

# WESTSIDE AREA PLAN

Discussion on Goals and Policies

February 13<sup>th</sup>, 2024

# AGENDA

## TOPICS

1. Welcome/Introductions
2. Project Overview
3. Discussion on Goals and Policies
4. Questions and Answers
5. Closing Remarks

# Introductions

## LA County Planning

Connie Chung, AICP, Deputy Director

Bruce Durbin, AICP, Supervising Planner

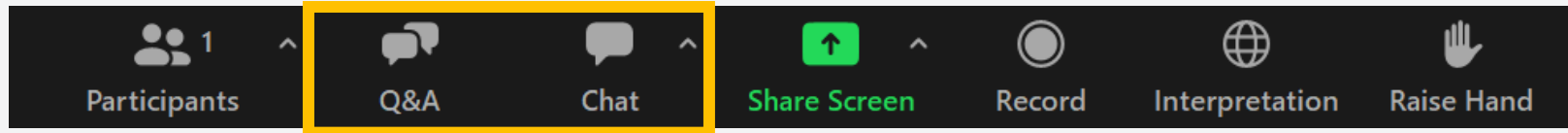
Julie Yom, AICP, Principal Planner

Miriam Thompson, MCRP, Planner

# Meeting Attendee Guide

## On a Computer

To submit a written comment, at the bottom of your screen select the **Chat** icon to type a comment or select **Q&A** to ask the moderator a question



## On a Mobile Device

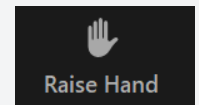
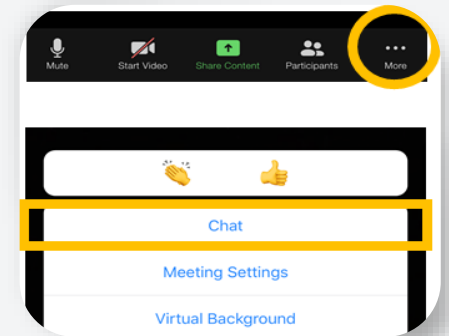
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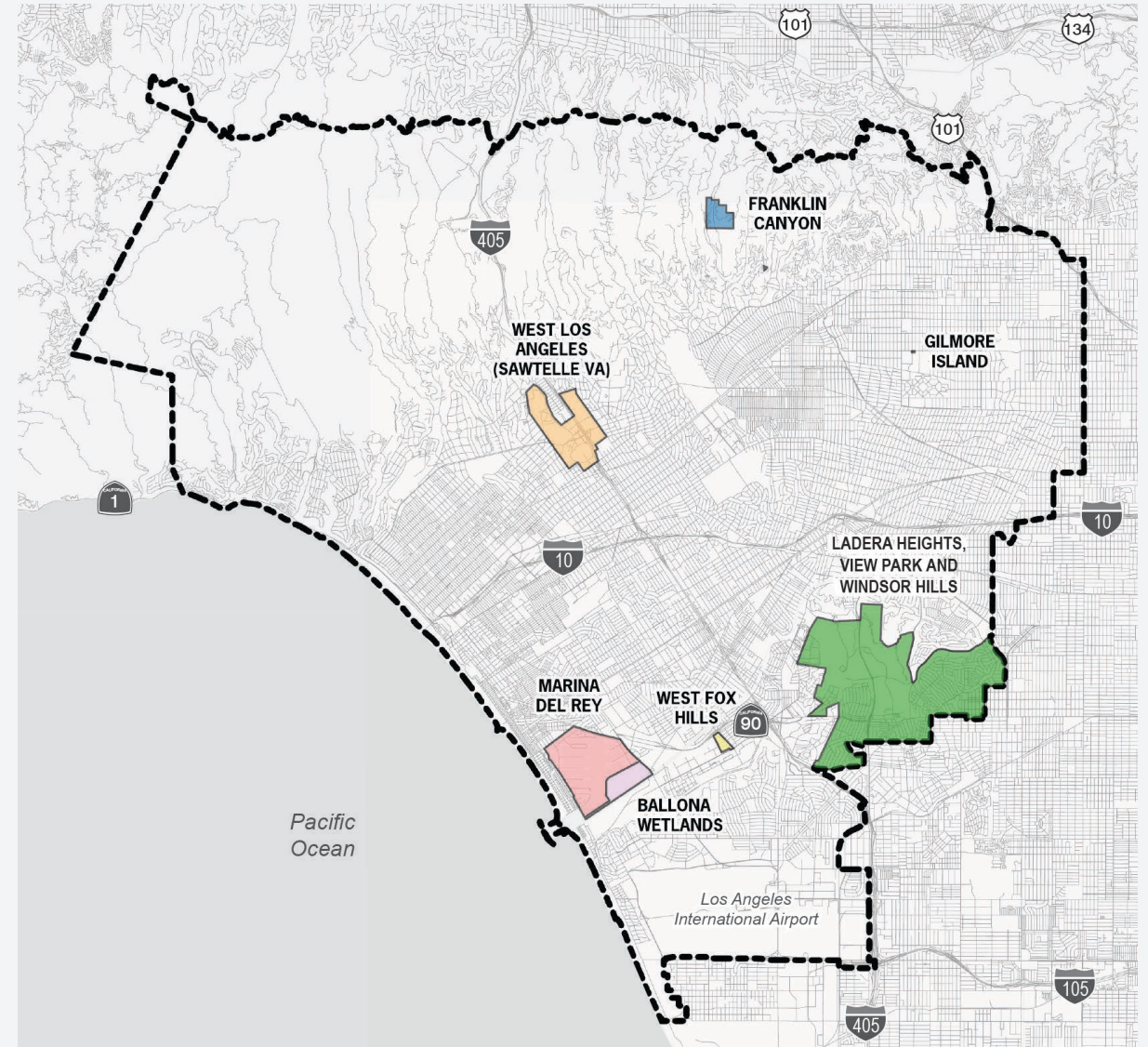
Dial \*9 to Raise Hand, Dial \*6 to Unmute, and you have 2 minutes for comment



