

WESTSIDE AREA PLAN





LA COUNTY
PLANNING
Westside
Area Plan

The logo for LA County Planning features a stylized illustration of a coastal scene with a sailboat, a palm tree, and waves. The text "LA COUNTY" is in a dark teal box above "PLANNING" in a white box with a dark teal border. Below this, "Westside Area Plan" is written in a white box with a dark teal border.



WESTSIDE AREA PLAN

for Los Angeles County
Public Review Draft | June 2024



Prepared By: PlaceWorks

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TABLE OF CONTENTS

Acknowledgements	1
Table of Contents	i
1 Introduction	1-1
Vision	1-1
1.1 Overview	1-1
1.2 Communities, Vision, and Guiding Principles.....	1-1
1.3 Organization of the Area Plan	1-5
1.4 How to use the Area Plan.....	1-6
1.5 Relationship to other County and Regional Plans	1-7
1.6 Community Engagement.....	1-11
2 Historic Resources	2-1
Vision	2-1
2.1 Existing Context	2-1
2.2 Planning Approach.....	2-11
2.3 Goals and Policies.....	2-12
3 Land Use	3-1
Vision	3-1
3.1 Purpose	3-1
3.2 Existing Context	3-2
3.3 Planning Approach.....	3-16
3.4 Land Use Policy Maps.....	3-17
3.5 Goals and Policies.....	3-38
4 Mobility	4-1
Vision	4-1
4.1 Purpose	4-1
4.2 Existing Context	4-1
4.3 Planning Approach.....	4-13
4.4 Goals and Policies.....	4-14

5.	Economic Development	5-1
	Vision	5-1
5.1	Purpose	5-1
5.2	Existing Context	5-2
5.3	Planning Approach.....	5-15
5.4	Goals and Policies.....	5-17
6	Conservation and Open Space	6-1
	Vision	6-1
6.1	Purpose	6-1
6.2	Existing Context	6-1
6.3	Planning Approach.....	6-17
6.4	Goals and Policies.....	6-18
7	Public Facilities and Services	7-1
	Vision	7-1
7.1	Purpose	7-1
7.2	Existing Context	7-2
7.3	Planning Approach.....	7-8
7.4	Goals and Policies.....	7-9
8	Implementation	8-1
8.1	Implementation Programs	8-1

Appendices

- Appendix A: Land Use Policy Map for Ladera Heights / View Park - Windsor Hills
- Appendix B: Land Use Policy Map for West Fox Hills
- Appendix C: Proposed Zoning Changes for Ladera Heights / View Park – Windsor Hills
- Appendix D: Proposed Zoning Changes for West Fox Hills
- Appendix E: Proposed Zoning Changes for Franklin Hills
- Appendix F: Proposed Zoning Changes for Ballona Wetlands
- Appendix G: Westside Area Plan, Historic Context Statement

Figures

Figure 1-1	Westside Planning Area	1-2
Figure 3-1	Existing Land Use Map (Ladera Heights / View Park Winsor Hills)	3-4
Figure 3-2	Existing Land Use Map (West Fox Hills)	3-12
Figure 3-3	Land Use Policy Map (Ladera Heights / View Park – Windsor Hills)	3-19
Figure 3-4	Land Use Policy Map (West Fox Hills)	3-20
Figure 3-5	Opportunity Sites (Ladera Heights / View Park – Windsor Hills)	3-21
Figure 3-6	Opportunity Sites (West Fox Hills)	3-22
Figure 4-1.	Existing Street System (Ladera Heights / View Park – Windsor Hills)	4-3
Figure 4-2.	Existing Street System (West Fox Hills)	4-4
Figure 4-3.	Collison Concentration Corridors (Ladera Heights / View Park – Windsor Hills)	4-5
Figure 4-4.	Transit Routes and Stops (Ladera Heights / View Park – Windsor Hills)	4-9
Figure 4-5.	Existing Transit System (West Fox Hills)	4-10
Figure 4-6.	Bicycle Facilities (Ladera Heights / View Park – Windsor Hills)	4-11
Figure 4-7.	Bicycle Facilities (West Fox Hills)	4-12
Figure 5-1	Secondary Market Area (Ladera Heights / View Park - Windsor Hills)	5-3
Figure 5-2	Population by Race, Ladera Heights and View Park-Windsor Hills, 2021	5-5
Figure 5-3	Age Distribution, Los Angeles County and Ladera Heights and View Park- Windsor Hills, 2021	5-5
Figure 5-4	Cost Burdened Households, Ladera Heights and View Park-Windsor Hills, 2021	5-6
Figure 5-5	Monthly Rents per Square Foot and Vacancies, Ladera Heights and View Park-Windsor Hills	5-7
Figure 5-6	Historical Single-Family Home Sales, Los Angeles County and Ladera Heights and View Park-Windsor Hills	5-7
Figure 5-7	Proposed Multifamily Housing, Secondary Market Area, 2023 (Ladera Heights / View Park – Windsor Hills)	5-9
Figure 5-8	Office Inventory, 2023 (Ladera Heights / View Park - Windsor Hills)	5-11
Figure 5-9	Monthly Office Rents per Square Foot and Vacancies, Secondary Market Area	5-12
Figure 5-10	Shopping Centers, Ladera Heights and View Park-Windsor Hills and Secondary Market Area, 2023	5-13
Figure 5-11	Industry Sectors by Size, Job Growth, and Average Annual Earnings, Employment Market Area, 2012-2022	5-15
Figure 6-1	Potential Aquatic Features (Ladera Heights / View Park – Windsor Hills)	6-3
Figure 6-2	Potential Aquatic Features (West Fox Hills)	6-4
Figure 6-3	Vegetation Communities (Ladera Heights / View Park – Windsor Hills)	6-5
Figure 6-4	Vegetation Communities and Land Cover Types (West Fox Hills)	6-6
Figure 6-5	Exposure to Extreme Heat Historical Baseline	6-11

Figure 6-6	Exposure to Extreme Heat Representative Concentration Pathway (RCP) 8.5, Mid-Century	6-12
Figure 6-7	Exposure to Wildfire Historical Baseline.....	6-13
Figure 6-8	Exposure to Wildfire Representative Concentration Pathway (RCP) 8.5, Mid-Century	6-14
Figure 6-9	Exposure to Inland Flooding.....	6-15
Figure 6-10	Exposure to Coastal Flooding	6-16
Figure 7-1	Ladera Heights and View Park-Windsor Hills Facilities.....	7-3
Figure 7-2	Ladera Heights and View Park-Windsor Hills Parks, Open Space, and Trails.....	7-4

Tables

Table 1-1	User Groups and Intended Use of the Area Plan.....	1-7
Table 3-1	WSAP Land Use Policy Map’s Changes of Land Use Classifications	3-37
Table 8-1	Implementation Programs	8-2

1. Introduction



1 INTRODUCTION

1.1 Overview

The Westside Area Plan (WSAP or Plan) is a policy document intended to direct future development and land use decisions. It establishes goals and policies to guide growth within the Westside Planning Area and contains maps to identify where uses such as housing, jobs, and open space should be improved or preserved. The WSAP puts forth a shared vision that anticipates and stewards changes to the built environment over the next two decades. It provides a framework for the County of Los Angeles (County), the development community, business owners, and residents to shape future growth coupled with the conservation of existing resources. The WSAP is one of eleven planning areas in the County and focuses on land use and policy issues specific to the unique characteristics and needs of the WSAP's communities.

1.2 Communities, Vision, and Guiding Principles

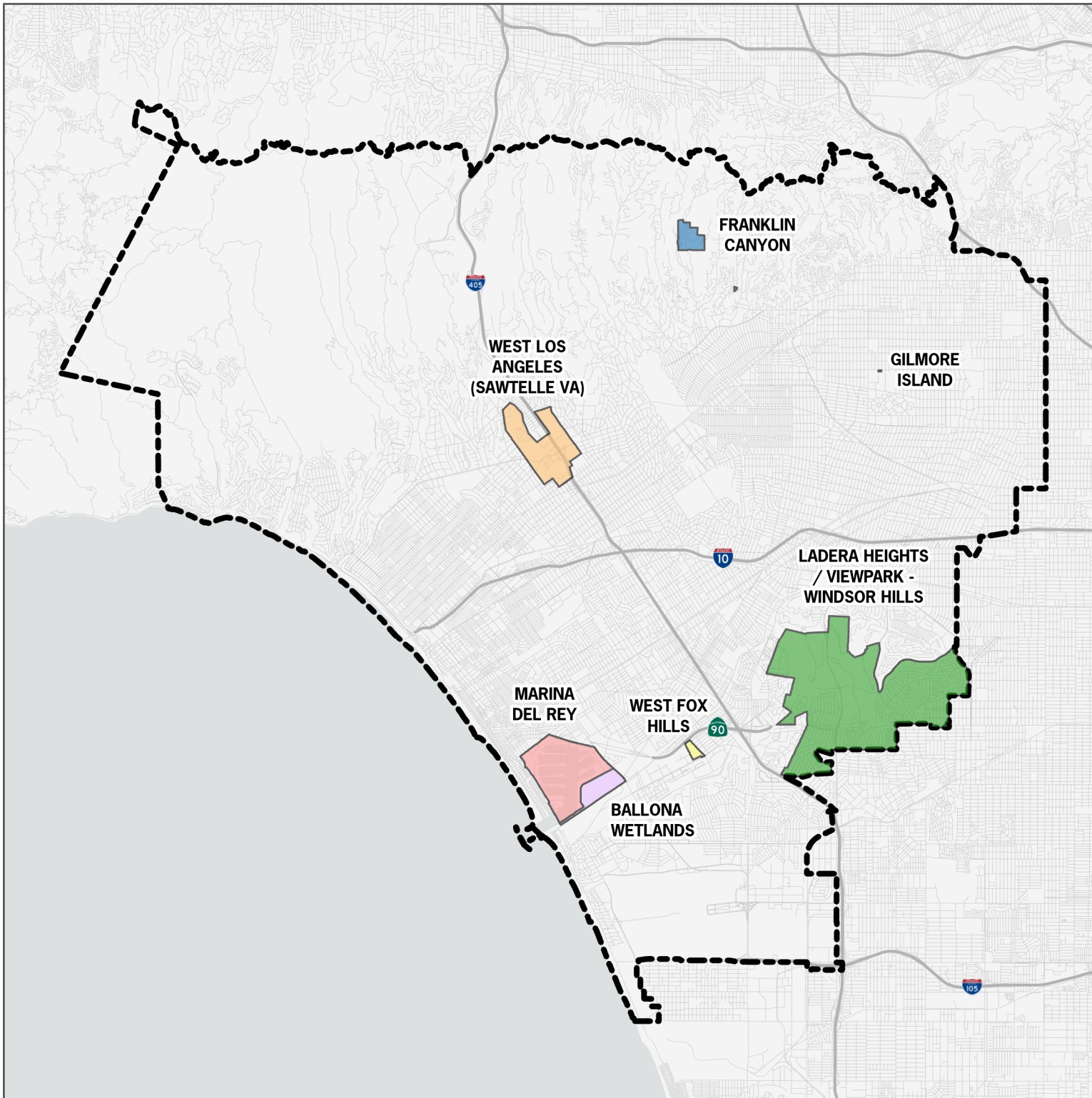
1.2.1 Communities

The Westside Planning Area (Planning Area) is comprised of a western portion of Los Angeles County and totals approximately 145 square miles, of which the unincorporated communities occupy 7.4 square miles. It encompasses the eastern extension of the Santa Monica Mountains on the north and is bounded by the Pacific Ocean on the west, Los Angeles International Airport in the south, and an irregular boundary generally running along Eastern Avenue, Centinela Boulevard, Crenshaw Boulevard, and the 405 freeway in the east.

The Planning Area consists of seven unincorporated communities (see Figure 1-1, *WSAP Communities*):

- Ladera Heights and View Park-Windsor Hills
- West Fox Hills
- Marina del Rey
- Ballona Wetlands
- West Los Angeles (LA) (Sawtelle Veterans Affairs [VA])
- Franklin Canyon
- Gilmore Island

Los Angeles County
Westside Area Plan
Fig. 1-1 Westside Planning Area



-  Westside Planning Area
-  Ballona Wetlands
-  Franklin Canyon
-  Gilmore Island
-  Ladera Heights / View Park - Windsor Hills
-  Marina Del Rey
-  West Fox Hills
-  West Los Angeles (Sawtelle VA)
-  Freeway



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Source: DRP GIS Section 2024, PlaceWorks 2024

As of 2022, the Planning Area's population was 32,712 people and consisted of 15,425 households. Many households in the planning area are more affluent than the County average, with median household incomes of \$126,729, compared to the County's \$76,367. Residents are also highly educated. Many adult residents (65 percent) have a bachelor's, graduate, or professional degree, with another 22 percent receiving some college education.

While the WSAP addresses each of its unincorporated communities, its focus is on Ladera Heights, View Park-Windsor Hills, and West Fox Hills as the remaining areas are managed through other plans, agencies, or agreements. The Ballona Wetlands is a significant ecological resource owned by the state of California, managed by the California Department of Fish and Wildlife, and subject to an ongoing multiagency restoration project. Marina del Rey is in the Coastal Zone, and a Local Coastal Program amendment is not within the scope of this project. Determination of the Marina's future uses and improvements will be the subject of a separate planning process recently initiated by the County Department of Beaches and Harbors under the moniker "Marina del Rey for All". The unincorporated area of West LA (Sawtelle VA) is owned by and subject to the jurisdiction of the federal government and is currently undergoing a separate master plan effort. Gilmore Island, a small unincorporated parcel of land in the Fairfax neighborhood of the City of Los Angeles, is occupied by a parking lot integrated cohesively within the overall CBS Television City studio complex. Its zoning for Major Commercial (C-MJ) use is consistent with the site's current use and the long-term use of the surrounding properties. Franklin Canyon is largely undevelopable due to its environmental setting, natural resources, and fire hazards and is mostly used as parkland and trails managed by the Mountains Recreation and Conservation Authority.

The unincorporated community of Ladera Heights is an affluent predominately Black community with a population of more than 6,500 residents in 2021, of which 30 percent were seniors over the age of 64, 71 percent of its population identified themselves as Black, and the median household income was \$113,462, which is greater than that of Los Angeles County (\$76,367). Most have attained higher education (60 percent), and another 27 percent have some college education. Residents primarily work in the service industry (46 percent); finance, insurance, and real estate (24 percent); and retail trade (19 percent). The majority of Ladera Heights residents are homeowners (67.2 percent).

The unincorporated area of View Park-Windsor Hills is immediately east of Ladera Heights, with similar population characteristics. As of 2021, its population was more than 11,000 residents, 78 percent of whom identified as Black, with household incomes averaging \$101,448. Ladera Heights and View Park-Windsor Hills consistently rank among the five most affluent Black communities in the United States. Comprising nearly 1,800 properties, View Park is one of the largest National Register historic districts in California, the largest district in the U.S. designated for its association with African American history, and home to the County's first local landmark.

Most residents of View Park-Windsor Hills are highly educated: 58 percent have college or professional degrees, and another 27 percent have some college education. Most residents are homeowners (71.7 percent). Many residents work in similar industries as their Ladera Heights neighbors: service (55 percent); retail trade (21 percent); and finance, insurance, and real estate (8 percent). Residents in

View Park-Windsor Hills are slightly younger than those in Ladera Heights; however, seniors over 64 years old still represent more than a quarter (26 percent) of the overall population. Most residents in View Park-Windsor Hills live in single family homes or small apartment complexes.

The Ladera Heights and View Park-Windsor Hills communities are predominantly developed with residential neighborhoods and commercial corridors and centers, a small office campus, and civic and educational facilities, parks, and open spaces. Commercial uses and apartments are largely concentrated along Slauson Avenue, with a few distinct pockets on Centinela Avenue, West 54th Street, and the Overhill/La Brea intersection. The Inglewood Oil Field and Kenneth Hahn State Recreation Area account for the majority of the land in the north-central portion of the communities, with the West Los Angeles College and Holy Cross Cemetery along the western edge.

The unincorporated area of West Fox Hills, also known by residents as “Unincorporated Del Rey,” is a small, primarily residential community bordering the City of Los Angeles neighborhoods of Playa Vista to the south and Del Rey to the east, north and west. A small corridor of commercial and office uses is along Centinela Avenue. As of 2021, the West Fox Hills neighborhood has 456 residents in 219 households. The majority are renter households (83.6 percent). Median household incomes are \$80,564. The two most common industries that residents work in are service (68 percent) and finance, insurance, and real estate (23 percent). Over 97 percent of the residents have a bachelor’s, graduate, or professional degree or some college education. It is a racially and ethnically diverse neighborhood—50 percent of the population identify as White, and Asian and Hispanic/Latino residents represent 25 percent and 19 percent, respectively, of all community members.

1.2.2 Vision and Guiding Principles

VISION

The unincorporated communities of Los Angeles the County’s Westside encompass vibrant neighborhoods that collectively recognize and celebrate history, people, diversity, and culture. The Westside Area Plan (WSAP or 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.

The WSAP is grounded in the community’s aspirations for how their neighborhoods and districts will evolve. The Plan represents a shared image of the future that residents hope to create and reflects the qualities and uniqueness which distinguish these as special places, to live, work, and play. These hopes are encapsulated in the above Vision Statement, which was developed with input from a robust program of public workshops and surveys.

GUIDING PRINCIPLES

The Vision is carried out through five principles that guide the establishment of the goals and policies of the WSAP.

1. 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 complement community scale and quality and contribute to a more walkable and accessible environment.

2. 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.

3. Environment

Protect and restore open spaces and natural resources for ecosystem services, social benefits to vulnerable populations, and environmental justice for historically burdened communities while emphasizing sustainable building practices and implementing infrastructure improvements that are environmentally sensitive and minimize impacts on energy, water, air, and climate.

4. 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.

5. 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.

1.3 Organization of the Area Plan

The Area Plan is organized into the following nine chapters.

- **Chapter 1, Introduction**, describes the purpose of the WSAP, the Westside communities, the vision statement and guiding principles, Plan's organization, and its relationship to other documents.
- **Chapters 2 through 7** comprise the six WSAP elements, each presenting background information regarding existing conditions, key findings and conclusions. The Vision is carried out through all the chapters and the background information as well as the key findings inform the goals, and policies of

each element. They are generalized for the Planning Area and detailed for the Ladera Heights, View Park-Windsor Hills, and West Fox Hills unincorporated communities.

- » **Chapter 2, Historic Resources Element**, describes the history of community settlement and development, identifies historic sites and buildings, and guides the recognition and protection of these people, places and patterns.
- » **Chapter 3, Land Use Element**, gives guidance on the regulation and distribution of land uses to promote sustainable growth patterns in support of the Plan's Vision.
- » **Chapter 4, Mobility Element**, provides goals and policies that support efficient and safe mobility across diverse modes, with an emphasis on facilitating active transportation and transit use.
- » **Chapter 5, Economic Development Element**, outlines a framework for an economically and fiscally equitable and sustainable Planning Area, including the maintenance of existing and attraction of new businesses needed and desired by residents, mitigation of displacement, and equitable job access.
- » **Chapter 6, Conservation and Open Space Element**, establishes goals and priorities to guide conservation of open space, biological, water, and scenic resources in the Planning Area.
- » **Chapter 7, Public Facilities and Services Element**, lays out goals, policies, and strategies to address the park and recreation needs of the Planning Area.
- **Chapter 8, Implementation Programs and Actions**, contains a list of programs that will further implement the goals and policies in Chapters 2 through 7. The chapter describes which County departments and agencies are responsible for implementation programs and sets a time frame for completion of these programs.

1.4 How to use the Area Plan

The WSAP outlines the vision, goals, policies, and programs that will shape the land, communities, neighborhoods, and places of the Westside Area. The WSAP, used in conjunction with the General Plan, will guide decision-making regarding land use, mobility, and infrastructure improvements, public facilities and services, and environmental resource conservation and serve several important roles: (1) Set direction for County administration, County staff, and elected and appointed officials, including County planning commissioners, regarding the long-range land use needs of those who live, work, and recreate in the Westside communities; (2) Inform community-based organizations, business owners, developers, designers, and builders about the County's policy for the Planning Area's built environment; and (3) Communicate the agreed-upon future form of the Planning Area communities to ensure accountability of decision makers in achieving the goals of this plan. Table 1-1, User Groups and Intended Use of the Area Plan, outlines how the plan may be referenced by three main user groups.

Table 1-1 User Groups and Intended Use of the Area Plan

Main User	Intended Use of the Area Plan
County Staff, Commissions, and Elected Officials	<ul style="list-style-type: none"> • Provides direction regarding the long-range land use needs and priorities for those that live, work, and recreate in the Westside communities. • Communicates the agreed-upon future distribution, density/intensity, and form of development in the Westside communities to ensure accountability of decision-makers in achieving the goals of this plan. • Helps guide the County's capital improvements program, zoning ordinance, and zoning maps for future improvements and developments. • Encourages alignment with other County planning documents, including but not limited to the Vision Zero Plan, Climate Action Plan, and the Our County Sustainability Plan. • References regulations that exist across multiple plans to simplify and streamline land use and zoning regulations.
Developers/Designers/Builders	<ul style="list-style-type: none"> • Clarifies the County's policies and standards for how land is to be developed and specifies sites where opportunities for redevelopment are anticipated.
Residents/Community Organizations/Business Owners	<ul style="list-style-type: none"> • Holds the County administration accountable for implementing the identified goals and policies. • Informs the County's future plans and land use priorities. • Identifies current trends and economic development opportunities.

1.5 Relationship to other County and Regional Plans

1.5.1 General Plan

The General Plan is the foundational document for all community-based plans that serve the unincorporated areas. To effectively plan and coordinate development in unincorporated areas across a large geographic range, the County adopted a "Planning Areas Framework" in 2015 as part of the General Plan. The Planning Areas Framework provides a mechanism for local communities to work with the County to develop plans that respond to their unique and diverse character and circumstance. This framework identifies 11 Planning Areas, including the Westside Planning Area. The General Plan provides goals and policies to achieve countywide planning objectives for unincorporated areas. From here, the County can develop area plans that are tailored to the unique geographic, demographic, economic, and social diversity of each Planning Area. All area plans are components of and must be consistent with the General Plan goals and policies.

Countywide General Plan Guiding Principles

The General Plan provides the policy framework and establishes the long-range vision for how and where unincorporated areas will grow. It establishes goals, policies, and implementation programs to foster healthy, livable, and sustainable communities. As a component of the General Plan, the WSAP is guided by the six General Plan Guiding Principles, which provide the foundation of the WSAP and inform its goals, policies, and implementation actions.

- 1. Employ smart growth:** Shape new communities to align housing with jobs and services; protect and conserve the County's natural and cultural resources, including the character of rural communities.
- 2. Ensure community services and infrastructure is sufficient to accommodate growth:** Coordinate an equitable sharing of public and private costs associated with providing appropriate community services and infrastructure to meet growth needs.
- 3. Provide the foundation for a strong and diverse economy:** Protect areas that generate employment and promote programs that support a stable and well-educated workforce. This will provide a foundation for a jobs housing balance and a vital and competitive economy in the unincorporated areas.
- 4. Promote excellence in environmental resource management:** Carefully manage the County's natural resources, such as air, water, wildlife habitats, mineral resources, agricultural land, forests, and open space, in an integrated way that is both feasible and sustainable.
- 5. Provide healthy, livable, and equitable communities:** Design communities that incorporate their cultural and historic surroundings, are not overburdened by nuisance and negative environmental factors, and provide reasonable access to food systems. These factors have a measurable effect on public well-being.
- 6. Promote strengths, community voice, and equity outcomes:** Seek out special places or traditions that are significant to the community and recommend ways to preserve and celebrate them.

