



“If you do not take an interest in the affairs of your government, then you are doomed to live under the rule of fools.”

~ Plato

## Help Shape Westchester/Playa's Future: Take the Community Plan Update Survey

by Cory Birkett, Neighborhood Council of Westchester/Playa Community Plan Update Committee

Later this year, the Los Angeles City Planning Department will release new draft maps for the Community Plan Update (CPU)—a long-term blueprint that will guide zoning, development standards, mobility, public facilities, urban design, and economic growth.

These maps will directly influence how housing and development take shape in Westchester, Playa Vista, Playa del Rey, and Ladera Heights for decades to come.

### Critical State Housing Legislation: SB 79

SB 79 has passed the State Legislature and now awaits Governor Newsom's decision (deadline: October 12, 2025).

### If signed into law, SB 79 would:

- Allow buildings up to 75 feet tall (6–8 stories) near major transit stops, including rail stations and high-frequency bus stops
- Streamline approvals: Projects could bypass community review with “by-right” approval
- Automatically upzone areas within our Community Plan Update
- Require little affordability, meaning most new housing would be market-rate

### Local impact areas include:

- Osage neighborhood (Veterans Station Metro Line): ~2,196 single-family and multi-family parcels upzoned
- Kentwood, Emerson Manor & Westport Heights (Manchester & Sepulveda bus stop): ~1,612 parcels upzoned

### Our Community's Priorities

One of the CPU's goals is to increase affordable housing. To achieve this responsibly, we must share our vision for how density can be added thoughtfully – preserving the vitality and livability of our neighborhoods.

### Key priorities include:

- Preserving existing affordable housing & preventing displacement
- Expanding truly affordable housing options, not just luxury units.
- Protecting green spaces that improve air quality near LAX
- Supporting vibrant local business districts while addressing traffic & parking impacts
- Managing LAX impacts: reducing congestion, protecting air quality, and avoiding unsafe airport-adjacent housing
- Balancing growth fairly across neighborhoods already under intense development pressure

### Key Dates

- Draft CPU maps: Expected late 2025
- Governor's decision on SB 79: By October 12, 2025
- Community input on draft CPU maps: To be announced with release

### Your Voice Matters – Now

Thank you to everyone who has already completed the survey! If you haven't yet, please take just 5–10 minutes to share your input. Community engagement is our most powerful tool to ensure that state laws and city planning decisions serve local needs—not outside interests.

### Manchester & Sepulveda Bus Stop

- Bus Stop at Manchester & Sepulveda qualifies for SB 79
- Neighborhoods Impacted: Westport Heights, Emerson Manor & Kentwood
- Upzones 1,612 Parcels
- This is an existing single-family and multi-family neighborhood



### Veterans Station - Osage Neighborhood

- Veterans Station Metro Line qualifies for SB 79
- Upzones areas in Osage & Inglewood (majority of parcels in Westchester)
- Upzones 2,196 Parcels
- This is an existing single-family and multi-family neighborhood



### Take Action Today

- Complete the Community Survey:



- Attend Neighborhood Council CPU Committee meetings
- Contact your representatives:

- Councilwoman Traci Park: [councilmember.park@lacity.org](mailto:councilmember.park@lacity.org)
- Governor Gavin Newsom: [gavin.newsom@gov.ca.gov](mailto:gavin.newsom@gov.ca.gov)

**The Future Depends on Your Voice**  
The future of Westchester, Playa Vista, Playa del Rey, and Ladera Heights depends on residents staying engaged. By participating in the CPU process and speaking up on state housing bills like SB 79, we can shape development that delivers needed housing while prioritizing the qualities that make our neighborhoods strong, livable, and uniquely ours.

Next Neighborhood Council of Westchester/Playa Board Meeting:

6:30 p.m., Tuesday, October 7, 2025

@ CD11 Community Room | 7166 W. Manchester Ave., in Westchester



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