# PROEJCT OVERVIEW

# Westside Planning Area

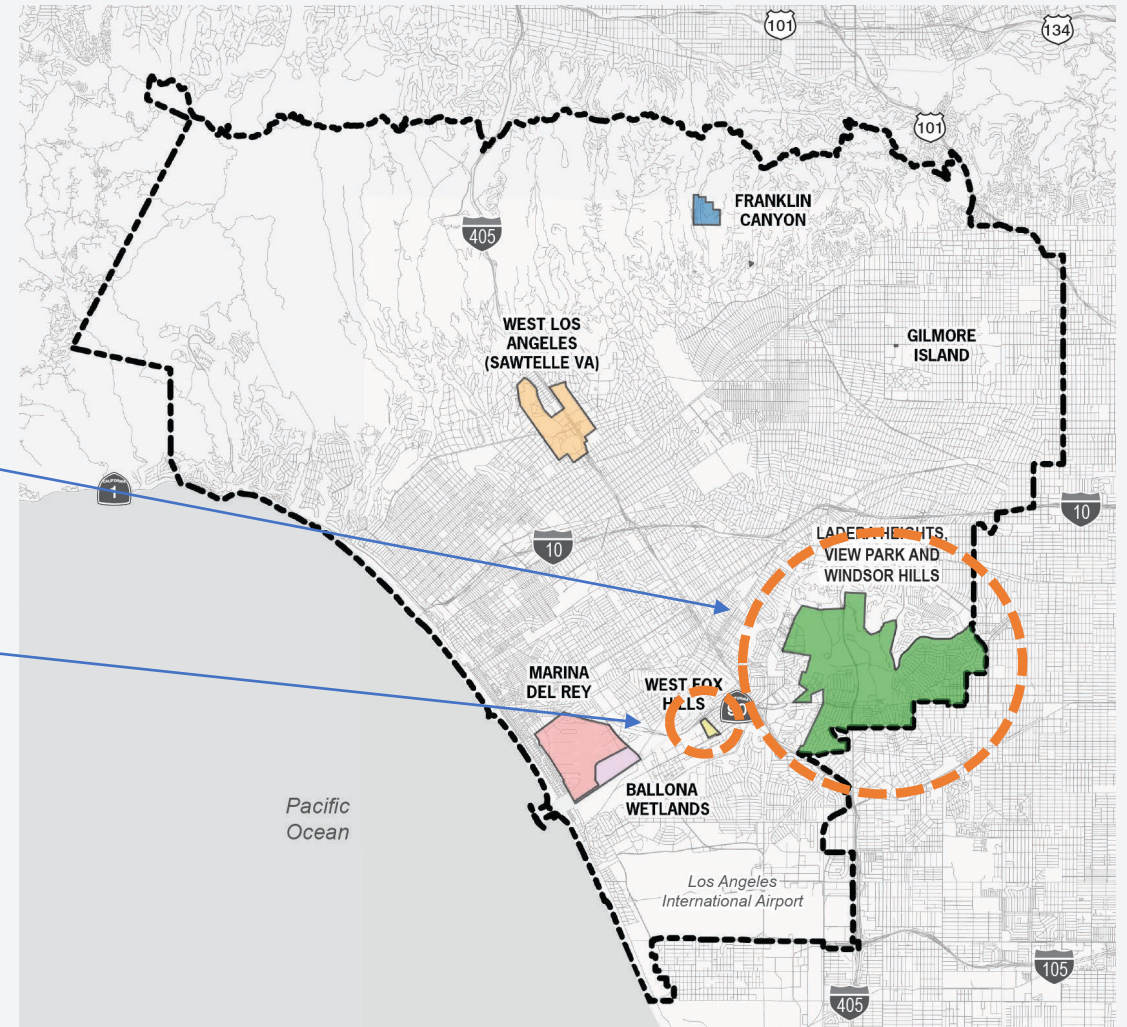
- Ladera Heights and View Park-Windsor Hills
- Marina del Rey
- Ballona Wetlands
- Westside Islands (West LA/Sawtelle VA, West Fox Hills, Franklin Canyon, Beverly Hills Island, Gilmore Island)



