



# WESTSIDE AREA PLAN

# DRAFT GOALS AND POLICIES

February 2024

LA COUNTY  
PLANNING

# INTRODUCTION

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As a critical milestone in the development of the Westside Area Plan, we are pleased to publish the Plan’s draft goals and policies for public review by the community. These goals and policies were developed to supplement the goals and policies of Los Angeles County’s General Plan 2035 to address the unique objectives and circumstances of the Westside communities. They are intended to provide the roadmap towards achieving the Vision and Guiding Principles for the Westside generated from public comments received during the planning process:

## 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

### Community Character

Preserve the Westside’s character by ensuring future growth is integrated into neighborhoods, commercial districts, and open spaces with designs, densities and variation that compliments community scale and quality and contributes to a more walkable and accessible environment.

### Growth and Land Use Development

Prioritize community-serving uses that are accessible to residents, including a diversity of housing choices, local businesses, places to dine and be entertained, and community facilities as well as parklands where residents can gather for events and celebrations.

### Environment

Protect open spaces and natural resources while emphasizing sustainable building practices and implementing infrastructure improvements that are environmentally sensitive and minimize impacts on energy, water, air, and climate.

### Economic Health

Foster the economic health and prosperity of local businesses by promoting a mix of uses and adaptability of buildings in response to the evolving commercial marketplace, nurturing small businesses, and attracting job opportunities and commercial services that serve local residents.

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## Mobility

Improve a diversity of travel choices by enabling residents to efficiently and safely access destinations throughout the community by walking, biking, using public transit, and emerging forms of transportation, in addition to driving by automobile.

The draft goals and policies in this package are organized by each element of the Area Plan, including Land Use, Mobility, Economic Development, Conservation and Open Space, Public Facilities and Services, and Historic Preservation. They are further distinguished within each element according to those that apply Areawide, or to all incorporated communities in the plan area and those that apply to the focus planning areas of Ladera Heights/View Park-Windsor Hills and West Fox Hills. In the Land Use Element, goals and policies are further distinguished by those that apply to community-specific opportunity sites.

In reviewing this document, it is important to understand the definition of goals and policies as they are commonly used in planning documents. A goal sets the general policy direction. It is an ideal future end related to public health, safety, or general welfare. A goal is a general expression of community values and, therefore, may be abstract in nature. Consequently, a goal is generally not quantifiable or time dependent. A policy is a specific statement that guides decision-making. It indicates a commitment of the Board of Supervisors to a particular course of action. A policy is based on and helps implement the Plan's vision.

County staff will provide an overview of the draft goals and policies at a virtual community meeting being hosted on February 13, 2024 at 5:00 pm and at in-person office hours at the Visitor Center at Kenneth Hahn State Recreation Area on February 20, 2024 from 10:00 am to 12:00 pm. More information on those meetings, and other materials related to the project, can be found at the project website at <https://planning.lacounty.gov/long-range-planning/westside-area-plan/>. Comments on the draft goals and policies will also be accepted via email through February 26, 2024.

Feedback provided via email and during public meetings will be used to refine the goals and policies for inclusion in the draft Area Plan document, which will be provided for public review in Spring 2024.

# LAND USE

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## 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.

## LADERA HEIGHTS/VIEW PARK-WINDSOR HILLS AND WEST FOX HILLS

**Goal LU 2**                    **Growth that is sustainable and managed to complement and maintain the character of the existing community.**

**Policy LU 2.1**                Focus growth and the development of new commercial and housing as infill and re-use of commercial corridors and centers, while supporting current businesses, and character of existing residential neighborhoods and preserving parklands and open spaces.

**Policy LU 2.2**                Concentrate development in proximity to the Crenshaw Line (K Line) transit station and along major bus corridors including Slauson Avenue.

**Policy LU 2.3**                Encourage the revitalization and enhancement of the Slauson Avenue corridor.

**Policy LU 2.4**                Encourage the development of small and undersized parcels through lot consolidation to support market-supportable land uses.

**Policy LU 2.5**                Anticipate and plan for the long-term redevelopment of the Inglewood Oil Field and ensure that future uses are integrated and connected to the existing community.

**Policy LU 2.6**                Ensure that plans and entitlements for growth and development in adjoining municipalities are compatible and seamlessly connected with the Ladera Heights/View Park-Windsor Hills and West Fox Hills communities.

**Goal LU 3**                    **A community of distinct and livable places**

**Policy LU 3.1**                Foster a land use pattern that brings everyday needs and amenities within walking distance of residential neighborhoods.

- Policy LU 3.2** Locate and design development to respect the area’s natural landforms and open spaces.
- Policy LU 3.3** Concentrate development along Slauson Avenue to establish activity centers that promote pedestrian-activity, reduce automobile travel, and contribute to the reduction of greenhouse gases.
- Policy LU 3.4** Create an active and safe pedestrian environment by improving the sidewalks, intersection crossings, and street frontages and maintain a consistent street wall along key commercial centers and appropriate locations on thoroughfares.
- Policy LU 3.5** Integrate housing with commercial uses to increase the customer-base for local businesses and enhance economic activity and vitality.
- Policy LU 3.6** Incentivize the inclusion of gathering places in commercial, mixed-use, and multi-family residential projects.
- Policy LU 3.7** Require new development along major thoroughfares and at the edges of commercial centers to be located and scaled to provide transitions in building height and bulk, consistent with the character of adjacent low-scale neighborhoods.
- Policy LU 3.8** Encourage the integration of neighborhood-specific cultural, historical, and architectural elements and visual interest in new development and renovations, whenever possible.
- Policy LU 3.9** Promote the inclusion of public art in commercial and mixed-use projects that reflect the area’s historic and cultural heritage.
- 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 4.2** Accommodate the development of a wide variety of housing options for residents and workers that are affordable for everyone.
- 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.
- Policy LU 4.6** Provide opportunities for community events and activities in public plazas and surface parking lots.
- Policy LU 4.7** Encourage and expand uses and spaces that reflect the area’s history and culture.
- Policy LU 4.8** Provide for recreational activities and the inclusion of parklands and open spaces within the fabric of existing and future land uses.

