

Westside Area Plan Kickoff and Visioning



August 10, 2023

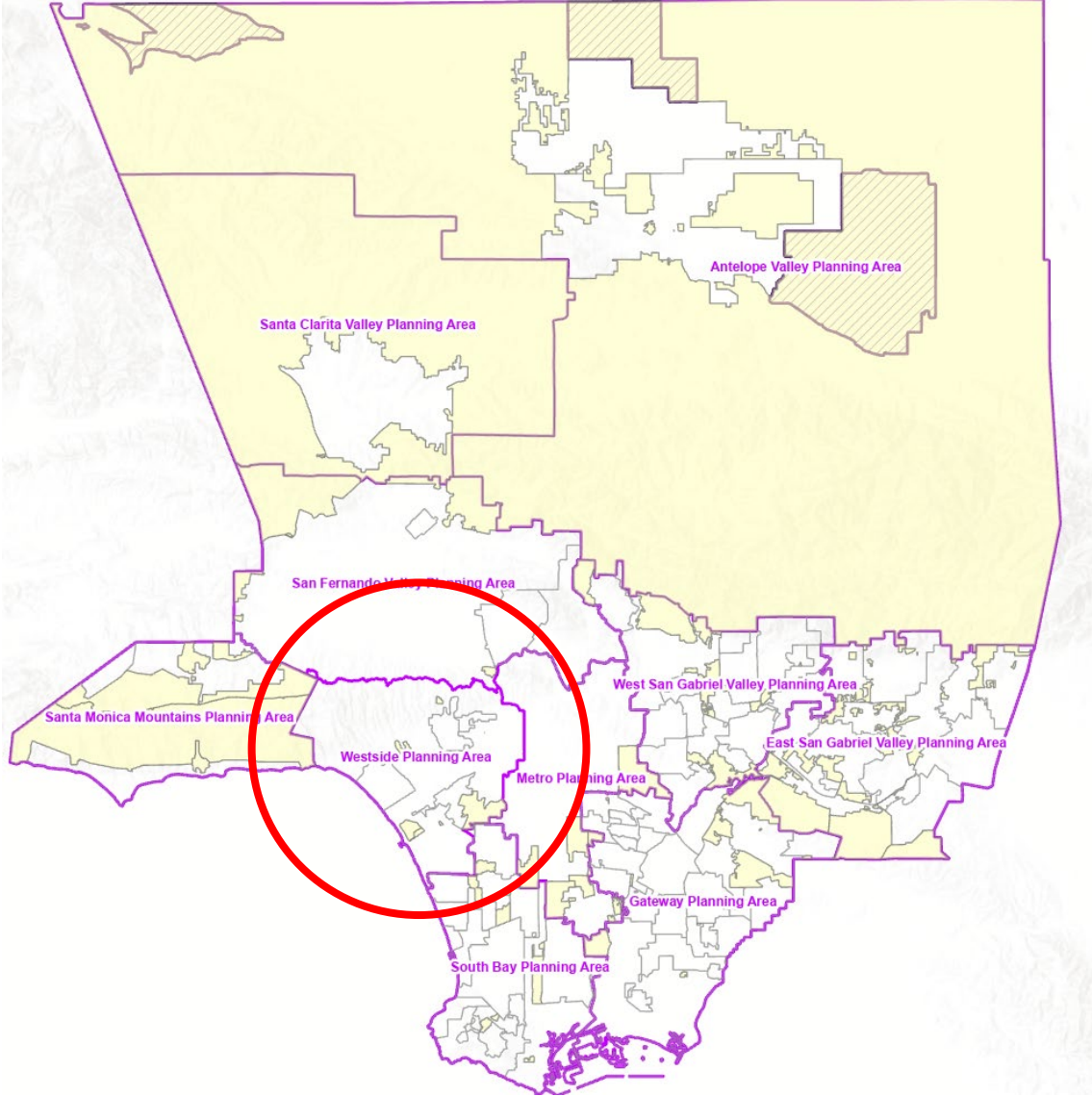


AGENDA

TOPICS

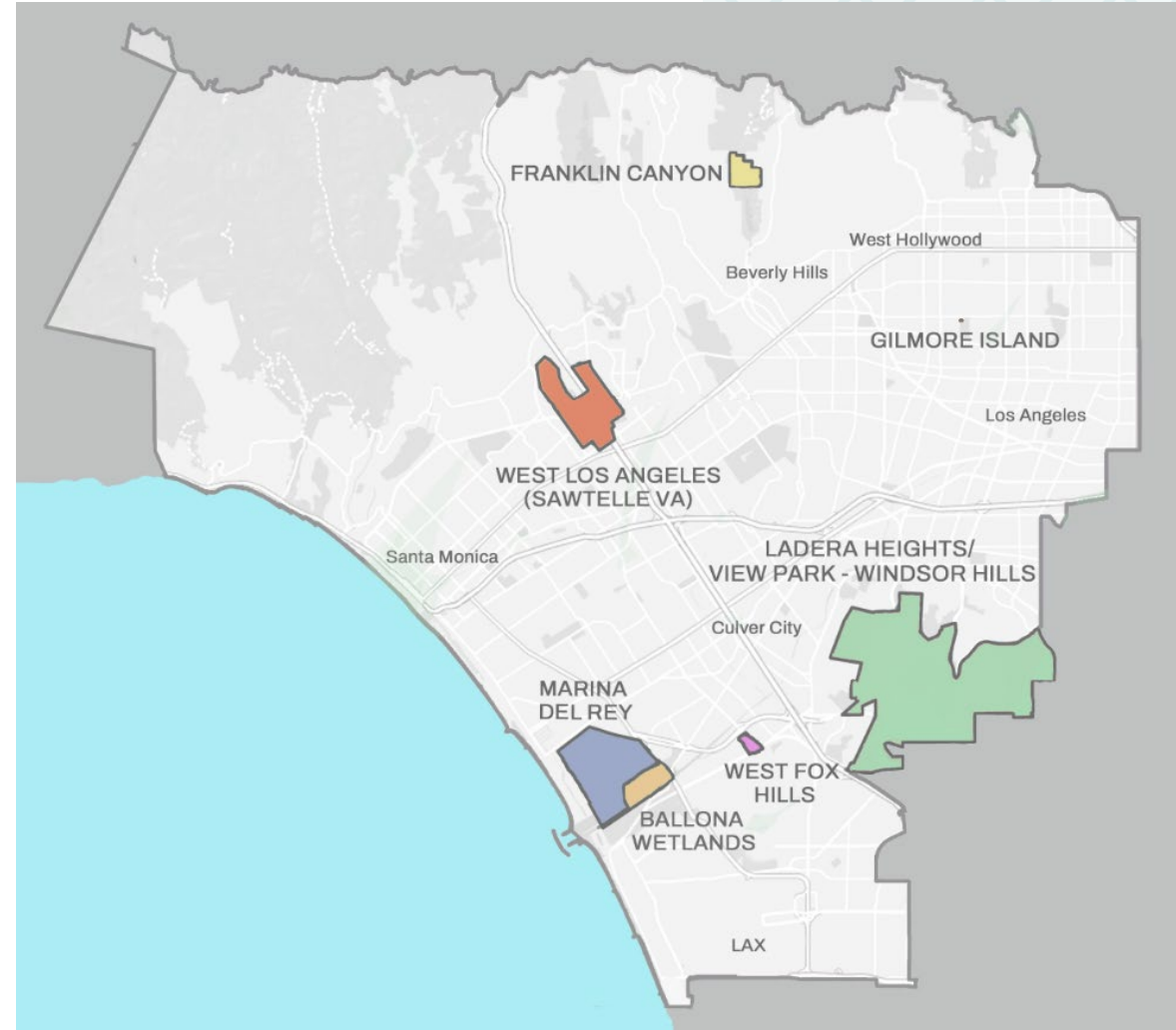
1. Welcome/ Introductions
2. Project Introduction
3. Summary of Community Survey
4. Visioning Session
5. Historic Context Statement
6. Closing Remarks

