

NOTICE OF PREPARATION OF ENVIRONMENTAL IMPACT REPORT AND PUBLIC SCOPING MEETING



Westside Community Plans Update

February 19, 2026

Environmental Case: ENV-2026-687-EIR

State Clearinghouse No.: To be assigned

Community Plan Areas: West Los Angeles; Palms-Mar Vista-Del Rey; Venice; Westchester-Playa del Rey

Council Districts: 5 – Yaroslavsky; 11 – Park

Public Comment Period: February 19, 2026 – March 23, 2026

Scoping Meetings: Wednesday March 4, 2026, 6:00 P.M. – 7:00 P.M. and Thursday March 12, 2026, 12:00 P.M. – 1:00 P.M. See below for additional information.

The City of Los Angeles (City) intends to prepare an Environmental Impact Report (EIR) for the proposed Westside Community Plans Update Project (Proposed Project). In accordance with Section 15082 of the California Environmental Quality Act (CEQA) Guidelines, the City has prepared this Notice of Preparation (NOP) to provide the public, responsible agencies, and other interested parties with information regarding the Project and its potential environmental effects. The EIR will be prepared by outside consultants under the supervision of the City of Los Angeles, Department of City Planning.

The City requests your written comments as to the scope and contents of the EIR, including mitigation measures or project alternatives to reduce potential environmental impacts from the Project. Comments must be submitted in writing according to directions below. If you represent a public agency, the City seeks written comments as to the scope and content of the environmental information in the EIR that are germane to your agency's statutory responsibilities in connection with the Project. Your agency may need to use the EIR prepared by the City when considering your permit or other approval for the Project. As such, your responses to this NOP should, at a minimum, identify: (1) The significant environmental issues and reasonable alternatives and mitigation measures that your agency will need to have explored in the EIR; and (2) Whether your agency will be a responsible or trustee agency for this project.

Public Scoping Meetings will be held to receive written input as to what environmental topics the EIR should study. **No decisions about the Project are made at the Public Scoping Meetings.** Additional project details, meeting information, and instructions for public comment submittal are listed below.

Project Location:

The Westside Community Plans consist of the boundaries of the West Los Angeles, Palms-Mar Vista-Del Rey, Venice, and Westchester-Playa del Rey Community Plan Areas (CPAs). These four CPAs

are geographically continuous as shown in **Figure 1 – Regional Context**. The combined area of the Westside Community Plans is approximately 26.6 square miles.

The West Los Angeles CPA contains approximately 4,565 acres and is in the western portion of Los Angeles. It is surrounded by the communities of Westwood, Brentwood-Pacific Palisades, Palms-Mar Vista-Del Rey, West Adams-Baldwin Hills-Leimert Park, and Wilshire, and by the cities of Culver City, Santa Monica, and Beverly Hills, and the County of Los Angeles. It is generally bounded by Centinela Avenue on the west; Wilshire Boulevard and Santa Monica Boulevard on the north; National Boulevard, Pico Boulevard, and Exposition Boulevard on the south; and Durango Avenue, Robertson Boulevard, and Canfield Avenue on the east.

The Palms-Mar Vista-Del Rey CPA contains approximately 5,257 acres and is in the western portion of Los Angeles with roughly irregular boundaries. The community is bisected by a narrow strip of the City of Culver City along Washington Boulevard. The northern section proceeding in a clockwise direction is bounded by the City of Santa Monica, Pico Boulevard, southerly along the San Diego Freeway up to National Boulevard, Exposition Boulevard and Southern Pacific Railroad Company line, Robertson Boulevard up to National Boulevard, Venice Boulevard, Washington Boulevard, City of Culver City and Walgrove Avenue. The southern section, in a clockwise direction, is bounded by Del Rey Avenue, City of Culver City, Centinela Avenue, Jefferson Boulevard and Lincoln Boulevard. The CPA is surrounded by the communities of Venice, West Los Angeles, West Adams-Baldwin Hills-Leimert Park, Westchester-Playa del Rey and the cities of Santa Monica and Culver City.

