

**INTRODUCTION**

Walnut Park is an urban community of about 12,000 residents located just east of South Central Los Angeles. It is approximately one square mile in area.

Even though it is in the midst of a rapidly changing area, Walnut Park has remained a relatively stable residential community. This community is characterized by tree-lined streets and diverse styles of low density residential neighborhoods. However, recently, residents have expressed concerns regarding potential expansion of commercial areas into adjacent residential areas, as well as general apprehension concerning the maintenance, parking, and overall uses of some commercial buildings.

Because of these concerns, the primary purpose of the Walnut Park Neighborhood Plan and Implementation Program is to provide a coordinated effort for action programs aimed at preserving single-family neighborhoods while strengthening the character, performance, and appearance of the commercial areas.

COUNTY OF LOS ANGELES DEPARTMENT OF REGIONAL PLANNING 320 WEST TEMPLE STREET LOS ANGELES CALIFORNIA 90012

**NEIGHBORHOOD PLAN**

**WALNUT PARK**

This plan to stimulate the revitalization of Walnut Park consists of three parts: The Neighborhood Plan, setting the policy direction; an Implementation Program that suggests programs for action; and a Community Standards District, which is the regulatory framework to help carry out the plan and its programs.

The Walnut Park Neighborhood Plan is comprised of policies pertaining to three major components of the community: a Residential Revitalization Program, a Commercial Revitalization Program and a Public Improvements Program. The Walnut Park Implementation Program consists of specific recommendations which will carry forward the policies of the Neighborhood Plan.

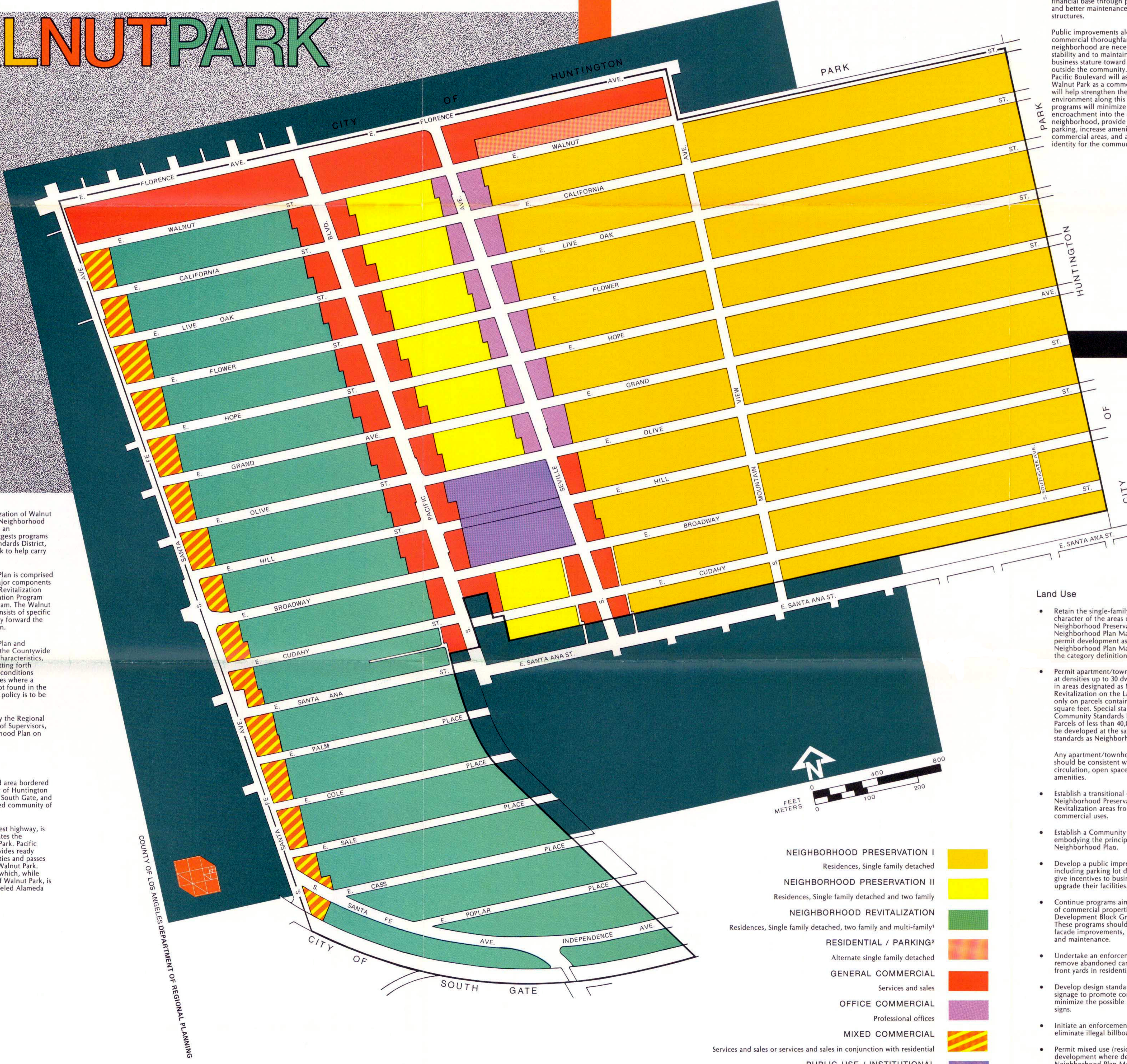
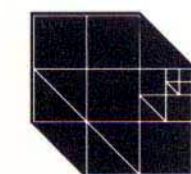
The Walnut Park Neighborhood Plan and Implementation Program refines the Countywide General Plan by reflecting local characteristics, concerns and preferences and setting forth standards and criteria tailored to conditions within the community. In instances where a decision may involve direction not found in the Neighborhood Plan, Countywide policy is to be used.