LA County Planning Areas



Westside Planning Area

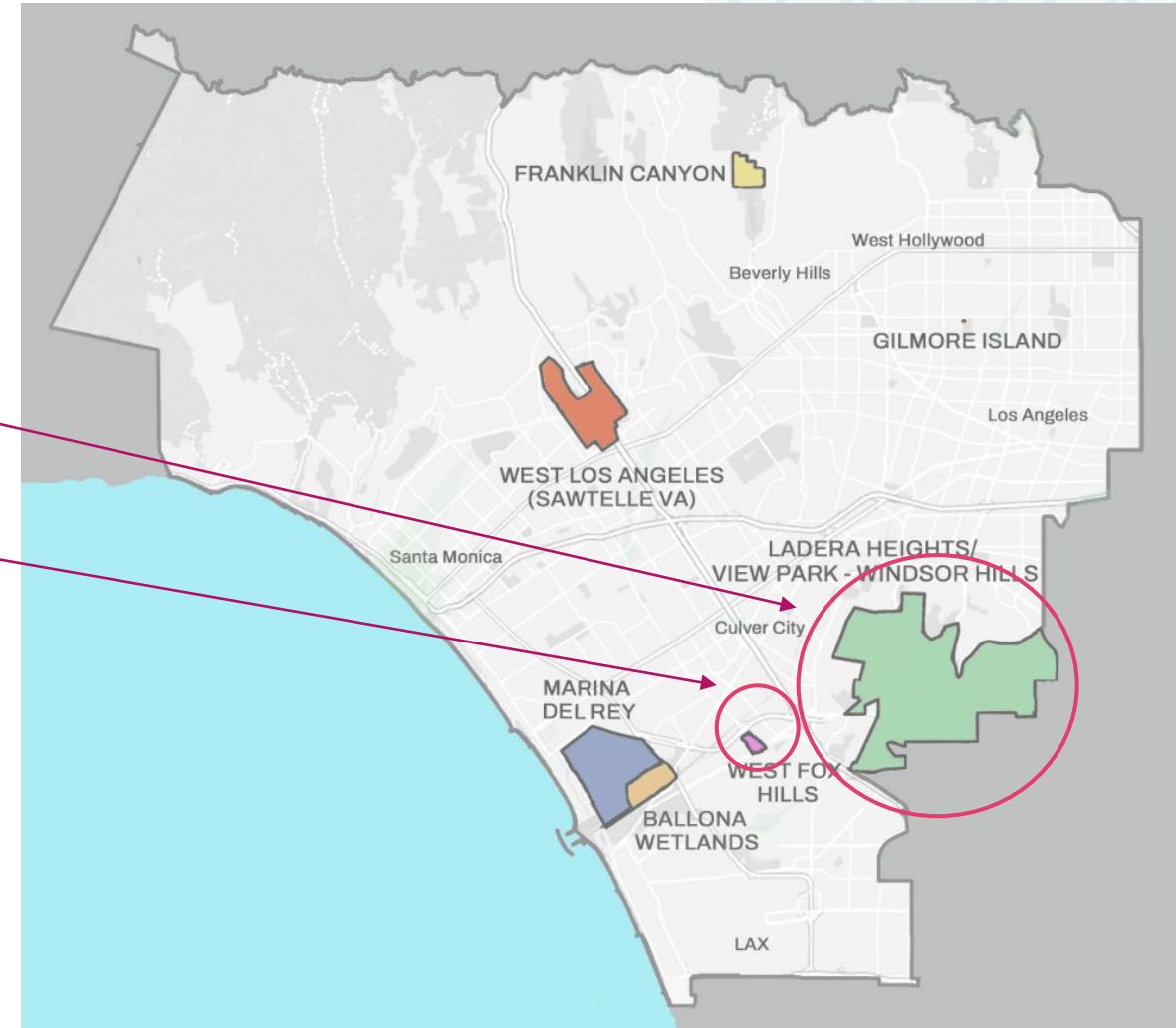
- Ladera Heights, View Park and Windsor Hills
- Marina del Rey
- Ballona Wetlands
- Westside Islands (West LA/Sawtelle VA, West Fox Hills, Franklin Canyon, Beverly Hills Island, Gilmore Island)