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**Policy LU 4.9** Work with West Los Angeles College to explore opportunities to facilitate the provision of student and/or employee housing within the campus and to improve access to the campus from neighboring communities once the Inglewood Oil Field transitions to new uses.

**Goal LU 5** **Quality residential neighborhoods that are great places to live.**

**Policy LU 5.1** Maintain and protect the character and scale of existing residential neighborhoods.

**Policy LU 5.2** Require existing housing units that are remodeled or replaced by new construction and newly developed accessory dwelling units be designed to complement the scale and character of their neighborhood.

**Policy LU 5.3** Consider the development of small local-serving (such as coffee shops and restaurants) and community-gathering uses within and are walkable from residential neighborhoods.

**Policy LU 5.4** Ensure that commercial uses located within residential neighborhoods be located and designed to be compatible with and complement existing residences.

**Policy LU 5.5** Utilize incentives to encourage the production of affordable housing, consistent with the Economic Development Element and Countywide Housing Element.

**Policy LU 5.6** Work with local homeowners associations to address land use issues, needs, and improvements.

**Goal LU 6** **Vital and active commercial and mixed-use districts serving residents and visitors to the community.**

**Policy LU 6.1** Create incentives such as waivers of fees and development standards to attract private investment to revitalize and improve underutilized properties along Slauson Avenue and actively promote their use by commercial property owners and developers.

**Policy LU 6.2** Provide flexibility in permitted land uses and enable adaptability and re-use of existing buildings to allow changes responding to evolving markets and preventing vacancies.

**Policy LU 6.3** Encourage the redevelopment of existing multi-tenant commercial projects as mixed-use community-oriented centers, increasing the number of residents in proximity to retail and commercial uses, enhancing their economic vitality.

**Policy LU 6.4** Promote development integrating commercial uses and housing within existing commercial corridors, consistent with State legislation.

**Policy LU 6.5** Require that mixed commercial and residential development projects are designed to ensure compatibility with surrounding uses and prevent negative impacts among these uses.

- Policy LU 6.6** Design development that fosters pedestrian activity, employs plazas and common spaces and exhibits transit friendly design.
- Policy LU 6.7** Support beautification of existing businesses and encourage improvement of building facades recognizing opportunities to reflect historic design styles.
- Policy LU 6.8** Encourage the development of multi-modal transportation hubs within larger commercial and mixed-use centers.

**Goal LU 7** **A complete community with uses that support resident needs**

- Policy LU 7.1** Accommodate a wide range of facilities offering services to meet the needs of resident, such as financial, medical, services, government, seniors, youth, cultural, and similar uses.
- Policy LU 7.2** Accommodate social, religious, cultural, and recreational facilities and programs that equitably meet the diverse needs of residents.

**Goal LU 8** **A sustainable built environment**

- Policy LU 8.1** Ensure that new development is located and designed to respect natural landforms and topography and protect native ecologies, wildlife, and open spaces.
- Policy LU 8.2** Explore methods to stop or reduce the proliferation of broadcast towers on ridgelines through consolidation or redesign.
- Policy LU 8.3** Encourage developers to exceed State Building Codes for site improvements and buildings that reduce the use of energy, water, and non-renewable resources, generate pollution and greenhouse gas emissions, and employ other sustainable measures (e.g., LEED, Living Building Challenge, other).
- Policy LU 8.4** Support private development that improves overall greening to reduce the heat island effect, provides shade and promotes climate resiliency through building design and the planting of trees and landscaping (e.g., green roofs and decks, durable awnings, increased tree canopy in parking lots, and so on).
- Policy LU 8.5** Incorporate sustainable landscaping and water management practices in parklands, medians, along street frontages and trails (bioswales, permeable surfaces, stormwater capture, native species, etc.).

**Goal LU 9** **A safe built environment and infrastructure.**

- Policy LU 9.1** Improve public rights-of-way and manage traffic operation and controls to ensure safe travel by pedestrians and bicyclists.

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- Policy LU 9.2**      Ensure that new development is located and designed to protect structures and occupants/users from natural hazards (flooding, landslides, seismic activity, other).
  - Policy LU 9.3**      Monitor pollution, toxic materials, and other impacts from oil field operations and require mitigation as necessary to protect adjoining neighborhoods and uses, while still operational.
  - Policy LU 9.4**      Proactively manage vegetation in fire hazard areas.

**Goal LU 10**      **A community invested in planning.**

- Policy LU 10.1**      Continuously engage community organizations, stakeholders, and traditionally under-represented groups in the planning process.
- Policy LU 10.2**      Provide an active community engagement process in review of proposals for development and infrastructure improvements.

## COMMUNITY-SPECIFIC OPPORTUNITY SITES

The map on the following page depicts areas identified as opportunity sites for which new housing, commercial, and other uses would be encouraged to be developed. The following goals and policies define intentions regarding their uses and character, as derived from community workshops and surveys.

