



County of Los Angeles

March 11, 2025

Dawyn R. Harrison
County Counsel

Board of Supervisors

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The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, California 90012

**Re: Title 22 – West San Gabriel Valley Area Plan
(12/10/24 Board Agenda; Item No. 7)**

**Title 22 – South Bay Area Plan
(01/28/25 Board Agenda; Item No. 6)**

**Title 22 – Westside Area Plan
(01/28/25 Board Agenda; Item No. 7)**

Dear Supervisors:

Your Board previously conducted a duly noticed public hearing regarding the West San Gabriel Valley Area Plan ("WSGVAP") ordinance ("WSGVAP Ordinance") amending the Los Angeles County Code, Title 22 – Planning and Zoning ("Title 22"), to implement the goals and policies of the WSGVAP. The WSGVAP also implements a zone change program to amend the maps of zoned districts within the WSGVAP. At the conclusion of the public hearing, your Board indicated an intent to approve the WSGVAP Ordinance.

Further, your Board previously conducted a duly noticed public hearing regarding the South Bay Area Plan ("SBAP") ordinance ("SBAP Ordinance") amending Title 22 to implement the SBAP. The SBAP also implements a zone change program to amend the maps of zoned districts within the SBAP and includes the West Carson Transit Oriented District Specific Plan. At the conclusion of the public hearing, your Board indicated an intent to approve the SBAP Ordinance.




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Additionally, your Board previously conducted a duly noticed public hearing regarding the Westside Area Plan ("WSAP") ordinance ("WSAP Ordinance") amending Title 22 to implement the WSAP. The WSAP also implements a zone change program to amend the maps of zoned districts within the WSAP. At the conclusion of the public hearing, your Board indicated an intent to approve the WSAP Ordinance.

Enclosed is the resolution, which includes General Plan amendments required to implement the WSGVAP, SBAP, and WSAP Ordinances for your Board's consideration.

Very truly yours,

DAWYN R. HARRISON
County Counsel

By 
STARR COLEMAN
Assistant County Counsel
Property Division

APPROVED AND RELEASED:



THOMAS J. FAUGHNAN
Senior Assistant County Counsel

SC:ll

Enclosures

c: Fesia A. Davenport, Chief Executive Officer
Edward Yen, Executive Officer, Board of Supervisors
Amy J. Bodek, Director, Department of Regional Planning

**A RESOLUTION OF THE BOARD OF SUPERVISORS
OF THE COUNTY OF LOS ANGELES
ADOPTING THE WEST SAN GABRIEL VALLEY AREA PLAN,
SOUTH BAY AREA PLAN, AND
WESTSIDE AREA PLAN**

WHEREAS, Article 6 of Chapter 3 of Division 1 of Title 7 of the California Government Code ("Government Code") (commencing with section 65350) provides for the adoption and amendment of a jurisdiction general plan;

WHEREAS, on October 6, 2015, the County of Los Angeles ("County") Board of Supervisors ("Board") adopted a Countywide General Plan ("General Plan"), pursuant to Government Code section 65300;

WHEREAS, Article 1 of Chapter 4 of Division 1 of Title 7 of the Government Code (commencing with section 65800) authorizes the County to adopt amendments to the Los Angeles County Code ("County Code"), Title 22 – Planning and Zoning ("Title 22");

WHEREAS, Government Code section 65358 allows for the amendment of all or part of an adopted general plan and specifies that each amendment may include more than one change to the General Plan;

WHEREAS, the Board held a duly-noticed public hearing on December 10, 2024, to consider Project No. 2023-003982-(1 and 5), consisting of General Plan Amendment No. RPPL2023005882-(1 and 5), Advance Planning No. RPPL2023005880-(1 and 5), Zone Change No. RPPL2023005883-(1 and 5), Ordinance No. RPPL2024002630-(1 and 5) (West San Gabriel Valley Area Plan ("WSGVAP") Ordinance ("WSGVAP Ordinance")), and Environmental Assessment No. RPPL2023005884-(1 and 5) (collectively, "WSGVAP Project");

WHEREAS, the Board held a duly-noticed public hearing on January 28, 2025, to consider Project No. 2022-004615-(2 and 4), consisting of General Plan Amendment No. RPPL2023-004724-(2 and 4), Advance Planning No. RPPL2022014508-(2 and 4), Advance Planning No. RPPL2022014509-(2 and 4), Zone Change No. RPPL2023004725-(2 and 4), and Environmental Assessment No. RPPL2022014512-(2 and 4) (collectively, South Bay Area Plan ("SBAP Project"));

WHEREAS, the Board held a duly-noticed public hearing on January 28, 2025, to consider Project No. PRJ2023-001700-(2 and 3), consisting of General Plan Amendment No. RPPL2023002433-(2 and 3), Zone Change No. RPPL2023002450-(2 and 3), Advance Planning No. RPPL2023002448-(2 and 3), and Environmental Assessment No. RPPL2023002449-(2 and 3) (collectively, Westside Area Plan ("WSAP Project")).

WHEREAS, a General Plan amendment is necessary to implement the WSGVAP, SBAP and WSAP Projects; and

WHEREAS, the Board finds as follows:

1. The General Plan established the Planning Areas Framework Program, Implementation Program LU-1, and created 11 planning areas ("Planning Area"), which include the WSGVAP, SBAP, and WSAP Projects. 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.
2. The WSGVAP, SBAP, and WSAP Projects require an amendment to the General Plan to update the Land Use Policy ("LUP") Map to be consistent with the General Plan Land Use Legend; update areawide zoning to be consistent with the General Plan LUP Map; and implement zoning tools, as needed, to realize the goals and objectives of the General Plan at the local scale.
3. The WSGVAP, SBAP, and WSAP are consistent with and implement the General Plan.
4. 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, to October 15, 2029, is as follows: 25,648 units for extremely low/very low-income households; 13,691 units for low-income households; 14,180 units for moderate-income households; and 36,533 units for above moderate-income households for a total of 90,052 units.
5. The County determined there is insufficient capacity to accommodate the RHNA and identified the following shortfall by income level: 16,393 units for extremely low/very low-income households; 4,357 units for low-income households; 9,019 units for moderate-income households; and 26,005 units for above moderate-income households. Rezoning is, therefore, required to accommodate the RHNA shortfall, pursuant to Government Code section 65583(c)(1)(A).
6. The County will complete the rezoning through various community-based efforts and programs as outlined in the Housing Element, including:
 - A. The WSGVAP, as described in Program 17: Adequate Sites for RHNA, and Program 19: West San Gabriel Valley Area Plan.
 - B. The SBAP, as described in Program 17: Adequate Sites for RHNA, and Program 18: South Bay Area Plan.
 - C. The WSAP, as described in Program 17: Adequate Sites for RHNA, and Program 20: Westside Area Plan.
7. The WSGVAP, SBAP, and WSAP implement land use and zone changes, as required by the Revised Housing Element, adopted by the Board on

May 17, 2022, and certified by the State Department of Housing and Community Development on May 27, 2022, which includes a list of sites to be rezoned by 2025 to accommodate the RHNA shortfall, pursuant to Government Code section 65583(c)(1)(A). A maximum of 6,168 potential housing units would result from implementing the land use and/or zone changes recommended in the Housing Element.