Other General Plan Components

Housing Element

The WSAP directly implements the General Plan's 2021-2029 Housing Element as it reinforces its policies and designates the proposed general distribution, location, and extent of land uses for housing at a range of densities to support housing for all income levels. The Southern California Association of Governments' 6th Regional Housing Needs Assessment (RHNA) allocation requires accommodating increased residential densities and additional housing affordability options in the Westside Planning

Area, and therefore the WSAP rezones properties and incorporates applicable goals, policies, and strategies to address these RHNA goals. The identification of opportunity sites that could accommodate additional housing in the Land Use Element largely reflects the sites for rezoning identified in Appendix B of the Housing Element.

Los Angeles County Climate Action Plan

In 2015, the County adopted the 2020 Community Climate Action Plan (CCAP) as a component of the Air Quality Element of the General Plan and set a target to reduce emissions by 11 percent by 2020. The document was updated and approved by the Board of Supervisors on April 16, 2024 as the 2045 Climate Action Plan (2045 CAP). The 2045 CAP sets new targets and goals beyond 2020, ties together existing climate change initiatives, and provides a blueprint for deep carbon reductions. The 2045 CAP builds upon the existing and ongoing efforts of the 2020 CCAP and focuses on actions to reduce greenhouse gas (GHG) emissions associated with community activities in unincorporated areas of the county.

The WSAP aligns with several policies and programs of the CCAP relating to the reduction of GHG emissions, the most significant being the concentration of growth as infill of arterial corridors, near transit, active transportation, and commercial services, as well as expanding pedestrian infrastructure to facilitate walking, biking, and transit use in place of vehicular travel that can lead to increased GHG emissions.

Bicycle Master Plan

The Los Angeles County Department of Public Works (DPW) is updating the County Bicycle Master Plan (BMP). The current BMP was last updated in 2012 and established a vision for biking as a safe and viable means for mobility and recreation. The BMP serves as a guide for the creation and maintenance of safe and accessible bikeways and paths in unincorporated County and along County flood control district channels. The BMP update will propose new bikeways, revisit the feasibility of unconstructed bikeways from the 2012 plan, incorporate new policies to share bikeway facilities with micro-mobility devices, identify first/last mile bikeway improvements to further connect to transit stations and bus stops, and prepare for the programmatic environmental impact report. The BMP update will engage with community members, community-based organizations, and advisory committees to develop an inclusive and representative BMP. The BMP update is anticipated to be finalized in 2025.

Other County Plans

The WSAP is closely related to other County planning efforts, including relevant transportation and sustainability plans. The goals, policies, and actions in these various plans helped to inform, support, align, and guide the goals, policies, and actions prepared for the WSAP, which also served to further implement each plan.

View Park-Windsor Hills and Ladera Heights Community Safety Traffic Plan

At the time of preparation of the WSAP, DPW is developing a Community Safety Traffic Plan (CSTP) for View Park-Windsor Hills and Ladera Heights. The CSTP consists of traffic engineering reviews that include, but are not limited to, the feasibility of designs for road diets to curb excessive speeding, signal modifications, and residential speed mitigation throughout the community.

Los Angeles County Vision Zero Action Plan

Vision Zero is a traffic safety initiative to eliminate traffic-related fatalities in the County. The Vision Zero Action Plan focuses the County's efforts over the next five years to achieve the goal of eliminating traffic-related fatalities on unincorporated County roadways by 2035. This plan defines a vision for the future and describes objectives and actions to enhance traffic safety in collaboration with government and community partners.

Los Angeles Countywide Comprehensive Parks and Recreation Needs Assessment Plus (PNA+)

Adopted by the Board of Supervisors on December 6, 2022, PNA+ is a national model for park equity and planning that assesses the County's needs with respect to environmental conservation and restoration, regional recreation, and rural recreation. PNA+ builds on the Los Angeles Countywide Parks and Recreation Needs Assessment (PNA) of 2016, which comprehensively analyzes and quantifies the need for parks and recreational facilities in cities and unincorporated areas. PNA+ calls for a holistic approach to conservation through both the conservation and protection of existing valuable natural resources and the restoration of urban degraded lands, forming the basis of the County's strategy to conserve at least 30 percent of lands and waters by 2030 (30x30). It also identifies priority areas for regional recreation and rural recreation using various indicators of population vulnerability and other factors such as access to regional and rural recreation sites via different modes of travel, the availability of such facilities, and the amenities they offer. Appendix A includes the Westside Regional Study Area.

Step by Step Los Angeles County

Los Angeles County Department of Public Health prepared "Step by Step Los Angeles County: Pedestrian Plans for Unincorporated Communities," which was adopted by the County Board of Supervisors in 2019. The document provides a policy framework on how the County proposes to get more people walking, increase pedestrian safety, and support healthy and active lifestyles. It also includes community pedestrian plans for unincorporated communities in the County. The WSAP supports Step by Step Los Angeles County by providing goals and policies related to improving connectivity and pedestrian activity, and by locating new residential development in identified opportunity areas near existing commercial and active transportation corridors.

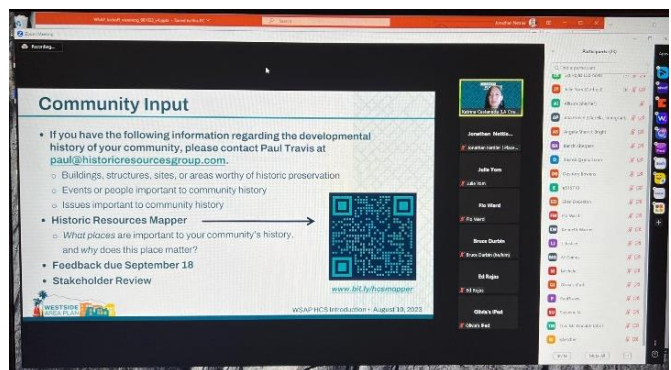
1.6 Community Engagement



(Left) Open House Event on Aug 24, 2023; (Right) Office Hours at View Park Library on Sept 18, 2023
(LA County Planning)



(Left) Outreach booth at Taste of Soul Event on October 21, 2023; (Right) Virtual Workshop on August 10, 2023
(PlaceWorks, LA County Planning)



Stakeholder and community engagement was the foundation for preparation of the Area Plan. From the outset of the planning process, more than 34 opportunities were provided for the engagement of residents, businesses, and organizations in meetings, workshops, and community events, and more than 450 individuals participated. As outlined below, each activity was designed to educate the community about the purposes of the WSAP, listen to the insights, concerns, and aspirations of residents and stakeholders, and collaboratively develop the elements of the Plan.

1. Five workshops for all community residents:

- » On-line workshop introduced the planning program, reviewed and supplemented issues identified in prior surveys, and solicited input for the development of the community's vision for the future.
- » Open house at the Kenneth Hahn State Recreation Area (KHSRA) Visitor Center at which input was received for identifying opportunity sites for the adaptive re-use of existing and/or new housing, commercial, and other uses; employed an interactive mapping exercise with participants identifying images of their preferred uses for each site.
- » Online workshop presented and received comments on preliminary land use recommendations based on input received in the open house.
- » Online workshop presented and received comments on preliminary WSAP goals and policies addressing land use, economic development, mobility, public facilities and services, conservation and open space, and historic resources.
- » An in-person workshop at the KHSRA Visitor Center at which the community reviewed and commented on the Draft Goals and Policies

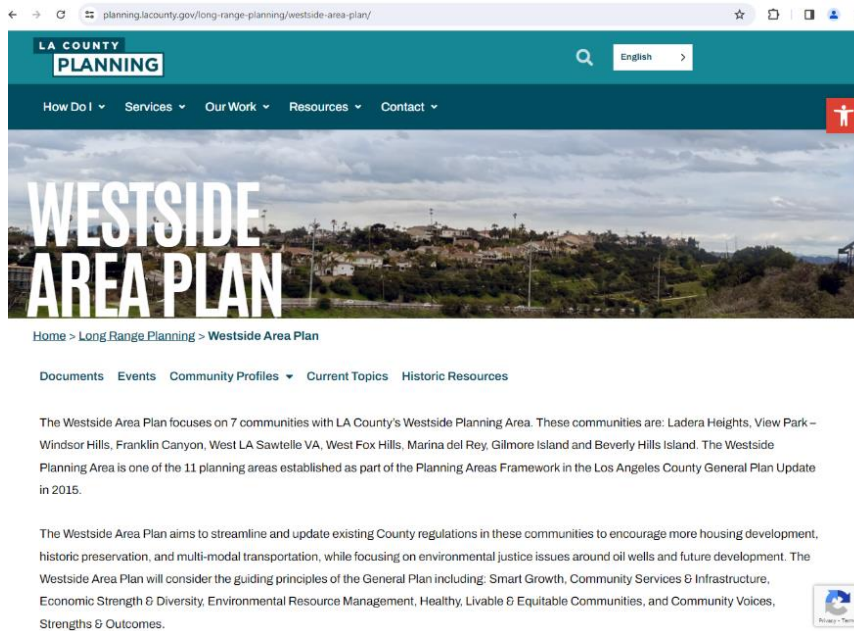
2. Community events and celebrations provided the opportunity to engage with community members at events hosted by other organizations that draw the attention and participation of many residents. A separate space or time was set aside for the planning team to educate the public regarding the WSAP and receive input about defining issues and opportunities for the future. Among these were the Taste of Soul and Ladera Community Safety Event.

3. The community was invited to meet with planning staff during “office hours” at the Marina del Rey Library and View Park Library to learn about and offer comments about their issues, visions, and feedback on options for the future.

4. Meetings were conducted with the United Homeowners Association, Ladera Heights Civic Association and Del Rey Neighborhood Council to inform residents about the Plan’s purpose and workshop schedule, discuss issues, and receive input on their visions for the future and responses to options under consideration.

5. Meetings were held with the Baldwin Hills Conservancy, Streets Are for Everyone (SAFE) organization, and the cities of Los Angeles and Culver City.

Two digital surveys were conducted throughout the development of the Plan to provide community members with a method to provide input on their insights, concerns, and aspirations. Surveys were oriented to residents of Ladera Heights, View Park-Windsor Hills, and West Fox Hills. 6,170 flyers with survey QR codes and WSAP information were mailed to the residents of Ladera Heights, View Park-Windsor Hills, and West Fox Hills. Approximately 400 responses were received.



The WSAP project website (<https://planning.lacounty.gov/long-range-planning/westside-area-plan>) was an important means of promoting engagement activities, soliciting comments, and providing background information. The website continues to host a record of the materials presented at public meetings and project documents.

Westside Area Plan Project Website (LA County Planning)

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2. Historic Resources



2 HISTORIC RESOURCES

Vision

Celebrate the cultural identity of the Westside Planning Area through the preservation and protection of resources associated with the diverse histories of its component communities.

2.1 Existing Context

The Westside Planning Area (Planning Area) includes eight largely separate and distinct unincorporated areas. A brief description and history of these areas are provided below, followed by a summary of issues and opportunities related to historic preservation.

2.1.1 Native American History

Native American people based in Los Angeles County have been identified by various names over the past two centuries.¹ The Spanish settlers who colonized the area and developed the Mission San Gabriel Arcángel (San Gabriel Mission) assigned the name “Gabrieleño” to Native Americans associated with the Mission.² Tongva, Kizh, and some members of the Cahuilla and Serrano tribes were historically encompassed under this nomenclature. Today, some descendants refer to themselves as either Tongva or Kizh because they are terms of Native rather than Spanish origin.³ Historically, the Tongva and Kizh were not a single “tribe” but a collection of lineages (a group of families with a common ancestor) that shared a common Uto-Aztecan language, culture, religion, and lifestyle that distinguished them from neighboring groups.

Prior to European contact and colonization, Native Americans in the present-day Westside Planning Area thrived because of their relationship with the land and waters and their stewardship approach to land conservation. Archeological research indicates that habitation sites were hierarchically organized around estuaries, with settlement size dependent on resource availability. Research of flora and fauna remains from the Playa Vista/Ballona Creek area evidence that local estuarine, coastal, and near-coast

¹ Claudia Jurmain and William McCawley, O, *My Ancestors: Recognition and Renewal for the Gabrielino-Tongva People of the Los Angeles Area* (Berkeley, CA: Heyday Books, 2009), xxvii.

² Terms such as “colonization” and similar language will be utilized in discussions related to the history of the Native American community and their experiences in Southern California. For further information please refer to Los Angeles City Planning, “Guidance for the Preparation of Technical Reports and Studies relating to the Tribal Cultural Resource,” https://planning.lacity.org/odocument/ab9e5647-1d96-4db7-aab1-2905984fbd1e/TechnicalReports_Studies-TribalCulturalResources.pdf.

³ William McCawley, *The First Angelinos: The Gabrielino Indians of Los Angeles* (Banning, CA: Malki Museum Press, 1996), 9–10.

resources provided subsistence for people residing near the estuaries.⁴ Fishing was mostly limited to near-shore environments with little deep-sea fishing.

Villages were politically autonomous and largely organized through shared kinship ties.⁵ While it is difficult to estimate their population over time, evidence suggests that at the time of European contact in the 16th century there may have been 50 to 100 mainland villages reflecting a range in population sizes.⁶ Each village was headed by a chief, who was usually descended from the prevailing lineage of the village. The chief typically spoke multiple languages, negotiated social relations, collected taxes, and directed the community's seasonal migrations. In addition to the chief, spiritual leaders also had authority over the tribal community.⁷

Surrounding Indigenous communities included the Chumash, the Tataviam, the Serrano, the Cahuilla, and the Luiseño.⁸ Interactions with surrounding groups were frequent and generally peaceful, occurring largely through the channels of intermarriage, matrilocal residence, and/or trade.⁹ It appears that the Westside Plan Area First Peoples also shared some rituals with the Chumash to the north, based on the distribution of similar stone effigies in the prehistoric period.¹⁰ With the possible exception of the Chumash, the Westside Plan Area First Peoples were the most populous, and most powerful ethnic nationality in aboriginal Southern California, their influence spreading as far north as the San Joaquin Valley Yokuts, as far east as the Colorado River, and south into Baja California.¹¹ Their territory was so expansive that it spanned several ecological zones. Consequently, the group's settlement and subsistence patterns varied slightly in each zone based on micro-environmental conditions, but on the whole, they thrived on hunting, gathering, and fishing activities.

The arrival of Spanish explorers in the 1760s ushered in a period during which Native Americans were subjugated to Spanish rule, targets of religious conversion to Catholicism, and enslaved to build and maintain the missions, pueblos, and presidios. Tribes were forced to move from their villages and

⁴ David Maxwell, "Vertebrate Faunal Remains," in *At the Base of the Bluff: Archeological Inventory and Evaluation Along Lower Centinela Creek, Marina Del Rey, California*. Playa Vista Monograph Services Test Excavation Report 4, ed. J. H. Atschul, A. Q. Stoll, D. R. Grenda, and R. Ciolek-Torello (Tucson, AZ: Statistical Research, 2003).

⁵ Lowell John Bean and Charles R. Smith, "Gabrieliño," in *California*, ed. Robert F. Heizer, vol. 8, *Handbook of North American Indians*, ed. Robert F. Sturtevant (Washington, DC: Smithsonian Institution, 1978): 538–549, 538; Donn R. Grenda and Jeffrey H. Altschul, "A Moveable Feast: Isolation and Mobility Among Southern California Hunter Gatherers," in *Islanders and Mainlanders: Prehistoric Context for the Southern California Bight*, ed. J. Altschul and D. Grenda (Tucson, AZ: SERI Press, 2002), 128–129.

⁶ Lowell John Bean and Charles R. Smith, "Gabrieliño," in *California*, ed. Robert F. Heizer, 8, *Handbook of North American Indians*, ed. Robert F. Sturtevant (Washington, DC: Smithsonian Institution, 1978), 540; Heather Valdez Singleton, "Surviving Urbanization: The Gabrielino, 1850-1928," *Wicazo Sa Review* 19, no. 2, *Colonization/Decolonization*, I (Autumn 2004): 49–59, 50.

⁷ McCawley, 133–140; Bean and Smith, 544.

⁸ Terry L. Jones and Kathryn A. Klar, *California Prehistory: Colonization, Culture, and Complexity* (Plymouth, UK: AltaMira Press, 2007).

⁹ John R. Johnson, "Social Responses to Climate Change Among the Chumash Indians of South-Central California," in *The Way the Wind Blows: Climate, History, and Human Action*, ed. R. J. McIntosh, J. A. Tainter, and S. K. McIntosh (New York: Columbia University Press, 2000).

¹⁰ Lynn Hunter Gamble and Glenn S. Russell, "A View from the Mainland: Late Holocene Cultural Developments Among the Ventureño Chumash and the Tongva," in *Catalysts to Complexity: Late Holocene Societies of the California Coast*, ed. J. M. Erlandson and T. L. Jones (Los Angeles: Cotsen Institute of Archaeology, University of California, 2002).

¹¹ Bean and Smith, 538.

subjected to violence and cultural genocide.¹² Tribes were named after the missions they were forced into, which are reflected in the names of many local tribes today.¹³

Despite centuries of displacement, enslavement, genocide, decimation of land, and broken treaties, Los Angeles County coastal zones "...continue to be active cultural regions here, Tongva communities have renegotiated urban spaces to create living cultural centers."¹⁴

2.1.2 Ladera Heights and View Park-Windsor Hills

For centuries prior to European colonization, the Tongva and Kizh Peoples inhabited the greater Baldwin Hills area, including today's Ladera Heights and View Park-Windsor Hills. After Spanish and Mexican control and the systematic forced displacement of Native Americans from the area, Ladera Heights and View Park-Windsor Hills were part of the Rancho La Cienega ó Paso de la Tijera, which was granted in 1843. After California was annexed to the United States in 1848, the area continued to be used for ranching.

In 1875 and again in 1886, large portions of the Rancho La Cienega were purchased by Elias J. "Lucky" Baldwin, a pioneering real estate investor, speculator, and businessman. After Baldwin's death, his heirs subdivided and sold portions of the Rancho La Cienega, which became known as "Baldwin Hills." A large expanse of land was sold to the Los Angeles Investment Company (LAIC) which was founded in 1898 to take advantage of California's land boom and grew into one of the largest real estate and land development companies of its time.¹⁵ Over time, the LAIC subdivided and improved many tracts within the former rancho.



Inglewood Oil Field c. 1930. (Los Angeles Times Photographic Archives.)

¹² Language used in this document reflects that recommended by the Guidance for the Preparation of Technical Reports and Studies relating to The Tribal Cultural Resource.

¹³ This document acknowledges and respects that each Native American tribe has the right for self-identification and for that choice to be honored. Because the area that now comprises the Westside Planning Area includes the ancestral home of Native American tribes that identify by different names, this document uses the terms "Tongva" and "Kizh" when referring to the WSAP's original and ongoing Native American inhabitants.

¹⁴ Cindi M. Alvitre, "Coyote Tours: Unveiling Native LA," in *Know We Are Here: Voices of Native California Resistance*, ed. Terria Smith (Berkeley, CA: Heyday, 2023), 409.

¹⁵ Kim Hernandez, "The Bungalow Boom: The Working-Class Housing Industry and the Development and Promotion of Early Twentieth-Century Los Angeles," *Southern California Quarterly*, Winter 2010, 354. Quoted in the National Register of Historic Places Nomination, View Park Historic District, 2015-6, 8-1.



View Park Model Home, 1928 (USC Digital Library)

During the 1920s large portions of LAIC's Baldwin Hills holdings were leased for oil exploration. A successful strike in 1924 by the Standard Oil Company established the Inglewood Oil Field, which extends on both the east and west sides of La Cienega Boulevard in the northern portions of the Ladera Heights and View Park-Windsor Hills areas.¹⁶ Oil extraction continues to the present day, and the Inglewood Oil Field is currently the largest urban oilfield in the United States.¹⁷

The LAIC broke ground for the View Park tracts in the early 1920s and developed 2,300 parcels over the next four decades.¹⁸ Beginning in 1924, the company developed the lower and flatter sections of View Park with modest houses for middle-class buyers, with View Park's hillside tracts developed for more affluent buyers. Residences were designed and built in the popular Period Revival styles of the era, which included Spanish Colonial Revival, Tudor Revival, Mediterranean Revival, and French Revival.

In the 1930s, Los Angeles County collaborated with the Works Progress Administration (WPA) to provide jobs for unemployed people during the Great Depression, while also implementing community improvements and infrastructure. Ladera Park, located south of Slauson Avenue, was opened in 1936 and its construction is associated with the WPA.¹⁹

Neighboring Windsor Hills was developed by Marlow-Burns & Company beginning in the late 1930s. Windsor Hills homes were largely designed in the popular Period Revival styles as well as more stripped down "Minimal Traditional" styles. More than 275 homes were built between 1937 and 1939, totaling \$2,500,000 in construction costs.²⁰ By 1942, 1,200 homes had been built.²¹

Neighborhood-serving commercial development soon followed along Slauson Avenue to serve the View Park and Windsor Hills residents. Schools, churches, and recreation facilities were also constructed to serve the community.

After World War II, the LAIC began developing the View Park tracts west of Presidio Drive. The LAIC did not design and build residences in these subdivisions, preferring instead to sell groups of parcels to

¹⁶ Herschel Livingston Driver, "Inglewood Oil Field, Los Angeles County, California," Master of Science, University of Southern California, 1939, v.

¹⁷ Ruben Vives, "Inglewood Oil Field's Neighbors Want Answers About Land Shift," *Los Angeles Times*, June 23, 2012. <https://www.latimes.com/local/la-xpm-2012-jun-23-la-me-inglewood-fracking-20120624-story.html>.

¹⁸ National Register of Historic Places Nomination, View Park Historic District, 2015-6, 8-3.

¹⁹ Ladera Park Regional Stormwater Project Addendum, prepared by Aspen Environmental Group, March 2018, p. 50.

²⁰ "Many Homes Built in Windsor Hills," *Los Angeles Times*, May 7, 1939, E2.

²¹ "Fifteen New Houses Further Windsor Hills Development," *Los Angeles Times*, January 18, 1842, A7.

speculative builders and to individuals seeking to build custom homes. Development occurred in this section of View Park until the neighborhood was fully built in the late 1960s.²² Many notable modernist architects designed homes in View Park during this period, including Leopold Fischer, Raphael Soriano, H. Roy Kelley, Charles W. Wong, and Robert L. Earl.²³

As was common practice at the time, restrictive covenants were established in both View Park and Windsor Hills prohibiting the sale of homes to people of color and those of the Jewish faith. Supreme Court decisions in 1948 and 1953 diminished the use of restrictive covenants. They were finally deemed illegal by the Fair Housing Act of 1968.²⁴

In response to the increased demand for housing after World War II, the LAIC subdivided and developed Ladera Heights. Following its earlier development patterns, the LAIC built many of the houses for sale in Ladera Heights, but also sold parcels to independent building contractors and owners who constructed custom homes. Homes in various post-war styles, from variations on the Ranch style to Mid-Century Modern were developed throughout Ladera Heights. LAIC developed Ladera Heights in phases through the early 1960s.²⁵

The initial offering in 1947 included 124 single-family residences on wide lots, facilitating the development of newly popular Ranch-style homes. The LAIC appears to have built some homes on speculation, with unimproved lots also available for purchase. The LAIC also offered 15 duplex lots and 20 triplex lots for multi-family residential development.²⁶ Multi-family garden apartments were also developed in Ladera Heights.²⁷

Ladera Heights is home to a large number of Ranch-style homes and Mid-Century Modern homes. Examples include the Linnell Residence at 6443 S. Halm Avenue designed by Charles W. Wong in 1965; the



Linnell Residence, 6443 S. Halm Avenue (Historic Resources Group)

²² National Register of Historic Places Nomination, View Park Historic District, 2015-6, 8-5.