### Ladera Heights

#### Site 1: Centinela-Green Valley

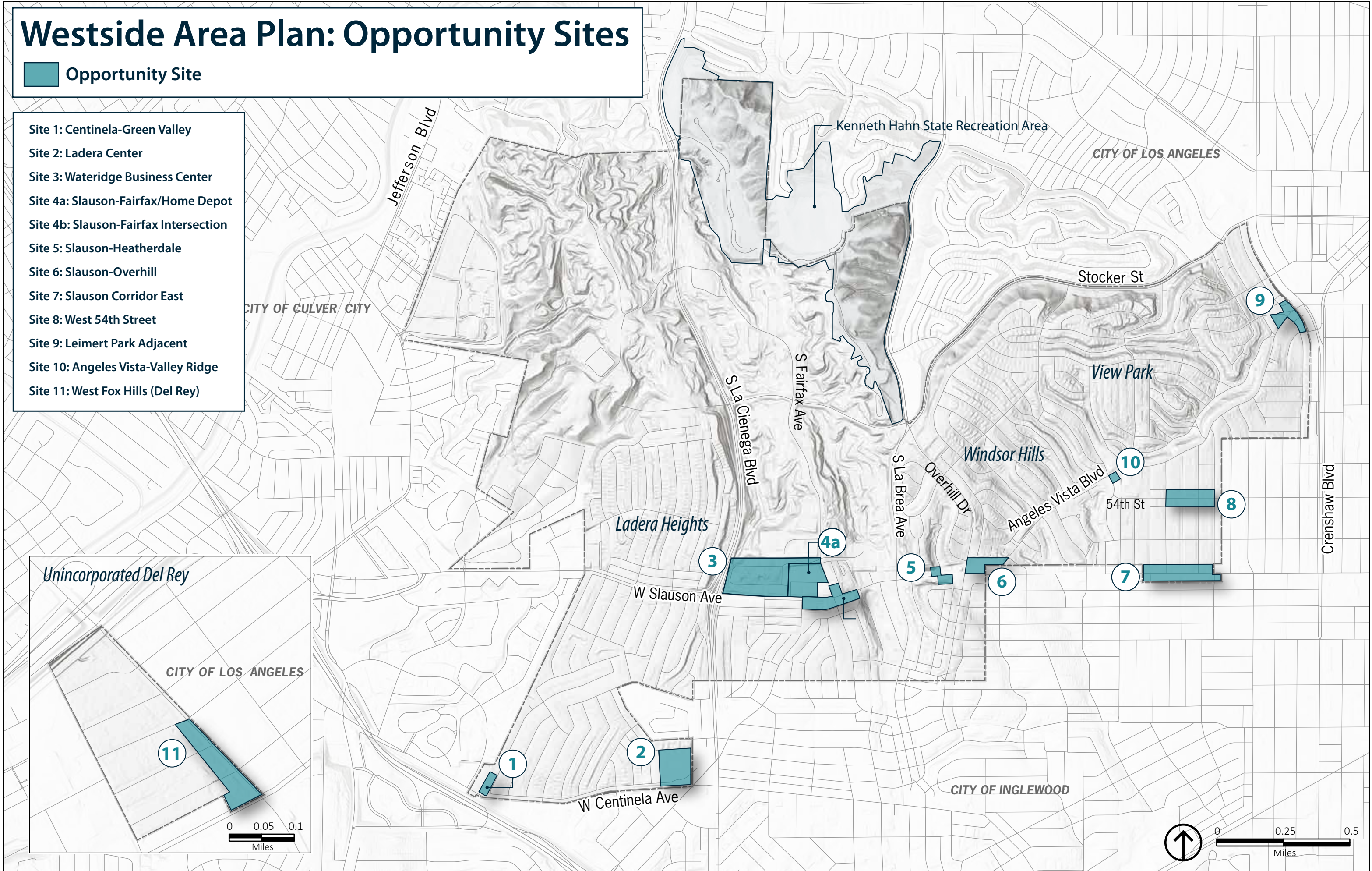
- Goal LU 11**      **A mixed-use center providing services accessible to residents of adjoining neighborhoods and opportunities for new housing development.**
- Policy LU 11.1**      Facilitate the re-use of the storage property and parking lot of the church for retail and other commercial uses serving adjoining neighborhoods and housing supporting and complementing these uses.
- Policy LU 11.2**      Require that buildings are located, designed, and building bulk is limited to ensure visual and physical transitions to adjoining single family neighborhoods.



# Westside Area Plan: Opportunity Sites

 Opportunity Site

- Site 1: Centinela-Green Valley
- Site 2: Ladera Center
- Site 3: Wateridge Business Center
- Site 4a: Slauson-Fairfax/Home Depot
- Site 4b: Slauson-Fairfax Intersection
- Site 5: Slauson-Heatherdale
- Site 6: Slauson-Overhill
- Site 7: Slauson Corridor East
- Site 8: West 54th Street
- Site 9: Leimert Park Adjacent
- Site 10: Angeles Vista-Valley Ridge
- Site 11: West Fox Hills (Del Rey)



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## 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 3: Wateridge Business Center

- Goal LU 13**      **Development of housing as infill on existing parking lots and long-term replacement of existing buildings and parking structures warranted by marketplace changes.**
- Policy LU 13.1**      Facilitate the development of housing as infill and replacement of existing surface parking lots.
- Policy LU 13.2**      Facilitate the development of housing by the adaptive re-use or replacement of existing office and commercial buildings, should existing uses discontinue operations.
- Policy LU 13.3**      Ensure that new buildings are landscaped and designed to complement adjacent recreational facilities and open spaces.
- Policy LU 13.4**      Incorporate pedestrian linkages to future uses developed as re-use of the oil fields.
- Policy LU 13.5**      Encourage the development of a multi-modal transportation hub independent of or in concert with infill development of the Slauson-Fairfax Home Depot Center.

## Site 4a: Slauson-Fairfax/Home Depot Center

- Goal LU 14**      **Long term intensification and development as a pedestrian-oriented mixed-use center incorporating housing with commercial uses.**
- Policy LU 14.1**      Facilitate the development of housing or mixed-use buildings as infill and replacement of existing surface parking lots and small commercial buildings.

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<b>Policy LU 14.2</b>	Allow for the redevelopment of “big-box” commercial buildings for new commercial, housing, and/or buildings integrating housing above or behind ground level commercial uses.
<b>Policy LU 14.3</b>	Incentivize the development of non-chain, small, and local businesses.
<b>Policy LU 14.4</b>	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.
<b>Policy LU 14.5</b>	Link any redevelopment of this property with infill and new development on the Westridge property and provide pedestrian linkages to future uses planned for re-use of the oil fields.
<b>Policy LU 14.6</b>	Encourage the development of a multi-modal transportation hub independent of or in concert with infill development of the Wateridge Center.

