LOS ANGELES CITY PLANNING

CEQA Scoping Meeting

Westside Community Plans Update

CPC-2018-7546-CPU
CPC-2018-7547-CPU
CPC-2018-7548-CPU
CPC-2018-7549-CPU
ENV-2026-687-EIR

LOS ANGELES CITY PLANNING

March 2026

Zoom Control Panel

Tech/Zoom Issues:
Please email: **Planning.TheWestside@lacity.org**

For **Important Updates** please see the "Chat" function

Sound source

For **CEQA Process Questions**, please use the "Q&A" Function

Note: Attendee webcams and microphones are automatically disabled.



Meeting Overview

Presentation | 40 minutes

- Provide an overview of the Project
- Overview of CEQA and the Environmental Impact Report (EIR) process
- Explanation of how to submit public comments

Questions & Answers | 10 minutes

- Answer questions received regarding the EIR process

How to Submit Written Comments

All comments must be submitted in writing *no later than* March 23, 2026 by 5 p.m.

Mail:

Los Angeles City Planning
200 N. Spring Street, Room 667
Attn: Westside Community Plans Update
Los Angeles, CA 90012

Email:

planning.thewestside@lacity.org

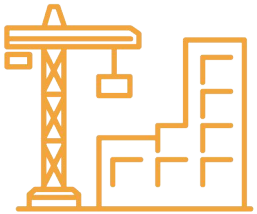
Online Form:

Scan me with your camera!

Background & Project Location



Overview: General Plans and Community Plans



Framework



Relationship to State and Regional Policies

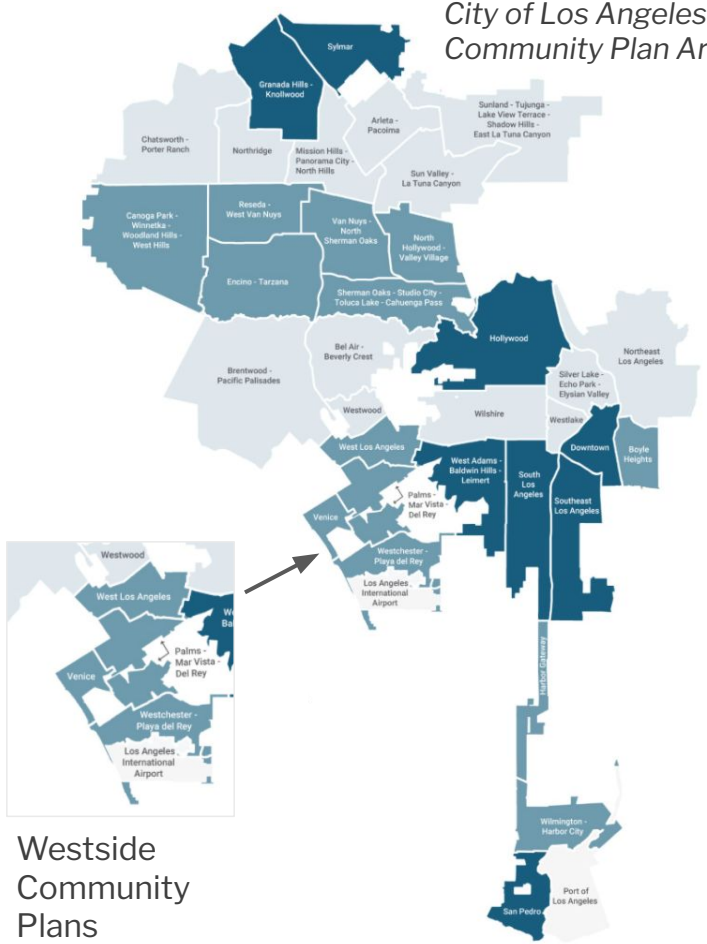
The Community Plan incorporates strategies that reinforce policy set at the State, regional, and local levels



Background and Project Location

- Project Area includes four Community Plan Areas:
  - West Los Angeles
  - Venice
  - Palms-Mar Vista - Del Rey
  - Westchester - Playa del Rey
- Located on the westside of the City of Los Angeles

City of Los Angeles Community Plan Areas



Westside Community Plans

Background and Project Location

West LA
Last Update: July 27, 1999
Plan Area: 4,565 acres

Westchester - Playa del Rey
Last Update: April 13, 2004
Plan Area: 5,766 acres

Venice
Last Update: Sept. 29, 2000
Plan Area: 2,061 acres

Palms- Mar Vista- Del Rey
Last Update: Sept. 16, 1997
Plan Area: 5,257 acres

Community Plan Update Timeline

WE ARE HERE



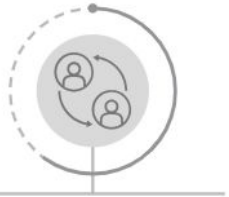
Listen

Conduct background research, data collection, field visits, land-use surveys and gather initial input



