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CITY PLANNING**

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**RECIRCULATION OF NOTICE OF PREPARATION OF A COMBINED DRAFT ENVIRONMENTAL
IMPACT REPORT AND NOTICE OF SCOPING MEETING FOR THE SOUTHWEST VALLEY
COMMUNITY PLANS UPDATE (STATE CLEARINGHOUSE #: 2019039154)**

TO: Agencies, Organizations, and Interested Parties

Date: October 10, 2024

The City of Los Angeles Department of City Planning (DCP), as the Lead Agency under the California Environmental Quality Act (CEQA), will prepare an Environmental Impact Report (EIR) for the proposed Southwest Valley Community Plans Update Project or "Proposed Project". The City is requesting identification of environmental issues, environmental impacts, and information that you or your organization believes should be considered and analyzed in the EIR, including mitigation measures and alternatives.

The Proposed Project would:

- Amend the text of the following three Community Plans, collectively referred to as the Southwest Valley Community Plans: (1) Canoga Park-Winnetka-Woodland Hills-West Hills Community Plan; (2) Encino-Tarzana Community Plan; and (3) Reseda-West Van Nuys Community Plan to revise the stated plan goals, policies, and programs to reflect the Proposed Project; which, also includes a name change for the Reseda-West Van Nuys Community Plan to Reseda-West Van Nuys-Lake Balboa in this Community Plan Area (CPA);
- Amend the General Plan Land Use Maps inclusive of the boundary changes described in "Project Description" below between the Southwest Valley and neighboring CPAs: (1) Reseda-West Van Nuys CPA; (2) Van Nuys-North Sherman Oaks CPA, (3) Mission Hills-Panorama City-North Hills CPA, (4) Northridge CPA, (5) Canoga Park-Winnetka-Woodland Hills-West Hills CPA, and (6) Encino-Tarzana CPA;
- Amend the City of Los Angeles Municipal Code (LAMC) to adopt new zoning regulations for the three Southwest Valley CPAs as part of the New Zoning Code Update (LAMC Chapter 1A) and amend Zoning Map to apply updated zoning classifications in the Southwest Valley CPAs;
- Amend the General Plan Framework, Mobility Plan, and other Citywide General Plan Amendments, and other land use and zoning ordinances, including the Ventura/Cahuenga Boulevard Corridor Specific Plan, the Mulholland Scenic Parkway Specific Plan, the Girard Tract Specific Plan, the Canoga Park Commercial Corridor Community Design Overlay, the Canoga Park Community Design Overlay, and the Reseda Central Business District Community Design Overlay, as necessary.

The project description, location, and goals and objectives are set forth below, and the Southwest Valley Community Plans Areas and Regional Setting are shown in Figures 1 and 2, respectively.

NOTICE OF PUBLIC SCOPING MEETING

Pursuant to California Public Resources Code Sections 21083.9, 21092.2, and California Code of Regulations, Title 14, Chapter 3 ("CEQA Guidelines") Section 15082 and 15083, the City, as the Lead

Agency, will conduct two Public Scoping Meetings (one in-person, and one virtual) for the purpose of soliciting oral and written comments from interested parties requesting notice, responsible agencies, agencies with jurisdiction by law, trustee agencies, and involved federal agencies, including transportation agencies, as to the appropriate scope and content of the EIR.

One of the two Public Scoping Meetings will be held in-person at the location noted below, and the other will be conducted in an online virtual format to share information regarding the Proposed Project and the environmental review process, and provide information on how interested parties can provide written comments. City staff and environmental consultants will be available during these two meetings. The content presented will be the same at both meetings. After the Public Scoping Meetings have ended, a copy of the recorded presentation will be posted to the Department's website at <https://planning.lacity.gov/development-services/eir/southwest-valley-community-plans-update>.