Westside Planning Area

Unincorporated communities of focus:

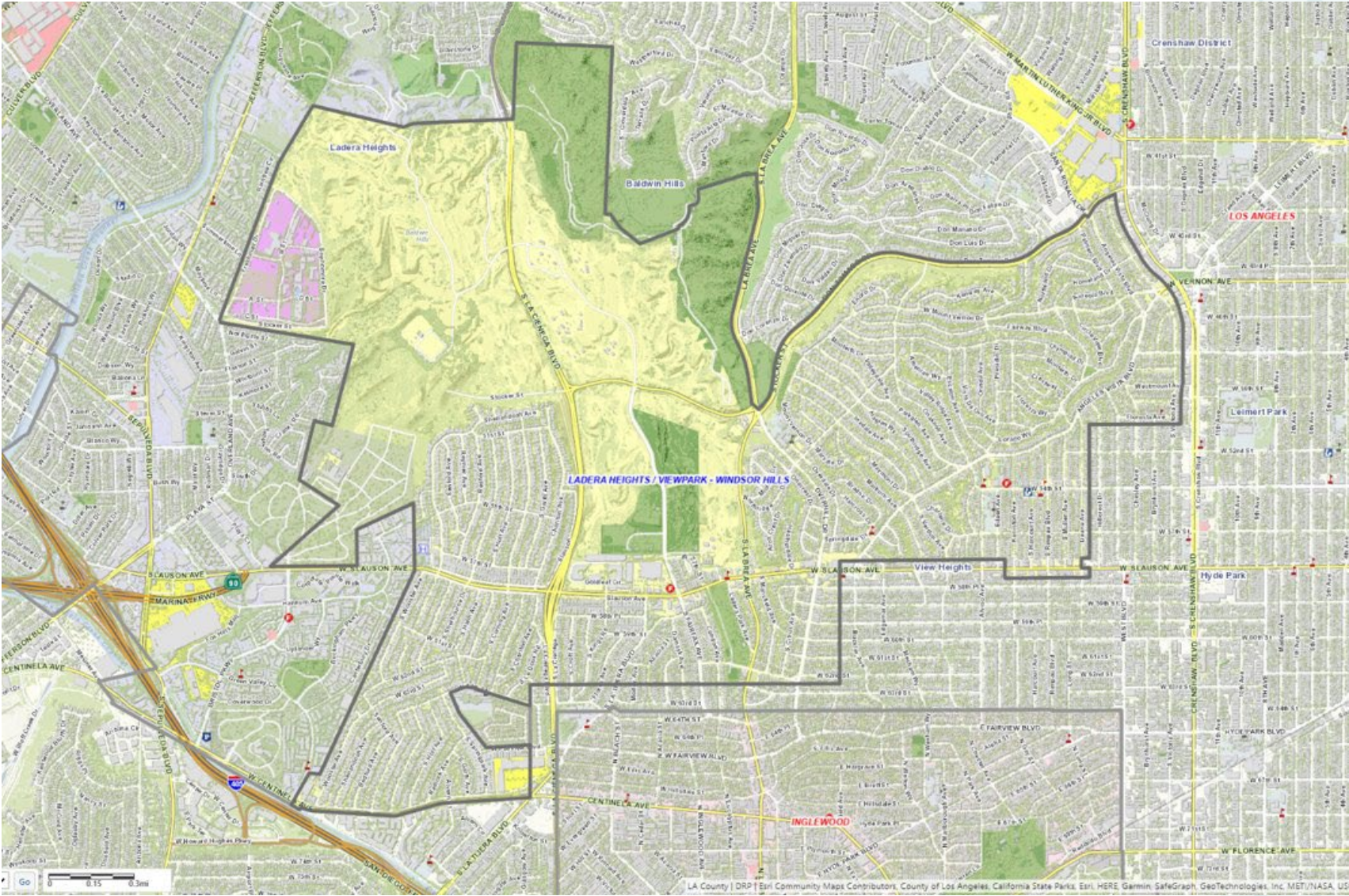
- Ladera Heights, View Park, Windsor Hills
- West Fox Hills



West Fox Hills



Ladera Heights, View-Park, Windsor Hills



Quick Facts

	West Fox Hills/ Del Rey	Ladera Heights, View Park and Windsor Hills	Westside Planning Area (unincorporated)	Los Angeles County (Unincorporated)
Total Population	597	18,141	32,712 (6.7% of County)	1,022,167
Total Area	0.07 sq. miles	4.8 sq. miles	7.39 sq. miles	2,600 sq. miles
Median Age	37.1	51	47.3	34.6
Avg. Household Size	2.07	2.5	2.06	3.5
Median Home Value	\$1,213,415	\$900,753	\$894,060	\$778,540
Median Household Inco me	\$167,729	\$119,150	\$126,729	\$71,358

Westside Area Plan

PROJECT COMPONENTS:

Area Plan

- A comprehensive policy document that at a minimum, includes the following elements:
 - Land Use
 - Mobility
 - Conservation and Open Space
 - Public Services and Facilities
 - Economic Development
 - Historic Preservation
- Goals & Policies
- Implementation programs that are specific and/or unique to the Westside Planning Area



Environmental Impact Report (EIR)



Proposed Project Goals

- Improve access to **parks** and **trail connectivity**
- Identify culturally **significant landmarks** and define **community identity**
- Improve **pedestrian** and **traffic safety**
- Address **housing** affordability
- Propose strategies to **revitalize commercial corridors** (Slauson Boulevard)



Issues and Concerns

- **Little land** for new development
- **High cost** of land and housing
- Need for a significant **pedestrian improvements**
- **Traffic congestion** and safety
- Commercial **corridor revitalization**
- Large **urban oil field** in Baldwin Hills