Share

Identify planning concepts along with plan goals and explore zoning tools



Consult

Refine the plan concepts, select new General Plan Land Use Designations (GPLUs), build new zoning, and draft Policy Document



Refine

Release Draft GPLU Map, Draft Zoning Map, Draft Policy Document, begin Draft EIR process, publish Draft EIR, and Draft EIR public comment period



Adopt

Adoption process starts with a Public Hearing, followed by a City Planning Commission Hearing, Planning Land Use Management (PLUM) Committee and full City Council Public Hearings

Outreach Summary (2019-2025)

196+ Events hosted or attended

6,000+ Participants reached

Outreach events since 2019 include:

- Neighborhood Councils
- Webinars
- Open Houses
- Pop up events
- Office Hours (virtual & in-person)
- Walking tours
- Community Planning 101s
- Westside Community Plans Advisory Group (WCPAG)





Upcoming Milestones

2026: Preparation of Draft EIR & refinements of draft zoning regulations

2027: Publication of Draft EIR & release of updated draft Land Use Maps, Zoning, and Plan Policy Text

2027/2028: Begin adoption process with Public Hearing, City Planning Commission Hearing, and City Council Hearings

Outreach and engagement continue through each phase, with many more opportunities for public input and feedback

Project Description Overview



Guiding Principles



Housing

Increase housing opportunities at different affordability levels.



Jobs & Employment

Support a thriving and inclusive economy.



Industrial

Preserve industrial land and support reimagined 21st century industrial uses.



Accommodating Growth

Accommodate growth in a strategic, inclusive, equitable, and sustainable manner.



Design & Compatibility

Strengthen neighborhood character.



Open Space

Expand access and connections to open space.



Mobility

Promote a safe, effective, walkable, and multi-modal transportation network.



Complete Neighborhoods

Encourage vibrant, healthy, complete neighborhoods.



Climate Change Resilience

Promote resource protection, resiliency planning and climate change adaptation.

Project Objectives

- **Incentivize planned growth** and the **creation of affordable units** (including 100 percent affordable housing projects and housing for vulnerable populations) along major corridors, near regional job centers, in mixed-use commercial districts, and near transit stations and stops;
- Support **no net loss** and **tenant protections**, **minimize displacement**, and safeguard rent stabilized units;
- Promote **commercial business opportunities**, **neighborhood serving uses**, and maintain space for **new and emerging industries** in industrial land uses;
- Promote standards that revitalize existing connections to walkable commercial and residential areas through **improved building frontages, pedestrian-first oriented design standards, and urban tree canopy standards**; and
- Address **climate change, sustainability, and urban design** through zoning practices that enhance the built environment and **outdoor amenity spaces** that promote **healthy design**.

Project Description

The Westside Community Plans Update will…

- **Amend and adopt new General Plan Land Use designations** for the Westside Community Plans;
- **Amend and adopt text of the four Westside Community Plans**, to revise the stated plan goals, policies and programs;
- **Amend the Los Angeles Municipal Code to adopt new zoning regulations** for the Westside Community Plans;
- **Amend and adopt other land use and zoning ordinances as necessary** to implement the above, including amendments to and/or rescissions of Specific Plans, Community Design Overlays, and other overlays to comply with state law.

Community Plans

Policy Document

GOALS AND POLICIES

MC GOAL 1
AN INTEGRATED STREET AND TRANSIT NETWORK THAT PROVIDES SAFE AND EFFICIENT MOBILITY OPTIONS FOR ALL USERS.

MC 1.1
Promote the establishment of Mobility Hubs at major transit stations and intersections in Boyle Heights to increase mobility options for residents and employees and to enhance first mile/last mile connections.

MC 1.2
Improve the function of Soto Street as the community's primary multimodal north-south corridor and promote establishment of Mobility Hubs at intersections with major east-west corridors.

MC 1.3
Ensure that major destinations within the community are sufficiently equipped with bicycle parking, bus shelters, safe pedestrian crossings, and wayfinding signage.

MC 1.4
Enhance connectivity around major transit stations and intersections by pursuing opportunities to provide efficient and intuitive pathways through large blocks that follow desired pedestrian routes.

MC 1.5
Improve the travel experience for bus riders by ensuring bus stops provide sufficient shelter and seating, and are equipped with real-time passenger information display systems.

