



# Westside Area Plan

## Opportunity Site Recommendations

November 9, 2023

**LA COUNTY**  
**PLANNING**

# AGENDA

## TOPICS

1. Welcome/Introductions
2. Project Introduction
3. Community Engagement
4. Opportunity Site Review and Feedback
5. Questions and Answers
6. Closing Remarks

# Introductions

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## **LA County Department of Regional Planning**

- Connie Chung, AICP, Deputy Director
- Bruce Durbin, AICP, Supervising Planner
- Julie Yom, AICP, Principal Planner
- Miriam Thompson, MCRP, Planner
- Christian Turner, AICP, Planner

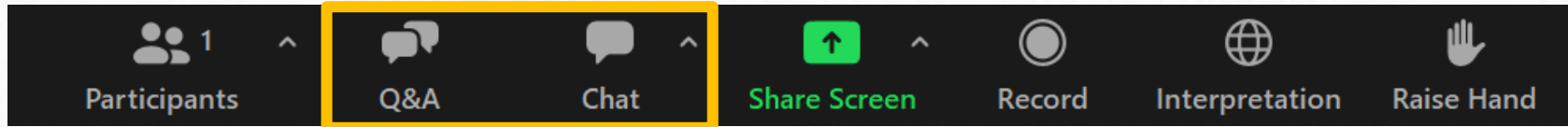
## **PlaceWorks**

- Woodie Tescher, AICP
- Jonathan Nettler, AICP

# Meeting Attendee Guide

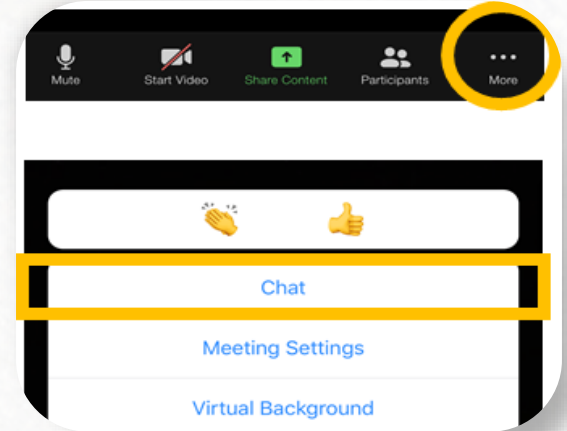
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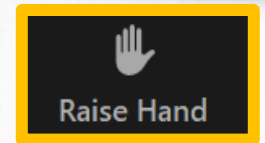
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**All meeting attendees will be muted. To submit a verbal comment**

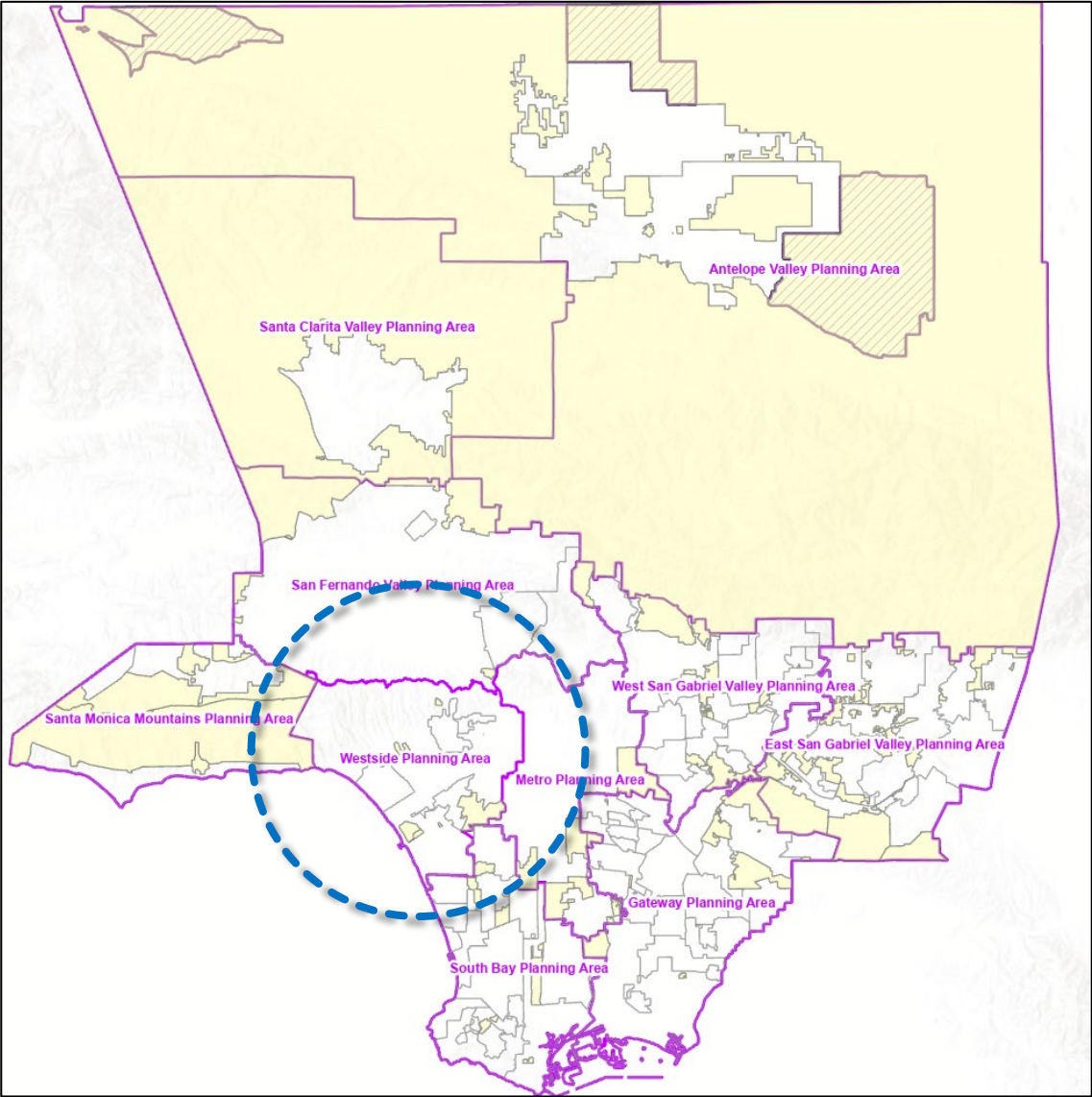
Click “Raise Hand”, the host will unmute you and you have 2 minutes for comment



**If joining on telephone: you can submit a verbal comment**

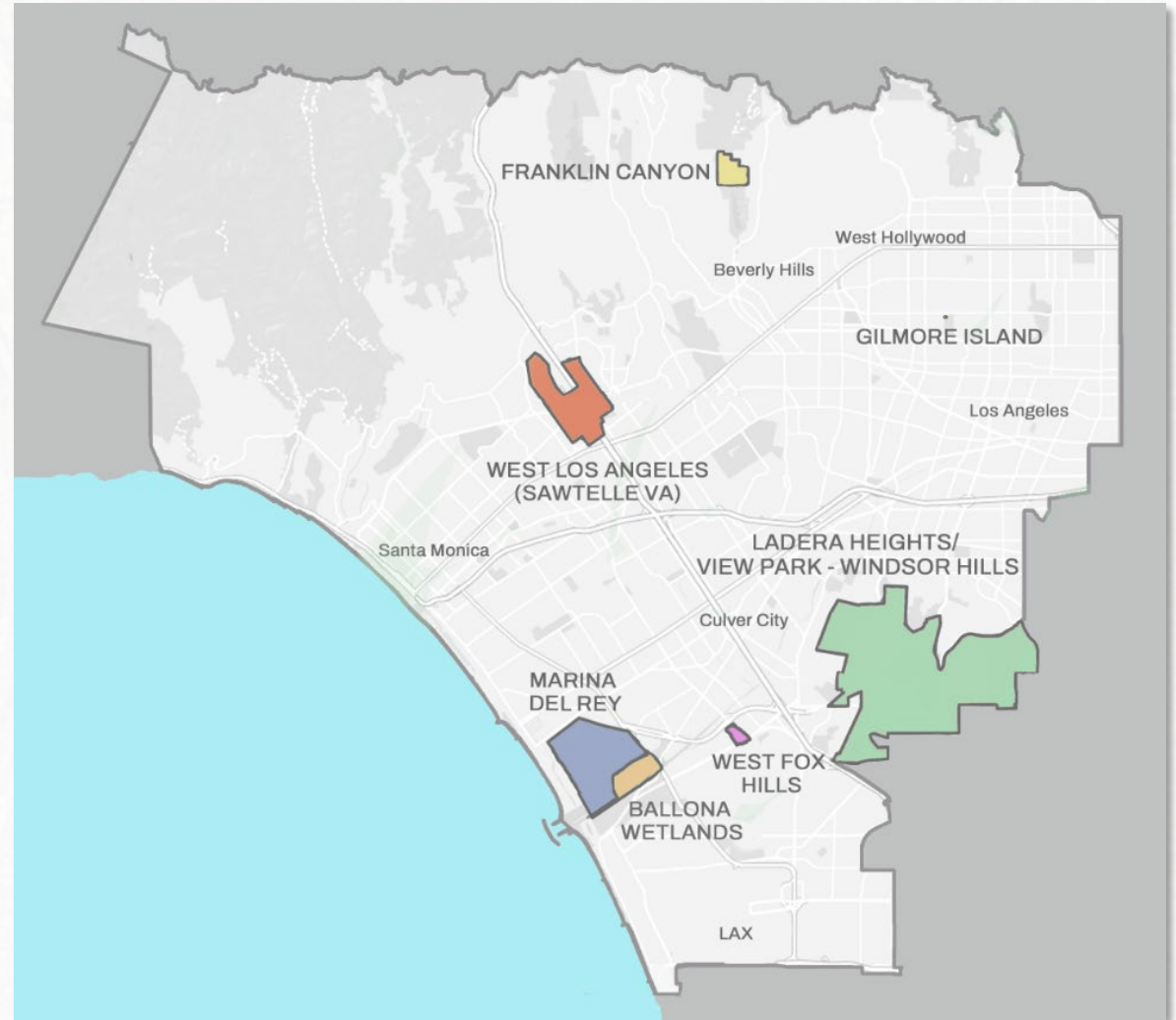
Dial \*9 to Raise Hand, Dial \*6 to Unmute, and you have 2 minutes for comment