The Venice CPA contains approximately 2,061 acres and is in the western portion of Los Angeles. The Venice CPA is bounded to the north by Marine Court and Dewey Street, adjoining the City of Santa Monica. It extends in an irregular fashion from the Pacific Ocean eastward to Walgrove Avenue, Beethoven Street and Del Rey Avenue bordering the Palms-Mar Vista-Del Rey CPA, parts of Culver City and Los Angeles County Marina Del Rey.

The Westchester-Playa del Rey CPA contains approximately 5,766 acres and is situated in the western portion of the Los Angeles Basin, adjacent to the Los Angeles International Airport (LAX). It is located south of the communities of Palms-Mar Vista-del Rey and Venice; adjacent to the cities of Culver City, Inglewood, El Segundo; and the Los Angeles County unincorporated areas of Del Aire, Ladera Heights, Lennox, and Marina del Rey. The Westchester-Playa del Rey CPA is generally bounded by Centinela Avenue, La Brea Avenue, the City of Los Angeles boundaries with unincorporated County of Los Angeles, the City of Inglewood, the City of El Segundo, Dockweiler State Beach, Ballona Creek, Bay Street and Jefferson Boulevard.

Project Background:

The Westside Community Plans are four of the City's 34 Community Plans, which comprise the Land Use Element of the General Plan. The Land Use Element is one of eight State-mandated elements of the General Plan that also include noise, housing, open space, circulation (mobility), safety, conservation, and environmental justice. The Westside Community Plans are being updated consistently with California Government Code Section 65302 which identifies the eight required elements of a General Plan.

The Westside Community Plans were last updated in the late 1990s and early 2000s (the West Los Angeles Community Plan was last updated in 1999, Palms-Mar Vista-Del Rey Community Plan in 1997, the Venice Community Plan in 2000, and the Westchester-Playa del Rey Community Plan in 2004).

Since that time, several physical changes have occurred within the CPAs that necessitate the development of updated plans including: the opening of the Metro E Line (Expo) in the West Los Angeles and Palms-Mar Vista-Del Rey CPAs, the opening of the Metro K Line (Crenshaw/LAX) in the Westchester-Playa del Rey CPA, and the planned extension of the Metro D Line (Purple) and construction of the Sepulveda Transit Corridor (STC) line into West Los Angeles. Other notable changes include the significant development of Playa Vista within both the Palms-Mar Vista-Del Rey and Westchester-Playa del Rey CPAs, and the adjacent development of the LAX People Mover facilitating access to the Los Angeles Airport.

The Proposed Project includes rezoning the Westside CPAs with the zoning from the New Zoning Code (Chapter 1A). The New Zoning Code (Chapter 1A) is a citywide program to comprehensively update the City's zoning regulations through amendments to the Los Angeles Municipal Code. The New Zoning Code was adopted in January of 2025 and first implemented with the Downtown Community Plan Update. The Westside Community Plans Update would add new zones to the New Zoning Code's modular system for the purpose of rezoning property in the CPAs and would be added to the City's Zoning Code. For more information, please visit: [New Code | Los Angeles City Planning \(lacity.org\)](https://lacity.org/new-code).

The Westside Community Plans are being updated consistently with State law (Government Code Section 65300) to plan for future growth and accommodate projected increases in population and employment. The Proposed Project would also be consistent with the growth strategies of the City's Framework Element, Housing Element, as well as the State and Regional policies of the Sustainable Communities and Climate Protection Act (Senate Bill 375), the Southern California Association of Governments (SCAG) Sustainable Communities Strategy, and State housing laws. The EIR will also assess transportation impacts utilizing new CEQA Guidelines Section 15064.3 under Senate Bill 743. Additionally, the Proposed Project would meet the environmental justice requirements of Government Code Section 65302 (Senate Bill 1000) and would be consistent with the State's Affirmatively Furthering Fair Housing (AFFH) requirements in Government Code Section 8899.50.