MC 1.6
Encourage the development of dedicated bus lanes on Soto Street and Whittier Boulevard in order to improve transit reliability and efficiency.

MC 1.7
Redesign and improve streets in Boyle Heights with the primary objective of improving pedestrian and bicycle safety and mobility.

MC 1.8
Prioritize locations on the High Injury Network, as designated by LADOT, for safety improvements in order to achieve high-impact reductions in injuries and fatalities.

MC 1.9
Maximize pedestrian and bicycle safety around schools.

MC 1.10
Employ traffic calming measures along Collector Streets passing through neighborhoods to discourage vehicle traffic from traveling at unsafe speeds in predominantly residential areas.

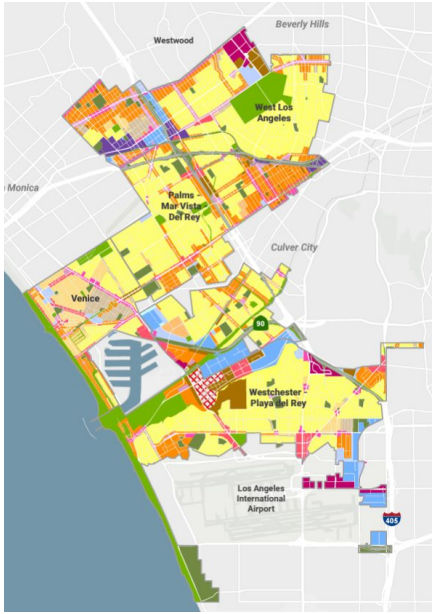
MC GOAL 2
A STREET NETWORK THAT OFFERS SAFE AND PLEASANT WALKING ENVIRONMENT FOR ALL PEOPLE.

MC 2.1
Prioritize safe and comfortable pedestrian crossings at major intersections and along corridors by implementing improvements such as:

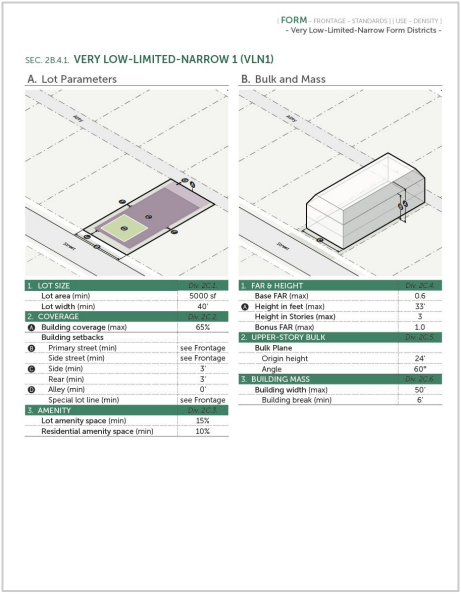
- leading pedestrian intervals
- scramble crosswalks
- right turn limitations for vehicles at red lights
- raised pedestrian crossings
- pedestrian crossing facilities at midblock locations

MC 2.2
Accommodate sidewalk widening through the reduction of vehicular lanes along street segments with high pedestrian volumes, as feasible.

Land Use Map



Zoning


FORM - FRONTAGE - STANDARDS | USE - DENSITY |
- Very Low-Limited-Narrow Form Districts -

SEC. 2B.4.1. VERY LOW-LIMITED-NARROW 1 (VLN1)

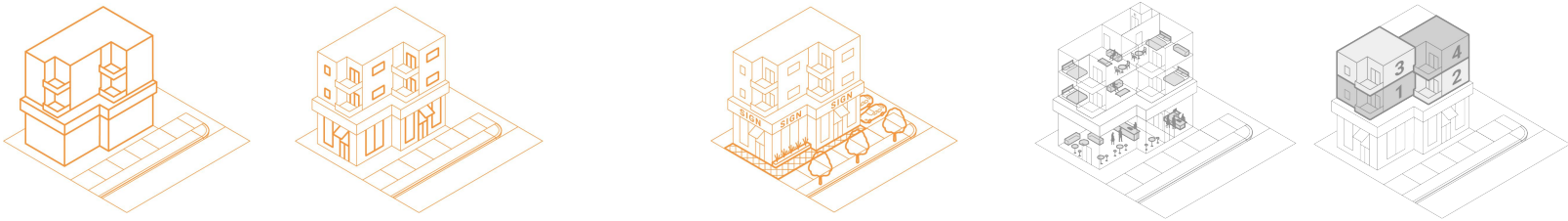
A. Lot Parameters

B. Bulk and Mass

1. LOT SIZE		Div. 2C.4.1
	Lot area (min)	5000 sf
	Lot width (min)	40'
2. COVERAGE		Div. 2C.4.2
A	Building coverage (max)	65%
	Building setbacks	
B	Primary street (min)	see Frontage
	Side street (min)	see Frontage
C	Side (min)	5'
	Rear (min)	3'
D	Alley (min)	0'
	Special lot line (min)	see Frontage
3. AMENITY		Div. 2C.4.3
	Lot amenity space (min)	15%
	Residential amenity space (min)	10%