# LA County Planning Areas



# Westside Planning Area

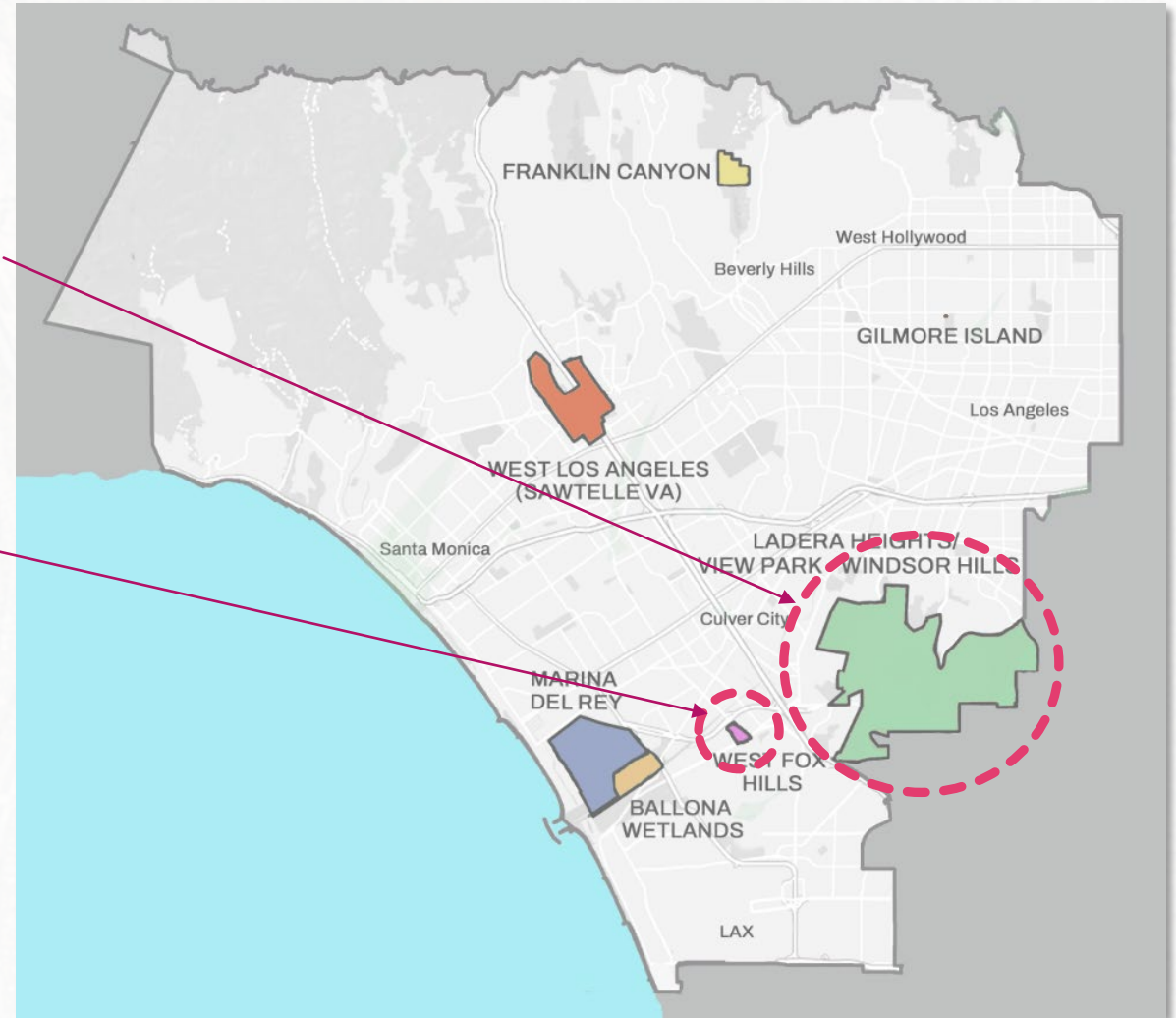
- Ladera Heights, View Park and Windsor Hills
- Marina del Rey
- Ballona Wetlands
- Westside Islands (West LA/Sawtelle VA, West Fox Hills, Franklin Canyon, Beverly Hills Island, Gilmore Island)



# Westside Planning Area

## Focus Planning Areas

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



# Westside Area Plan

## PROJECT COMPONENTS:

### Area Plan

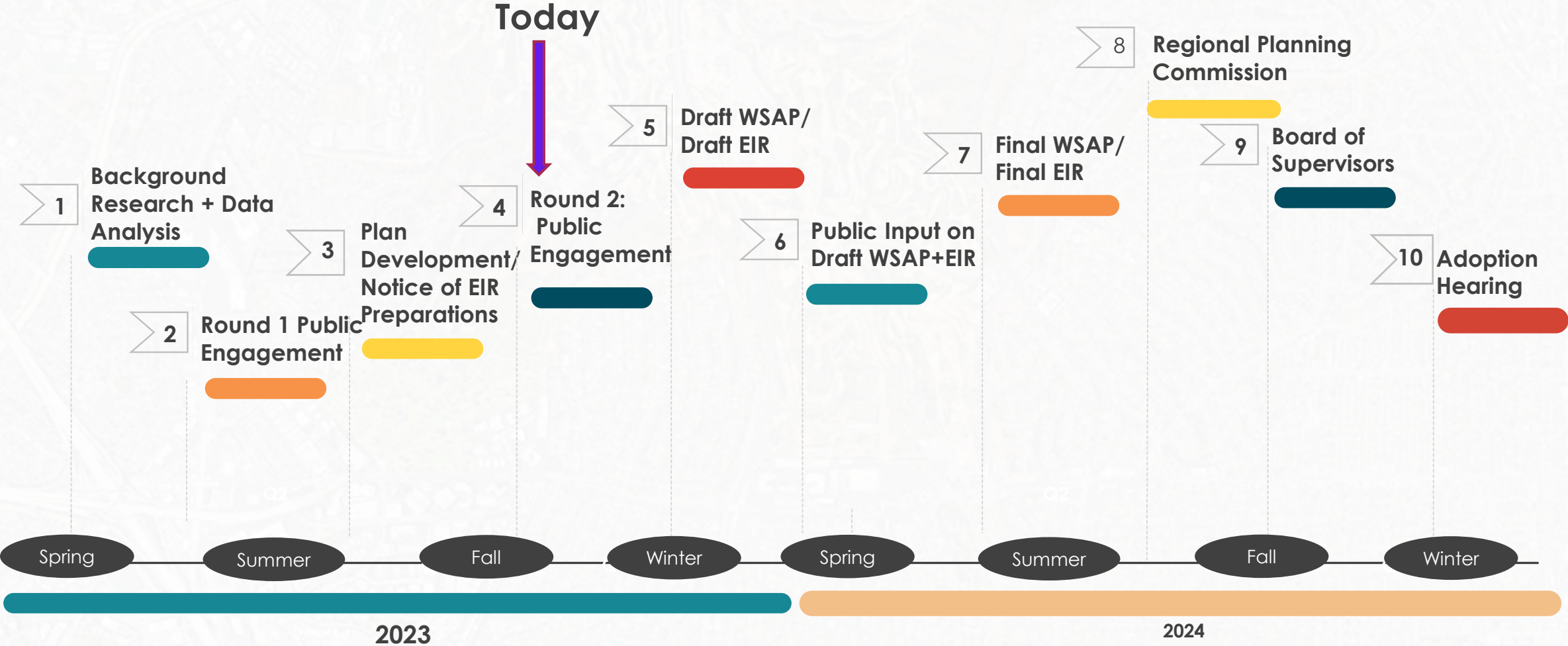
- A comprehensive policy document that at a minimum, includes the following elements:
  - Land Use
  - Mobility
  - Conservation and Open Space
  - Public Services and Facilities
  - Economic Development
  - Historic Preservation
- Goals & Policies
- Implementation programs that are specific and/or unique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

### Environmental Impact Report (EIR)





# Project Schedule



# Community Outreach

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# Community Outreach

- CBOs and Home Owners Associations
- Joint Program/Project Outreach (Baldwin Hills Community Standards District, Public Works Community Traffic Safety Plan)
- External Agencies, surrounding jurisdictions
- Community Meetings & Workshops
  - Kickoff/Visioning Workshop
  - Open House
  - Library Office Hours
- Community events
- Email Newsletters
- Flyers



