rest of the Westside to avoid any of the burden of increased density.

As the LHCA responses maks clear, the County must remove all inappropriate upzoning of Ladera and View Park-Windsor Hills-View Heights, and redistribute any upzoning in a more fair and equitable fashion.

Regards,

Patrick Purifoy

From:	Pete Chatmon
To:	Westside Area Plan
Cc:	hollyjmitchell@bos.lacounty.gov
Subject:	WSAP COMMENTS and WSAP PEIR COMMENTS
Date:	Thursday, August 15, 2024 8:49:09 PM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS EMAIL TO PUBLIC RECORD:

I am for fair and equitable housing, and I strongly support the 8/9/24 response from the Ladera Heights Civic Association ("LHCA") to the recently-released draft Westside Area Plan and the 8/14/24 LHCA response to the accompanying PEIR. While some proposed zoning changes may be appropriate, most of those proposed by the County are not. I hereby request that the LA County Planning Department work with LHCA and the United Homeowners Association II to create a zoning plan that is fair to the entire Westside community.

After reviewing both the WSAP/PEIR and the LHCA responses, it is abundantly clear that the proposed would unnecessarily subject our community to unsustainable levels of density, traffic, noise and congestion. Most importantly, the Plan would result in the irreversible devastation of two of the very few truly ethnically and socioeconomically diverse neighborhoods in Los Angeles, while allowing the rest of the Westside to avoid any of the burden of increased density.

As the LHCA responses maks clear, the County must remove all inappropriate upzoning of Ladera and View Park-Windsor Hills-View Heights, and redistribute any upzoning in a more fair and equitable fashion.

Regards,

--

PETE CHATMON
www.petechatmon.com

Mobile: 973.420.7294

Book: TRANSITIONS: A Director's Journey + Motivational Handbook
Podcast: LET'S SHOOT! with PETE CHATMON!
Merch: *DIRECTOR'S CHAIR WEAR*

Sent from the iPhone in my hand

From:	Phyllis Bradford
To:	Westside Area Plan
Cc:	hollyjmitchell@bos.lacounty.gov
Subject:	WSAP COMMENTS and WSAP PEIR COMMENTS
Date:	Friday, August 16, 2024 2:38:44 PM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS EMAIL TO PUBLIC RECORD:

I am for fair and equitable housing, and I strongly support the 8/9/24 response from the Ladera Heights Civic Association ("LHCA") to the recently-released draft Westside Area Plan and the 8/14/24 LHCA response to the accompanying PEIR. While some proposed zoning changes may be appropriate, most of those proposed by the County are not. I hereby request that the LA County Planning Department work with LHCA and the United Homeowners Association II to create a zoning plan that is fair to the entire Westside community.

After reviewing both the WSAP/PEIR and the LHCA responses, it is abundantly clear that the proposed would unnecessarily subject our community to unsustainable levels of density, traffic, noise and congestion. Most importantly, the Plan would result in the irreversible devastation of two of the very few truly ethnically and socioeconomically diverse neighborhoods in Los Angeles, while allowing the rest of the Westside to avoid any of the burden of increased density.

As the LHCA responses maks clear, the County must remove all inappropriate upzoning of Ladera and View Park-Windsor Hills-View Heights, and redistribute any upzoning in a more fair and equitable fashion.

Regards,

Phyllis Bradford

Sent from my iPhone

WSAP COMMENTS and WSAP PEIR COMMENTS

Phyllis Currie <pecurrie@earthlink.net>

Thu 8/15/2024 1:22 PM

To:Westside Area Plan <WestsideAreaPlan@planning.lacounty.gov>
Cc:hollyjmitchell@bos.lacounty.gov <hollyjmitchell@bos.lacounty.gov>

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS EMAIL TO PUBLIC RECORD:

I am for fair and equitable housing, and I strongly support the 8/9/24 response from the Ladera Heights Civic Association ("LHCA") to the recently-released draft Westside Area Plan and the 8/14/24 LHCA response to the accompanying PEIR. While some proposed zoning changes may be appropriate, most of those proposed by the County are not. I hereby request that the LA County Planning Department work with LHCA and the United Homeowners Association II to create a zoning plan that is fair to the entire Westside community.

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As the LHCA responses maks clear, the County must remove all inappropriate upzoning of Ladera and View Park-Windsor Hills-View Heights, and redistribute any upzoning in a more fair and equitable fashion.

Regards,

Phyllis E. Currie

Phyllis Currie
Executive Consultant
Office: 310-562-7780
Email: pecurrie@earthlink.net

From:	Rebecca L
To:	Westside Area Plan
Cc:	hollyjmitchell@bos.lacounty.gov
Subject:	WSAP COMMENTS and WSAP PEIR COMMENTS
Date:	Saturday, August 17, 2024 6:59:19 AM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS EMAIL TO PUBLIC RECORD:

I am for fair and equitable housing, and I strongly support the 8/9/24 response from the Ladera Heights Civic Association ("LHCA") to the recently-released draft Westside Area Plan and the 8/14/24 LHCA response to the accompanying PEIR. While some proposed zoning changes may be appropriate, most of those proposed by the County are not. I hereby request that the LA County Planning Department work with LHCA and the United Homeowners Association II to create a zoning plan that is fair to the entire Westside community.

After reviewing both the WSAP/PEIR and the LHCA responses, it is abundantly clear that the proposed would unnecessarily subject our community to unsustainable levels of density, traffic, noise and congestion. Most importantly, the Plan would result in the irreversible devastation of two of the very few truly ethnically and socioeconomically diverse neighborhoods in Los Angeles, while allowing the rest of the Westside to avoid any of the burden of increased density.

As the LHCA responses maks clear, the County must remove all inappropriate upzoning of Ladera and View Park-Windsor Hills-View Heights, and redistribute any upzoning in a more fair and equitable fashion.

Regards,

Rebecca

From:	REGINIA O LEARY
To:	Westside Area Plan
Cc:	hollyjmitchell@bos.lacounty.gov
Subject:	WSAP COMMENTS and WSAP PEIR COMMENTS
Date:	Friday, August 16, 2024 4:46:59 PM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS EMAIL TO PUBLIC RECORD:

I am for fair and equitable housing, and I strongly support the 8/9/24 response from the Ladera Heights Civic Association ("LHCA") to the recently-released draft Westside Area Plan and the 8/14/24 LHCA response to the accompanying PEIR. While some proposed zoning changes may be appropriate, most of those proposed by the County are not. I hereby request that the LA County Planning Department work with LHCA and the United Homeowners Association II to create a zoning plan that is fair to the entire Westside community.

After reviewing both the WSAP/PEIR and the LHCA responses, it is abundantly clear that the proposed would unnecessarily subject our community to unsustainable levels of density, traffic, noise and congestion. Most importantly, the Plan would result in the irreversible devastation of two of the very few truly ethnically and socioeconomically diverse neighborhoods in Los Angeles, while allowing the rest of the Westside to avoid any of the burden of increased density.

As the LHCA responses maks clear, the County must remove all inappropriate upzoning of Ladera and View Park-Windsor Hills-View Heights, and redistribute any upzoning in a more fair and equitable fashion.

Regards,

Reginia D. O'Leary

Sent from my iPad

From:	Rhonda Washington
To:	Westside Area Plan
Cc:	hollyjmitchell@bos.lacounty.gov
Subject:	WSAP COMMENTS and WSAP PEIR COMMENTS
Date:	Thursday, August 15, 2024 3:24:31 PM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS EMAIL TO PUBLIC RECORD:

I am for fair and equitable housing, and I strongly support the 8/9/24 response from the Ladera Heights Civic Association ("LHCA") to the recently-released draft Westside Area Plan and the 8/14/24 LHCA response to the accompanying PEIR. While some proposed zoning changes may be appropriate, most of those proposed by the County are not. I hereby request that the LA County Planning Department work with LHCA and the United Homeowners Association II to create a zoning plan that is fair to the entire Westside community.

After reviewing both the WSAP/PEIR and the LHCA responses, it is abundantly clear that the proposed would unnecessarily subject our community to unsustainable levels of density, traffic, noise and congestion. Most importantly, the Plan would result in the irreversible devastation of two of the very few truly ethnically and socioeconomically diverse neighborhoods in Los Angeles, while allowing the rest of the Westside to avoid any of the burden of increased density.

As the LHCA responses maks clear, the County must remove all inappropriate upzoning of Ladera and View Park-Windsor Hills-View Heights, and redistribute any upzoning in a more fair and equitable fashion.

Regards,

Rhonda C. Washington

From:	DonRicardo Ricardo
To:	Westside Area Plan
Cc:	hollyjmitchell@bos.lacounty.gov
Subject:	WSAP COMMENTS and WSAP PEIR COMMENTS
Date:	Thursday, August 15, 2024 3:30:31 AM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS EMAIL TO PUBLIC RECORD:

I am for fair and equitable housing, and I strongly support the 8/9/24 response from the Ladera Heights Civic Association ("LHCA") to the recently-released draft Westside Area Plan and the 8/14/24 LHCA response to the accompanying PEIR. While some proposed zoning changes may be appropriate, most of those proposed by the County are not. I hereby request that the LA County Planning Department work with LHCA and the United Homeowners Association II to create a zoning plan that is fair to the entire Westside community.

After reviewing both the WSAP/PEIR and the LHCA responses, it is abundantly clear that the proposed would unnecessarily subject our community to unsustainable levels of density, traffic, noise and congestion. Most importantly, the Plan would result in the irreversible devastation of two of the very few truly ethnically and socioeconomically diverse neighborhoods in Los Angeles, while allowing the rest of the Westside to avoid any of the burden of increased density.

As the LHCA responses maks clear, the County must remove all inappropriate upzoning of Ladera and View Park-Windsor Hills-View Heights, and redistribute any upzoning in a more fair and equitable fashion.

Regards,
Dr.Ricardo Pinos
Home Owner Ladera Heights

Sent from my iPhone

WSAP COMMENTS and WSAP PEIR COMMENTS

rickaldridge <rickaldridge@ca.rr.com>

Thu 8/15/2024 1:43 PM

To:Westside Area Plan <WestsideAreaPlan@planning.lacounty.gov>
Cc:hollyjmitchell@bos.lacounty.gov <hollyjmitchell@bos.lacounty.gov>

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS EMAIL TO PUBLIC RECORD:

I am for fair and equitable housing, and I strongly support the 8/9/24 response from the Ladera Heights Civic Association ("LHCA") to the recently-released draft Westside Area Plan and the 8/14/24 LHCA response to the accompanying PEIR. While some proposed zoning changes may be appropriate, most of those proposed by the County are not. I hereby request that the LA County Planning Department work with LHCA and the United Homeowners Association II to create a zoning plan that is fair to the entire Westside community.

After reviewing both the WSAP/PEIR and the LHCA responses, it is abundantly clear that the proposed would unnecessarily subject our community to unsustainable levels of density, traffic, noise and congestion. Most importantly, the Plan would result in the irreversible devastation of two of the very few truly ethnically and socioeconomically diverse neighborhoods in Los Angeles, while allowing the rest of the Westside to avoid any of the burden of increased density.

As the LHCA responses maks clear, the County must remove all inappropriate upzoning of Ladera and View Park-Windsor Hills-View Heights, and redistribute any upzoning in a more fair and equitable fashion.

Regards,

Rick Aldridge

Sent from my Verizon, Samsung Galaxy smartphone

From:	Robert Pruitt
To:	Westside Area Plan
Cc:	hollyjmitchell@bos.lacounty.gov
Subject:	WSAP COMMENTS and WSAP PEIR COMMENTS
Date:	Friday, August 16, 2024 2:57:55 PM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS EMAIL TO PUBLIC RECORD:

I am for fair and equitable housing, and I strongly support the 8/9/24 response from the Ladera Heights Civic Association (%2��LHCA%2��) to the recently-released draft Westside Area Plan and the 8/14/24 LHCA response to the accompanying PEIR. While some proposed zoning changes may be appropriate, most of those proposed by the County are not. I hereby request that the LA County Planning Department work with LHCA and the United Homeowners Association II to create a zoning plan that is fair to the entire Westside community.

After reviewing both the WSAP/PEIR and the LHCA responses, it is abundantly clear that the proposed would unnecessarily subject our community to unsustainable levels of density, traffic, noise and congestion. Most importantly, the Plan would result in the irreversible devastation of two of the very few truly ethnically and socioeconomically diverse neighborhoods in Los Angeles, while allowing the rest of the Westside to avoid any of the burden of increased density.

As the LHCA responses maks clear, the County must remove all inappropriate upzoning of Ladera and View Park-Windsor Hills-View Heights, and redistribute any upzoning in a more fair and equitable fashion.

Regards,

Yahoo Mail: Search, Organize, Conquer

WSAP COMMENTS and WSAP PEIR COMMENTS

Robyn Price Pierre <rpricepierre@icloud.com>

Thu 8/15/2024 11:24 AM

To:Westside Area Plan <WestsideAreaPlan@planning.lacounty.gov>
Cc:hollyjmitchell@bos.lacounty.gov <hollyjmitchell@bos.lacounty.gov>

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS EMAIL TO PUBLIC RECORD:

I am for fair and equitable housing, and I strongly support the 8/9/24 response from the Ladera Heights Civic Association ("LHCA") to the recently-released draft Westside Area Plan and the 8/14/24 LHCA response to the accompanying PEIR. While some proposed zoning changes may be appropriate, most of those proposed by the County are not. I hereby request that the LA County Planning Department work with LHCA and the United Homeowners Association II to create a zoning plan that is fair to the entire Westside community.

After reviewing both the WSAP/PEIR and the LHCA responses, it is abundantly clear that the proposed would unnecessarily subject our community to unsustainable levels of density, traffic, noise and congestion. Most importantly, the Plan would result in the irreversible devastation of two of the very few truly ethnically and socioeconomically diverse neighborhoods in Los Angeles, while allowing the rest of the Westside to avoid any of the burden of increased density.

As the LHCA responses maks clear, the County must remove all inappropriate upzoning of Ladera and View Park-Windsor Hills-View Heights, and redistribute any upzoning in a more fair and equitable fashion.

Regards,

Sent from my iPhone

From: Roch Bordenave
To: Westside Area Plan; hollyjmitchell@bos.lacounty.gov
Subject: Re: WSAP COMMENTS and WSAP PEIR COMMENTS
Date: Thursday, August 15, 2024 5:21:31 PM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS EMAIL TO PUBLIC RECORD:

I am for fair and equitable housing, and I strongly support the 8/9/24 response from the Ladera Heights Civic Association ("LHCA") to the recently-released draft Westside Area Plan and the 8/14/24 LHCA response to the accompanying PEIR. While some proposed zoning changes may be appropriate, most of those proposed by the County are not. I hereby request that the LA County Planning Department work with LHCA and the United Homeowners Association II to create a zoning plan that is fair to the entire Westside community.

After reviewing both the WSAP/PEIR and the LHCA responses, it is abundantly clear that the proposed would unnecessarily subject our community to unsustainable levels of density, traffic, noise and congestion. Most importantly, the Plan would result in the irreversible devastation of two of the very few truly ethnically and socioeconomically diverse neighborhoods in Los Angeles, while allowing the rest of the Westside to avoid any of the burden of increased density.

As the LHCA responses make clear, the County must remove all inappropriate upzoning of Ladera and View Park-Windsor Hills-View Heights, and redistribute any upzoning in a more fair and equitable fashion.

Thank you,

Roch Bordenave
Ladera, CA 90056

From:	Ronald Woods
To:	Westside Area Plan
Cc:	hollyjmitchell@bos.lacounty.gov
Subject:	WSAP COMMENTS and WSAP PEIR COMMENTS
Date:	Thursday, August 15, 2024 4:22:18 PM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS EMAIL TO PUBLIC RECORD:

I am for fair and equitable housing, and I strongly support the 8/9/24 response from the Ladera Heights Civic Association ("LHCA") to the recently-released draft Westside Area Plan and the 8/14/24 LHCA response to the accompanying PEIR. While some proposed zoning changes may be appropriate, most of those proposed by the County are not. I hereby request that the LA County Planning Department work with LHCA and the United Homeowners Association II to create a zoning plan that is fair to the entire Westside community.

After reviewing both the WSAP/PEIR and the LHCA responses, it is abundantly clear that the proposed would unnecessarily subject our community to unsustainable levels of density, traffic, noise and congestion. Most importantly, the Plan would result in the irreversible devastation of two of the very few truly ethnically and socioeconomically diverse neighborhoods in Los Angeles, while allowing the rest of the Westside to avoid any of the burden of increased density.

As the LHCA responses maks clear, the County must remove all inappropriate upzoning of Ladera and View Park-Windsor Hills-View Heights, and redistribute any upzoning in a more fair and equitable fashion.

Regards,
Ronald L Woods
6123 Flores Ave
Los Angeles, CA 90056

Sent from my iPhone

WSAP COMMENTS and WSAP PEIR COMMENTS

ronni cooper <ronnicoop@me.com>

Thu 8/15/2024 1:22 PM

To:Westside Area Plan <WestsideAreaPlan@planning.lacounty.gov>
Cc:hollyjmitchell@bos.lacounty.gov <hollyjmitchell@bos.lacounty.gov>

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS EMAIL TO PUBLIC RECORD:

I am for fair and equitable housing, and I strongly support the 8/9/24 response from the Ladera Heights Civic Association ("LHCA") to the recently-released draft Westside Area Plan and the 8/14/24 LHCA response to the accompanying PEIR. While some proposed zoning changes may be appropriate, most of those proposed by the County are not. I hereby request that the LA County Planning Department work with LHCA and the United Homeowners Association II to create a zoning plan that is fair to the entire Westside community.

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As the LHCA responses maks clear, the County must remove all inappropriate upzoning of Ladera and View Park-Windsor Hills-View Heights, and redistribute any upzoning in a more fair and equitable fashion.

Regards,

Ronni Cooper

From:	Rosa M Perez
To:	Westside Area Plan
Cc:	hollyjmitchell@bos.lacounty.gov
Subject:	WSAP COMMENTS and WSAP PEIR COMMENTS
Date:	Friday, August 16, 2024 1:37:55 PM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS EMAIL TO PUBLIC RECORD:

I am for fair and equitable housing, and I strongly support the 8/9/24 response from the Ladera Heights Civic Association ("LHCA") to the recently-released draft Westside Area Plan and the 8/14/24 LHCA response to the accompanying PEIR. While some proposed zoning changes may be appropriate, most of those proposed by the County are not. I hereby request that the LA County Planning Department work with LHCA and the United Homeowners Association II to create a zoning plan that is fair to the entire Westside community.

After reviewing both the WSAP/PEIR and the LHCA responses, it is abundantly clear that the proposed would unnecessarily subject our community to unsustainable levels of density, traffic, noise and congestion. Most importantly, the Plan would result in the irreversible devastation of two of the very few truly ethnically and socioeconomically diverse neighborhoods in Los Angeles, while allowing the rest of the Westside to avoid any of the burden of increased density.

As the LHCA responses maks clear, the County must remove all inappropriate upzoning of Ladera and View Park-Windsor Hills-View Heights, and redistribute any upzoning in a more fair and equitable fashion.

Regards,
Rosa M Perez
25 years Ladera resident

Sent from my iPhone

From:	Ruth Lawrence
To:	Westside Area Plan
Cc:	hollyjmitchell@bos.lacounty.gov
Subject:	WSAP COMMENTS and WSAP PEIR COMMENTS
Date:	Friday, August 16, 2024 3:18:38 PM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS EMAIL TO PUBLIC RECORD:

I am for fair and equitable housing, and I strongly support the 8/9/24 response from the Ladera Heights Civic Association ("LHCA") to the recently-released draft Westside Area Plan and the 8/14/24 LHCA response to the accompanying PEIR. While some proposed zoning changes may be appropriate, most of those proposed by the County are not. I hereby request that the LA County Planning Department work with LHCA and the United Homeowners Association II to create a zoning plan that is fair to the entire Westside community.

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As the LHCA responses makes clear, the County must remove all inappropriate upzoning of Ladera and View Park-Windsor Hills-View Heights, and redistribute any upzoning in a more fair and equitable fashion.

Regards,

Ruth Lawrence
Ladera Heights, 25 year resident

From:	socamillers
To:	Westside Area Plan
Cc:	hollyjmitchell@bos.lacounty.gov
Subject:	WSAP COMMENTS and WSAP PEIR COMMENTS
Date:	Thursday, August 15, 2024 9:22:59 PM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS EMAIL TO PUBLIC RECORD:

I am for fair and equitable housing, and I strongly support the 8/9/24 response from the Ladera Heights Civic Association ("LHCA") to the recently-released draft Westside Area Plan and the 8/14/24 LHCA response to the accompanying PEIR. While some proposed zoning changes may be appropriate, most of those proposed by the County are not. I hereby request that the LA County Planning Department work with LHCA and the United Homeowners Association II to create a zoning plan that is fair to the entire Westside community.

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As the LHCA responses maks clear, the County must remove all inappropriate upzoning of Ladera and View Park-Windsor Hills-View Heights, and redistribute any upzoning in a more fair and equitable fashion.

Regards,

From: Sean Horton
To: Westside Area Plan
Cc: hollyjmitchell@bos.lacounty.gov
Subject: WSAP COMMENTS and WSAP PEIR COMMENTS
Date: Thursday, August 15, 2024 8:05:01 PM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS EMAIL TO PUBLIC RECORD:

I am for fair and equitable housing, and I strongly support the 8/9/24 response from the Ladera Heights Civic Association ("LHCA") to the recently-released draft Westside Area Plan and the 8/14/24 LHCA response to the accompanying PEIR. While some proposed zoning changes may be appropriate, most of those proposed by the County are not. I hereby request that the LA County Planning Department work with LHCA and the United Homeowners Association II to create a zoning plan that is fair to the entire Westside community.