The City encourages all interested individuals and organizations to attend these meetings. Written comments and questions may be submitted, but there will be no verbal comments or public testimony taken at either of the Public Scoping Meetings. Interested parties wishing to provide comments or public testimony should provide them in writing, as described under "Submittal of Written Comments," below. No decisions about the Proposed Project will be made at the Public Scoping Meetings. A separate public hearing for the update to the Southwest Valley Community Plans will be scheduled after the completion of the Draft EIR. The date, time, and virtual location and in-person location of the Public Scoping Meetings are as follows:

SCOPING MEETING DATES

Note: content presented will be the same at both meetings

In-Person Scoping Meeting

Date: Tuesday, October 22, 2024
Time: 5:30 pm to 7:30 pm
Place: ONEGeneration
18255 Victory Blvd.,
Reseda, CA 91335

Virtual Scoping Meeting

Date: Thursday, October 24, 2024
Time: 6:00 pm
Location: Visit <https://planning-lacity-org.zoom.us/j/87082651874> or by phone dial US: +1 213 338 8477 or +1 669 900 9128 and enter Webinar ID: 870 8265 1874 followed by #. If asked for Participant ID, enter #.

ACCOMMODATIONS: As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate. The meeting facility and its parking are wheelchair accessible. Sign language interpreters, assistive listening devices, or other auxiliary aides and/or services may be provided upon request. Other services, such as translation between English and other languages, may also be provided upon request. To ensure availability of services, please make your request no later than three working days (72 hours) prior to the meeting by contacting Betty Barberena at Betty.barberena@lacity.org or (213) 978-1194.

ALL INTERESTED PARTIES ARE INVITED TO ATTEND THE PUBLIC SCOPING MEETINGS TO ASSIST IN IDENTIFYING ENVIRONMENTAL-RELATED ISSUES TO BE ADDRESSED IN THE EIR. ATTENDEES WILL HAVE AN OPPORTUNITY TO PROVIDE INPUT TO THE CONSULTANTS PREPARING THE EIR.

RESPONSIBLE AND TRUSTEE AGENCIES

The City requests your agency's views on the scope and content of the environmental information relevant to your agency's statutory responsibilities in connection with the Proposed Project, in accordance with the CEQA Guidelines, Section 15082(b). Your agency will need to use the EIR prepared by the City when considering any permits or other project approvals that your agency must issue. As such, your responses

to this Notice of Preparation (NOP) at a minimum should identify: (1) The significant environmental issues and reasonable alternatives and mitigation measures that your agency will need to have explored in the EIR; and (2) Whether your agency will be a responsible or trustee agency for this project.

REVIEW AND RESPONSE PERIOD: THURSDAY, OCTOBER 10, 2024, TO TUESDAY, NOVEMBER 12, 2024, by 5:00 p.m.

Pursuant to CEQA Guidelines, Section 15082(b), this Notice of Preparation is being circulated for a 30-day comment period. Responses to this NOP must be provided during this response period.

PROJECT LOCATION

The Southwest Valley Community Plans Update is comprised of three Community Plan Areas (CPAs): (1) the Canoga Park-Winnetka-Woodland Hills-West Hills CPA, (2) the Encino-Tarzana CPA, and (3) the Reseda-West Van Nuys CPA; and the areas being added by the boundary changes discussed below. These three CPAs are geographically contiguous, and comprise the southwest portion of the San Fernando Valley. The Southwest Valley CPAs are outlined in Figure 1 – Southwest Valley Community Plans Area. The Southwest Valley CPAs are shown within a regional context in Figure 2 – Regional Context.

The Canoga Park-Winnetka-Woodland Hills-West Hills CPA is approximately 17,906 acres and is generally bound by Roscoe Boulevard to the north, Corbin Avenue to the east, Mulholland Drive to the south, and the City limits to the west. The Canoga Park-Winnetka-Woodland Hills-West Hills CPA shares a common boundary with the Reseda-West Van Nuys CPA along Corbin Avenue and the Encino-Tarzana CPA to the east.