# Community Survey

Two project surveys are currently available for public input:

Ladera Heights,  
View Park, and Windsor Hills  
Survey

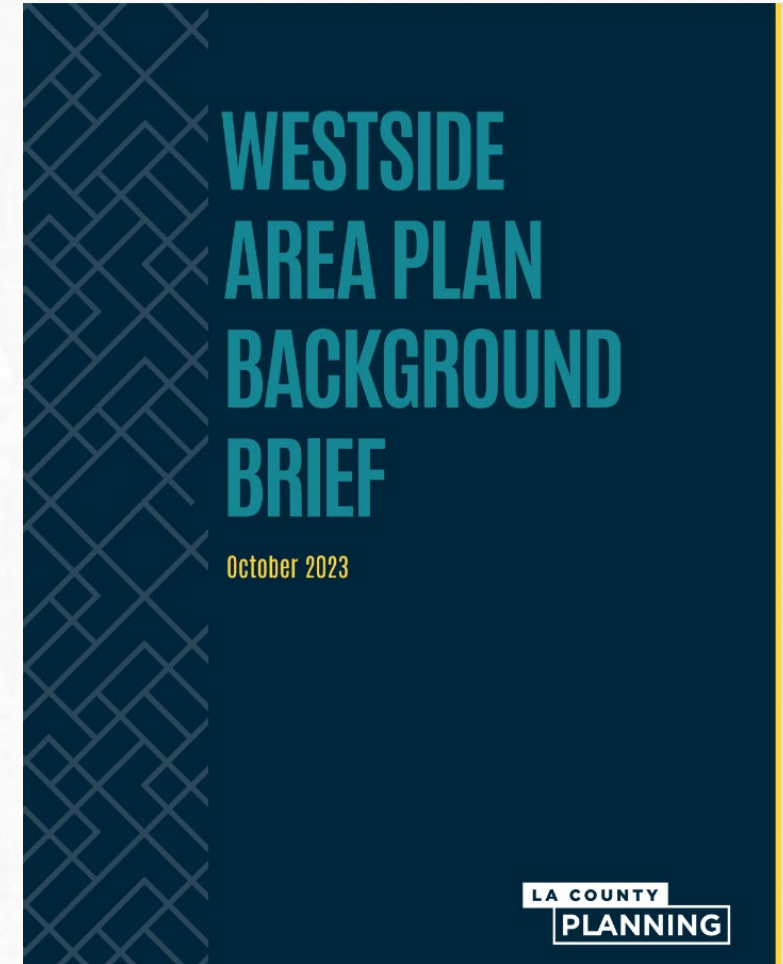


West Fox Hills/Del Rey  
Survey



# Project Information

- Kickoff Meeting: Recording and Presentation
- Open House: Maps and pictures
- Project Fact Sheet
- Project Vision and Guiding Principles
- Background Brief Report



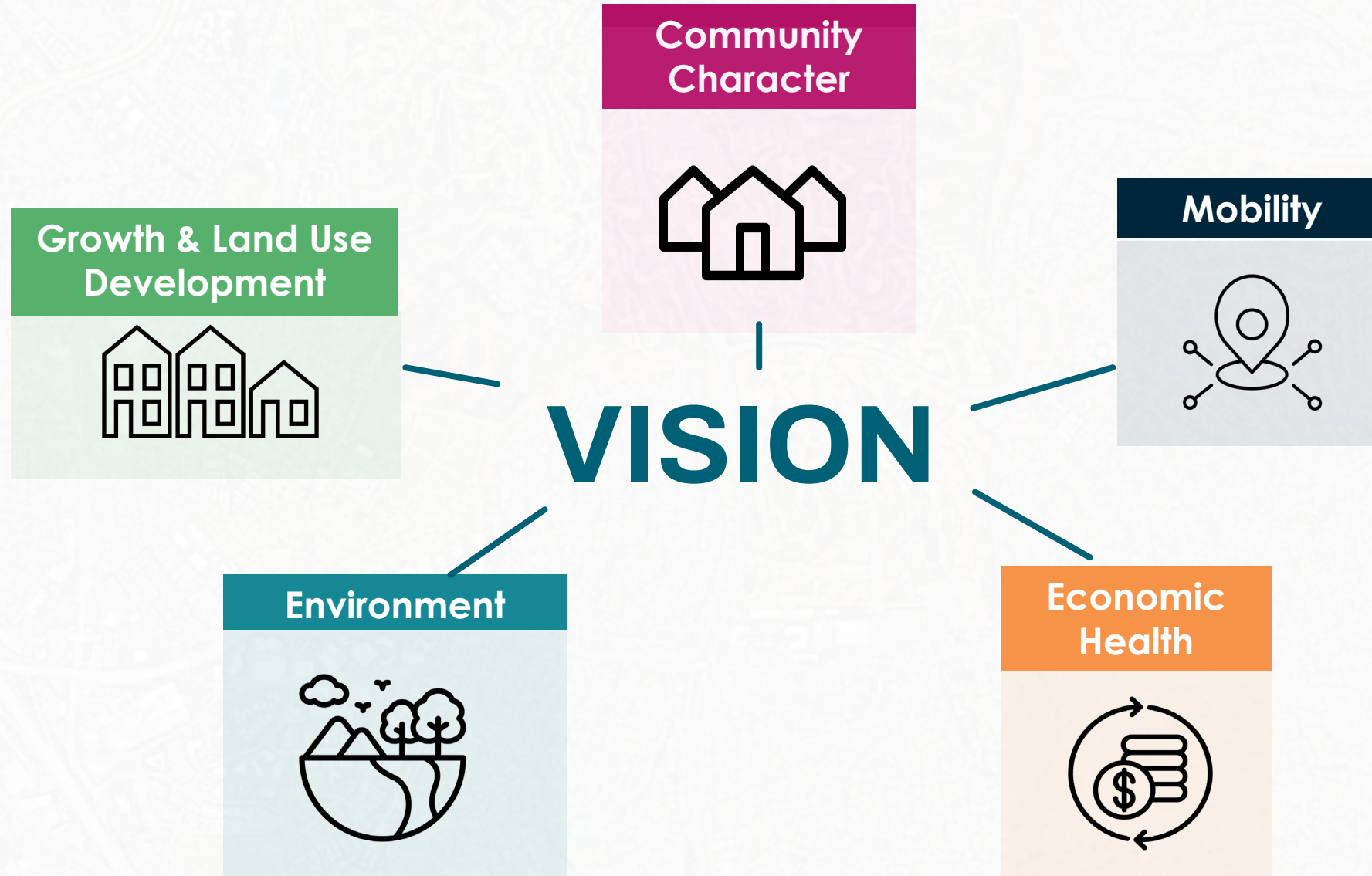
# Vision Statement

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The unincorporated communities of Los Angeles County's Westside encompass vibrant neighborhoods that collectively recognize and celebrate history, people, diversity, and culture.

The Westside Area Plan furthers the efforts to promote **active, healthy, and safe intergenerational neighborhoods** where residents are well connected to **great places to live, work, shop, recreate, and gather**; to foster **economic vitality** while serving **local needs**; to protect and preserve **natural resources and open spaces**; and to support sustainable **mobility options** in an enhanced built environment.