8. 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.
9. 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.
10. The WSGVAP, SBAP, and WSAP Projects provide "no net loss in residential capacity" under Senate Bill 330 (Government Code section 66300(h)(1)) and provide increased housing opportunities through land use and/or zone changes in the designated growth areas.
11. 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 ("ALUP"), if the General Plan amendment or ordinance includes areas within an airport influence area.
 - A. The WSGVAP and WSGVAP Ordinance do not involve an area of concern from an airport compatibility perspective because no unincorporated property in the WSGVAP Planning Area is within an airport influence area.
 - B. The airport influence area for Los Angeles International Airport ("LAX") encroaches into portions of Lennox and Del Aire, which are included in the SBAP.
 - i. The ALUC held a public hearing on November 6, 2024. There was no public testimony. The Commissioners asked Department of Regional Planning ("Regional Planning") staff ("Staff") questions regarding clarification on the ALUP policy language, specifically whether the 65 dB CNEL contours referenced in the ALUP are updated regularly, and if there were any specific construction requirements for meeting an interior noise level of 45 dB. Staff explained that updated CNEL noise contour information is received periodically from LAX, and the most updated information is used for ALUC review. Staff explained that the ALUP does not include

specific construction requirements for meeting the 45 dB interior noise level. However, the Building Code may include these specifications, including window insulation requirements. The Commissioners asked Staff questions about the frequency of noise interruptions by flights and any limits in place for the noise impacts of flights. Staff responded that airport operations are not within the jurisdiction of the ALUC to review. The Commissioners asked about reviewing the SBAP Project for emissions and pollution impacts, but it was clarified that those are not included as concerns for ALUC review.

ii. The ALUC closed the public hearing and voted to recommend approval of the SBAP Project to the Board.

C. The WSAP Project does not involve an area of concern from an airport compatibility perspective because no unincorporated property in the WSAP is within an airport influence area.

12. In accordance with Public Resources Code section 21080.3.1 and Government Code sections 65352 and 65352.3, California Native American Tribes traditionally and culturally affiliated with the WSGVAP, SBAP, and WSAP project areas that have requested Project notification were notified and invited to request consultation regarding the following:

A. WSGVAP Project and WSGVAP Ordinance. One written response was received from the Fernandefio Tataviam Band of Mission Indians ("Fernandefio Tataviam"). The representative of Fernandefio Tataviam provided mitigation measures to incorporate into the WSGVAP Project. The mitigation measures were incorporated with no further request for consultation on the WSGVAP Project and WSGVAP Ordinance.

B. SBAP Project. One written response was received from the Band of Mission Indians – Kizh Nation ("Kizh Nation"). The letter stated that the Kizh Nation agreed with the General Plan amendment and requested consultation for any future projects involving ground disturbance within the SBAP Project area.

C. WSAP Project: One written response was received from the Kizh Nation. The letter states that Kizh Nation is in agreement with the General Plan amendment and requests consultation for any future projects involving ground disturbance within the WSAP Project area.

13. The availability of Geographic Information Systems ("GIS") technology allows for the development of parcelized and digitized maps. The WSGVAP, SBAP, and WSAP include not only static maps, but also GIS data that generate maps and figures in multiple, dynamic ways. The GIS data depicting the previous versions

of the LUP, as well as specific change areas from these area plan updates, will be maintained in Regional Planning's internal databases.

- A. The WSGVAP is available online at <https://planning.lacounty.gov/long-range-planning/wsgvap/maps/>.
- B. The project page on Regional Planning's website for the SBAP (<https://planning.lacounty.gov/long-range-planning/south-bay-area-plan/>) includes maps and documents illustrating where the LUP changed with sufficient detail to include parcel outlines and street names. The live GIS data layers for LUP resulting from the SBAP Project and any future plan amendments can be found on the County's Open Data Hub at <https://egis-lacounty.hub.arcgis.com>.
- C. The WSAP Project maps are available online at <https://planning.lacounty.gov/long-range-planning/westside-area-plan/maps/>.

WEST SAN GABRIEL VALLEY AREA PLAN

1. The WSGVAP is located in the central portion of the County and shares boundaries with 18 cities. It is bordered by the Angeles National Forest and San Gabriel Mountains to the north, Interstate 605 and the San Gabriel River to the east, and the Arroyo Seco to the west. The northern portion of the WSGVAP is characterized by the urban-wildland interface with the Angeles National Forest and San Gabriel Mountains. The Whittier Narrows Natural Area and Puente Hills Significant Ecological Area ("SEA") form the southeastern portion of the WSGVAP. The WSGVAP includes nine unincorporated communities totaling approximately 23.2 square miles with a population of over 74,680. Most of the communities are predominantly residential, with limited industrial and commercial areas. The WSGVAP also includes land in the San Gabriel Mountain foothills and along the San Gabriel River primarily designated as open space with protected natural resources or that contain privately-held land with minimal development and designated SEA, as well as areas within the Angeles National Forest.
2. The nine unincorporated communities within the WSGVAP are: Altadena, East Pasadena-East San Gabriel, Kinneloa Mesa, La Crescenta-Montrose, San Pasqual, South Monrovia Islands, South San Gabriel, Whittier Narrows, and South El Monte Island.
3. As a policy document and a component of the General Plan, the WSGVAP Project directs future development and land use decisions to achieve a shared vision for the built environment within the WSGVAP, considering the unique features and needs of the WSGVAP and its individual communities. The overarching vision is to promote harmonious and sustainable growth and

inclusive community development, while addressing the unique characteristics of the WSGVAP.

4. The La Viña Specific Plan is part of the WSGVAP Planning Area; however, no changes are proposed with the WSGVAP, as the area is predominantly developed in accordance with the adopted La Viña Specific Plan.
5. The WSGVAP rescinds the existing Altadena Community Plan, which was adopted in 1986 and incorporates relevant community-specific policies into the WSGVAP.
6. All LUP designations in the Altadena Community Plan are converted and updated to be consistent with the General Plan LUP Legend and the goals and policies of the General Plan.
7. The WSGVAP updates the LUP Map to be consistent with the General Plan Land Use Legend, updates areawide zoning to be consistent with the LUP Map, and implements zoning tools, as needed to realize the goals and objective of the General Plan at the local scale.
8. The WSGVAP includes amendments to the General Plan LUP Map to implement the WSGVAP's and General Plan's goals to:
 - A. Increase housing diversity;
 - B. Increase commercial and mixed use options along major corridors and near transit;
 - C. Bring diverse land uses in proximity to residential neighborhoods;
 - D. Promote transit use and active transportation for walkable communities; and
 - E. Focus growth in areas with existing infrastructure and away from hazard and natural resource areas.
9. Reductions in land use intensities are proposed for areas with hazards, scenic and biological resources, and where existing infrastructure does not meet the needs of the current land use designation. The criteria used to select potential growth areas consisted of reviewing areas generally within a mile of major transit stops, a half-mile of high-quality transit corridors, and near major intersections with access to existing or proposed transit and commercial services. Areas recommended for changes have been reviewed to ensure adequate means of access and consistency of community character. Areas with potential for hazards were removed from consideration. The changes will also correct parcels with split land use categories.