Following public hearings held by the Regional Planning Commission and Board of Supervisors, the board adopted the Neighborhood Plan on September 24, 1987.

**LOCATION**

Walnut Park is an unincorporated area bordered on the north and east by the City of Huntington Park, on the south by the City of South Gate, and on the west by the unincorporated community of Florence-Graham.

Florence Avenue, a major east-west highway, is the north boundary which separates the neighborhood from Huntington Park. Pacific Boulevard, a major highway, provides ready north-south access to adjacent cities and passes through the westerly portion of Walnut Park. Santa Fe Avenue is a local street which, while forming the westerly boundary of Walnut Park, is close to and parallels heavily traveled Alameda Street.



- NEIGHBORHOOD PRESERVATION I**  
Residences, Single family detached
- NEIGHBORHOOD PRESERVATION II**  
Residences, Single family detached and two family
- NEIGHBORHOOD REVITALIZATION**  
Residences, Single family detached, two family and multi-family
- RESIDENTIAL / PARKING<sup>2</sup>**  
Alternate single family detached
- GENERAL COMMERCIAL**  
Services and sales
- OFFICE COMMERCIAL**  
Professional offices
- MIXED COMMERCIAL**  
Services and sales or services and sales in conjunction with residential
- PUBLIC USE / INSTITUTIONAL**  
Public buildings and institutions

**OBJECTIVES**

The Walnut Park Neighborhood Plan establishes objectives and policies which reflect the characteristics of the community as well as its uniqueness.

The principal objectives are:

- The preservation of the basic single-family character of the community.
  - This requires improving the level of residential maintenance and upgrading of those buildings and properties which have deteriorated. The relationship between residential and commercial properties needs attention with careful design. The residential areas should be made more attractive through landscaping and other amenities.
  - Enhancement of the commercial areas through improved appearance and compatibility with adjacent residential areas.
  - Increase in retail sales performance and financial base through public improvements and better maintenance of commercial structures.
- Public improvements along the major commercial thoroughfares of the neighborhood are necessary to foster stability and to maintain a competitive business stature toward other businesses outside the community. Improvements on Pacific Boulevard will assist in promoting Walnut Park as a commercial district and will help strengthen the pedestrian environment along this corridor. Additional programs will minimize commercial encroachment into the residential neighborhood, provide for additional parking, increase amenities in the commercial areas, and assist in providing an identity for the community.

**NEIGHBORHOOD PLAN POLICIES**

The following policies, when carried out through private and public actions, will promote the objectives and form the basis for a commitment to action.

**Land Use**

- Preserve selected areas of existing lower density and only permit medium residential densities in areas designed for such development.
- Promote the development of buffer uses between residential and commercial areas, especially parking lots, and develop appropriate design development standards for these uses.
- Along Santa Fe Avenue, encourage the mixing of land uses (commercial and residential), with appropriate controls to ensure compatibility.
- Encourage the preservation and maintenance of older structures, where appropriate, while permitting new development at appropriate intensity.
- Revitalize existing commercial areas.
- Eliminate billboards and free standing signs. Promote design standards for signs in the commercial areas.