# Guiding Principles



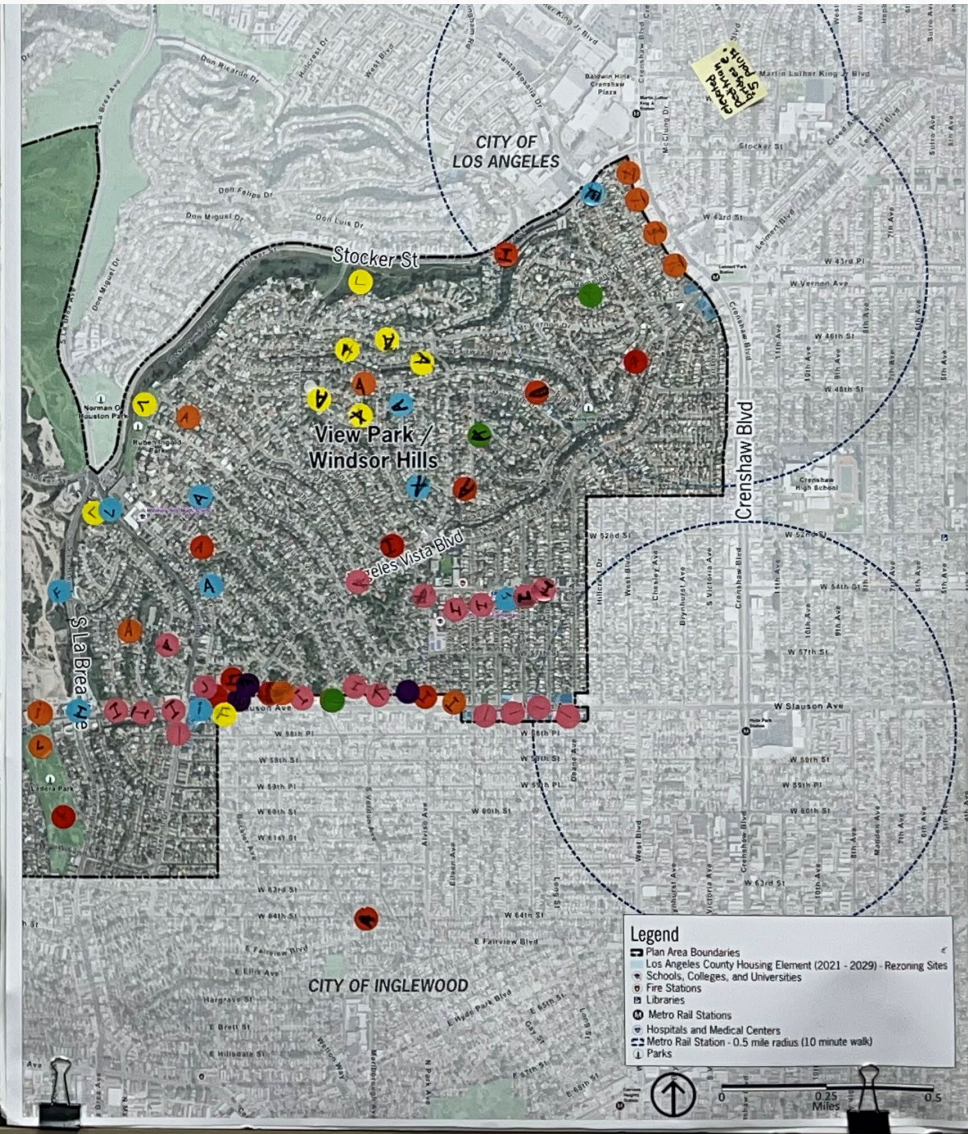
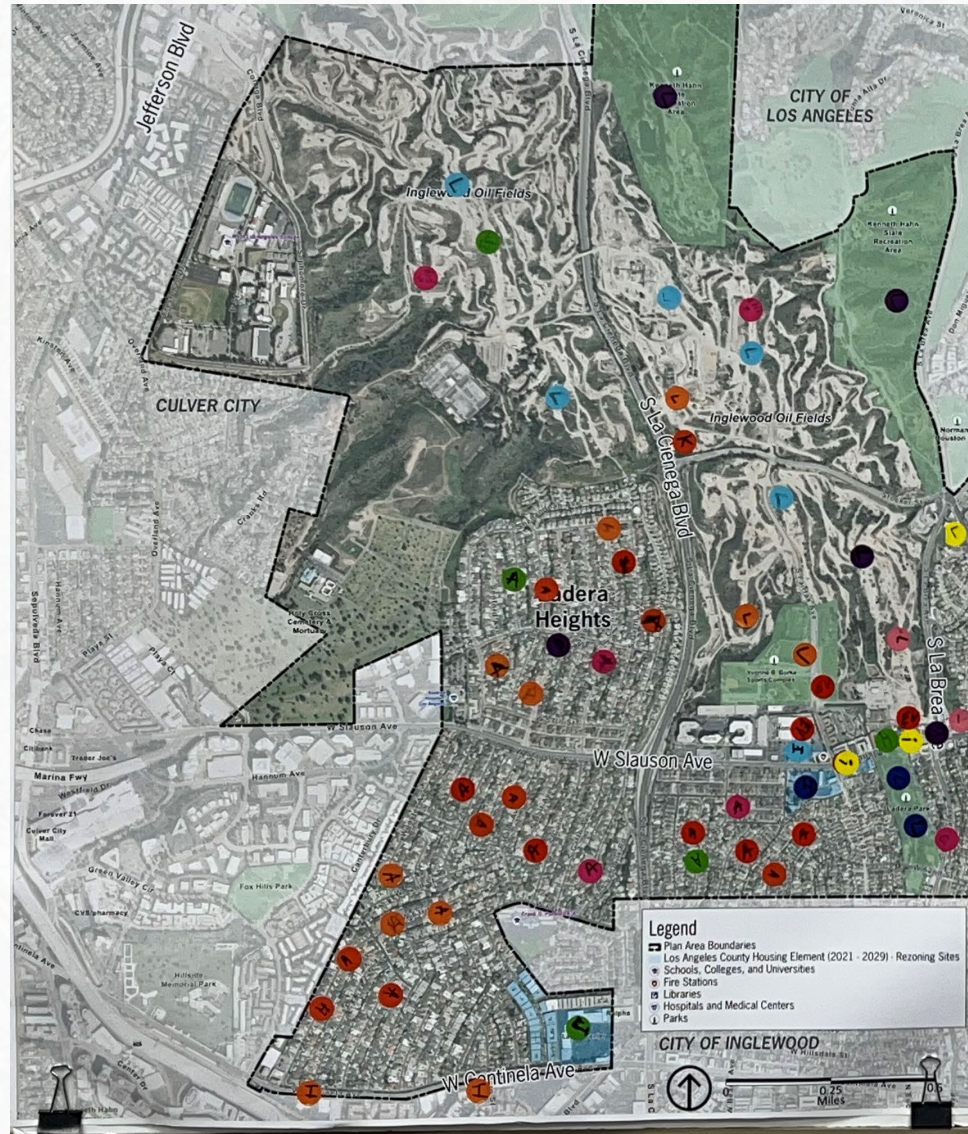
# Opportunity Sites Outreach

- 8/24 Open House at Kenneth Hahn State Recreation Area
- 9/14 Marina Del Rey Library Office Hours
- 9/18 View Park Library Office Hours





# Opportunity Sites Outreach

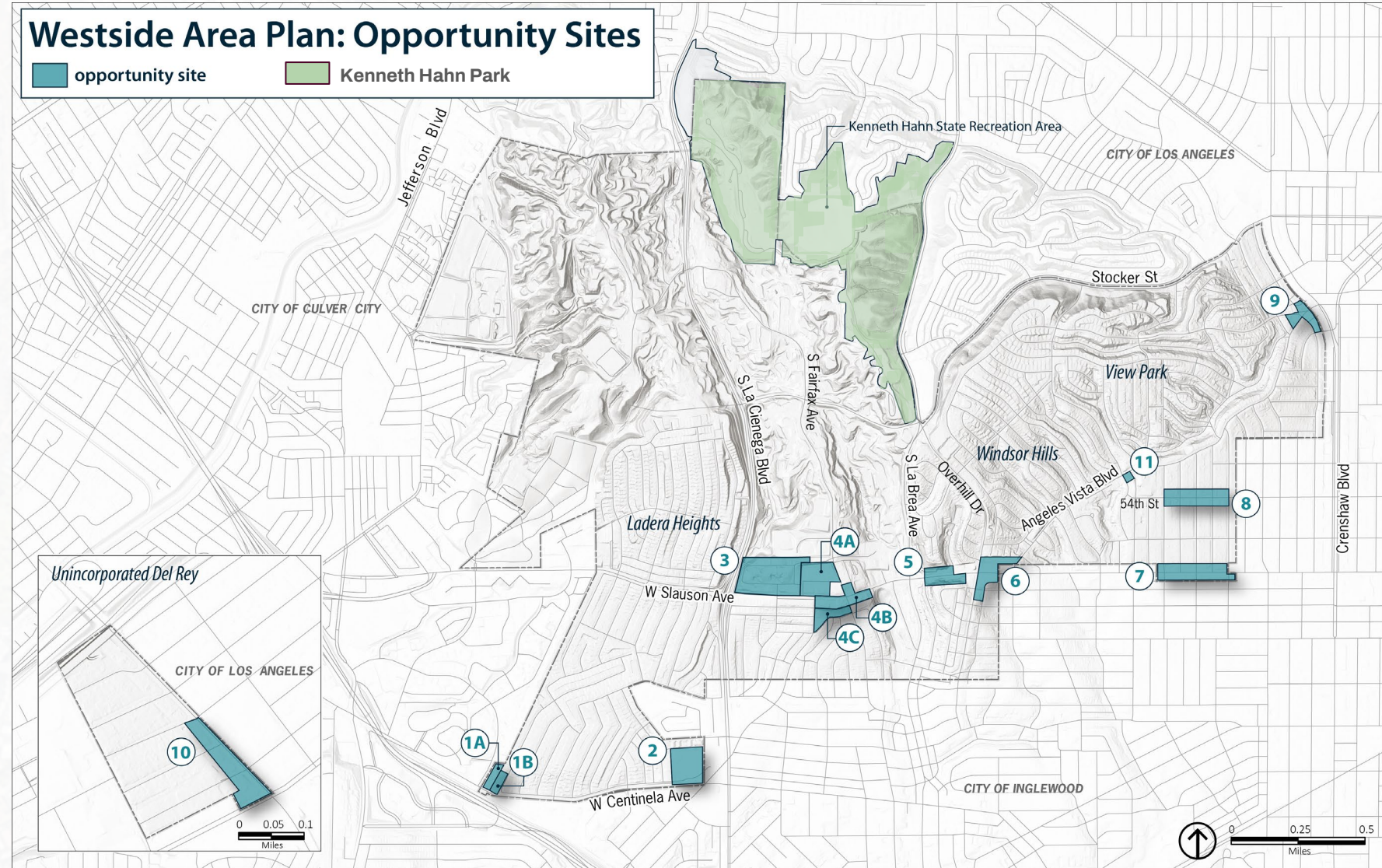


An aerial photograph of a city area, showing streets, buildings, and green spaces. The image is semi-transparent, allowing the text to be clearly visible over it.