10. The WSGVAP Project implements zone changes to align with the changes to the LUP Map within the WSGVAP's designated "growth areas." The zone changes include those that allow for additional housing types and a greater diversity of land uses in proximity to each other. The specific types of zone changes within the growth areas include the following:
 - A. R-A (Residential Agricultural) and R-1 (Single-Family Residence) to R-2 (Two-Family Residence);
 - B. R-2 to R-3 (Limited Density Multiple Family Residence);
 - C. R-3 to C-1 (Restricted Commercial);
 - D. R-2 and R-3 to C-3 (General Commercial); and
 - E. R-1, R-2, R-3, and C-1 to MXD (Mixed Use Development).
11. The WSGVAP Project includes a zoning consistency analysis to update zoning for consistency with the existing General Plan LUP Map to correct the zoning category for parcels with multiple zoning designations and apply the predominant zone to the entire property, ensuring consistency with its context; and address legacy agricultural zoning in areas developed with residential subdivisions. The legacy agricultural zone changes apply to A-1 (Light Agricultural) properties with primary residential uses and residential LUP categories (H5 (Residential 0-5 dwelling unit per acre), H9 (Residential 9, 0-9 du/acre), and H18 (Residential 18, 0-18 dwelling unit per acre)). The properties are rezoned to either R-A or R-1, depending on property size and location, where appropriate, to ensure consistency between the LUP Map, the Zoning Map, and the existing land use of the properties. The A-1 and R-A zoning were maintained where feasible and consistent with the goals of the WSGVAP, where rural, agricultural, or equestrian uses exist.
12. Pursuant to Program 19: West San Gabriel Valley Area Plan of the Housing Element, the WSGVAP 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.
13. A notice of a change to land use and/or zoning designation was sent to approximately 6,791 property owners on April 22, 2024, informing them of the proposed changes in advance of the public hearing to allow time to contact Regional Planning for further information or to voice their concern. Regional Planning received approximately 504 calls and emails requesting further information or expressing concerns. Regional Planning reviewed properties where concerns were voiced and communicated with the affected property owners.
14. The WSGVAP Project includes the WSGVAP Ordinance, which amends Title 22 – Planning and Zoning of the Los Angeles County Code to

create the West San Gabriel Valley Planning Area Standards District ("WSGV PASD"). The WSGV PASD establishes development standards that are applicable to all communities in the WSGVAP Planning Area and includes community-specific standards as needed to enhance the character of the unincorporated communities of the WSGVAP Planning Area.

15. The WSGVAP 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 Altadena, East Pasadena-East San Gabriel, La Crescenta-Montrose, San Pasqual, South Monrovia Islands, and South San Gabriel. In addition, the WSGVAP Ordinance streamlines and reorganizes the additional standards applicable to communities within the WSGVAP to facilitate use and application.
16. Pursuant to County Code Section 22.244.040 (Findings), the WSGVAP 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-friendly design; encourages new development; and strengthens and enhances development in the WSGVAP. The WSGVAP Ordinance is necessary to ensure the goals and policies of the WSGVAP, and the community-specific regulations for each community are accomplished in a manner which protects the health, safety, and general welfare of the community.
17. The WSGVAP Ordinance contains standards to address the specific character and needs of the communities of the WSGVAP, including: protections for significant ridgelines; protections for biological resources; requirements for planting native oak species; pedestrian-oriented commercial design; consistent maintenance of landscaping; standards for incorporation of enhanced architectural features, articulation, and design for Commercial (C) and Mixed Use (MU) Zones; and a 50-foot height limit and height stepback standards from adjoining residential zones for General Commercial (C-3) and Mixed Use Development (MXD) zones.
18. The WSGVAP Ordinance takes the existing Community Standards Districts ("CSDs") into the newly established WSGV PASD. The WSGVAP Ordinance updates and incorporates the Altadena, East Pasadena-East San Gabriel, La Crescenta-Montrose, and South San Gabriel CSDs, and incorporates additional supplemental districts applicable to communities in the Planning Area into the new WSGV PASD. In addition, the WSGVAP Ordinance streamlines and reorganizes the additional standards applicable to communities within the Planning Area to facilitate use and application.
19. In updating and incorporating the La Crescenta-Montrose CSD into the WSGVAP Ordinance, members of the community of La Crescenta-Montrose participated with Regional Planning in developing the CSD updates in response to requests from the community to revise the CSD to better address their concerns regarding

light trespass and residential gross structural area. The WSGVAP Ordinance is in the interest of public health, safety, and general welfare and in conformity with good zoning practice, as required by County Code Section 22.244.040.

20. Pursuant to County Code Section 22.244.040, the WSGVAP Ordinance is consistent with other applicable provisions of Title 22, including Section 22.02.050 (Consistency with the General Plan).
21. A Program Environmental Impact Review ("PEIR") was prepared in compliance with the California Environmental Quality Act ("CEQA") and the County environmental guidelines. The draft WSGVAP and draft PEIR were publicly released on June 27, 2024. In conjunction with the release of the draft documents, newsletters and notices were emailed to community stakeholders to share information about the WSGVAP Project; newspaper notices were published; and the draft documents were placed for review at 12 County libraries within the WSGVAP. The official public review period lasted for 45 days until August 12, 2024.
22. The final PEIR ("Final PEIR") identified that the WSGVAP Project would result in less than significant impacts to the following 13 areas: Agriculture and Forestry Resources; Energy; Geology and Soils; Greenhouse Gas ("GHG") Emissions; Hazards and Hazardous Materials; Hydrology and Water Quality; Land Use and Planning; Mineral Resources; Population and Housing; Public Services; Recreation; Utilities and Service Systems; and Wildfire. The Final PEIR concludes the WSGVAP 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 Report Program ("MMRP"): Biological Resources, Cultural Resources, Noise, Transportation, and Tribal Cultural Resources. However, impacts on Aesthetics, Air Quality, Cultural Resources, Biological Resources, Noise, and Transportation were determined to be significant and unavoidable, requiring a Findings of Fact and Statement of Overriding Considerations.
23. The WSGVAP 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 WSGVAP. In addition, the WSGVAP Project has environmental, economic, and social benefits that outweigh the unavoidable adverse environmental impacts to the following:
 - A. Scenic vistas and visual character or quality of public views;
 - B. Potential increased operation-based exposure to any criteria pollutants for which the WSGVAP is in non-attainment and substantial emission exposure in proximity to sensitive receptors, candidate, sensitive, or special status species, and sensitive natural communities;