# Westside Planning Area

## Focus Planning Areas

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



# Westside Area Plan

## PROJECT COMPONENTS:

### Area Plan

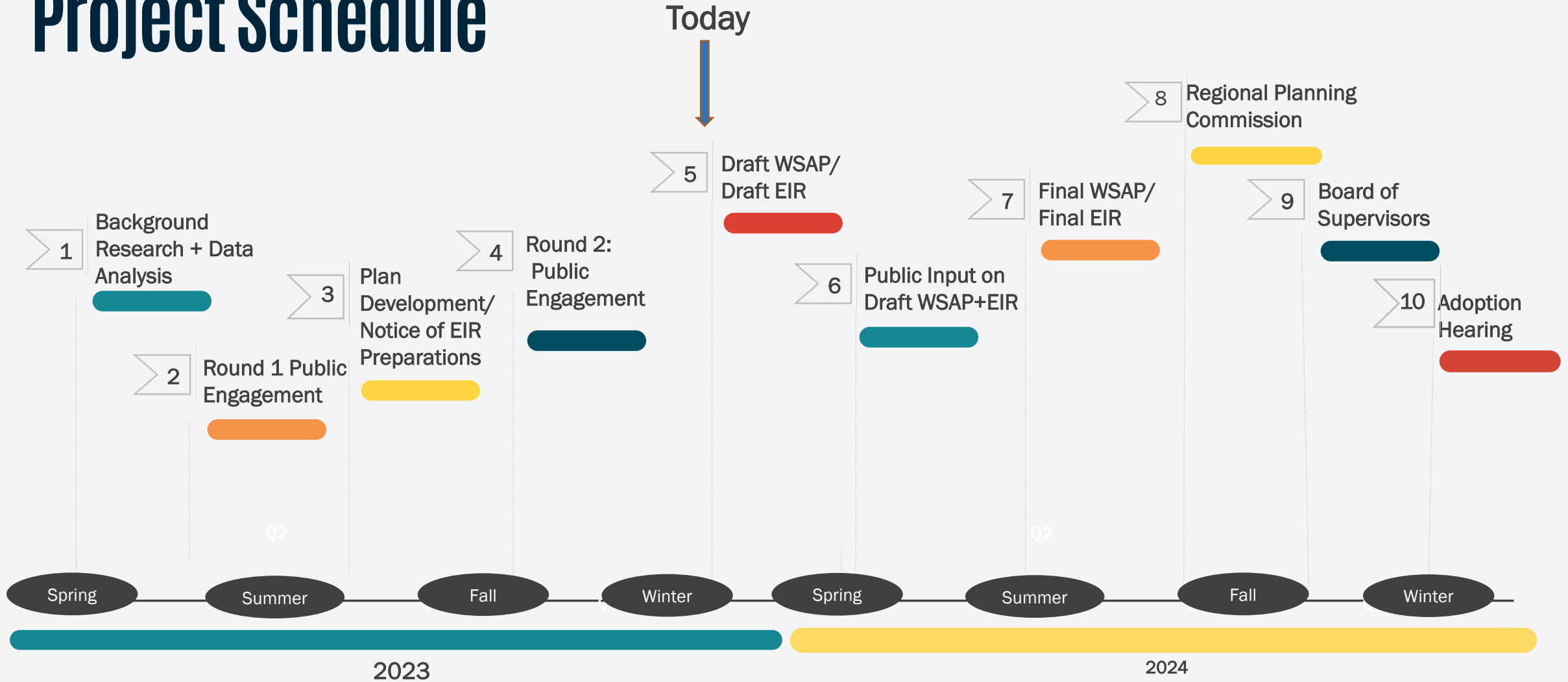
- A comprehensive policy document that includes the following elements:
  - Land Use
  - Mobility
  - Conservation and Open Space
  - Public Services and Facilities
  - Economic Development
  - Historic Preservation
- Goals & Policies
- Implementation programs

### Environmental Impact Report (EIR)





# Project Schedule



# Project Outreach

## Community Meetings & Workshops

**August 10, 2023** – Project Kickoff/ Virtual Visioning Workshop

**August 24, 2023** – Open House Opportunity Sites Mapping Exercise

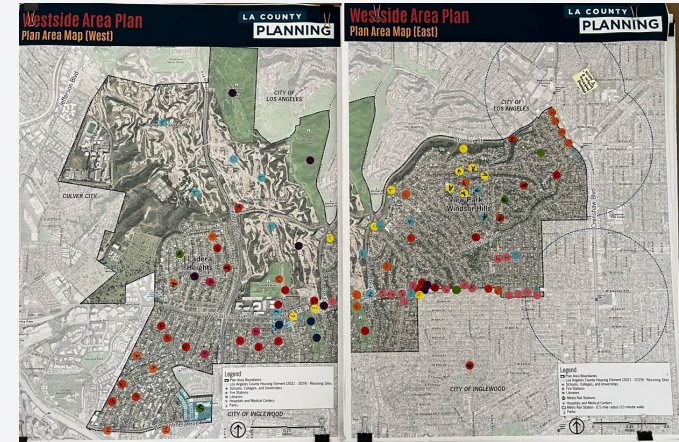
**September 14 and 18, 2023** – Library Office Hours