Community Outreach

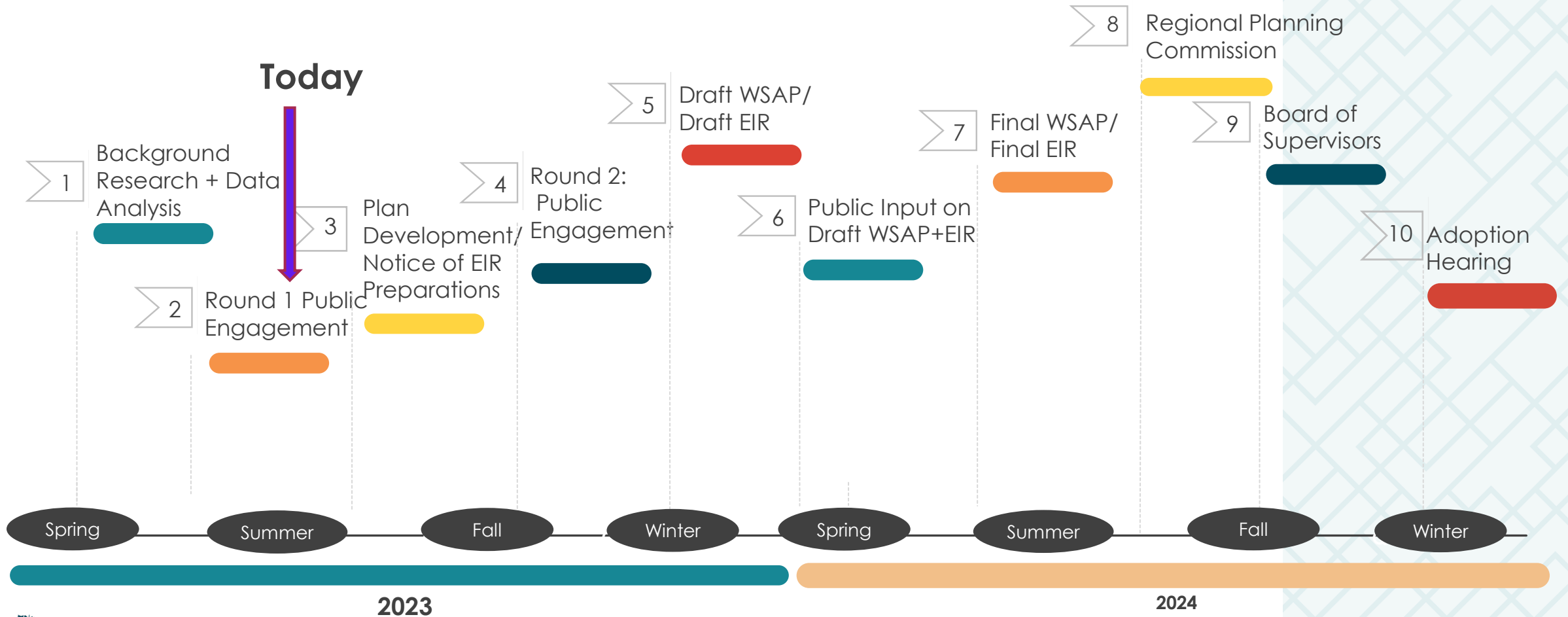
- Working with CBOs
- Joint Program/Project Outreach (Baldwin Hills CSD)
- External Agencies, surrounding jurisdictions
- Community Meetings & Workshops
- Email Newsletters
- Flyers



Stakeholder Groups

- United Homeowners Association II
- Ladera Heights Civic Association
- Baldwin Hills Conservancy
- West LA Community College
- Ladera Senior Association
- City of Los Angeles
- City of Culver City
- Del Rey Neighborhood Council
- Parks + Rec. facilities: KHSRA, Ladera Park, Stoneview Nature Center
- View Park Library
- Department of Public Works
- Department of Arts & Culture
- Department of Economic Opportunity
- Local businesses: Simply Wholesome, Hilltop Café
- Faith-based Organizations

Timeline



Community Survey

Two project surveys are currently available for public input:

LA County Westside Area Plan:
Ladera Heights/
View Park-Windsor Hill Survey







LA County Westside Area Plan:
West Fox Hills/Del Rey
Survey



Survey Responses

Which unincorporated community do you represent?

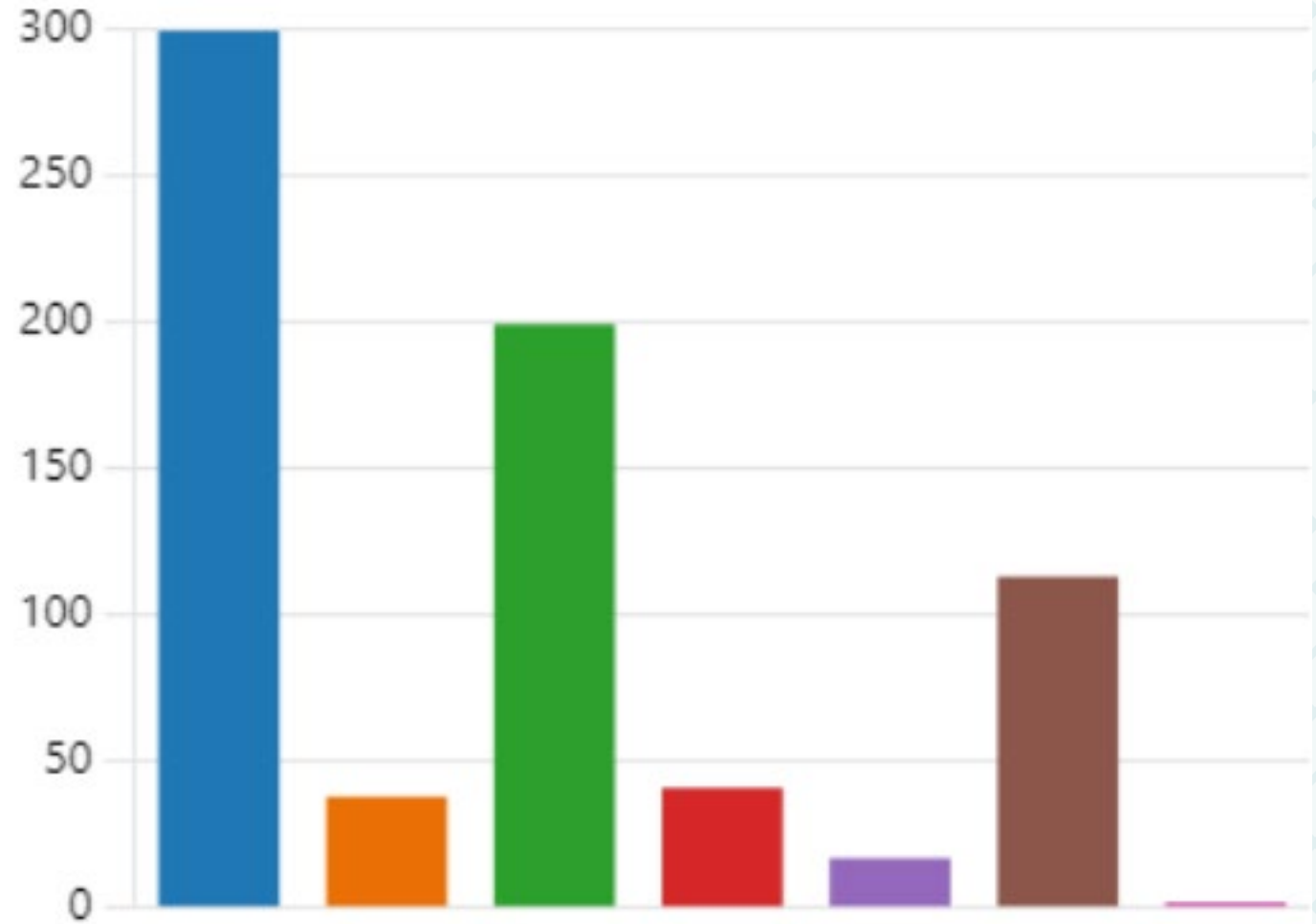
 Ladera Heights	113
 View Park	117
 Windsor Hills	72
 Del Rey/West Fox Hills	18