- C. Significance of a historical resource or the significance of a unique archeological resource; and
 - D. Vehicle miles traveled ("VMT") from future development in the WSGVAP for discretionary projects, by-right development, activities subject to ministerial review, or statutorily exempt from CEQA.
24. Implementation of the WSGVAP 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.
 25. Regional Planning conducted outreach for the development of the proposed WSGVAP and WSGVAP Ordinance and engaged local stakeholders, community members, and advisory committees from the community. Regional Planning: organized and/or attended over 50 events and workshops; sent 6,791 notification letters for proposed zoning and land use changes; responded to over 500 phone call and emails; sent 37,386 postcard notices to properties in the Planning Area regarding the availability of the draft Area Plan documents for review and comment; sent 536 recipients regular Project updates via courtesy email list; held 24 weekly virtual office hours for questions and answers; and conducted two rounds of social media campaigns, including email blasts in support of the WSGVAP and WSGVAP Ordinance.
 26. Pursuant to County Code Section 22.222.180 (Publication), a public hearing notice was published in the following 20 local and regional newspapers on August 22, 2024: Arcadia Tribune, Duarte Dispatch, El Monte Examiner, El Monte Herald, LA Sentinel, Glendale Independent, Monrovia News-Post, Monrovia Weekly, Pasadena Star News, Pasadena Weekly, Rosemead Reader, San Gabriel Sun, San Gabriel Valley Tribune, Temple City Tribune, The Duartean, and The Star – Temple City Edition. The public hearing was noticed in additional languages in the following newspapers: Chinese Daily News and World Journal (Chinese), La Opinion (Spanish), The Korea Times (Korean), and the Nguoi Viet Daily News (Vietnamese).
 27. The public hearing notice was emailed to 713 interested parties who signed up for WSGVAP Project-related information and departmental contact lists. Materials were also posted on Regional Planning's website and promoted through social media.
 28. The Regional Planning Commission ("Commission") held a public hearing on September 25, 2024. Seven individuals spoke in opposition to the WSGVAP Project. Testifiers raised concerns regarding the proposed redesignation of properties in the north Altadena foothills, stating their preference to maintain the current land use density, and claiming the proposed changes would reduce their land use density, greatly impact their ability to develop, and greatly reduce the value of their properties. In addition, testifiers raised concerns regarding the

rezoning of a select area from A-1 to R-1 or R-A, stating their desire to maintain their community's current zoning and agricultural identity. Staff responded that the proposed changes in land use density are consistent with the potential buildable density of the properties, considering existing land use constraints and regulatory limitations. Staff stated that the properties would not be able to achieve development at the maximum density desired due to the requirements of the existing regulations. Staff also stated that subsistence agriculture and animal keeping as pets and for personal use can continue unchanged on R-1 and R-A properties; and the properties would not be impacted by the change in designation from A-1.

29. Eight individuals spoke in favor of the WSGVAP Project commending the outreach, context-sensitive housing options, and the Conservation and Open Space and Land Use Elements. Speakers expressed support for walkable and less car-dependent communities, directing development away from hazard areas, and protection of natural resources, open space, the foothills, sensitive habitats, and wildlife corridors for the greater good. Two individuals made comments and did not take a position in support of or opposition to the WSGVAP Project. One commenter stated the WSGVAP Project could do more to address the impacts to traffic and neighborhoods that would result from State laws and that the WSGVAP Project should have been given more time for engagement. Another neutral commenter recognized the complexity of the WSGVAP Project and stated a solution could be found with those in opposition due to perceived density reductions. Following discussion, the Commission closed the public hearing and voted unanimously 4 to 0 in favor of recommending the WSGVAP Project for adoption by the Board.
30. On December 10, 2024, the Board conducted a duly-noticed public hearing to consider the WSGVAP Project. At the public hearing, the Director of Regional Planning made a presentation and responded to questions posed by the Board. Fifteen individuals addressed the Board, and correspondence from the public was received.
31. After discussion, the Board closed the public hearing and took the following actions:
 - A. Certified that the Final PEIR Environmental Assessment No. RPPL2023005884-(1 and 5) for the WSGVAP Project No. 2023-003982-(1 and 5) has been completed in compliance with CEQA and reflects the independent judgment and analysis of the County; made a finding the Board has reviewed and considered the information contained in the Final PEIR prior to approving the WSGVAP Project; adopted the MMRP for the WSGVAP Project, finding that the MMRP is adequately designed to ensure compliance with the mitigation measures during WSGVAP Project implementation; and made a determination the significant adverse effects of the WSGVAP Project have either been reduced to an acceptable level or are outweighed by the specific

overriding considerations of the WSGAP Project, as outlined in the Findings of Fact and Statement of Overriding Considerations, which findings and statement are adopted and incorporated by reference;

- B. Indicated its intent to approve the WSGVAP Project No. 2023-003982-(1 and 5), consisting of Advance Planning Case No. RPPL2023005880-(1 and 5), General Plan Amendment No. RPPL2023005882-(1 and 5), Zone Change No. RPPL2023005883-(1 and 5), and Ordinance No. RPPL2024002630-(1 and 5); and rescind the Altadena Community Plan, as recommended by the Commission; and
- C. Instructed County Counsel to prepare the final documents for the WSGVAP Project for the Board's consideration.

SOUTH BAY AREA PLAN

1. The SBAP is in the southwest corner of the County, with its unincorporated communities sharing borders with 10 cities: Carson, El Segundo, Gardena, Hawthorne, Inglewood, Lawndale, Los Angeles, Rolling Hills, Rolling Hills Estates, and Torrance. The unincorporated communities in the SBAP total approximately 6.84 square miles, with a population of 68,025 residents according to the 2020 Census data.
2. The SBAP includes eight unincorporated communities: Alondra Park-El Camino Village, Del Aire, Hawthorne Island, La Rambla, Lennox, West Carson, Westfield-Academy Hills, and Wiseburn. The SBAP consists of mostly urbanized land anchored by a diverse mix of industries, including aerospace, technology, and the movement of goods, all of which impact the SBAP communities. The SBAP includes single-family residences, commercial centers that create "islands" with large surface parking, and commercial strips that run along major transportation arterials. The local economy is influenced by the SBAP's proximity to major transport hubs: LAX and the ports of Long Beach and Los Angeles.
3. As a policy document and component of the General Plan, the SBAP guides future development and land use decisions for the unincorporated communities within the SBAP. The vision statement for the SBAP is the following: "The unincorporated communities of South Bay will be sustainable, resilient, inclusive, and forward looking. This will be accomplished by being creative and strategic through developing a diverse range of housing opportunities and preserving local community assets, while enhancing infrastructure, including streets and open space opportunities. Local industrial land uses will be good neighbors that contribute to job opportunities and minimize impacts on residential neighborhoods." The SBAP is organized into five chapters:
 - A. Chapter 1: Introduction. Provides the intent and purpose of the SBAP, along with the guiding vision and its relationship to other documents;

- B. Chapter 2: Planning Area Snapshot. Provides a brief overview of the Planning Area's rich history and summarizes key socioeconomic data;
 - C. Chapter 3: Areawide Goals and Policies. Outlines the shared goals and policies across all eight community areas and addresses land use, mobility, conservation/open space/environment, public services and facilities, economic development, and historic preservation;
 - D. Chapter 4: Community Specific Goals and Policies. Provides community demographics, background information, and goals and policies unique to each community; and
 - E. Chapter 5: Implementation. Contains a list of programs and tasks that will help implement the SBAP goals and policies.
4. The SBAP includes amendments to the General Plan LUP Map to implement the SBAP'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. The criteria used to select potential growth areas consisted of reviewing areas generally within a mile of major transit stops; and a half-mile of high-quality transit, proposed transit, and commercial services. Areas recommended for changes have been reviewed to ensure adequate means of access and consistency of community character. The changes also include some corrections to parcels with split land use categories.
 5. The SBAP implements zone changes to align with the changes to the LUP Map within the SBAP's designated "opportunity areas." The zone changes allow for additional housing types and a greater diversity of land uses in proximity to each other. The specific types of zone changes within the "opportunity areas" include the following:
 - A. R-1 to R-2;
 - B. M-1 (Light Manufacturing) to R-3;
 - C. M-1 to R-4 (Medium Density Multiple Residence);
 - D. M-1.5 (Restricted Heavy Manufacturing) to C-3 (General Commercial); and
 - E. M-2 (Heavy Manufacturing) to C-2 (Neighborhood Commercial).
 6. The SBAP includes a zoning consistency analysis to update zoning for consistency with the existing General Plan LUP Map to correct the zoning category for parcels with multiple zoning designations and apply the predominant zone to the entire property ensuring consistency with its context; and address

legacy agricultural zoning in areas developed with residential subdivisions. Zoning of lots were changed from A-1 to either R-1, R-2, and R-3 based on existing residential uses on the ground.