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As the LHCA responses maks clear, the County must remove all inappropriate upzoning of Ladera and View Park-Windsor Hills-View Heights, and redistribute any upzoning in a more fair and equitable fashion.

Regards,

SDH

From:	shanta pitts
To:	Westside Area Plan
Cc:	hollyjmitchell@bos.lacounty.gov
Subject:	WSAP COMMENTS and WSAP PEIR COMMENTS
Date:	Thursday, August 15, 2024 7:09:53 PM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS EMAIL TO PUBLIC RECORD:

I am for fair and equitable housing, and I strongly support the 8/9/24 response from the Ladera Heights Civic Association (%2��LHCA%2��) to the recently-released draft Westside Area Plan and the 8/14/24 LHCA response to the accompanying PEIR. While some proposed zoning changes may be appropriate, most of those proposed by the County are not. I hereby request that the LA County Planning Department work with LHCA and the United Homeowners Association II to create a zoning plan that is fair to the entire Westside community.

After reviewing both the WSAP/PEIR and the LHCA responses, it is abundantly clear that the proposed would unnecessarily subject our community to unsustainable levels of density, traffic, noise and congestion. Most importantly, the Plan would result in the irreversible devastation of two of the very few truly ethnically and socioeconomically diverse neighborhoods in Los Angeles, while allowing the rest of the Westside to avoid any of the burden of increased density.

As the LHCA responses maks clear, the County must remove all inappropriate upzoning of Ladera and View Park-Windsor Hills-View Heights, and redistribute any upzoning in a more fair and equitable fashion.

Regards,

Shanta Purifoy

From:	Shawn Ramlochan
To:	Westside Area Plan
Cc:	hollyjmitchell@bos.lacounty.gov
Subject:	WSAP COMMENTS and WSAP PEIR COMMENTS
Date:	Thursday, August 15, 2024 8:21:22 PM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS EMAIL TO PUBLIC RECORD:

I am for fair and equitable housing, and I strongly support the 8/9/24 response from the Ladera Heights Civic Association ("LHCA") to the recently-released draft Westside Area Plan and the 8/14/24 LHCA response to the accompanying PEIR. While some proposed zoning changes may be appropriate, most of those proposed by the County are not. I hereby request that the LA County Planning Department work with LHCA and the United Homeowners Association II to create a zoning plan that is fair to the entire Westside community.

After reviewing both the WSAP/PEIR and the LHCA responses, it is abundantly clear that the proposed would unnecessarily subject our community to unsustainable levels of density, traffic, noise and congestion. Most importantly, the Plan would result in the irreversible devastation of two of the very few truly ethnically and socioeconomically diverse neighborhoods in Los Angeles, while allowing the rest of the Westside to avoid any of the burden of increased density.

As the LHCA responses maks clear, the County must remove all inappropriate upzoning of Ladera and View Park-Windsor Hills-View Heights, and redistribute any upzoning in a more fair and equitable fashion.

Regards,

Shawn Ramlochan
Sent from my iPhone

From:	Sheila Faulk
To:	Julie Yom
Cc:	hollyjmitchell@bos.lacounty.gov
Subject:	Support for the LHCA Response to Zoning Changes
Date:	Wednesday, August 14, 2024 9:54:14 PM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS EMAIL TO PUBLIC RECORD:

I am for fair and equitable housing, and I strongly support the August 9, 2024 response from the Ladera Heights Civic Association ("LHCA") to the recently-released draft Westside Area Plan. While some proposed zoning changes may be appropriate, most of those proposed in the draft Plan are not. I hereby request that the LA County planning department work with the Ladera Heights Civic Association and the United Homeowners Association II to create a zoning plan that is fair to the entire Westside community.

After reviewing both the WSAP and the LHCA response, it is abundantly clear that the proposed plan would unnecessarily subject our community to unsustainable levels of density, traffic, noise and congestion. Most importantly, the Plan would result in the irreversible devastation of two of the very few truly ethnically and socioeconomically diverse neighborhoods in Los Angeles, while allowing the rest of the Westside to avoid accepting any of the burden.

As the LHCA response makes clear, the Plan must be revised to remove inappropriate upzoning of Ladera and View Park-Windsor Hills-View Heights, and to redistribute any upzoning in a more fair and equitable fashion.

Regards,
Sheila V. Faulk

From:	Shellye Pruitt
To:	Westside Area Plan
Cc:	hollyjmitchell@bos.lacounty.gov
Subject:	WSAP COMMENTS and WSAP PEIR COMMENTS
Date:	Thursday, August 15, 2024 8:26:04 PM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS EMAIL TO PUBLIC RECORD:

I am for fair and equitable housing, and I strongly support the 8/9/24 response from the Ladera Heights Civic Association ("LHCA") to the recently-released draft Westside Area Plan and the 8/14/24 LHCA response to the accompanying PEIR. While some proposed zoning changes may be appropriate, most of those proposed by the County are not. I hereby request that the LA County Planning Department work with LHCA and the United Homeowners Association II to create a zoning plan that is fair to the entire Westside community.

After reviewing both the WSAP/PEIR and the LHCA responses, it is abundantly clear that the proposed would unnecessarily subject our community to unsustainable levels of density, traffic, noise and congestion. Most importantly, the Plan would result in the irreversible devastation of two of the very few truly ethnically and socioeconomically diverse neighborhoods in Los Angeles, while allowing the rest of the Westside to avoid any of the burden of increased density.

As the LHCA responses maks clear, the County must remove all inappropriate upzoning of Ladera and View Park-Windsor Hills-View Heights, and redistribute any upzoning in a more fair and equitable fashion.

Regards,

Sent from my iPhone

From:	Shirley Hutchinson
To:	Westside Area Plan
Cc:	hollyjmitchell@bos.lacounty.gov
Subject:	WSAP COMMENTS and WSAP PEIR COMMENTS
Date:	Friday, August 16, 2024 8:45:45 AM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS EMAIL TO PUBLIC RECORD:

I am for fair and equitable housing, and I strongly support the 8/9/24 response from the Ladera Heights Civic Association ("LHCA") to the recently-released draft Westside Area Plan and the 8/14/24 LHCA response to the accompanying PEIR. While some proposed zoning changes may be appropriate, most of those proposed by the County are not. I hereby request that the LA County Planning Department work with LHCA and the United Homeowners Association II to create a zoning plan that is fair to the entire Westside community.

After reviewing both the WSAP/PEIR and the LHCA responses, it is abundantly clear that the proposed would unnecessarily subject our community to unsustainable levels of density, traffic, noise and congestion. Most importantly, the Plan would result in the irreversible devastation of two of the very few truly ethnically and socioeconomically diverse neighborhoods in Los Angeles, while allowing the rest of the Westside to avoid any of the burden of increased density.

As the LHCA responses maks clear, the County must remove all inappropriate upzoning of Ladera and View Park-Windsor Hills-View Heights, and redistribute any upzoning in a more fair and equitable fashion.

Regards,

Sent from my iPad

WSAP/PEIR Comments

Sibylla Nash <sibylla22@gmail.com>

Wed 8/14/2024 7:39 PM

To:Westside Area Plan <WestsideAreaPlan@planning.lacounty.gov>;HollyJMitchell@bos.lacounty.gov <HollyJMitchell@bos.lacounty.gov>;EDL-DRP BU-S Commission Services <commission@planning.lacounty.gov>; info@daphnebradford.com <info@daphnebradford.com>

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team.

I am for fair and affordable housing and I wish to express my strong opposition to the proposed rezoning of single-family neighborhoods and the excessive upzoning of commercial parcels located in Ladera Heights and Windsor Hills-View Park. As a resident of one of the aforementioned Los Angeles County WSAP areas, the rezoning of these locations will drastically alter the cultural character of our community and create a traffic nightmare. I'm requesting the removal of the Ladera Center, University Church, Slauson-Fairfax/Home Depot, Slauson-Fairfax intersection, and other essential community assets from the WSAP opportunity site list.

The 3 mile, predominately single family, Ladera Heights neighborhood and the Windsor Hills-View Park bedroom communities were not created to accommodate "Greater mix of uses and housing types" as stated in the Draft Westside Area Plan documents. Ladera Heights would receive the majority of the State's Regional Housing Needs Allocation of 4,760 units. This proposed WSAP plan will be detrimental to the health, wealth, culture, safety, and well-being of residents, as well as increase health disparities for our community.

FLAWED Westside Area Plan Community Engagement

According to the 2022 US Census American Community Survey data there are 2,654 households in Ladera Heights and 4,911 households in Windsor Hills-View Park, totaling 7,565 households in the WSAP residential neighborhoods.

The "Junk Mail" styled June 2023 USPS delivery of 6,300 flyers EXCLUDED 1,265 HOUSEHOLDS located in the WSAP target areas of Ladera Heights and Windsor Hills-View Park. The 387 initial survey responses collected narrowly represents 5% of community residents. It is impossible, arbitrary, and capricious to create a community-based plan without incorporating the needs and voices of 95% of community members. Also, I didn't receive the June 25, 2024 flyer via USPS mail as indicated in the WSAP documentation. THEREFORE THIS CURRENT WSAP project implementation should be HALTED, POSTPONED, DISCONTINUED and deemed NULL and VOID!

The WSAP planning team distributed 6,300 flyers resulting in only 387 community residents completing the initial survey. Hundreds of Ladera Heights and Windsor Hills-View Park residents stated they DID NOT receive a survey via USPS mail delivery. The WSAP teams negligence in providing the equitable opportunity for ALL households to participate in the initial June 2023 community engagement efforts has resulted in a large majority of Ladera Heights and Windsor Hills-View Park tax paying residents feeling DISENFRANCHISED, DISENGAGED, DEFEATED and unaware of the rezoning of their homes and shared community commercial spaces. This erroneous mailing invalidates Land Use Goal #2: "Community-based planning efforts that implement the General Plan and incorporate public input, and regional and community level collaboration." Just like many WSAP residents, I'm thinking "It doesn't matter how we feel, Supervisor Holly Mitchell and the LA County Regional Planning Commission have their minds made up." THIS IS NOT COMMUNITY

ENGAGEMENT!

If the WSAP Planning team would have mailed the initial June 2023 flyer with the word “rezoning” printed on official LA County envelopes with the Zoning Code Amendment language included on the June 2023 flyer, I believe community engagement participation from Ladera Heights and Windsor Hills-View Park residents would have been much greater. The Zoning Code Amendments language “The Project would amend Planning and Zoning (Title 22) of the County Code to: (1) Establish a Planning Area Standards District (PASD) to create development standards that are specific to the Westside: (2) Maintain and preserve the existing characteristics of residential neighborhoods” should have been included on the initial June 2023 community engagement and survey request flyer. The flyer language did not include the word “rezoning,” the actual purpose of the WSAP agenda in Ladera Heights and Windsor Hills-View Park. THEREFORE THIS CURRENT WSAP project implementation should be HALTED, POSTPONED, DISCONTINUED and deemed NULL and VOID!

I vote in Los Angeles County during every election. Please add the entirety to the public record on this matter.

Regards,

Sibylla Nash
4640 Don Lorenzo Dr.
Los Angeles, CA 90008

From:	Stacey Singleton-Henry
To:	Westside Area Plan
Cc:	hollyjmitchell@bos.lacounty.gov
Subject:	WSAP COMMENTS and WSAP PEIR COMMENTS
Date:	Thursday, August 15, 2024 8:08:07 PM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS EMAIL TO PUBLIC RECORD:

I am for fair and equitable housing, and I strongly support the 8/9/24 response from the Ladera Heights Civic Association ("LHCA") to the recently-released draft Westside Area Plan and the 8/14/24 LHCA response to the accompanying PEIR. While some proposed zoning changes may be appropriate, most of those proposed by the County are not. I hereby request that the LA County Planning Department work with LHCA and the United Homeowners Association II to create a zoning plan that is fair to the entire Westside community.

After reviewing both the WSAP/PEIR and the LHCA responses, it is abundantly clear that the proposed would unnecessarily subject our community to unsustainable levels of density, traffic, noise and congestion. Most importantly, the Plan would result in the irreversible devastation of two of the very few truly ethnically and socioeconomically diverse neighborhoods in Los Angeles, while allowing the rest of the Westside to avoid any of the burden of increased density.

As the LHCA responses maks clear, the County must remove all inappropriate upzoning of Ladera and View Park-Windsor Hills-View Heights, and redistribute any upzoning in a more fair and equitable fashion.

Regards,

Stacey Singleton-Henry
Sent from my iPhone

From: S C
To: Westside Area Plan
Cc: hollyjmitchell@bos.lacounty.gov
Subject: WSAP COMMENTS and WSAP PEIR COMMENTS
Date: Thursday, August 15, 2024 8:13:41 PM

CAUTION: External Email. Proceed Responsibly.

Hello,

I am for fair and equitable housing, and I strongly support the 8/9/24 response from the Ladera Heights Civic Association ("LHCA") to the recently-released draft Westside Area Plan and the 8/14/24 LHCA response to the accompanying PEIR. While some proposed zoning changes may be appropriate, most of those proposed by the County are not. I hereby request that the LA County Planning Department work with LHCA and the United Homeowners Association II to create a zoning plan that is fair to the entire Westside community.

After reviewing both the WSAP/PEIR and the LHCA responses, it is abundantly clear that the proposed would unnecessarily subject our community to unsustainable levels of density, traffic, noise and congestion. Most importantly, the Plan would result in the irreversible devastation of two of the very few truly ethnically and socioeconomically diverse neighborhoods in Los Angeles, while allowing the rest of the Westside to avoid any of the burden of increased density.

As the LHCA responses maks clear, the County must remove all inappropriate upzoning of Ladera and View Park-Windsor Hills-View Heights, and redistribute any upzoning in a more fair and equitable fashion.

Regards,
Stephen Chen

From:	Stephanie Rosemberg
To:	Westside Area Plan
Cc:	hollyjmitchell@bos.lacounty.gov
Subject:	WSAP COMMENTS and WSAP PEIR COMMENTS
Date:	Friday, August 16, 2024 9:18:21 AM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS EMAIL TO PUBLIC RECORD:

I am for fair and equitable housing, and I strongly support the 8/9/24 response from the Ladera Heights Civic Association ("LHCA") to the recently-released draft Westside Area Plan and the 8/14/24 LHCA response to the accompanying PEIR. While some proposed zoning changes may be appropriate, most of those proposed by the County are not. I hereby request that the LA County Planning Department work with LHCA and the United Homeowners Association II to create a zoning plan that is fair to the entire Westside community.

After reviewing both the WSAP/PEIR and the LHCA responses, it is abundantly clear that the proposed would unnecessarily subject our community to unsustainable levels of density, traffic, noise and congestion. Most importantly, the Plan would result in the irreversible devastation of two of the very few truly ethnically and socioeconomically diverse neighborhoods in Los Angeles, while allowing the rest of the Westside to avoid any of the burden of increased density.

As the LHCA responses maks clear, the County must remove all inappropriate upzoning of Ladera and View Park-Windsor Hills-View Heights, and redistribute any upzoning in a more fair and equitable fashion.

Regards,
Stephanie Rosemberg

Sent from my iPhone

From:	Sy Fountaine
To:	Westside Area Plan
Cc:	hollyjmitchell@bos.lacounty.gov
Subject:	WSAP COMMENTS and WSAP PEIR COMMENTS
Date:	Wednesday, August 14, 2024 9:56:13 PM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS EMAIL TO PUBLIC RECORD:

I am for fair and equitable housing, and I strongly support the 8/9/24 response from the Ladera Heights Civic Association ("LHCA") to the recently-released draft Westside Area Plan and the 8/14/24 LHCA response to the accompanying PEIR. While some proposed zoning changes may be appropriate, most of those proposed by the County are not. I hereby request that the LA County Planning Department work with LHCA and the United Homeowners Association II to create a zoning plan that is fair to the entire Westside community.

After reviewing both the WSAP/PEIR and the LHCA responses, it is abundantly clear that the proposed would unnecessarily subject our community to unsustainable levels of density, traffic, noise and congestion. Most importantly, the Plan would result in the irreversible devastation of two of the very few truly ethnically and socioeconomically diverse neighborhoods in Los Angeles, while allowing the rest of the Westside to avoid any of the burden of increased density.

As the LHCA responses maks clear, the County must remove all inappropriate upzoning of Ladera and View Park-Windsor Hills-View Heights, and redistribute any upzoning in a more fair and equitable fashion.

Regards,

Sy Fountaine
Sent from my iPhone

From:	Sylvia Swilley
To:	Westside Area Plan
Cc:	hollyjmitchell@bos.lacounty.gov
Subject:	WSAP COMMENTS and WSAP PEIR COMMENTS
Date:	Friday, August 16, 2024 1:22:22 PM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS EMAIL TO PUBLIC RECORD:

I am for fair and equitable housing, and I strongly support the 8/9/24 response from the Ladera Heights Civic Association ("LHCA") to the recently-released draft Westside Area Plan and the 8/14/24 LHCA response to the accompanying PEIR. While some proposed zoning changes may be appropriate, most of those proposed by the County are not. I hereby request that the LA County Planning Department work with LHCA and the United Homeowners Association II to create a zoning plan that is fair to the entire Westside community.

After reviewing both the WSAP/PEIR and the LHCA responses, it is abundantly clear that the proposed would unnecessarily subject our community to unsustainable levels of density, traffic, noise and congestion. Most importantly, the Plan would result in the irreversible devastation of two of the very few truly ethnically and socioeconomically diverse neighborhoods in Los Angeles, while allowing the rest of the Westside to avoid any of the burden of increased density.

As the LHCA responses maks clear, the County must remove all inappropriate upzoning of Ladera and View Park-Windsor Hills-View Heights, and redistribute any upzoning in a more fair and equitable fashion.

Regards,

Sylvia Swilley MD
6604 Shenandoah Avenue
Los Angeles California 90056
310-508-3545

WSAP COMMENTS and WSAP PEIR COMMENTS

Tallaferrieo Burks <tallaferrieoburks@yahoo.com>

Thu 8/15/2024 10:12 AM

To:Westside Area Plan <WestsideAreaPlan@planning.lacounty.gov>
Cc:hollyjmitchell@bos.lacounty.gov <hollyjmitchell@bos.lacounty.gov>

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS EMAIL TO PUBLIC RECORD:

I am for fair and equitable housing, and I strongly support the 8/9/24 response from the Ladera Heights Civic Association (%2��LHCA%2��) to the recently-released draft Westside Area Plan and the 8/14/24 LHCA response to the accompanying PEIR. While some proposed zoning changes may be appropriate, most of those proposed by the County are not. I hereby request that the LA County Planning Department work with LHCA and the United Homeowners Association II to create a zoning plan that is fair to the entire Westside community.

After reviewing both the WSAP/PEIR and the LHCA responses, it is abundantly clear that the proposed would unnecessarily subject our community to unsustainable levels of density, traffic, noise and congestion. Most importantly, the Plan would result in the irreversible devastation of two of the very few truly ethnically and socioeconomically diverse neighborhoods in Los Angeles, while allowing the rest of the Westside to avoid any of the burden of increased density.

As the LHCA responses maks clear, the County must remove all inappropriate upzoning of Ladera and View Park-Windsor Hills-View Heights, and redistribute any upzoning in a more fair and equitable fashion.

Regards,

Yahoo Mail: Search, Organize, Conquer

From:	Tamara Jacobs
To:	Westside Area Plan
Cc:	hollyjmitchell@bos.lacounty.gov
Subject:	WSAP COMMENTS and WSAP PEIR COMMENTS
Date:	Thursday, August 15, 2024 2:50:22 PM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS EMAIL TO PUBLIC RECORD:

I am for fair and equitable housing, and I strongly support the 8/9/24 response from the Ladera Heights Civic Association ("LHCA") to the recently-released draft Westside Area Plan and the 8/14/24 LHCA response to the accompanying PEIR. While some proposed zoning changes may be appropriate, most of those proposed by the County are not. I hereby request that the LA County Planning Department work with LHCA and the United Homeowners Association II to create a zoning plan that is fair to the entire Westside community.

After reviewing both the WSAP/PEIR and the LHCA responses, it is abundantly clear that the proposed would unnecessarily subject our community to unsustainable levels of density, traffic, noise and congestion. Most importantly, the Plan would result in the irreversible devastation of two of the very few truly ethnically and socioeconomically diverse neighborhoods in Los Angeles, while allowing the rest of the Westside to avoid any of the burden of increased density.

As the LHCA responses maks clear, the County must remove all inappropriate upzoning of Ladera and View Park-Windsor Hills-View Heights, and redistribute any upzoning in a more fair and equitable fashion.

Regards,

Tamara Jacobs Wright
310-666-8067
tamarajacobs4@gmail.com

WSAP/PEIR COMMENTS NO!

Tanya Maxwell <tanya.maxwell@ymail.com>

Wed 8/14/2024 5:03 PM

To:Westside Area Plan <WestsideAreaPlan@planning.lacounty.gov>

CAUTION: External Email. Proceed Responsibly.

Dear Supervisor Holly Mitchell, LA County Regional Planning Commission and Westside Area Planning Team.

I am for fair and affordable housing and I wish to express my strong opposition to the proposed rezoning of single-family neighborhoods and the excessive upzoning of commercial parcels located in Ladera Heights and Windsor Hills-View Park. As a resident of one of the aforementioned Los Angeles County WSAP areas, the rezoning of these locations will drastically alter the cultural character of our community and create a traffic nightmare. I'm requesting the removal of the Ladera Center, University Church, Slauson-Fairfax/Home Depot, Slauson-Fairfax intersection, and other essential community assets from the WSAP opportunity site list.