# Opportunity Sites Overview

# Opportunity Sites

- Protect existing neighborhoods, natural resources and open spaces
- Focus change along Slauson Ave and commercial areas
- Increase neighborhood-serving amenities
- Leverage transit access
- Greater mix of uses and housing types
- Improve walkability



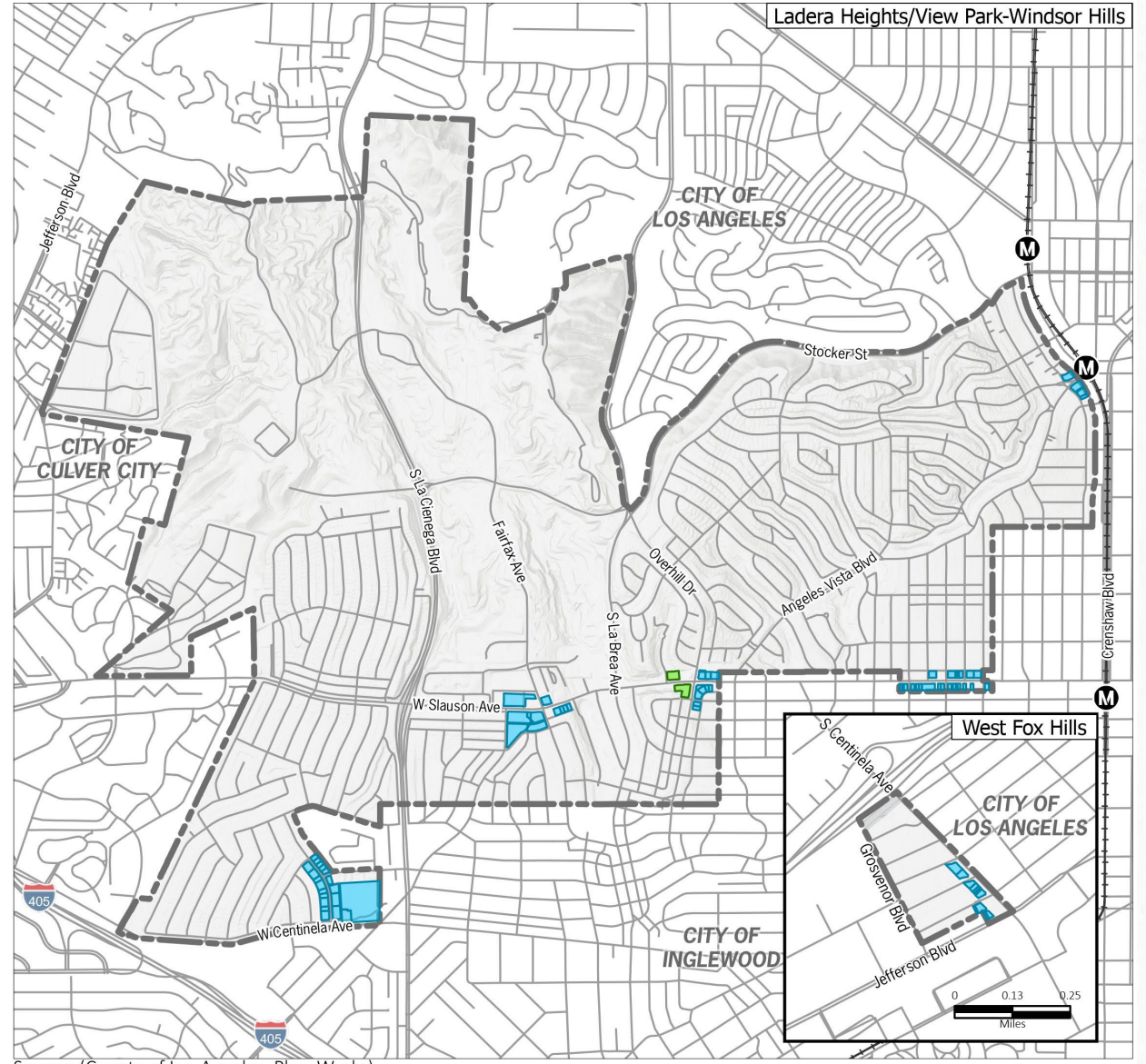
# Housing Element Sites

- County's adopted Housing Element (2022) provided capacity for additional housing units in the Plan Area
- Community Plan must retain equal or greater capacity for new housing units
- If not at locations indicated in Housing Element, realistic housing capacity must be accommodated elsewhere in the Plan Area

Ladera Heights /  
View Park - Windsor Hills  
& West Fox Hills  
Housing Element Sites

- ▭ Project Area Boundary
- Ⓜ Metro Rail Stations
- Metro Rail Line
- Los Angeles County Housing Element (2021 - 2029) - Rezoning
- Los Angeles County Housing Element (2021 - 2029) - Sites Inventory

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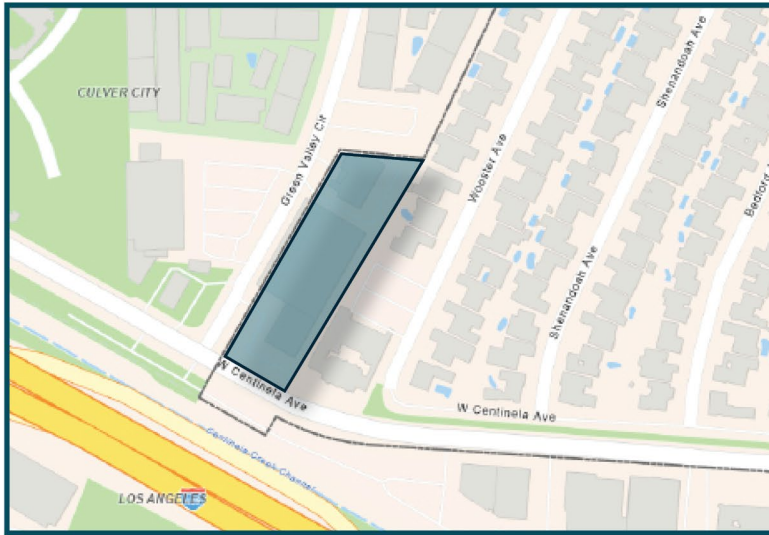
Source: (County of Los Angeles, PlaceWorks)

# Other Jurisdiction's Projects (near community)



# Opportunity Site Concepts

# Site 1A, Centinela-Green Valley (NW)



## Existing

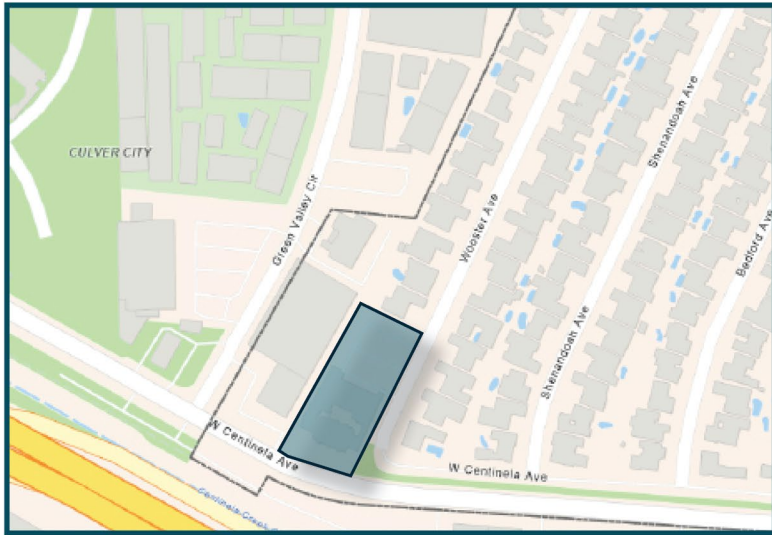


## Recommended - Multi-Family Residential



- Currently occupied by Extra Space Storage
- New buildings would front onto and be accessed from Green Valley
- Similar scale to existing storage building and adjacent multi-family buildings on Green Valley
- Elevations designed to modulate horizontal and vertical mass

# Site 1B, Centinela-Green Valley (SE)



## Existing



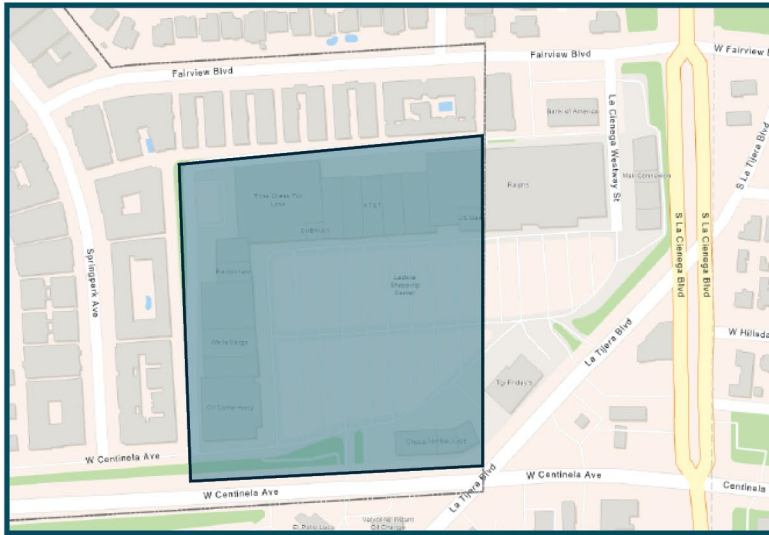
- Parking lot adjacent to Church
- Housing could be located along and accessed from Wooster Ave
- New buildings scaled and designed to transition to single-family housing