²³ For exact addresses of these homes, please consult the National Register Nomination for the View Park Historic District.

²⁴ Douglas Flamming, *Bound for Freedom: Black Los Angeles in Jim Crow America* (Berkeley: University of California Press, 2005), 69; Lawrence B. De Graaf and Quintard Taylor, "Introduction," in *Seeking Eldorado: African Americans in California*, ed. Lawrence B. De Graaf, Kevin Mulroy, and Quintard Taylor (Los Angeles: Autry Museum of Western Heritage, 2001), 3-69; Wendy Plotkin, "Restrictive Covenants," in *Encyclopedia of American Urban History*, vol. 2, ed. David Goldfield (Thousand Oaks: Sage, 2007), 681.

²⁵ Because Ladera Heights remained undeveloped until the 1960s, the area was not coded on redlining maps.

²⁶ "Sale of 72 Sites in 10 Days Told," *Los Angeles Times*, March 5, 1950, E4.

²⁷ "78% of Ladera Heights Lots Reported Sold in Four Weeks," *Los Angeles Times*, January 21, 1951, E9.

Engleman Residence at 6440 S. Halm Avenue designed by Paul Bennet, AIA, in 1964; and several other residences designed by these and other architects.

In the late 1950s, economically successful Black families began purchasing homes in the View Park-Windsor Hills area. These families were often met by racial intimidation and violence from their White neighbors. Despite these intimidation efforts, Blacks persisted in their efforts to purchase homes. By 1980, Black residents outnumbered Whites,²⁸ and Ladera Heights and View Park-Windsor Hills, along with neighboring Baldwin Hills, became a vibrant and proud community exemplifying Black achievement and success. Today, View Park-Windsor Hills and Ladera Heights are among the wealthiest majority Black communities in the United States.



The Doumakes House, 4918 Angeles Vista Boulevard (Historic Resources Group)

In 2014, the View Park neighborhood was listed in the National Register of Historic Places for its architectural, cultural, and historical significance.²⁹ The Doumakes House at 4918 Angeles Vista Boulevard in View Park, a Spanish Colonial Revival style house constructed in 1928, was designated Landmark No. 1 by the County of Los Angeles (County) in 2016.

The northern portion of the View Park-Windsor Hills area is dominated by the Kenneth Hahn State Recreation Area. The park contains the site of the former Baldwin Hills Reservoir, which collapsed in 1963, causing catastrophic flooding in the surrounding neighborhoods. The site was determined inappropriate for a reservoir

and Los Angeles County began negotiations to acquire the site for recreational purposes. Fifteen years later, through an effort spearheaded by County Supervisor Kenneth Hahn, a new park, then named the Baldwin Hills State Recreation Area, was opened to the public. It was renamed in 1988 to honor Supervisor Hahn.³⁰

²⁸ National Register of Historic Places Nomination, View Park Historic District, 2015-6, 8-13.

²⁹ National Register of Historic Places Nomination, View Park Historic District, 2015-6, 8-8.

³⁰ Bob Pool, "Serene Hilltop Marks Site of Landmark Disaster," *Los Angeles Times*, December 11, 2003.

2.1.3 Marina del Rey

Although less than a square mile in size, the Marina del Rey community is home to over 9,000 people and attracts many more visitors. Prior to European colonization, the Tongva and Kizh Peoples inhabited the greater Marina del Rey area. Under Spanish and Mexican control, Marina del Rey was part of the Rancho La Ballona. The area remained largely undeveloped into the mid-20th century. Present-day Marina del Rey was conceived as a self-contained residential and leisure community, with the first master plan designed by Victor Gruen Associates in 1960.³¹ Construction of a breakwater, completed in 1965, established the harbor at the center of the development. Multi-family residential and commercial development immediately followed and would continue throughout the 1960s and 70s. Civic amenities including the 10-acre Burton Chace Park, a post office and a fire station were also constructed. While much of Marina del Rey has been redeveloped and altered over time, several buildings from the 1960s and 70s remain.



Marina del Rey 1964 (Los Angeles Public Library)

2.1.4 West Los Angeles/Sawtelle Veterans Administration

West Los Angeles (LA)/Sawtelle Veterans Administration (VA) community is in West Los Angeles just west of Westwood and UCLA. Prior to European colonization, the Tongva people occupied the area. During Spanish and Mexican control, the West LA/Sawtelle VA community spanned two ranchos: the Rancho San Vicente y Santa Monica on the west and the Rancho San Jose de Buenos Ayres on the east. In December of 1887, the Pacific Branch of the National Home for Disabled Veteran Soldiers was established on donated land now known as the West LA/Sawtelle VA.³² The Pacific Branch was the second branch west of the Mississippi River and soon became known locally as the “Soldier’s Home.”³³

In 1904, the Soldier’s Home became a stop on the Pacific Electric “Balloon Route” interurban rail line.³⁴ The train depot still stands (Building #66) and is listed on the National Register of Historic Places. The site was in almost continuous development for the first 20 years with the construction of barracks, a new hospital wing, a kitchen, residences for administrators, a guardhouse, barn and corral, recreational

³¹ David Gebhard and Robert Winter, *A Guide to Architecture in Los Angeles & Southern California* (Salt Lake City, UT: Peregrine Smith Books, 1982), 63.

³² U.S. Department of Veterans Affairs, *West Los Angeles Campus Master Plan 2022*, March 12, 2022, 64.

³³ It is now known as the Veterans Administration Hospital.

³⁴ U.S. Department of Veterans Affairs, *West Los Angeles Campus Master Plan 2022*, March 12, 2022, 64.



West Los Angeles VA Building 66, Row 10 (Historic Preservation Solutions LLC)

facilities, a library, post office, and chapel. Large areas of the site served as a working farm supplying grains, vegetables, and fruit for the kitchen.

In 1930, the National Homes for Disabled Volunteer Soldiers merged with the Bureau of Pensions, creating the Veterans Administration. The aging of veterans from World War I precipitated a major expansion of the Soldier's Home, and a number of new buildings and site improvements were constructed between 1921 and 1930. During the late 1930s, additional improvements including new buildings were completed with assistance from the Works Progress Administration. The hospital was also

subjected to new waves of construction during the 1930s as the Veterans Administration modernized and centralized care.³⁵ Over time, medical research became an increasing part of activities at the West LA/Sawtelle VA community VA hospital site. By the late 1960s, a trend of consolidation in health care services was underway, and the campus began leasing land to other government agencies.

Under the auspices of the Veteran's Administration, the West LA/Sawtelle VA community area was the subject of a substantial historic resources survey and evaluation. In 2014, a large portion of the West LA/Sawtelle VA area was listed in the National Register of Historic Places as a historic district: the West Los Angeles Veterans Affairs National Register Historic District (WLA VA NRHD). In addition to the Streetcar Depot (Building No. 66), the Wadsworth Chapel (Building No. 20) is also listed in the National Register as individual historic resources.³⁶

³⁵ U.S. Department of Veterans Affairs, National Register of Historic Places Nomination for the National Home for Disabled Volunteer Soldiers, Pacific Branch, 2015, 8:50.

³⁶ Row Ten Historic Preservation Solutions, LLC, West Los Angeles VA National Register Historic District Buildings, May 2018.

2.1.5 Franklin Canyon

Franklin Canyon was occupied by Tongva Peoples prior to European colonization. After colonization, Franklin Canyon was part of the Rancho Rodeo de Las Aguas. Oil tycoon Edward L. Doheny purchased 400 acres of land in Franklin Canyon in 1912 and soon after sold large portions of the land to the City of Los Angeles for William Mullholland's water project. In 1914, construction began on a reservoir in upper Franklin Canyon to distribute the water brought from the Owens Valley. The Franklin Canyon unincorporated area is largely covered in chaparral and natural plantings and is traversed by a number of fire roads and hiking trails. This area is owned by the National Park Service and operated by the Mountains Recreation and Conservation Authority.



*Lower Franklin Canyon Reservoir, undated.
(Los Angeles Department of Water and Power)*

A single Assessor's parcel located at 1312 Ridgecrest Drive was part of the Doheny Ranch Tract purchased by Edward L. Doheny in 1914. As portions of the Doheny Ranch Tract were sold for development, this parcel was subdivided and sold along with an adjacent parcel. Today the parcel is associated with the development of Trousdale Estates by Paul Whitney Trousdale in Beverly Hills.

2.1.6 West Fox Hills

West Fox Hills is a small area (0.07 square mile) characterized primarily by single-family residential development with some light industrial and commercial development at the southeastern end.³⁷ It remained undeveloped until the 1950s, when over 100 houses were constructed by 1953. In 1960, the acquisition of land at the northern tip of West Fox Hills commenced to facilitate construction of the Centinela Creek Flood Control Channel and the



*West Fox Hills Community (outlined), 1971
(UCSB Library)*

³⁷Los Angeles County, "West Fox Hills Community Profile," <https://planning.lacounty.gov/wp-content/uploads/2023/05/Unincorporated-West-Fox-Hills.pdf>.

Marina Freeway.³⁸ Historical aerial photographs of the area show that much of the land along Jefferson Boulevard remained largely undeveloped until 1980 when light industrial and commercial buildings were constructed.

2.1.7 Ballona Wetlands

The Ballona Wetlands Community Area adjacent to Marina del Rey remains an undeveloped wetlands area. Native Americans have been present along Ballona Creek and in the Ballona Wetlands for centuries prior to colonization. During Spanish and Mexican control, the Ballona Creek wetlands were part of the Rancho La Ballona. Today, the Ballona Wetlands unincorporated area contains a variety of habitats that are home to many wildlife species.

2.1.8 Gilmore Island

Gilmore Island is a single Assessor's parcel in the Beverly-Fairfax neighborhood of the City of Los Angeles. The Tongva and Kizh Peoples inhabited the greater area prior to European colonization. Under Spanish and Mexican control, it was part of the Rancho San Rafael. Arthur Freemont Gilmore and Julius Carter purchased 256 acres of the rancho in 1880 and initially used it as a dairy farm. Gilmore struck oil on the property in 1890 and subsequently established the Gilmore Oil Company, which became one of the most important independent oil companies in Southern California. The Gilmore property was developed over time to include the Farmers Market (1934), Gilmore Stadium (1934, demolished), and CBS Television City (1952) and annexed into the City of Los Angeles. Gilmore Island remains the last unincorporated parcel of land relating to the Gilmore family legacy.

2.1.9 Issues and Opportunities

The Westside Planning Area faces opportunities and challenges regarding historic preservation.

Issues

- Lack of community-wide historic resource surveys in the Windsor Hills and Ladera Heights neighborhoods, which are known to contain architecturally distinctive properties designed by noted architects.
- A need for in-depth research into the social and cultural history of the Westside Planning Area to surface neglected and/or unrecognized historic narratives and associated properties.
- Continued alteration of many older and potentially historically significant buildings has removed important features and reduced the historic integrity of these buildings.
- Native American access to ancestral territory located within the Westside Planning Area.

³⁸ "Right of Way Under Study for Freeway," *Los Angeles Times*, May 22, 1960, WS1.

Opportunities

- The County has established a robust Historic Preservation Program to address the identification, designation, and protection of historic resources. The Los Angeles County Historic Resources Ordinance allows for the designation of structures, sites, objects, trees, landscapes, or natural features as individual local landmarks and for the designation of historic districts. The County's Mills Act Historical Property Contract Program provides property tax relief to owners of historic properties who are willing to invest in the rehabilitation and maintenance of their properties. The County also maintains dedicated planning staff to administer the Historic Preservation Program and distribute information and guidance regarding historic resources to property owners.
- Large areas of the Westside Planning Area have been previously surveyed and evaluated for listing as historic resources. The Veteran's Administration has completed a comprehensive historic resources survey and evaluation of the West LA/Sawtelle VA Community, and a historic district, the West Los Angeles Veterans Affairs National Register Historic District (WLA VA NRHD), was listed in the National Register of Historic Places in 2014. Two buildings, the Wadsworth Chapel (Building No. 20) and the Streetcar Depot (Building No. 66), are also listed in the National Register as individual historic resources.
- The View Park neighborhood was also surveyed and was listed in the National Register of Historic Places in 2014.³⁹ In addition, the Doumakes House at 4918 Angeles Vista Boulevard in View Park (constructed in 1928) was designated Landmark No. 1 by the County of Los Angeles in 2016.
- The research and historic narratives collected in the nomination and designation documentation for historic resources in the West LA/Sawtelle VA community and the View Park neighborhood have added greatly to relevant historic context now on the public record. These studies provided important baseline information in the preparation of the Westside Planning Area Historic Context Statement, which establishes the foundation for future surveys and identifies historic context topics, survey areas, and individual properties for further study and evaluation for designation eligibility.
- Opportunity to formalize partnerships with Native American tribes and groups for acknowledgement and stewardship of land, including the provision of cultural land access, as recommended in the PNA+.

2.2 Planning Approach

Historic preservation policies have been developed to encourage the identification and protection of historic resources and foster a deeper community engagement with the varied and unique history of the Westside Planning Area. This policy approach aims to provide a framework for effective historic preservation practices that balance the needs of development with the preservation of cultural heritage.

To support these policies, the County has developed a Historic Context Statement (HCS) for the Westside Planning Area. The HCS provides information about historic trends and properties grouped by an important theme in the history of a community, state, or the nation during a particular period of

³⁹ National Register of Historic Places Nomination, View Park Historic District, 2015-6, 8-8.

time. Because historic contexts are organized by theme, place, and time, they link historic properties to important historic trends. In this way, they provide a framework for determining the significance of a property.⁴⁰

The HCS provides a framework for the continuing process of identifying historic, architectural, and culturally or socially significant resources important within the context of the development of Westside Planning Area, as well as the larger Westside Planning Area Valley region. It can also serve as a guide for citizens, planners, and decision-makers in their ongoing efforts to evaluate the relative significance and integrity of individual properties.

2.3 Goals and Policies

2.3.1 Areawide

Goal H 1 Identification, Documentation, and Designation of Historic Resources

Policies

- H 1.1** Establish a comprehensive inventory of historic sites, buildings, and structures beginning with existing documentation. Update inventory regularly as additional information is gathered.
- H 1.2** Seek grant funding (Certified Local Government⁴¹ funding and other sources) to conduct further study, including intensive historic resources surveys, of areas within the Westside Planning Area.
- H 1.3** Promote existing County efforts to educate property owners about the 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.

⁴⁰ National Park Service, *How to Complete the National Register Nomination Form*, National Register Bulletin 16A, U. S. Department of the Interior, Washington, DC, 1997, <https://www.nps.gov/subjects/nationalregister/upload/NRB16A-Complete.pdf>.

⁴¹ The 1980 amendments to the National Historic Preservation Act of 1966, as amended, provided for the establishment of a Certified Local Government (CLG) Program to encourage the direct participation of local governments in the identification, evaluation, registration, and preservation of historic properties within their jurisdictions and promote the integration of local preservation interests and concerns into local planning and decision-making processes. The CLG program is a partnership among local governments, the State of California (OHP), and the National Park Service (NPS,) which is responsible for administering the National Historic Preservation Program. As part of the CLG Program, federal grants are awarded annually to local governments to assist with historic preservation programs.

Goal H 2 Protection of Historic Resources from Demolition and Inappropriate Alteration

Policies

- H 2.1 Encourage the adaptive reuse of commercial and civic buildings important to the history and cultural development of the Westside Planning Area through the adoption of an Adaptive Reuse Ordinance.
- H 2.2 Develop education materials on the historic architectural styles prevalent within the individual unincorporated communities of the Westside Planning Area, including the important characteristics, features, and materials that define each style. Post this information on the [WSAP Historic Resources web page](#).
- H 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. Guidance should include 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.

Goal H 3 Protection of the Historic Character of Neighborhoods and Districts

Policy

- H 3.1 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.

Goal H 4 Increased Public Awareness of the Westside Area's Unique History

Policies

- H 4.1 Organize community workshops and events to raise awareness about the history of the Westside Planning Area.
- H 4.2 Prepare outreach materials to inform residents, business owners, and community organizations to identify important and/or neglected historic narratives and related historic assets.
- H 4.3 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 Planning Area. Incorporate physical markers such as plaques or signage for buildings, sites, and districts important to community history.
- H 4.4 Collaborate with schools, churches, and community organizations to promote the understanding of local history.
- H 4.5 Collaborate with local history groups, preservation advocacy organizations, and homeowner associations to implement tours of historic areas.

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3. Land Use



3 LAND USE

Vision

The Westside Planning Area's unincorporated communities are active, healthy, and safe neighborhoods where residents are well connected to great places to live, work, shop, recreate, and gather. Community-serving uses that are accessible to residents are prioritized, 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. Development of housing and businesses acknowledges and respects the area's historical and cultural history and is located and designed to sustain the viability of the Planning Area's distinctive environmental setting and resources.

3.1 Purpose

The Land Use Element provides direction for how existing uses in the Westside Planning Area (Planning Area) can be maintained and enhanced and new development seamlessly integrated to complement and benefit the existing community and sustain its environmental resources. The Land Use Policy Map represents the foundation by which development may be permitted and constructed. It informs how properties may be zoned, their types of allowable uses, and standards for densities/intensities, form and character. The Policy Map is supplemented with goals, policies, and implementation actions to provide a roadmap for achieving the desired uses and patterns of development.

The process of developing the land use plan and its goals and policies was collaborative, bringing together community members and stakeholders with County staff and professional planners. Collectively, they articulated a shared vision for the community's future; identified areas to be conserved for existing uses and those in which new or enhanced uses should be accommodated; and developed policies and actions to ensure that the vision could be achieved. This element presents an analysis of existing land uses, a description of policy approaches developed in response to the issues and opportunities that have been identified, the Land Use Policy Map depicting land uses to be permitted, and goals, policies, and implementation programs.

3.2 Existing Context

An understanding of the Westside's existing land uses provides the basis for identifying issues and opportunities that serve as the foundation for developing the Land Use Policy Map and its corollary goals and policies. This section summarizes the current land uses in the Westside's unincorporated communities and their character and conclusions regarding relevant issues and opportunities. A more detailed description of the existing land use context can be found in the Westside Area Plan's Background Brief report.

3.2.1 Areawide: Existing Land Use

As described in the Westside Area Plan (WSAP or Plan)'s introduction, several of the Planning Area's unincorporated communities are subject to specific plans, federal or State jurisdiction, located in the Coastal Zone, or undergoing master planning processes as parallel efforts separate from the WSAP process.

Ballona Wetlands

The Ballona Wetlands Community Area adjacent to Marina del Rey is a protected area that once served as the natural estuary for neighboring Ballona Creek. The 577-acre site is owned by the state of California and managed by the California Department of Fish and Wildlife.

Marina del Rey

Marina del Rey is a seaside community with an eponymous harbor that is a major boating and water recreation destination of the greater Los Angeles area. The port is North America's largest man-made small-craft harbor and is home to approximately 5,000 boats; over 6,300 multi-family apartments and condominiums; and hotels, restaurants, and marina-related businesses.

West Los Angeles/Sawtelle Veterans Administration

The West LA/Sawtelle VA consists of approximately 400 acres that include a medical center, the Los Angeles National Cemetery, permanent housing for homeless veterans, and recreational fields used by local educational institutions. Several historic structures on the campus include a theatre and chapel.

Franklin Canyon

The Franklin Canyon unincorporated area is largely covered in chaparral and natural plantings and is traversed by several fire roads and hiking trails. This area is owned by the National Park Service and operated by the Mountains Recreation and Conservation Authority. The Beverly Hills Island is a single Assessor's parcel that forms part of the Trousdale Estates, a single-family residential development.

Gilmore Island

Gilmore Island is a single Assessor's parcel in the Beverly-Fairfax neighborhood of Los Angeles. The parcel is currently occupied by part of a parking lot attached to a television studio.

3.2.2 Focused Planning Area: Existing Land Use

As described in the Introduction, the focus of the WSAP is on the Ladera Heights, View Park-Windsor Hills, and West Fox Hills unincorporated communities. The following describes their existing land uses.

Ladera Heights and View Park-Windsor Hills

The Ladera Heights and View Park-Windsor Hills communities together comprise 3,078 acres and contain a mix of residential neighborhoods, commercial corridors and centers, industrial uses, civic and educational facilities, parks, and open spaces. The largest remaining open spaces are committed to recreation purposes (e.g., Kenneth Hahn State Recreation Area) or are part of the Inglewood Oil Field. The latter use is intended to be phased out over time and will be subject to future comprehensive planning. Figure 3-1 depicts the existing land uses in these communities.



The following summarizes observations regarding the important characteristics and key land use issues associated with the Ladera Heights and View Park-Windsor Hills unincorporated communities.

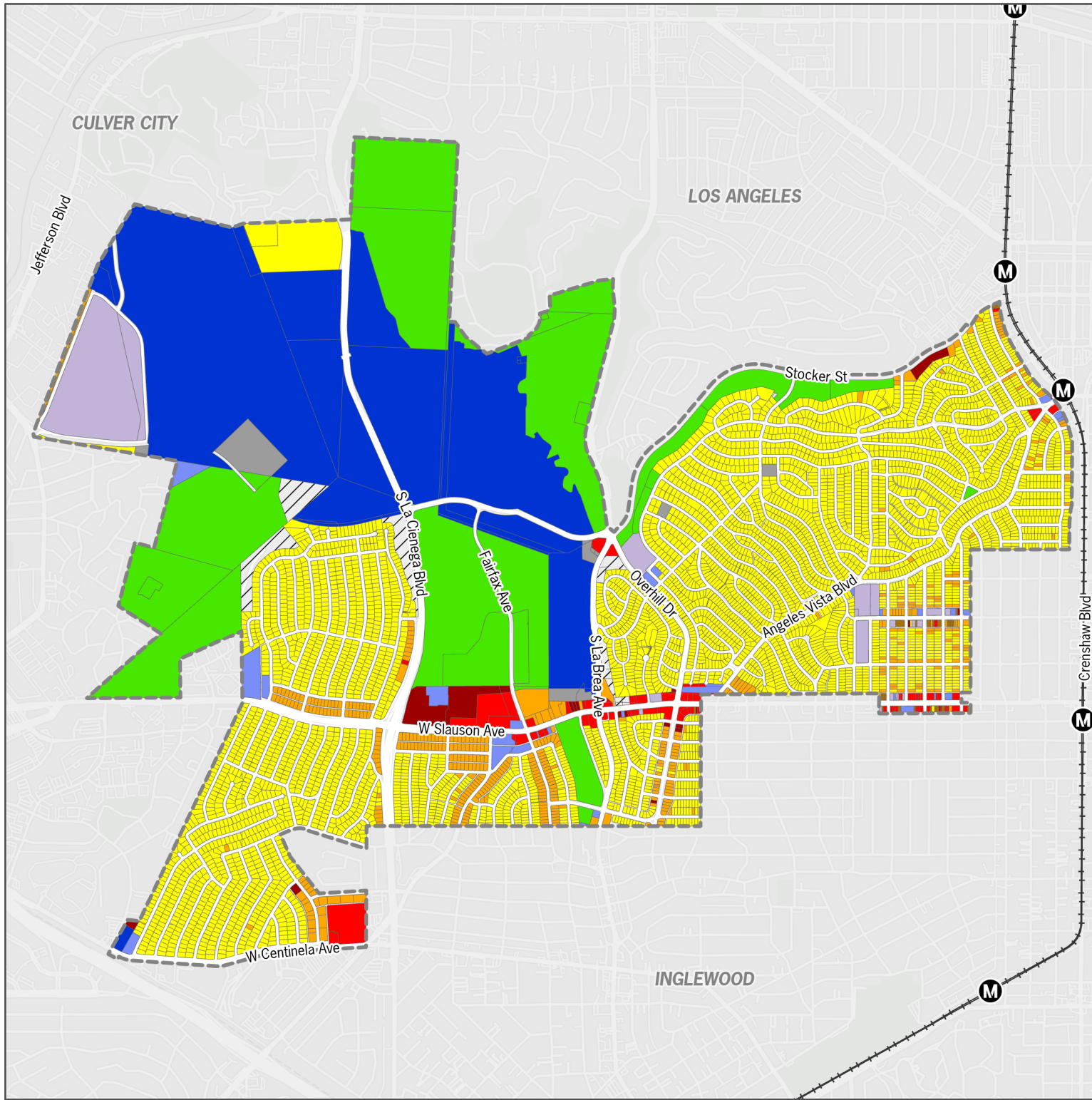
Key Findings

- Most of the Ladera Heights and View Park-Windsor Hills communities are built out, with little land available to accommodate new development. Consequently, the development of new housing, commercial, or other uses will require redevelopment, infill, intensification, and/or adaptive re-use of existing properties.
- Much of the community is built on hilly terrain and consists predominantly of single-family neighborhoods and large areas of open spaces and trails, distinguishing it from surrounding areas.
- The density and distribution of existing development supports access and travel primarily by automobile, inhibiting pedestrian activity and walkability within the community and between adjoining neighborhoods.