State Senate Bill 79 (SB 79) was signed into law in October 2025 and is anticipated to become effective on July 1, 2026 in jurisdictions across the State. Local jurisdictions have the ability to delay the effectuation date of SB 79 for sites or station areas that meet specified criteria in the law. Before and after the effective date of July 1, 2026, local jurisdictions have the ability to adopt local alternative plans that meet certain requirements in terms of allowable density and floor area.

The attached maps in **Figure 2 – Westside Community Plans Draft Land Use Map** show the Proposed Project's land use designations, which group allowable uses in similar ranges of density and intensity. The areas identified on **Figure 3 – Reference Map for SB 79 Station Areas** are subject to SB 79 which identifies height, floor area ratio (FAR), and density limits for properties within a transit-oriented develop stop ("station areas") as identified in Government Code Section 65912.156(p). The boundaries of the station areas may change subject to SCAG finalizing applicability of SB 79, and may include additional station areas or remove station areas shown.

The Proposed Project described below and shown through the draft Land Use Designations on **Figure 2** will be analyzed in the Draft EIR in consideration of SB 79 regulations. Changes to the Proposed Project, including changes to the land uses shown on **Figure 2**, may occur to implement SB 79.

It should be noted that legislative actions outside of the scope of the Proposed Project, including those to implement SB 79, may occur during the Proposed Project timeline that may result in additional changes to zoning and land use within the CPAs.

Project Description:

The Proposed Project is an update to the Westside Community Plans, which includes the West Los Angeles Community Plan, the Palms-Mar Vista-Del Rey Community Plan, the Venice Community Plan, and the Westchester-Playa del Rey Community Plan. The Proposed Project includes the adoption of updates to land use designations, zoning, policy plan text, and other ordinances, resolutions, and code amendments to implement those updates.

The Proposed Project's policies complement the proposed zoning and land use designations to encourage more affordable housing opportunities, retain a variety of job-producing land uses, and promote the development of a variety of multi-family housing typologies in established residential neighborhoods. The Project proposes zoning standards to expand where mixed-use development can occur and improve the public realm through new building design requirements. The underlying purpose of the Proposed Project, and all of the City's community plan updates, is to accommodate the anticipated population, housing, and employment growth within the CPAs in a sustainable and equitable way for the City, consistent with the policies of the Framework Element of the General Plan, the City's Housing Element, and the policies and goals of SB 375 and SCAG's Sustainable Communities Strategy.

The Proposed Project would:

- Amend the text of the following four Westside Community Plans, collectively referred to as the Westside Community Plans: (1) West Los Angeles Community Plan, (2) Palms-Mar Vista-Del Rey Community Plan, (3) Venice Community Plan, and (4) Westchester-Playa del Rey Community Plan, to revise the stated plan goals, policies and programs;
- Amend the General Plan Land Use Maps of the four Westside Community Plans;
- Amend the City of Los Angeles Municipal Code (LAMC Ch. 1 and 1A) to adopt new zoning regulations for the four Westside Community Plan Areas as part of the New Zoning Code Update (LAMC Chapter 1A) and amend the Zoning Map to apply updated zoning classifications in the Community Plan Areas (CPA); and
- Amend the General Plan Framework, Mobility Plan, Health Element, and other Citywide General Plan Amendments; and
- 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.

The Community Plan Updates, and the actions stated above, intend to accomplish a variety of goals including the following:

- Direct future growth to already urbanized, transit-served, and jobs-dense areas of the Westside;
- Promote opportunities for various housing types and affordability levels to strengthen the balance of housing units and jobs near transit;
- Co-locate different types of land uses (e.g., mixed-use, residential, limited live-work, industrial) to reduce greenhouse gas emissions and improve air quality;
- Implement objective design standards through new zoning regulations to improve walkability and enhance the public realm; and
- Retain industrial designated land to prioritize jobs-producing, while identifying opportunities for better residential/industrial adjacency.