## Recommended - Multi-Family Residential

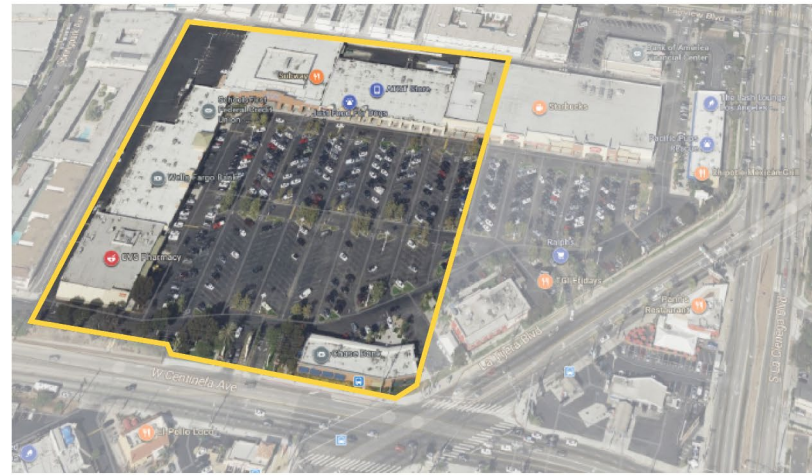




# Site 2, Ladera Center



## Existing

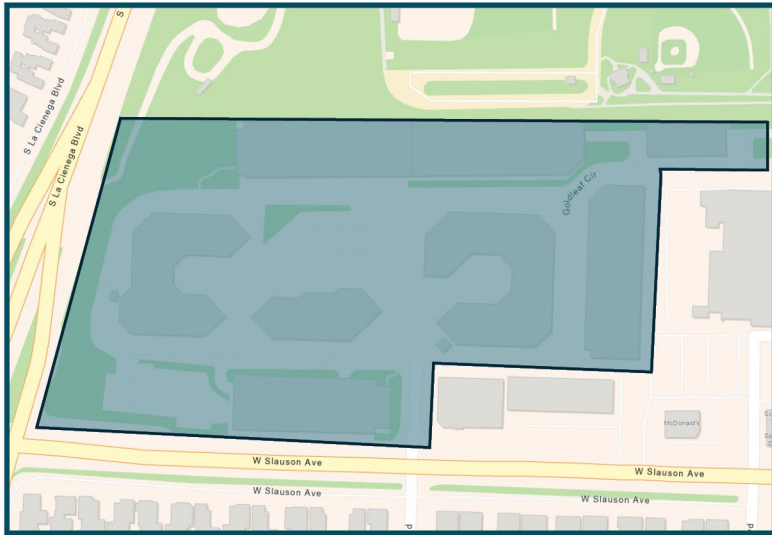


## Recommended - Mixed-Use

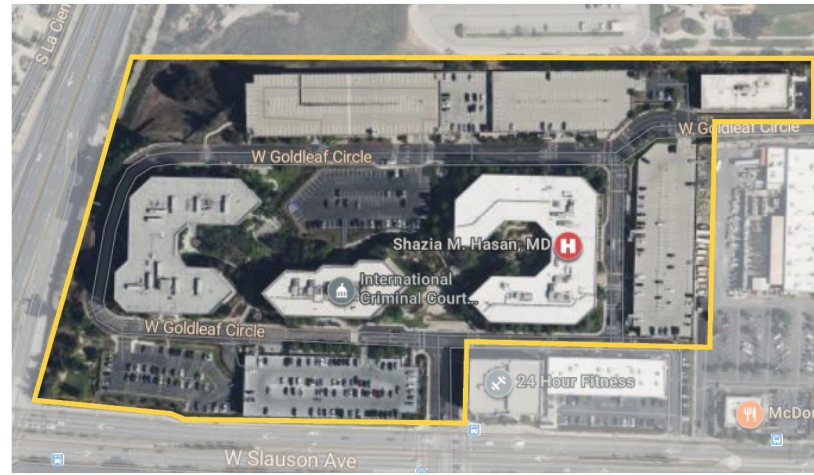


- Redevelopment of commercial center and parking lot
- Multi-family residential integrated with commercial
- Establish a pedestrian-active “village center” clustered around plazas and open spaces
- New buildings scaled and designed to transition to adjacent residential neighborhoods

# Site 3, Wateridge Business Center



## Existing

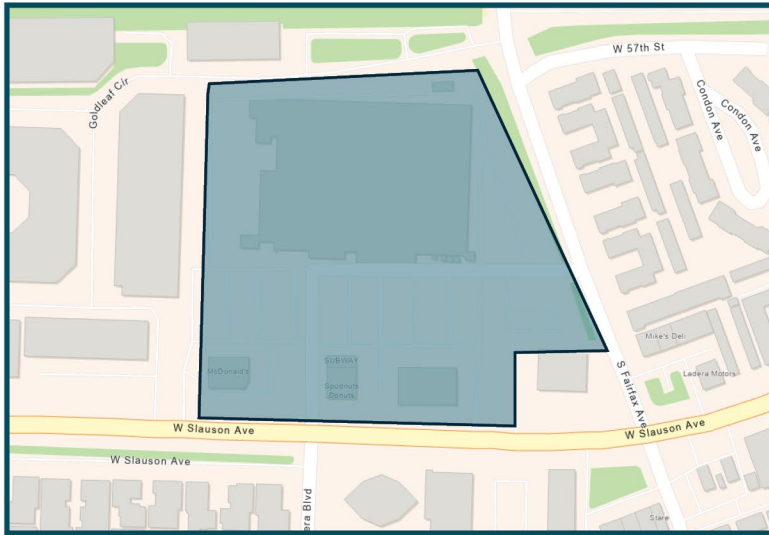


## Recommended - Multi-Family Residential



- Redevelopment of parking areas for multi-family housing
- New buildings landscaped and designed to complement adjacent recreational facilities and open space

# Site 4A, Slauson-Fairfax



## Existing

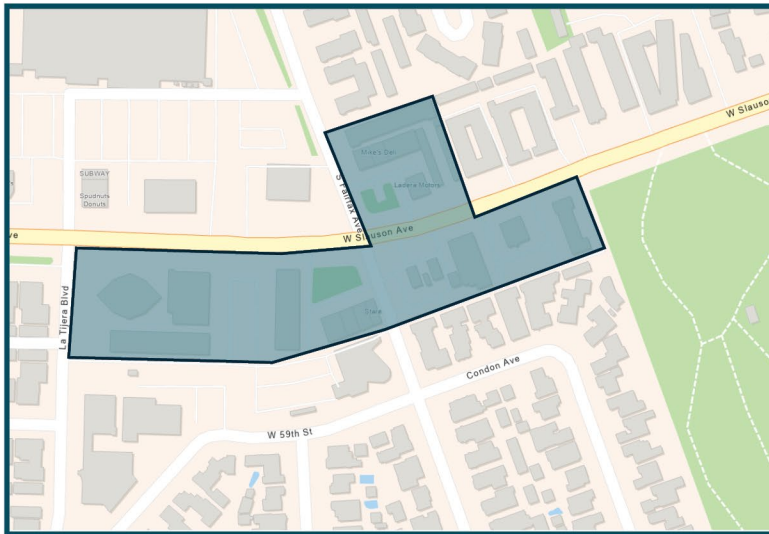


## Recommended - Mixed-Use



- Redevelopment of commercial center and parking lot
- Multi-family residential integrated with commercial
- Establish a pedestrian-active “village center” clustered around plazas and open spaces
- Existing commercial uses could be integrated with new development

# Site 4B, Slauson-Fairfax Commercial Frontage



## Existing

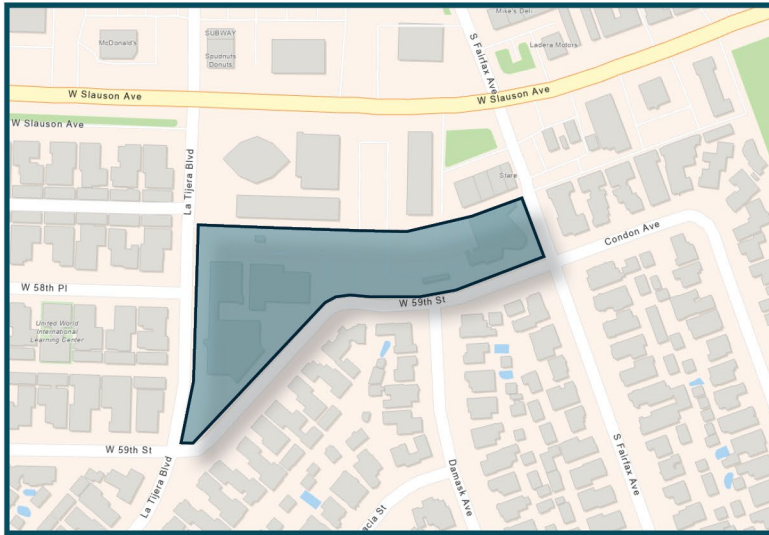


## Recommended - Mixed-Use



- Redevelopment of underutilized properties along Slauson
- Housing above ground-floor commercial
- Compliment “village center” redevelopment of commercial area across Slauson
- Improve pedestrian environment