**November 9, 2023** – Virtual Opportunity Sites Presentation

**November 30, 2023**- CEQA Scoping Meeting

**December 28, 2023**- Historic Context Statement Presentation Recording

**Community survey**



# Project Information

Meetings: Recordings and Presentations

Open House: Maps and pictures

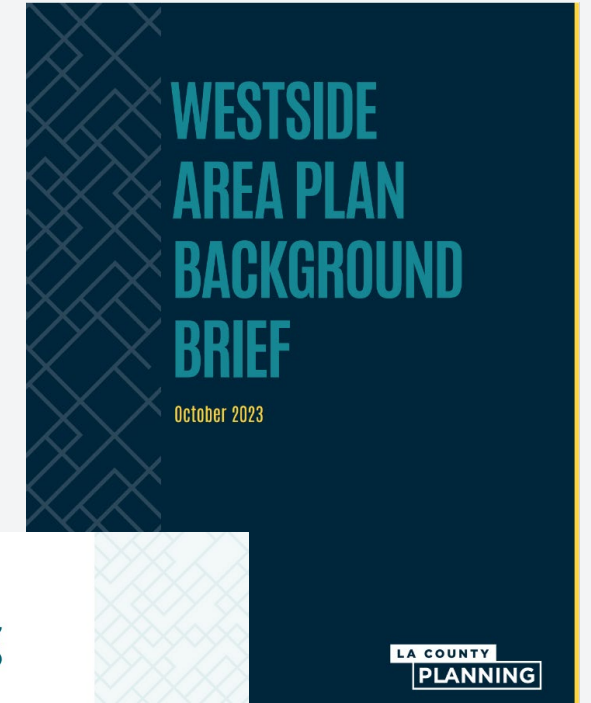
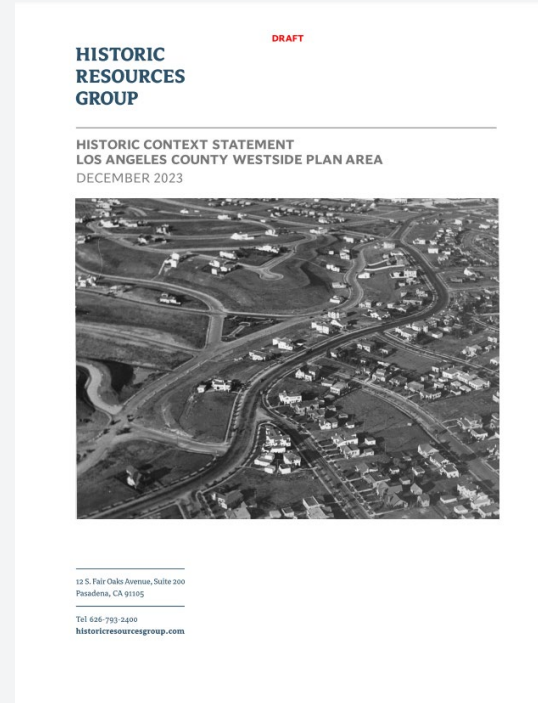
Project Fact Sheet