The CPAs are shown in **Figure 1 – Regional Context** and **Figure 2 – Westside Community Plans Draft Land Use Map**.

Issues to be Addressed in the EIR:

Based on the project description and the Lead Agency’s understanding of the environmental issues associated with the Proposed Project, it is anticipated that implementation of the Proposed Project has the potential to result in significant environmental effects associated with some or all of the following topics, which will be analyzed in detail in the EIR:

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

The EIR will analyze the reasonably foreseeable indirect physical changes to the environment in the above topic areas from implementation of the Proposed Project. The City does not anticipate impacts in the following categories and as such, the following impacts will not be discussed in detail in the EIR: Agriculture and Forestry Resources and Mineral Resources. Pursuant to CEQA Guidelines Section 15060(d), no initial study was prepared.

To the extent that the New Zoning Code includes zoning district types or citywide standards and regulations that may be used in the future in other parts of the City, indirect impacts to the environment

from those provisions will be analyzed. However, such impacts are expected to be speculative. This is due to both the modularity of the system (zone district types can be combined to make many different zones) and the fact that none of the components of the new zoning will be available for use on a property until a future community plan update or other planning process, such as a site-specific General Plan Amendment and zone change, has introduced the new zones to an area. Additional zoning classifications (i.e. districts) may be created in the future to meet the needs of other parts of the City. Any application of any part of the New Zoning Code Update outside of the CPAs would require legislative action, including, a Community Plan amendment and rezoning, and new environmental analysis.

Alternatives to be analyzed in the EIR are to be defined and analyzed consistent with the requirements of CEQA Guidelines Section 15126.6. The specific alternatives to be evaluated in the EIR may include, but are not limited to, the "No Project" Alternative, as required by CEQA and alternative land use configurations.

The Hazards and Hazardous Materials section of the Draft EIR will discuss the potential impacts associated with development on sites identified as hazardous materials sites, known as the Cortese List, pursuant to Government Code Section 65962.5. The CPAs contain numerous sites included on the Cortese List. Interested parties can research individual sites using the various resources found at the following links: <https://calepa.ca.gov/sitecleanup/corteselist/> or <https://www.epa.gov/enviro/sems-search>.

Please note, pursuant to California Public Resources Code 21080.085, components of the Proposed Project that implement the schedule of actions contained in the City's approved Housing Element may be exempt from analysis in this EIR. The City may rely on this exemption for the project as applicable.

Public Scoping Meeting:

Pursuant to California Public Resources Code Section 21083.9 and California Code of Regulations, Title 14, Chapter 3 ("CEQA Guidelines") Section 15082(c)(1), the Lead Agency will conduct two virtual Public Scoping Meetings for the purpose of soliciting written comments from interested parties requesting notice, responsible agencies, agencies with jurisdiction by law, trustee agencies, transportation agencies, and involved federal agencies, as to the appropriate scope and content of the EIR.

All interested parties are invited to attend a virtual Public Scoping Meeting to assist in identifying issues to be addressed in the EIR. The City is holding two virtual Public Scoping Meetings; however, the content presented will be the same at both meetings. Attendees will have an opportunity to provide written input to the consultants preparing the EIR.

The Public Scoping Meetings will be held in an online format using Zoom, to share information regarding the Proposed Project and the environmental review process and provide information on how interested parties can provide written comments. City staff and environmental consultants will be available during the meetings, which will begin with a presentation. After the second Public Scoping Meeting, a copy of the prerecorded presentation will be posted to the Department of City Planning's website at planning.lacity.gov/planningthewestside.