The 3 mile, predominately single family, Ladera Heights neighborhood and the Windsor Hills-View Park bedroom communities were not created to accommodate **"Greater mix of uses and housing types"** as stated in the Draft Westside Area Plan documents. Ladera Heights would receive the majority of the State's Regional Housing Needs Allocation of **4,760 units**. This proposed WSAP plan will be detrimental to the health, wealth, culture, safety, and well-being of residents, as well as increase health disparities for our community.

Sent from Yahoo Mail for iPhone

From:	Ted Gresham
To:	Westside Area Plan
Cc:	hollyjmitchell@bos.lacounty.gov
Subject:	WSAP COMMENTS and WSAP PEIR COMMENTS
Date:	Thursday, August 15, 2024 3:00:56 PM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS EMAIL TO PUBLIC RECORD:

I am for fair and equitable housing, and I strongly support the 8/9/24 response from the Ladera Heights Civic Association ("LHCA") to the recently-released draft Westside Area Plan and the 8/14/24 LHCA response to the accompanying PEIR. While some proposed zoning changes may be appropriate, most of those proposed by the County are not. I hereby request that the LA County Planning Department work with LHCA and the United Homeowners Association II to create a zoning plan that is fair to the entire Westside community.

After reviewing both the WSAP/PEIR and the LHCA responses, it is abundantly clear that the proposed would unnecessarily subject our community to unsustainable levels of density, traffic, noise and congestion. Most importantly, the Plan would result in the irreversible devastation of two of the very few truly ethnically and socioeconomically diverse neighborhoods in Los Angeles, while allowing the rest of the Westside to avoid any of the burden of increased density.

As the LHCA responses maks clear, the County must remove all inappropriate upzoning of Ladera and View Park-Windsor Hills-View Heights, and redistribute any upzoning in a more fair and equitable fashion.

Regards,

Ted Gresham

Sent from my iPhone

From:	Ted Gresham
To:	Julie Yom
Cc:	hollyjmitchell@bos.lacounty.gov
Subject:	Support for the LHCA Response to Zoning Changes
Date:	Wednesday, August 14, 2024 8:31:57 AM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS EMAIL TO PUBLIC RECORD:

I am for fair and equitable housing, and I strongly support the August 9, 2024 response from the Ladera Heights Civic Association ("LHCA") to the recently-released draft Westside Area Plan. While some proposed zoning changes may be appropriate, most of those proposed in the draft Plan are not. I hereby request that the LA County planning department work with the Ladera Heights Civic Association and the United Homeowners Association II to create a zoning plan that is fair to the entire Westside community.

After reviewing both the WSAP and the LHCA response, it is abundantly clear that the proposed plan would unnecessarily subject our community to unsustainable levels of density, traffic, noise and congestion. Most importantly, the Plan would result in the irreversible devastation of two of the very few truly ethnically and socioeconomically diverse neighborhoods in Los Angeles, while allowing the rest of the Westside to avoid accepting any of the burden.

As the LHCA response makes clear, the Plan must be revised to remove inappropriate upzoning of Ladera and View Park-Windsor Hills-View Heights, and to redistribute any upzoning in a more fair and equitable fashion.

Regards,

Ted Gresham

Sent from my iPhone

From:	Teresa Ratleff
To:	Westside Area Plan
Cc:	hollyjmitchell@bos.lacounty.gov
Subject:	WSAP COMMENTS and WSAP PEIR COMMENTS
Date:	Friday, August 16, 2024 3:23:17 PM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS EMAIL TO PUBLIC RECORD:

I am for fair and equitable housing, and I strongly support the 8/9/24 response from the Ladera Heights Civic Association ("LHCA") to the recently-released draft Westside Area Plan and the 8/14/24 LHCA response to the accompanying PEIR. While some proposed zoning changes may be appropriate, most of those proposed by the County are not. I hereby request that the LA County Planning Department work with LHCA and the United Homeowners Association II to create a zoning plan that is fair to the entire Westside community.

After reviewing both the WSAP/PEIR and the LHCA responses, it is abundantly clear that the proposed would unnecessarily subject our community to unsustainable levels of density, traffic, noise and congestion. Most importantly, the Plan would result in the irreversible devastation of two of the very few truly ethnically and socioeconomically diverse neighborhoods in Los Angeles, while allowing the rest of the Westside to avoid any of the burden of increased density.

As the LHCA responses maks clear, the County must remove all inappropriate upzoning of Ladera and View Park-Windsor Hills-View Heights, and redistribute any upzoning in a more fair and equitable fashion.

Regards,

Sent from my iPhone

From:	terry cochrane
To:	Westside Area Plan
Cc:	hollyjmitchell@bos.lacounty.gov
Subject:	WSAP COMMENTS and WSAP PEIR COMMENTS
Date:	Friday, August 16, 2024 4:50:14 PM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS EMAIL TO PUBLIC RECORD:

I am for fair and equitable housing, and I strongly support the 8/9/24 response from the Ladera Heights Civic Association ("LHCA") to the recently-released draft Westside Area Plan and the 8/14/24 LHCA response to the accompanying PEIR. While some proposed zoning changes may be appropriate, most of those proposed by the County are not. I hereby request that the LA County Planning Department work with LHCA and the United Homeowners Association II to create a zoning plan that is fair to the entire Westside community.

After reviewing both the WSAP/PEIR and the LHCA responses, it is abundantly clear that the proposed would unnecessarily subject our community to unsustainable levels of density, traffic, noise and congestion. Most importantly, the Plan would result in the irreversible devastation of two of the very few truly ethnically and socioeconomically diverse neighborhoods in Los Angeles, while allowing the rest of the Westside to avoid any of the burden of increased density.

As the LHCA responses maks clear, the County must remove all inappropriate upzoning of Ladera and View Park-Windsor Hills-View Heights, and redistribute any upzoning in a more fair and equitable fashion.

Regards,
Terry Dicks

From:	Tina Carmichael
To:	Westside Area Plan
Cc:	hollyjmitchell@bos.lacounty.gov
Subject:	WSAP COMMENTS and WSAP PEIR COMMENTS
Date:	Thursday, August 15, 2024 8:23:10 PM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS EMAIL TO PUBLIC RECORD:

I am for fair and equitable housing, and I strongly support the 8/9/24 response from the Ladera Heights Civic Association ("LHCA") to the recently-released draft Westside Area Plan and the 8/14/24 LHCA response to the accompanying PEIR. While some proposed zoning changes may be appropriate, most of those proposed by the County are not. I hereby request that the LA County Planning Department work with LHCA and the United Homeowners Association II to create a zoning plan that is fair to the entire Westside community.

After reviewing both the WSAP/PEIR and the LHCA responses, it is abundantly clear that the proposed would unnecessarily subject our community to unsustainable levels of density, traffic, noise and congestion. Most importantly, the Plan would result in the irreversible devastation of two of the very few truly ethnically and socioeconomically diverse neighborhoods in Los Angeles, while allowing the rest of the Westside to avoid any of the burden of increased density.

As the LHCA responses maks clear, the County must remove all inappropriate upzoning of Ladera and View Park-Windsor Hills-View Heights, and redistribute any upzoning in a more fair and equitable fashion.

Regards,

Sent from my iPhone

From:	Toi Beaman Leal
To:	Westside Area Plan
Cc:	hollyjmitchell@bos.lacounty.gov
Subject:	WSAP COMMENTS and WSAP PEIR COMMENTS
Date:	Thursday, August 15, 2024 4:42:58 PM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS EMAIL TO PUBLIC RECORD:

I am for fair and equitable housing, and I strongly support the 8/9/24 response from the Ladera Heights Civic Association ("LHCA") to the recently-released draft Westside Area Plan and the 8/14/24 LHCA response to the accompanying PEIR. While some proposed zoning changes may be appropriate, most of those proposed by the County are not. I hereby request that the LA County Planning Department work with LHCA and the United Homeowners Association II to create a zoning plan that is fair to the entire Westside community.

After reviewing both the WSAP/PEIR and the LHCA responses, it is abundantly clear that the proposed would unnecessarily subject our community to unsustainable levels of density, traffic, noise and congestion. Most importantly, the Plan would result in the irreversible devastation of two of the very few truly ethnically and socioeconomically diverse neighborhoods in Los Angeles, while allowing the rest of the Westside to avoid any of the burden of increased density.

As the LHCA responses maks clear, the County must remove all inappropriate upzoning of Ladera and View Park-Windsor Hills-View Heights, and redistribute any upzoning in a more fair and equitable fashion.

Regards,

Namaste,
Toi Beaman Leal
310-729-5386
(sent from my mobile phone)

WSAP COMMENTS and WSAP PEIR COMMENTS

Toi Sanders <toisanders22@yahoo.com>

Thu 8/15/2024 12:03 PM

To:Westside Area Plan <WestsideAreaPlan@planning.lacounty.gov>
Cc:hollyjmitchell@bos.lacounty.gov <hollyjmitchell@bos.lacounty.gov>

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS EMAIL TO PUBLIC RECORD:

I am for fair and equitable housing, and I strongly support the 8/9/24 response from the Ladera Heights Civic Association ("LHCA") to the recently-released draft Westside Area Plan and the 8/14/24 LHCA response to the accompanying PEIR. While some proposed zoning changes may be appropriate, most of those proposed by the County are not. I hereby request that the LA County Planning Department work with LHCA and the United Homeowners Association II to create a zoning plan that is fair to the entire Westside community.

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As the LHCA responses maks clear, the County must remove all inappropriate upzoning of Ladera and View Park-Windsor Hills-View Heights, and redistribute any upzoning in a more fair and equitable fashion.

Regards,

Toi Sanders
Sent from my iPhone

From:	Tracie Lyons
To:	Westside Area Plan
Cc:	hollyjmitchell@bos.lacounty.gov
Subject:	WSAP COMMENTS and WSAP PEIR COMMENTS
Date:	Thursday, August 15, 2024 9:45:59 PM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS EMAIL TO PUBLIC RECORD:

I am for fair and equitable housing, and I strongly support the 8/9/24 response from the Ladera Heights Civic Association ("LHCA") to the recently-released draft Westside Area Plan and the 8/14/24 LHCA response to the accompanying PEIR. While some proposed zoning changes may be appropriate, most of those proposed by the County are not. I hereby request that the LA County Planning Department work with LHCA and the United Homeowners Association II to create a zoning plan that is fair to the entire Westside community.

After reviewing both the WSAP/PEIR and the LHCA responses, it is abundantly clear that the proposed would unnecessarily subject our community to unsustainable levels of density, traffic, noise and congestion. Most importantly, the Plan would result in the irreversible devastation of two of the very few truly ethnically and socioeconomically diverse neighborhoods in Los Angeles, while allowing the rest of the Westside to avoid any of the burden of increased density.

As the LHCA responses maks clear, the County must remove all inappropriate upzoning of Ladera and View Park-Windsor Hills-View Heights, and redistribute any upzoning in a more fair and equitable fashion.

Regards,

WSAP COMMENTS and WSAP PEIR COMMENTS

Valerie Layers <vlayers4@icloud.com>

Thu 8/15/2024 12:09 PM

To:Westside Area Plan <WestsideAreaPlan@planning.lacounty.gov>
Cc:hollyjmitchell@bos.lacounty.gov <hollyjmitchell@bos.lacounty.gov>

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS EMAIL TO PUBLIC RECORD:

I am for fair and equitable housing, and I strongly support the 8/9/24 response from the Ladera Heights Civic Association ("LHCA") to the recently-released draft Westside Area Plan and the 8/14/24 LHCA response to the accompanying PEIR. While some proposed zoning changes may be appropriate, most of those proposed by the County are not. I hereby request that the LA County Planning Department work with LHCA and the United Homeowners Association II to create a zoning plan that is fair to the entire Westside community.

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As the LHCA responses maks clear, the County must remove all inappropriate upzoning of Ladera and View Park-Windsor Hills-View Heights, and redistribute any upzoning in a more fair and equitable fashion.

Regards,

Valerie Ayers, Ladera Resident

Sent from my iPhone

From:	Vernida Owens
To:	Westside Area Plan
Cc:	hollyjmitchell@bos.lacounty.gov
Subject:	WSAP COMMENTS and WSAP PEIR COMMENTS
Date:	Thursday, August 15, 2024 8:11:32 PM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS EMAIL TO PUBLIC RECORD:

I am for fair and equitable housing, and I strongly support the 8/9/24 response from the Ladera Heights Civic Association ("LHCA") to the recently-released draft Westside Area Plan and the 8/14/24 LHCA response to the accompanying PEIR. While some proposed zoning changes may be appropriate, most of those proposed by the County are not. I hereby request that the LA County Planning Department work with LHCA and the United Homeowners Association II to create a zoning plan that is fair to the entire Westside community.

After reviewing both the WSAP/PEIR and the LHCA responses, it is abundantly clear that the proposed would unnecessarily subject our community to unsustainable levels of density, traffic, noise and congestion. Most importantly, the Plan would result in the irreversible devastation of two of the very few truly ethnically and socioeconomically diverse neighborhoods in Los Angeles, while allowing the rest of the Westside to avoid any of the burden of increased density.

As the LHCA responses maks clear, the County must remove all inappropriate upzoning of Ladera and View Park-Windsor Hills-View Heights, and redistribute any upzoning in a more fair and equitable fashion.

Regards,
Vernida Owens

WSAP COMMENTS and WSAP PEIR COMMENTS

vfford <vfford@aol.com>

Thu 8/15/2024 12:25 PM

To:Westside Area Plan <WestsideAreaPlan@planning.lacounty.gov>
Cc:hollyjmitchell@bos.lacounty.gov <hollyjmitchell@bos.lacounty.gov>

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS EMAIL TO PUBLIC RECORD:

I am for fair and equitable housing, and I strongly support the 8/9/24 response from the Ladera Heights Civic Association ("LHCA") to the recently-released draft Westside Area Plan and the 8/14/24 LHCA response to the accompanying PEIR. While some proposed zoning changes may be appropriate, most of those proposed by the County are not. I hereby request that the LA County Planning Department work with LHCA and the United Homeowners Association II to create a zoning plan that is fair to the entire Westside community.

After reviewing both the WSAP/PEIR and the LHCA responses, it is abundantly clear that the proposed would unnecessarily subject our community to unsustainable levels of density, traffic, noise and congestion. Most importantly, the Plan would result in the irreversible devastation of two of the very few truly ethnically and socioeconomically diverse neighborhoods in Los Angeles, while allowing the rest of the Westside to avoid any of the burden of increased density.

As the LHCA responses maks clear, the County must remove all inappropriate upzoning of Ladera and View Park-Windsor Hills-View Heights, and redistribute any upzoning in a more fair and equitable fashion.

Regards,

Sent from my Galaxy

From:	Victor Tamayo
To:	Westside Area Plan
Cc:	hollyjmitchell@bos.lacounty.gov
Subject:	WSAP COMMENTS and WSAP PEIR COMMENTS
Date:	Thursday, August 15, 2024 4:18:52 PM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS EMAIL TO PUBLIC RECORD:

I am for fair and equitable housing, and I strongly support the 8/9/24 response from the Ladera Heights Civic Association ("LHCA") to the recently-released draft Westside Area Plan and the 8/14/24 LHCA response to the accompanying PEIR. While some proposed zoning changes may be appropriate, most of those proposed by the County are not. I hereby request that the LA County Planning Department work with LHCA and the United Homeowners Association II to create a zoning plan that is fair to the entire Westside community.

After reviewing both the WSAP/PEIR and the LHCA responses, it is abundantly clear that the proposed would unnecessarily subject our community to unsustainable levels of density, traffic, noise and congestion. Most importantly, the Plan would result in the irreversible devastation of two of the very few truly ethnically and socioeconomically diverse neighborhoods in Los Angeles, while allowing the rest of the Westside to avoid any of the burden of increased density.

As the LHCA responses maks clear, the County must remove all inappropriate upzoning of Ladera and View Park-Windsor Hills-View Heights, and redistribute any upzoning in a more fair and equitable fashion.

Regards,

Sent from my iPhone

From:	Victoria Szymela
To:	Westside Area Plan
Cc:	hollyjmitchell@bos.lacounty.gov
Subject:	WSAP COMMENTS and WSAP PEIR COMMENTS
Date:	Friday, August 16, 2024 10:54:13 AM

CAUTION: External Email. Proceed Responsibly.

I am for fair and equitable housing, and I strongly support the 8/9/24 response from the Ladera Heights Civic Association ("LHCA") to the recently-released draft Westside Area Plan and the 8/14/24 LHCA response to the accompanying PEIR. While some proposed zoning changes may be appropriate, most of those proposed by the County are not. I hereby request that the LA County Planning Department work with LHCA and the United Homeowners Association II to create a zoning plan that is fair to the entire Westside community.

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Regards,

Victoria Szymela
Ladera Heights Resident

From:	Winston Peters
To:	Westside Area Plan
Cc:	hollyjmitchell@bos.lacounty.gov
Subject:	WSAP COMMENTS and WSAP PEIR COMMENTS
Date:	Thursday, August 15, 2024 8:48:20 PM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS EMAIL TO PUBLIC RECORD:

I am for fair and equitable housing, and I strongly support the 8/9/24 response from the Ladera Heights Civic Association ("LHCA") to the recently-released draft Westside Area Plan and the 8/14/24 LHCA response to the accompanying PEIR. While some proposed zoning changes may be appropriate, most of those proposed by the County are not. I hereby request that the LA County Planning Department work with LHCA and the United Homeowners Association II to create a zoning plan that is fair to the entire Westside community.

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As the LHCA responses maks clear, the County must remove all inappropriate upzoning of Ladera and View Park-Windsor Hills-View Heights, and redistribute any upzoning in a more fair and equitable fashion.

Regards,
Winston A. Peters

Sent from my iPad

From:	Zegergis Lebsekal
To:	Westside Area Plan
Cc:	hollyjmitchell@bos.lacounty.gov
Subject:	WSAP COMMENTS and WSAP PEIR COMMENTS
Date:	Thursday, August 15, 2024 9:16:02 PM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS EMAIL TO PUBLIC RECORD:

I am for fair and equitable housing, and I strongly support the 8/9/24 response from the Ladera Heights Civic Association ("LHCA") to the recently-released draft Westside Area Plan and the 8/14/24 LHCA response to the accompanying PEIR. While some proposed zoning changes may be appropriate, most of those proposed by the County are not. I hereby request that the LA County Planning Department work with LHCA and the United Homeowners Association II to create a zoning plan that is fair to the entire Westside community.

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Regards,

Sent from my iPhone

From:	zewdie senb
To:	Westside Area Plan
Cc:	hollyjmitchell@bos.lacounty.gov
Subject:	WSAP COMMENTS and WSAP PEIR COMMENTS
Date:	Thursday, August 15, 2024 8:47:46 AM

CAUTION: External Email. Proceed Responsibly.

PLEASE ADD THIS EMAIL TO PUBLIC RECORD:

I am for fair and equitable housing, and I strongly support the 8/9/24 response from the Ladera Heights Civic Association (%2��LHCA%2��) to the recently-released draft Westside Area Plan and the 8/14/24 LHCA response to the accompanying PEIR. While some proposed zoning changes may be appropriate, most of those proposed by the County are not. I hereby request that the LA County Planning Department work with LHCA and the United Homeowners Association II to create a zoning plan that is fair to the entire Westside community.

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As the LHCA responses maks clear, the County must remove all inappropriate upzoning of Ladera and View Park-Windsor Hills-View Heights, and redistribute any upzoning in a more fair and equitable fashion.

Regards,

Yahoo Mail: Search, Organize, Conquer

CEQA FINDINGS OF FACT AND
STATEMENT OF OVERRIDING CONSIDERATIONS

REGARDING THE
FINAL PROGRAM ENVIRONMENTAL IMPACT REPORT
FOR THE
LOS ANGELES COUNTY WESTSIDE AREA PLAN
STATE CLEARINGHOUSE NO. 2023110409

I. INTRODUCTION

The California Environmental Quality Act (CEQA) requires that a number of written findings be made by the lead agency in connection with certification of an environmental impact report (EIR) prior to approval of the project pursuant to Sections 15091 and 15093 of the CEQA Guidelines and Section 21081 of the Public Resources Code. This document provides the findings required by CEQA. The potential environmental effects of the proposed Westside Area Plan (WSAP or proposed Project) have been analyzed in a Draft Program Environmental Impact Report (Draft PEIR) (State Clearinghouse [SCH] 2023110409) dated June 2024. A Final EIR has also been prepared that incorporates the Draft PEIR and contains comments received on the Draft PEIR, responses to the individual comments, revisions to the Draft PEIR including any clarifications based on the comments and the responses to the comments, and the Mitigation Monitoring and Reporting Program (MMRP) for the proposed Project. This document provides the findings required by CEQA for approval of the proposed Project.

A. Statutory Requirements for Findings

The CEQA (Pub. Res. Code §§ 21000, *et seq.*) and the State CEQA Guidelines (Guidelines) (14 Ca. Code Regs §§ 15000, *et seq.*) promulgated thereunder, require the environmental impacts of a project be examined before a project is approved. Specifically, regarding findings, Guidelines Section 15091 provides:

> (a) No public agency shall approve or carry out a project for which an EIR has been certified which identifies one or more significant environmental effects of the project unless the public agency makes one or more written findings for each of those significant effects, accompanied by a brief explanation of the rationale for each finding. The possible findings are:
>
> 1. Changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effect as identified in the final EIR.
>
> 2. Such changes or alterations are within the responsibility and jurisdiction of another public agency and not the agency making the finding. Such changes have been adopted by such other agency or can and should be adopted by such other agency.
>
> 3. Specific economic, legal, social, technological, or other considerations, including provision of employment opportunities for highly trained

workers, make infeasible the mitigation measures or project alternatives identified in the final EIR.