The Encino-Tarzana CPA is approximately 13,007 acres and is generally bound by Oxnard Street to the north, Interstate 405 to the east, Mulholland Drive to the south, and Corbin Avenue to the west. The Encino-Tarzana CPA shares a common boundary with the Reseda-West Van Nuys CPA along Oxnard Street to the north, and with the Canoga-Park-Woodland Hills-West Hills CPA along Corbin Avenue to the west. The Reseda-West Van Nuys CPA is approximately 7,765 acres and is generally bound by Roscoe Boulevard to the north, Sepulveda Boulevard to the east, Oxnard Street and Victory Boulevard to the south, and Corbin Avenue to the west. The Reseda-West Van Nuys CPA shares a common boundary with the Encino-Tarzana CPA along Oxnard Street to the south, and with the Canoga-Park-Woodland Hills-West Hills CPA along Corbin Avenue to the west.

Collectively, the Southwest Valley CPAs are bordered by Roscoe Boulevard to the north, Sepulveda Boulevard to the northeast, Interstate-405 to the east, the Santa Monica Mountains to the south, and Topanga Canyon Boulevard to the west. The southwestern border of the Southwest Valley Community Plans aligns with the limits of the City of Los Angeles, with the City of Calabasas and the City of Hidden Hills to the southwest, and Simi Hills, Ventura County, and unincorporated Los Angeles County to the west. The City of Los Angeles Community Plan areas of Chatsworth-Porter Ranch, Northridge, and Mission Hills-Panorama City-North Hills are located to the north, Van Nuys-North Sherman Oaks, Sherman Oaks-Studio City-Toluca Lake-Cahuenga Pass to the east, and Brentwood-Pacific Palisades Community Plan to the south. The combined area of the Southwest Valley Community Plans is approximately 61 square miles.

PROJECT BACKGROUND

The Southwest Valley Community Plans include three of the City's 35 Community Plans, which comprise the Land Use Element of the General Plan. The Land Use Element is one of eight State-mandated elements of the General Plan that also include noise, housing, open space, circulation (mobility), safety, conservation, and environmental justice. The Southwest Valley Community Plans are being updated consistent with the California Government Code Section 65302.

The Southwest Valley Community Plans were last updated in the late 1990s. The Canoga Park-Winnetka-Woodland Hills-West Hills and Reseda-West Van Nuys Community Plans were last updated in 1999 and the Encino-Tarzana Community Plan was last updated in 1998. Since then, significant changes have

occurred within the Southwest Valley Community Plans area, including the opening of the Metro G (Orange) Line Busway in 2005, which traverses the entire Southwest Valley, and the update to the Warner Center Specific Plan in 2013, that necessitate the development of an update to the Southwest Valley Community Plans.

The Proposed Project includes the adoption and implementation of portions of the New Zoning Code (Chapter 1A of the LAMC). The New Zoning Code is a Citywide program to comprehensively update the City's zoning regulations through amendments to the Los Angeles Municipal Code. The Proposed Project would apply the new zoning and land use regulations to land within the Southwest Valley CPAs. New zones would also be developed using the New Zoning Code's modular system for the purpose of rezoning property in the Southwest Valley CPAs and would be added to the City's Zoning Code. For more information about the New Zoning Code, visit: <https://planning.lacity.gov/zoning/new-code/>.

The Southwest Valley Community Plans are being updated consistent with state law (Government Code Section 65300) in order to plan for future growth and accommodate projected increases in population and employment. The Proposed Project would also be consistent with the growth strategies of the City's Framework Element, the State and Regional policies of the Sustainable Communities and Climate Protection Act (Senate Bill 375), and the Southern California Association of Governments Connect SoCal Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS). The Proposed Project will also assess transportation impact utilizing CEQA Guidelines Section 15064.3 (Senate Bill 743). Additionally, the Proposed Project would meet the environmental justice requirements of Government Code Section 65302 (Senate Bill 1000), and would be consistent with the state's Affirmatively Furthering Fair Housing (AFFH) requirements in Government Code Section 8899.50.