Westside Area Plan
Fig. 3-1 Existing Land Use Map

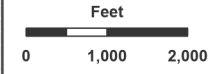
Ladera Heights / View Park - Windsor Hills

-  Ladera Heights/View Park-Windsor Hills
-  Metro Rail Stations
-  Crenshaw Line
- Residential**
 -  Single Family Residential
 -  Multi-Family Residential
 -  Mixed Residential and Commercial
- Commercial**
 -  Commercial and Services
 -  General Office
- Agriculture + Open Space**
 -  Open Space and Recreation
- Other**
 -  Industrial
 -  Facilities
 -  Education
 -  Transportation, Communications, and Utilities
 -  Vacant



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Residential

Residential uses represent the largest existing use in unincorporated Ladera Heights and View Park-Windsor Hills, making up approximately 37 percent of their total land area. Of the total land area, 1,049 acres (34 percent) are developed with single-family residences, and 104 acres (3 percent) are occupied by multifamily dwellings. Single-family housing is the area's predominant use, with pockets of multifamily housing clustered primarily along West Slauson Avenue, South La Cienega Boulevard, La Tijera Boulevard, South Fairfax Avenue, Overhill Drive, and Stocker Street.

Key Findings

- As throughout California, the demand and need for affordable housing is a critical issue, and the Housing Element identified properties along Slauson Avenue and in commercial centers for its development. In several areas, the maximum density allowed under the current General Plan is less than the minimum specified by the Housing Element as necessary to achieve State-mandated targets for growth. It is incumbent on the Area Plan to reconcile this discrepancy to ensure consistency with the Housing Element.
- In a community survey, some residents indicated a desire for more high-quality affordable housing options that are designed to maintain consistency with existing single-family neighborhoods, which they would like to see preserved as is.



Clockwise from above left: One-story single-family residence with a landscaped front yard. Multifamily residences on Springpark Avenue. Multifamily residences along Slauson Avenue. (PlaceWorks)

Commercial

Commercial uses include single tenant retail stores, multi-tenant shopping centers, and large format retailers. They occupy 42 acres, or approximately 1 percent of the land area in the community. These uses are primarily located along West Slauson Avenue, with scattered pockets such as in Ladera Center and West 54th Street.

Key Findings

- In community surveys, respondents expressed a desire for more commercial options, including retail and large groceries, more stores in the View Park-Windsor Hills section of the community, and more community-oriented uses along Slauson, especially restaurants and minority-owned businesses.
- New development coupled with population growth will increase land values over time and could precipitate the displacement of existing, local-serving businesses. At the same time, maintaining existing businesses and enhancing opportunities for the development of new local-serving businesses is a high priority for the community.
- Underutilized properties, many with extensive surface parking lots, suggest an opportunity for re-use and infill to accommodate new development.
- Smaller parcel sizes and shallow parcel depths along Slauson Avenue and 54th Street limit the scale of potential development unless multiple properties are consolidated.



Clockwise from top left: Ladera Center from Centinela (PlaceWorks). 3450 Mt. Vernon Drive, formerly LA Urban League (Google Maps). Commercial center with Home Depot at Slauson and La Tijera (Google Maps). Simply Wholesome restaurant and store (PlaceWorks).

Office

Office uses comprise 20 acres in the community, accounting for approximately 1 percent of the land area. These uses are near and interspersed with retail commercial uses, with most of the office acreage in the Wateridge office campus on the northeast corner of La Cienega Boulevard and Slauson Avenue, immediately west of the large format commercial development. This development includes the Los Angeles County Department of Children and Family Services and several medical and clinic uses and is characterized by large three to five-story office buildings.

Key Finding

- Large surface parking lots in multi-tenant commercial developments and office centers appear to be underutilized and offer the opportunity for development of new housing and/or commercial uses.



Wateridge office campus. (PlaceWorks)

Industrial

Industrial uses comprise approximately 21 percent of the area, approximately 639 acres of contiguous parcels associated with the Inglewood Oil Field. The oil field is currently the largest urban oil field in the nation and is characterized by its large open spaces on which are several hundred pumpjacks and appurtenant equipment and uses.

Key Finding

- It is the County's intention to phase out active resource extraction, which presents the opportunity for redeveloping the Inglewood Oil Field for uses complementing the existing community and the potential restoration of degraded natural habitats. Determining the scope of redevelopment will necessitate a robust planning process in collaboration with the community.



Three views of industrial land uses at the Inglewood Oil Field. Pumpjacks are visible in the background. (LA County Planning, PlaceWorks)

Education

Education uses encompass 85 acres or approximately 3 percent of the community's land area and consist of several elementary and middle schools, and West Los Angeles College (WLAC). WLAC is a public community college of approximately 70 acres at the westernmost boundary of the community, adjacent to Culver City and the Inglewood Oil Field.

Key Finding

- Initially intended as a commuter school, WLAC is increasingly looking for opportunities to house students on or near the campus. Underutilized space on campus, such as surface parking, may provide such an opportunity.



Left to right: 54th Street School. West Los Angeles College. (PlaceWorks)

Public and Quasi-Public Facilities

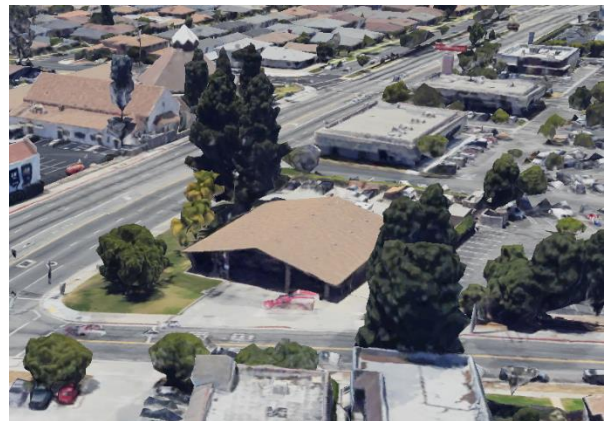
Public and quasi-public facilities in the planning area include government offices, police and sheriff stations, fire stations, major healthcare and medical centers, libraries, and religious institutions. Properties developed for these uses utilize 30 acres of land in the community, or approximately 1 percent of the total land area.

Key Finding

- No need for additional land designated for public facilities was identified at this time, but such needs may emerge over time as the population continues to evolve.

Open Space and Recreation

Open space and recreation uses consist of local and regional parks, reserved open spaces, and natural areas. These occupy 557 acres, representing the third largest portion, or 18 percent of the community's land area. They primarily consist of the Kenneth Hahn State Recreational Area, a State-owned recreation area managed by the County Department of Parks and Recreation and occupying approximately 212 acres. The parkland includes more than seven miles of trails, a variety of recreation facilities, and native habitat areas. The second largest open space use is the Holy Cross Cemetery and Mortuary, occupying approximately 156 acres. The remaining 189 acres consists of parks and open spaces, including Monteith Park, Ladera Park, the Ruben Ingold Parkway, the Yvonne B. Burke sports complex, and land owned by the Rose Hills Memorial Association.



LA County Fire Department Station 58. (Google Maps)

Key Findings

- Opportunities for new parks and open spaces are limited. Additional recreational space could be accommodated as part of large redevelopment projects or through the temporary activation of vacant or underutilized parcels as mini-parks, utilizing a “lot to spot” model. Additionally, redevelopment of the Inglewood Oil Field could provide an opportunity for additional open space or recreational uses once active extraction has ceased.
- In a community survey, respondents indicated that they would like to have easier access to existing parks, and more trails.



Clockwise from left: Playground equipment at Ladera Park. (PlaceWorks) A sign and viewpoint at Kenneth Hahn State Recreation Area. (LA County Planning)

Transportation, Communications, and Utilities

Transportation, communications, and utilities land uses generally consist of related infrastructure and easements. These uses cover 24 acres, or approximately 1 percent of the land in the community. They include properties owned by Southern California Edison, including a 15-acre site containing the La Cienega Substation, which is mostly within the Inglewood Oil Field and immediately north of the Holy Cross Cemetery and Mortuary.

Key Finding

- It is anticipated that additional land designated for transportation, communications, and utility uses will not be required.

Vacant

Approximately 31 acres of the community's land is vacant, representing close to 1 percent of the total land area. Most parcels identified as vacant are characterized by variable topography with moderate to steep slopes.

Key Finding

- Due to built-out conditions in the community, vacant parcels represent a relatively small but important opportunity for infill development (where appropriate in consideration of the topography of available land available.)

Right-of-Way

Public rights-of-way, including roadways and adjacent landscaped areas, cover approximately 495 acres in the community, representing 16 percent of its total land area.

West Fox Hills

The unincorporated area of West Fox Hills, also known to residents as "Del Rey," is a small, primarily residential community south of State Route 90 and west of Interstate 405. Nearby neighborhoods include Playa Vista in the City of Los Angeles to the south and Marina del Rey to the west. Figure 3-2 shows existing land uses in West Fox Hills. The community comprises 31 acres that consists mostly of residential uses, with commercial services along its eastern boundary on South Centinela Avenue. A large multifamily apartment complex is on its southern edge.

The following summarizes observations regarding the important characteristics and key land use issues associated with the West Fox Hills unincorporated community.

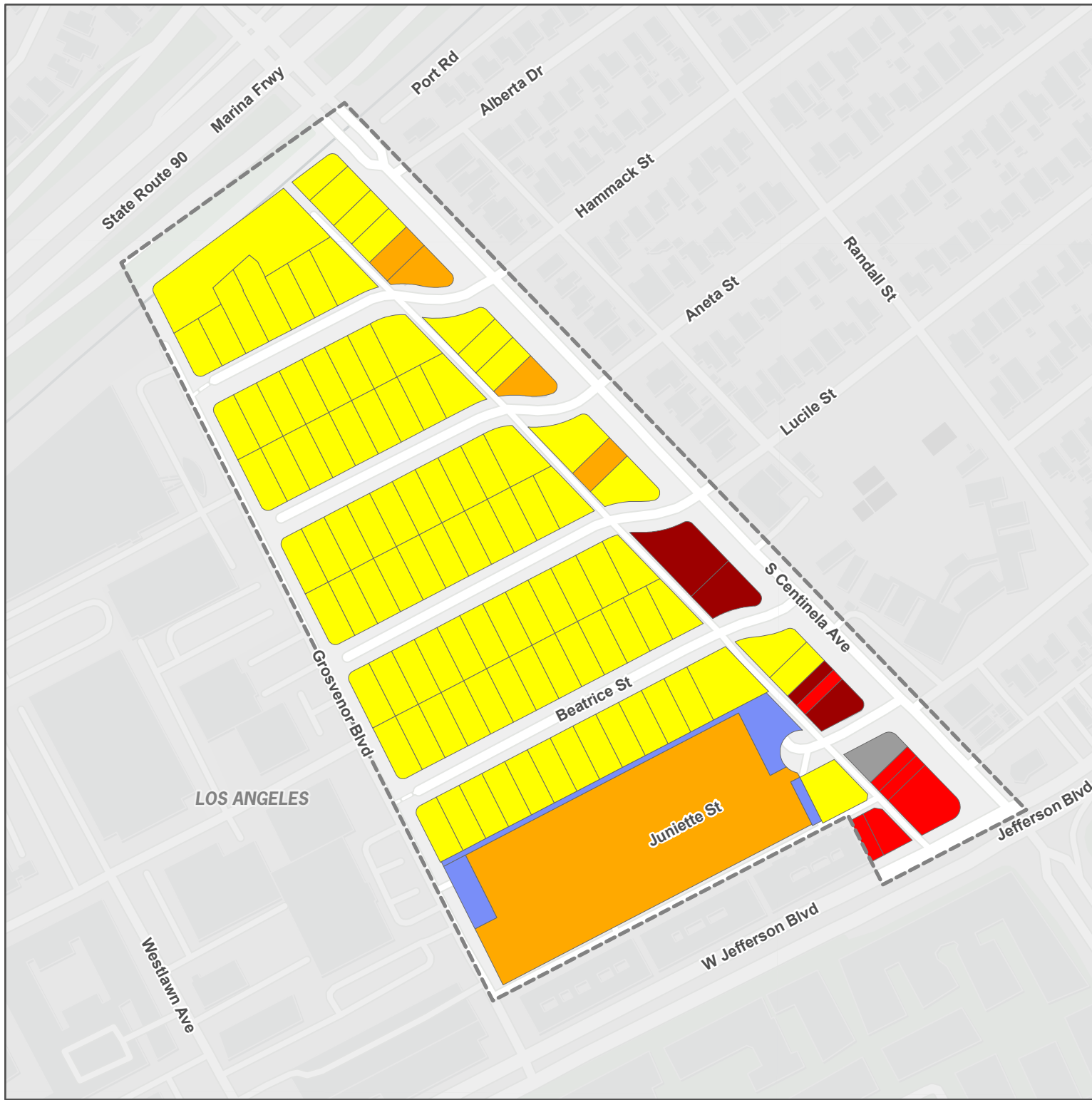
Key Findings

- Most of the West Fox Hills community is built out, with little land available to accommodate new development. Consequently, the development of new housing, commercial, or other uses will require redevelopment, infill, intensification, and/or adaptive re-use of existing properties.

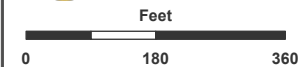
Westside Area Plan
Fig. 3-2 Existing Land Use Map

West Fox Hills

-  West Fox Hills
- Existing Land Use (SCAG 2019)
- Residential
 -  Single Family Residential
 -  Multi-Family Residential
- Commercial
 -  Commercial and Services
 -  General Office
- Other
 -  Facilities
 -  Transportation, Communications, and Utilities



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- The density and distribution of existing development supports access and travel primarily by automobile, inhibiting pedestrian activity and walkability within the community and between adjoining neighborhoods.

Residential

Residential uses in the West Fox Hills community occupy approximately 18 acres, or 59 percent of the community's total area—14 acres (45 percent) are developed with single-family residences, and 4 acres (14 percent) are occupied by multifamily housing. Though single-family housing is predominant, several multifamily buildings are located along Jefferson Boulevard between Grosvenor Boulevard and Centinela Avenue, and on parcels along South Centinela Avenue north of Jefferson Boulevard, interspersed with single-family housing.

Key Finding

- As throughout California, the demand and need for affordable housing is a critical issue, and the County's 2021-2029 Housing Element identified properties along South Centinela for its development. The maximum density allowed under the current General Plan is less than the minimum specified by the Housing Element necessary to achieve State-mandated targets for growth. It is incumbent on the WSAP to reconcile this discrepancy to ensure consistency with the Housing Element



Single-family residences in West Fox Hills, with a commercial building at the edge of the community visible at right. (Google Maps)

Commercial

Commercial and service uses in the West Fox Hills community are limited, consisting of a gas station and auto shop, and occupy approximately 0.6 acre or approximately 2 percent of the land in the community. These are at the northwest corner of South Centinela Avenue and Jefferson Boulevard.

Key Finding

- The commercially developed properties on Centinela are designated to be rezoned for housing development by the 2021-2029 Housing Element.



Aerial view of commercial uses in West Fox Hills. (Google Maps)

Office

Office uses occupy 0.7 acres in the community, accounting for approximately 2 percent of its land area. Office uses front South Centinela Avenue between Juniette Street and Lucile Street, and consists of small one- and two-story office buildings.

Key Finding

- Properties developed for offices uses in the community are designated to be rezoned to accommodate housing development by the Housing Element.



Aerial view of office uses in West Fox Hills. (Google Maps)

Public and Quasi-Public Facilities

Public and quasi-public facilities in the West Fox Hills community include parking and alleyway access areas. Parcels developed for these uses cover 0.6 acres, or approximately 2 percent of the land area.

Key Finding

- No need for additional land designated for public facilities was identified at this time, but such needs may emerge over time as the population continues to increase.

Transportation, Communications, and Utilities

Transportation, communications, and utilities land uses generally consist of related infrastructure and easements. These comprise 0.1 acres, or less than 1 percent of land in the community. The property in this category is a lot owned by Southern California Edison at the intersection of South Centinela Avenue and Juniette Street.

Key Finding

- It is anticipated that additional land designated for transportation, communications, and utility uses will not be required.

3.3 Planning Approach

The Land Use Element defines goals, policies, and implementation actions for the conservation of existing uses and future development consistent with the WSAP's overall Vision. The following describes the underlying premises.

Managed Growth

The Land Use Element recognizes that existing residential neighborhoods, parklands, and open spaces are valued by community residents, and consequently provides for their character and quality to be maintained while targeting new housing and commercial uses to primary corridors and commercial centers.

Housing for All Residents

While single-family housing has been the predominant housing type in the community, the WSAP acknowledges the critical need for and provides capacity to accommodate a greater diversity of housing units that are affordable to all. Because the Westside Area communities are largely built out, new housing will be directed to places not traditionally developed for its use, including commercial areas and office campuses with extensive surface parking or that are otherwise underutilized today. The Plan promotes the development of mixed-use buildings where housing is above ground-floor retail or office uses in addition to free-standing apartments and condominiums in these areas. This is consistent with and implements policies of the Housing Element.

Thriving Commercial Uses

In the past decade, and particularly since the pandemic, there has been a significant change in market behavior, shifting many retail purchases from brick-and-mortar stores to online sites. Many businesses that used to serve the community have closed, and many of those remaining are concerned about their economic future. Commercial districts throughout the region have experienced vacancies and declining business activity. Recognizing their importance, the Land Use Element provides greater flexibility and opportunities for more diverse development in these areas. This includes the opportunity to develop a mix of uses in areas historically designated exclusively for commercial uses. Integration of housing and non-residential uses expands the customer base and economic vitality of areas traditionally developed for retail and office uses.

Businesses That Serve Community Residents

Many residents have voiced their desire for businesses that serve and are accessible to their neighborhoods and reflect the history and culture of the Ladera Heights and View Park-Windsor Hills communities. Restaurants, coffee shops, florist shops, "mom-and-pop" stores, and similar small establishments that are owned and operated by local merchants are prioritized by the Plan's policies.

Walkable Neighborhoods and Districts

Transportation in the community today is primarily by automobile. New mixed-use development along Slauson Avenue, at Ladera Center, and in other commercial districts will promote a more active pedestrian environment and provide better access to and from adjoining residential neighborhoods.

Access To Parks and Healthy Foods

As communities change and grow, mindful land use planning can help ensure that all residents have access to resources, allowing them to live physically, socially, and mentally healthy lives. A balanced mix of housing, commercial services, and parklands can encourage the development of a healthy community. Access to grocery stores selling healthy foods, walkable neighborhoods and accessible parks, and community events and activities can all help realize the area's identity as a "complete community," with the distribution of land uses helping to facilitate healthy lifestyles.

Places for Celebrating Community, Culture, and History

As new commercial and mixed-use projects are developed over time, the Plan promotes the inclusion of publicly accessible plazas and courtyards where residents can gather, participate in events, and celebrate the history and culture of the community. Paintings, murals, sculptures, and other forms of art from local artists that reflects local culture and history can be integrated with development in these public spaces, comparable to "Destination Crenshaw."

Enhanced Environmental Sustainability

Environmental stewardship involves more than just the protection of open spaces; it requires mitigating and diminishing the impact of human activities on the environment. While the State building code requires practices that reduce the environmental impacts of individual projects, the planning and distribution of land uses at a community scale can help reduce contributions to climate change and air pollution by reducing automobile use through compact development patterns and a better balance of housing and jobs, keeping daily trips and commuting shorter and, where possible, eliminating the need for automobile usage.

3.4 Land Use Policy Maps

Figures 3-3 and 3-4, the Land Use Policy Maps (Maps), depict the designations for the types of land use to be permitted in the Ladera Heights, View Park-Windsor Hills, and West Fox Hills communities. As described, the Maps seek to preserve community assets, such as established residential neighborhoods, while focusing on underutilized, primarily commercial sites as areas of potential change. The Maps also modify previous designations to better align with on-the-ground conditions and to ensure consistency with zoning designations.

Opportunity Sites

The Ladera Heights, View Park-Windsor Hills, and West Fox Hills communities are largely built out, with little land available for new development. An exception is the Inglewood Oil Field for which the Baldwin Hills Community Standards District (BHCSO) prohibits new oil wells and production and designates existing uses as “non-conforming,” anticipating their phased removal and reuse in the future. Given the lack of vacant land outside of the Oil Field, areas suitable for new residential, commercial, and mixed-use development will largely occur on sites with characteristics such as large surface parking lots, the presence of vacant commercial and office buildings, and underutilization or underdevelopment. A public process involving the collaboration of planning staff and the community contributed to the identification of sites with these characteristics warranting consideration for intensification or a change of use. These, in addition to the Inglewood Oil Field, are described herein as “Opportunity Sites” and are identified on Figures 3-5 and 3-6. In the following section, existing uses are illustrated in text and aerial images, considerations for determining potential changes are noted, and concepts and precedent images describing future land uses are included for each opportunity site. While the Inglewood Oil Field offers the opportunity for future changes of use, the WSAP implements the provisions of the BHCSO and defers recommendations for new land uses to future planning studies. Goals and policies providing specific recommendations regarding redevelopment by area can be found in Section 3.5, Goals and Policies.