(b) The findings required by subsection (a) shall be supported by substantial evidence in the record.

(c) The finding in subdivision (a)(2) shall not be made if the agency making the finding has concurrent jurisdiction with another agency to deal with identified feasible mitigation measures or alternatives. The finding in subsection (a)(3) shall describe the specific reasons for rejecting identified mitigation measures and project alternatives.

(d) When making the findings required in subdivision (a)(1), the agency shall also adopt a program for reporting on or monitoring the changes which it has either required in the project or made a condition of approval to avoid or substantially lessen significant environmental effects. These measures must be fully enforceable through permit conditions, agreements, or other measures.

(e) The public agency shall specify the location and custodian of the documents or other material which constitute the record of the proceedings upon which its decision is based.

(f) A statement made pursuant to Section 15093 does not substitute for the findings required by this section.

The "changes or alterations" referred to in Section 15091(a)(1) above, that are required in, or incorporated into, the project which mitigate or avoid the significant environmental effects of the project, may include a wide variety of measures or actions as set forth in Guidelines Section 15370, including:

(a) Avoiding the impact altogether by not taking a certain action or parts of an action.

(b) Minimizing impacts by limiting the degree or magnitude of the action and its implementation.

(c) Rectifying the impact by repairing, rehabilitating, or restoring the impacted environment.

(d) Reducing or eliminating the impact over time by preservation and maintenance operations during the life of the action.

(e) Compensating for the impact by replacing or providing substitute resources or environments.

Regarding a Statement of Overriding Considerations, Guidelines Section 15093 provides:

(a) CEQA requires the decision-making agency to balance, as applicable, the economic, legal, social, technological, or other benefits, including region-wide or statewide environmental benefits, of a proposed project against its unavoidable environmental risks when determining whether to approve the project. If the specific economic, legal, social, technological, or other benefits, including region-wide or statewide environmental benefits, of a proposal [sic] project outweigh the unavoidable adverse environmental effects, the adverse environmental effects may be considered "acceptable."

(b) When the lead agency approves a project which will result in the occurrence of significant effects which are identified in the final EIR but are not substantially lessened, the agency shall state in writing the specific reasons to support its action based on the final EIR and/or other information in the record. The statement of overriding considerations shall be supported by substantial evidence in the record.

(c) If an agency makes a statement of overriding considerations, the statement should be included in the record of the project approval and should be mentioned in the notice of determination. This statement does not substitute for, and shall be in addition to, findings required pursuant to Section 15091.

B. Certification

Having received, reviewed, and considered the EIR for WSAP State Clearinghouse No. 2023110409, as well as other information in the record of proceedings on this matter, the County, as the Lead Agency adopts and certifies the following Findings (Findings) and Statement of Overriding Considerations. The Findings and Statements of Overriding Considerations set forth the environmental and other bases for current and subsequent discretionary actions to be undertaken by the County and responsible agencies for the implementation of the WSAP.

In addition, the County hereby make findings pursuant to and in accordance with Section 21081 of the California Public Resources Code and State CEQA Guidelines Sections 15090 and 15091 and hereby certifies that:

(1) Changes or alterations have been required in, or incorporated into, the project which mitigate or avoid the significant environmental effect as identified in the final EIR.

(2) Such changes or alterations are within the responsibility and jurisdiction of another public agency and not the agency making the finding. Such changes have been adopted by such other agency or can and should be adopted by such other agency.

(3) Specific economic, legal, social, technological, or other considerations, including provision of employment opportunities for highly trained workers, make infeasible the mitigation measures or project alternatives identified in the Final EIR.

C. Program Environmental Report And Discretionary Actions

The FEIR addresses the direct, indirect, and cumulative environmental effects associated with adoption of the WSAP. The FEIR provides the environmental information necessary for the County to make a final decision on the requested discretionary actions. Discretionary actions to be considered by the County may include, but are not limited to, the following:

- Certification of the Westside Area Plan Program Environmental Impact Report (Environmental Assessment No. RPPL2023002449)
- Adoption of General Plan Amendment No. RPPL2023002433
- Adoption of Zone Change No. RPPL2023002450
- Adoption of Advance Planning Case No. RPPL2023002448

II. PROCEDURAL COMPLIANCE WITH CALIFORNIA ENVIRONMENTAL QUALITY ACT

The County published a Draft PEIR on June 18, 2024. A FEIR was completed in September of 2024 in compliance with CEQA requirements. The FEIR has been prepared in accordance with CEQA and the CEQA Guidelines. As authorized in State CEQA Guidelines Section 15084(d)(2), the County retained a consultant to assist with the preparation of the environmental documents. County staff from multiple departments, representing the Lead Agency, have directed, reviewed, and modified where appropriate all material prepared by the consultant. The FEIR reflects the County's independent analysis and judgement. The key milestones associated with the preparation of the EIR are summarized below. As presented below, an extensive public involvement and agency notification effort was conducted to solicit input on the scope and content of the EIR and to solicit comments on the results of the environmental analysis presented in the Draft PEIR.

A. Environmental Review Process

In conformance with CEQA, the State CEQA Guidelines, and the County CEQA Guidelines, the County conducted an extensive environmental review of the proposed project.

- The County determined that a Program EIR (PEIR) would be required for the proposed Project and issued a Notice of Preparation (NOP) and Notice of Public Scoping Meeting on November 16, 2023. The public review period extended from November 16, 2023, to December 15, 2023.
- The NOP was sent to over 1,000 recipients on the WSAP project contact list, the Office of Planning and Research State Clearinghouse, and interested agencies and organizations. It was posted to the County's WSAP project website and published in two local newspapers, LA Sentinel and the Argonaut.

- The County conducted a virtual public scoping meeting (Zoom webinar) on November 30, 2023 from 5:30 pm to 7:30 pm. The meeting included a presentation with an overview of the WSAP information known at the time, and an overview of the CEQA process. An estimated 26 members of the public participated in the scoping meeting (including six who provided verbal comment). Section 2.4, *Notice of Preparation and Scoping Meeting*, of the Draft PEIR describes the issues raised during scoping and where they are addressed in the Draft PEIR.

- A total of nine comment letters were provided during the scoping period, which were considered during preparation of the Draft PEIR.

- The County staff determined that a Draft PEIR should be prepared for the proposed Project. The scope of the Draft PEIR was based in part on comments received in response to the NOP and comments received at the scoping meeting conducted by the County.

- The County prepared a Draft PEIR and Notice of Availability (NOA), which were initially made available for a 45-day public review period beginning June 18, 2024, and ending August 1, 2024. It was noticed using the same distribution as the NOP.

- The County held a virtual public informational meeting, online via Zoom Webinar, on June 25, 2024 at 6:00 pm. The meeting included a presentation with an overview of the WSAP and the contents of the Draft PEIR. An estimated 283 members of the public participated in the scoping meeting. An estimated 11 verbal comments were received during the meeting.

- In response to public requests received during the public comment period, the comment period was extended an additional 15 days, to conclude on August 16, 2024.

- In response to public requests received during the public comment period, the County held an additional in-person community meeting on August 1, 2024, from 6:00 pm to 8:30 pm at the Knox Presbyterian Church (5810 La Tijera Boulevard, Los Angeles CA 90056), to provide further information regarding the WSAP and solicit input on the project from the community. An estimated 200 people were in attendance, and a total of 179 written public comment cards were received during the meeting.

- A total of 800 comment letters were received during the public comment period as follows:

    - 4 letters from public agencies
    - 6 letters from organizations/groups
    - 168 letters from individuals in the community
    - 622 letters in the form of four different versions of "form" letters
        - Form Letter 1 – 110 letters received
        - Form Letter 2 – 8 letters received
        - Form Letter 3 – 302 letters received
        - Form Letter 4 – 202 letters received

- The County prepared a Final EIR, including the Responses to Comments to the Draft PEIR, the Findings of Fact, and the Statement of Overriding Considerations. The Final EIR/Response to

Comments contains comments on the Draft PEIR, responses to those comments, revisions to the Draft PEIR, and appended documents.

- As a result of comments received during the public comment period, the County has elected to reduce the scope of the proposed Project included in the WSAP and the Final EIR. The following are key changes to the Project Description.
  - Elimination of Opportunity Site 1 (Centinela-Green Valley (SE)) and Opportunity Site 10 (Angeles Vista-Valley Ridge) from the WSAP
  - Elimination of rezoning on Fairview and Springfield site.
  - Application of a 45-foot height limit for development within the MXD zone in the community of Ladera Heights, View Park/Windsor Hills, which is a reduction from 65-feet. This will be established in the PASD.
  - A small unincorporated parcel of land on the Fairfax neighborhood of the City of Los Angeles, is occupied by a parking lot integrated cohesively within the overall CBS Television City Studio complex. It is currently zoned for Major Commercial (C-MJ) use, consistent with the site's current use and the long-term use of the surrounding properties. As part of the revised WSAP, the County is rezoning this site from C-MJ to MU/MXD, consistent with public requests.

Total reduction of potential development facilitated by the WSAP as a result of the reduced zoning changes is as follows:

	Proposed in Draft WSAP and Draft PEIR	Revised in Final WSAP and Final EIR	Net Difference
Dwelling Units	6,757	6,212	545
Households	6,489	5,966	523
Non-Residential Square Feet	244,000	239,000	5,000

- A public hearing will be held before the Los Angeles County Regional Planning Commission (RPC) on October 23, 2024. The Notice of Public Hearing before the RPC was published in the Argonaut, LA Sentinel and Daily Journal newspapers, and on the project website.

B. Record of Proceedings

For purposes of CEQA and these Findings, the Record of Proceedings for the proposed project consists of the following documents and other evidence, at a minimum:

- The NOP and all other public notices issued by the County in conjunction with the proposed project
- The Final EIR for the proposed project.
- The Draft PEIR.

- All written comments submitted by agencies or members of the public during the public review comment period on the Draft PEIR.
- All responses to written comments submitted by agencies or members of the public during the public review comment period on the Draft PEIR.
- All written and verbal public testimony presented during a noticed public hearing for the proposed project.
- The Mitigation Monitoring and Reporting Program (MMRP).
- All documents, studies, EIRs, or other materials incorporated by reference in the Draft PEIR and Final EIR.
- Title 22 amendment to establish a Planning Area Standards District (PASD).
- The Resolutions adopted by the County in connection with the proposed project, and all documents incorporated by reference therein, including comments received after the close of the comment period and responses thereto.
- Matters of common knowledge to the County, including but not limited to federal, state, and local laws and regulations.
- Any documents expressly cited in these Findings.
- Any other relevant materials required to be in the record of proceedings by Public Resources Code Section 21167.6(e).

C. Custodian and Location of Records

The documents and other materials that constitute the administrative record for the County's actions related to the project are at the Los Angeles County Department of Regional Planning's (County Planning) main office (320 W. Temple Street, Los Angeles, CA 90012). County Planning is the custodian of the administrative record for the project. Copies of these documents, which constitute the record of proceedings, are and at all relevant times have been and will be available upon request at the offices of the Planning Department. This information is provided in compliance with Public Resources Code Section 21081.6(a)(2) and Guidelines Section 15091(e).

D. Project Location

The Westside Planning Area (Planning Area), located in the southwest part of the County, is one of 11 planning areas identified in the General Plan. The Planning Area includes the following unincorporated communities: Ladera Heights, View Park/ Windsor Hills; Marina del Rey; Ballona Wetlands; and Westside Islands, which includes West Los Angeles (LA) (Sawtelle Veterans Affairs (VA)), West Fox Hills, Franklin Canyon, and Gilmore Island. Collectively, these communities are referred to as the Westside Planning Area.

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. Ballona Wetlands, Marina del Rey, and Westside Islands, excluding West Fox Hills, are not anticipated to undergo substantive changes as a result of the proposed Project. The Ballona Wetlands is a significant ecological resource owned by the state of California, managed by the California Department of Fish and Wildlife, and subject to an ongoing multiagency restoration project. Marina del Rey is in the Coastal Zone, and a Local Coastal Program amendment is not within the scope of this project. Determination of Marina del Rey's future uses and improvements will be the subject of a separate planning process recently initiated by the Los Angeles County Department of Beaches and Harbors under the moniker "Marina del Rey for All." 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 prepared by the U.S. Department of Veterans Affairs. 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 complex. Rezoning of this parcel is included in the revised WSAP. 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. Marina del Rey, Ballona Wetlands, and West LA (Sawtelle VA) are not anticipated to undergo substantive changes as a result of the proposed Project. Therefore, the WSAP focuses primarily on Ladera Heights, View Park/ Windsor Hills and West Fox Hills.

E. Project Objectives

The unincorporated communities of the Planning Area encompass vibrant neighborhoods that collectively recognize and celebrate history, people, diversity, and culture. The WSAP 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. The primary objectives of the WSAP are to:

- Preserve community character by focusing new housing and commercial development within existing commercial corridors and centers and in proximity to transit, while allowing changes in existing residential neighborhoods consistent with State legislation.
- Provide greater housing choices for residents, consistent with the Housing Element.
- Foster the economic health and prosperity of local businesses by promoting a mix of uses and adaptability of buildings in response to the evolving commercial marketplace, nurturing small businesses, and attracting job opportunities and commercial services that serve local residents.
- Prioritize the development of businesses that serve and are accessible to their neighborhoods and reflect the history and culture of the Westside Planning Area.
- Transform today's automobile dominant land use pattern and densities and improve streetscapes to promote a more active pedestrian environment.

- Promote the inclusion of publicly accessible plazas and courtyards in new commercial and mixed-use development projects where residents can gather, participate in events, and celebrate the history and culture of the community.

- Protect open spaces and natural resources while emphasizing sustainable building practices and implementing infrastructure improvements that are environmentally sensitive and minimize impacts on energy, water, air, and climate.

- Provide a diversity of travel choices by enabling residents to efficiently and safely access destinations throughout the community by walking, biking, using public transit, and emerging forms of transportation.

F. 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 description below reflects those changes made to the WSAP by the County as a result of public comments received. 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, 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 ten identified opportunity sites that, if developed to the maximum allowable densities, would result in increased residential and mixed-use densities totaling 6,757 dwelling units (estimated to generate 5,966 households) and 239,000 square feet of non-residential use within 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 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 (PASD) specifying development standards applicable to all unincorporated communities in the Planning Area and would include community-specific standards.

III. CALIFORNIA ENVIRONMENTAL QUALITY ACT FINDINGS

Section 15091 of the CEQA Guidelines requires that a Lead Agency make a finding for each significant effect for the project. This section summarizes the significant environmental impacts of the project, describes how these impacts are to be mitigated, and discusses various alternatives to the proposed project, which were developed in an effort to reduce the remaining significant environmental impacts. All impacts are considered potentially significant prior to mitigation or a project revision through the incorporation of a standard condition of approval unless otherwise stated in the findings.

This remainder of this section is divided into the following subsections:

Section A, Issues Deemed "No Impact" or "Less Than Significant Impact," presents topical areas that would result in no impact or less than significant impacts, as detailed in Chapter 5 of the Draft PEIR.

Section B, Impacts Mitigated to Less Than Significant, presents impacts that were determined to have a potentially significant impact that can be mitigated or avoided to less than significant.

Section C, Significant and Unavoidable Impacts that Cannot be Mitigated to Below the Level of Significance, presents significant impacts of the proposed project that were identified in the Draft PEIR, the findings for significant impacts, and the rationales for the findings.

Section IV, Alternatives to the Proposed Project, presents alternatives to the project and evaluates them in relation to the findings set forth in Section 15091(a)(3) of the State CEQA Guidelines, which allows a public agency to approve a project that would result in one or more significant environmental effects if the project alternatives are found to be infeasible because of specific economic, social, or other considerations.

Section V, Statement of Overriding Considerations, presents a description of the proposed project's one significant and unavoidable adverse impact and the justification for adopting a statement of overriding considerations.

Based on the Final EIR discussion and analysis, the following is a summary of the environmental topics considered to have no impact, a less than significant impact, and a significant and unavoidable impact.

A. Issues Deemed to Have No Impact or Less than Significant Impact

No Impact

Pursuant to CEQA Guidelines Section 15060(d) and 15063 that allow a lead agency to skip preparation of an Initial Study and begin work directly on the EIR process, a NOP was issued without an accompanying Initial Study. In accordance with Section 15128 of the CEQA Guidelines, as described in Chapter 8, *Impacts Determined to be Less Than Significant*, of the Draft PEIR, the County concluded that project impacts related to the following topical environmental issues would result in no impact or would be less than significant. The County finds, based on substantial evidence in the record, that the proposed Project will have **no impacts** and require no mitigation measures with respect to the following issues:

- Agriculture and Forestry Resources (5.2-1, 5.2-2, 5.2-3, and 5.2-4)
- Hazards and Hazardous Materials (Impact 5.9-5)
- Mineral Resources (Impacts 5.12-1 and 5.12-2)
- Recreation (Impact 5.16-3)

Less Than Significant

This section identifies impacts of the proposed Project determined to be less than significant without implementation of project-specific mitigation measures. This determination, however, does assume compliance with Existing Regulations as detailed in Chapter 5 of the Final EIR. The County finds, based on substantial evidence in the record, that the proposed Project will have **less than significant impact** and require no mitigation measures with respect to the following issues:

- Aesthetics (Impact 5.1-1, 5.1-2, 5.1-3, 5.1-4, and 5.1-5; Cumulative Impacts)
- Air Quality (Impacts 5.3-1 and 5.3-4; Cumulative Impacts)
- Biological Resources (Impacts 5.4-1, 5.4-2, 5.4-3, 5.4-4, 5.4-6 and 5.4-7; Cumulative Impacts)
- Energy (Impacts 5.6-1 and 5.6-2; Cumulative Impacts)
- Geology and Soils (Impacts 5.7-1, 5.7-2, 5.7-3, and 5.7-4; Cumulative Impacts)
- Greenhouse Gas Emissions (Impact 5.8-1; Cumulative Impacts)
- Hazards and Hazardous Materials (Impacts 5.9-1, 5.9-2, 5.9-3, 5.9-4, 5.9-6, and 5.9-7; Cumulative Impacts)
- Hydrology and Water Quality (Impacts 5.10-1, 5.10-2, 5.10-3, 5.10-4, 5.10-5, 5.10-6, 5.10-7, 5.10-8; Cumulative Impacts)
- Land Use and Planning (Impacts 5.11-1, 5.11-2, and 5.11-3; Cumulative Impacts)
- Noise (Impact 5.13-3; Cumulative Impacts)
- Population and Housing (Impacts 5.14-1 and 5.14-2; Cumulative Impacts)

- Public Services (Impacts 5.15-1, 5.15-2, 5.15-3, 5.15-3, 5.15-4, 5.15-5, 5.15-6, and 5.15-7; Cumulative Impacts)
- Recreation (Impacts 5.16-1 and 5.16-2; Cumulative Impacts)
- Transportation (Impacts 5.17-1, 5.17-3, and 5.17-4; Cumulative Impacts)
- Utilities and Service Systems (Impacts 5.19-1, 5.19-2, 5.19-3, 5.19-4, and 5.19.5; Cumulative Impacts)
- Wildfire (Impacts 5.20-1, 5.20-2, 5.20-3, and 5.20-4; Cumulative Impacts)

B. Impacts Mitigated to Less than Significant

The County finds, based on substantial evidence in the record, that the proposed Project will have **impacts mitigated to less than significant** with the corresponding feasible mitigation measures provided in the Draft PEIR, with respect to the following issues:

1. Biological Resources

Environmental Impact:

The proposed Project would have a potentially significant impact related to biological resources as follows:

- **Impact 5.4-5:** The proposed Project could interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors or impede the use of native wildlife nursery sites.

Mitigation Measures:

The following mitigation measures were included in the Draft PEIR and the Final EIR and are applicable to the proposed project. The measures as provided include any revisions incorporated in the Final EIR.

Impact 5.4-5 **BIO-1:** Construction, ground-disturbing activities, and vegetation removal for future projects resulting from the WSAP shall avoid activities during the general avian nesting season of February 15 through September 15. If construction of future projects that contain or are immediately adjacent to suitable nesting habitat must occur during the general avian nesting season, a pre-construction clearance survey shall be conducted within seven days prior to the start of construction activities to determine if any active nests or nesting activity is occurring on or within 500 feet of the project. If no sign of nesting activity is observed, construction may proceed without potential impacts to nesting birds. If an active nest is observed during the preconstruction clearance survey, an adequate buffer shall be established around the active nest depending on sensitivity of the species and proximity to project impact areas. Typical buffer distances include up to 300-feet for passerines and up to 500-feet for raptors but can be modified as deemed appropriate by a monitoring biologist. On-site construction monitoring may also be required, if recommended by a qualified

biologist, to ensure that no direct or indirect impacts occur to the active nest. Project activities may encroach into the buffer only at the discretion of the monitoring biologist. The buffer shall remain in place until the nest is no longer active as determined by the monitoring biologist.

2. Cultural Resources

Environmental Impact:

The proposed Project would have a potentially significant impact related to cultural resources as follows:

- **Impact 5.5-1:** Development of the project could impact an identified historic resource.
- **Impact 5.5-2:** Development of the project could impact archaeological resources.
- **Impact 5.5-3:** Grading activities could potentially disturb human remains.
- **Cumulative Impacts 5.5-4, 5.5-5, and 5.5-6**

Mitigation Measures:

The following mitigation measures were included in the Draft PEIR and the Final EIR and are applicable to the proposed Project. The measures as provided include any revisions incorporated in the Final EIR.