#### Site 4b: Slauson-Fairfax Intersection

<b>Goal LU 15</b>	<b>Concentration/intensification of commercial and housing development creating a distinct center on properties abutting the Slauson-Fairfax intersection.</b>
<b>Policy LU 15.1</b>	Facilitate the development of retail and other commercial uses along the Slauson Avenue frontage, with housing on the second floor and higher and to the rear.
<b>Policy LU 15.2</b>	Improve street frontages with enhanced landscaping, signage, and other amenities.

## View Park/Windsor Hills

#### Site 5: Slauson-Heatherdale

<b>Goal LU 16</b>	<b>Concentration/intensification of commercial and housing development abutting the Slauson-Heatherdale intersection.</b>
<b>Policy LU 16.1</b>	Facilitate the intensification of retail and other commercial uses on underutilized parcels and hotel sites along the Slauson Avenue frontage, with housing on the second floor and higher.
<b>Policy LU 16.2</b>	Locate and design new buildings to integrate with the natural topography.
<b>Policy LU 16.3</b>	Improve street frontages with enhanced landscaping, signage, and other amenities.

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## Site 6: Slauson-Overhill

**Goal LU 17**            **Concentration/intensification of commercial and housing development creating a distinct center on properties abutting the Slauson-Overhill intersection.**

**Policy LU 17.1**        Facilitate the development of retail and other commercial uses along the northern Slauson Avenue frontage and as infill within the surface parking lot, with housing on the second floor and higher and to the rear.

**Policy LU 17.2**        Prioritize commercial uses that primarily serve adjoining residential neighborhoods and reflect the cultural values of the community.

**Policy LU 17.3**        Improve street frontages with enhanced landscaping, signage, and other amenities.

## Site 7: Slauson Corridor East

**Goal LU 18**            **An active and vital pedestrian-oriented mixed-use corridor maintaining the scale and “grain” of existing development.**

**Policy LU 18.1**        Facilitate the development of retail and other commercial uses along the Slauson Avenue frontage, with housing on the second floor.

**Policy LU 18.2**        Prioritize commercial uses that primarily serve adjoining residential neighborhoods and reflect the cultural values of the community.

**Policy LU 18.3**        Encourage the adaptive re-use and improvement of existing buildings.

**Policy LU 18.4**        Encourage lot consolidation to support the development of larger floorplate land uses.

**Policy LU 18.5**        Require that buildings are scaled and designed and heights limited to transition with adjoining single family housing neighborhoods.

**Policy LU 18.6**        Improve street frontages with enhanced landscaping, signage, and other amenities and to maintain a consistent street wall.

## Site 8: West 54<sup>th</sup> Street

**Goal LU 19**            **An active and vital pedestrian-oriented mixed-use corridor maintaining the scale and “grain” of existing development.**

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<b>Policy LU 19.1</b>	Encourage the development of retail and other commercial uses along the East 54 <sup>th</sup> Street frontage, with housing on the second floor.
<b>Policy LU 19.2</b>	Prioritize commercial uses that primarily serve adjoining residential neighborhoods and reflect the cultural values of the community.
<b>Policy LU 19.3</b>	Encourage the adaptive re-use and improvement of existing buildings.
<b>Policy LU 19.4</b>	Require that buildings are scaled and designed at heights limited to transition with adjoining single family housing neighborhoods.
<b>Policy LU 19.5</b>	Improve street frontages with enhanced landscaping, signage, and other amenities and to maintain a consistent street wall.

### Site 9: Leimert Park Adjacent

<b>Goal LU 20</b>	<b>Concentration of commercial and residential uses providing continuity with properties developed along Crenshaw Boulevard adjacent to the Metro Transit Station.</b>
<b>Policy LU 20.1</b>	Facilitate the development of retail and other commercial uses on ground floor with housing on the second floor and higher.
<b>Policy LU 20.2</b>	Promote development densities/intensities that encourage transit use by residents and business customers.
<b>Policy LU 20.3</b>	Link development, as appropriate, with planned improvements of adjoining properties fronting on Crenshaw Boulevard.
<b>Policy LU 20.4</b>	Improve street frontages with enhanced landscaping, signage, and other amenities.
<b>Policy LU 20.5</b>	Install monuments, signage, banners, landscaping, and other elements that visually identify the area as the gateway to the Los Angeles Westside Community and;/or View Park.

### Site 10: Angeles Vista-Valley Ridge

<b>Goal LU 21</b>	<b>Commercial uses/services integrated within, scaled to fit, and enabling residents to walk from surrounding residential neighborhoods.</b>
<b>Policy LU 21.1</b>	Facilitate the development of small scale, local-serving commercial uses such as a coffee shop, convenience grocery store, and personal services.
<b>Policy LU 21.2</b>	Require that buildings are scaled, designed, and heights limited to complement and reflect the scale and character of the adjoining neighborhood.

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**Policy LU 21.3**      Limit the times and duration of business operation and for truck and goods deliveries to avoid impacts on adjoining housing.

**Policy LU 21.4**      Restrict the number and location of parking spaces.

**Site 11: West Fox Hills (Unincorporated Del Rey)**

**Goal LU 22**            **Housing infill and development along the Centinela Avenue corridor.**

**Policy LU 22.1**      Facilitate the development of retail and other commercial uses along the Centinela Avenue and Jefferson Boulevard frontages, with housing on the upper floors.

**Policy LU 22.2**      Require that buildings are scaled, designed, and heights limited to transition with adjoining residential neighborhoods.

**Policy LU 22.3**      Improve street frontages with enhanced landscaping, signage, and other amenities.

**Policy LU 22.4**      Consider renaming the area from Fox Hills to a moniker that is reflective of its location and resonates with its residents and businesses.