The City encourages all interested individuals and organizations to attend this meeting. Questions may be submitted in English or Spanish via the chat box in the control panel or via email, but there will be no verbal comments or public testimony taken at the Public Scoping Meetings. Interested parties wishing to provide comments or public testimony should provide them in writing, as described under “Submittal of Written Comments,” below. **No decisions about the Proposed Project will be made at the Public Scoping Meetings.** A separate public hearing for the update to the Westside Community Plans will be scheduled after the completion of the preparation and circulation of the Draft EIR. The date, time, and virtual location of the Public Scoping Meetings are as follows:

Virtual Scoping Meeting #1:

Date: Wednesday, March 4, 2026

Time: 6:00 P.M. – 7:00 P.M.

Virtual Location: Visit <https://planning-lacity-org.zoom.us/j/89764318821> or by phone dial US: +1 213 338 8477 or +1 669 900 9128, and enter Webinar ID: 897 6431 8821, followed by #. If asked for Participant ID, enter #847779

Virtual Scoping Meeting #2:

Date: Thursday, March 12, 2026

Time: 12:00 P.M. – 1:00 P.M.

Virtual Location: Visit <https://planning-lacity-org.zoom.us/j/83863845891> or by phone dial US: +1 213 338 8477 or +1 669 900 9128, and enter Webinar ID: 838 6384 5891, followed by #. If asked for Participant ID, enter #423833

File Review and Comments:

A copy of this NOP may be viewed with the environmental file or online at <https://planning.lacity.gov/project-review/environmental-review/published-documents>.

The NOP will also be available at:

Los Angeles City Hall, Community Planning Division
200 North Spring Street, Room 667
Los Angeles, California 90012

To request an appointment to view a hard copy of the documents, please email planning.thewestside@lacity.org.

For more information about the Westside Community Plans Update, please visit: [.planning.lacity.gov/planningthewestside](https://planning.lacity.gov/planningthewestside).

The Lead Agency solicits comments regarding the scope, content and specificity of the EIR from all interested parties requesting notice, responsible agencies, agencies with jurisdiction by law, trustee agencies, and involved agencies. The City of Los Angeles requests that written comments be provided at the earliest possible date, but **no later than March 23, 2026 at 5:00 P.M.**

Submittal of Written Comments: The City will consider all written comments regarding the potential environmental impacts of the Project and issues to be addressed in the EIR. Written comments are accepted via mail, email, or Google Form. A Google Form will be available to submit comments in advance of, after, and on the day of the Scoping Meetings. If you wish to submit comments, please reference the Environmental Case No. ENV-2026-687-EIR, and submit them in writing by **Monday, March 23, 2026 no later than 5:00 P.M.** Written comments will also be accepted at the Public Scoping Meeting via the online form described above.

Please direct your comments to:

Web Form: <https://tinyurl.com/4e7s7vkr>

Mail: City of Los Angeles, Department of City Planning
ATTN: Westside Community Plans Update
200 North Spring Street, Room 667
Los Angeles, California 90012

Email: Planning.thewestside@lacity.org

Accommodations: As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate. Closed captioning or other assistive services may be provided upon request. Other services, such as translation between English and other languages, may also be provided upon request. To ensure availability of services, please make your request no later than three working days (72 hours) prior to the meeting by contacting Christopher Piña at (213) 978-1369 or planning.thewestside@lacity.org.

VINCENT P. BERTONI, AICP
Director of Planning



Kiran Rishi
Senior City Planner

Community Planning Bureau
Department of City Planning

Attachments:

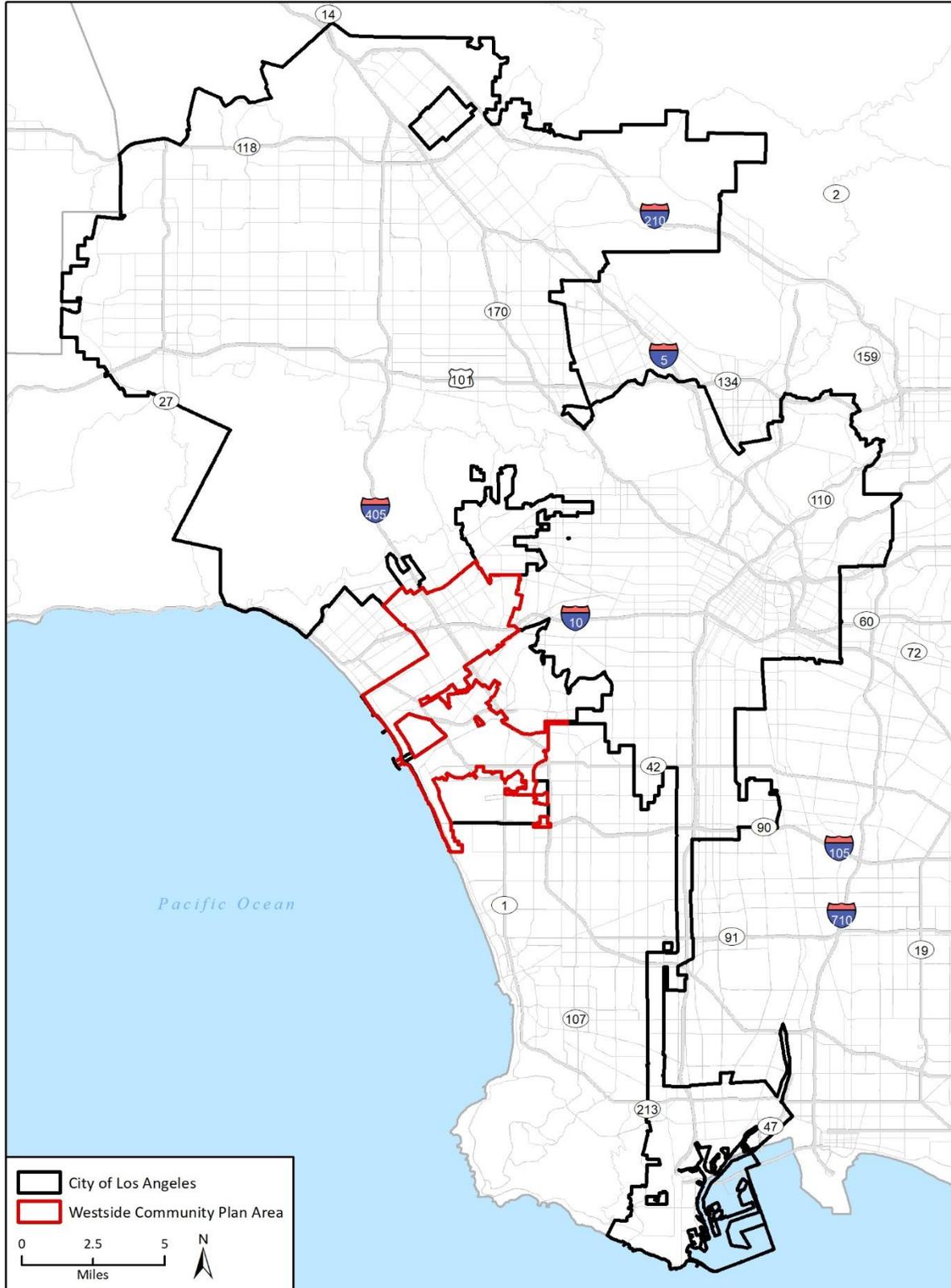
Figure 1 – Regional Context

Figure 2 – Westside Community Plans Draft Land Use Map

Figure 3 – Reference Map for SB 79 Station Areas (Subject to Change)