Impact 5.5-1 **CUL-1:** Prior to demolition or alteration of buildings and/or structures or the construction of aboveground infrastructure with potentially significant impacts on historic architectural resources, the project proponent shall retain an architectural historian meeting the minimum professional qualifications standards (PQS) set forth by the Secretary of the Interior (codified in 36 Code of Federal Regulations [CFR] Part 61; 48 Federal Register 44738–44739) (Qualified Architectural Historian) to conduct a historic resources assessment of affected properties. The assessment shall include a records search at the South Central Coastal Information Center or review of a prior record search conducted within the previous one year; a review of other pertinent archives and sources; a pedestrian field survey; recordation of all identified historic architectural resources on California Department of Parks and Recreation (DPR) 523 forms; evaluation of resources which may be eligible for listing in the California Register (i.e., meets the definition for historical resource in CEQA Guidelines Section 15064.5[a]), and for local listing; and preparation of a technical report documenting the methods and results of the assessment for each future project facilitated by WSAP measures and actions. If a historic architectural resource is found eligible by the Qualified Architectural Historian, then the Qualified Architectural Historian shall coordinate with the project proponent and County to ensure the project is constructed in conformance with the Secretary of the Interior's Standards. All reports resulting from implementation of this measure shall be filed with the South Central Coastal Information Center (including but not limited to historic resources assessments and Secretary of the Interior's Standards plan reviews).

Impact 5.5-2 **CUL-2:** Prior to conducting construction activities that would involve ground disturbance, future project proponents shall retain an archaeologist meeting the minimum PQS set forth by the Secretary of the Interior (codified in 36 CFR Part 61; 48 Federal Register 44738–44739) (Qualified Archaeologist) to conduct an archaeological resources assessment. The assessment shall include a records search at the South Central Coastal Information Center or review of a prior record search conducted within the previous one year; a Sacred Lands File search at the California Native American Heritage Commission (NAHC); geoarchaeological review including a focused assessment of land use history and any available geotechnical data to assess the potential for subsurface archaeological resources; a pedestrian field survey in instances where ground surface is exposed; recordation of all identified archaeological resources on DPR 523 forms; evaluation of resources affected by the project for eligibility for listing in the California Register (i.e., meets the definition for historical resource in CEQA Guidelines Section 15064.5[a]), and for local listing; and preparation of a technical report documenting the methods and results of the assessment. Resources that do not qualify as historical resources shall be considered by the Qualified Archaeologist for qualification as unique archaeological resources as defined in Public Resources Code Section 21083.2(g). The technical report also shall provide recommendations as to whether additional studies are warranted to further identify or evaluate archaeological resources (i.e., Extended Phase I boundary delineation, Phase II testing and evaluation) and if archaeological monitoring and Native American monitoring of ground disturbing activities is warranted (e.g., in areas where there is a higher potential to encounter buried resources). Prior to the initiation of field work for any Extended Phase I or Phase II investigation, the Qualified Archaeologist shall prepare a work plan outlining the investigation's objectives, goals, and methodology. When developing a work plan for Native American resources, the County shall consult with local Native American tribes. If archaeological/Native American monitoring is warranted, the Qualified Archaeologist shall determine the locations and duration of monitoring and reporting requirements. All reports resulting from implementation of this measure shall be filed with the South Central Coastal Information Center (including but not limited to archaeological resources assessments, Extended Phase I and Phase II reports, and monitoring reports).

CUL-3: For projects with ground-disturbing activities that may encounter potentially significant archaeological resources, the Qualified Archaeologist shall implement a cultural resources sensitivity training program. The Qualified Archaeologist, or their designee, shall instruct all construction personnel of the types of archaeological resources that may be encountered, the proper procedures to be enacted in the event of an inadvertent discovery of archaeological resources or human remains, applicable laws protecting archaeological resources, and confidentiality of discoveries. Native American monitor(s) shall be invited to participate in presenting tribal perspectives as part of the training curriculum. In the event that construction crews are phased, additional trainings shall be conducted for new construction personnel. The project proponent or its contractors shall ensure construction personnel are made available for and attend the training. The project proponent shall retain documentation demonstrating attendance and provide it to the County.

CUL-4: In the event archaeological resources are encountered during construction of a future project, the project proponent shall cease all activity within 50 feet of the find. The discovery shall be evaluated for significance by the Qualified Archaeologist. When assessing significance and developing treatment for resources that are Native American in origin, the County shall consult with local Native American tribes. If the Qualified Archaeologist determines that the resource is significant—i.e., meets the definition for historical resource in CEQA Guidelines Section 15064.5(a) or for unique archaeological resource in Public Resources Code Section 21083.2(g)—the Qualified Archaeologist shall provide a method for avoidance and preservation in place, which shall be the preferred manner of mitigating impacts. If avoidance is infeasible, the Qualified Archaeologist shall develop a Phase III Archaeological Resources Data Recovery and Treatment Plan consistent with Mitigation Measure CUL-5. The Qualified Archaeologist also shall determine, based on the initial assessment of the discovery, whether the 50-foot buffer may be reduced. All reports resulting from implementation of this measure shall be filed with the South Central Coastal Information Center (including but not limited to Extended Phase I, Phase II, and Phase III reports).

CUL-5: Treatment of Archaeological Resources. If the assessment conducted under Mitigation Measure CUL-2 or Mitigation Measure CUL-4 identifies significant archaeological resources—i.e., meets the definition for historical resource in CEQA Guidelines Section 15064.5(a) or for unique archaeological resource in Public Resources Code Section 21083.2(g)—then avoidance and preservation in place shall be the preferred manner of mitigating impacts. Preservation in place may be accomplished by, but is not limited to, avoidance, incorporating the resource into open space, capping, or deeding the site into a permanent conservation easement. If avoidance and preservation in place of significant archaeological resources is determined by the County to be infeasible, then the Qualified Archaeologist shall prepare a Phase III Archaeological Resources Data Recovery and Treatment Plan. The plan shall include: a detailed research design; justification for data recovery or other treatment methods depending on the nature of the resource's eligibility; excavation methodology; and, reporting and curation requirements. When developing treatment for resources that are Native American in origin, the County shall consult with local Native American tribes. All Phase III reports resulting from implementation of this measure shall be filed with the South Central Coastal Information Center.

CUL-6: Disposition of Native American archaeological materials shall be determined by the County in coordination with local California Native American tribes. Disposition of materials may include curation at an accredited or nonaccredited repository, onsite or offsite reburial, and/or donation to a local tribe or public, nonprofit institution with a research interest in the materials, or local school or historical society in the area for educational purposes. The County shall consider tribal preferences when making a determination of disposition of Native American archaeological materials. Disposition of Native American human remains and associated funerary objects or grave goods (i.e., artifacts associated with human

remains) shall be determined by the landowner in consultation with the County and the Most Likely Descendant. The project proponent shall curate all significant historic period archaeological material, or portions thereof at the discretion of the Qualified Archaeologist, at a repository accredited by the American Association of Museums that meets the standards outlined in 36 CFR Section 79.9. If no accredited repository accepts the collection, then the project proponent may curate it at a nonaccredited repository as long as it meets the minimum standards set forth in 36 CFR Section 79.9. If neither an accredited nor a nonaccredited repository accepts the collection, then the project proponent may offer the collection to a public, nonprofit institution with a research interest in the materials, or to a local school or historical society in the area for educational purposes.

Impact 5.5-3: **CUL-7:** If human remains are encountered, then the project proponent or its contractor shall immediately halt work within 50 feet of the discovery and contact the Los Angeles County Coroner in accordance with Public Resources Code Section 5097.98 and Health and Safety Code Section 7050.5, which require that no further disturbance shall occur until the County Coroner has made the necessary findings as to the remains' origin and disposition. If the County Coroner determines that the remains are Native American, then the County Coroner will notify the NAHC within 24 hours in accordance with Health and Safety Code Section 7050.5(c), and Public Resources Code Section 5097.98. The NAHC shall then identify the person(s) thought to be the most likely descendant (MLD). The MLD may, with the permission of the land owner, or their authorized representative, inspect the site of the discovery of the Native American remains and may recommend to the owner or the person responsible for the excavation work means for treating or disposing, with appropriate dignity, the human remains and any associated grave goods. The MLD shall complete their inspection and make their recommendation within 48 hours of being granted access by the landowner to inspect the discovery. The recommendation may include the scientific removal and nondestructive analysis of human remains and items associated with Native American burials. The project proponent, County, and landowner shall discuss and confer with the MLD on all reasonable options regarding the MLD's preferences for treatment. Until the project proponent, County, and landowner have conferred with the MLD, the contractor shall ensure that the immediate vicinity where the discovery occurred is not disturbed by further activity and is adequately protected according to generally accepted cultural or archaeological standards or practices (e.g., the NAHC's "A Professional Guide for the Preservation and Protection of Native American Human Remains and Associated Grave Goods" [2022], which reiterates statutory requirements), and that further activities take into account the possibility of multiple burials. If the NAHC is unable to identify an MLD; or the MLD identified fails to make a recommendation; or the landowner rejects the recommendation of the MLD and the mediation provided for in Public Resources Code Section 5097.94(k), if invoked, fails to provide measures acceptable to the landowner, the landowner or his or her authorized representative shall inter the human remains and items associated with Native American human remains with appropriate dignity on the property in a location not subject to further and future subsurface disturbance.

Cumulative Impacts 5.5-4, 5.5-5, and 5.5-6 See mitigation measures CUL-2 through CUL-6 above.

3. Geology and Soils

Environmental Impact:

The proposed Project would have a potentially significant impact related to geology and soils as follows:

- **Impact 5.7-5:** The proposed Project could directly or indirectly destroy a unique paleontological resource or site or unique geologic feature.

Mitigation Measures:

The following mitigation measures were included in the Draft PEIR and the Final EIR and are applicable to the proposed project. The measures as provided include any revisions incorporated in the Final EIR.

Impact 5.7-5 **GEO-1:** For projects facilitated by the WSAP that involve ground disturbance, the project proponent shall retain a paleontologist who meets the Society of Vertebrate Paleontology's (SVP 2010) definition for qualified professional paleontologist (Qualified Paleontologist) to prepare a paleontological resources assessment report prior to the start of construction activities. The report shall include methods and results of the paleontological resources assessment, monitoring requirements (including depths, frequency, and reporting), and maps that outline where monitoring is required. Monitoring shall follow SVP Guidelines: no monitoring of ground-disturbing activities in units of Low Sensitivity or No Potential; monitoring of all ground-disturbing activities (with depths specified) in units of Low to High Significance; and at all depths in units of High Significance unless the Qualified Paleontologist's report identifies previous disturbances or the use of construction methods that do not warrant monitoring; and monitoring at the initiation of excavation in units of Undetermined Significance. The report also shall stipulate whether screen washing is necessary to recover small specimens following SVP Guidelines and determine whether unique geologic features are present on-site. If monitoring is conducted, then the Qualified Paleontologist shall prepare a final report summarizing monitoring results and submit it to the project proponent and the County.

GEO-2: Prior to the start of ground-disturbing activities for projects facilitated by the WSAP with potentially significant impacts on paleontological resources, the Qualified Paleontologist or its designee shall conduct construction worker paleontological resources sensitivity training (or may be provided via digital recording) for all construction workers. Construction workers shall be informed on how to identify the types of paleontological resources that may be encountered, the proper procedures to be enacted in the event of an inadvertent discovery of paleontological resources, and safety precautions to be taken when working with paleontological monitors. The project proponent shall ensure that construction workers are made available for and attend the training. The project proponent shall retain documentation demonstrating attendance and provide it to the County.

GEO-3: If a potential fossil is found, the paleontological monitor shall be allowed to temporarily divert or redirect grading and excavation activities in the area of the exposed fossil to facilitate evaluation of the discovery. An appropriate buffer area determined by the paleontological monitor shall be established around the find where construction activities shall not be allowed to continue. Work shall be allowed to continue outside of the buffer area. At the monitor's discretion, and to reduce any construction delay, the grading/excavation contractor shall assist, where feasible, in removing rock/sediment samples for initial processing and evaluation. If a fossil is determined to be significant, the Qualified Paleontologist shall implement a paleontological salvage program to remove the resources from their location, following the guidelines of the SVP (2010). Any fossils encountered and recovered shall be prepared to the point of identification, catalogued, and curated at a public, nonprofit institution with a research interest in the material and with retrievable storage, such as the County Natural History Museum, if such an institution agrees to accept the fossils. Accompanying notes, maps, and photographs shall also be filed at the repository. If no institution accepts the fossil collection, it may be donated to a local school or other interested organization in the area for educational purposes. If construction workers discover any potential fossils during construction while the paleontological monitor is not present, regardless of the depth of work or location, work at the discovery location shall cease in a 50-foot radius of the discovery until the Qualified Paleontologist has assessed the discovery and recommended and implemented appropriate treatment as described earlier in this measure. Any salvage reports resulting from implementation of this measure shall be filed with the County Natural History Museum.

4. Tribal Cultural Resources

Environmental Impact:

The proposed Project would have a potentially significant impact related to tribal cultural resources as follows:

- **Impact 5.18-1:** The proposed Project would cause a substantial adverse change in the significance of a tribal cultural resource that is listed or eligible for listing in the California Register of Historical Resources or in a local register of historical resources as defined in Public Resources Code section 5020.1(k).

- **Impact 5.18-2:** The proposed Project would cause a substantial adverse change in the significance of a tribal cultural resource that is determined by the lead agency to be significant pursuant to criteria in Public Resources Code section 5024.1(c).

- **Cumulative Impacts 5.18-3**

Mitigation Measures:

The following mitigation measures were included in the Draft PEIR and the Final EIR and are applicable to the proposed project. The measures as provided include any revisions incorporated in the Final EIR.

Impact 5.18-1 See mitigation measures CUL-2 through CUL-6 above.

Impact 5.18-2 See mitigation measures CUL-2 through CUL-6 above.

Cumulative Impacts 5.18-3 See mitigation measures CUL-2 through CUL-6 above.

C. Significant and Unavoidable Impacts that Cannot be Mitigated to Below the Level of Significance

The following summary describes unavoidable adverse impacts of the proposed Project, even with the implementation of feasible mitigation measures, or where either mitigation measures were found to be infeasible. The County finds, based on substantial evidence in the record, that the proposed Project will have **significant and unavoidable impacts** in the following issues:

- Air Quality (Impact 5.3-2 and 5.2-3; Cumulative Impacts)
- Noise (Impacts 5.13-1, 5.13-2; Cumulative Impacts)
- Transportation (Impact 5.17-2; Cumulative Impacts)

Findings Regarding Significant and Unavoidable Impacts

In accordance with PRC Section 21081 and State CEQA Guidelines Section 15091, the County adopts one or more of the three possible findings for each significant impact. These findings are provided below and will be used hereinafter and referenced as identified below:

- **CEQA Finding 1.** Changes or alterations have been required in, or incorporated into, the proposed Project which avoid or substantially lessen the significant environmental effect as identified in the Final EIR (State CEQA Guidelines Section 15091[a][1].
- **CEQA Finding 2.** Such changes or alterations are within the responsibility and jurisdiction of another public agency and not the agency making the finding. Such changes have been adopted by such other agency or can and should be adopted by such other agency (State CEQA Guidelines Section 15091 [a][2]).
- **CEQA Finding 3.** Specific economic, legal, social, technological, or other considerations, including provision of employment opportunities for highly trained workers, make infeasible, the mitigation measures or project alternatives identified in the final EIR (State CEQA Guidelines Section 15091 [a][3]).

CEQA requires that the lead agency adopt mitigation measures or alternatives, where feasible, to substantially lessen or avoid significant environmental impacts that would otherwise occur. However, project modification or alternatives are not required where such changes are infeasible, as stated in State CEQA Guidelines Section 15091(a)(3). State CEQA Guidelines Section 15364 defines "feasible" to mean "capable of being accomplished in a successful manner within a reasonable period of time, taking into account economic, environmental, social, legal, and technological factors."

For those significant impacts that cannot be mitigated to a less than significant level, a public agency, after adopting proper findings, may nevertheless approve the project if the agency first adopts a statement of overriding considerations setting forth the specific reasons why the agency found that the

project's "benefits" rendered "acceptable" its "unavoidable adverse environmental effects" (State CEQA Guidelines Sections 15093 and 15043[b]; see also PRC Section 21081[b]).

The following significant environmental impacts of the proposed Project are unavoidable and cannot be feasibly or effectively mitigated to a less than significant level. In accordance with Section 15093 of the State CEQA Guidelines, a Statement of Overriding Considerations is set forth below in Section VII to substantiate the County's decision to accept these unavoidable substantial, adverse environmental effects because of the benefits afforded by the Project.

For each proposed Project resource category discussed below, the following sections are provided:

- **Impact:** A specific description of the significant environmental impact(s) identified in the Draft PEIR.
- **Mitigation:** Identified feasible mitigation measures that are required as part of the proposed Project. (If mitigation is infeasible, the reasons supporting the finding that mitigation is infeasible are discussed below under "Facts in Support of Findings.")
- **Finding:** One or more of the three specific findings set forth in State CEQA Guidelines Section 15091.
- **Facts in Support of Finding:** A summary of the reasons for the finding(s) is provided for each impact. Additional substantiation regarding the feasibility (or infeasibility) of mitigation is provided at the end of this section (which is relevant to all impacts under the given resource category).

1. Air Quality

Environmental Impact:

The Project would have a significant and unavoidable impact related to air quality as follows:

- **Impact 5.3-2:** Construction of the proposed Project could result in a cumulatively considerable net increase of any criteria pollutant for which the region is non-attainment under an applicable federal or state ambient air quality standard.
- **Impact 5.3-3:** Construction of the proposed Project could expose sensitive receptors to substantial pollutant concentrations.

Mitigation Measures:

Impact 5.3-2: **AQ-1:** In accordance with South Coast Air Quality Management District (South Coast AQMD) Rule 403, the County shall require the following measures to be taken during the construction of all future development projects to reduce the amount of dust and other sources of particulate matter:

- Water exposed soils at least three times daily and maintain equipment and vehicle engines in good condition and in proper tune.
- Wash off trucks leaving development sites and water down all construction areas.

- Replace ground cover on construction sites if it is determined that the site will be undisturbed for lengthy periods.

- Reduce speeds on unpaved roads to less than 15 miles per hour.

- Halt all grading and excavation operations when wind speeds exceed 25 miles per hour.

- Properly maintain diesel-powered on-site mobile equipment.

- Install particulate filters on off-road construction equipment.

- Sweep streets at the end of the day if substantial visible soil material is carried over to the adjacent streets.

- Cover all trucks hauling dirt, sand, soil, or other loose material to and from the site.

- Limit truck construction traffic to non-peak times of the morning or afternoon.

- Use surfactants and other chemical stabilizers to suppress dust at construction sites.

- Use wheel washers for construction equipment.

AQ-2: The County shall require that applicants for new development projects incorporate the following to reduce air pollutant emissions during construction activities:

- Use construction equipment rated by the United States Environmental Protection Agency as having Tier 4 Final (model year 2008 or newer) or stricter emission limits for engines between 50 and 750 horsepower. If Tier 4 Final equipment is not available, the applicant shall provide documentation or demonstrate its unavailability to the County of Los Angeles prior to the issuance of any construction permits.

- During construction, the construction contractor shall maintain a list of all operating equipment in use on the construction site for verification by the County of Los Angeles. The construction equipment list shall state the makes, models, Equipment Identification Numbers, Engine Family Numbers, and number of construction equipment on-site.

- Use paints with a VOC content that meets the South Coast Air Quality Management District Super Compliant architectural coatings standard of 10 grams per liter (g/L) or less for coating building architectural surfaces.

- Use paints with a VOC content of 50 g/L or less for parking areas and surfaces.

These identified measures shall be incorporated into all appropriate construction documents (e.g., construction management plans) submitted to the County and shall be verified by the County's Planning Department.

Impact 5.3-3: See mitigation measures AQ-1 and AQ-2 above.

Findings: The County hereby adopts CEQA Findings 1 and 3.

Facts in Support of Findings:

Impact 5.3-2:

- **Construction:** Construction activities associated with buildout of the WSAP could generate short-term emissions that exceed the South Coast AQMD's regional significance thresholds. Mitigation Measures AQ-1 and AQ-2 would reduce fugitive dust and exhaust emissions during construction activities to the extent feasible. However, even with implementation of these measures, future development projects under the WSAP may be large enough in scale or intensity that emissions could continue to exceed the South Coast AQMD significance thresholds. Therefore, Impact 5.3-2 for construction is **significant and unavoidable**.

- **Operation:** Development associated with buildout of the WSAP would generate long-term emissions that exceed the South Coast AQMD's regional significance thresholds. Policies identified in the WSAP would minimize long-term air quality impacts. However, no additional feasible mitigation measures have been identified that would reduce long-term operational emissions associated with future residential and commercial land use to less than significant levels. Therefore, Impact 5.3-2 for operation is **significant and unavoidable**.

Impact 5.3-3:

- Construction of future developments under the WSAP may expose sensitive receptors to substantial pollutant concentrations or DPM. Mitigation Measures AQ-1 and AQ-2 would reduce fugitive dust and exhaust emissions (including DPM) during construction activities to the extent feasible. However, the exact nature, location, and operation of the future developments are unknown, and health risk impacts from TACs are cumulative over the life of the nearby receptors. Therefore, quantification of potential health risks would be speculative, and as such, this impact is conservatively considered to be significant. Therefore, Impact 5.3-3 is **significant and unavoidable**.