On March 28, 2019, a previous EIR Notice of Preparation was published, and Scoping Meetings were held in April 2019. An EIR intends to disclose potential environmental impacts based on the most reasonable and reliable data. Emerging factors have occurred since the original NOP was published in 2019, including State legislation, the release of updated socioeconomic and demographic data from the Southern California Association of Governments (a regional planning body) and changes to living and commuting patterns due to the COVID-19 Pandemic. Therefore, the Los Angeles Department of City Planning (DCP), as the Lead Agency, is recirculating the Notice of Preparation and will hold new Scoping Meetings for the recirculated NOP. It is important to note that comments received during the 2019 Notice of Preparation Scoping period will continue to be considered; however, agencies, organizations, and interested parties can resubmit their comments or provide new comments.

PROJECT DESCRIPTION

The Proposed Project is an update of the Southwest Valley Community Plans, which includes the Canoga Park-Winnetka-Woodland Hills-West Hills Community Plan, the Encino-Tarzana Community Plan, and the Reseda-West Van Nuys Community Plan (collectively, the Proposed Plans). The Proposed Project includes the adoption of updated and amended plan policy text, land use designations, and zoning, as well as other ordinances needed to implement those updates. The Proposed Project also includes proposed changes to the Southwest Valley CPAs boundaries as described below. The Proposed Project directs future growth to already urbanized and transit-oriented areas of each Southwest Valley CPAs. The proposed changes largely follow the current pattern of land use development reflecting City policies to direct growth where it can be supported by existing transportation infrastructure. The Proposed Project promotes housing units and jobs near transit to reduce the length and number of vehicle trips and to support walkable communities.

The Proposed Project would include changes to land use designations, as well as zone changes to accomplish a variety of goals, such as:

- Increase the variety of housing options and affordability, while supporting the creation of walkable and complete neighborhoods;
- Encourage the availability of a variety of community-serving goods and services, as well as a range of economic opportunities in the Southwest Valley;

- Apply new zoning regulations with objective design standards for appropriate neighborhood massing in areas with existing single- and multi-unit residential uses;
- Apply new building design and facade regulations to improve the interface between buildings and the public right-of-way;
- Retain Industrial-designated areas to prioritize jobs-producing uses and add new zoning regulations for improved transitions between existing residential and industrial uses;
- Promote the creation of passive and recreational open space in the Southwest Valley; and
- Encourage minimal and environmentally sensitive development in hillside areas.

The proposed policies complement the proposed zoning and land use designations as they would encourage achievement of the Proposed Project goals. The underlying purpose of the Proposed Project, and all of the City's Community Plan updates, is to accommodate the City's anticipated growth consistent with the policies of the Framework Element of the General Plan, the 2021-2029 Housing Element, and the policies and goals of SB 375 and SCAG's Sustainable Communities Strategy.

Boundary Change Considerations

The Proposed Project proposes amending the existing physical boundaries of the Southwest Valley CPAs, as described below. These proposed amendments would extend the existing Southwest Valley CPAs' boundaries beyond those existing as described below. The intent of the proposed boundary changes is to align the Southwest Valley CPAs boundaries with significant and distinguishable land use patterns. It is important to note these boundary changes may be adjusted during the approval process for the Proposed Project. The EIR intends to analyze the boundary changes as described:

- 1) The Reseda-West Van Nuys Community Plan and the Van Nuys–North Sherman Oaks Community Plan share a north to south boundary that follows Gloria Avenue south from the Southern Pacific Railroad right-of-way to Saticoy Street and Valjean Avenue south from Saticoy Street to Victory Boulevard, which represents the eastern border of the existing Reseda-West Van Nuys Community Plan and the western border of the existing Van Nuys-North Sherman Oaks Community Plan. The Proposed Project would study the impacts of a proposed boundary change that would extend the Reseda-West Van Nuys Community Plan boundary east to Interstate-405 (I-405). This area is generally bounded by the Southern Pacific Railroad right-of-way to the north, the I-405 to the east, Victory Boulevard to the south, and Gloria and Valjean Avenues to the west. An amendment to both Community Plan Maps would be proposed to reallocate land from the Van Nuys-North Sherman Oaks Community Plan to the Reseda-West Van Nuys Community Plan. This proposed boundary change would align the shared boundary with the I-405 Freeway right-of-way, as it is the most linear and physically dividing feature demarcating the two Community Plans.
- 2) The Van Nuys Airport is located primarily within the Reseda-West Van Nuys Community Plan. However, there is land located within the Van Nuys Airport Plan boundary that extends outside the boundaries of the Reseda-West Van Nuys Community Plan, and into the Mission Hills-Panorama City-North Hills Community Plan. An amendment to the Mission Hills-Panorama City-North Hills Community Plan Map and the Reseda-West Van Nuys Community Plan Map would be proposed to reallocate land from the Mission Hills-Panorama City-North Hills Community Plan to the Reseda-West Van Nuys Community Plan. This area is generally bounded by Napa Street to the north, Gothic Avenue to the east, Roscoe Boulevard to the south, and Hayvenhurst Place to the west. This boundary adjustment is proposed as it would allow the entire portion of the Van Nuys Airport Plan Boundary to be located within the Reseda-West Van Nuys Community Plan.
- 3) As discussed above, the Van Nuys Airport is located primarily within the Reseda-West Van Nuys Community Plan. There is land located within the Van Nuys Airport Plan boundary that extends outside the boundaries of the Reseda-West Van Nuys Community Plan, and into the Northridge Community Plan. An amendment to the Northridge Community Plan and the Reseda-West Van Nuys Community Plan would be proposed to reallocate land from the Northridge

Community Plan to the Reseda-West Van Nuys Community Plan. This area is generally bounded by the Southern Pacific Railroad right-of-way to the north, Roscoe Boulevard to the east and south, and Balboa Place to the west. This boundary adjustment is proposed as it would allow the entire portion of the Van Nuys Airport Plan Boundary to be located within the Reseda-West Van Nuys Community Plan.

ISSUES TO BE ADDRESSED IN THE EIR

Based on the project description and the Lead Agency's understanding of the environmental issues associated with the Proposed Plans, it is anticipated that implementation of the Proposed Plans has the potential to result in significant environmental effects associated with some or all of the following topics, which will be analyzed in detail in the EIR:

- Aesthetics
- Agriculture Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Tribal Cultural Resources
- Energy
- Geology and Soils
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Noise
- Population and Housing
- Public Services and Recreation
- Transportation/Circulation
- Wildfire
- Utilities and Service Systems

The EIR will analyze the reasonably foreseeable indirect physical changes to the environment in the above topic areas caused by the Proposed Project. The EIR does not propose analyzing the impacts to the following topics in the Appendix G of the CEQA Guidelines: Mineral Resources and Forestry Resources because the Department of Conservation's Division of Mine Reclamation indicates that there are no mines located within the Community Plan Areas, and the proposed project does not include proposals for the conversion of forest land to non-forest uses. Pursuant to CEQA Guidelines Section 15060(d), no initial study was prepared.

To the extent that the Proposed Project adds new zone districts or standards to the New Zoning Code those zoning districts or citywide standards and regulations may in the future be used in other parts of the City, the EIR will analyze the indirect impacts to the environment from those provisions. However, such impacts are expected to be speculative. This is due to both the modularity of the system (zone module types can be combined to make many different zones) and the fact that none of the components of the new zoning will be available for use on a property until a future community plan update or other planning process, such as a site-specific General Plan Amendment and zone change, has introduced the new zones to an area. Additional zoning classifications (i.e., districts) may be created in the future to meet the needs of other parts of the City. Any application of any part of the New Zoning Code Update outside of the Southwest Valley CPAs would require legislative action, including a Community Plan amendment and rezoning, and new environmental analysis.