Project Vision and Guiding Principles

Background Brief Report

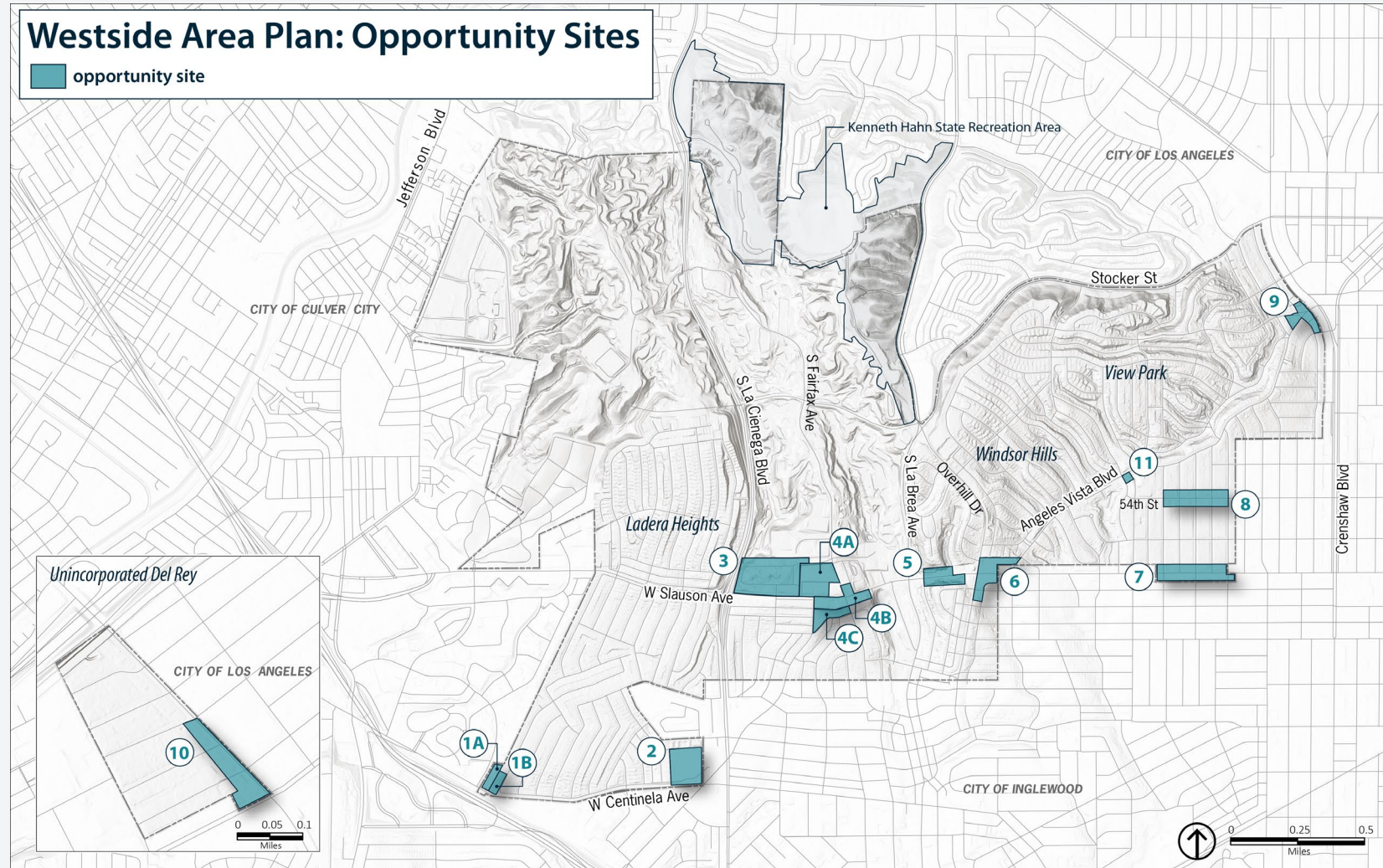
Draft Historic Context Statement

Draft Goals and Policies



# Opportunity Sites

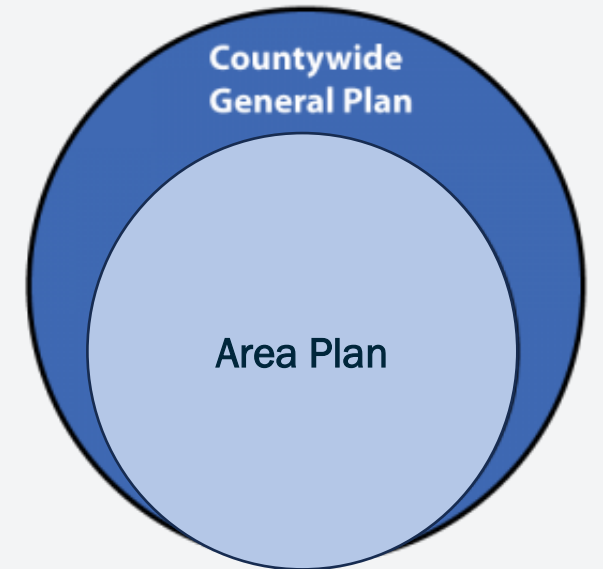
- Protect existing neighborhoods, natural resources and open spaces
- Focus change along Slauson Ave and commercial areas
- Increase neighborhood-serving amenities
- Leverage transit access
- Greater mix of uses and housing types
- Improve walkability



# **DISCUSSION ON GOALS AND POLICIES**

# General Plan vs Area Plan

- The General Plan serves as the foundation for all local plans including Area Plans.
- An Area Plan is being prepared or updated for each of the County's eleven Planning Areas and will provide opportunities to update local planning tools such as specific plans and community standards districts which involve changes to zoning and land use.
- Area Plans address the same issues as the General Plan, adding greater specificity to the local context.