Cumulative Impacts:

- **Construction:** The SoCAB is designated nonattainment for O_3, $PM_{2.5}$, and lead (Los Angeles County only) under the California and National AAQS and nonattainment for NO_2 and PM_{10} under the California AAQS. Construction of cumulative projects would further degrade the regional and local air quality. Air quality would be temporarily impacted during construction activities. As discussed above in Impact 5.3-2 and Impact 5.3-3, future development facilitated by adoption of the WSAP may result in regional and localized emissions that could exceed the South Coast AQMD significance thresholds during construction. In addition, construction activities associated with the development of individual projects under the WSAP may exceed cancer risk significance thresholds Therefore, the cumulative impact would be significant and unavoidable.

- **Operation:** For operational air quality emissions, any project that does not exceed or can be mitigated to less than the daily regional and/or cancer risk threshold values is not considered a substantial source of air pollution by the South Coast AQMD and does not add significantly to a cumulative impact. As discussed above in Impact 5.3-2, future development facilitated by adoption

of the WSAP may result in operational emissions that could exceed the South Coast AQMD significance thresholds. Therefore, the cumulative impact would be significant and unavoidable.

2. Noise

Environmental Impact:

The proposed Project would have a significant and unavoidable impact related to noise as follows:

- **Impact 5.13-1:** The proposed Project could result in the generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies.

- **Impact 5.13-2:** The proposed Project could result in generation of excessive ground-borne vibration or ground-borne noise levels.

Mitigation Measures:

Impact 5.13-1 **N-1:** Construction Noise. Applicants for future development projects pursuant to implementation of the Westside Area Plan that are within 500 feet of sensitive receptors (e.g., residences, hospitals, schools) shall submit a noise study to the Los Angeles County Department of Public Health (DPH) for review and approval prior to issuance of a grading or building permit. The study shall include noise-reduction measures, if necessary, to ensure project construction noise will be in compliance with the County Noise Ordinance standards (i.e., LACC 12.08.440). All noise-reduction measures approved by DPH shall be incorporated into appropriate construction-related plans (e.g., demolition plans, grading plans and building plans) and implemented during construction activities. Potential noise-reduction measures may include, but are not limited to, one or more of the following, as applicable to the project:

- Install temporary sound barriers for construction activities that occur adjacent to occupied noise-sensitive receptors.

- Equip construction equipment with effective mufflers, sound-insulating hoods or enclosures, vibration dampers, and other Best Available Control Technology (BACT).

- Limit non-essential idling of construction equipment to no more than five minutes per hour.

This mitigation measure shall not apply and is superseded once a Countywide noise ordinance goes into effect that establishes construction noise standards for noise-reduction measures that ensures project construction noise compliance with the County Noise Ordinance standards (i.e., LACC 12.08.440) for development projects within the Westside Planning Area.

N-2: Operational Noise. Prior to issuance of a building permit for any future discretionary development projects within the Westside Planning Area that are located within 500 feet of sensitive receptors, project applicant shall submit a noise mitigation plan to DPH for review and approval. The noise mitigation plan shall be prepared by a sound engineer and be sufficient for DPH to make a determination of whether the project will be in compliance with all applicable County Noise standards and regulations. At minimum, the noise mitigation plan shall include the following information: a list of all electro-mechanical equipment (HVAC, refrigeration systems, generators, etc.) that will be installed at the project site; sound level that would be produced by each equipment; noise-reduction measures, as necessary; and sufficient predictive analysis of project operational noise impact. All noise-reduction measures approved by DPH shall be incorporated into the project building plans and be implemented during project construction. Potential noise-reduction measures may include, but are not limited to, one or more of the following, as applicable to the project:

- Install permanent noise-occluding shrouds or screens on operating equipment.
- Maintain all equipment and noise control features in accordance with the manufacturer's specifications.
- Orient equipment vents and other sources of sound emissions away from noise-sensitive receptors and/or behind structures, containers, or natural features.
- Increase distance between the operating equipment and the noise-sensitive receptor(s) of concern, to the maximum extent feasible.
- Install portable sound-occluding barriers to attenuate noise between the source(s) and the noise-sensitive receptor(s).

This mitigation measure shall not apply and is superseded once a Countywide noise ordinance goes into effect that establishes noise standards for commercial and mixed-use projects within the Planning Area.

N-3: Construction Vibration. For future development projects that utilize vibration-intensive construction equipment (e.g., pile drivers, jack hammers, and vibratory rollers) within 300 feet of sensitive receptors within the Planning Area, project applicant shall submit a vibration impact evaluation to DPH for review and approval prior to issuance of a grading or building permit. The evaluation shall include a list of project construction equipment and the associated vibration levels and a predictive analysis of potential project vibration impacts. If construction-related vibration is determined to be perceptible at vibration-sensitive uses (i.e., exceed the County's standard of 0.01 inches per second RMS vibration velocity [within the range of 1 to 100 Hz frequency]), project-specific measures shall be required to ensure project compliance with vibration standards. All project-specific measures approved by DPH shall be incorporated into appropriate construction-related plans (e.g., demolition plans, grading plans and building plans) and implemented during project construction.

Examples of equipment vibration source-to-receptor distances at which impact evaluation should occur vary with equipment type (based on FTA reference vibration information) and are as follows:

- Jackhammer: 23 feet
- Dozer, hoe-ram, drill rig, front-end loader, tractor, or backhoe: 43 feet
- Roller (for site ground compaction or paving): 75 feet
- Impact pile-driving: 280 feet

This mitigation measure shall not apply and is superseded once a Countywide ground-borne vibration ordinance goes into effect that establishes construction ground-borne vibration standards for vibration-reduction measures that ensures project construction ground-borne vibration compliance with the County standard of 0.01 inches per second RMS vibration velocity [within the range of 1 to 100 Hz frequency]) for development projects within the Planning Area.

Impact 5.13-2 See mitigation measures N-1 and N-2 above.

Findings: The County hereby adopts CEQA Findings 1 and 3.

Facts in Support of Findings:

Impact 5.13-1

- The proposed Project would result in future development projects with associated construction activities, which, depending on the type of residential receptor and relevant screening distance, and assuming daytime construction only, could result in significant impacts relative to an exceedance of the County construction noise threshold to off-site sensitive receptors. Mitigation Measure N-1 would reduce impacts associated with construction and operational activities. However, because of the potential for construction activities to occur near sensitive uses, and because of the potential intensity of construction activities, it may not be feasible to reduce the impact to a less-than-significant level, and the impact would remain significant and unavoidable. No additional feasible mitigation measures have been identified to further reduce incremental contributions to significant noise impacts. Noise barriers are not always capable of blocking noise at noise-sensitive receptors, particularly those that are elevated above a construction work site, such as residential units that are upgrade of a specific project site. It may not be feasible in all circumstances to install noise barriers with sufficient height to block the line-of-sight for all noise-sensitive receptors due to barrier foundation and wind load restrictions. Therefore, construction noise impacts would be significant and unavoidable.

- The proposed Project would result in future development within the Planning Area that could introduce new stationary sources of noise. The development of residential and non-residential uses under the WSAP could generate substantial stationary noise. Such sources could generate noise from heating, ventilation, and air conditioning (HVAC) mechanical equipment, back-up diesel generators in some cases, parking lot activity, backup beepers from internal truck and equipment maneuvering, and other sources. Mitigation Measure N-2 would reduce impacts associated with stationary-source noise, but because exterior noise levels may still exceed the

County's noise land use compatibility criteria despite exterior noise attenuation (i.e., noise controls, sound walls, and/or berms), the impact would remain significant and unavoidable.

- The proposed Project would result in future development projects with associated construction activities, which, depending on the type of residential receptor and relevant screening distance, and assuming daytime construction only, could result in significant impacts relative to an exceedance of the County construction noise threshold to off-site sensitive receptors. Mitigation Measure N-3 would reduce ground-borne vibration impacts associated with construction activities. Further reductions of vibration impacts from a construction site could be achieved with the installation of a wave barrier, which is typically a trench or a thin wall made of sheet piles installed in the ground (essentially a subterranean sound barrier to reduce noise). However, wave barriers must be very deep and long to be effective and are not considered feasible for temporary applications, such as a typical land use development project (Caltrans 2020). Per the Caltrans *Transportation and Construction Vibration Guidance Manual*, the wave barrier would need to be at least two-thirds of the seismic wavelength, and the length of the barrier must be at least one wavelength (typical wavelength can be up to 500 feet). In addition, constructing a wave barrier to reduce a project's construction-related vibration impacts would, in and of itself, generate ground-borne vibration from the excavation equipment. In addition, it may not be possible in all circumstances to prohibit the use of construction equipment within certain distances of sensitive receptors because such equipment would be required to construct the various components of a project at the proposed locations. Thus, it is concluded that there are no feasible mitigation measures that could be implemented to reduce the temporary vibration impacts from on-site construction. Therefore, vibration impacts from construction activities would be significant and unavoidable.

Cumulative Impacts:

- **Construction:** With respect to construction, an increase in noise at sensitive uses would occur as a result of the construction of specific development projects allowed under the proposed Project along with other construction in the vicinity. Where projects in the vicinity adjoin the construction of specific development projects allowed under the proposed Project, the combined construction noise levels would have a cumulative effect on nearby sensitive uses. Noise is not strictly additive, and a doubling of noise sources would not cause a doubling of noise levels but would result in a 3 dBA increase over a single source. However, cumulative construction noise levels could be in excess of the County's noise standards, thus potentially resulting in a cumulative construction noise impact. Determining the exact location and potential noise levels of future construction activities would be considered speculative at this time. Further, construction noise levels would be considered a temporary nuisance, as the increase in noise levels would only occur during the use of construction equipment associated with each specific development project. As discussed earlier, construction at each site within the Planning Area will be required to comply with the County's noise ordinance. Nonetheless, it is possible that construction of future projects under the WSAP and other projects in the vicinity could occur at the same time and in proximity to each other and sensitive receptors. Therefore, cumulative construction noise impacts could be potentially significant despite implementation of Mitigation Measure N-1. Cumulative impacts during construction are considered significant and unavoidable.

- **Operation:** Permanent increases in noise would occur primarily as a result of increased traffic on local roadways due to development under the proposed Project and ambient growth throughout the region. Related development in adjacent jurisdictions may contribute traffic to the roadway network. Although it is not anticipated, roadway volumes under the 2045 with-Project scenario compared to existing conditions have the potential to be doubled. Therefore, there is a potential for an increase of 3 dBA when compared to existing conditions. As a result, it is reasonably determined that projects facilitated by adoption of the WSAP have the potential to result in a cumulatively considerable increase in traffic noise impacts, and such impacts would be cumulatively significant. With respect to stationary operational noise, an increase in noise at sensitive uses would occur as a result of the operation of specific development projects allowed under the proposed Project along with other projects in the vicinity. Where projects in the vicinity adjoin the operation of specific development projects allowed under the proposed Project, the combined operational noise levels would have a cumulative effect on nearby sensitive uses. Noise is not strictly additive, and a doubling of noise sources would not cause a doubling of noise levels but would result in a 3 dBA increase over a single source. However, cumulative operational noise levels could be in excess of the County's noise standards, thus potentially resulting in a cumulative operational noise impact.

- Determining the exact location and potential noise levels of future operational activities would be considered speculative at this time. Stationary operational noise sources at each site within the Planning Area will be required to comply with the County's noise ordinance. Nonetheless, it is possible that the operation of future projects under the WSAP and other projects in the vicinity could occur in proximity to each other and sensitive receptors. Therefore, the cumulative stationary operational noise impacts could be potentially significant. Despite implementation of Mitigation Measures N-1 and N-2, cumulative impacts would remain significant and unavoidable. As such, cumulative impacts during future operations are considered significant and unavoidable.

Impact 5.13-2

- The proposed Project would result in future development projects with associated construction activities, which, depending on the type of residential receptor and relevant screening distance, and assuming daytime construction only, could result in significant impacts relative to an exceedance of the County construction noise threshold to off-site sensitive receptors. Mitigation Measure N-1 would reduce impacts associated with construction and operational activities. However, because of the potential for construction activities to occur near sensitive uses, and because of the potential intensity of construction activities, it may not be feasible to reduce the impact to a less-than-significant level, and the impact would remain significant and unavoidable. No additional feasible mitigation measures have been identified to further reduce incremental contributions to significant noise impacts. Noise barriers are not always capable of blocking noise at noise-sensitive receptors, particularly those that are elevated above a construction work site, such as residential units that are upgrade of a specific project site. It may not be feasible in all circumstances to install noise barriers with sufficient height to block the line-of-sight for all noise-sensitive receptors due to barrier foundation and wind load restrictions. Therefore, construction noise impacts would be significant and unavoidable.

- The proposed Project would result in future development within the Planning Area that could introduce new stationary sources of noise. The development of residential and non-residential uses under the WSAP could generate substantial stationary noise. Such sources could generate noise from heating, ventilation, and air conditioning (HVAC) mechanical equipment, back-up diesel generators in some cases, parking lot activity, backup beepers from internal truck and equipment maneuvering, and other sources. Mitigation Measure N-2 would reduce impacts associated with stationary-source noise, but because exterior noise levels may still exceed the County's noise land use compatibility criteria despite exterior noise attenuation (i.e., noise controls, sound walls, and/or berms), the impact would remain significant and unavoidable.

Cumulative Impacts:

- Past, present, and reasonably foreseeable future projects, including projects implemented in accordance with the WSAP and municipal code requirements, have affected and can be expected to continue to affect vibration levels in the unincorporated areas. Construction and operation of projects facilitated by adoption of the WSAP could combine with the incremental vibration impacts of other cumulative projects, which may include truck and bus routes; projects near active railroad tracks (within 200 feet, according to the FTA's vibration screening distances); projects that use construction vehicles or heavy-duty construction equipment typically associated with substantial vibrational impacts (such as pile drivers, jackhammers, impact hammers, and earth compaction tools), or could cause or contribute to a significant impact related to localized ground-borne vibration and/or ground-borne noise, and thus, disturb nearby receptors or cause structural damage.

- Determining the exact location and potential noise levels of future operational activities would be considered speculative at this time. Nonetheless, it is possible that construction of future projects under the WSAP and other projects in the vicinity could occur at the same time and in proximity to each other and sensitive receptors. Despite implementation of Mitigation Measure N-3, cumulative impacts during construction would remain significant and unavoidable. Therefore, cumulative construction vibration impacts are considered significant and unavoidable.

3. Transportation Impact 5.17-2

Environmental Impact:

The proposed Project would have a significant and unavoidable impact related to transportation as follows:

- **Impact 5.17-2:** The proposed Project could conflict or be inconsistent with CEQA Guidelines § 15064.3, subdivision (b).

Mitigation Measures:

Impact 5.17-2 **T-1: VMT Reduction Projects**. The County will work with State, regional, and local agencies to reduce regional VMT. Land use policies in the WSAP to improve and/or expand transit service, bicycle and pedestrian facilities, and transportation projects will help the region to achieve the projected decreases in regional VMT. 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: TDM Strategies. Implementation of TDM strategies, where feasible and necessary based on project- and site-specific considerations, may include but are not limited to those identified below:

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. Implement Transit-Supportive Roadway Treatments

Findings: The County hereby adopts CEQA Findings 1 and 3.

Facts in Support of Findings:

Impact 5.17-2:

- The proposed Project would result in future development within the Planning Area resulting in an increase in service population anticipated from buildout in the 2045 with Project scenario, and land uses within the Planning Area compared to the Countywide average, the proposed Project would result in significant and unavoidable impacts related to increases in VMT at the project level and cumulatively after implementation of Mitigation Measures T-1 and T-2. The implementation of these mitigation measures would reduce impacts related to VMT but would not result in a reduction of Planning Area VMT per capita below the County's significant threshold of 16.8 percent below existing conditions. Mitigation Measure T-1 requires the County to ensure implementation of the WSAP's policies related to VMT reduction and to work with State, regional, and local agencies for implementation of those policies as well as potential future VMT mitigation strategies. Mitigation Measure T-2 requires implementing agencies and project sponsors to incorporate TDM strategies in all future projects, when feasible, based on project- and site-specific considerations to reduce regional VMT.

Cumulative Impacts:

- The geographic scope for traffic includes cumulative growth projections for Los Angeles County that are reflected in the SCAG RTP/SCS. The WSAP buildout scenario demonstrates a project impact after applying an efficiency based VMT threshold in the Project VMT Impacts section. Although it is consistent with SCAG RTP/SCS in network and zoning, it reallocates population/employment growth and reflects a greater amount of service population overall than is assumed in the SCAG RTP/SCS in the area, and therefore requires cumulative impact analysis. The cumulative impact analysis entails comparing the cumulative "no project" scenario, representing RTP/SCS cumulative year conditions, to the cumulative "plus project" scenario,

representing reallocation of the population/employment growth associated with the WSAP to the area.

- While the proposed Project may result in cumulatively considerable significant impacts to VMT per service population, the cumulative impact of the proposed Project traffic along with other regional growth would be reduced through Mitigation Measures T-1 and T-2, along with regional programs that are the responsibility of other agencies, such as cities within the Planning Area and Caltrans. In addition, as described above, the goals and policies of the proposed Project would result in a decrease in VMT per capita by prioritizing transit-oriented development, mixed use development, and safe and accessible multi-modal transportation circulation improvements. Future plans and programs implemented by cities in the Planning Area would also be subject to the State and regional policies that encourage or require similar improvements and reductions in VMT per capita and per service population. However, if these programs and policies are not implemented by the agencies with the responsibility to do so, the cumulative transportation and traffic impacts would remain significant and unavoidable. Under these circumstances, the proposed Project could result in a cumulatively significant traffic impact that may remain significant and unavoidable.

IV. ALTERNATIVES TO THE PROPOSED PROJECT

A. Alternatives Considered and Rejected During the Scoping/Project Planning Process

The following is a discussion of the alternatives considered during the scoping and planning process and the reasons why they were not selected for detailed analysis in the EIR. In addition to these alternatives considered but rejected, a number of other alternative sites were recommended by commenters during the public comment period. The County has rejected all recommended sites for reasons clearly detailed in the Final EIR (see Master Response 1, Opportunity Sites).

Additional Opportunity Sites for Land Use and Zoning Changes

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. The Ballona Wetlands is a significant ecological resource owned by the state of California, managed by the California Department of Fish and Wildlife, and subject to an ongoing multiagency restoration project. Determination of Marina del Rey's future uses and improvements will be the subject of a separate planning process recently initiated by the Los Angeles County Department of Beaches and Harbors. 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 complex. 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. Therefore, WSAP focuses primarily on land use and zoning changes within Ladera Heights, View Park, Windsor Hills, and West Fox Hills.

During development of the WSAP, the County identified a number of locations—in addition to the 12 Opportunity Sites—that might be considered for land use and zoning changes (thereby providing for increased residential density). This included additional opportunity sites (1a, 4c, and 6b), and a larger Opportunity Site 5 (see Figure 7-1 of the Draft PEIR, *Additional Opportunity Sites*). Site 1a was at Centinela Avenue/Green Valley Court at the location of an existing storage facility. Site 4c was south of the commercial frontage on Slauson Avenue at Fairfax Avenue at the location of existing church parking lots. Site 6b was the southern part of Site 6 south of Slauson Avenue at Overhill Drive with existing commercial uses. Part of Opportunity Site 5 extended south of Slauson Avenue at Heatherdale Avenue and is developed with commercial uses.

These opportunity sites were shared with the community during a series of public input meetings. Through the WSAP development process, further County consideration of the goals and policies of the WSAP, and as a result of public feedback received, these sites were eliminated from the WSAP as opportunity sites. It was determined through WSAP development that these sites were not necessary in order to accommodate the Regional Housing Needs Assessment (RHNA) allocation or did not otherwise meet criteria defined in the Housing Element, consistent with the Housing Element. In addition, by including these additional opportunity sites, this alternative would result in greater significant environmental impacts related to air quality, noise, and transportation.

Although the Additional Opportunity Sites Alternative would generally meet the objectives of the proposed Project, for the reasons listed above, the Additional Opportunity Sites Alternative was considered but rejected from further evaluation within this Draft PEIR.

Reduced Density Below Housing Element/Regional Housing Needs Assessment

The County considered an alternative that would reduce the amount of residential dwelling units below the Regional House Needs Assessment (Reduced RHNA Density Alternative) allocation. A reduction in dwelling units that would be facilitated by the WSAP would be an appropriate means of reducing significant impacts. All identified significant and unavoidable impacts of the WSAP (air quality, noise, and transportation) would be incrementally reduced by a reduction in housing unit capacity at buildout of zoning code.

However, a potential alternative that would diminish the capacity of the Planning Area to accommodate housing units was determined to be infeasible because implementation of the Housing Element and RHNA requirements is mandated by the State of California and must be implemented. The California Department of Housing and Community Development (HCD) is responsible for determining the regional housing needs assessment (segmented by income levels) for each region's council of governments (COG), which is the Southern California Association of Governments (SCAG) for the County of Los Angeles. HCD starts with demographic population information from the California Department of Finance and uses a formula to calculate a figure for each region of the State. Once HCD and the COG have agreed to a region's assessment figure (the amount of housing that must be planned for), the COG takes over and is responsible for allocating the housing needs amongst all the jurisdictions (cities/counties) within that region. The COG does this in a RHNA Plan. All jurisdictions are required to plan for their RHNA allocation, and there are penalties from the State for not accommodating the required allocation of housing SCAG provides one RHNA for all unincorporated areas. Therefore, the amount of housing anticipated through the implementation of

the WSAP would satisfy the requirement of the Housing Element/RHNA and cannot be feasibly reduced, even if such reductions would reduce or eliminate significant environmental impacts.

For the reasons listed above, the Reduced RHNA Density Alternative was considered but rejected from further evaluation within this Draft PEIR.