1. FAR & HEIGHT		Div. 2C.4.4
	Base FAR (max)	0.6
A	Height in feet (max)	33'
	Height in Stories (max)	3
	Bonus FAR (max)	1.0
2. UPPER-STORY BULK		Div. 2C.4.5
	Bulk Plane	
	Origin height	24'
	Angle	60°
3. BUILDING MASS		Div. 2C.4.6
	Building width (max)	50'
	Building break (min)	6'

New Zoning



Building

Relationship to the Street

Development Standards

Permitted Uses

Number of Units

[FORM-FRONTAGE-STANDARDS] [USE-DENSITY]

Built Environment

Activity

For more information on the New Zoning Code, please visit: planning.lacity.gov/zoning/new-code

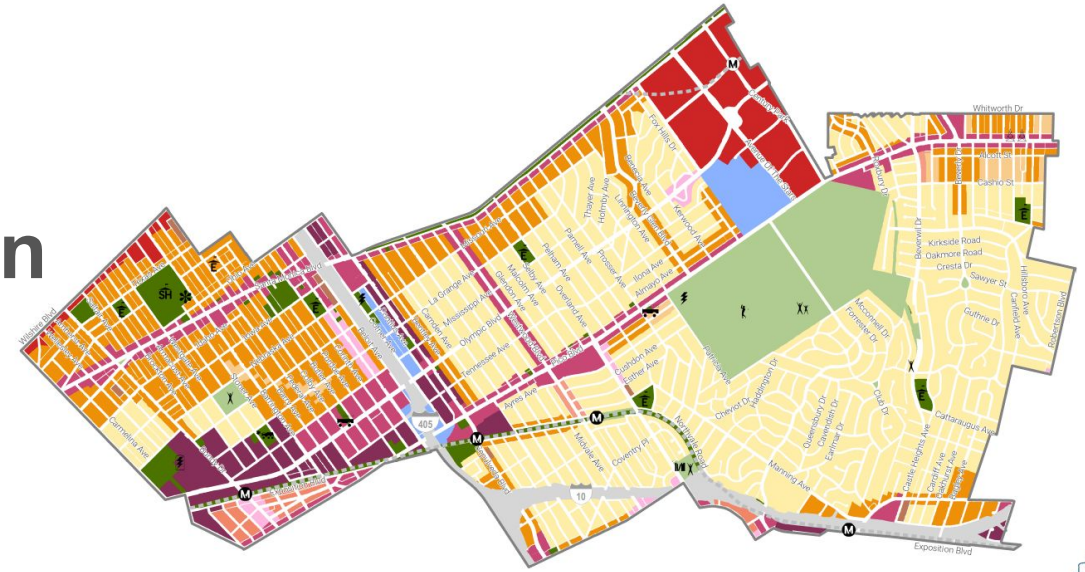
Draft General Plan Land Use Map

Westside Plans



Draft General Plan Land Use Map

West Los Angeles



DRAFT LAND USE

- Regional Center
- Community Center
- Neighborhood Center
- High Medium Residential
- Medium Neighborhood Residential
- Medium Residential
- Low Neighborhood Residential
- Low Medium Residential
- Low Residential
- Hybrid Industrial
- Light Industrial
- Open Space
- Public Facilities
- Public Facilities - Freeways
- Community Plan Area Boundary

SERVICE SYSTEMS

- Power Distribution Station
- Cultural/Historical Site
- Power Receiving Station
- Fire Station
- Public Elementary School
- Public Senior High
- Neighborhood Park
- Community Park
- Public Golf Course
- Community Library
- Oil Collection Center
- Refuse Collection Center

