



clerk CIS <clerk.cis@lacity.org>

Your Community Impact Statement Submittal - Council File Number: 25-1505

LA City SNow <cityoflaprod@service-now.com>

Thu, Apr 30, 2026 at 11:31 AM

Reply-To: LA City SNow <cityoflaprod@service-now.com>

To: Clerk.CIS@lacity.org, paula.ncwpdr@gmail.com, CPC@lacity.org, APCWestLA@lacity.org

A Neighborhood Council Community Impact Statement (CIS) has been successfully submitted to your Commission or City Council. We provided information below about CISs and attached a copy of the CIS.

We encourage you to reach out to the Community Impact Statement Filer to acknowledge receipt and if this Community Impact Statement will be scheduled at a future meeting. Neighborhood Council board members are volunteers and it would be helpful if they received confirmation that you received their CIS.

The CIS process was enable by the to Los Angeles Administrative Code §Section 22.819. It provides that, "a Neighborhood Council may take a formal position on a matter by way of a Community Impact Statement (CIS) or written resolution." NCs representatives also testify before City Boards and Commissions on the item related to their CIS. If the Neighborhood Council chooses to do so, the Neighborhood Council representative must provide the Commission with a copy of the CIS or rResolution sufficiently in advance for review, possible inclusion on the agenda, and posting on the Commission's website.Any information you can provide related to your agenda setting schedule is helpful to share with the NC.

If the CIS or resolution pertains to a matter *listed on the Commission's agenda*, during the time the matter is heard, the designated Neighborhood Council representative should be given an opportunity to present the Neighborhood Council's formal position. We encourage becoming familiar with the City Councils rules on the subject. At the Chair's discretion, the Neighborhood Council representative may be asked to have a seat at the table (or equivalent for a virtual meeting) typically reserved for City staff and may provide the Neighborhood Council representative more time than allotted to members of the general public. They are also permitted up to five (5) minutes of time to address the legislative body. If the CIS or resolution pertains to a matter *not listed on the agenda*, the designated Neighborhood Council representative may speak during General Public Comments.

We share this information to assist you with the docketing neighborhood council items before your board/commission. If you have questions and/or concerns, please contact the Department of Neighborhood Empowerment at empowerla@lacity.org.

***** This is an automated response, please DO NOT reply to this email. *****

Contact Information

Neighborhood Council: Westchester-Playa

Name: Paula Gerez

Email: Paula.ncwpdr@gmail.com

The Board approved this CIS by a vote of: Yea(17) Nay(0) Abstain(3) Ineligible(0) Recusal(0)

Date of NC Board Action: 04/14/2026

Type of NC Board Action: Against Unless Amended

Impact Information

Date: 04/30/2026

Update to a Previous Input: No

Directed To: Area Planning Commission - West Los Angeles, City Planning Commission, City Council and Committees

Council File Number: 25-1505

City Planning Number:

Agenda Date:

Item Number:

Summary: The Neighborhood Council of Westchester/Playa strongly urges immediate expansion of the Safety and Infrastructure Study to address the unique and high-risk conditions affecting communities adjacent to Los Angeles International Airport (LAX). Requesting the City expand their Airport Safety and Infrastructure Study surround Los Angeles Airport to a 2 mile radius.

Neighborhood Council of Westchester/Playa

Community Impact Statement

Council File 25-1505 — Safety and Infrastructure Study

The Neighborhood Council of Westchester/Playa strongly urges immediate expansion of the Safety and Infrastructure Study to address the unique and high-risk conditions affecting communities adjacent to Los Angeles International Airport (LAX).

Westchester and Playa del Rey are not typical Los Angeles neighborhoods. They are physically constrained by the I-405 and I-105 freeways, the Pacific Ocean, and the Ballona Wetlands, while simultaneously functioning as the primary surface access network for one of the busiest airports in the world. Major corridors in this community are not simply local streets—they are essential airport access routes carrying passenger traffic, freight, transportation network vehicles, and employee commutes. As a result, these corridors already operate under persistent congestion and are highly vulnerable to system-wide gridlock.

Despite these known constraints, the pending Westchester/Playa Community Plan Update (CPU), combined with state housing laws including SB 79, SB 677, and SB 908, may substantially increase residential density in airport-adjacent areas without first evaluating whether the existing infrastructure can safely support such growth. Once these laws are triggered, the City's ability to impose meaningful mitigation measures is significantly limited.

This creates a critical and urgent policy gap.

Unlike wildfire-prone areas—where evacuation modeling and hazard planning are required—no comparable analysis exists for communities immediately adjacent to major commercial airports. In the event of an aviation accident, fuel spill, hazardous materials incident, or major operational disruption at LAX, Westchester/Playa faces a credible risk of gridlock conditions that could delay emergency response and compromise evacuation capacity.

At the same time, residents are already exposed to elevated levels of aircraft-related air pollution and noise, with well-documented links to respiratory illness, cardiovascular disease, sleep disruption, and developmental impacts in children. Increasing residential density without fully evaluating these cumulative impacts raises serious public health and environmental justice concerns.

Failing to analyze these conditions now—at the planning and zoning stage—risks foreclosing future mitigation options and undermines the intent of CEQA and state environmental review requirements.

RESOLUTIONS

1. Expand Study Scope

Amend Council File 25-1505 to include all areas within a two-mile radius of Los Angeles World Airports, including LAX.

2. Evaluate an Airport Overlay Zone

Direct the study to assess the need for an Airport Overlay Zone. If impacts are identified, the Overlay must include enforceable standards for density, air filtration, noise attenuation, infrastructure capacity, and emergency access.

3. Require Inter-Agency Analysis

Conduct a coordinated assessment among Fire, Police, LAWA, Emergency Management, and City Planning to evaluate cumulative impacts and identify mitigation strategies.

4. Defer the Community Plan Update

Delay adoption or advancement of the Westchester/Playa CPU until the study is completed, publicly reviewed, and incorporated into planning decisions.

Conclusion

Westchester/Playa's proximity to LAX creates conditions that are fundamentally different from other parts of Los Angeles. Planning decisions that fail to account for these realities place public safety, infrastructure reliability, and community health at risk. The City must complete this analysis before moving forward with policies that could permanently alter the area.