# MOBILITY

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## 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<sup>1</sup>.
- 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.
- Policy M 1.4**                Partner with regional transit operators and other local operators to provide attractive and convenient bus stops, including shade/weather protection, bus shelters, seats, and other amenities, as appropriate.
- Policy M 1.5**                Encourage transit ridership by providing promotional materials, transit maps, and schedules in public parks, libraries, and fire facilities.
- Policy M 1.6**                Design pedestrian infrastructure to align with federal, state, and local design guidance and ADA accessibility standards to ensure accessibility for vulnerable users,

## 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). This includes traffic calming measures, intersection improvements, installation of traffic signals, and enhancement of road markings, among other recommendations. The installation of these safety improvements will consider the historic nature of neighborhoods.
- 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. These streets may include Slauson Avenue, Overhill Drive, Northridge

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<sup>1</sup> The Los Angeles Vision Zero Collision Concentration Corridors data are available on the County’s Open Data Portal, accessed in January 2024: [https://data.lacounty.gov/maps/35581deb6d9241519a0138f485792ed3\\_56/about](https://data.lacounty.gov/maps/35581deb6d9241519a0138f485792ed3_56/about)

Drive, La Brea Avenue, La Cienega Boulevard, Angeles Vista Boulevard, Stocker Street, 54th Street, Jefferson Boulevard, and other streets flagged by residents for safety concerns.

**Policy M 2.3** Annually review the Capital Project Program list and the CEO’s Capital Programs for opportunities to incorporate roadway safety improvements proposed by CTSP into upcoming projects.

**Goal M 3 Improved access to reliable, safe, and high-quality transit service**

**Policy M 3.1** Promote the use of transit by strategically orienting new developments around major transit stops and high-quality transit corridors<sup>2</sup>. Apply the Los Angeles County Transit Oriented District (TOD) Design Guideline to new projects and emphasize design elements that facilitate transit use, including pedestrian walkways, bus plazas, and similar features.

**Policy M 3.2** Explore the feasibility of extending the Link - the Baldwin Hills Parklands shuttle to Marina del Rey and Ballona Wetlands through Ladera Heights, View Park and Windsor Hills.

**Policy M 3.3** Encourage convenient and safe transit, pedestrian, and bicycle linkages to/from transit service and mobility hubs to facilitate first/last-mile connections to Metro K Line stations, including Hyde Park, Leimert Park, and Martin Luther King Jr stations.

**Policy M 3.4** Explore and provide on-demand transit programs for seniors and people with disabilities.

**Goal M 4 Pedestrian and bicycle infrastructure is safe, connected, and comfortable for users of all ages and abilities.**

**Policy M 4.1** Provide continuous pedestrian access along major streets with existing sidewalk gaps, such as La Brea Avenue between Slauson Avenue and Obama Boulevard, and Overhill Drive between Slauson Avenue and La Brea Avenue.

**Policy M 4.2** Enhance pedestrian crossing efficiency and safety at the five-leg intersection of Stocker Street/La Brea Avenue/Overhill Drive and intersections around intensified development, such as La Cienega Boulevard/La Tijera Boulevard, Centinela Avenue/La Tijera Boulevard, Slauson Avenue/Fairfax Avenue, Slauson

<sup>2</sup> According to Section 21064.3 of Public Resources Code, a major transit stop means a site containing any of the following: (a) An existing rail or bus rapid transit station. (b) A ferry terminal served by either a bus or rail transit service. (c) The intersection of two or more major bus routes with a frequency of service interval of 15 minutes or less during the morning and afternoon peak commute periods. According to Section 21155 of Public Resources Code, a high-quality transit corridor means a corridor with fixed route bus service with service intervals no longer than 15 minutes during peak commute hours.



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- Avenue/Overhill Drive. Potential safety measures include pedestrian bridges, pedestrian signal phases, and high-visible crosswalks, etc.
- Policy M 4.3** Evaluate hotspots of bike-involved collisions (such as Slauson Avenue and La Brea Avenue) and consider safety measures for new bicycle facilities when updating the Los Angeles County Bicycle Master Plan.
- Policy M 4.4** Continue to build out and expand the existing trail and bicycle network in the community, connecting to parks and recreational areas, neighborhood commercial corridors, and other community destinations.
- Policy M 4.5** Fill in the existing bicycle network gap between the eastern and southern parts of Ladera Heights, View Park and Windsor Hills, as well as between the community and adjacent bicycle networks in Culver City and Leimert Park.
- Policy M 4.6** Continue to promote the community’s recreational values by enhancing landscape and trail management in Kenneth Hahn State Recreation Area.
- Policy M 4.7** Expand the existing trail network by enhancing the connectivity between parks and improve connections of the community with future uses on the site of the Inglewood Oil Field.
- Policy M 4.8** Provide safe and continuous pedestrian networks that are mindful of user, roadway, and community characteristics through improvements to existing pedestrian areas.
- Policy M 4.9** Establish pedestrian and bicycle pathways connecting residential neighborhoods to redeveloped commercial corridors (Slauson Avenue and 54<sup>th</sup> Street) to promote non-auto travel for short trips.
- Policy M 4.10** Provide wide sidewalks, pedestrian lighting, wayfinding signage, enhanced crosswalks with ADA-compliant curb ramps and other amenities to improve pedestrian safety and comfort to access Metro K Line stations and bus stops.
- Policy M 4.11** Enhance the pedestrian experience along Slauson Avenue and 54<sup>th</sup> Street corridors where new development is concentrated. Require new development to provide landscape improvements, pedestrian amenities, wayfinding, and other facilities to encourage and accommodate intensified pedestrian activities.
- Policy M 4.12** Explore planning and constructing a Complete Street<sup>3</sup> along 54<sup>th</sup> Street that creates a neighborhood-friendly space lined with shops, restaurants, cafes, and other commercial establishments.
- Policy M 4.13** Provide a continuous canopy of deciduous trees and diverse landscaping along Slauson Avenue, Angeles Vista Boulevard, and throughout neighborhoods, favoring seasonal variations over year-round coverage.