# Area Plan Structure

## Vision

- A shared image of the future we hope to create

## Goals

- 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

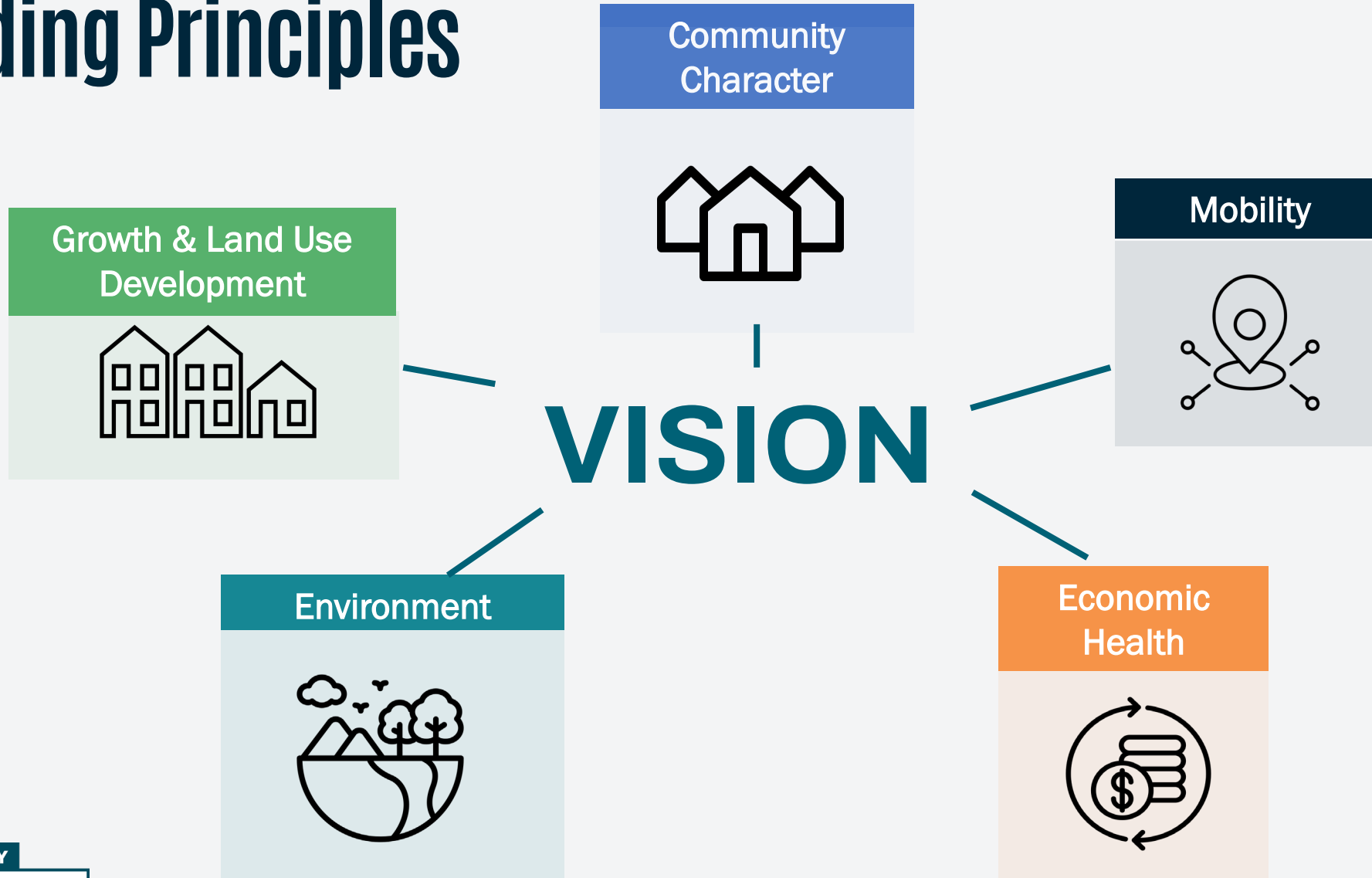
# WSAP Vision Statement

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



# Goals and Policies

## Goals:

“A goal is a general direction-setter that expresses the community’s values. It may be abstract in nature and is generally not quantifiable or time dependent.”