# Site 4C, Slauson-Fairfax South of Commercial Frontage



## Existing

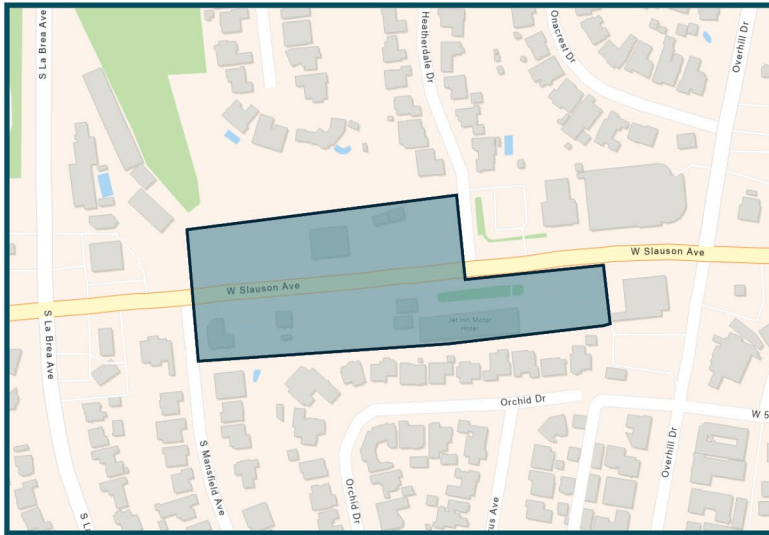


- Redevelopment of parking lots adjacent to churches
- Stand-alone housing or housing above ground-floor commercial
- New buildings scaled and designed to transition to single-family housing

## Recommended - Mixed-Use or Housing



# Site 5, Slauson-Heatherdale



## Existing

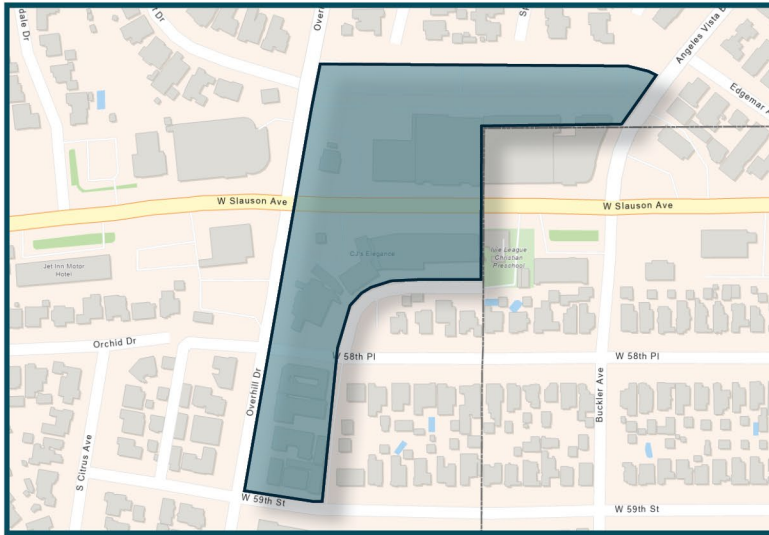


## Recommended - Mixed-Use or Housing

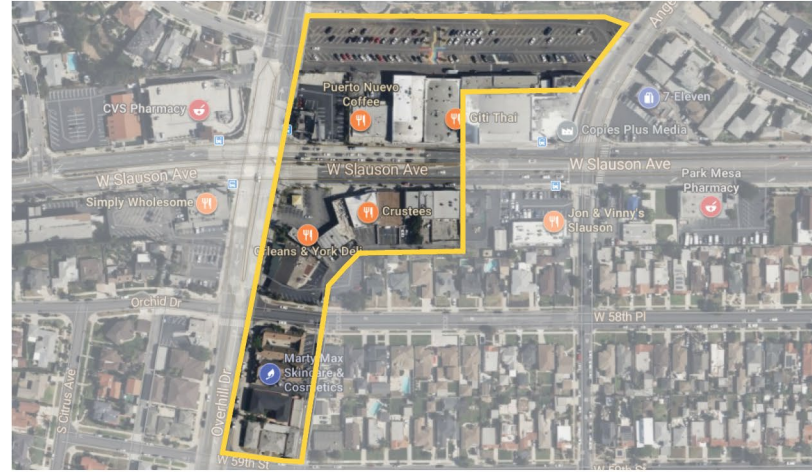


- Redevelopment of surface parking lots and/or underutilized sites
- Stand-alone housing or housing above ground-floor commercial
- Improve pedestrian environment
- Businesses serving and accessible to residents in adjoining neighborhoods

# Site 6, Slauson-Overhill



## Existing

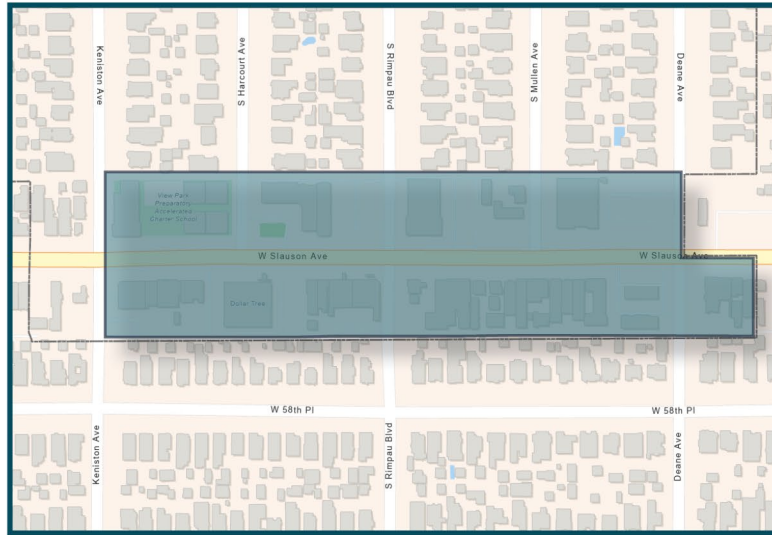


## Recommended - Mixed-Use or Housing



- Redevelopment of surface parking lots and/or underutilized sites
- Stand-alone housing or housing above ground-floor commercial
- Improve pedestrian environment
- Retain existing and accommodate new businesses serving and accessible to residents in adjoining neighborhoods

# Site 7, Slauson East



## Recommended - Mixed-Use



## Existing

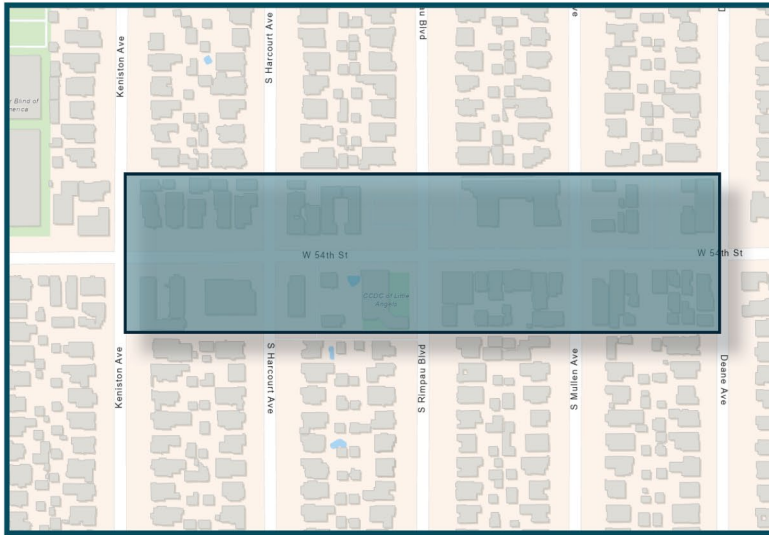


- Revitalize commercial corridor
- Housing above ground-floor commercial
- Improve pedestrian environment
- New buildings scaled and designed to transition to adjacent residential neighborhoods