TRANSPORTATION

Metro Stations

- Operational
- Under Construction
- Metro Rail Lines



N

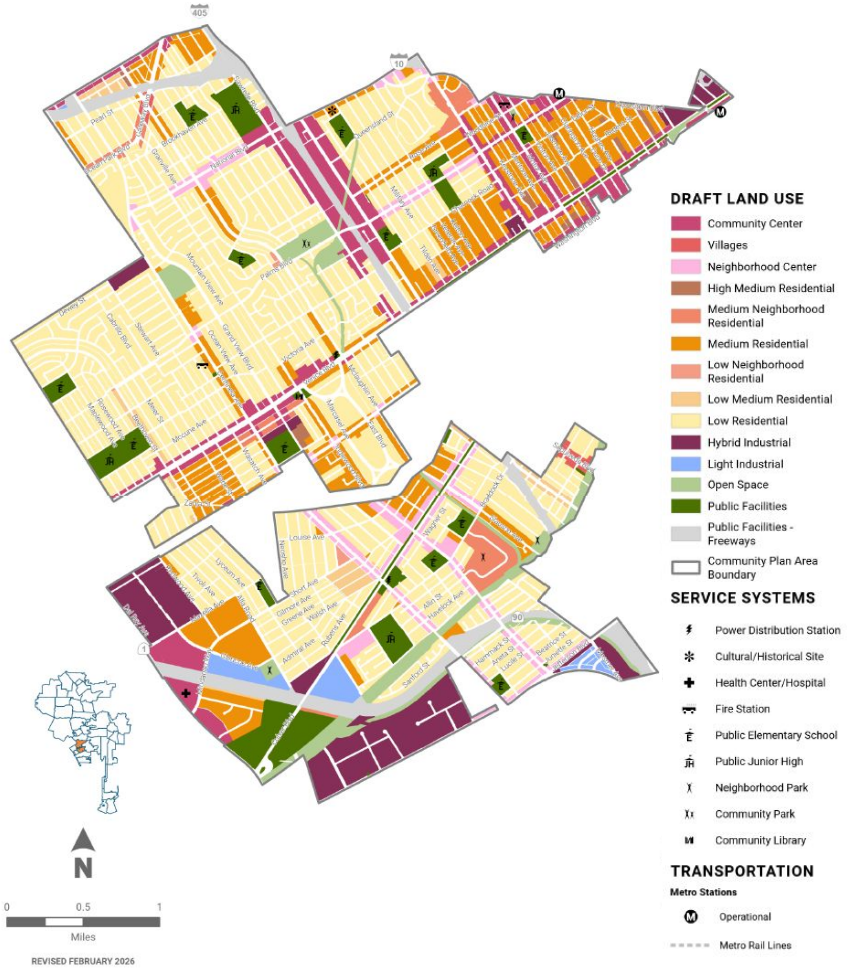
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Miles