Figure 1

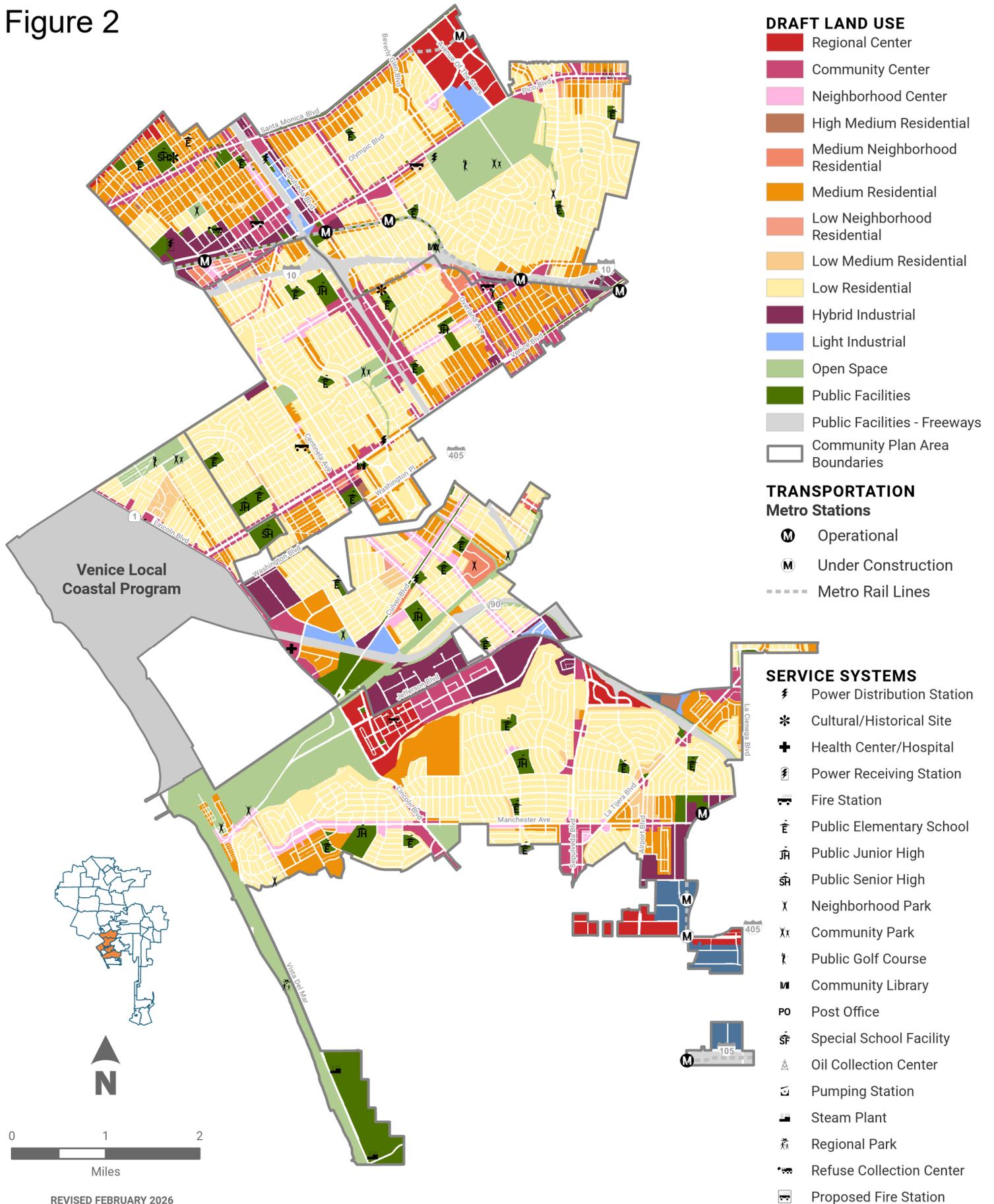
Regional Context



Data provided by Esri and its licensors © 2022.

