

Title: Undefined Zoning in the Community Plan Update
Item No. 4
Meeting date: January 26, 2026
Agendized by: Julie Ross, Community Plan Update Committee
Contact person: Julie Ross, Chair      Phone number:
Committee Vote: 4/0/0
Does this item have a fiscal impact on the Neighborhood Council? ____ Yes <u> X </u> No
Additional documents attached? <u> X </u> Yes    ____ No

The Community Plan Update is currently left with undefined zoning in many of its Single Family neighborhoods and other areas. This is contrary to what the Community has been promised.

**Background**

In 2024, the Los Angeles Department of City Planning, Mayor Bass’ Office, and Council District 11 committed to providing clear, parcel-level zoning as part of the WPDR CPU. Instead, large portions of the plan area have been left blank or undefined, seemingly deferring zoning outcomes to SB 79. This represents a significant departure from prior commitments made to our community and a failure to adhere to the “measurable and verifiable” zoning standards required by the Los Angeles Department of City Planning’s own Housing Element goals.

The inclusion of SB 79 placeholders appears to pre-emptively embed SB 79 zoning into the Community Plan rather than adopting the clear, parcel-level zoning promised through the CPU process. This creates a serious risk to the community: if SB 79 is amended, delayed, or overturned, WPDR could be left with zoning that was never publicly vetted or approved. Moreover, under CEQA, a Community Plan must evaluate a stable and finite project description; reliance on speculative placeholders undermines meaningful environmental review by obscuring the true density, infrastructure, and service impacts of these areas.

Community Plans are intended to provide certainty, transparency, and long-term guidance for land use as mandated by Article V, Section 554 of the Los Angeles City Charter. Leaving zoning areas undefined undermines the integrity of the CPU process and erodes public trust. Notably, no other Senate Bills are referenced or embedded in the CPU, including SB 9. There is no justification for treating SB 79 differently or allowing it to supersede the Community Plan process.

For years WPDR has participated in the CPU process. The Planning Department must honor its commitments and ensure that the Community Plan reflects actual, adopted zoning, not speculative or contingent legislation. Anything less compromises both the process and the community.

The Committee recommends that the Board issue a Community Impact Statement to Council File CF 25-0002-S19 and Council District 11 to include the following:

1. Immediate removal of all SB 79 placeholder references from the WPDR Community Plan Update.
2. Replacement of all affected parcels with the specific zoning classifications promised to the community, including maintaining Single-Family (R1) parcels as R1 and preserving R2 zoning where previously committed, ensuring that the City's New Zoning Code (Chapter 1A) is applied transparently to every parcel.
3. Affirmation that SB 79 will not be codified, referenced, or embedded within the WPDR CPU, consistent with how other state legislation is treated in the Community Plan.