Survey Responses

What is your relationship with this community? (select all that apply)

 I live in the community	299
 I work in the community	38
 I own property in the community	199
 I grew up in the community	41
 My place of worship is in this co...	17
 I shop in this this community	113
 Other	2



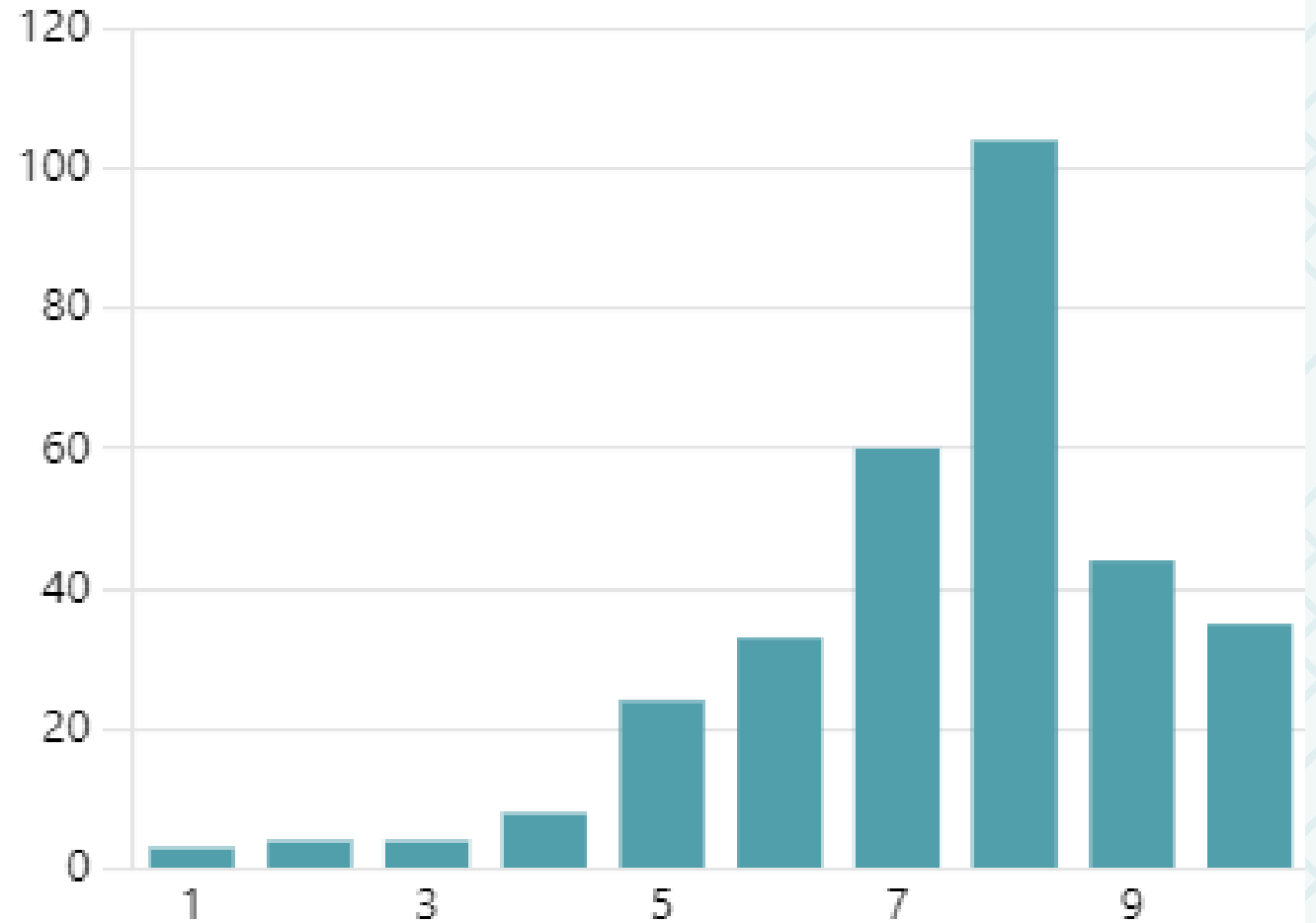
Survey Responses

How satisfied are you with the quality of life in your community?