Westside Area Plan
Fig. 3-3 Land Use Policy Map

Ladera Heights / View Park - Windsor Hills

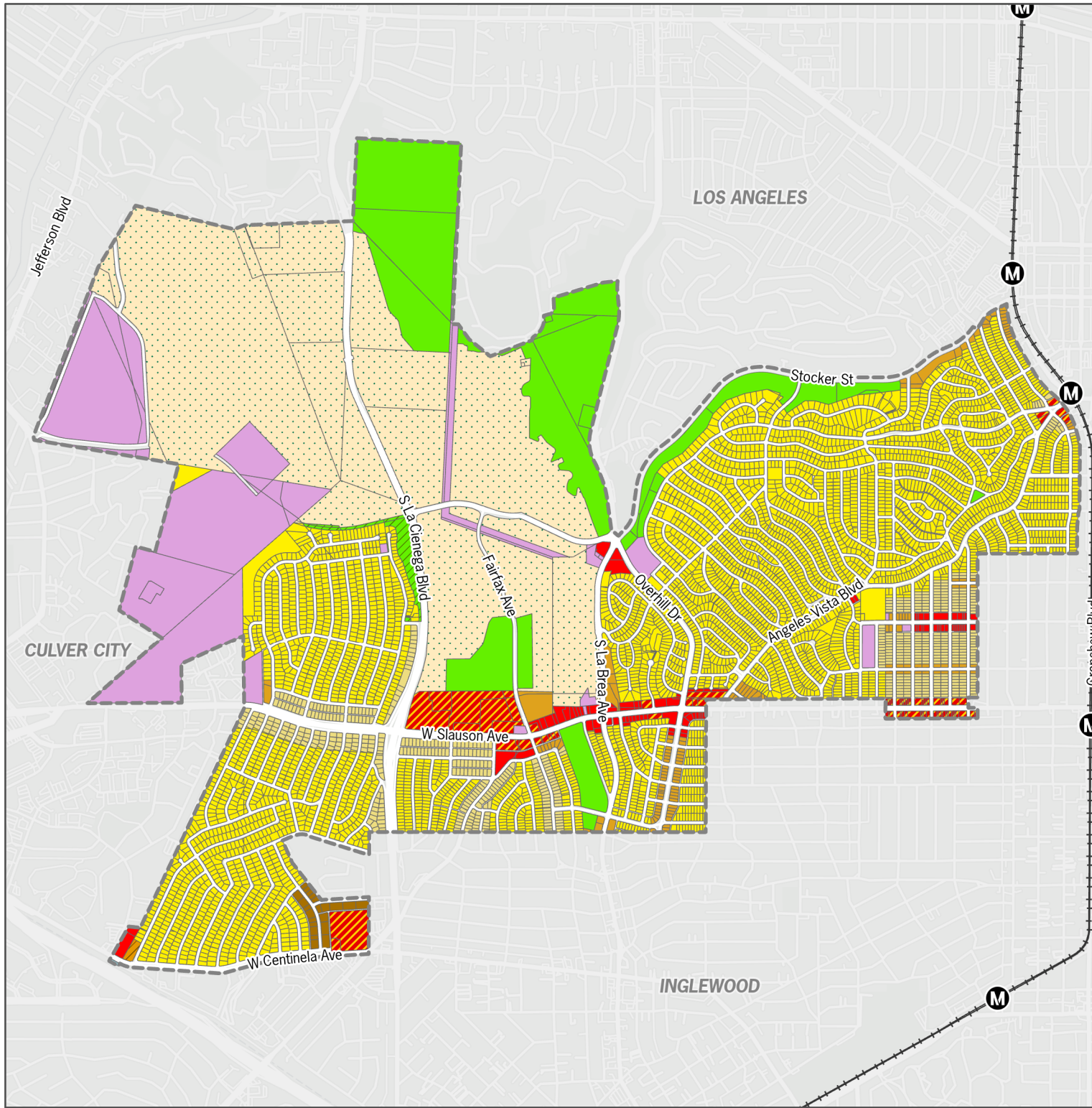
Ladera Heights/View Park-Windsor Hills

Metro Rail Stations

Crenshaw Line

Land Use Designations

- H9 - Residential 9
- H18 - Residential 18
- H30 - Residential 30
- H50 - Residential 50
- H100 - Residential 100
- CG - General Commercial
- MU - Mixed Use
- IL - Light Industrial
- P - Public and Semi-Public
- OS-C - Conservation
- OS-PR - Parks and Recreation
- Mineral Resources



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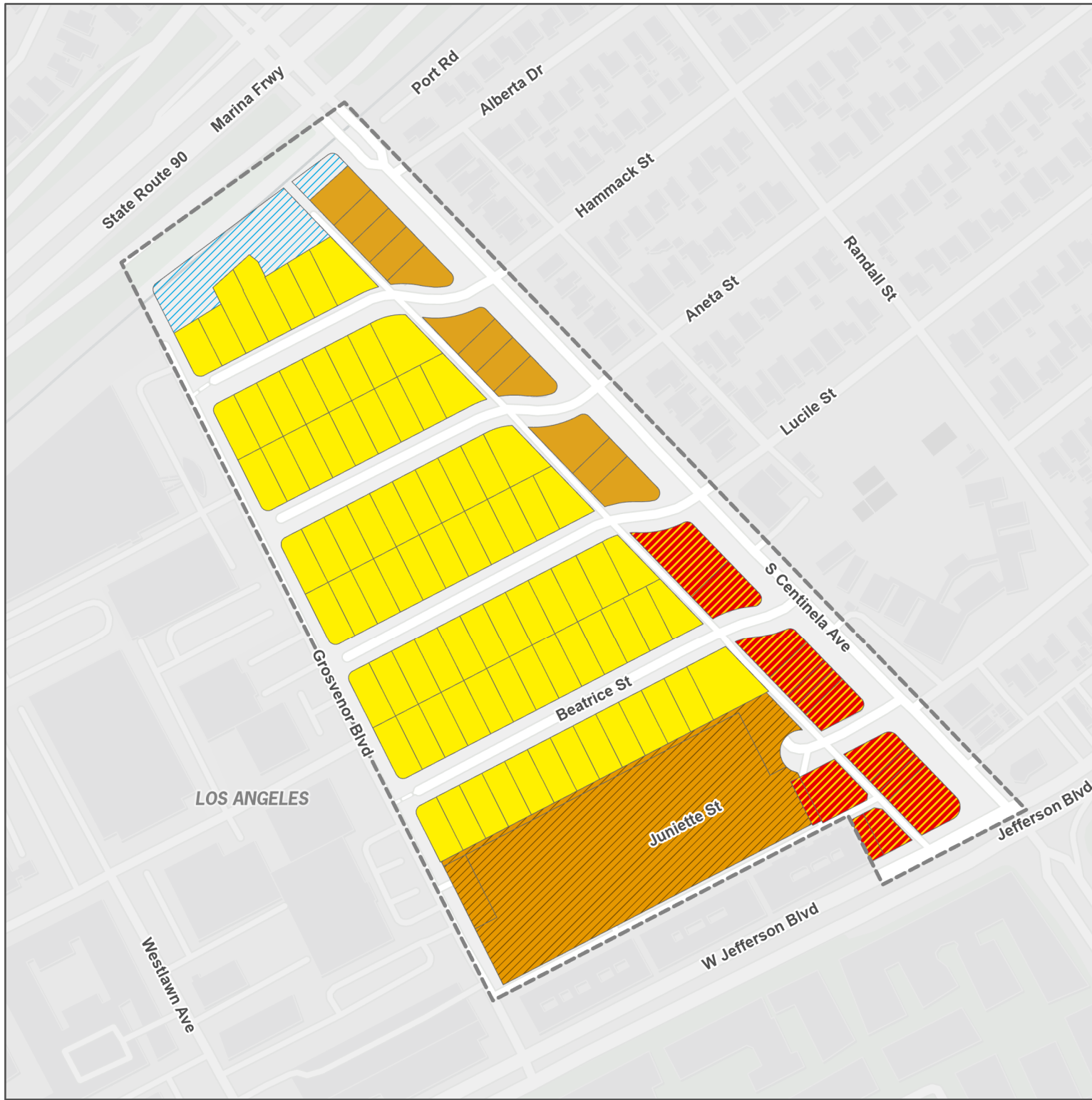
Source: DRP GIS Section 2024, PlaceWorks 2024

Westside Area Plan
Fig. 3-4 Land Use Policy Map
West Fox Hills

 West Fox Hills

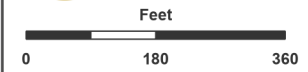
Land Use Designations

-  H9 - Residential 9
-  H30 - Residential 30
-  H50 - Residential 50
-  MU - Mixed Use
-  W - Water



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Westside Area Plan
Fig. 3-5 Opportunity Sites

Ladera Heights / View Park - Windsor Hills

Ladera Heights/View Park-Windsor Hills

Metro Rail Stations

Crenshaw Line

Opportunity Sites

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: Inglewood Oil Field

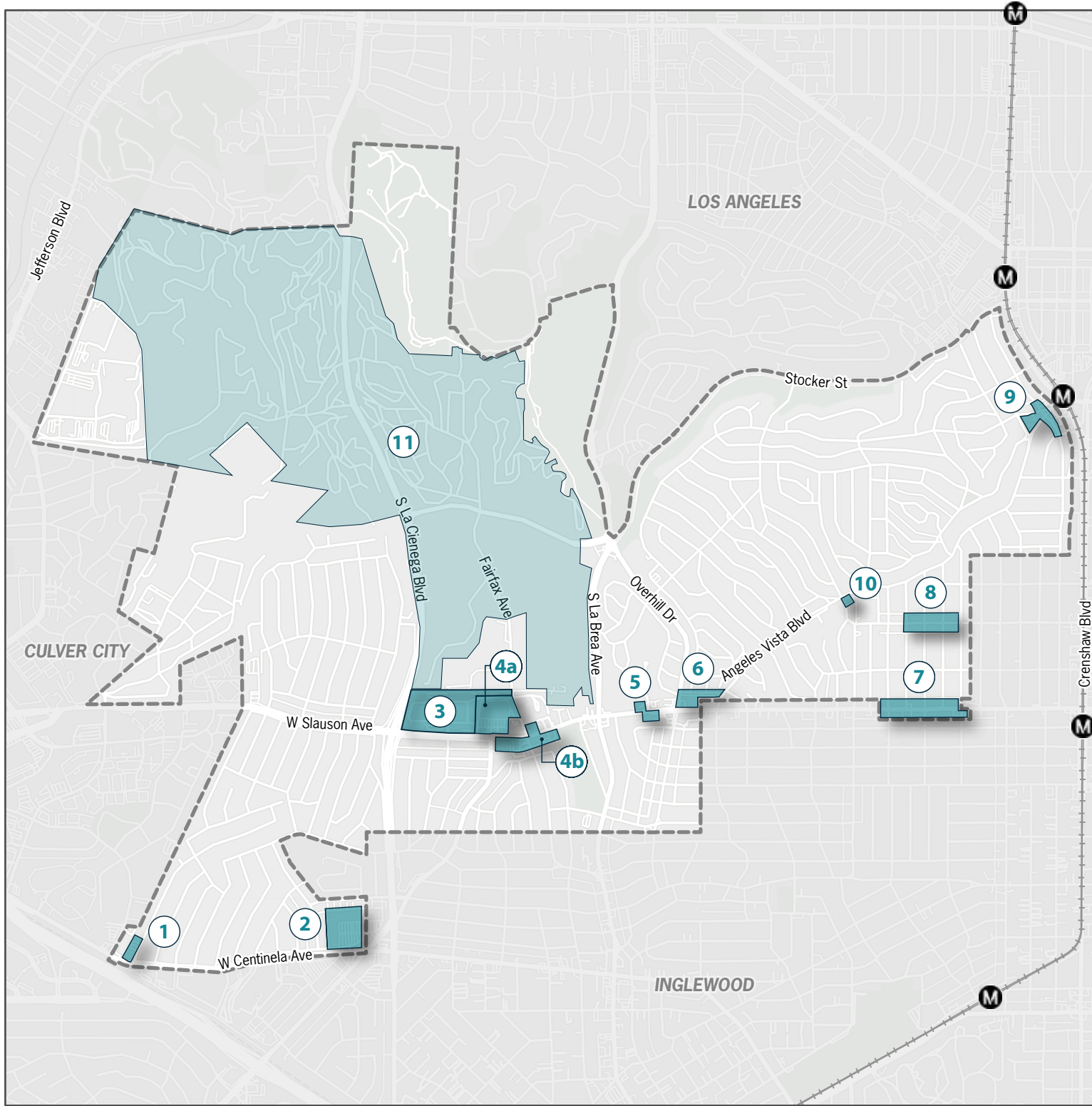


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Source: DRP GIS Section 2024, PlaceWorks 2024

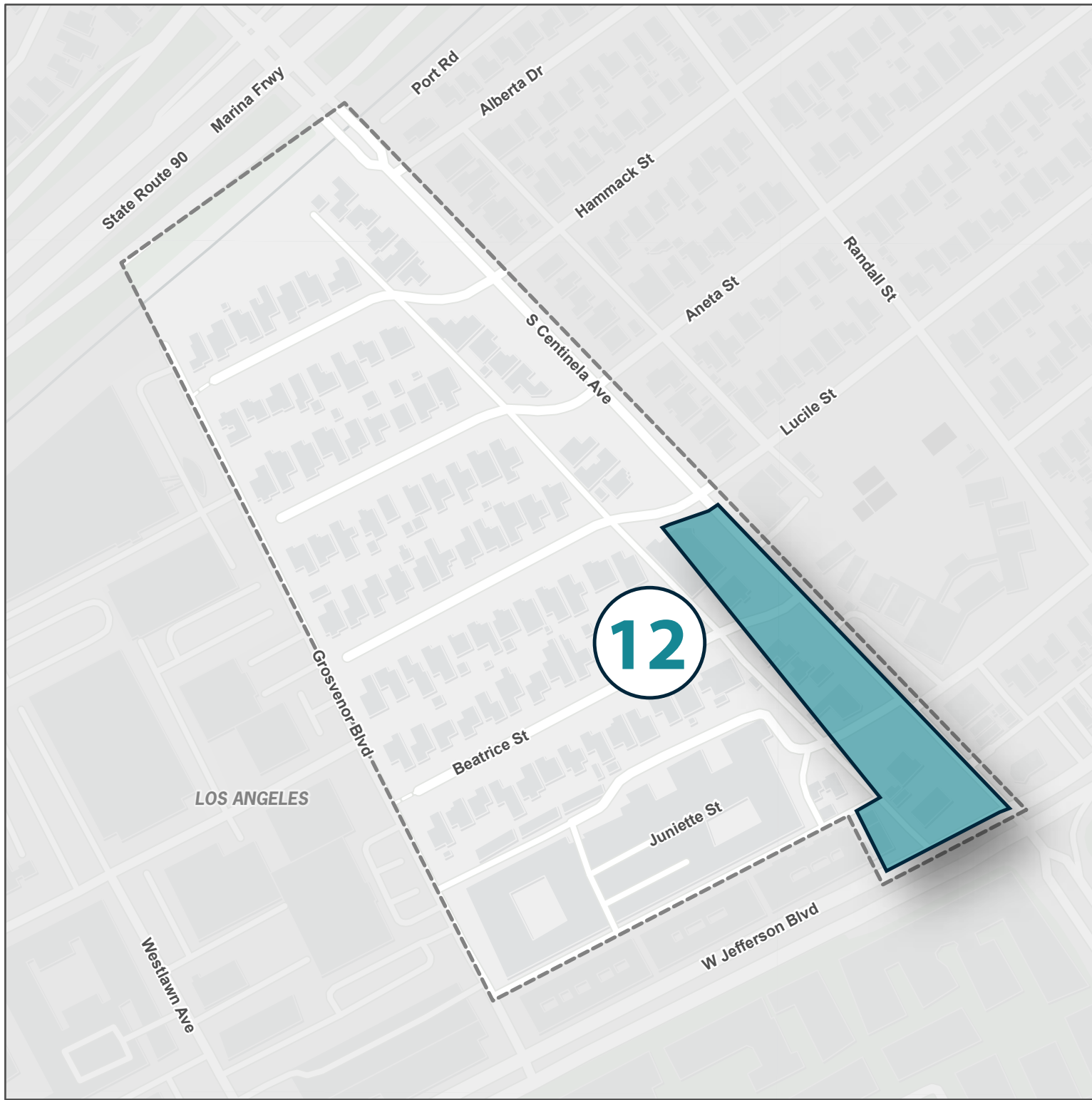


Westside Area Plan
Fig. 3-6 Opportunity Sites
West Fox Hills

 West Fox Hills

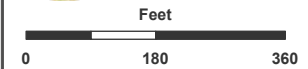
 Opportunity Sites

Site 12: West Fox Hills (Del Rey)



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Ladera Heights

Site 1: Centinela-Green Valley



Existing Conditions:

- » Surface parking lot adjoining a church.

Considerations:

- » Opportunity to accommodate infill housing development on surface parking lot and to integrate parking into new development.

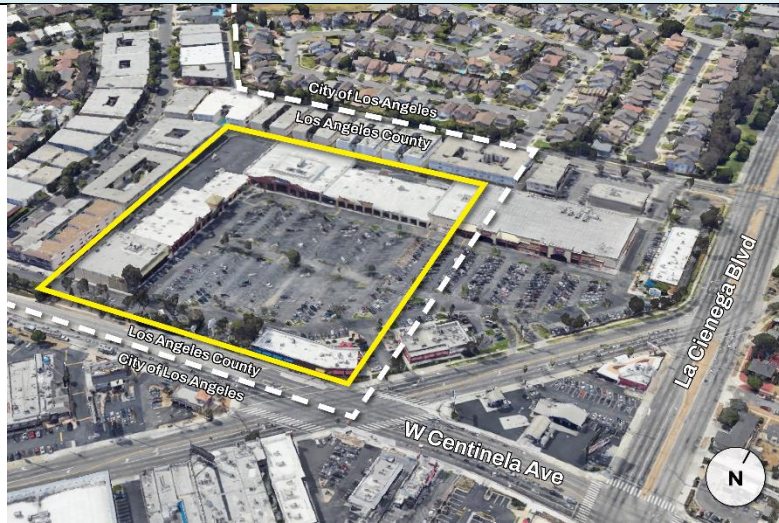
Land Use Concept (see image at lower left for reference):

- » Multi-family residential with access fronting Centinela and Wooster Avenue. New buildings would be scaled and designed to transition with adjacent residential neighborhoods, with variations in building size and shape, landscaped setbacks, and heights reduced near the street frontage.



Ladera Heights

Site 2: Ladera Center



Existing Conditions:

- » Multi-tenant commercial center and large surface parking lot.

Considerations:

- » Offers opportunity for more intensive development coupled with the consolidation of parking spaces in a structure.
- » Opportunity to enhance economic activity by adding housing and expanding customer base for businesses.
- » Over time, current commercial buildings may be adaptively re-used or replaced due to marketplace shifts to online retailing.
- » A portion of the site is in the City of Los Angeles; redevelopment will need to be coordinated with adjoining jurisdiction.

Land Use Concept (see image at lower left for reference):

- » Multi-family residential and/or mixed-use buildings integrating housing with commercial in a pedestrian-active “village center” clustered around plazas and open spaces. New buildings would be scaled and designed to create a compatible transition with adjacent residential neighborhoods.

Ladera Heights

Site 3: Wateridge Business Center



Existing Conditions:

- » Surface parking lots in an office campus.

Considerations:

- » Underutilized surface parking lots provide the opportunity for more intensive development.

Land Use Concept (see image at lower left for reference):

- » Redevelopment of parking areas for multi-family housing and/or mixed-use buildings integrating housing with commercial uses. New buildings clustered along internal streets, walkways and plazas to create an active pedestrian environment. Incorporate extensive landscaping to complement adjacent recreational facilities and open space.
- » Potentially reuse some existing office space for housing or retail uses if high vacancy rates persist.

Ladera Heights

Site 4a: Slauson-Fairfax/Home Depot Center



Existing Conditions:

- » Surface parking lots and retail in a commercial center.

Considerations:

- » Provides the opportunity for more intensive development.
- » Evolution of current commercial uses over time due to marketplace shifts to online retailing may facilitate development of new commercial and/or housing uses.

Land Use Concept (see image at lower left for reference):

- » Infill development of surface parking lots for commercial uses and/or multi-family housing in a pedestrian-active “village center” with buildings clustered around internal streets, walkways plazas and open spaces.
- » Existing commercial buildings may be retained or adaptively re-used and integrated with new development.

Ladera Heights

Site 4b: Slauson-Fairfax Intersection



Existing Conditions:

- » Underutilized properties with large surface parking lots and structures set back from the street along Slauson Avenue.

Considerations:

- » Underutilized properties provide the opportunity for more intensive development.

Land Use Concept (see image at lower left for reference):

- » Housing above ground-floor commercial and design of street fronting buildings to enhance pedestrian activity, complementing “village center” redevelopment of commercial areas northwest of the Slauson and Fairfax intersection.



View Park/Windsor Hills

Site 5: Slauson-Heatherdale



Existing Conditions

- » Underutilized properties along Slauson. Hotel and surface parking on south side, vacant parcel with small structure on north side.

Considerations

- » Offers opportunities for infill development on surface parking lots and/or underutilized sites.
- » Opportunity to add housing or businesses that are oriented to, easily accessible, and walkable from adjoining neighborhoods.

Land Use Concept

- » Stand-alone housing or mixed-use buildings with housing above ground-floor commercial uses that serve and are accessible to residents in adjoining neighborhoods.
- » Improved pedestrian environment with buildings fronting and oriented to the Slauson Avenue frontage.

View Park/Windsor Hills

Site 6: Slauson-Overhill



Existing Conditions:

- » Underutilized property northeast of the intersection of Overhill and Slauson. Large surface parking lots to the rear of street-fronting commercial uses.

Considerations:

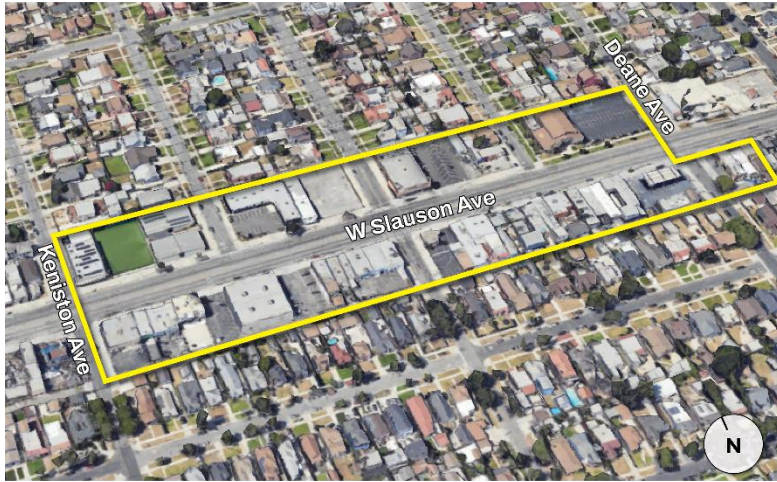
- » Opportunities for infill development on surface parking lots and/or underutilized sites.
- » Opportunity to add businesses that complement the intersection's historical role as a commercial center and are oriented to, easily accessible, and walkable from adjoining neighborhoods.

Land Use Concept (see image at lower left for reference):

- » Stand-alone housing or mixed-use buildings with housing above ground-floor commercial.
- » Retain existing businesses and accommodate new businesses serving and accessible to residents in adjoining neighborhoods.

View Park/Windsor Hills

Site 7: Slauson Corridor East



Existing Conditions:

- » Underutilized commercial corridor along Slauson.

Considerations:

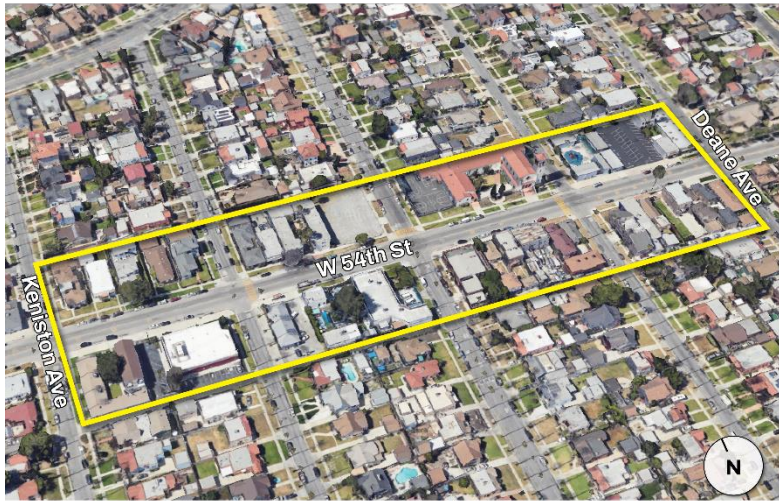
- » Continuity and orientation of the buildings to the street frontage offer the opportunity to activate the street for pedestrian activity.
- » Shallow parcel depths and sizes limit the footprint and scale of development that can be constructed, unless parcels are consolidated.
- » Opportunity to add businesses that are oriented to, easily accessible, and walkable from adjoining neighborhoods.

