

Frequently Asked Questions

What is a Community Plan?

Each City within the state of California is required to adopt a General Plan that is comprised of seven required elements; Land Use is one of those required elements. In Los Angeles, the Land Use Element is divided into 35 Community Plans, each with a policy document and a map of land use designations such as residential, commercial, industrial and open space. The Community Plans are blueprints to guide growth in neighborhoods, by providing specific policies and strategies to achieve each community's vision and the broader objectives of the General Plan.

Community Plans are important because they:

- Inform developers and residents of where and what type of development will be permitted;
- Help accommodate anticipated jobs and housing; and
- Guide the review process of new development to ensure that it is consistent with the community's vision.

What are the Westside Community Plans?

The "Westside Community Plans" refer to the four Community Plan areas on the westside of Los Angeles that are currently being updated by the Department of City Planning:

- West Los Angeles – last adopted in 1997
- Palms-Mar Vista-Del Rey – last adopted in 1997
- Venice – last adopted in 2000
- Westchester-Playa del Rey- last adopted in 2004

Why are the plans being updated now?

Mayor Garcetti and the City Council have committed to updating all 35 of the City's Community Plans by 2024 to provide more contemporary land use plans and policies for all Angelenos. The Department of City Planning has outlined a strategy and process to bring all of the Community Plans up-to-date within this timeframe. The Westside Community Plans are being updated between 2018 and 2021.



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What is the process for updating the Westside Community Plans?

Over the next three years, the Department of City Planning will:

- Inform and engage with the community for input and feedback on community vision and guiding policies;
- Conduct land use research and demographic analysis;
- Update the Plan goals, policies, land use designations, and zoning;
- Prepare an Environmental Impact Report; and
- Present proposed Plans to the City Planning Commission for recommendation and City Council for approval.

How far into the future do we plan?

The horizon for the Community Plans is 20 to 25 years into the future.

What is the end product?

This Community Plan update process results in four separate final products:

1. The Community Plan text, which contains the goals, policies and programs for future land-use decision making.
2. The Community Plan land use map, which designates the land use for each property in the Community Plan area.
3. Implementing tools, such as new zoning designations.
4. The Environmental Impact Report (EIR), which discloses and analyzes the environmental impacts of the Plan.

What is re:codeLA and how will it affect the Community Plan update process?

re:codeLA is the Department's program to comprehensively revise the City of Los Angeles Zoning Code. The revision is meant to simplify use and development regulations while making the development process more efficient and predictable.

Will new Specific Plans or Overlays be included as part of the Community Plan updates? What will happen with existing Specific Plans and Overlays?

The Department of City Planning is moving away from creating new Specific Plans or Overlays within Community Plan areas. Instead, the preferred approach is to incorporate unique neighborhood characteristics or development standards into the new zoning which will have expanded regulatory controls. Existing Specific Plans will continue to be enforced and will be evaluated at a later time for updates or incorporation into the new zoning.



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How will the new Community Plans interact with the Transit Oriented Communities (TOC) Program?

Created as a result of Measure JJJ, which was approved by voters in 2016, the TOC Program establishes a set of incentives, such as density and floor area increases for qualifying residential and mixed-use projects located near major transit stops. To qualify for incentives, TOC projects are required to include a set percentage of affordable housing. While the TOC regulations were implemented city-wide, there is flexibility for tailoring as we update Community Plans. These regulations will be captured as part of the new zoning through re:code and will include both general development regulations and site -specific regulations.

How can members of the community get involved?

The Department of City Planning will continue to engage with communities and community stakeholders through meetings, public events, and online webinars. Adding your contact information to our mailing list (which you can do at www.planningthewestside.org) will ensure you receive notifications and announcements from the Department of City Planning. Additionally, Neighborhood Councils are having discussions about the Community Plans, and all stakeholders are encouraged to participate in those conversations.

How can I get answers to my questions, express concerns that I have, or make suggestions about my community?

Please visit our website: www.planningthewestside.org and click on the “Home” tab or the “Contact” tab to leave your inquiries and comments. You can also reach out to the team by emailing us at planning.thewestside@lacity.org. Another great way to share your thoughts is by completing a brief survey. A link to the survey is located on the “Home” page and the “Get Involved” page of our website.

Where can I get more information?

All information related to current Community Plans, public outreach events, documents, and other general updates can be accessed at www.planningthewestside.org. You can also find us on Facebook at facebook.com/planningthewestside.