The Hazards and Hazardous Materials section of the Draft EIR will discuss the potential impacts associated with development on sites identified as hazardous materials sites, known as the Cortese List, pursuant to Government Code Section 65962.5. The Project area contains numerous sites included on the Cortese

List. Interested parties can research individual sites using the various resources found at the following links: <https://calepa.ca.gov/sitecleanup/corteselist/> or <https://www.epa.gov/enviro/sems-search>.

Alternatives to be analyzed in the EIR are to be defined and analyzed consistent with the requirements of CEQA Guidelines, Section 15126.6. The specific alternatives to be evaluated in the EIR may include, but are not limited to, the “No Project” Alternative, as required by CEQA and alternative land use configurations.

FILE REVIEW

A copy of this notice may be viewed with the environmental file or online at <https://planning.lacity.gov/project-review/environmental-review/published-documents>.

The environmental file is also available for public review, by appointment only, at the City of Los Angeles, Department of City Planning, 6262 Van Nuys Blvd., Room 351, Van Nuys, CA 91401, Monday - Wednesdays, 9:00 a.m. to 4:00 p.m. To request an appointment to view a hard copy of the documents, please contact Betty Barberena: Betty.barberena@lacity.org or (213) 978-1194.

For more information about the Southwest Valley Community Plans Update, please visit <https://planning.lacity.gov/plans-policies/community-plan-update/southwest-valley-community-plans-update#about>.

SUBMITTAL OF WRITTEN COMMENT

The Lead Agency solicits comments regarding the scope, content, and specificity of the EIR from all interested parties requesting notice, responsible agencies, agencies with jurisdiction by law, trustee agencies, and involved agencies. The City of Los Angeles requests that written comments be provided at the earliest possible date, but **no later than 5:00 p.m. on TUESDAY, NOVEMBER 12, 2024**. Please send written/typed comments (including a name, telephone number, and contact information) to the following:

City of Los Angeles, Department of City Planning
Attn: Betty Barberena
Case Numbers: CPC-2019-1741-CPU; CPC-2019-1742-CPU; CPC-2019-1745-CPU; ENV-2019-1743-EIR
6262 Van Nuys Boulevard, Room 351
Van Nuys, CA 91401

Phone:(213) 978-1194

Email: planning.swvalley@lacity.org

Comments received during the previous March 28, 2019, through May 3, 2019, scoping public review period will be considered in the environmental analysis, as appropriate. In accordance with CEQA Section 15082, this Notice of Preparation is being circulated for a 30-day comment period. The City of Los Angeles requests that written comments be provided at the earliest possible date, but no later than 5:00 p.m. on Tuesday, November 12, 2024.

ALL INTERESTED PARTIES ARE INVITED TO ATTEND THE PUBLIC SCOPING MEETINGS TO ASSIST IN IDENTIFYING ISSUES TO BE ADDRESSED IN THE EIR. ATTENDEES WILL HAVE AN OPPORTUNITY TO PROVIDE INPUT TO THE CONSULTANTS PREPARING THE EIR.