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<sup>3</sup> Complete Streets are streets designed and operated to enable safe use and support mobility for all users. Those include people of all ages and abilities, regardless of whether they are traveling as drivers, pedestrians, bicyclists, public transportation riders, and movers of commercial goods.

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- Policy M 4.14** Work with residents, local businesses, and community organizations to maintain sidewalk cleanliness.
- Goal M 5** **Transportation Demand Management Strategies<sup>4</sup> are promoted to reduce vehicle trips and encourage sustainable transportation.**
- Policy M 5.1** Work with schools, parents, and students to develop transportation demand management (TDM) strategies that encourage active and transit modes of travel to and from school. Update the Los Angeles County Suggested Pedestrian Route to School at least bi-annually with schools’ and parents’ feedback.
- Policy M 5.2** Work with the community and local businesses to develop TDM strategies (such as commute trip reduction programs, subsidized or discounted transit passes, etc.) for commuting that meet the needs of residents and employees.
- Policy M 5.3** Coordinate with residents/employees, transit agencies, and community-based organizations to effectively promote and educate the public about TDM strategies.
- Goal M 6** **Parking is managed to optimize efficient use of community space.**
- Policy M 6.1** Conduct a comprehensive parking study to identify parking demand and supply in the Ladera Heights/View Park-Windsor Hills and West Fox Hills communities.
- Policy M 6.2** Explore ways to better utilize existing parking facilities through shared parking opportunities and promote smart parking management technologies.
- Policy M 6.3** Design commercial and residential parking standards to incentivize and promote transit use and non-motorized transportation.
- Policy M 6.4** Manage parking supply through implementation of time limits, pay parking, or permits, while ensuring the preservation of economic development goals.

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<sup>4</sup> According to Federal Highway Administration (FHWA), transportation Demand Management is about providing travelers, regardless of whether they drive alone, with travel choices, such as work location, route, time of travel and mode. In the broadest sense, demand management is defined as providing travelers with effective choices to improve travel reliability.

# ECONOMIC DEVELOPMENT

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## Areawide

**Goal ED 1**                    **Major redevelopment projects are incentivized to provide public benefits desired by the community.**

**Policy ED 1.1**                    Develop a community benefits program to be included in any major redevelopment (as defined by the County). A Community Benefits Program comprises specific commitments from a developer, collaboratively crafted with government officials and the local community. Its purpose is to support community needs and provide desired benefits to the community in exchange for additional development rights. The County could offer zone changes, an increase in density or floor area or a streamlined permitting process in exchange for these benefits. These commitments may include:

**Increase in affordable housing set-asides.** In addition to the County’s current inclusionary housing ordinance, the County could leverage a major redevelopment opportunity to increase the number of affordable units that would be included.

**Childcare and community facilities.** Childcare as well as other community facilities (e.g., health clinics, job training centers, cultural and arts spaces, senior centers, community gardens) are popular inclusions in community benefits programs to directly support residents and further economic development initiatives.

**Local hiring and Minority, Women, Disadvantaged Business Enterprise (MWDBE) Contracting.** A developer could prioritize hiring locally and from MWDBE businesses for different aspects of the development (e.g., construction) to support small and local businesses.

**Job training and education.** A community benefits program can be used to advance career and technical education opportunities for a community as well. Funds could be dedicated to organizations that specialize in job training that caters to the local job market.

**Affordable spaces for small businesses.** The County could negotiate with a developer to ensure affordable spaces are available for small businesses to mitigate displacement and attract new small businesses.

**Dedicated open space.** Additional recreation and conservation space in excess of what is required by Code is a popular community amenity that could be set aside as a part of a major redevelopment.

**Infrastructure improvements.** A major redevelopment effort is likely to have impacts on circulation and traffic in the community. Potential improvements could include roadway or bikeway enhancements, sidewalk repair, or public transit investments.

**Contributions to a community fund managed by a community-based organization.** A community-based organization could manage a fund that developers pay into to support community priorities such as housing and displacement concerns and economic mobility.

**Goal ED 2 Seniors receive economic support to age in place.**

**Policy ED 2.1** Provide assistance to aging residents that prefer to stay in their neighborhood and allow them to realize the value of their homes.

**Goal ED 3 Equitable access to good-paying jobs in growing industries.**

**Policy ED 3.1** Collaborate with the private sector to identify growing workforce needs and link training initiatives to the needs of target industries, consistent with General Plan Policy ED 5.11.

**Policy ED 3.2** Play a leadership role in convening and coordinating the activities of key regional workforce development system stakeholders, including the six other WIBS that operate within Los Angeles County, as well as community colleges, businesses, K-12 institutions, philanthropic partners, and others, consistent with General Plan Policy ED 5.13.

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

**Goal ED 4 Established businesses and the community's Black legacy are preserved.**

**Policy ED 4.1** Mitigate the loss of longstanding businesses in the community that may be impacted by new development.

**Policy ED 4.2** Assist businesses in adapting to abrupt changes in rents.

**Policy ED 4.3** Preserve and enhance existing historic and cultural resources to promote entrepreneurship and attract new economic opportunities.

**Policy ED 4.4** Facilitate opportunities for businesses or community-based organizations to acquire land for commercial purposes.

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**Goal ED 5****Vibrant commercial areas that support small businesses.****Policy ED 5.1**

Create flexible zoning regulations to allow for a mix of uses (including housing) to be expanded and improve economic activity in the Planning Area, particularly along the Slauson Corridor.

**Policy ED 5.2**

Prioritize spaces for small business in new development. The County could provide zoning or tax incentives to developers to create spaces for local serving businesses. The City of New York has a program that provides tax and zoning incentives to facilitate the creation of more grocery stores in designated areas in the city.

