

Title: Community Plan Update Committee SB79 Request to CD11
Item No. 4
Meeting date: October 27, 2025
Agendized by: Julie Ross, Chair
Contact person: Julie Ross, Chair      Phone number:
Committee Vote: 5/0/0
Does this item have a fiscal impact on the Neighborhood Council? No
Additional documents attached? No

**RECOMMENDATION:** The Committee recommends that the Board support the motion requesting that Councilwoman Traci Park direct the Los Angeles Fire Department (LAFD), Los Angeles Police Department (LAPD), Los Angeles World Airports (LAWA) and the City’s Emergency Management Department jointly and immediately prepare a comprehensive report evaluating how CPU driven growth and SB79 induced density near LAX affect emergency response, evacuation routes and public safety. The report should identify existing evacuation routes, capacity constraints and public safety vulnerabilities within the community and recommend specific mitigation measures to ensure that compliance with SB79 does not compromise life, safety or emergency access.

**BACKGROUND:**

The Westchester/Playa community borders Los Angeles International Airport (LAX) which is one of the world’s busiest airports and a global transportation hub that operates 24 hours per day. Unlike most airports, LAX is uniquely surrounded by established residential neighborhoods and multiple sensitive areas. This configuration creates extraordinary challenges for public safety, emergency response, evacuation and infrastructure planning.

As the Department of City Planning prepares to launch the CPU’s Environmental Impact Report (EIR) before year end it is critical that emergency access, evacuation capacity, response times and infrastructure capacity be fully analyzed prior to the approval of any additional density. New State legislation (SB 79) may further increase housing density compounding these existing constraints and elevating life-safety risks during aviation accidents, hazardous-materials incidents or other major emergencies.

California law mandates detailed evacuation and emergency-response reviews for wildfire-prone areas. Comparable standards must now apply to high-risk, airport-adjacent communities like Westchester/Playa, where evacuation barriers and population density create similar public-safety vulnerabilities. Residents live within constrained access corridors bordered by the 405 and 105 freeways, Coastal Bluffs, the Ballona Wetlands, California Coastal Zone, Tsunami evacuation routes. Marina Del Rey is to the north, the Pacific Ocean to the west and El Segundo to the south, which is not part of the City of Los Angeles.

A coordinated multi-agency study will ensure that life safety, emergency response times and disaster preparedness are fully considered before additional density is introduced.

While the findings may also inform SB 79 implementation citywide, the immediate goal is to protect public safety and ensure the City does not approve growth that exceeds emergency capacity near and around LAX and its' adjoining areas.

**MOTION:** The Board requests that Councilwoman Traci Park direct the Los Angeles Fire Department (LAFD), Los Angeles Police Department (LAPD), Los Angeles World Airports (LAWA) and the City's Emergency Management Department jointly and immediately prepare a comprehensive report evaluating how CPU driven growth and SB79 induced density near LAX affect emergency response, evacuation routes and overall public safety. The report should identify existing evacuation routes, capacity constraints and public safety vulnerabilities within the community and recommend specific mitigation measures to ensure compliance with SB79 does not compromise life safety or emergency access.