REVISED FEBRUARY 2026

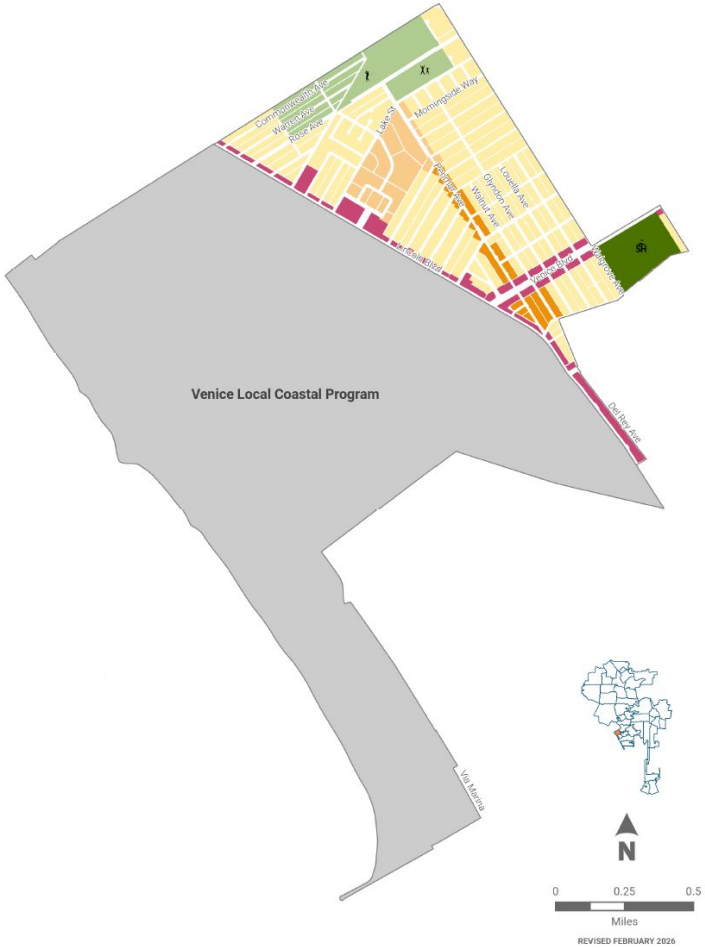
Draft General Plan Land Use Map

Palms - Mar Vista - Del Rey



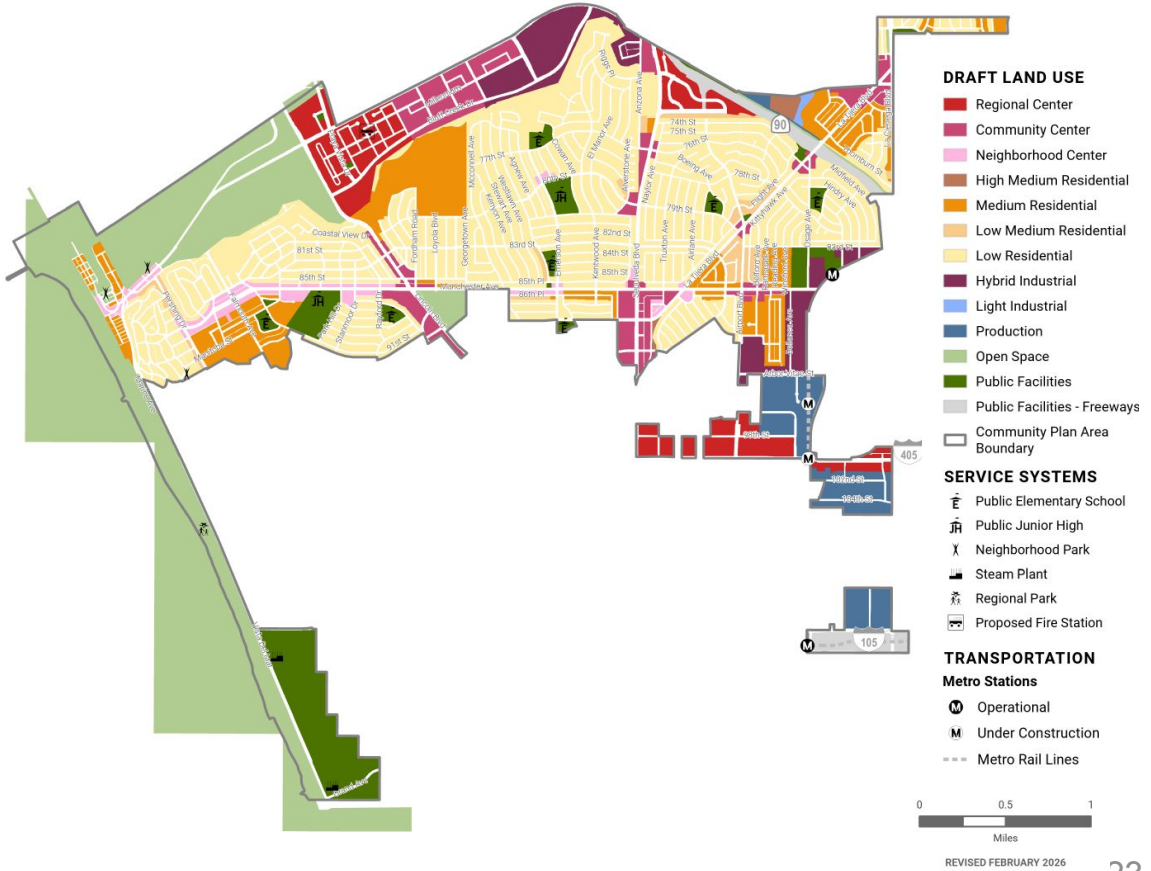
Draft General Plan Land Use Map

Venice



Draft General Plan Land Use Map

Westchester - Playa del Rey



Summary of Land Use Changes

Changes to Low Density Residential Areas

- Increases to density, allowing up to four units by right on a property
- Increases to density, allowing low-scale multifamily housing to be built
- Changes to address inconsistency between existing use and zoning