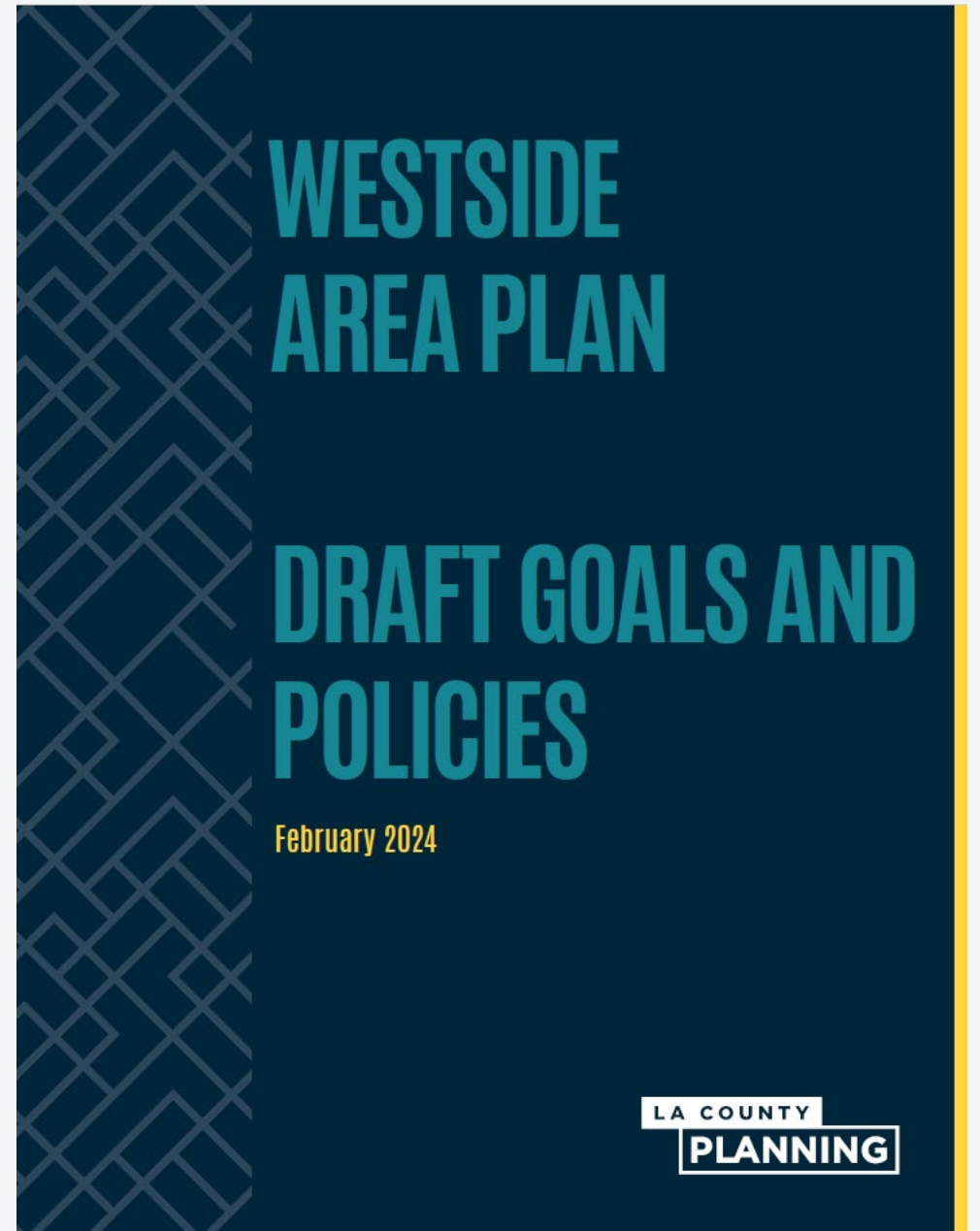
## Policies:

“A policy is a specific statement or diagram that guides decision-making. It indicates a commitment of the County to a particular course of action. A policy may be carried out through implementation programs and/or by direct application of the policy. “

# Area Plan Elements

- Land Use
- Mobility
- Conservation and Open Space
- Public Services and Facilities
- Economic Development
- Historic Preservation

Available on WSAP project website for review  
Submit comments by February 26<sup>th</sup>



# Goals and Policies Organization



# Draft Goals and Policies

## Land Use Element (Areawide)

**Goal LU 1** Unincorporated communities with distinct identities and uses.



**Policy LU 1.1** Maintain the diversity, roles, uses, character, and unique identities of the unincorporated communities in West Los Angeles.

**Policy LU 1.2** Support the maintenance, implementation, and updates of land use plans for the unincorporated communities.

**Policy LU 1.3** Ensure that plan updates fully engage the participation of the diverse constituencies of the unincorporated communities.

# Draft Goals and Policies

**Land Use Element** (Ladera Heights/View Park-Windsor Hills and West Fox Hills)

**Goal LU 4** A diversity of land uses providing for community needs



**Policy LU 4.1** Accommodate a mix of housing, commercial, community services, and parklands/open spaces that cumulatively contribute to the area’s identity and role as a “complete community” for residents.

**Policy LU 4.3** Encourage commercial uses that serve and are accessible to adjoining residential neighborhoods.

**Policy LU 4.4** Attract new grocery stores that provide healthy food choices for local residents.

**Policy LU 4.5** Support the development of community-serving uses and gathering places within commercial and mixed-use projects.

# Draft Goals and Policies

**Land Use Element** (Community-Specific Opportunity Areas)

**Site 2:** Ladera Center

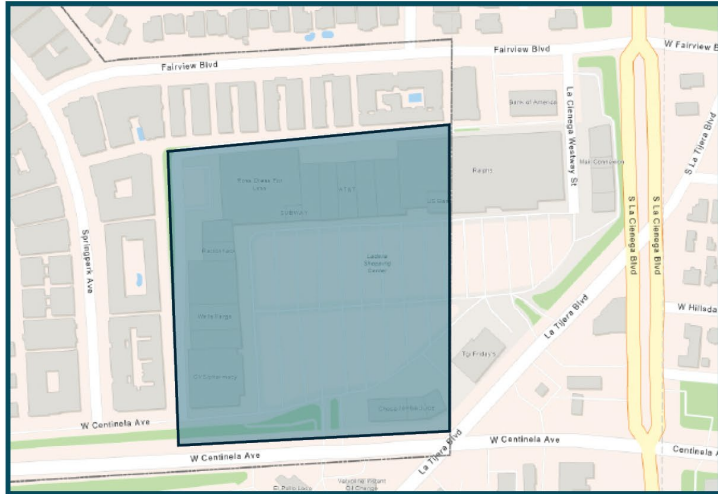
**Goal LU 12** A revitalized and pedestrian-oriented mixed-use center providing services accessible to residents of adjoining neighborhoods and opportunities for new housing development expanding the customer base for local businesses.