# Site 8, West 54th Street



## Existing

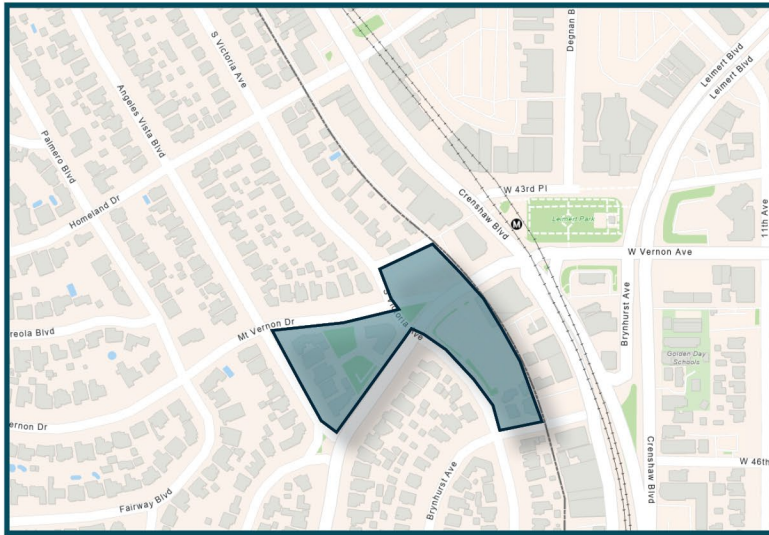


## Recommended - Mixed-Use or Commercial

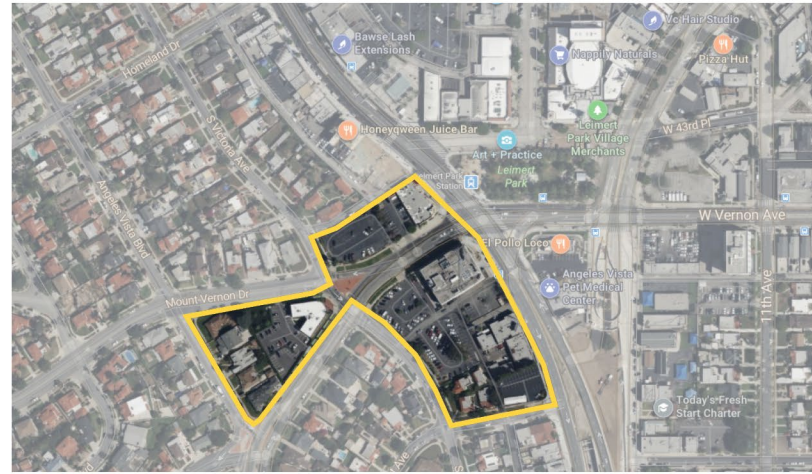


- Allow for continued mix of uses
- Housing above ground-floor commercial or stand-alone commercial
- Improve pedestrian environment
- New buildings scaled and designed to transition to adjacent residential neighborhoods
- Retain existing and accommodate new businesses serving and accessible to residents in adjoining neighborhoods

# Site 9, Leimert Park Adjacent



## Existing

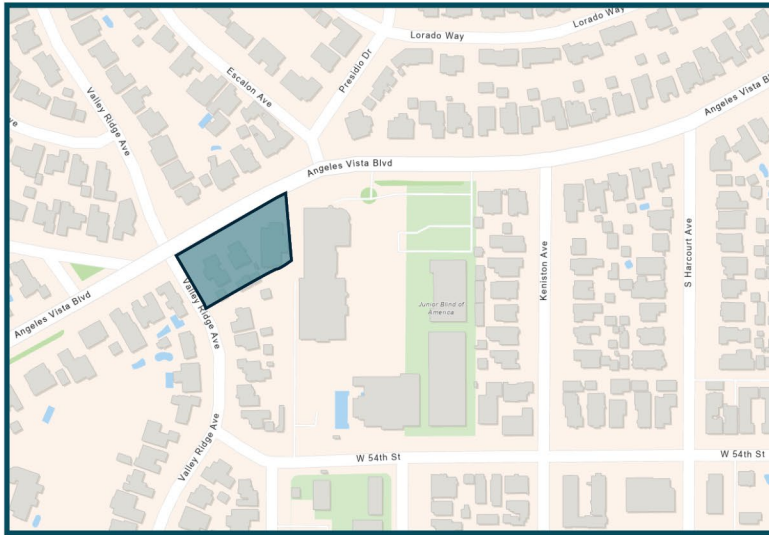


## Recommended - Mixed-Use

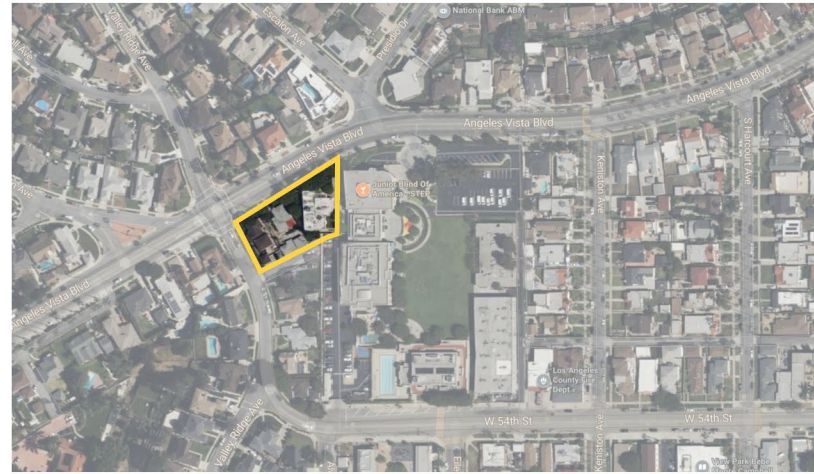


- Opportunity for transit-oriented community
- Redevelopment of surface parking lots and/or underutilized sites
- Housing above ground-floor commercial
- Improve pedestrian environment
- New buildings scaled and designed to transition to adjacent residential neighborhoods

# Site 10, Angeles Vista-Valley Ridge



## Existing

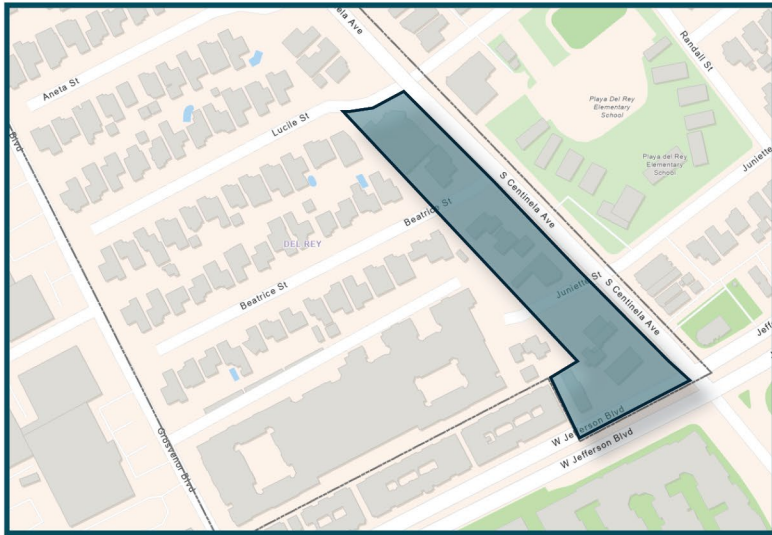


## Recommended - Mixed-Use or Commercial



- Opportunity for neighborhood -serving commercial
- Walkable from surrounding neighborhoods
- Housing above ground-floor commercial or stand-alone commercial
- New buildings scaled and designed to compliment adjacent housing

# Site 11, West Fox Hills (Unincorporated Del Rey)



## Existing



## Recommended - Mixed-Use



- Redevelopment along Jefferson and Centinela
- Housing above ground-floor commercial
- Improve pedestrian environment
- New buildings scaled highest along Jefferson, and designed to reduce scale north along Centinela and transition to adjacent residential neighborhoods

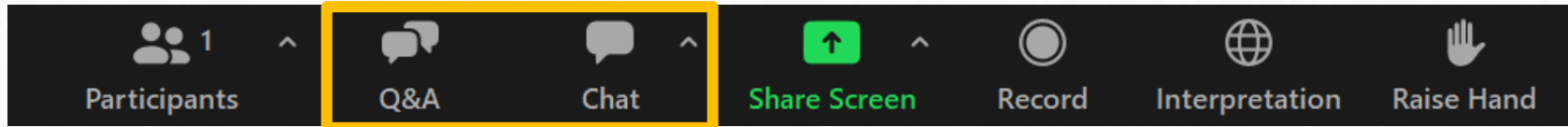


# Q&A

# Meeting Attendee Guide

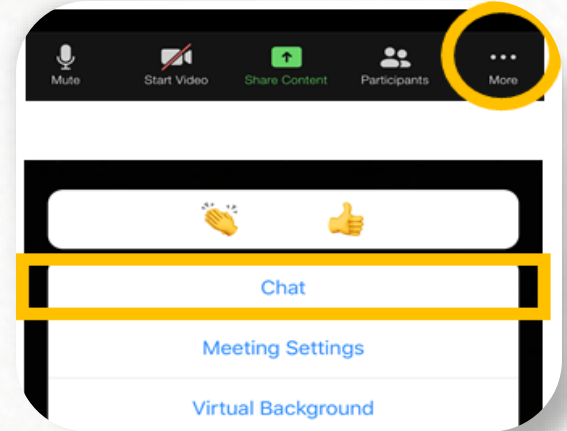
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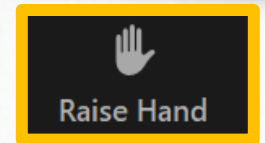
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# Next Steps

# WSAP Contact Information

Website: [planning.lacounty.gov/long-range-planning/westside-area-plan/](https://planning.lacounty.gov/long-range-planning/westside-area-plan/)

Email: [WestsideAreaPlan@planning.lacounty.gov](mailto:WestsideAreaPlan@planning.lacounty.gov)

Project  
Website



Julie Yom, Principal Regional Planner

[jyom@planning.lacounty.gov](mailto:jyom@planning.lacounty.gov)

Christian Turner, Regional Planner

[cturner@planning.lacounty.gov](mailto:cturner@planning.lacounty.gov)



**Thank you!**

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