7. Pursuant to Program 18: South Bay Area Plan of the Housing Element, the SBAP 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.
8. During public outreach, community members expressed concerns about the proposed rezoning along Crenshaw Boulevard between Marine Avenue and 154th Street. The concerns were regarding compatibility of increased density on small lots, near single-family residential properties. These sites were included in the Housing Element Rezoning Program to accommodate a total of 637 units.
9. In response to the public comments, Staff revised the SBAP to exclude the lots along Crenshaw Boulevard between Marine Avenue and 154th Street from the Housing Element Rezoning Program. With the proposed changes, the County will still comply with the RHNA no-net-loss requirement, pursuant to Government Code section 65863.
10. With the proposed changes to the list of rezoning sites, the SBAP includes an amendment to the General Plan LUP Map to allow for higher density residential and mixed use development in the unincorporated communities of Alondra Park-El Camino Village, La Rambla, Lennox, and Wiseburn to accommodate a total of 5,361 units.
11. The Housing Element identifies a list of sites in the SBAP that must be redesignated and/or rezoned by 2025. A total of 94 lots are proposed to be redesignated to accommodate 5,361 potential housing units, accounting for three percent of all the proposed land use/zoning changes in the SBAP. The lots are located along major commercial corridors and will be redesignated to MU Zone. The proposed MU land use designation allows for pedestrian-friendly and community-serving commercial uses that encourage walking, bicycling, transit use, residential and commercial mixed uses, and multi-family residences. The MU land use designation allows a residential density of 50 to 150 dwelling units per net acre and a maximum floor to area ratio of 3.0 for nonresidential and mixed use development.
12. The General Plan requires community-based plans, such as the SBAP, to be consistent with the General Plan Land Use Legend to implement the General Plan's goals and policies. The SBAP Project makes the following technical changes to the land use maps:
 - A. Multiple Designations: Updates properties with multiple land use designations to reflect the predominant land use and consistency with its neighborhood context.

- B. West Carson Transit-Oriented District ("TOD") Specific Plan: Updates all land use designations in the Specific Plan to be consistent with the General Plan LUP Legend and changing land use patterns.
 - C. The General Plan called out "opportunity areas" generally within a half-mile of major transit stops, a half-mile of high-quality transit corridor, and near major intersections with access to existing or proposed transit services and commercial services. The northeastern portion of the Del Aire community is one of these "opportunity areas." The existing land use category for this area is H9 and is being re-designated to H18. A site analysis was also conducted to review properties that are vacant, underutilized, and incompatible with adjacent established uses, such as residential or commercial neighbors. Land use changes were proposed to transition these sites and reflect current surrounding development patterns.
13. Regional Planning sent a notice of a change to land use and/or zoning designation to approximately 1,807 property owners on March 26, 2024, informing them of the proposed changes in advance of the public hearing to allow time to contact Regional Planning for further information or to voice their concern. Staff received 15 calls, emails, and virtual appointments requesting further information or expressing their concerns. Regional Planning reviewed properties where concern was voiced and communicated with the affected property owners to address their concerns where feasible and consistent with the goals of the SBAP and General Plan.
 14. The SBAP also amends the Mobility Element of the General Plan, specifically the Los Angeles County Master Plan of Highways, to reclassify the section of Del Amo Boulevard between Normandie Avenue and Vermont Avenue from "Major Highway" to "Local Road." This mitigates the constraints of highway dedication to the adjacent residential properties and reflect existing conditions within the community.
 15. The SBAP amends the Land Use Element of the General Plan, specifically Figure 6.5 Transit-Oriented Districts Policy Map, to provide the detailed TOD specific plan overlay boundaries for the West Carson TOD Specific Plan, as well as the Connect Southwest LA TOD Specific Plan, Florence-Firestone TOD Specific Plan, and Willowbrook TOD Specific Plan for consistency.
 16. The SBAP Project includes an ordinance ("SBAP Ordinance") amending the County's Inclusionary Housing Ordinance to ensure compliance with State-mandated inclusionary zoning on affected parcels in the unincorporated communities of Alondra Park-El Camino Village, La Rambla, Lennox, and Wiseburn.
 17. The SBAP Ordinance is established to implement specific development standards for and enhance the character of the eight unincorporated

communities of the SBAP. The SBAP Ordinance is necessary to ensure the goals and policies of the SBAP and the community-specific regulations for each community are accomplished in a manner which protects the health, safety, and general welfare of the community.

18. The SBAP Ordinance establishes the South Bay PASD to create development standards that are applicable to all communities in the SBAP and include community-specific standards, as needed.
19. The SBAP Ordinance contains standards to address the specific character and needs of the communities of the SBAP including: allowing accessory commercial units ("ACUs") on residentially-zoned corner lots to promote walkable access to daily items and services; requiring a conditional use permit ("CUP") for K to 12 schools in designated zones to address traffic congestion and safety concerns; building and site design guidelines in commercial zones; additional landscaping and buffering requirements for industrial properties that abut a residential zone; and a height maximum of 45 feet in all MXD Zones in the communities of Alondra Park-El Camino Village, Del Aire, Lennox, West Carson, and Wiseburn.
20. The SBAP Ordinance also includes provisions clarifying the applicability of the SBAP PASD regulations in areas covered by the West Carson TOD Specific Plan, and the relationship between the two regulatory zoning layers, if provisions from the two layers regulating the same matter are in conflict.
21. The SBAP Project reorganizes and codifies previous regulations and development standards in the West Carson TOD Specific Plan into Title 22 for ease of use. All non-regulatory information in the West Carson TOD Specific Plan, including background studies, outreach efforts, design guidelines, and infrastructure recommendations, remain in the Specific Plan "shelf document." The SBAP Project also removes the dwelling unit "cap" for zones within the West Carson TOD Specific Plan area and allows for the applicable General Plan land use designation to govern maximum allowable density on a given parcel. The northern boundary of the specific plan is expanded to include parcels associated with the Alpine Village property. Along with this change, the existing IL (Light Industrial) land use policy is proposed to be updated to CG (General Commercial) and a new "Alpine Village Zone" designation for the parcels is being established. These changes are intended to help protect the existing historic landmark on the site while also accommodating future commercial and nonresidential uses. Non-substantive revisions were also made to the Specific Plan, where non-regulatory information, including background studies, outreach efforts, design guidelines, infrastructure recommendations, and implementation programs, remain.
22. Pursuant to County Code Section 22.244.040, the SBAP Ordinance is consistent with other applicable provisions of Title 22, including Section 22.02.050. The SBAP Ordinance is consistent with the principles of the General Plan and supportive of the goals and policies of the General Plan in that it establishes

policies for sustainable development; prioritizes equity and environmental justice; considers different ways to move around communities; celebrates community identity and culture; and promotes a diversity of housing types.

