

PROJECT DESCRIPTION

City of LA EIR No. 2003-1922(EIR)

CPC No. 98-0010 (CPU)

State Clearinghouse No. 2002061090

The project is the proposed update of the existing 1974 Westchester-Playa del Rey Community Plan and the refinement of the existing 1996 General Plan Framework Element to guide development through 2025. The Westchester Playa del Rey CPA comprises an area of approximately 15,225 acres, located about 6 miles west of downtown of Los Angeles. The CPA is generally bounded by Ballona Creek and the unincorporated Marina del Rey area to the northwest, Jefferson Boulevard and the Palms-Mar Vista Community Plan Area to the north, the City of Inglewood to the east and Los Angeles world Airport (LAWA) to the south and the Pacific Ocean to the west. The Lead Agency has identified the following areas where the Project may have an impact on the environment: Earth, Air Quality, Noise, Land Use, Population, Employment and Housing, Transportation/Circulation, Public Services, Utilities, Recreation. Alternatives to the project consist of the “Existing 2000 conditions (No Project)” alternative, the “Proposed Community Plan Update (Project)” alternative, the “existing Plan Capacity (No Growth)” alternative and Southern California Association of Governments 2025 Market Forecast.

The General Plan Framework Element projects the following population, housing and employment levels for the Westchester Playa del Rey CPA for the year 2025:

| | <u>Existing (2000)</u> | <u>CPU projections to 2025</u> | <u>Market Forecast</u> |
|-----------------------|------------------------|--------------------------------|------------------------|
| Population (persons): | 51,255 | 93,841 | 103,520 |
| Housing (units): | 22,502 | 46,950 | 45,502 |
| Jobs: | 62,628 | 72,551 | 72,551 |

The proposed Plan projects a maximum population capacity that is greater than the level of development predicted by the SCAG 2025 Market Forecast for the period of implementation. However, it has a lower housing and employment capacity than the level forecasted by SCAG for the year 2025. During the life of the adopted Plan, growth will be monitored for the Congestion Management Program (CMP), adopted in December 1993 by the Los Angeles County Transportation Authority, and reported in the City’s Annual Report on Growth and Infrastructure which is submitted to the City Planning Commission, the Mayor, and the City Council. In the fifth year following Plan adoption (and every five years thereafter), the Director of Planning shall report to the City Planning Commission on the relationship between population, employment, housing growth and plan capacities. If growth has occurred faster than projected, a revised environmental analysis will be prepared and appropriate changes to the Community Plan and zoning will be recommended. These Plan and zoning changes, and any related moratoria or interim control ordinances, shall be submitted to the City Planning Commission, the Mayor, and the City Council, as specified in the Los Angeles Municipal Code (LAMC).