**Policy LU 12.1** Facilitate infill and new development of retail commercial and office uses integrated with housing on the upper levels or to the rear of commercial buildings.

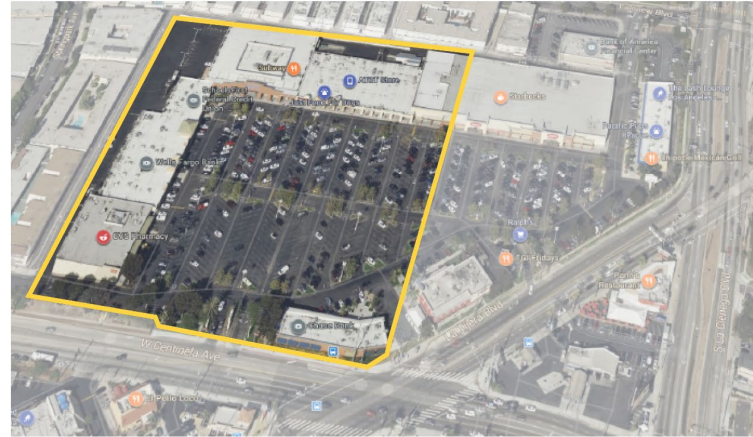
**Policy LU 12.3** Promote the inclusion of landscape improvements, plazas, and other amenities and require buildings to be oriented and designed to contribute to an active pedestrian environment.

**Policy LU 12.3** Require that building heights are reduced to transition with adjoining residential neighborhoods.

# 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



# Draft Goals and Policies

## Mobility Element (Areawide)

**Goal M 1** A safe, efficient and accessible transportation network for all Westside communities.



**Policy M 1.1** Partner with the Los Angeles County Sheriff's Department to help ensure more thorough reporting of traffic collision data.

**Policy M 1.2** Implement safety countermeasures along Collision Concentration Corridors that are identified in the Los Angeles County Vision Zero Action Plan.

**Policy M 1.3** Continue to work with LA Metro and other transit agencies (such as Culver City Bus, LADOT, LADPW The Link, Big Blue Bus, etc.) to provide reliable, safe, and high-quality service.

# Draft Goals and Policies

**Mobility Element** (Ladera Heights/View Park-Windsor Hills and West Fox Hills)

**Goal M 2** A safe transportation network for users of all ages and abilities



**Policy M 2.1** Improve road safety by implementing measures outlined in the View Park-Windsor Hills and Ladera Heights Community Traffic Safety Plan (CTSP).

**Policy M 2.2** Conduct speed surveys every three to five years along streets with concerns identified by residents to assess and, as warranted, improve speed management and safety.

# NEXT STEPS

# WSAP Draft Goals and Policies

**Review Draft Goals & Policies on  
WSAP Project Website**

**Submit written comments by  
5:30 PM Monday, February 26<sup>th</sup>**

Email :

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

**In-person Office Hours**

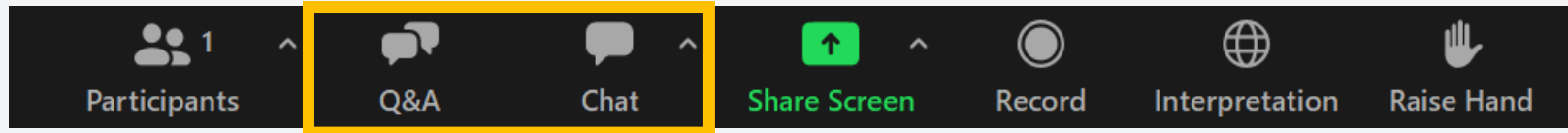
Visitor Center  
Kenneth Hahn State Recreation Area  
**February 20<sup>th</sup>, 10 am- noon**

# Q & A

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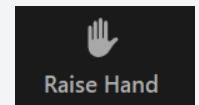
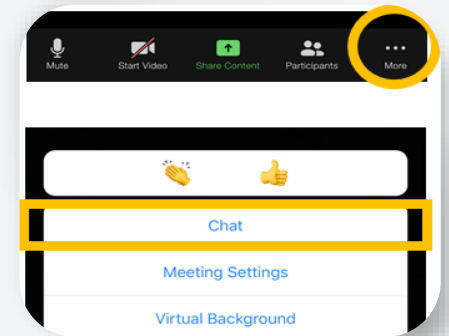
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# WSAP Contact Information

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



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**THANK YOU**