23. A PEIR was prepared in compliance with CEQA and the County environmental guidelines. The draft SBAP and draft PEIR were publicly released on May 6, 2024. In conjunction with the release of the draft documents, newsletters and notices were emailed to community stakeholders to share information about the SBAP Project; newspaper notices were published; and the draft documents were placed for review at seven County libraries within the SBAP. The official public review period lasted for 60 days until July 8, 2024.
24. The Final PEIR identified that the SBAP Project would result in less than significant impacts to the following nine areas: Aesthetics, Agriculture and Forestry, Energy, Geology and Soils, Hydrology and Water Quality, Land Use and Planning, Mineral Resources, Transportation, and Wildfire. Impacts to Air Quality, Biological Resources, Cultural Resources, GHG, Hazards and Hazardous Materials, Noise, Population and Housing, Public Services (Parks), Recreation, Tribal Cultural Resources, and Utilities and Service Systems were determined to be significant and unavoidable, requiring a Finding of Facts and Statement of Overriding Considerations.
25. To address public comments received and based off of additional analysis, Staff recommended PEIR Alternative E – Reduced Density in Del Aire (H30 to H18). Under Alternative E, the 283 parcels in Del Aire near the Imperial/LAX C Line Metro Station would be designated H18 instead of H30 (Residential 30, 0-30 dwelling unit per acre), resulting in a reduced development scenario. All other components of the SBAP Project, including implementation of the proposed land use and zoning changes under the Housing Element, changes to the County Code to facilitate ACUs and other land use changes to facilitate additional residential, mixed use, and commercial development, would still occur under this alternative. Alternative E would not eliminate any significant and unavoidable environmental impacts. However, Alternative E would reduce significant and unavoidable impacts related to air quality, GHG, noise, population and housing, public services (parks), recreation, and utilities and service systems. Alternative E would also meet all SBAP Project objectives.
26. The SBAP 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 SBAP. In addition, the SBAP Project has environmental, economic, and social benefits that outweigh the unavoidable adverse environmental impacts to the following:
 - A. Scenic vistas and visual character or quality of public views;

- B. Potential increased operation-based exposure to any criteria pollutants for which the SBAP is in non-attainment and substantial emission exposure in proximity to sensitive receptors, candidate, sensitive, or special status species, and sensitive natural communities; and
 - C. VMT from future development in the SBAP for discretionary projects, by-right development, activities subject to ministerial review, or statutorily exempt from CEQA.
27. Implementation of the SBAP 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.
 28. Regional Planning conducted outreach for the development of the SBAP Project and engaged local stakeholders, community members, and a community advisory committee; engaged in a robust and varied outreach strategy attending events and conducting meetings throughout the planning process; and organized and/or attended 64 events and workshops in support of the SBAP Project.
 29. Pursuant to County Code Section 22.222.180, a public hearing notice was published in the following local and regional newspapers between September 19 to 26, 2024: El Segundo Herald, Gardena Valley News, Inglewood/Hawthorne Wave, Inglewood News, LA Wave, The Daily Breeze, and The Sentinel.
 30. The public hearing notice was sent by email to 1,179 interested parties who signed up for the information related to the SBAP Project and Regional Planning contact lists. Materials were also posted on the Regional Planning's website and promoted through social media.
 31. The Commission held a public hearing on October 30, 2024. Sixteen individuals spoke in opposition to the SBAP Project. Testifiers raised concerns regarding the proposed land use changes in north Del Aire to H18; the County's Sheriff's Department capacity to handle increased population density; a lack of infrastructure; and potential impacts on schools and safety. Staff clarified that the concerns related to infrastructure would be addressed in a future Capital Improvement Plan for the area. In addition, testifiers had concerns related to truck traffic, air pollution, and noise impacts in West Carson, specifically around the Alpine Village site.
 32. Four individuals spoke in favor of the SBAP Project, commending the work of Staff in collaborating with property owners and community groups, supporting elements of the SBAP Project as it related to West Carson, and support for the creation of the Alpine Village Zone. Four individuals made comments but did not take a position in support or opposition of the SBAP Project. Following the discussion, the Commission closed the public hearing and voted unanimously in favor of recommending the SBAP Project for adoption by the Board.

33. On January 28, 2025, the Board held a public hearing regarding the SBAP Project. The Director of Regional Planning made a presentation and responded to questions posed by the Board. Fourteen individuals addressed the Board, and correspondence from the public was received.
34. After discussion, the Board closed the public hearing and took the following actions:
 - A. Certified the Final PEIR, Environmental Assessment No. RPPL2022014512-(2 and 4), for the SBAP Project has been completed in compliance with CEQA and reflects the independent judgment and analysis of the County; made a finding that the Board has reviewed and considered the information contained in the Final PEIR prior to approving the SBAP Project, adopted the MMRP for the SBAP Project, finding that the MMRP is adequately designed to ensure compliance with the mitigation measures during project implementation; and determined the significant adverse effects of the SBAP Project have either been reduced to an acceptable level or are outweighed by the specific overriding considerations of the SBAP Project, as outlined in the Findings of Fact and Statement of Overriding Considerations, which findings and statement are adopted and incorporated by reference;
 - B. Indicated its intent to approve Project No. 2022-004615-(2 and 4), consisting of General Plan Amendment No. RPPL2023-004724-(2 and 4), Advance Planning No. RPPL2022014508-(2 and 4), Advance Planning No. RPPL2022014509-(2 and 4), Zone Change No. RPPL2023004725-(2 and 4), and Environmental Assessment No. RPPL2022014512-(2 and 4); and
 - C. Instructed County Counsel to prepare the final documents for the SBAP Project for the Board's consideration.

WESTSIDE AREA PLAN

1. The WSAP is located in the western portion of the County and covers the coastal communities, including Marina del Rey. With a population of approximately 32,000, the WSAP 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, LAX 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, commercial corridors and centers, civic and educational facilities, parks, and open spaces.

2. The seven unincorporated communities within the WSAP are: Ladera Heights, View Park-Windsor Hills, Marina del Rey, Ballona Wetlands, West Los Angeles (Sawtelle Veterans Affairs), West Fox Hills, Franklin Canyon, and Gilmore Island.
3. 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 WSAP. 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.
4. The WSAP Project updates the LUP Map to be consistent with the General Plan Land Use Legend, updates areawide zoning to be consistent with the General Plan LUP Map and implements zoning tools to implement the goals and objectives of the General Plan at the local scale.
5. The WSAP Project includes amendments to the General Plan LUP Map to implement the WSAP'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.
6. The WSAP Project implements zone changes to align with the changes to the LUP 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 to MU and rezoned from C-3 to MXD.
7. The WSAP Project amends Figure 5.45: Westside Planning Area Map in the General Plan to update the name change of the unincorporated area of West Fox Hills to Del Rey.
8. The WSAP Project includes a Zoning Consistency Program to implement zone changes to ensure consistency between the General Plan LUP Map and the Zoning Map. Zone changes are proposed on the 810 lots that are proposed to be redesignated on the LUP Map. Zone MXD is proposed on lots that are re-designated MU; R-3 is proposed on lots that are re-designated H30 (Residential 30); R-2 is proposed on lots that are re-designated H18; and O-S (Open-Space) is proposed on lots that are re-designated OS to PR (Parks and Recreation) or OS-W (Water).
9. 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.