**Circulation**

- Discourage through traffic in residential areas.
- Begin a program to provide additional parking. Require adequate parking facilities for new uses while encouraging existing uses to provide more parking.
- Discourage curbside parking by commercial patrons in residential areas.

**Housing**

- Encourage the preservation and maintenance of existing homes while permitting new development in appropriate areas.
- Encourage the provision of moderate income and senior citizen/handicapped housing.
- Improve the relationship between residential and commercial areas through landscape buffers and strengthened standards for vehicular access and parking.

**IMPLEMENTATION PROGRAM**

- Reduce visual clutter through harmonious facade treatment of adjacent businesses.
- Liberally landscape surface parking lots, especially when facing residential property.
- Limit amount of signage on buildings, including window areas. Limit advertising and displays on sidewalks. Regulate the number, location, and maintenance of newsracks on sidewalks. Establish a sign review process and procedure.
- Encourage the creation of open spaces for the public, such as rest stops; improve pedestrian access.
- Promote a voluntary "green-up" and "clean-up program," including graffiti removal campaign, as a means for community promotion. Promote anti-littering efforts.

**Circulation**

- To facilitate peak traffic movements, consider restricting street parking on Florence and Pacific Boulevards during peak hours.
- Require the provision of a minimum of parking spaces for new uses in relation to the Occupancy Load as defined by the Fire Department.
- Pacific Boulevard will remain as a Major Highway as shown in the County of Los Angeles Highway Plan.
- On sites where remodeling and facade improvements of existing structures are proposed, consideration will be given, based on the individual merits of each situation, to waiver of street dedication and improvement requirements, based on the individual situation of each site.
- Where new development is being proposed, dedication of highway right-of-way will be required but consideration will be given to waiving highway improvement requirements, based on the individual situation of each site.

**Housing**

- Structures in the Neighborhood Preservation and Revitalization areas which were legally established retain a legal status and shall be permitted to maintain and modernize without the requirement of meeting zoning codes as long as they are not a danger to public health and safety. However, expansion of these existing uses is subject to the current regulations.
- Develop or use programs that aid in the rehabilitation of appropriate housing, both single and multi-family.
- Develop community awareness through neighborhood upgrading, including protection by the "defensible space" concept.
- Incorporate aesthetic consideration in the buffer and transition areas between commercial and residential areas.

**Economic Development**

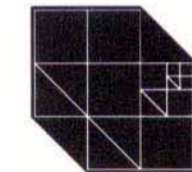
- Encourage the establishment of a merchants association to promote and maintain identity for Walnut Park, to recruit new businesses, and to manage and promote activities for the commercial areas of the community.
- Provide recognition to businesses which upgrade their appearances.
- Foster a commercial area security program and a parking management program for the benefit of customers and residents alike.
- Encourage the cooperative development of private parking facilities especially through the commercial revitalization projects.
- Establish design criteria for such items as scale, style, signage, utilities and street furniture, and other amenities.
- Create special incentives for improvement of commercial properties.

**Economic Development**

- Promote Pacific Boulevard as a commercial district to help strengthen retail sales performance and the financial base of the community.
- Promote coordinated management and marketing to maximize the efforts of each business in increasing pedestrian traffic and retail sales.
- Pursue financing for private and public investment in maintenance and rehabilitation of commercial properties.
- Improve the appearance of the commercial areas by general renovation activities, including store fronts; correct structural deficiencies where required.
- Increase the amenities of the commercial areas of Walnut Park which will assist in providing a positive identity for the community.

**Public Improvements**

- Treat Pacific Boulevard as the future commercial center of Walnut Park with the majority of public improvements for the neighborhood to be constructed along this boulevard.
- Cooperate with the Los Angeles Unified School District in their current program (1987) to acquire properties and to commence construction of the new Walnut Park Elementary School on a site located south of Olive Street, west of Seville Avenue, north of Broadway Street, and east of Pacific Boulevard.



<sup>1</sup> Up to 30 du/acre (dwelling per acre) permitted on parcels in excess of 40,000 sq. ft. subject to design standards  
<sup>2</sup> Parking lot in addition to the use permitted in the underlying residential category