Average: 7.43

Median: 8

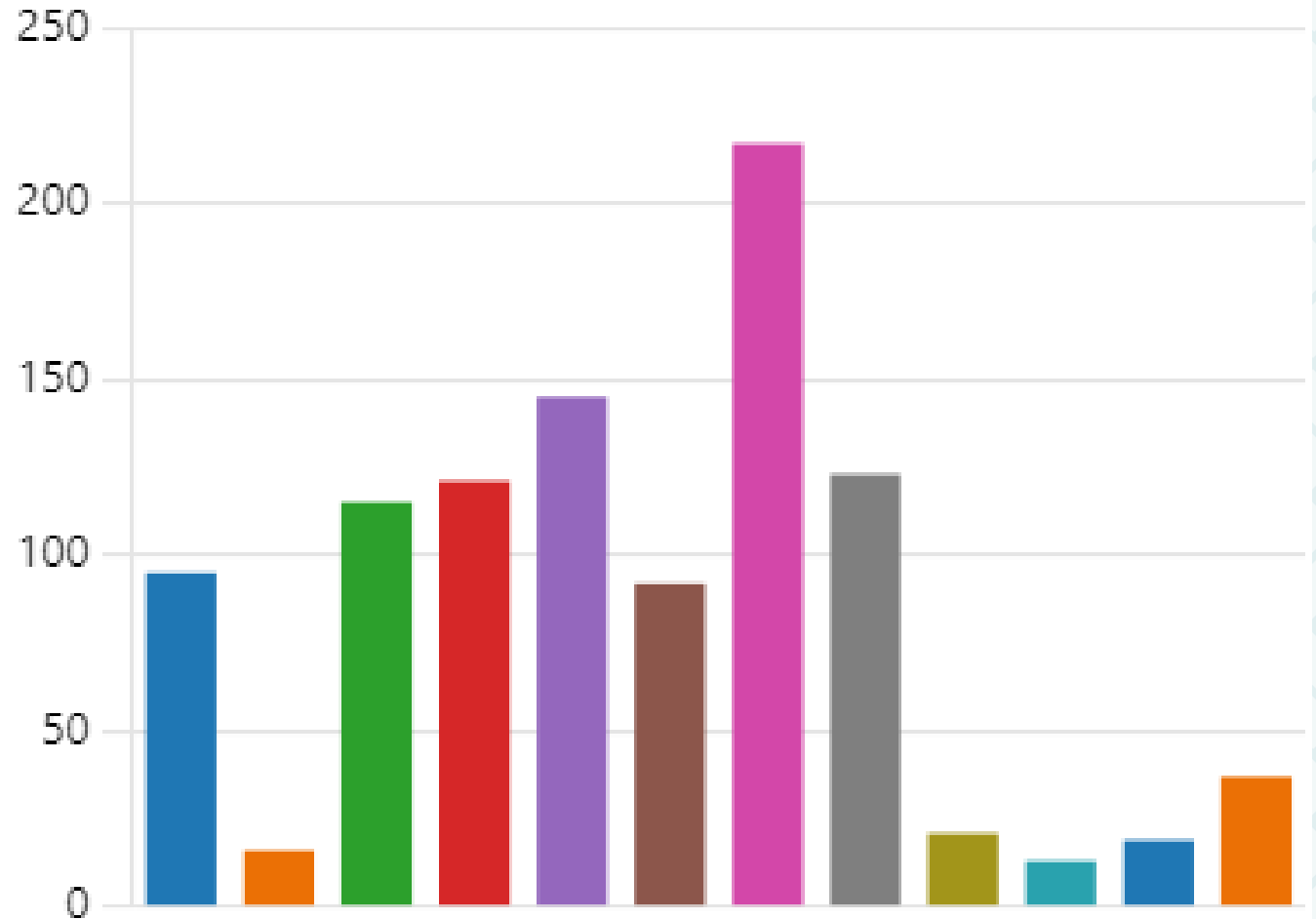
Standard Deviation: 1.82



Survey Responses

What are the reasons you choose to live, or work in the community?

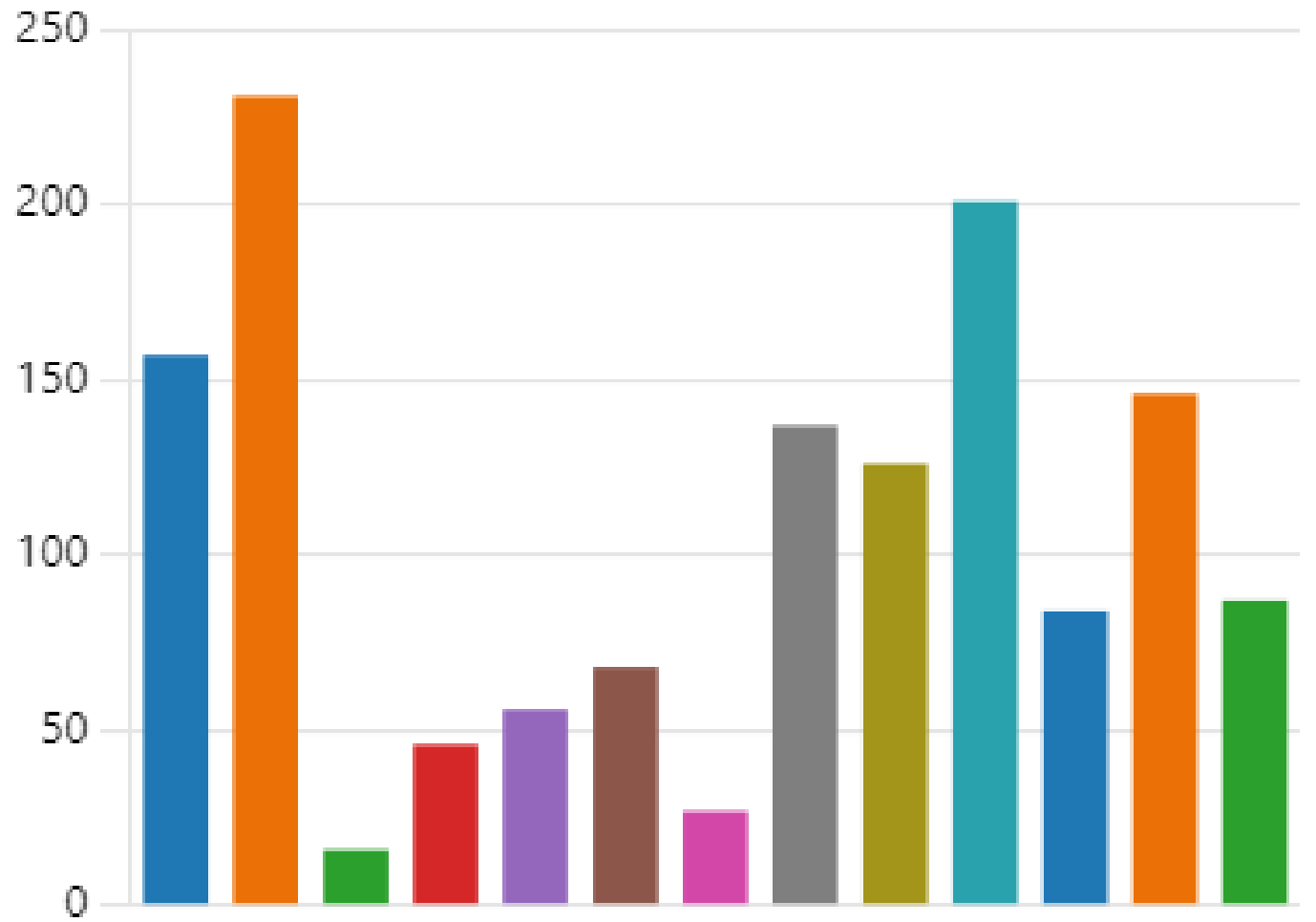
	I grew up here or have family he...	95
	Good schools	16
	My community is here	115
	Natural amenities (parks, trails, ...	121
	Housing options	145
	Buildings with architectural signi...	92
	Neighborhood charm	217
	Good for my commute	123
	Job opportunity	21
	Community services	13
	My place of worship is here	19
	Other	37