B. Alternatives Selected For Further Analysis

The following alternatives were determined to represent a reasonable range of alternatives with the potential to feasibly attain most of the basic objectives of the project but avoid or substantially lessen any of the significant effects of the project.

No Project/Existing General Plan Alternative

Section 15126.6(e) of the State CEQA Guidelines requires that an EIR evaluate the specific alternative of "no project" along with its impact. As stated in this section of the State CEQA Guidelines, the purpose of describing and analyzing a No Project Alternative is to allow decision makers to compare the impacts of approving a proposed project with the impacts of not approving a proposed project. As specified in Section 15126.6(e)(3)(A), when a project is the revision of an existing land use or regulatory plan or policy or an ongoing operation, the No Project/Buildout to General Plan Alternative (No Project, Alternative 1) will be the continuation of the plan, policy, or operation into the future. Therefore, the No Project Alternative, as required by the State CEQA Guidelines, would analyze the effects of not adopting and implementing the WSAP.

Future development under the No Project Alternative would continue to be guided by the County's existing General Plan land use and the recently adopted Housing Element Update; however, no specific land use or zoning designations were approved as part of that process. The No Project Alternative would result in the continuation of existing conditions (7,735 existing households) and planned development within the Planning Area (567 households). The Planning Area currently has 7,735 households, 18,270 residents, and 4,585 jobs. No land use or zoning amendments would be processed under this alternative. Alternative 1 would result in a planned buildout total of approximately 8,302 households, 20,022 residents, and 4,687 jobs in the Planning Area by 2045, consistent with the existing General Plan and land use designations.

Buildout of the Planning Area consistent with the General Plan would result in a net increase in households of 567 households and increase in population of 1,752 residents. It should be noted that current employment exceeds the projected employment for the area by 102 employees. The West Fox Hills community is currently exceeding employment expectations; Alternative 1 would not eliminate jobs from the Planning Area. The Project would result in a buildout total of 14,791 households, 35,726 residents, and 5,297 jobs in the Planning Area by 2045.

Buildout of the Planning Area under proposed Project conditions as compared to Alternative 1 would result in a net increase in housing units by 6,212 units, yielding 65,966[1] households and increase population by 14,318 residents. The Project would result in an increase in employment of 610

[1] *Based on the unincorporated Los Angeles County occupancy rate of 96 percent.*

employees as compared to Alternative 1. It should be noted that current (2024) employment exceeds the General Plan projected employment for the area by 305 employees.

Implementation of Alternative 1 would result in similar impacts for the majority of issue areas as identified for the Project, with the exception of wildfire. Alternative 1 would result in significant and unavoidable impacts related to wildfire because that issue area is site specific, and regulatory compliance and mitigation measures cannot guarantee the reduction of impacts to a less than significant level. Since the timing, intensity, and location of future development permitted under Alternative 1 is unknown at this time, it is speculative at this time to assume that all future projects would be able to reduce these impacts to a less than significant level under Alternative 1; thus, the potential impacts remain significant and unavoidable. Furthermore, while the significance conclusion would be the same as the Project for energy impacts, Alternative 1 would result in more severe impacts because the energy efficiencies and savings and reduction in VMT would not be provided to the same extent as the Project. Finally, while the significance conclusion for population and housing would be the same as the Project, Alternative 1 would result in less severe impacts, as growth would occur at a slower rate as projected in the General Plan and Communities Plans.

Finding: The County finds that this alternative is unknown at this time, it is speculative at this time to assume that all future projects would be able to reduce the impacts to a less than significant level under Alternative 1; thus, the potential impacts remain significant and unavoidable. Alternative 1 would result in more severe impacts regarding energy efficiencies. Alternative 1 would result in less severe impacts regarding population and housing as growth would occur at a slower rate. However, this alternative substantially reduces the ability to meet all of the project objectives.

Housing Element Residential Units Only

The Housing Element Residential Units Only Alternative (Alternative 2) would modify the WSAP to implement only the residential component of the Housing Element. The Housing Element identifies that the RHNA allocation for the Planning Area is 4,972 units to meet the broader unincorporated Countywide target of 89,232 units. This alternative represents an approximately 26 percent reduction in residential units (which includes 6,757 units) and in households (which includes 6,489 households) as compared to the proposed Project of the WSAP.

The 12 identified Opportunity Sites in the WSAP would be the same as the proposed Project, just at reduced densities than proposed by land use and zoning changes. The goals, policies, and implementation strategies in the WSAP would otherwise remain as currently proposed. As with the proposed Project, land uses within Inglewood Oil Field would be governed by the Baldwin Hills Community Standards District (BHCSD) and any future changes would be conducted under a separate planning process under this alternative.

By limiting the development within the Planning Area to only the RHNA-allocated units, it would be reasonable to assume that the proposed Project's impacts would be generally reduced by 26 percent under Alternative 2 as they relate to the residential component. Alternative 2 would achieve the proposed Project's objectives but on a reduced scale compared to the Project since it would allow for fewer housing choices. Alternative 2 was included for further analysis as an approach to meet the County's RHNA allocation with the goal of decreasing the severity of the proposed Project's significant environmental impacts.

Implementation of Alternative 2 would result in similar impacts for all the issues as identified for the Project. Alternative 2 would not eliminate any of the Project's significant and unavoidable impacts associated with air quality, noise, or transportation to a less than significant level, but would reduce the severity of these impacts due to the reduction in residential units. Additionally, while the significance conclusions would be the same as the proposed Project, Alternative 2 would reduce the impacts associated with cultural resources, energy, GHG emissions, population and housing, public services, recreation, and utilities and service systems. Alternative 2 would result in similar impacts to all other issue areas as the proposed Project.

Finding: The County finds that this alternative would not eliminate potentially significant and unavoidable impacts related to air quality, noise, or transportation. In addition, Alternative 2 would reduce impacts related to cultural resources, energy, GHG emissions, population and housing, public services, recreation, and utilities and service systems compared to the proposed Project. All other impacts would be similar to the proposed Project. Other considerations include meeting project objectives but on a reduced scale compared to the proposed Project due to fewer housing choices.

No Commercial Rezone or Land Use Changes

The No Commercial Rezone or Land Use Changes Alternative (Alternative 3) would implement only the residential component of the proposed WSAP, which includes 6,757 residential dwelling unit, yielding 6,489 households, and would eliminate the 244,000 square feet of non-residential uses that are currently included in the WSAP.

By limiting development within the Planning Area to only the residential component, it would be reasonable to assume that all the impacts related to the proposed Project's commercial component would be avoided. The 12 identified Opportunity Sites included in the WSAP would be the same as the proposed Project. Additionally, Inglewood Oil Field would be identified as an Opportunity Site; however, as with the proposed Project, land uses would be governed by the BHCSD, and any future changes would be conducted under a separate planning process. Alternative 3 would achieve the proposed Project's objectives as they relate to housing opportunities but would fail to meet objectives as they relate to mixed-use development, local economic growth, and prosperity of businesses due to the elimination of the commercial component. Alternative 3 was included for further analysis as an approach to exceeding the County's RHNA allocation for the Planning Area with the goal of decreasing the Project's environmental impacts.

Implementation of Alternative 3 would result in similar impacts for all the issues as identified for the Project. Alternative 3 would not reduce any of the Project's significant and unavoidable impacts associated with air quality, noise, or transportation to a less than significant level, but would reduce the severity of these impacts due to the elimination of 244,000 square feet of nonresidential development. Additionally, while the significance conclusions would be the same as the proposed Project, Alternative 3 would reduce the impacts associated with air quality, cultural resources, energy, GHG emissions, population and housing, public services, recreation, and utilities and service systems. The WSAP would be adopted under Alternative 3; the goals, policies, and development features of the WSAP would be widely applied throughout the Planning Area. However, this alternative would not meet the proposed Project's objectives related to mixed-use and economic vitality. Alternative 3 would result in similar impacts to all other issue areas as the proposed Project.

Finding: The County finds that this alternative would not reduce any of the significant and unavoidable impacts associated with air quality, noise, or transportation. The significance conclusions under Alternative 3 would remain the same, however, it would reduce the impacts associated with air quality, cultural resources, energy, GHG emissions, population and housing, public services, recreation, and utilities and service systems. Alternative 3 would not meet the proposed Project's objectives related to mixed-use and economic vitality.

Environmentally Superior Alternative

The Project and Project Alternatives are considered and evaluated within this Draft PEIR. Only Alternative 1 would be able to reduce significant and unavoidable Project impacts while Alternative 2 and 3 would still result in the same significant and unavoidable impacts as the proposed Project. However, Alternative 1 would result in two new significant and unavoidable impacts compared to the proposed Project.

None of the Project Alternatives would be able to fully achieve the Project's objectives. Alternatives 2 and 3 would provide most of the Project's benefits but would limit the benefits due to a reduced scope of development.

CEQA requires a lead agency to identify the "environmentally superior alternative" and, in cases where the "No Project" Alternative is environmentally superior to the proposed Project, the environmentally superior development alternative must be identified. One alternative has been identified as "environmentally superior" to the proposed Project:

- Housing Element Residential Units Only (Alternative 2)

As shown in tables above, Alternative 1 would reduce the Project's significant and unavoidable impacts related to air quality and noise but would result in new significant and unavoidable impacts related wildfire and would increase significant and unavoidable impacts related to transportation. Therefore, this alternative is not the environmentally superior alternative.

Alternative 2 and 3 would result in similar impacts and would partially achieve the Project's objectives. However, since the scope of development would be greater under Alternative 3 and would implement the WSAP, this alternative would provide greater benefits to the Planning Area as the goals and policies of the WSAP would be applied. While Alternative 2 would not reduce any of the Project's significant and unavoidable impacts, this alternative would reduce the severity of those impacts, as well as impacts related to cultural resources, energy, GHG emissions, hazards and hazardous materials, hydrology and water quality, population and housing, public services, recreation, and utilities and service systems. However, Alternative 2 would increase impacts related to aesthetics. Additionally, Alternative 2 would not implement all the goals and policies of the WSAP.

While Alternative 2 would reduce the severity of Project impacts, this alternative would not fully achieve the Project's objectives nor provide the benefits of the Project. For purposes of this Draft PEIR, Alternative 2 is considered the environmentally superior alternative for CEQA purposes because it would result further reduce Project impacts which were found significant and unavoidable or less than significant under the proposed Project.

V. STATEMENT OF OVERRIDING CONSIDERATIONS

Pursuant to PRC Section 21081(b) and State CEQA Guidelines section 15093(a) and (b), the County is required to balance, as applicable, the economic, legal, social, technological, or other benefits, including region-wide or statewide environmental benefits, of a proposed project against its unavoidable environmental risks when determining whether to approve the project. The lead or responsible agency may then approve the project and adopt a "Statement of Overriding Considerations," which states in writing the specific reasons to support the lead or responsible agency's action based on the Final EIR and other information in the record (CEQA Guidelines section 15093 and 15096(h)). These Statement of Overriding Considerations are based on substantial evidence in the record, including but not limited to the Final EIR, public testimony, and all other materials that constitute the record of proceedings.

The County finds and determines that (1) all significant environmental effects of the proposed Project have been substantially lessened where feasible; (2) the proposed Project will result in certain significant adverse environmental effects that cannot be avoided or reduced to a less-than-significant level even with incorporation of all feasible mitigation measures; and (3) there are no other feasible mitigation measures or feasible Project alternatives that will further mitigate, avoid, or reduce the remaining significant environmental effects to a less-than-significant level.

The County finds that the adoption and implementation of the Westside Area Plan will have the following economic, social, legal, and other considerable benefits:

1. The proposed Project would preserve community character by focusing new housing and commercial development within existing commercial corridors and centers and in proximity to transit, while allowing changes in existing residential neighborhoods consistent with State legislation.

2. The proposed Project would provide greater housing choices for residents, consistent with the Housing Element.

3. The proposed Project would foster economic health and prosperity of local businesses by promoting a mix of uses and adaptability of buildings in response to the evolving commercial marketplace, nurturing small businesses, and attracting job opportunities and commercial services that serve local residents.

4. The proposed Project would encourage the development of businesses that serve and are accessible to their neighborhoods and reflect the history and culture of the Westside Planning Area

5. The proposed Project would transform today's automobile dominant land use pattern and densities and improve streetscapes to promote a more active pedestrian environment.

6. The proposed Project would promote the inclusion of publicly accessible plazas and courtyards in new commercial and mixed-use development projects where residents can gather, participate in events, and celebrate the history and culture of the community.

7. The proposed Project would protect open spaces and natural resources while emphasizing sustainable building practices and implementing infrastructure improvements that are

environmentally sensitive and minimize impacts on energy, water, air, and climate.

8. The proposed Project would provide diversity of travel choices by enabling residents to efficiently and safely access destinations throughout the community by walking, biking, using public transit, and emerging forms of transportation.

After balancing the specific economic, social, legal, and other considerable benefits of the proposed Project, the County finds that the remaining significant and unavoidable environmental effects are acceptable due to the factors described in the Statement of Overriding Considerations above.

Attachment 9: Regional Planning Commission Hearing Proceedings

SUMMARY OF PROCEEDINGS
REGIONAL PLANNING COMMISSION
WESTSIDE AREA PLAN
PROJECT NO. PRJ2023-001700
ADVANCE PLANNING CASE NO. RPPL2023002448
GENERAL PLAN AMENDMENT NO. RPPL2023002433
ZONE CHANGE NO. RPPL2023002450
ENVIRONMENTAL ASSESSMENT NO. RPPL2023002449

October 23, 2024 Regional Planning Commission (RPC) Hearing

At the public hearing on October 23, 2024, staff presented the Westside Area Plan (WSAP) and the associated amendments, collectively known as the Project. Staff also provided information on the engagement process, General Plan consistency, and relationship between the Project and the Housing Element.

Twenty-eight individuals testified at the hearing. Nineteen spoke in opposition and provided comments. Those testifying in opposition or providing comments cited the following issues:

1. Concerns regarding the Regional Housing Needs Allocation (RHNA) numbers for the County and housing-related State mandates, as well as the short timeline to be in compliance with the mandates. The community members requested the County to address these issues to the State.

2. Opposition to increased density and rezoning in general.

3. Concerns regarding increased traffic congestion, lack of public transportation, and infrastructure to support the increased density.

4. Lack of collaboration with City of Los Angeles, specifically on the Ladera Center site where both the City and County have jurisdiction.

5. Lack of notice and engagement on the Planning Area Standards District (PASD)/Community Standards Districts (CSD).

6. Concerns regarding a lack of adequate outreach regarding project information and community surveys.

Nine commenters did not oppose or support the Project. The commenters appreciated the staff's efforts on the Project and stated they are not against land use and growth, but there are problems with the RHNA methodology and State mandates, including the short timeline, which does not allow sufficient time to fully engage the public. They also stated the importance of the local jurisdiction having control over planning their communities. In

addition, they requested postponement of the Project to reexamine the RHNA methodology as well as the infrastructure to support the increase in housing units.

The RPC asked staff for further clarification on outreach efforts, including the community survey and project notices.

Staff explained the engagement process and phases at which community outreach and feedback were conducted. Staff held several phases of community outreach, developed the Project's guiding vision from the comments received from community members, identified Opportunity sites based on the community feedback, and sent notices to each property within the Planning Area upon availability of the first public draft to receive continued feedback from community members. Regarding the issues raised from the community, of which the majority of the concerns are related to the rezoning to implement the Housing Element, staff explained that these are State mandates and there are requirements for the Project. Staff also noted the short timeline to meet the State deadline for rezoning. Furthermore, staff noted that the Westside Planning Area does not have a community-based plan and the WSAP is the County's response to not only to rezone to meet the RHNA numbers, but to also plan more comprehensively by analyzing other key elements such as mobility, conservation, and public services, and to establish goals and policies that are specific to the communities.

The RPC also asked if there had been revisions made to the project based on the community feedback received. Staff explained that based on community feedback revisions were made to establish a height limit for mixed-use development zones and remove some opportunity sites.

The RPC closed the public hearing and voted to recommend approval of the Project to the Board of Supervisors with the following recommendations:

1. Move to recommend to the Board of Supervisors (Board) to prioritize a historic survey to preserve the historic and cultural resources of the communities, and cultural capital;

2. Move to recommend stronger coordination with City of LA in planning efforts within the Westside Planning Area;

3. Move to recommend that the Department include early and ongoing robust and meaningful engagement in the development of the Capital Improvement Plan for the Westside Planning Area; and

4. Move to recommend to the Board to raise concerns to the State over the continued establishment of housing State mandates that do not provide the necessary time

and space to comprehensively engage with the community and develop local solutions to the housing crisis.

Concurring: Commissioners Hastings, O’Connor, Duarte-White, Louie and Moon

Dissenting: None

Abstaining: None

Absent: None

Action Date: October 23, 2024

Attachment 10: Regional Planning Commission Resolution

RESOLUTION
REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES
PROJECT NO. PRJ2023-001700
GENERAL PLAN AMENDMENT NO. RPPL2023002433
ZONE CHANGE NO. RPPL2023002450
ADVANCE PLANNING PROJECT NO. RPPL2023002448
ENVIRONMENTAL ASSESSMENT NO. RPPL2023002449

WHEREAS, the County is authorized to adopt amendments to the General Plan pursuant to the State Law (commencing with §65350 of the California Government Code);

WHEREAS, the County is authorized to adopt amendments to the Zoning Ordinance, pursuant to the State Law (commencing with §65800 of the California Government Code);

WHEREAS, the Regional Planning Commission ("Commission") of the County of Los Angeles (“County”) conducted a duly noticed public hearing on the Westside Area Plan Project which include: (1) amendments to the General Plan for and to Title 22 of the Los Angeles County Code ("County Code") to consider establishment of an area plan and changes to the land use and zoning for the unincorporated communities of the Westside Planning Area (“Planning Area”) (hereinafter, the “Westside Area Plan” or “WSAP”); an ordinance, (hereinafter, the “Westside Planning Area Standards District” or “WSAP Ordinance”); and (2) Final Program Environmental Impact Report (“FEIR”) on October 23, 2024; and

WHEREAS, the Commission finds as follows:

1. The County Board of Supervisors (“Board”) adopted the General Plan, pursuant to Government Code section 65300 on October 6, 2015;

2. The WSAP Project is consistent with and implements the General Plan. The General Plan established the Planning Areas Framework Program, Implementation Program LU-1, and created 11 Planning Areas, one of which is the Westside Planning Area. The General Plan serves as the foundation for all community-based plans, such as area plans. Area plans focus on land use and other policy issues that are specific to the Planning Area. Area plans are tailored toward the unique geographic, demographic, and social diversity of the Planning Area;

3. The Westside Planning Area is located in the western portion of Los Angeles County and covers the coastal communities, including Marina del Rey. With a population of approximately 32,000, the Planning Area includes seven unincorporated communities totaling approximately 7.4 square miles, which encompasses the eastern extension of the Santa Monica Mountains to the north and is bounded by the Pacific Ocean to the west, Los Angeles International Airport to the south, and an irregularly shaped boundary generally running along Eastern Avenue, Centinela Boulevard, Crenshaw

Boulevard, and the 405 freeway in the east. The communities are predominantly residential neighborhoods and commercial corridors and centers, civic and educational facilities, parks, and open spaces;

4. The seven unincorporated communities within the Planning Area are– Ladera Heights, View Park/Windsor Hills; Marina del Rey; Ballona Wetlands; West Los Angeles (Sawtelle Veterans Affairs [VA]); West Fox Hills; Franklin Canyon; and Gilmore Island;

5. As a policy document and a component of the General Plan, the WSAP directs future development and land use decisions to achieve a shared vision for the built environment within the Planning Area. The WSAP promotes active, healthy, and safe intergenerational neighborhoods where residents are well connected to great places to live, work, shop, recreate, and gather; fosters economic vitality while serving local needs; protects and preserves natural resources and open spaces; and supports sustainable mobility options in an enhanced built environment;

6. The WSAP Project updates the Land Use Policy Map to be consistent with the General Plan Land Use Legend, updates areawide zoning to be consistent with the General Plan Land Use Policy Map, and implements zoning tools to implement the goals and objectives of the General Plan at the local scale;

7. The WSAP Project includes amendments to the General Plan Land Use Policy Map to implement the Area Plan's and General Plan's goals to increase housing diversity, increase commercial and mixed-use options along major corridors and near transit, bring diverse land uses in proximity to residential neighborhoods, promote transit use and active transportation for walkable communities, and focus growth in areas with existing infrastructure while preserving the community's character and culture;

8. The WSAP Project implements zone changes to align with the changes to the Land Use Policy Map known as Opportunity Sites, these sites were selected based on comprehensive research and community input. The specific types of zone changes within the Opportunity Sites are proposed to be redesignated from CG (General Commercial) to MU (Mixed Use) and rezoned from C-3 (General Commercial) to MXD (Mixed Use Development);

9. The WSAP Project amends Figure 5.45: Westside Planning Area Map in the General Plan to update the name change of unincorporated area of West Fox Hills to Del Rey;

10. The WSAP Project provides no-net-loss of housing under Senate Bill No. 330 and provides increased housing opportunities through land use and/or zone changes;

11. The WSAP Project includes a Zoning Consistency Program to implement zone changes to ensure consistency between the General Plan Land Use Policy Map and the Zoning Map. Zone changes are proposed on the 810 lots that are proposed to be redesignated on the Land Use Policy Map. Zone MXD is proposed on lots that are re-designated MU, Zone R-3 (Limited Density Multiple Residence) is proposed on lots that are re-designated H30 (Residential 30), Zone R-2 (Two Family Residence) is proposed on lots that are re-designated H18 (Residential 18), and Zone O-S (Open-Space) is proposed on lots that are re-designated OS-PR (Parks and Recreation) or OS-W(Water);

12. The Southern California Association of Governments determined that the County's Regional Housing Needs Allocation ("RHNA"), or fair share of the regional housing need, for the period October 15, 2021 – October 15, 2029, is 90,052 units for the unincorporated areas;

13. The Revised Housing Element, which was adopted by the Board on May 17, 2022, and certified by the State Department of Housing and Community Development on May 27, 2022, identifies various strategies to demonstrate the County's ability to accommodate its RHNA;

14. The County determined there is not sufficient capacity to accommodate the RHNA. Rezoning is therefore required to accommodate the RHNA shortfall, pursuant to Government Code section 65583(c)(1)(A);

15. The County will complete the rezoning through various community-based efforts and programs, as outlined in the Housing Element, including the Westside Area Plan, described in Program 20 and Program 17: Adequate Sites for RHNA of the Housing Element;

16. Pursuant to Program 20: Westside Area Plan of the Housing Element, the WSAP Project incorporates the proposed changes in the Housing Element Rezoning Program on sites listed in Appendix B of the Housing Element to accommodate a portion of the County's RHNA shortfall (4,915 units);

17. During public outreach, community members expressed concerns about the proposed rezoning on lots along Springpark Avenue, Fairview Boulevard, and on 59th Street. The concerns were regarding potential increase in traffic along Springpark Avenue and Fairview Boulevard and the close proximity to adjacent R-1 neighborhoods for the properties on 59th Street. These sites were included in the Housing Element Rezoning Program to accommodate a total of 1,161 units.