**Policy ED 5.3**

Maintain West 54th Street as a hub of local serving institutions within a pedestrian-friendly environment. Tailor future uses to encourage more street activity (e.g., low-to medium—scale mixed-use development, small scale retail establishments, cultural events).

**Policy ED 5.4**

Prioritize improvements to the public realm and inactive spaces in commercial areas that elevate small businesses and promote the community's distinct cultural and artistic identity.

# CONSERVATION AND OPEN SPACE

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## AREAWIDE

- Goal COS 1**      **The natural environment and natural resources are sustained for enjoyment and use by future generations of Westside residents.**
- Policy COS 1.1**      Wherever feasible and applicable, provide public access and educational resources at open spaces and natural areas that are habitats for sensitive species.
- Policy COS 1.2**      Ensure that new development in the plan area demonstrates consistency with the 2045 CAP Consistency Checklist or implement alternative project emissions reduction measures.
- Policy COS 1.3**      Collaborate with the West Basin Municipal Water District to conserve and protect water quality and supply and continue to provide assistance for urban water management plans.

## LADERA HEIGHTS/VIEW PARK-WINDSOR HILLS AND WEST FOX HILLS

- Goal COS 2**      **Biological, natural, and open space resources are protected, conserved, and enhanced.**
- Policy COS 2.1**      Protect suitable nesting habitats in open spaces for native migratory and resident bird species, including owls and raptors in Ladera Heights, View Park, Windsor Hills, and West Fox Hills wherever they are found or have been known to occur.
- Policy COS 2.2**      Prioritize protecting, conserving, and restoring the natural resources and habitats at the Ballona Wetlands, an area of great ecological importance.
- Policy COS 2.3**      Continue to collaborate with California State Parks and Conservancy to provide resources to protect Kenneth Hahn State Recreation Area and surrounding open spaces as a valuable outdoor space for humans, animals, and plants alike.
- Policy COS 2.4**      Collaborate with agencies such as the City of Los Angeles and Los Angeles County Flood Control District to explore opportunities to rewild the Centinela Creek Channel north of West Fox Hills.

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<b>Goal COS 3</b>	<b>The Inglewood Oil Fields are transformed into a public and environmental asset.</b>
<b>Policy COS 3.1</b>	Conduct a planning process involving extensive public input to identify appropriate uses after the planned decommissioning of operations at the Inglewood Oil Field.
<b>Policy COS 3.2</b>	Ensure that open space preservation, habitat restoration, and the provision of new recreational opportunities be incorporated into plans for the future re-use of the Inglewood Oil Field.
<b>Policy COS 3.3</b>	Ensure that future use of the Inglewood Oil Field be seamlessly integrated into the urban form of the existing Ladera Heights community and linked with adjoining recreational areas, trails, residential neighborhoods, and commercial/mixed use districts for the enjoyment of County residents.
<b>Policy COS 3.4</b>	When feasible, restore the Inglewood Oil Field to provide new habitats for special status species (rare, threatened, or endangered) that may be found on-site.
<b>Goal COS 4</b>	<b>Resources are conserved and infrastructure is adapted to improve resilience and minimize contributions to climate change.</b>
<b>Policy COS 4.1</b>	Encourage community members and existing developments to upgrade to water-conserving mechanisms such as stormwater capture systems, graywater systems, water-efficient appliances, and drought-tolerant landscape planting.
<b>Policy COS 4.2</b>	Identify opportunities to install EV charging stations at existing public facilities such as Ladera Park and Kenneth Hahn State Recreation Area.
<b>Policy COS 4.3</b>	Work with local education institutions such as West Los Angeles College and 54th Street Charter School, community groups, and major businesses to conduct educational outreach efforts to encourage sustainable best practices. Topics discussed can include usage of natural resources (water, electricity, and gas), recycling, and waste management.
<b>Goal COS 5</b>	<b>The Westside’s scenic resources and natural features are protected from adverse impacts.</b>
<b>Policy COS 5.1</b>	Require that new development respects, integrates with, and complements the natural features of the land including conforming building massing to topographic forms, restricting grading of steep slopes, and encouraging the preservation of visual horizon lines and significant hillsides as prominent visual features.
<b>Policy COS 5.2</b>	Explore designating significant ridgelines in Ladera Heights and View Park-Windsor Hills as Hillside Management Areas to protect ridgelines from incompatible development that diminishes their scenic value, and ensure their conservation, preservation, and management.

# PUBLIC FACILITIES AND SERVICES

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## Areawide

- Goal PF 1**                    **A network of public facilities, public services, parks and utilities that serve the needs of all westside residents.**
- Policy PF 1.1**                Expand existing public facilities to include cooling and heating centers, emergency shelters, and other facilities that help respond to climate change impacts.
- Policy PF 1.2**                Require new or rehabilitated public facilities to incorporate site design and building practices that promote sustainability, energy efficiency, and resiliency.
- Policy PF 1.3**                On a recurring basis, meet with community members to evaluate existing facilities, services, and programs to ensure that they meet the community needs and identify strategies for improvement.
- Policy PF 1.4**                Ensure secure and reliable digital technology is available to all residents and businesses, and that systems are resilient to environmental change and minimize visual impacts.
- Policy PF 1.5**                Provide adequate resources to meet the needs of special population groups, such as youths, seniors, people living by themselves that may be experiencing loneliness, and people with health conditions or impairments.

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

- Goal PF 2**                    **Public services and facilities that support the social, physical, and mental health of area residents.**
- Policy PF 2.1**                Provide opportunities to expand the presence of arts and culture, including, but not limited to, public spaces dedicated to arts and culture, cultural events at community gathering spaces, arts education and programs, and public art requirements for new construction and public improvement projects.
- Policy PF 2.2**                In the Ladera Heights and View Park-Windsor Hills neighborhoods, provide resources to support neighborhood/community groups in undertaking arts and cultural programs that celebrate the neighborhoods' history and culture.