Fig X Community Plan Areas - Regional Context

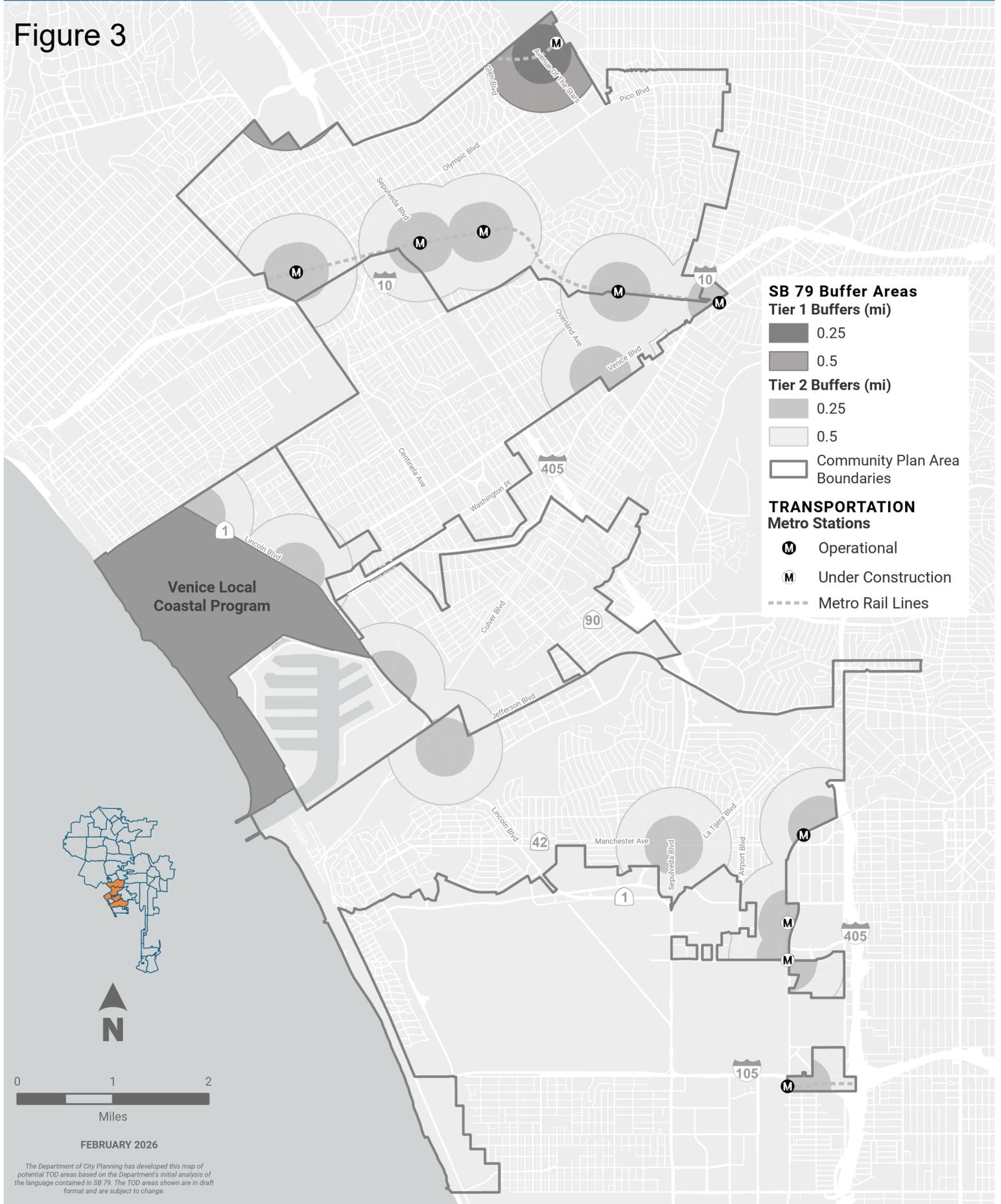
Figure 2



State Senate Bill 79 Station Areas in Project Area (Subject to Change)



Figure 3



The Department of City Planning has developed this map of potential TOD areas based on the Department's initial analysis of the language contained in SB 79. The TOD areas shown are in draft format and are subject to change.