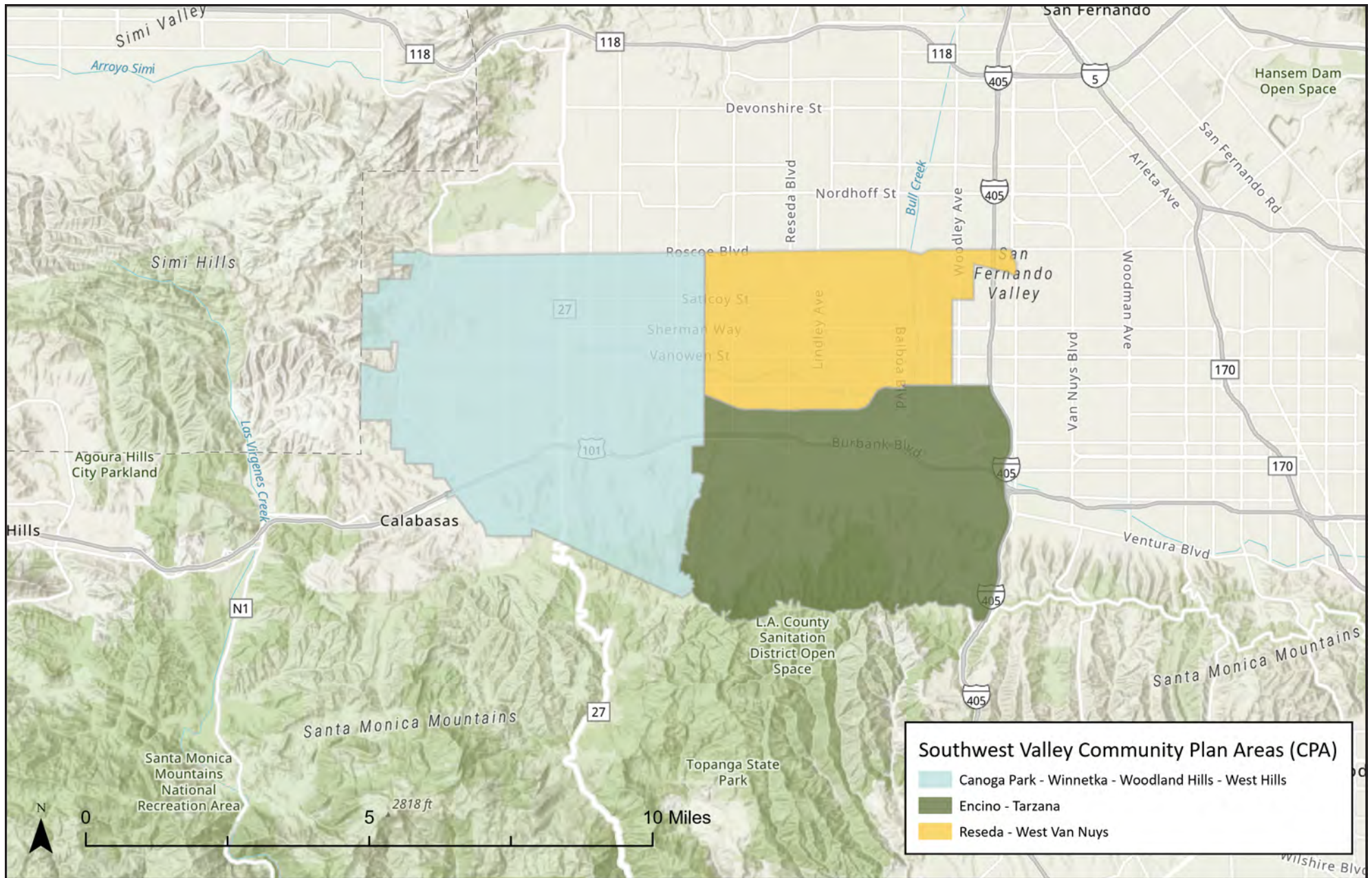


Betty Barberena, City Planner
City of Los Angeles Department of City Planning

Attachments:

Figure 1: Southwest Valley Community Plans Area

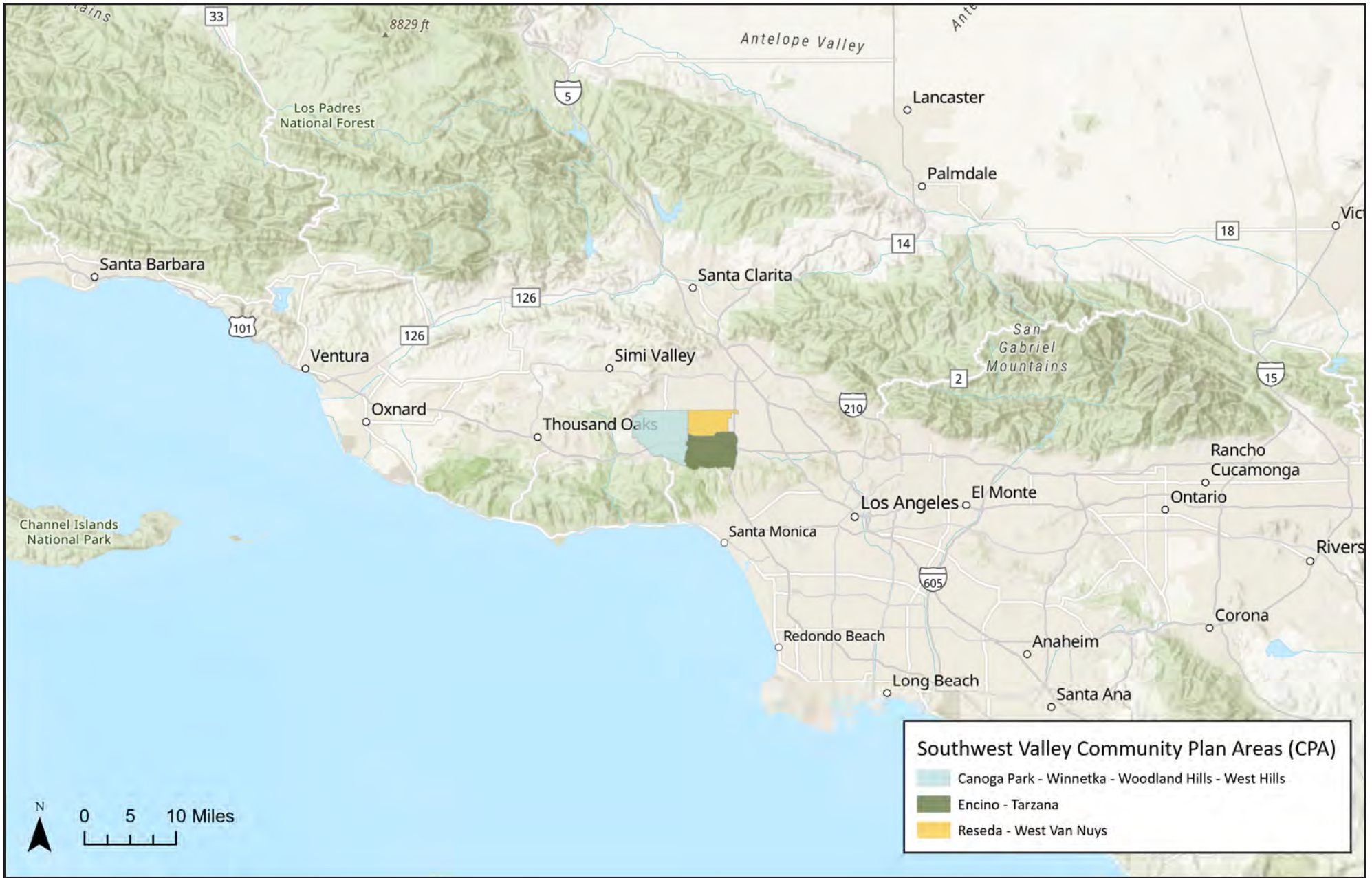
Figure 2: Regional Context



SOURCE: City of Los Angeles, 2024; Esri, 2024

FIGURE 1

Southwest Valley Community Plans Areas



SOURCE: City of Los Angeles, 2024; Esri, 2024

FIGURE 2

Regional Context