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- Policy PF 2.3** Encourage adequate daycare, medical care, and long-term care facilities for young children, senior citizens, and people with disabilities and special needs to support intergenerational neighborhoods.
- Policy PF 2.4** Continue to support the View Park Bebe Moore Campbell Library to ensure all residents have equal access to high quality library services. Explore options to provide library services for homebound older adults.
- Policy PF 2.5** Work with the local school districts and educational institutions such as West Los Angeles College to provide facilities and services that meet the educational needs of youths and adults.
- Policy PF 2.6** Expand opportunities for farmers’ markets and mobile food vendors in parks and public spaces, surface parking lots, and through temporary street closures to offer residents with options for accessing fresh and nutritious foods.
- Policy PF 2.7** Incorporate urban gardening programs into existing programs at public facilities such as the Ladera Heights community center and View Park Bebe Moore Campbell Library to encourage residents to grow small-scale urban gardens in their yards.
- Goal PF 3** **Infrastructure and utility systems that provide reliable and equitable services to Westside residents.**
- Policy PF 3.1** Work with utility companies to underground existing electrical distribution and transmission lines near Slauson Avenue and La Brea Avenue, and other locations, to minimize visual impacts.
- Policy PF 3.2** Explore opportunities to incorporate art on transmission towers within the Kenneth Hahn State Recreation Area to reduce visual blight and improve overall aesthetics.
- Goal PF 4** **Robust outreach that informs the community of available services and solicits input on resident needs.**
- Policy PF 4.1** On a regular basis, participate in local events such as those held at Ladera Park, Monteith Park, and View Park Bebe Moore Campbell Library to connect and communicate with residents on the county’s public services and facilities and encourage residents to participate in them.
- Policy PF 4.2** Collaborate with local Community Based Organizations, Faith-Based Organizations, West Los Angeles College, and other local institutions to offer additional recreational, educational, and cultural opportunities that benefit County residents.

- Goal PF 5**                    **Accessible and equitable parks and recreational facilities support the health and wellbeing of Westside residents.**
- Policy PF 5.1**                Assess Ladera Park, Reuben Ingold Park, and Monteith Park to evaluate for barriers to using park facilities. Examples of barriers include ADA accessibility, shade, access to the facilities, safety, and recreational programming and active and passive recreational opportunities that support individuals with different physical, mental, developmental, and age-related needs.
- Policy PF 5.2**                Enhance pedestrian, bicycle, and multi-modal accessibility to local and regional parks such as the Kenneth Hahn State Recreation Area, Ladera Park and Monteith Park through new transportation infrastructure, trails, and signage.
- Policy PF 5.3**                Explore opportunities for new or enhanced facilities such as swimming pools, community and recreation centers, community gardens, and sports parks.
- Policy PF 5.4**                Ensure adequate trailhead access, additional linkages, signage, and other facilities at the Park and Playa Trail.

# HISTORIC PRESERVATION

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## Areawide

### Goal HP 1

#### **Encourage the Identification, Documentation, and Designation of Historic Resources**

#### Policy HP 1.1

Establish a comprehensive inventory of historic sites, buildings, and structures beginning with existing documentation. Update inventory regularly as additional information is gathered.

#### Policy HP 1.2

Seek grant funding (Certified Local Government funding and other sources) to conduct further study – including intensive historic resources surveys -- of areas within the Westside Area.

#### Policy HP 1.3

Develop programs to educate property owners on Los Angeles County’s historic preservation program, including criteria for historic significance, the process for nominating and designating historic resources, and incentives for property owners to maintain and restore historic properties through tax credits, grants, or other financial assistance.

### Goal HP 2

#### **Protect Historic Resources from Demolition and Inappropriate Alteration**

#### Policy HP 2.1

Encourage the adaptive reuse of commercial and civic buildings important to the history and cultural development of the Westside Area.

#### Policy HP 2.2

Develop education programs on the historic architectural styles prevalent within the individual Westside Plan areas including the important characteristics, features, and materials that define each style.

#### Policy HP 2.3

Provide guidance and technical assistance for the appropriate maintenance and repair of historic buildings so that their historic character is maintained. Issues addressed should include material treatments, appropriate replacement roof materials and wall cladding, window and door repair and replacement, and compatible additions or alterations.

#### Policy HP 2.4

Develop incentive programs such as financial assistance for the retention of original architectural features and materials.

#### Policy HP 2.5

Make the standards and guidelines for the rehabilitation and treatment of historic resources developed by the National Park Service and the California Office of Historic Preservation available for interested property owners.

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<b>Goal HP 3</b>	<b>Protect the Historic Character of Neighborhoods and Districts</b>
<b>Policy HP 3.1</b>	Develop guidelines for street and sidewalk improvements, street lighting, retaining walls and other infrastructure projects to ensure that new construction within and adjacent to historic neighborhoods and districts is compatible in design, scale, and materials.
<b>Goal HP 4</b>	<b>Increase Public Awareness of the Westside Area’s Unique History</b>
<b>Policy HP 4.1</b>	Organize community workshops and events to raise awareness about the history of the Westside Area.
<b>Policy HP 4.2</b>	Implement outreach programs to engage residents, business owners, and community organizations to identify important and/or neglected historic narratives and related historic assets.
<b>Policy HP 4.3</b>	Foster cultural identity and community awareness by creating interpretive programs and multimedia resources highlighting the stories and people important to the cultural identity of the Westside Area. Incorporate physical markers such as plaques or signage for buildings, sites, and districts important to community history.
<b>Policy HP 4.4</b>	Collaborate with schools, churches, and community organizations to promote the understanding of local history.
<b>Policy HP 4.5</b>	Collaborate with local history and preservation advocacy organizations to implement tours of historic areas.