

The Neighborhood Council of Westchester Playa (WPDR) formally objects to the inclusion of SB 79 placeholder areas in the most recently released iteration of the Community Plan Update (CPU).

In 2024, the Los Angeles Department of City Planning, Mayor Bass' Office, and Council District 11 (Councilwoman Traci Park) 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, with the apparent intent of deferring zoning outcomes to SB 79. This is unacceptable and 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 use of SB 79 placeholders strongly suggests an attempt to pre-emptively codify SB 79 zoning into the Community Plan, rather than adopting the promised zoning framework developed through the CPU process. This creates a serious risk to the community; if SB 79 is amended, delayed, or overturned, WPDR could be permanently locked into zoning that was never publicly vetted, debated, or approved through our Community Plan. **[Under the California Environmental Quality Act (CEQA), a Community Plan must analyze the environmental impacts of a "stable and finite" project description; by using speculative placeholders, the Planning Department risks an inadequate environmental review that fails to account for the true density and infrastructure needs of these undefined 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.

Accordingly, the WPDR Neighborhood Council demands the following actions:

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.

WPDR has participated in the CPU process in good faith for years. 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 **[by creating "spot zoning" by reference, which lacks the comprehensive analysis required for a legally defensible Long Range Land Use plan.]**