10. 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.
11. In response to public comments, Staff revised the WSAP 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 Government Code section 65863 but also creates surplus units. The sites to be rezoned are:
 - A. 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;
 - B. 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;
 - C. 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; and
 - D. Slauson and Overhill: APN 5008-015-047, which is proposed to be redesignated from CG to MU and rezoned from C-3 to MXD.
12. The WSAP Project includes an amendment to the General Plan LUP 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.
13. 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.
14. Pursuant to County Code Section 22.244.040, the WSAP 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 WSAP.

15. The WSAP Ordinance is established to implement specific development standards for and enhance the character of the unincorporated communities of the WSAP. The WSAP Ordinance is necessary to ensure the goals and policies of the WSAP and the community-specific regulations for each community are accomplished in a manner which protects the health, safety, and general welfare of the community.
16. The WSAP Ordinance establishes a PASD for the WSAP and establishes CSDs for Ladera Heights and View Park-Windsor Hills.
17. The WSAP Ordinance takes the existing Baldwin Hills CSD and incorporates the existing standards to the PASD. The figure maps are renumbered.
18. The WSAP Ordinance contains regulations and standards to address the specific character and needs of the communities of the WSAP, 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.
19. The WSAP 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).
20. The WSAP Ordinance is necessary to ensure the goals and policies of the WSAP are implemented in a manner that protects the health, safety, and general welfare of the community.
21. Pursuant to County Code Section 22.244.040, the WSAP Ordinance is consistent with the principles of the General Plan and supportive of the goals and policies of the General Plan. In particular, the WSAP 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 County.
22. Pursuant to County Code Section 22.244.040, the WSAP Ordinance is consistent with other applicable provisions of Title 22, including Section 22.02.050.
23. A PEIR was prepared in compliance with CEQA and the County environmental guidelines. The draft WSAP 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 WSAP.

24. The Final PEIR concludes that the WSAP Project would result in less than significant impacts to the following areas: Aesthetics, Air Quality, Biological Resources, Cultural Resources, Energy, Geology and Soils, 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 Final PEIR concludes that the WSAP Project would have potentially significant impacts that could be reduced, avoided, or substantially lessened through implementation of mitigation measures to the following areas, requiring an MMRP: Biological Resources, Cultural Resources, Geology and Soils, and Tribal Cultural Resources. However, impacts on Air Quality, Noise, and Transportation were determined to be significant and unavoidable, requiring a Finding of Facts and Statement of Overriding Considerations.
25. The WSAP 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 WSAP. In addition, the WSAP Project has environmental, economic, and social benefits that outweigh the unavoidable adverse environmental impacts to the following:
 - A. Scenic vistas and visual character or quality of public views;
 - B. Potential increased operation-based exposure to any criteria pollutants for which the WSAP is in non-attainment and substantial emission exposure in proximity to sensitive receptors, candidate, sensitive, or special status species and sensitive natural communities;
 - C. Significance of a historical resource or the significance of a unique archeological resource; and
 - D. VMT from future development in the WSAP for discretionary projects, by-right development, activities subject to ministerial review, or statutorily exempt from CEQA.
26. Implementation of the WSAP 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.
27. Regional Planning conducted outreach for the development of the WSAP Project and engaged local stakeholders, community members, neighboring jurisdictions, and local organizations; engaged in a robust and varied outreach strategy, attending events and conducting meetings and workshops throughout the

planning process; and organized and/or attended 46 events and workshops in support of the WSAP Project.

28. 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.
29. Throughout the planning process, newsletters with information on the WSAP 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.
30. Pursuant to County Code Section 22.222.180, a public hearing notice was published in two local newspapers: the Los Angeles Sentinel and the Argonaut. The public hearing notice was sent by mail to more than 6,300 property owners in the WSAP and by email to 1,170 interested parties who signed up for WSAP Project-related information and departmental contact lists. The public hearing notice and materials were also posted on the WSAP Project website.
31. The Commission held a public hearing on October 23, 2024. At the public hearing, 28 individuals testified and provided comments. Nineteen spoke in opposition and provided comments. Concerns expressed related mainly to the RHNA numbers for the County, housing-related State mandates, and the short timeline to comply with the mandates. Other concerns raised were increased traffic congestion, lack of infrastructure to support the increased density, and lack of collaboration with the City of Los Angeles. In addition, the community expressed concerns that they were not informed regarding the CSD. Staff clarified the concerns related to infrastructure would be addressed in a future Capital Improvement Plan for the area. Also, Staff explained the CSD is a part of the PASD, which is the WSAP Project's implementing ordinance. CSD has been a component of the WSAP Project since its inception.
32. Nine commenters did not oppose or support the WSAP Project stating they are not against land use and growth, but there are problems with the RHNA methodology and State mandates. Staff explained these are State mandates, and there are requirements the WSAP Project has to address and comply with.
33. Following discussion and closing the public hearing, the Commission voted unanimously in favor of recommending the WSAP Project for adoption by the Board.
34. On January 28, 2025, the Board held a public hearing regarding the WSAP Project. The Director of Regional Planning made a presentation and responded

to questions posed by the Board. Eleven individuals addressed the Board, and correspondence from the public was received.

35. After discussion, the Board closed the public hearing and took the following actions:
- A. Instructed the Director of Regional Planning to prepare development standards for the soon-to-be established CSDs for Ladera Heights and View Park/Windsor Hills that contribute to preserving and enhancing the unique characteristics of these neighborhoods; the CSD, as the name implies, for each community should focus on development standards, not uses or density, and not regulate issues of Countywide importance; the development standards shall be informed by comprehensive and meaningful engagement with community stakeholders; and the CSD should be developed in conjunction with the development of the capital improvement plan for the Westside Planning Area, if not sooner;
 - B. Certified the Final PEIR, Environmental Assessment No. RPPL2023002449-(2 and 3), for the WSAP Project has been completed in compliance with CEQA and reflects the independent judgment and analysis of the County; made a finding the Board has reviewed and considered the information contained in the Final PEIR prior to approving the WSAP Project; adopted the MMRP for the WSAP Project, finding the MMRP is adequately designed to ensure compliance with mitigation measures during project implementation; and made a determination the significant adverse effects of the WSAP Project have either been reduced to an acceptable level or are outweighed by the specific overriding considerations of the WSAP, as outlined in the Findings of Fact and Statement of Overriding Considerations, which findings and statement are adopted and incorporated by reference;
 - C. Indicated its intent to approve Project No. PRJ2023-001700-(2 and 3), consisting of General Plan Amendment No. RPPL2023002433-(2 and 3), Advance Planning No. RPPL2023002448-(2 and 3), Zone Change No. RPPL2023002450-(2 and 3), Environmental Assessment No. RPPL2023002449-(2 and 3), and the accompanying LUP Map and zone changes, as recommended by the Commission, except that the following provisions of County Code, Title 22 – Planning and Zoning amendments be modified:
 - i. References to West Fox Hills be changed to Unincorporated Del Rey; and
 - ii. All proposed standards and corresponding figures in Section 22.322.100.B of the View Park-Windsor Hills CSD be deleted.

