



# Neighborhood Council of Westchester Playa

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November 4, 2025

Honorable Traci Park,  
Councilmember CD 11  
Los Angeles City Planning  
200 N. Spring St.  
Los Angeles, CA 90012

Sean Silva, Planning Liaison /  
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Trey Grogan, Westchester / Playa Field  
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*RE: Request for Emergency Services Study – CPU and SB 79 Impacts*

Dear Honorable Traci Park,

**Whereas**, the Westchester/Playa community borders Los Angeles International Airport (LAX), one of the busiest airports in the world, and includes neighborhoods uniquely constrained by airport operations, flight paths, and limited surface-access routes bounded by the 405 and 105 freeways, the Ballona Wetlands, and the Pacific Ocean; and

**Whereas**, few cities in the world locate a major international airport within dense residential neighborhoods, making Westchester’s planning context uniquely vulnerable from a public-safety and infrastructure standpoint; and

**Whereas**, the pending Westchester/Playa Community Plan Update (CPU) and new state law SB 79 may substantially increase residential density, intensifying pressure on already limited evacuation routes and emergency-response capacity; and

**Whereas**, California law requires evacuation and response planning for wildfire zones, yet no comparable analysis exists for airport-adjacent neighborhoods facing equal or greater safety constraints; and

**Whereas**, in the event of an aviation accident, hazardous-materials release, or terrorist incident, airport-adjacent neighborhoods could face gridlock, delayed emergency access, and compromised life safety due to limited roadway capacity and regional congestion;

**Therefore, be it resolved**, that the Neighborhood Council of Westchester/Playa urges Councilmember Traci Park to immediately direct the Los Angeles Fire Department, Los Angeles Police Department, Los Angeles World Airports, and the City’s Emergency Management Department to jointly prepare a comprehensive emergency-access and evacuation report evaluating CPU and SB 79 impacts within the LAX vicinity; and

**Be it further resolved**, that this report identify current evacuation routes, access corridors, operational constraints, and mitigation measures to ensure that any new development does not exceed emergency-response capacity or compromise community safety; and

**Be it finally resolved,** that the findings of this report be incorporated into both the CPU and the City's SB 79 compliance process, applying the same life-safety standards required for wildfire zones and other sensitive areas.

Thank you for considering this critical request. Please don't hesitate to reach out with questions

Thank you,

Paula Gerez  
President, NCWP