18. In response to the public comments, staff revised the Project to not rezone the lots along Springpark Avenue, Fairview Boulevard, and 59th Street and alternatively identified the sites listed below to be rezoned, which accommodates a total of 1,794 units. This not only ensures compliance with

the RHNA no-net-loss requirement in the California Government Code Section 65863 but also creates surplus units. The sites to be rezoned are:

- Wateridge Business Center: APNs 4201-003-046, 4201-003-057, 4201-003-061, and 4201-003-062, which are proposed to be redesignated from CG to MU and rezoned from C-3 to MXD.
- Home Depot: APNs 4201-003-041 and 4201-003-043, which are proposed to be redesignated from CG to MU and rezoned from C-3 to MXD.
- Slauson and Heatherdale: APNs 4019-012-008 and 5009-003-022, which are proposed to be redesignated from CG to MU and rezoned from C-3 to MXD.
- Slauson and Overhill: APN 5008-015-047, which is proposed to be redesignated from CG to MU and rezoned from C-3 to MXD.

19. The WSAP Project includes an amendment to the General Plan Land Use Policy Map to allow for higher density residential and mixed-use development in appropriate areas of the unincorporated communities of Ladera Heights, View Park/Windsor Hills and West Fox Hills (Del Rey) to accommodate a total of 5,548 units;

20. A notice of a proposed change to land use and/or zoning designation was sent to approximately 1,207 property owners on May 9, 2024 . Staff received inquiries and feedback from property owners and made appropriate revisions;

21. The availability of Geographic Information Systems (GIS) technology allows for the development of parcelized and digitized maps. The WSAP Project includes not only static maps, but GIS data that generate maps and figures in multiple, dynamic ways. The maps are available online at: https://planning.lacounty.gov/long-range-planning/westside-area-plan/maps/

22. Pursuant to County Code Section 22.244.040, the Ordinance is consistent with the principles of the General Plan and supportive of the goals and policies of the General Plan in that it promotes environmentally sensitive and sustainable design, addresses scenic and biological impacts, promotes pedestrian-oriented design, ensures that new development addresses its context, and strengthens and enhances development in the Planning Area;

23. The Ordinance is established to implement specific development standards for and enhance the character of the unincorporated communities of the Planning Area. The Ordinance is necessary to ensure that the goals and policies of the Area Plan and the community-specific regulations for each community are accomplished in a manner which protects the health, safety, and general welfare of the community;

24. The Ordinance establishes a Planning Area Standards District ("PASD") for the Planning Area, and establishes Community Standards Districts ("CSDs") for Ladera Heights, and View Park/Windsor Hills;

25. The Ordinance takes the existing Baldwin Hills CSD and incorporates the existing standards to the PASD. The figure maps are renumbered;

26. The Ordinance contains regulations and standards to address the specific character and needs of the communities of the Westside Planning Area, including but not limited to the regulations for building height limits in MXD zones, requirements for visually unobtrusive service areas and mechanical equipment, provision of landscaped buffer and screening, utilization of decorative fencing or landscaping, provisions for fence transparency, and establishment of front yard setback overlay zones for all residential zones;

27. The Ordinance includes amendments to the County's Inclusionary Housing Ordinance to ensure compliance with the State-mandated inclusionary zoning on affected parcels in the unincorporated communities of Ladera Heights, View Park/Windsor Hills, and West Fox Hills (Del Rey);

28. Government Code section 65583.2(c) requires that housing developments on sites identified to accommodate very low- and/or lower-income units in the Sites Inventory must provide a 20 percent affordable housing set-aside for lower income households if the sites were nonvacant and identified in a previous housing element or vacant and identified in two consecutive previous housing elements;

29. Government Code section 65583.2(h) further requires that housing developments on sites that are rezoned to accommodate very low- and/or lower-income units must provide a 20 percent affordable housing set-aside for lower income households;

30. The Ordinance is necessary to ensure that the goals and policies of the WSAP are implemented in a manner that protects the health, safety, and general welfare of the community;

31. Pursuant to County Code Section 22.244.040, the Ordinance is consistent with the principles of the General Plan and supportive of the goals and policies of the General Plan. In particular, the Ordinance is consistent with the Housing Element in that it promotes a diversity of housing types, mixed-income neighborhoods, and infill development and redevelopment that strengthens and enhances communities in the unincorporated LA County;

32. Pursuant to County Code Section 22.244.040, the Ordinance is consistent with other applicable provisions of Title 22, including Section 22.02.050 pertaining to zoning consistency with the General Plan;

33. Pursuant to Section 1.5.1 of the Airport Land Use Commission ("ALUC") Review Procedures, all General Plan Amendments and zoning ordinances must be consistent with the County Airport Land Use Plan, if the General Plan Amendment or ordinance includes areas that are within an airport influence area. Because no unincorporated property in the Planning Area is within an airport influence area, the WSAP Project does not involve an area of concern from an airport compatibility perspective;

34. In accordance with California Public Resources Code section 21080.3.1 and Government Code section 65352.3, California Native American Tribes traditionally and culturally affiliated with the project area that have requested project notification were notified and invited to request consultation regarding the WSAP Project;

35. One written response was received from the Gabrieleno Band of Mission Indians – Kizh Nation (Tribe). The letter states that the Tribe is in agreement with the General Plan Amendment and requests consultation for any future projects involving ground disturbance within the Project area;

36. A Program Environmental Impact Report (EIR) was prepared in compliance with the California Environmental Quality Act ("CEQA") and the County environmental guidelines. The draft Area Plan and draft PEIR were circulated for a 45-day public review period from June 18, 2024, to August 1, 2024. Staff held a virtual public meeting on June 25, 2024. In response to requests received during the public comment period, the comment period was extended an additional 15 days, to conclude on August 16, 2024. An additional in-person informational meeting was held on August 1, 2024. In conjunction with the release of the draft documents, newsletters and notices were emailed to community stakeholders, newspaper notices were published, and the draft documents were placed for review at five County libraries within the Planning Area;

37. The Final PEIR concludes that the Project would result in less than significant impacts to the following areas: Aesthetics; Air Quality; Biological Resources; Cultural Resources; Energy; Geology and Soils; Greenhouse Gas (GHG) Emissions; Hazards and Hazardous Materials; Hydrology and Water Quality; Land Use and Planning; Noise; Population and Housing; Public Services; Recreation; Transportation; Tribal Cultural Resources; Utilities and Service Systems; and Wildfire. The PEIR concludes that the Project would have potentially significant impacts that could be reduced, avoided, or substantially lessened through implementation of mitigation measures to the following areas, requiring a Mitigation Monitoring Program: Biological Resources, Cultural Resources, Geology and Soils, and Tribal Cultural Resources. However, impacts to Air Quality, Noise, and Transportation were determined to be significant and unavoidable, requiring a Statement of Overriding Considerations;

38. The Project has environmental, economic, and social benefits that outweigh the unavoidable adverse environmental impacts on short-term air quality, ambient noise level, and ground-borne vibration during construction activities of future development in the Planning Area. In addition, the Project has environmental, economic, and social benefits that outweigh the unavoidable adverse environmental impacts to scenic vistas and visual character or quality of public views; potential increased operation-based exposure to any criteria pollutants for which the Planning Area is in non-attainment and substantial emission exposure in proximity to sensitive receptors; to candidate, sensitive, or special status species and sensitive natural communities; to the significance of a historical resource or the significance of a unique archeological resource; and to vehicle miles traveled ("VMT") from future development in the Planning Area for discretionary projects, by-right development, activities that are subject to ministerial review, or that are statutorily exempt from CEQA. Implementation of the Project supports attainment of state, regional, and County goals for GHG emission reductions, reduction of VMT, and encouragement of housing and economic development opportunities, social equity, and environmental justice;

39. The Department conducted outreach for the development of the WSAP Project and engaged local stakeholders, community members, neighboring jurisdictions, and local organizations. The Department engaged in a robust and varied outreach strategy, attending events and conducting meetings and workshops throughout the planning process. The Department organized and/or attended 46 events and workshops in support of the WSAP Project;

40. Staff mailed approximately 1,270 courtesy letters to property owners of parcels proposed for zone and/or land use changes. Staff received phone calls and emails, and offered information and guidance to over 140 property owners, business owners, and community members who received the notices;

41. Throughout the planning process, newsletters with information on project website updates, meeting notices, and document availability were disseminated to 1,161 email addresses for property owners, residents, and other interested parties. Staff also facilitated communication with the public via virtual appointments, phone calls, and emails. The WSAP Project documents were available for review period beyond statutory requirements for more than 30 days and up to 60 days;

42. Pursuant to Section 22.222.180 of the County Code, a public hearing notice was published in two local newspapers, *Los Angeles Sentinel* and the *Argonaut*. The public hearing notice was sent by mail to more than 6,300 property owners in the Planning Area and by email to 1,170 interested parties who signed up for project-related information and departmental contact lists. The public hearing notice and materials were also posted on project website;

43. The Regional Planning Commission held a public hearing on October 23, 2024. At the public hearing, twenty-eight individuals testified and provided comments. Nineteen spoke in opposition and provided comments. Concerns expressed related mainly to the Regional Housing Needs Allocation (RHNA) numbers for the County and housing-related State mandates as well as the short timeline to be in compliance with the mandates. Other concerns raised were regarding increased traffic congestion, lack of infrastructure to support the increased density, and lack of collaboration with the City of Los Angeles. In addition, concerns regarding the Community Standards District (CSD) not being informed to the community was expressed. Staff clarified that the concerns related to infrastructure would be addressed in a future Capital Improvement Plan for the area. Also, staff explained that the CSD is a part of the Planning Area Standards District (PASD), which is the Project's implementing ordinance. CSD has been a component of the Project since the Project inception.

44. Nine commenters did not oppose or support the project. They stated that they are not against land use and growth but there are problems with the RHNA methodology and State mandates. Staff explained that these are State mandates and there are requirements that the project has to address and comply with; and

45. Following discussion and closing the public hearing, the Regional Planning Commission voted unanimously in favor of recommending the WSAP Project for adoption by the Board of Supervisors.

THEREFORE, BE IT RESOLVED THAT the Regional Planning Commission recommends to the County of Los Angeles Board of Supervisors (Board) as follows:

1. That the Board certify the Final PEIR, Environmental Assessment No. RPPL2023002449, by finding, pursuant to CEQA Guidelines section 15090, that the Final PEIR has been completed in compliance with CEQA; that the Final PEIR was presented to and reviewed and considered by the Board prior to approving the Project; and that the Final PEIR reflects the County's independent judgment and analysis;

2. That the Board adopt the proposed CEQA Findings of Fact, that have been prepared pursuant to Public Resources Code sections 21081 and 21081.5, and CEQA Guidelines section 15091;

3. That the Board adopt the proposed Mitigation Monitoring and Reporting Program;

4. That through adopting the proposed Statement of Overriding Considerations prepared pursuant to Public Resources Code section 21081(b) and CEQA Guidelines section 15093, the Board determines that the Project's significant and unavoidable impacts are outweighed by specific social, economic, legal, technological, or other considerations;

5. That the Board hold a public hearing to consider adoption of the WSAP Project, Project No. PRJ2023-001700, Advanced Planning Project No. RPPL2023002448, General Plan Amendment No. RPPL2023002433, Zone Change No. RPPL2023002450, Ordinance No. RPPL2024002448, amending the General Plan to establish the WSAP with the updated Land Use Policy Map for the seven unincorporated communities of the Westside Planning Area, and amending Title 22 to establish the Ordinance and updated zone changes, and find that they are consistent with the General Plan;

6. That the Board adopt the WSAP Project, Project No. PRJ2023-001700, Advanced Planning Project No. RPPL2023002448, General Plan Amendment No. RPPL2023002433, Zone Change No. RPPL2023002450, Ordinance No. RPPL2024002448, the accompanying Land Use Policy Map, zone changes, and Ordinance compatible with and supportive of the goals and policies of the General Plan, in the interest of public health, safety, and general welfare, in conformity with good zoning practice, and consistent with other applicable provisions of this Title 22.

I hereby certify that the foregoing resolution was adopted by a majority of the voting members of the Regional Planning Commission of the County of Los Angeles on October 23, 2024.

Elida Luna

Elida Luna, Secretary
Regional Planning Commission
County of Los Angeles

APPROVED AS TO FORM: OFFICE OF THE COUNTY COUNSEL

By Kathy Park
Kathy Park
Deputy County Counsel
County of Los Angeles

Attachment 11: Hearing Notice

NOTICE OF PUBLIC HEARING CONCERNING
WESTSIDE AREA PLAN

PROJECT NO. PRJ2023-001700-(2,3)
ADVANCE PLANNING NO. RPPL2023002448
GENERAL PLAN AMENDMENT NO. RPPL2023002433
ZONE CHANGE NO. RPPL2023002450
ENVIRONMENTAL ASSESSMENT NO. RPPL2023002449

Notice is hereby given that the Board of Supervisors will conduct a public hearing on the matter referenced above on **Tuesday, January 21, 2025 at 9:30 a.m.**, in Room 381B of the Kenneth Hahn Hall of Administration, 500 West Temple Street, Los Angeles, California 90012. Interested persons will be given an opportunity to testify in person or remotely. Please visit http://bos.lacounty.gov/Board-Meeting/Board-Agendas for details on how to listen to the virtual meeting and/or address the Board. Written comments may be submitted to the address above, attention: Board Services Division. For information regarding the hearing, you may also call (213) 974-1426. If the final decision on this proposal is challenged in court, challenges may be limited to issues raised before or at the public hearing.

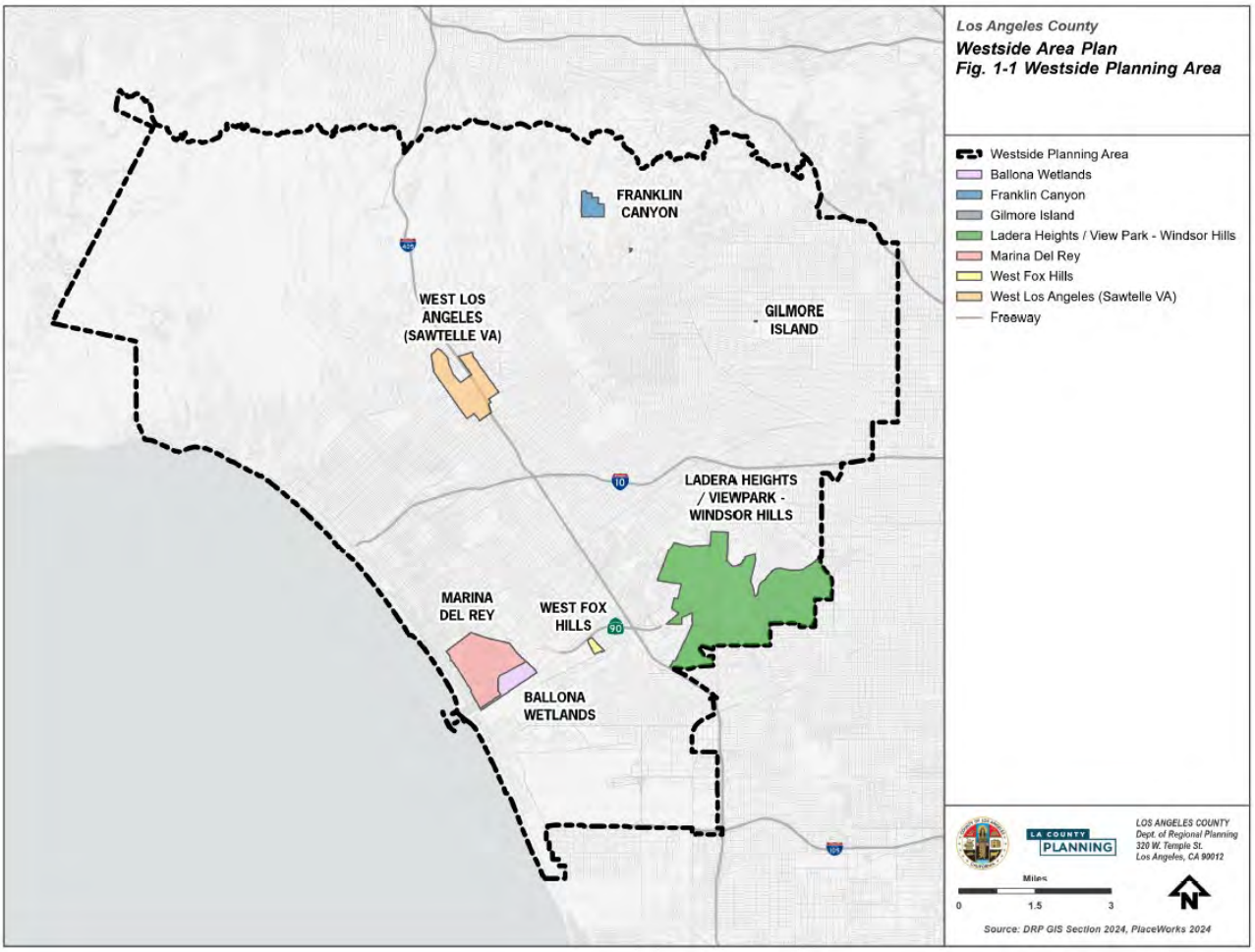
Location: Unincorporated communities of Ladera Heights and View Park/ Windsor Hills, Marina del Rey, Ballona Wetlands, West LA/Sawtelle VA, West Fox Hills (Del Rey), Franklin Canyon, and Gilmore Island.

General Description of Proposal:
The Project consists of the Westside Area Plan (WSAP) and the associated amendments to: (1) the General Plan and its accompanying Land Use Policy Map; and (2) Title 22 (Planning and Zoning) of the Los Angeles County Code, including the zoning map, collectively known as the Project. The WSAP is a component of the General Plan that guides development in the seven unincorporated communities within the Westside Planning Area over the next 20 years. The Project implements the goals and policies and maintains consistency with the General Plan. The Board will also consider the certification of the Program Environmental Impact Report (PEIR), which includes the Final PEIR and Draft PEIR; and adoption of the CEQA Findings of Fact, Statement of Overriding Considerations, and County Mitigation Monitoring and Reporting Program.

Contact the Department of Planning, **Julie Yom** at **(213) 974-6316** between 7:30 a.m. and 5:30 p.m., Monday through Thursday (office is closed Fridays) or WestsideAreaPlan@planning.lacounty.gov directly for questions or additional information. Selected materials are available at https://planning.lacounty.gov/long-range-planning/westside-area-plan/documents-and-reports/.
Si necesita más información en Español, por favor llame al (213) 974-6427.

If you need reasonable accommodations, such as assistive listening devices, agenda in Braille, interpreters, disability-related accommodations or other auxiliary aids, please contact the Executive Office of the Board at (213) 974-1411 or (213) 974-1707 (TTY), Monday through Friday from 8:00 a.m. to 5:00 p.m., at least three business days prior to the Board meeting. Later requests will be accommodated to the extent feasible. Máquinas de traducción estan disponibles o si necesita intérprete para las juntas del Condado de Los Angeles, por favor llame al (213) 974-1426, de lunes a viernes de 8:00 a.m. a 5:00 p.m., con tres días de anticipación.

EDWARD YEN
EXECUTIVE OFFICER OF THE
BOARD OF SUPERVISORS


Los Angeles County
Westside Area Plan
Fig. 1-1 Westside Planning Area
Westside Planning Area
Ballona Wetlands
Franklin Canyon
Gilmore Island
Ladera Heights / View Park - Windsor Hills
Marina Del Rey
West Fox Hills
West Los Angeles (Sawtelle VA)
Freeway
FRANKLIN CANYON
WEST LOS ANGELES (SAWTELLE VA)
GILMORE ISLAND
LADERA HEIGHTS / VIEWPARK - WINDSOR HILLS
MARINA DEL REY
WEST FOX HILLS
BALLONA WETLANDS
LA COUNTY PLANNING
LOS ANGELES COUNTY
Dept. of Regional Planning
320 W. Temple St.
Los Angeles, CA 90012
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Source: DRP GIS Section 2024, PlaceWorks 2024