Land Use Concept (see image at lower left for reference):

- » Mixed-use corridor with housing above ground-floor commercial and improved pedestrian experience.
- » Improved pedestrian environment with buildings fronting and oriented to the Slauson Avenue frontage.
- » New buildings scaled and designed to transition to adjacent residential neighborhoods.

View Park/Windsor Hills

Site 8: West 54th Street



Existing Conditions:

- » Corridor with neighborhood-oriented uses and small-scale, low-rise buildings developed with local-serving uses, public facilities, churches, and interspersed housing.

Considerations:

- » The area’s existing character is an important community asset and should be maintained, with new development sensitively integrated.
- » Opportunity to add businesses that complement existing uses and are oriented to, easily accessible, and walkable from adjoining neighborhoods.
- » Buildings are oriented to tree-lined streets, offering the opportunity to activate pedestrian activity.
- » Shallow parcel depths and sizes limit the footprint and scale of development that can be constructed, unless consolidated.

Land Use Concept (see image at lower left for reference):

- » Promote continued mix of uses; retaining existing and accommodating new business serving and accessible to residents in adjoining neighborhoods.
- » Housing above ground-floor commercial or stand-alone commercial.
- » Scale and design new development to complement and transition smoothly with adjoining single-family neighborhoods.

View Park/Windsor Hills

Site 9: Leimert Park Adjacent



Existing Conditions:

- » Underutilized surface parking lots close to the Leimert Park Metro K Line Station.

Considerations:

- » Proximity to the Leimert Park Metro K Line Station provides the opportunity for infill and intensification of development.
- » Surface parking lots are underutilized and provide the opportunity for infill of commercial and/or housing.
- » The Crenshaw-fronting buildings are in the City of Los Angeles, and the parking lots are in the unincorporated County, necessitating coordination of any new development.
- » Street frontages are developed with generally wide sidewalks and landscaped parkways and can be improved to enhance pedestrian activity and connectivity to the transit station.

Land Use Concept (see image at lower left for reference):

- » Mixed-use transit-oriented community.
- » Housing above ground-floor commercial with improved pedestrian environment and new buildings scaled and designed to transition to adjacent residential neighborhoods.

View Park/Windsor Hills

Site 10: Angeles Vista-Valley Ridge



Existing Conditions:

- » Property adjoining the multi-story Wayfinder Family Services Center to the east, surrounded by single-family housing on all other sides.

Considerations:

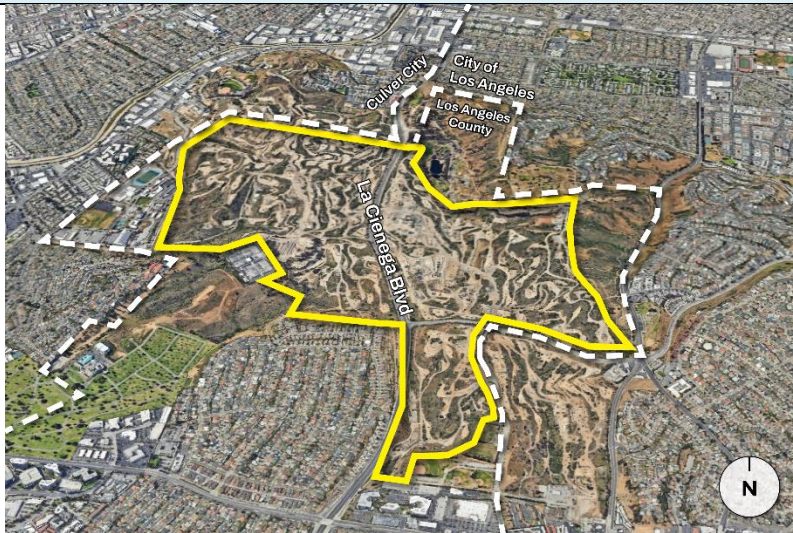
- » Opportunity for neighborhood-serving retail that transitions with existing uses by incorporating setbacks and landscape, reduces building heights adjoining residential properties, and limits entries to the street frontage.

Land Use Concept (see image at lower left for reference):

- » Mixed-use with housing above ground floor commercial that is walkable from surrounding neighborhoods, consistent with community-identified objectives for developing a café closer to residences.
- » Alternately, exclusively neighborhood-serving commercial.
- » New buildings scaled to complement adjacent housing.

View Park/Windsor Hills

Site 11: Inglewood Oil Field



Existing Conditions:

- » Hillside terrain developed as an active oil field with pumps, tanks, ancillary equipment, energy infrastructure, access roads, and other facilities.
- » Disturbed natural environment with isolated/fragmented pockets of native and invasive habitats.

Considerations:

- » The County has started the process of amending the Baldwin Hills Community Standards District (September 15, 2021, Board of Supervisors motion) to prohibit new oil wells and allow existing oil wells to continue operating under a nonconforming status with the intent that existing wells and production will be phased out over time.
- » The Field is surrounded by and impacted by residential neighborhoods and adjoins Kenneth Hahn State Recreation Area.

Land Use Concept:

- » As oil operations are phased out and existing facilities are removed over time, the property may be redeveloped for uses that complement and integrate with the existing community.
- » Comments received from the community during the planning process suggested a diverse range of possible uses including parks, recreation facilities, housing and business/office park.
- » Disturbed natural environment with isolated/fragmented pockets of native and invasive habitats could be restored.

West Fox Hills (Unincorporated Del Rey)

Site 12: West Fox Hills (Del Rey)



Existing Conditions:

- » Commercial corridor containing a mix of economically viable and underdeveloped properties.

Considerations:

- » Properties to the west of the corner parcel (gas station) are developed with high-density apartments comparable to those in nearby Playa Vista, exhibiting a strong market support for housing development in this area.
- » The scale and design of new development needs to complement and transition smoothly with the adjoining single-family neighborhoods north and west of the intersection.

Land Use Concept (see image at lower left for reference):

- » Mixed-use redevelopment along Jefferson and Centinela.
- » Housing above ground-floor commercial with improved pedestrian environment.
- » New buildings scaled tallest along Jefferson, then designed to reduce scale north along Centinela and transition to adjacent residential neighborhoods.

Land Use Policy Map Reconciliation

In addition to the Opportunity Sites discussed in the previous section, the WSAP Land Use Policy Map (Figures 3-3 and 3-4) modifies designations for properties to reflect their current use and/or density where these, and the densities for sites identified by the Housing Element, deviate from those depicted by the current General Plan Policy Map. Changes to zoning designations for consistency with the updated Land Use Policy Map or current use and/or density are depicted in Appendices C, D, E and F.

Land Use Policy Map Changes

Table 3-1 identifies the WSAP Land Use Policy Map's changes of land use classifications.

Table 3-1 WSAP Land Use Policy Map's Changes of Land Use Classifications

Location ID	Location	Current Land Use Designation (Designation: Maximum Density, FAR)	Proposed Land Use Designation (Designation: Maximum Density, FAR)
1	Centinela-Green Valley (SE)	H9: 9	H50: 50
2	Ladera Center	CG: 50, 1.0	MU: 150, 3.0
3	Wateridge Business Center	CG: 50, 1.0	MU: 150, 3.0
4a	Slauson-Fairfax/Home Depot Center	CG: 50, 1.0	MU: 150, 3.0
4b	Slauson-Fairfax Intersection	CG: 50, 1.0	MU: 150, 3.0
5	Slauson-Heatherdale	CG: 50, 1.0	MU: 150, 3.0
6	Slauson-Overhill North	CG: 50, 1.0	MU: 150, 3.0
7	Slauson East	CG: 50, 1.0	MU: 150, 3.0
8	West 54th Street	CG: 50; 1.0	CG: 50, 1.0
9	Leimert Park Adjacent	CG: 50, 1.0	MU: 150, 3.0
10	Angeles Vista-Valley Ridge	H9: 9	CG: 50, 1.0
11	Inglewood Oil Field	MR, P	MR, P
12	West Fox Hills (Del Rey)	CG: 50, 1.0	MU: 150, 3.0

3.5 Goals and Policies

The land use goals and policies of the WSAP supplement those of County's General Plan to address the unique objectives and circumstances of the Westside communities. They provide the roadmap to achieving the Vision and Guiding Principles for the Westside, developed in response to public comments received during the planning process.

3.5.1 AREAWIDE

Goal LU 1 Unincorporated communities with distinct identities and uses.

Policies

- LU 1.1** Maintain the diversity, uses, character, and unique identities of the unincorporated communities in the Westside Plan Area.
- LU 1.2** Support the maintenance, implementation, and updates of land use plans for the unincorporated communities.
- LU 1.3** Ensure that plan updates fully engage the participation of the diverse constituencies of the unincorporated communities.

3.5.2 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.

Policies

- 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 preserving the character of existing residential neighborhoods, parklands, and open spaces.
- LU 2.2** Concentrate development in proximity to the Crenshaw Line (K Line) transit station and along major bus corridors, including Slauson Avenue.
- LU 2.3** Encourage the revitalization and enhancement of the Slauson Avenue corridor by maintaining or adaptively re-using commercial buildings for neighborhood serving uses, while expanding opportunities for moderate-scale mixed use or housing.
- LU 2.4** Encourage the development of small and undersized parcels through lot consolidation to allow market-supportable land uses.
- 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.
- LU 2.6** Ensure that plans for growth and development in adjoining municipalities are compatible and correspond with the goals and policies for Ladera Heights, View Park-Windsor Hills, and West Fox Hills communities.

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

- LU 3.1** Foster a land use pattern that brings everyday needs and amenities within walking distance of residential neighborhoods by encouraging neighborhood-scale retail and commercial uses adjacent to existing residential.
- LU 3.2** Locate and design development to respect the area's natural landforms and open spaces.
- 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.
- LU 3.4** Create an active and safe pedestrian environment by improving the sidewalks, intersection crossings, and street frontages.
- LU 3.5** Maintain a consistent street wall along key commercial centers and require buildings and entrances to orient to the sidewalk along thoroughfares.
- LU 3.6** Facilitate the creation of more mixed-use development that integrates housing with commercial uses to increase the customer base for local businesses and enhances economic activity and vitality.
- LU 3.7** Incentivize the inclusion of gathering places in commercial, mixed-use, and multi-family residential projects.
- LU 3.8** 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.
- LU 3.9** Encourage the integration of neighborhood-specific cultural, historical, and architectural elements in new development and renovations whenever possible.
- LU 3.10** 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.**Policies**

- LU 4.1** Continue providing for 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.
- LU 4.2** Accommodate the development of a wide variety of housing options for residents and workers that are affordable to households of varying income levels.
- LU 4.3** Encourage commercial uses that serve and are accessible to adjoining residential neighborhoods.
- LU 4.4** Encourage land uses that promote healthy food choices for local residents.

-
- LU 4.5 Encourage and expand uses and spaces that reflect the area’s history and culture.
 - LU 4.6 Provide for recreational activities and the inclusion of parklands and open spaces within the fabric of existing and future land uses.
 - LU 4.7 Work with West Los Angeles College to explore opportunities to facilitate the provision of student and/or employee housing on the campus and to improve access to the campus from neighboring communities after the Inglewood Oil Field transitions to new uses.

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

Policies

- LU 5.1 Maintain and protect the character and scale of existing residential neighborhoods by prioritizing large-scale development on commercial corridors.
- LU 5.2 Encourage the development of small-scale local-serving and community-gathering uses that are within walking distance of residential neighborhoods.
- LU 5.3 Ensure that commercial uses within residential neighborhoods are located and designed to be compatible with and complement existing residences with regard to scale, building orientation, setbacks, façade details and ground floor treatments.
- LU 5.4 Utilize incentives to encourage the production of affordable housing, consistent with the Economic Development Element and Countywide Housing Element.
- LU 5.5 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.

Policies

- 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.
- 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.
- 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.
- LU 6.4 Promote development that integrates commercial uses and housing within existing commercial corridors, consistent with State legislation.
- LU 6.5 Design development that fosters pedestrian activity by orienting one or more building entrances and providing direct pedestrian access to the adjoining primary street sidewalk and incorporation of plazas, landscaping and common open spaces.
- LU 6.6 Support beautification of existing businesses and encourage improvement of building facades, recognizing opportunities to reflect historic design styles.

LU 6.7 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.

Policies

LU 7.1 Accommodate a wide range of facilities offering services to meet the needs of residents, such as financial and medical services; government and cultural services; services to seniors and youth; and similar uses.

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.

Policies

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.

LU 8.2 Explore methods to stop or reduce the proliferation of broadcast towers on ridgelines through consolidation or redesign.

LU 8.3 Encourage developers to exceed State building codes for site improvements and buildings that reduce the use of energy, water, and nonrenewable resources; reduce pollution and greenhouse gas emissions; and employ other sustainable measures (e.g., LEED, Living Building Challenge).

LU 8.4 Support private development that exceeds minimum site landscaping requirements and reduces the heat island effect by incorporating green roofs and decks, durable awnings, increased tree canopy in lots not covered by buildings, bioswales and similar improvements.

LU 8.5 Incorporate sustainable landscaping and water management practices in parklands and medians and along street frontages and trails (bioswales, permeable surfaces, stormwater capture, native species, etc.).

Goal LU 9 A safe built environment and infrastructure.

Policies

LU 9.1 Ensure that new development is located and designed to protect structures and occupants/users from natural hazards (flooding, landslides, seismic activity, other).

LU 9.2 Monitor pollution, toxic materials, and other impacts from oil field operations and require mitigation while still operational as necessary to protect adjoining neighborhoods and uses.

LU 9.3 Proactively manage vegetation in fire hazard areas.

Goal LU 10 A community invested in planning.

Policies

- LU 10.1** Continuously engage community organizations, stakeholders, and traditionally underrepresented groups in the planning process.
- LU 10.2** Encourage community engagement processes in the development of projects and infrastructure improvements.

3.5.3 COMMUNITY-SPECIFIC OPPORTUNITY SITES

Figures 3-5 and 3-6 depict areas identified as opportunity sites that have informed the Land Use Policy Map and 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.

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.

Policies

- 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.
- LU 11.2** Ensure that buildings are scaled and designed to transition with adjacent residential neighborhoods, with variations in building size and shape, landscaped setbacks, and heights reduced near the street frontage.

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.

Policies

- 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.
- 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.

- LU 12.3** Require that building heights be stepped back 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.

Policies

- LU 13.1** Facilitate the development of housing as infill to replace existing surface parking lots.
- LU 13.2** Facilitate the development of housing by the adaptive re-use or replacement of existing office and commercial buildings if existing uses discontinue operations.
- LU 13.3** Ensure that new buildings are landscaped and designed to complement adjacent recreational facilities and open spaces.
- LU 13.4** Encourage pedestrian linkages to current recreational facilities, open spaces, trails and adjacent retail uses. Incorporate pedestrian linkages to any future uses planned for the oil fields.
- 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.
- LU 13.6** Encourage the adaptive re-use and improvement of existing buildings.

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.

Policies

- 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.
- LU 14.2** 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.
- LU 14.3** Incentivize the development of non-chain, small, and local businesses.
- LU 14.4** 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.
- LU 14.5** Link any redevelopment of this property with infill and new development on the Wateridge property and provide pedestrian linkages to future uses planned for the oil fields.
- LU 14.6** 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

Goal LU 15 Concentration/intensification of commercial and housing development, creating a distinct center on properties abutting the Slauson-Fairfax intersection.

Policies

- LU 15.1** 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.
- LU 15.2** Improve street frontages with enhanced landscaping, district identification and wayfinding signage, and other amenities.

View Park-Windsor Hills

Site 5: Slauson-Heatherdale

Goal LU 16 Concentration/intensification of commercial and housing development abutting the Slauson-Heatherdale intersection.

Policies

- LU 16.1** Facilitate the intensification of retail and other commercial uses on underutilized parcels and hotel site along the Slauson Avenue frontage, with housing on the second floor and higher.
- LU 16.2** Locate and design new buildings to integrate with the natural topography.
- LU 16.3** Improve street frontages with enhanced landscaping, signage, and other amenities.

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.

Policies

- LU 17.1** Facilitate the development of retail and other commercial uses along the northern Slauson Avenue frontage and as infill in the surface parking lot, with housing on the second floor and higher and to the rear.
- LU 17.2** Prioritize commercial uses that primarily serve adjoining residential neighborhoods and reflect the cultural values of the community.
- 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 character of existing development.

Policies

- LU 18.1** Facilitate the development of retail and other commercial uses along the Slauson Avenue frontage, with housing on the second floor.
- LU 18.2** Prioritize commercial uses that primarily serve adjoining residential neighborhoods and reflect the cultural values of the community.
- LU 18.3** Encourage the adaptive re-use and improvement of existing buildings.
- LU 18.4** Encourage lot consolidation to support the development of larger floorplate land uses.
- LU 18.5** Require that buildings are scaled and designed, and heights limited to transition with adjoining single-family housing neighborhoods.
- LU 18.6** Improve street frontages with enhanced landscaping, signage, and other amenities and maintain a consistent street wall.

Site 8: West 54th Street

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

Policies

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

Site 9: Leimert Park Adjacent

Goal LU 20 Concentration of commercial and residential uses providing continuity with properties developed along Crenshaw Boulevard adjacent to the Metro Transit Station.

Policies

- LU 20.1** Facilitate the development of retail and other commercial uses on ground floor with housing on the second floor and higher.
- LU 20.2** Promote development densities/intensities that encourage transit use by residents and business customers.
- LU 20.3** Link development, as appropriate, with planned improvements of adjoining properties fronting on Crenshaw Boulevard.
- LU 20.4** Improve street frontages with enhanced landscaping, signage, and other amenities.
- LU 20.5** 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

Goal LU 21 Commercial uses/services integrated and scaled to fit with surrounding residential neighborhoods, that residents can walk to.

Policies

- LU 21.1** Facilitate the development of small-scale, local-serving commercial uses such as a coffee shop, convenience grocery store, and personal services.
- LU 21.2** Require that buildings are scaled, designed, and heights limited to complement and reflect the scale and character of the adjoining neighborhood.
- LU 21.3** Limit the times and duration of business operation and truck and goods deliveries to avoid impacts on adjoining housing.
- LU 21.4** Restrict the number and location of parking spaces.

Site 11: Inglewood Oil Field

Goal LU 22 Redevelopment of the Inglewood Oil Field with Uses Contributing to the Quality of Life of Community Residents.

Policies

- LU 22.1** Support the abatement of existing oil operations and redevelopment for uses that complement and are integrated with existing neighborhoods and districts.
- LU 22.2** Create a compact pattern of uses that is walkable and reduces the need for automobile travel.

-
- LU 22.3** Enable the community to be actively involved in the determining and planning for uses to be developed as replacement of existing Oil Field operations.
 - LU 22.4** Provide for the linkage of new uses to the existing community with pedestrian and bicycle paths, greenways, and other elements.
 - LU 22.5** Provide for the restoration of native vegetation and landscapes and integrate with development.

Site 12: West Fox Hills (Del Rey)

Goal LU 23 Housing infill and development along the Centinela Avenue corridor.

Policies

- LU 23.1** Facilitate the development of retail and other commercial uses along the Centinela Avenue and Jefferson Boulevard frontages, with housing on the upper floors.
- LU 23.2** Require that buildings are scaled, designed, and heights limited to transition with adjoining residential neighborhoods.
- LU 23.3** Improve street frontages with enhanced landscaping, signage, and other amenities.
- LU 24.4** Consider renaming the area from Fox Hills to a moniker that reflects its location and resonates with its residents and businesses.

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4. Mobility



4 MOBILITY

Vision

An enhanced transportation network prioritizes safety, accessibility, and sustainability for both residents and local businesses. By providing a variety of transportation choices, seamless connections are facilitated between individuals and destinations, thereby improving their lives with convenient access to places to live, work, shop, recreate, and gather.

4.1 Purpose

The Mobility Element guides the maintenance, enhancement, and development of the transportation network (including automobile, pedestrian, bike, and transit) within the unincorporated communities of Ladera Heights, View Park-Windsor Hills, and West Fox Hills. The purpose of the Mobility Element is to plan for a safe multimodal transportation system that addresses challenges and meets the needs of all mobility users in the Westside communities.

The Mobility Element includes a high-level summary of mobility issues and opportunities in the Westside Planning Area (Planning Area), key findings from the existing conditions analysis and input from stakeholder and community members. These issues and opportunities provide the foundation for the development of the element's goals and policies. In addition, the Mobility Element works in conjunction with the Land Use Element to provide safe, efficient transportation connections to various land uses and seeks to meet the transportation needs that align with the land use vision for the Planning Area.

4.2 Existing Context

For reasons described in Chapter 1 - Introduction, the focus areas of the Mobility Element for the Westside Area Plan are the unincorporated communities of Ladera Heights, View Park-Windsor Hills, and West Fox Hills. A comprehensive background study was performed to analyze existing conditions in these focus areas. The analysis of existing transportation conditions encompassed street system, injury/collision history, the public transit system, bicycle facilities, and travel patterns in each community. This section summarizes the existing transportation conditions in the Planning Area and associated mobility issues and opportunities.

4.2.1 Street System and Roadway Safety

The transportation system in Ladera Heights, View Park-Windsor Hills, and West Fox Hills consists of a roadway network including freeways, major and secondary highways, and local streets (Figures 4-1 and 4-2). The San Diego Freeway (I-405) and Marina Freeway (SR 90) provide regional freeway access to the communities. Six major highways run through the communities, including La Cienega Boulevard, La Brea Avenue, Overhill Drive, Stocker Street, Slauson Avenue, and Centinela Avenue. These roadways facilitate the movement of vehicles, trucks, transit vehicles, and pedestrians and consistently experience heavy traffic volumes and congestion, leading to higher frequencies of injury collisions than other streets. Analysis of Transportation Injury Mapping System (TIMS) data spanning 2018 to 2022 reveals clusters of injury collisions on Slauson Avenue and several intersecting north-south highways.

There are two secondary highways that run through Ladera Heights and View Park-Windsor Hills, Fairfax Avenue and Angeles Vista Boulevard, and several local streets. According to TIMS data, Angeles Vista Boulevard and Northridge Drive have disproportionately higher occurrences of collision than other secondary highways and local streets in the community, signaling a need for safety interventions along these corridors.



Photo of five-way intersection at La Brea Ave., Stocker St. and Overhill Dr. (LA County Planning)

The County Vision Zero Action Plan has identified 12 collision concentration corridors in the Westside Planning Area, and 8 of them are in the Ladera Heights and View Park-Windsor Hills communities (shown on Figure 4-3).¹ Most of these corridors had fatal and severe injury collisions between 2018 and 2022. This indicates that safety measures and Vision Zero actions may be needed.


Los Angeles County Department of Public Works is currently developing a Community Traffic Safety Plan (CTSP) in Ladera Heights and View Park-Windsor Hills. The CTSP offers a strategic opportunity to pinpoint traffic safety focus areas at the community level and provide guidance for the development of infrastructure to safeguard all road users.² It provides a toolbox of safety improvements and treatments that is organized by roadway types and recommendation categories, with a specific focus on intersection, roadway, and crossing improvements. In addition, the CTSP proposes recommendations along corridors with safety concerns and funding opportunities.