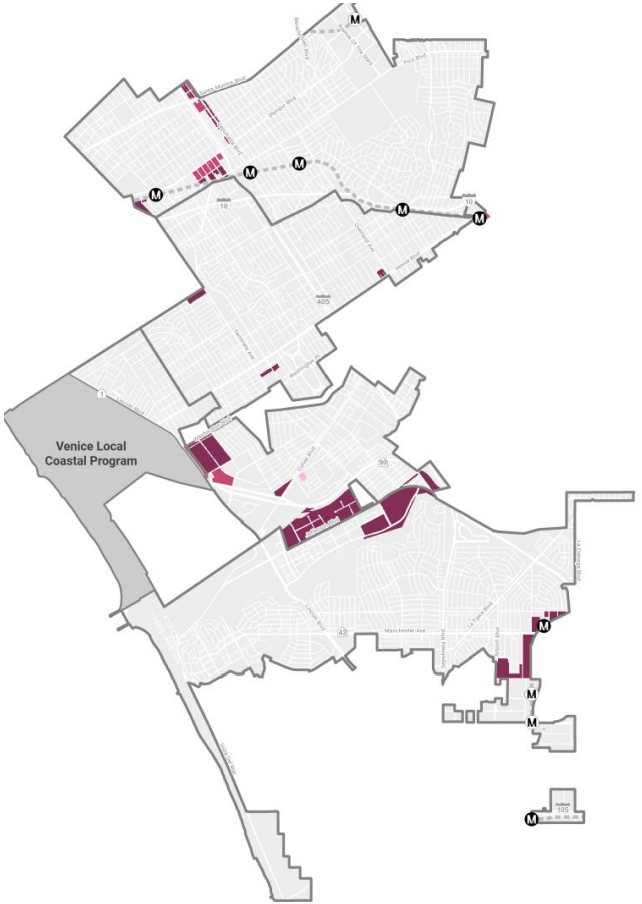
Changes to Commercial & Mixed-Use Areas

- Allowing commercial uses or mixed-use development where only residential uses are permitted today
- Expands opportunities for commercial amenities near residential areas or along major corridors



Changes to Industrial Areas

- Allowing commercial uses or mixed-use development where only industrial uses are permitted today
- Expands opportunities for new housing in conjunction with commercial uses or light industrial spaces
- Addresses incompatibility between existing residential areas and new industrial uses



Overview of CEQA

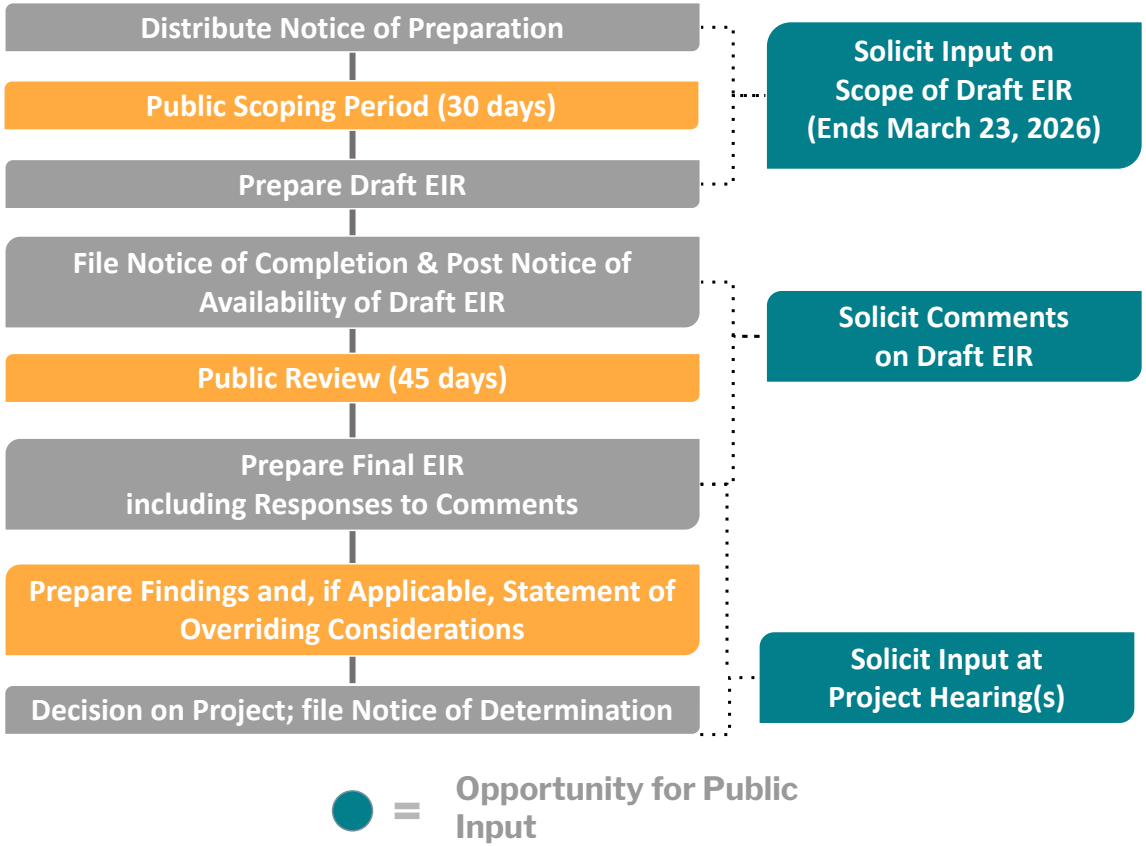


Purpose of CEQA

The purpose of the California Environmental Quality Act (CEQA) is to:

- **Disclose** the significant environmental effects of proposed actions to the public and decision-makers
- Identify ways to **avoid or reduce** environmental effects through mitigation measures or alternatives
- Enhance **public participation** in the planning and environmental review process

CEQA Process

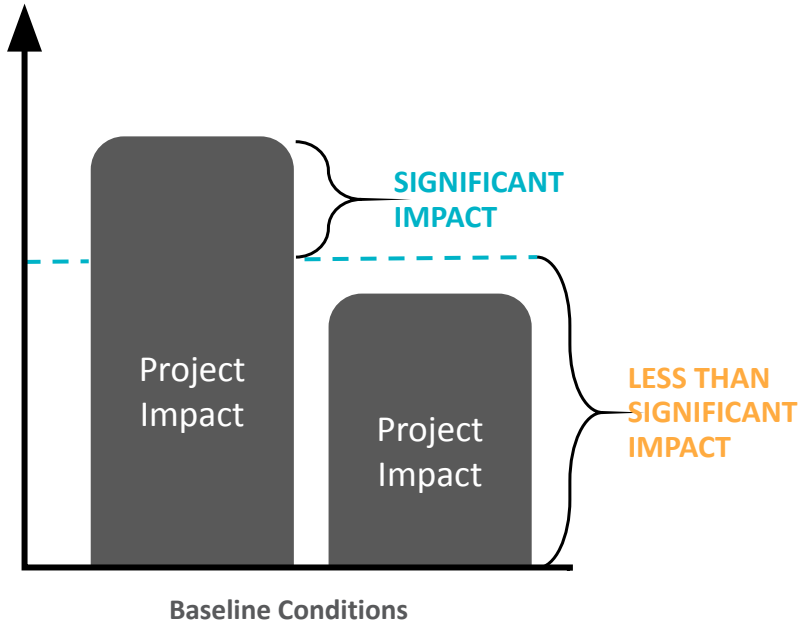


Environmental Issue Areas

Aesthetics	Greenhouse Gas Emissions	Public Service
Agricultural & Forestry Resources	Hazards & Hazardous Materials	Recreation
Air Quality	Hydrology/ Water Quality	Transportation
Biological Resources	Land Use/ Planning	Tribal Cultural Resources
Cultural Resources	Mineral Resources	Utilities & Service Systems
Energy	Noise	Wildfire
Geology and Soils	Population/ Housing	

Environmental Impact Analysis

- NOP and Scoping Comments
- Impacts identified per CEQA Guidelines and regulations
- Mitigation measure(s) avoid or reduce impacts to below thresholds
- Impact determinations
  - Less than significant
  - Less than significant with mitigation
  - Significant and unavoidable



Other Required Issues to be Addressed

- Cumulative Impacts
- Growth-Inducing Impacts
- Alternatives
  - EIR requires an analysis of a “reasonable range” of alternatives
  - Up to three alternatives will be analyzed, including the required "No Project" alternative
  - Project alternatives to be determined based on Draft EIR analysis

Notice of Preparation (NOP)

- A NOP is required by CEQA to announce that a lead agency is preparing an EIR
- The NOP facilitates a scoping process to gather stakeholder input on what potential impacts the EIR should consider
- The public scoping review period for this Project is from **February 19, 2026 to March 23, 2026**

Tentative EIR Schedule

Notice of Preparation	*Published February 19, 2026*
Draft EIR Preparation	Spring 2026 - Spring 2027
Draft EIR Public Review Period	Summer - Fall 2027
Public Hearing & City Planning Commission Hearing	Fall 2027 - Winter 2028
Final EIR	Spring 2028
City Council Hearing	Summer/Fall 2028
Notice of Determination	Summer/Fall 2028

Scoping Period and Public Comments

All comments must be submitted in writing *no later than* March 23, 2026 by 5 p.m.

Mail:
Los Angeles City Planning
200 N. Spring Street, Room 667
Attn: Westside Community Plans Update
Los Angeles, CA 90012

Email:
planning.thewestside@lacity.org

To view the Notice of Preparation, please visit:
planning.lacity.gov/planningthewestside

Online Form:

Scan me with your camera!



Thank you!

This presentation has concluded

For more information about the Westside Community Plan Updates, please visit: ***planning.lacity.gov/planningthewestside***

Contact us at ***planning.thewestside@lacity.org***