Survey Responses

What would you like to see more of in your community?

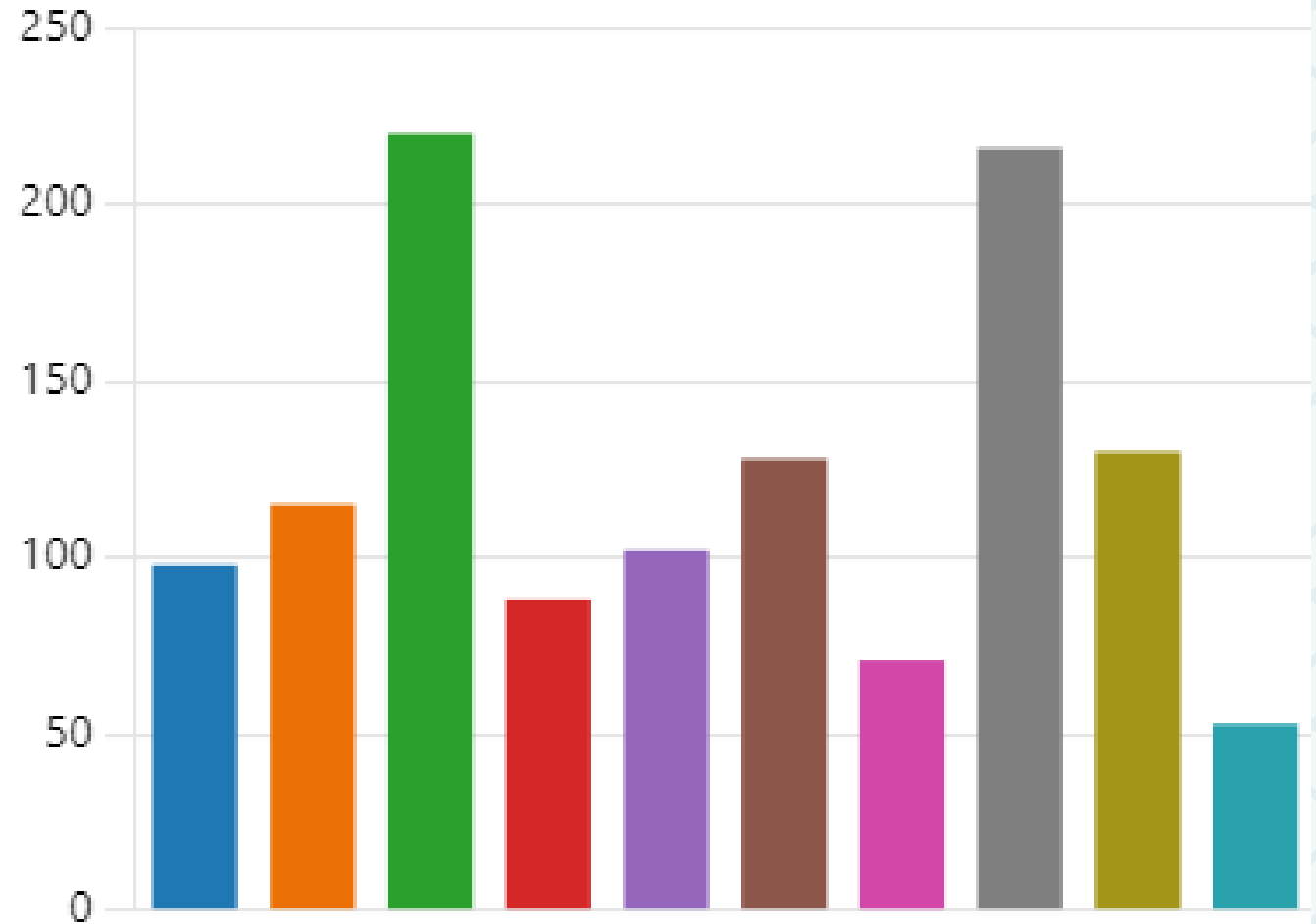
● Small businesses and local retail...	157
● Restaurants	231
● Office space	16
● Jobs	46
● Mixed-use development (reside...	56
● Single-family housing	68
● Multi-family housing	27
● Parks, open space or trails	137
● Better pedestrian, bike or transit...	126
● Traffic safety	201
● Community services	84
● Street trees	146
● Other	87



Survey Responses

Are you concerned about any of the following happening in your community?