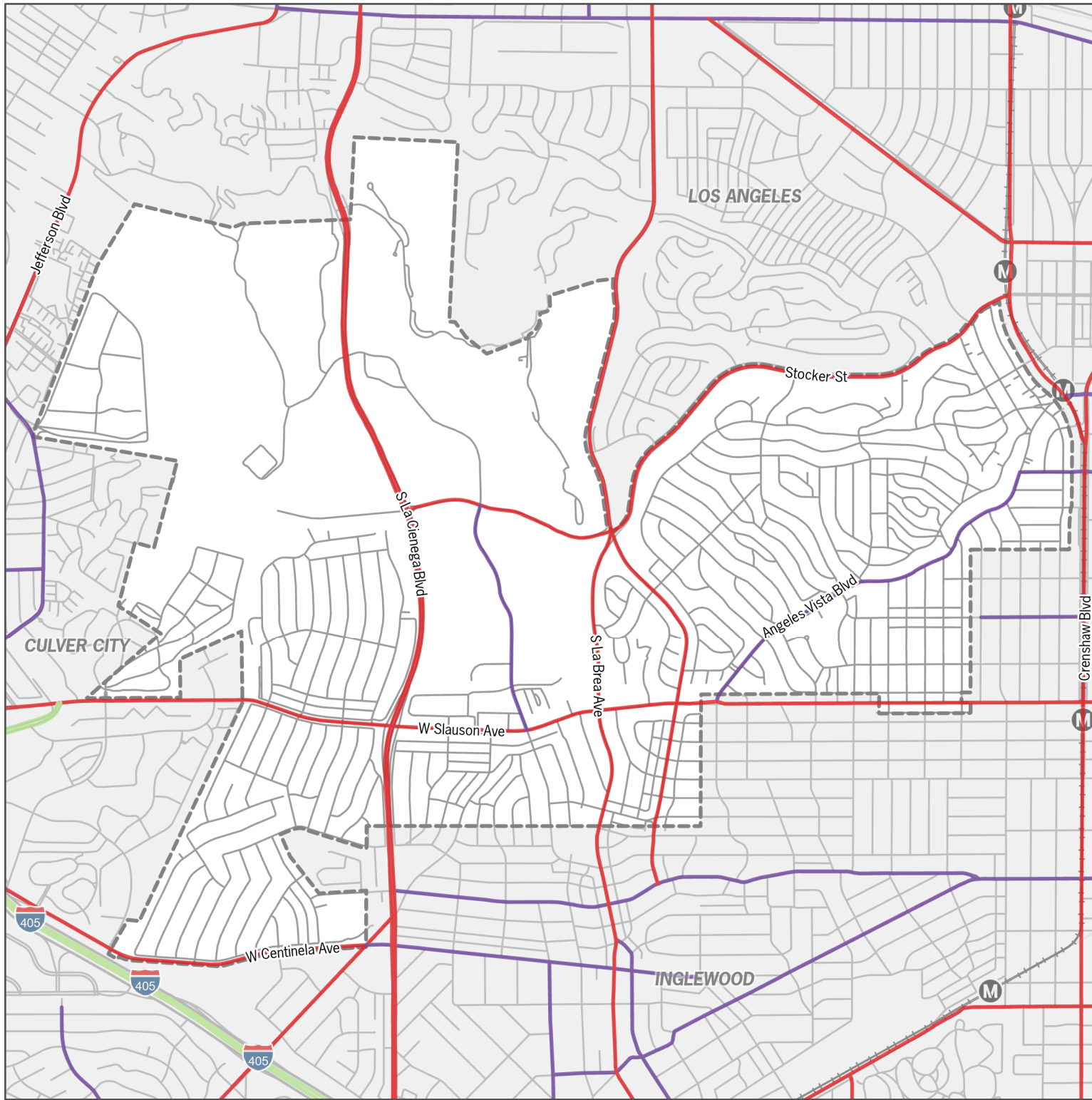
¹ Los Angeles County, *Vision Zero: A Plan for Safety Roadways 2020-2025*, November 2019. The Los Angeles Vision Zero Collision Concentration Corridors data are available on the County's Open Data Portal, accessed 1/24, https://data.lacounty.gov/maps/35581deb6d9241519a0138f485792ed3_56/about.

² Los Angeles County Department of Public Works and Los Angeles County Supervisor Holly J. Mitchell, *View Park-Windsor Hills and Ladera Heights Community Traffic Safety Plan (Draft)*, November 2023, accessed 1/24, <https://pw.lacounty.gov/projects/community-traffic-safety-plan/>.

Westside Area Plan
Fig. 4-1 Existing Street System

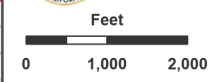
Ladera Heights / View Park - Windsor Hills

-  Ladera Heights/View Park-Windsor Hills
-  Metro Rail Stations
-  Crenshaw Line
-  Freeway
-  Major Highway
-  Secondary Highway



LA COUNTY
PLANNING




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Sources: DRP GIS Section 2024, PlaceWorks 2024

Westside Area Plan
Fig. 4-2 Existing Street System

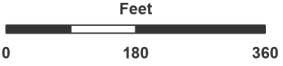
West Fox Hills

-  West Fox Hills
-  Freeway
-  Major Highway







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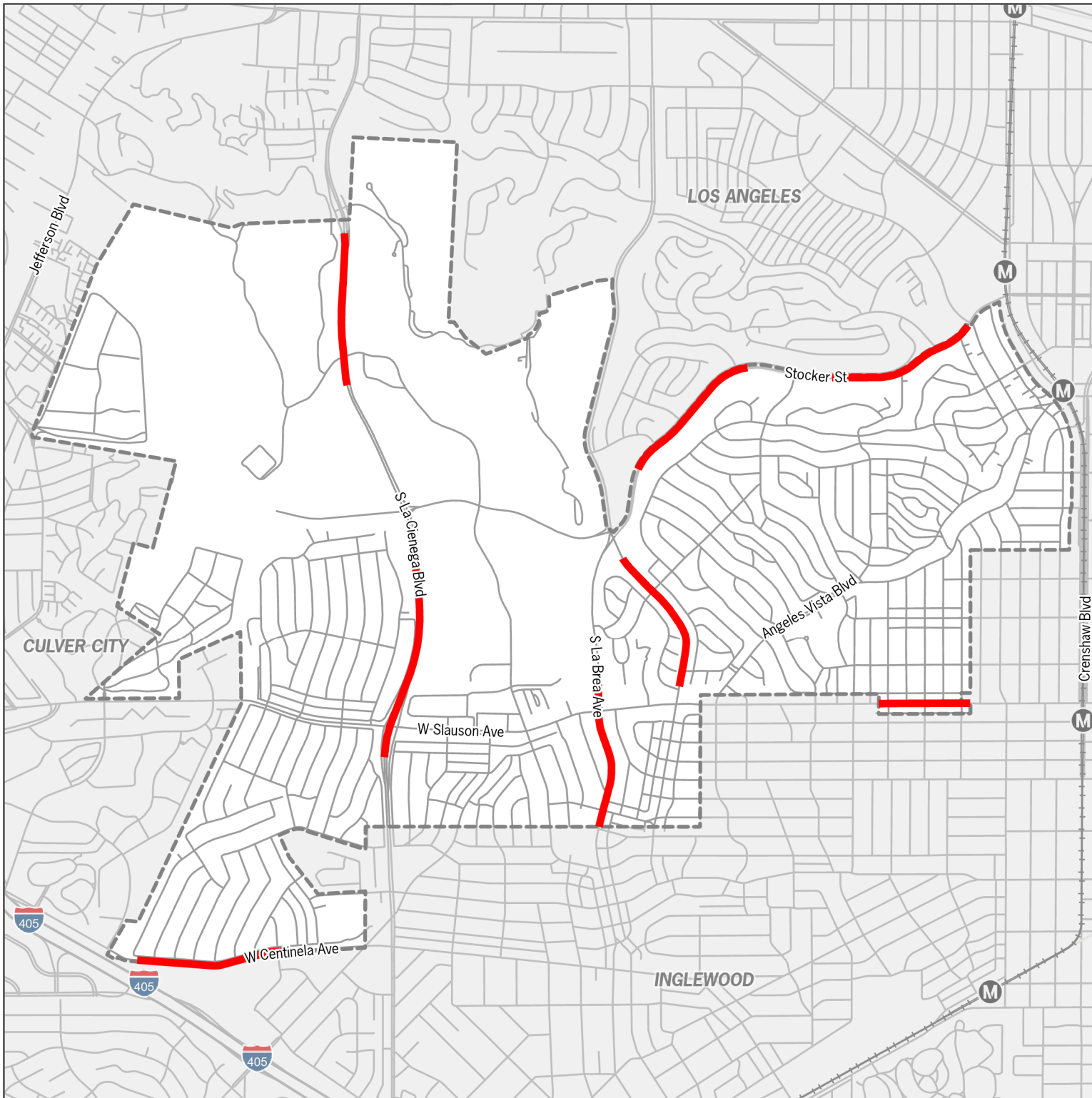
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Sources: DRP GIS Section 2024, PlaceWorks 2024

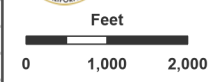
Los Angeles County
Westside Area Plan
Fig. 4-3 Collision Concentration
Corridors
Ladera Heights / View Park -
Windsor Hills

-  Ladera Heights/View Park-Windsor Hills
-  LA County Vision Zero Collision Concentration Corridors (CCC)
-  Metro Rail Stations
-  Crenshaw Line



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Sources: DRP GIS Section 2024, PlaceWorks 2024

4.2.2 Public Transportation System

Ladera Heights, View Park-Windsor Hills, and West Fox Hills are well served by the existing fixed-route transit network. Ladera Heights and View Park-Windsor Hills are adjacent to the Metro K Line along Crenshaw Boulevard, with some sections of the communities within a half-mile radius of Metro K Line stations, including Hyde Park, Leimert Park, and Martin Luther King Jr stations. This geographic proximity presents an opportunity to orient new development around these rail stations and facilitate first/last-mile connections. There are 13 bus routes or shuttles serving Ladera Heights, View Park-Windsor Hills, and West Fox Hills, operated by Metro, City of Los Angeles Department of Transportation (LADOT), Culver City Bus, Big Blue Bus, and Los Angeles County Public Works' (LADPW) "The Link." Figures 4-4 and 4-5 show existing transit routes and stops.



Metro Bus along Slauson Avenue (PlaceWorks)

While 92 percent of the geographic area of Ladera Heights, View Park-Windsor Hills, and West Fox Hills have bus stops within a half-mile walking distance, accessing transit on Overhills Drive and Slauson Avenue poses challenges for senior residents and individuals with disabilities. Steep grades, high vehicular speeds, and the absence of pedestrian facilities along some roadways contribute to this difficulty. Transit service in the form of local community circulators or on-demand transit could offer tailored solutions to address this issue, enhancing accessibility for these demographics.

In addressing transit service to recreational destinations, the Link's Baldwin Hills Parklands line currently operates as a shuttle provided by LADPW, connecting to the Kenneth Hahn State Recreation Area to the Metro Expo Line - La Cienega / Jefferson Station. Exploring the extension of this shuttle to encompass Marina del Rey and Ballona Wetlands through Ladera Heights and View Park-Windsor Hills would foster increased connectivity between the communities and these western destinations. This would complement the existing Park to Playa Regional Trail, which currently traverses the northern border of the communities. Together, these enhancements would contribute to a more comprehensive and accessible transit network for residents and visitors.

4.2.3 Bicycle and Pedestrian Facilities

The bicycle network in Ladera Heights and View Park-Windsor Hills (shown on Figure 4-6) includes approximately 1.4 miles of Class III bike routes along Slauson Avenue and Valley Ridge Avenue.³ A bike route on Slauson Avenue connects to the Class II bike lane east of Angeles Vista Boulevard.⁴ There are no existing bicycle facilities in West Fox Hills, though facilities are proposed in the vicinity (shown on Figure 4-7).

Existing bicycle facilities are in the eastern and southern parts of Ladera Heights and View Park-Windsor Hills, with no connection between these two segments. There are gaps between the communities and adjacent bicycle networks in Culver City and Leimert Park. The County Bicycle Master Plan (BMP) proposed facilities along Angeles Vista Boulevard, Stocker Street, Fairfax Avenue, and Overhill Drive. With an ongoing update to the BMP,⁵ there's an opportunity to reassess the feasibility of unrealized bikeways from the BMP, bridge existing gaps, and incorporate safety measures into new bicycle facilities in Westside communities.

Pedestrian circulation and access within Ladera Heights, View Park-Windsor Hills, and West Fox Hills is provided primarily through sidewalks, crosswalks, and pedestrian trails. Sidewalk gaps exist along several corridors, such as Slauson Avenue, La Brea Avenue, La Cienega Boulevard, Overhill Drive, Stocker Street, and Centinela Avenue. Multi-use trails and paths also serve as pedestrian facilities, such as the existing Park to Playa Regional Trail and several paths that provide access points to the regional trail.



Pedestrian trail at Reuben Ingold Parkway (LA County Planning)

Discontinuous sidewalks and bicycle facilities, natural/steep terrain grades, and high automobile speeds can make it difficult and uncomfortable to navigate the communities as a pedestrian and bicyclist. A community survey conducted as part of the Westside Area Plan (hereinafter “community survey”) indicates that over 60 percent of respondents are eager to witness improved traffic safety in the neighborhood. The feedback highlights specific safety concerns related to walking and biking in Ladera Heights and View Park-Windsor Hills, attributed to high speeds on roadways, existing gaps in bicycle facilities, and the absence of continuous sidewalks. Residents particularly identify streets such

³ Class III bike routes are defined as facilities shared with motor vehicles.

⁴ Class II bike lanes are defined as a portion of the roadway that has been designated by striping, signage, and pavement markings for the preferential or exclusive use of bicyclists.

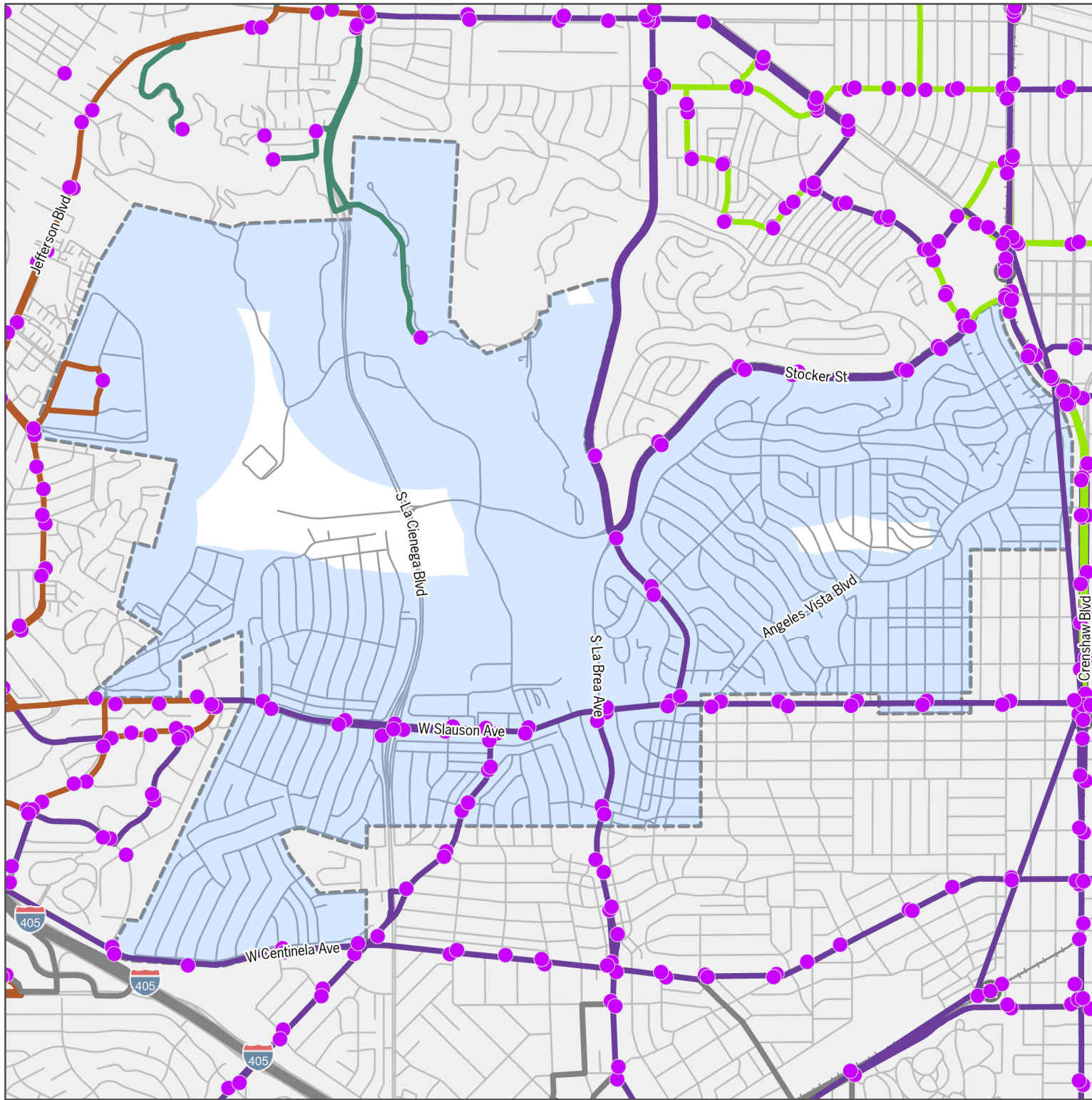
⁵ Los Angeles County, Bicycle Master Plan Update, accessed 1/24, <https://pw.lacounty.gov/tpp/bmp/>.

as Slauson Avenue, Overhill Drive, Northridge Drive, La Brea Avenue, La Cienega Boulevard, Angeles Vista Boulevard, and Grosvenor Boulevard as unpleasant pedestrian environments. Residents also express a strong desire to improve pedestrian crossing safety, particularly at the five-leg intersection of Stocker Street/La Brea Avenue/Overhill Drive. Additionally, 46 percent of community survey respondents advocate for more street trees to address the shortage of shade, particularly on Slauson Avenue and Angeles Vista Boulevard, to enhance the overall walking experience.

Westside Area Plan
Fig. 4-4 Transit Routes and Stops

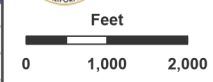
Ladera Heights / View Park - Windsor Hills

- Ladera Heights/View Park-Windsor Hills
- Transit Stops
- Half-mile Buffer of Stops
- LACMTA (Metro)
- Culver City Bus
- LADPW The Link
- LADOT DASH
- Other Transit Operators
- Metro Rail Stations
- Crenshaw Line



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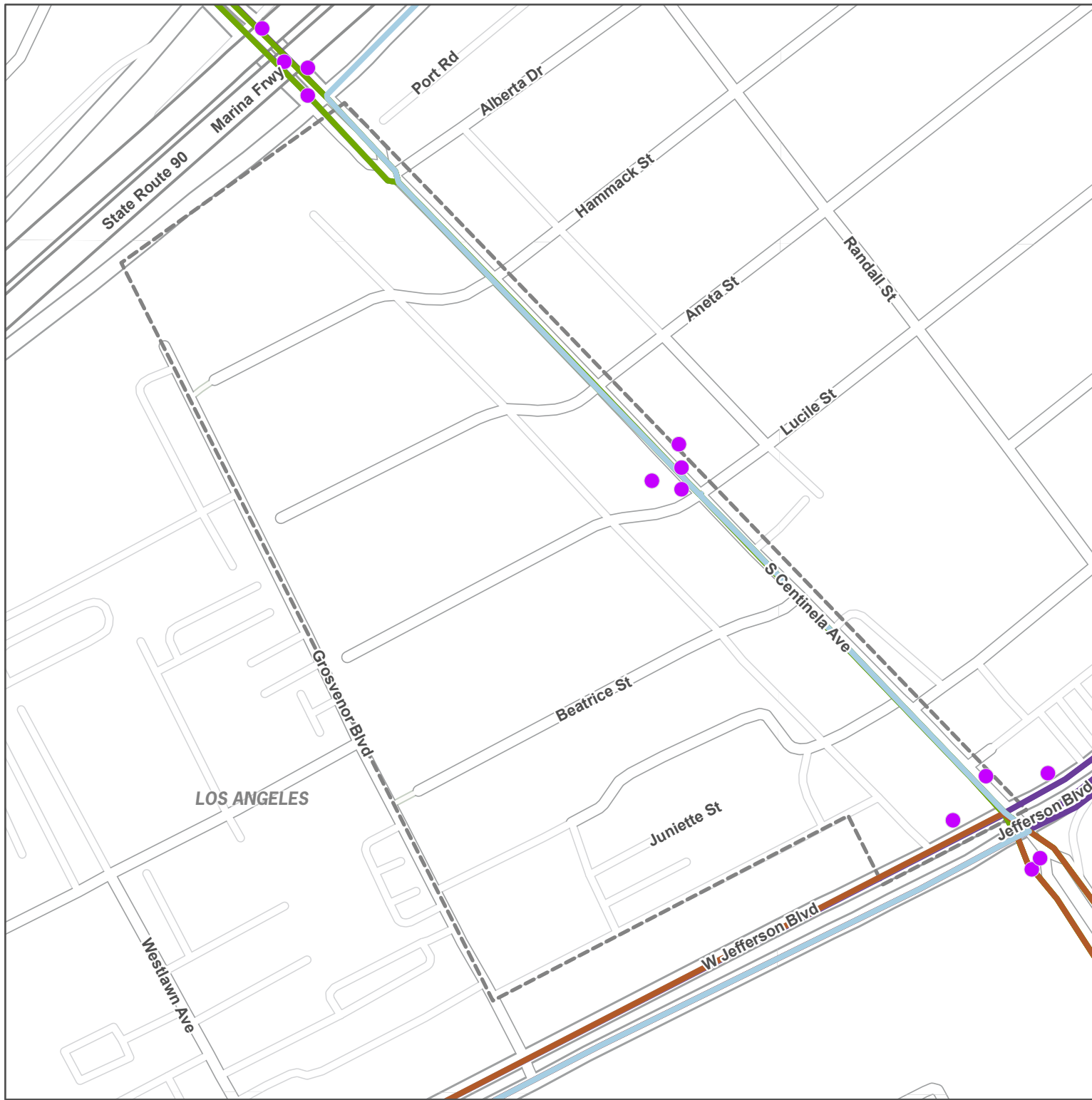
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Sources: DRP GIS Section 2024, PlaceWorks 2024

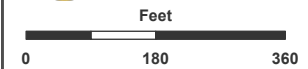
Westside Area Plan
Fig. 4-5 Existing Transit System
West Fox Hills

-  West Fox Hills
-  LACMTA (Metro)
-  Culver City Bus
-  LADOT Commuter Express
-  Big Blue Bus
-  Transit Stops