- D. Instructed County Counsel to prepare the final documents for the WSAP Project for the Board's consideration.

THEREFORE, THE BOARD OF SUPERVISORS:

WEST SAN GABRIEL VALLEY AREA PLAN

1. Certifies the Final PEIR, Environmental Assessment No. RPPL2023005884-(1 and 5), and finds it has been completed in compliance with CEQA and the State and County guidelines related thereto; certifies it independently reviewed and considered the Final PEIR, and the Final PEIR reflects its independent judgment and analysis as to the environmental consequences of the WSGVAP Project;
2. Determines that, where significant adverse environmental effects of the WSGVAP Project, as described in the Final PEIR, have not been reduced to a level of less than significant, the benefits of the WSGVAP and WSGVAP Ordinance, such as specific social, economic, legal, technological, or other considerations, outweigh the environmental effects of the WSGVAP Project, as stated in the Findings of Fact and Statement of Overriding Considerations for the WSGVAP Project;
3. Adopts the MMRP for the WSGVAP Project, finding the MMRP is adequately designed to ensure compliance with the mitigation measures during WSGVAP Project implementation;
4. Finds the WSGVAP, accompanying LUP Map, zone changes, and WSGVAP Ordinance are 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 Title 22; and
5. Adopts the WSGVAP and WSGVAP Ordinance, Project No. PRJ2023-003982-(1 and 5), General Plan Amendment No. RPPL2023005882-(1 and 5), Advance Planning No. RPPL2023005880-(1 and 5), Zone Change No. RPPL2023005883-(1 and 5), Ordinance No. RPPL2024002630-(1 and 5) amending the General Plan to establish the WSGVAP with the updated LUP Map for the nine unincorporated communities of the WSGVAP; amending Title 22 to establish the WSGVAP Ordinance and updated zone changes and rescinding the Altadena Community Plan, as recommended by the Commission; and find they are consistent with the General Plan.

SOUTH BAY AREA PLAN

1. Certifies the Final PEIR, Environmental Assessment No. RPPL2022014512-(2 and 4), and finds it has been prepared in compliance with CEQA and the State and County guidelines related thereto; and certifies it independently reviewed and considered the Final PEIR, and the Final PEIR reflects its independent

judgment and analysis as to the environmental consequences of the SBAP Project;

2. Determines that, where significant adverse environmental effects of the SBAP Project, as described in the Final PEIR, have not been reduced to a level of less than significant, the benefits of the SBAP and SBAP Ordinance outweigh the environmental effects of the SBAP Project, as stated in the Findings of Fact and Statement of Overriding Considerations for the SBAP Project;
3. Adopts the MMRP for the SBAP Project, finding that the MMRP is adequately designed to ensure compliance with the mitigation measures during SBAP Project implementation;
4. Finds the SBAP, the accompanying LUP Map, zone changes, SBAP Ordinance, and West Carson TOD Specific Plan, 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 Title 22; and
5. Adopts SBAP and SBAP Ordinance, Project No. 2022-004615-(2 and 4), General Plan Amendment No. RPPL2023-004724-(2 and 4), Advance Planning No. RPPL2022014508-(2 and 4), Advance Planning No. RPPL2022014509-(2 and 4), and Zone Change No. RPPL2023004725-(2 and 4), amending the General Plan to establish the SBAP with the updated LUP Map for the eight unincorporated communities of the South Bay Planning Area, and amending Title 22 to establish the SBAP Ordinance and updated zone changes, including the West Carson TOD Specific Plan, and find they are consistent with the General Plan.

WESTSIDE AREA PLAN

1. Certifies the Final PEIR, Environmental Assessment No. RPPL2023002449-(2 and 3), by finding, pursuant to CEQA Guidelines section 15090, that the Final PEIR has been completed in compliance with CEQA; certifies it independently reviewed and considered the Final PEIR; and that the Final PEIR reflects the County's independent judgment and analysis;
2. Adopts the CEQA Findings of Fact that have been prepared, pursuant to Public Resources Code sections 21081 and 21081.5, and CEQA Guidelines section 15091;
3. Adopts the MMRP for the WSAP Project, finding the MMRP is adequately designed to ensure compliance with the mitigation measures during WSAP Project implementation;
4. Adopts the Statement of Overriding Considerations prepared pursuant to Public Resources Code section 21081(b) and CEQA Guidelines section 15093; and determines the WSAP Project's significant and unavoidable impacts are

outweighed by specific social, economic, legal, technological, or other considerations; and


5. Adopts the WSAP and WSAP Ordinance, Project No. PRJ2023-001700-(2 and 3), Advance Planning Project No. RPPL2023002448-(2 and 3), General Plan Amendment No. RPPL2023002433-(2 and 3), and Zone Change No. RPPL2023002450-(2 and 3), the accompanying LUP Map, and zone changes; and finds the WSAP Ordinance, as amended, 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 Title 22.

The foregoing resolution was executed on the ____ day of _____, 2025, adopted by the Board of Supervisors of the County of Los Angeles and *ex officio* the governing body of all other special assessment and taxing districts, agencies, and authorities for which said Board also acts.

EDWARD YEN
Executive Officer
Board of Supervisors
County of Los Angeles

By: _____
Deputy

DAWYN R. HARRISON
County Counsel

By: 
Starr Coleman
Assistant County Counsel

ATTACHMENTS

West San Gabriel Valley Area Plan

- Exhibit A Title 22 – Planning and Zoning Amendments, West San Gabriel Valley Area Plan
- Exhibit B Proposed Changes to General Plan 2035
- Exhibit C West San Gabriel Valley Area Plan
- Exhibit D Final Program Environmental Impact Report and Mitigation Monitoring Report Program
- Exhibit E Findings of Fact and Statement of Overriding Considerations

South Bay Area Plan

- Exhibit F Title 22 – Planning and Zoning Amendments, South Bay Area Plan

- Exhibit G Title 22 – Planning and Zoning Amendments, West Carson Transit-Oriented District
- Exhibit H Proposed Changes to General Plan 2035
- Exhibit I South Bay Area Plan
- Exhibit J West Carson Transit-Oriented District
- Exhibit K Final Program Environmental Impact Report and Mitigation Monitoring Report Program
- Exhibit L Findings of Fact and Statement of Overriding Considerations

Westside Area Plan

- Exhibit M Title 22 – Planning and Zoning Amendments – Westside Area Plan
- Exhibit N Proposed Changes to General Plan 2035
- Exhibit O Westside Area Plan
- Exhibit P Final Program Environmental Impact Report and Mitigation Monitoring Report Program
- Exhibit Q Findings of Fact and Statement of Overriding Considerations

ATTACHMENTS

General Plan Amendment - Exhibits A - E -West San Gabriel Valley Area Plan

General Plan Amendment Resolution - Exhibits F to L - South Bay Area Plan

General Plan Amendment Resolution - Exhibits M to Q - Westside Area Plan