● Change in housing prices	98
● Loss of views	115
● More traffic incidents or fatalities	220
● Loss of architecturally significant...	88
● Loss of culturally significant plac...	102
● Displacement of current residents	128
● Loss of community services	71
● Homelessness	216
● Loss of small and local business...	130
● Other	53



Short Answer Responses

When you think of your community, are there specific places, areas, or features of cultural significance that come to mind?

187 Responses

“Monteith Park, local businesses on Slauson which need to be protected.”

“Mid century architecture.”

“The community is very diverse and most residents value their neighbors and the appearance of their homes and landscaping.”

Short Answer Responses

Would you like to say more about the quality of life in your community?

227 Responses

"It harder to really take advantage of the park. I have to cross a very busy street, twice to get to the park."

"Need more good restaurants! Schools are sub-par."

"I love my house, neighbors and community location."

Short Answer Responses

What are the historic landmarks, resources, and places in your community?

“Simply Wholesome”

177 Responses

“Kenneth Hahn State Recreational Area”

*“Olympic Village, Howard Hughes Leimert Park,
Cooperative Housing Association, first outdoor mall
Baldwin Hills Crenshaw Mall, first Adobe building the
Sanchez Adobe.”*

Short Answer Responses

Where do you find “community” in your area? Are there places where you encounter your neighbors, or can be involved in local events/activities?

222 Responses

"Reuben Ingold Park, Hilltop Coffee, View Park Bebe Moore Campbell Library."

"Talking to my neighbors, helping them out."

"In and around where I live, parks, businesses, etc."

Short Answer Responses

In 10 to 20 years, what changes would you like to see in your community?

“Easier access to the park, more trails, more restaurants and grocery stores, less traffic and more trees.”

276 Responses

“More jobs and a stronger local economy, greater housing affordability and options, greater equity.”

“Sustained neighborhood where people interact and know each other.”

Short Answer Responses

How do you find out about local events or services in your neighborhood?

246 Responses

"The neighborhood's Facebook group."

"Online through Ladera Heights Neighborhood Association or Next Door."

"Newspaper, Next Door; word of mouth, Block Club."

Short Answer Responses

Do you have any suggestions for community members or groups that we should engage with as part of the plan development process?

171 Responses

"Vista de Oro Avenue Block Club. This club consists of 50 households and has been active for over 30 years. Wide age range."

"UHA and Ladera Heights Neighborhood Association."

"Block Clubs!"

Short Answer Responses

Is there anything else you would like to share with us today, or that we should consider when we are developing the Westside Area Plan?

157 Responses

“We need to be forward-thinking. The city is changing, and we need to stay ahead of these changes or fall behind.”

“There is a tremendous need for affordable housing that is consistent with the architecture of the community. There is also a need for better retail shopping options and for sit down restaurants.”

“Keep it family friendly.”





Visioning

TOPICS

1. What is a Vision Statement?
2. Vision Statement Examples
3. Vision Themes from Survey Feedback
4. Interactive Polling
5. Summary and Next Steps

Area Plan Structure

Vision

- Articulation of the core values and desires of the community expressed as an image of the future it wishes to create

Goals

- An ideal future end related to the public health, safety, or general welfare.
- A general expression of community values and may be abstract in nature.
- Generally, not quantifiable or time dependent.

Policies

- Specific statement that guides decision-making
- Commitment to a particular course of action

Implementation Programs

- Action, procedure, program, or technique that carries out Area Plan policy



What is a Vision Statement?

- A succinct description of core values and aspirations for the Westside Area
- A shared image of the future we hope to create
- Future-oriented, purposeful, ambitious, and inspirational
- Identifies qualities and places that make the Area unique



What is a Vision Statement?

Example Vision Statements

1. In 2030, the City of Mountain View embraces **sustainable** living and provides for the needs of all residents. It is a place that values its **diversity**, balances **preservation** with **innovation** and provides **quality education**. The community supports a **lively Downtown, vibrant neighborhoods** and a **healthy economy**.
2. Moorpark in 2050 is a virtually and physically **connected** community that provides a **sustainable, diverse, inclusive, equitable, and safe** place to live, work, and play for **all generations**. Moorpark supports and values **local businesses, arts and education, innovation, healthy living**, and maintains its family-oriented **small-town feel**. We are stewards of the **environment** and honor our **agricultural** and **cultural heritage**. We balance these values to maintain a **high quality of life** for our residents.

Vision Themes from Community Survey

Two Categories of Themes:

- Community Preservation and Enhancement
- Change and Improvement

Community Preservation and Enhancement

- Maintain, capitalize, celebrate historic identity and culture
- Distinguish local neighborhoods
- Sustain the quality of life for local residents
- Maintain the natural topography, open spaces, and parks
- Preserve existing residential neighborhoods, with enhancement sensitive to existing character



Vision Themes from Community Survey

Change and Improvement

- Commercial development that serves and is accessible to the community
- Revitalized corridors and centers with vacant business
- Affordable and diverse housing for everyone
- Community facilities providing services to residents and serving as gathering places for events/celebrations
- Travel choices for residents, traffic mitigation and safety improvements
- Environmentally sustainable development
- An active, healthy, and safe community
- Long-term re-use of the oil fields that is connected and becomes an integral element of the surrounding community



Polling Activity

1. Rank Priorities
2. What's Missing?
3. How should your neighborhood adapt to fit the needs of future generations?
4. What areas should evolve?

Summary and Next Steps



Upcoming Meeting

Westside Area Plan Open House (in-person):

August 24, 2023

Kenneth Hahn State Recreation Area

Visitor Center

6:00 pm- 8:00 pm



WSAP Contact Information

Website: planning.lacounty.gov/long-range-planning/westside-area-plan/

Email: WestsideAreaPlan@planning.lacounty.gov

Project
Website



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Thank you!

**LA COUNTY
PLANNING**