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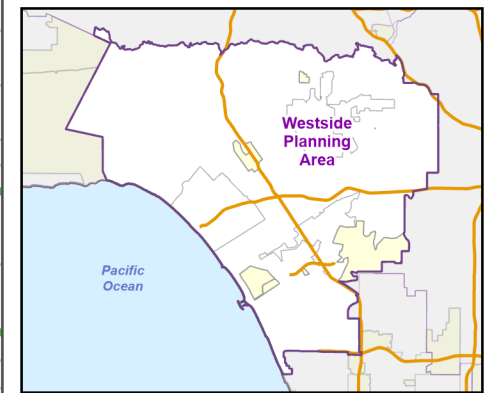
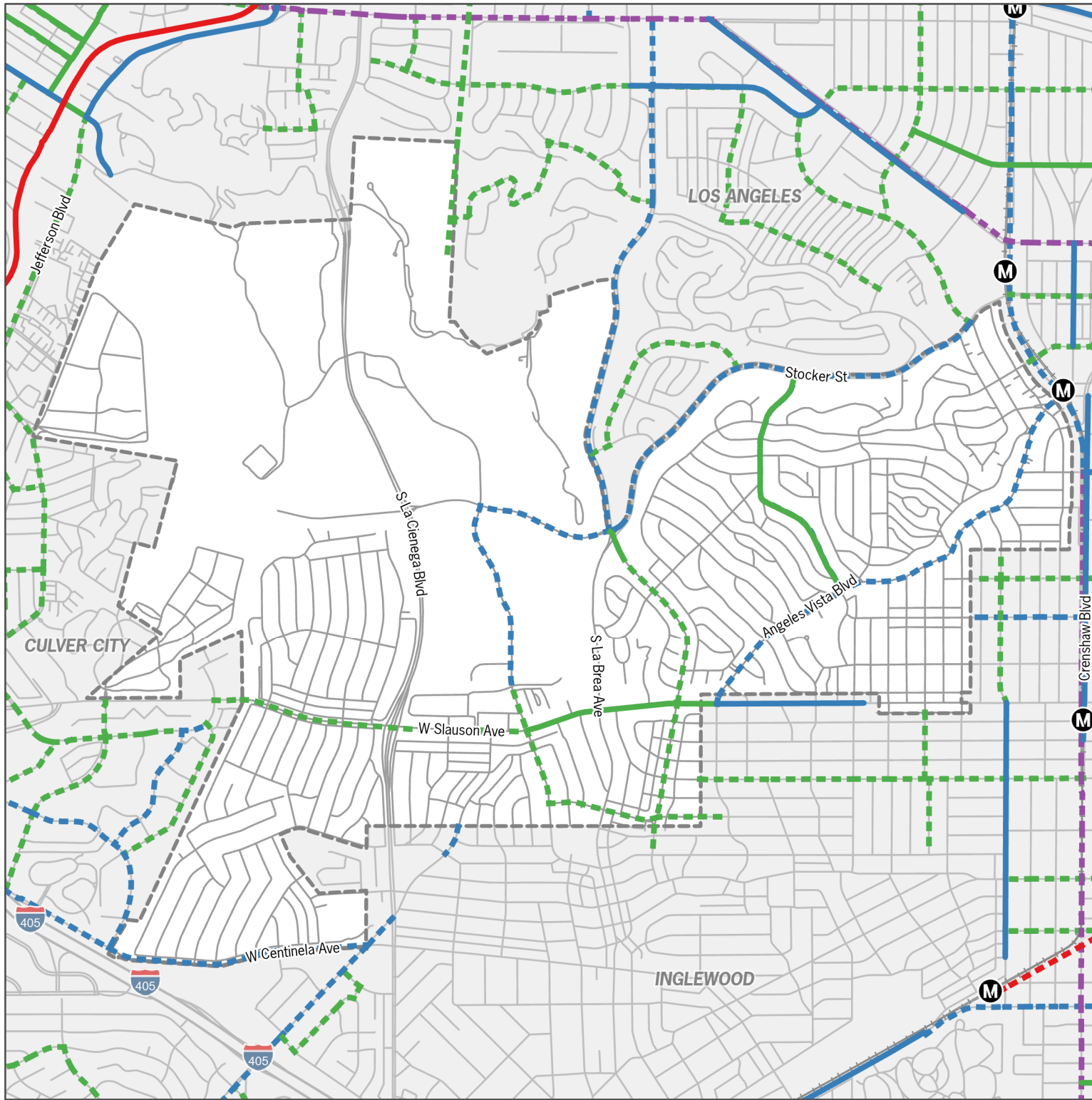
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Westside Area Plan
Fig. 4-6 Bicycle Facilities

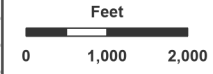
Ladera Heights / View Park - Windsor Hills

-  Ladera Heights/View Park-Windsor Hills
-  Existing Class I Bike Path
-  Existing Class II Bike Lane
-  Existing Class III Bike Route
-  Proposed Class I Bike Path
-  Proposed Class II Bike Lane
-  Proposed Class III Bike Route
-  Proposed Class IV Cycle Track
-  Metro Rail Stations
-  Crenshaw Line






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Sources: DRP GIS Section 2024, PlaceWorks 2024

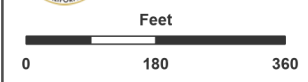
Westside Area Plan
Fig. 4-7 Bicycle Facilities
West Fox Hills

-  West Fox Hills
-  Proposed Class II Bike Lane
-  Proposed Class III Bike Route



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4.3 Planning Approach

The mobility goals and policies have been developed to meet the needs of residents and businesses in the Westside Planning Area, with a specific focus on the communities of Ladera Heights and View Park-Windsor Hills. These goals and policies were developed with input from the community, coordination with ongoing County initiatives, a review of the existing environment, and industry best practices. The intention of the element is to build on the County's ongoing efforts to provide a safe and multimodal transportation system that effectively serves both current demands and future requirements of these communities. Several guiding principles have informed the development of these goals and policies, which are outlined below.

Enhance Traffic Safety

Improving traffic safety not only improves the quality of life for the communities of Ladera Heights and View Park-Windsor Hills, but also creates an environment where residents feel more comfortable utilizing active transportation modes to navigate their communities. The goals and policies related to traffic safety have been developed to address residents' concerns and to integrate concurrent County initiatives, such as the Vision Zero Action Plan and the Community Traffic Safety Plan.

Improve Transit Accessibility

The WSAP strategically proposes to focus new development in proximity to the Metro K Line transit stations and along major bus corridors such as Slauson Avenue. This presents an opportunity to promote transit usage through first/last mile improvements. In addition to traditional fixed-route transit service, the mobility element includes policies of providing more modes of transit that cater to the needs of vulnerable users.

Promote Bikeable and Walkable Communities

Residents in Ladera Heights and View Park-Windsor Hills encounter challenges navigating their neighborhoods on foot or by bike due to network gaps, topographic challenges, and concerns about traffic safety. A primary goal of the mobility element is to cultivate bikeable and walkable communities that connect residents to various amenities, including places to live, work, shop, recreate, and gather. Achieving this vision entails spanning infrastructure gaps and implementing amenities that enhance biking and walking.

Encourage Sustainable Mobility

Transportation demand management (TDM) strategies serve as crucial components in reducing automobile dependency and fostering sustainable mobility. TDM provides a set of proven strategies designed to incentivize and encourage transportation alternatives beyond single-occupancy vehicle usage. While it may not be feasible to replace all automobile trips with other modes of transportation, specific trip types, such as journeys to work and school or localized trips to services within the community, can be targeted for trip reduction strategies. Given that future residences developed in the Area Plan will likely include multifamily housing, there exists an opportunity to explore shared parking policies and other innovative parking management solutions.

4.4 Goals and Policies

4.4.1 Areawide

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

Policies

- M 1.1** Partner with the Los Angeles County Sheriff's Department to help ensure more thorough reporting of traffic collision data to the Statewide Integrated Traffic Records System (SWITRS).
- M 1.2** Implement safety countermeasures along Collision Concentration Corridors that are identified in the Los Angeles County Vision Zero Action Plan.⁶
- M 1.3** Work with LA Metro and other transit agencies (such as Culver City Bus, LADOT, LADPW The Link, Big Blue Bus, etc.) to improve the reliability and safety; and provide more modes of transit service tailored to the needs of residents.
- 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.
- M 1.5** Encourage transit ridership by providing promotional materials, transit maps, and schedules in County facilities such as public parks, libraries, and fire facilities.
- M 1.6** Prioritize the upgrading of pedestrian infrastructure to align with federal, state, and local design guidance and ADA accessibility standards to ensure accessibility for vulnerable users.
- M 1.7** Improve safety for all modes of transportation on public rights-of-way and manage traffic operation and controls to ensure safe travel by pedestrians and bicyclists.

⁶ The Los Angeles Vision Zero Collision Concentration Corridors data are available on the County's Open Data Portal, accessed 1/24, https://data.lacounty.gov/maps/35581deb6d9241519a0138f485792ed3_56/about.

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

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

Policies

- 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.
- M 2.2** Monitor roadway speeds 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 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.
- 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

Policies

- M 3.1** Promote the use of transit by strategically orienting new developments around major transit stops and high-quality transit corridors.⁷ 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.
- M 3.2** Conduct a feasibility study to extend the Link: Baldwin Hills Parklands shuttle to Marina del Rey and Ballona Wetlands through Ladera Heights and View Park-Windsor Hills.
- M 3.3** Encourage convenient and safe transit, pedestrian, and bicycle linkages to/from transit service and mobility hubs by ensuring there are continuous bike and pedestrian pathways within one half mile of transit. Improve first/last-mile connections to Metro K Line stations, including Hyde Park, Leimert Park, and Martin Luther King Jr stations.

⁷ 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; or (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.

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

Policies

- M 4.1** Provide continuous pedestrian access along major streets by completing existing sidewalk infrastructure where gaps exist, such as La Brea Avenue between Slauson Avenue and Obama Boulevard, and Overhill Drive between Slauson Avenue and La Brea Avenue.
- 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 Avenue/Overhill Drive. Potential safety measures include pedestrian bridges, pedestrian signal phases, high-visibility crosswalks, pedestrian head starts, raised crossings, curb extensions, protected intersections etc.
- M 4.3** Evaluate hotspots of bike-involved collisions (such as Slauson Avenue and La Brea Avenue) and implement safety measures for new bicycle facilities when updating the Los Angeles County Bicycle Master Plan.
- 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.
- M 4.5** Fill in the existing bicycle network gap between the eastern and southern parts of Ladera Heights and View Park-Windsor Hills, as well as between the community and adjacent bicycle networks in Culver City and Leimert Park.
- M 4.6** Continue to promote the community's recreational values by enhancing landscape and trail management in Kenneth Hahn State Recreation Area.
- M 4.7** Expand the existing trail network by building safer pedestrian crossing infrastructure and adding signage and wayfinding between parks. Improve pedestrian connections between existing sidewalk and trail infrastructure in the community with future uses on the site of the Inglewood Oil Field.
- M 4.8** Provide safe and continuous pedestrian networks that are mindful of user, roadway, and community characteristics through improvements to existing pedestrian areas.
- M 4.9** Establish pedestrian and bicycle pathways connecting residential neighborhoods to redeveloped commercial corridors (Slauson Avenue and 54th Street) to promote non-auto travel for short trips.
- 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.
- M 4.11** Enhance the pedestrian experience along Slauson Avenue and 54th Street corridors where new development is concentrated.

- M 4.12** Explore planning and constructing a Complete Street⁸ along 54th Street that creates a neighborhood-friendly space lined with shops, restaurants, cafes, and other commercial establishments.
- 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.
- M 4.14** Work with residents, local businesses, and community organizations to maintain sidewalk cleanliness.

Goal M 5 Transportation Demand Management Strategies⁹ are promoted to reduce vehicle trips and encourage sustainable transportation.

Policies

- 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.
- M 5.2** Work with the community and local businesses to develop TDM strategies for commuting (commute trip reduction programs, subsidized or discounted transit passes, etc.) that meet the needs of residents and employees.
- 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.

Policies

- M 6.1** Conduct a parking study of Slauson Ave. to understand parking conditions, optimize parking availability and manage current and future parking demand.
- M 6.2** Explore ways to better utilize existing parking facilities through shared parking opportunities and promote smart parking management technologies.
- M 6.3** Design commercial and residential parking standards to incentivize and promote transit use and non-motorized transportation.
- M 6.4** Manage parking supply through implementation of time limits, pay parking, or permits, while ensuring the preservation of economic development goals.

⁸ 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, or movers of commercial goods.

⁹ According to the Federal Highway Administration, 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.

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5. Economic Development



5. ECONOMIC DEVELOPMENT

Vision

Cultivate a dynamic and accessible economic environment for local businesses and residents that fosters new business and employment opportunities while mitigating displacement risks through equitable policies that acknowledge community strengths, attract investment, and enhance the overall quality of life.

5.1 Purpose

The Economic Development Element serves as a strategic framework aimed at fostering vibrant, sustainable, and resilient economic growth in the Westside Planning Area (Planning Area). This element characterizes the current economic status of the area and outlines a comprehensive approach to guide decision-making, investment, and collaboration among stakeholders, with the goal of promoting equitable growth that benefits both existing and future residents, businesses, and visitors.

This element is designed to address the unique economic needs and aspirations of the Westside Area Plan (WSAP) communities, including mitigating displacement pressures, ensuring the long-term success of small businesses, and advancing employment opportunities. To achieve these objectives, the element begins with a summary of economic issues and opportunities, drawing from key findings in the existing conditions report as well as input gathered from stakeholder and community meetings. This summary forms the foundation for the development of the element's goals and policies section, which are designed to steer the implementation measures aimed at fostering economic success in the communities of the Planning Area.

The Economic Development Element is closely aligned with the Land Use Element, illustrating the intricate relationship between land use and economic growth. By aligning economic needs with the land use vision for the Westside Planning Area, this element ensures that future development is strategic and sustainable, ultimately contributing to the overall prosperity and vitality of the Westside Planning Area.

5.2 Existing Context

5.1.1 Geographical Context

The WSAP communities have a strategic location between Downtown Los Angeles and affluent communities in West Los Angeles. The region boasts proximity to established economic engines, including the Los Angeles International Airport (LAX), several world class universities, and a plethora of technological and scientific companies that have located in the nearby cities and communities of Culver City, Santa Monica, and Playa Vista. In addition, the communities are near areas of major new public and private investment, such as a 5.9-mile light rail line (K-Line) that travels through various South Los Angeles neighborhoods, the City of Inglewood, and



The K-Line opened in October 2022. (Metro)

eventually LAX, and several new sports and entertainment facilities in Inglewood such as Sofi Stadium, Intuit Dome (under construction), and the already successful Kia Forum. Together, these institutions create a thriving regional economic environment that is continuing to attract new investment.

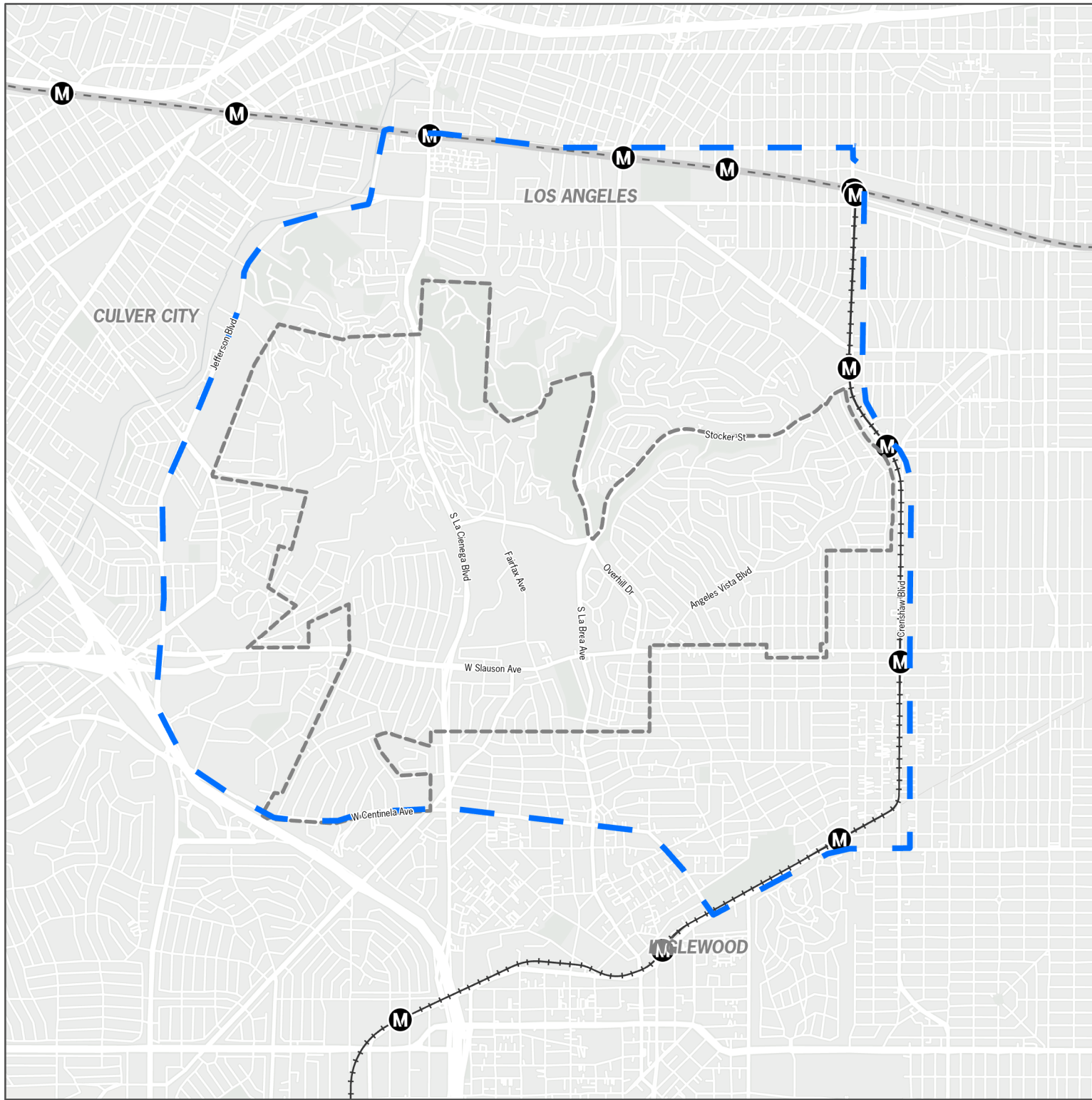
5.1.2 Geographies of Analysis

This element evaluates economic trends through three primary geographies: Ladera Heights and View Park-Windsor Hills, a Secondary Market Area, and an Employment Market Area. The Secondary Market Area is bounded by Jefferson/Sepulveda Boulevard to the north and west, Centinela/Florence Avenue to the south, and Crenshaw Boulevard to the east (see Figure 5-1). Culver City, Inglewood, and the City of Los Angeles are neighboring jurisdictions that overlap with the Secondary Market Area. The economic and social characteristics (e.g., job and shopping destinations, living choices, means of transportation) of the Secondary Market Area have the largest direct impact on the economic outcomes of the Ladera Heights and View Park-Windsor Hills communities. This element also uses an Employment Market Area; due to the limited availability of employment data specific to Ladera Heights and View Park-Windsor Hills and the Secondary Market Area, the Employment Market Area is based on the primary ZIP codes¹ that overlap with the Secondary Market Area.

¹ The ZIP codes considered for this economic element include 90016, 90008, 90043, 90302, 90056, and 90230. The 90232 ZIP code does overlap with the Study Area but the concentrations of Entertainment jobs (e.g., Amazon Studios, Sony Pictures) throughout the core of Culver City and in the Hayden Tract would skew the data in a way that is unrepresentative of the larger Employment Market Area.

Westside Area Plan
Fig. 5-1 Secondary Market Area

Ladera Heights / View Park - Windsor Hills

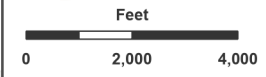


- Ladera Heights/View Park-Windsor Hills
- Secondary Market Area
- Metro Rail Stations
- Crenshaw Line
- Expo Line



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This element also briefly reviews the West Fox Hills community along Jefferson Boulevard to the west of Ladera Heights and View Park-Windsor Hills. Similar to neighboring communities in the Westside Area, West Fox Hills benefits from its proximity to major job centers, especially Playa Vista, home to prominent companies such as Google, Verizon, and YouTube.

5.1.3 Ladera Heights and View Park-Windsor Hills

The Ladera Heights and View Park-Windsor Hills communities are notable areas of Black affluence in Los Angeles County. Similar to many other American cities during the 1900s, Black people were forced to endure housing discrimination in the form of restrictive covenants and redlining that prevented them from living in the city's most desirable neighborhoods. Nevertheless, many affluent Blacks that were concentrated on Los Angeles' Eastside began to migrate westward into communities such as West Adams, Crenshaw, Baldwin Hills, and Ladera Heights. This area soon became a hub of successful Black doctors, attorneys, and entertainers. By the 1980s, these communities had a majority high-income Black population, a trend that persists today, where the median household income for Black households in Ladera Heights and View Park-Windsor Hills exceeds \$100,000 and is 50 percent more than the median income for Black households throughout Los Angeles County.

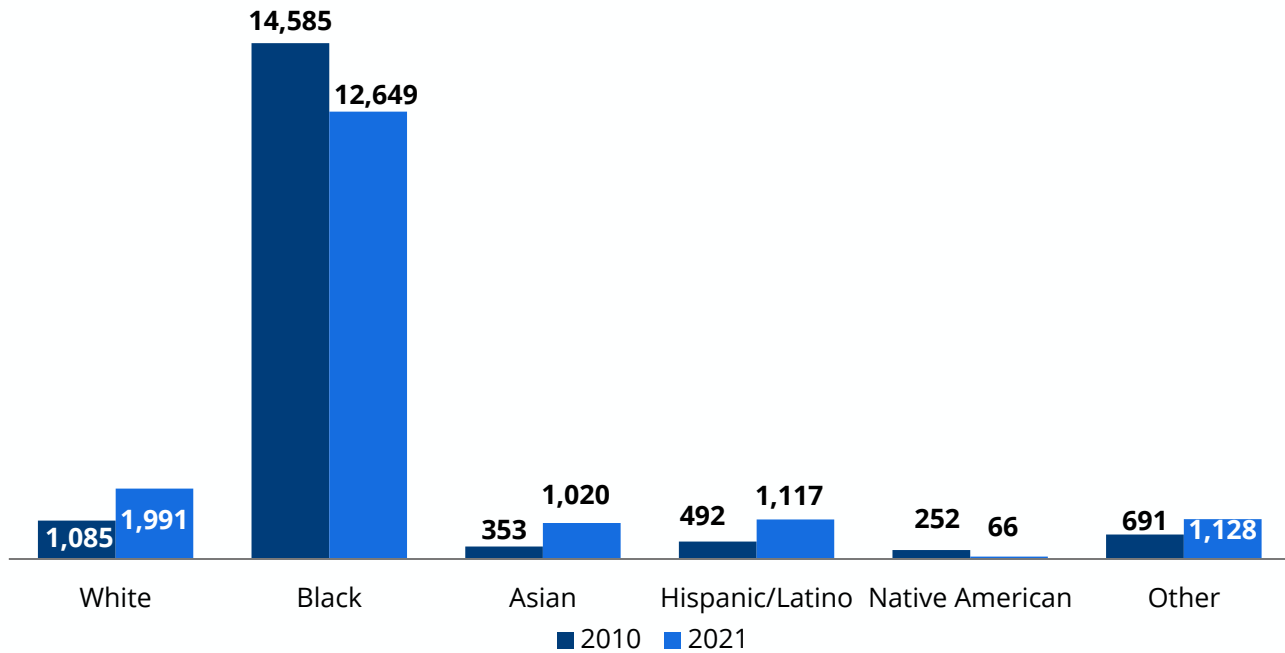
These communities serve as vibrant hubs of Black business, art, and culture, which are integral to their identity and social fabric. Black-owned establishments are prevalent throughout the area, notably along the Slauson Corridor, home to popular businesses like Simply Wholesome and Hilltop Café. Additionally, the community boasts several institutions, including churches and fraternities, that play pivotal roles in its cohesion and resilience.

Central to the community's identity is its role as an outlet for Black entrepreneurship and cultural expression, serving as a bulwark against displacement while fostering future economic opportunities. This creative ethos is exemplified by both past and present residents, including luminaries such as Ray Charles, Debbie Allen, Lenny Kravitz, and Vanessa Williams. The community stands as a beacon of Black affluence in a county where the Black population has declined in recent years.

Demographic and Housing Trends

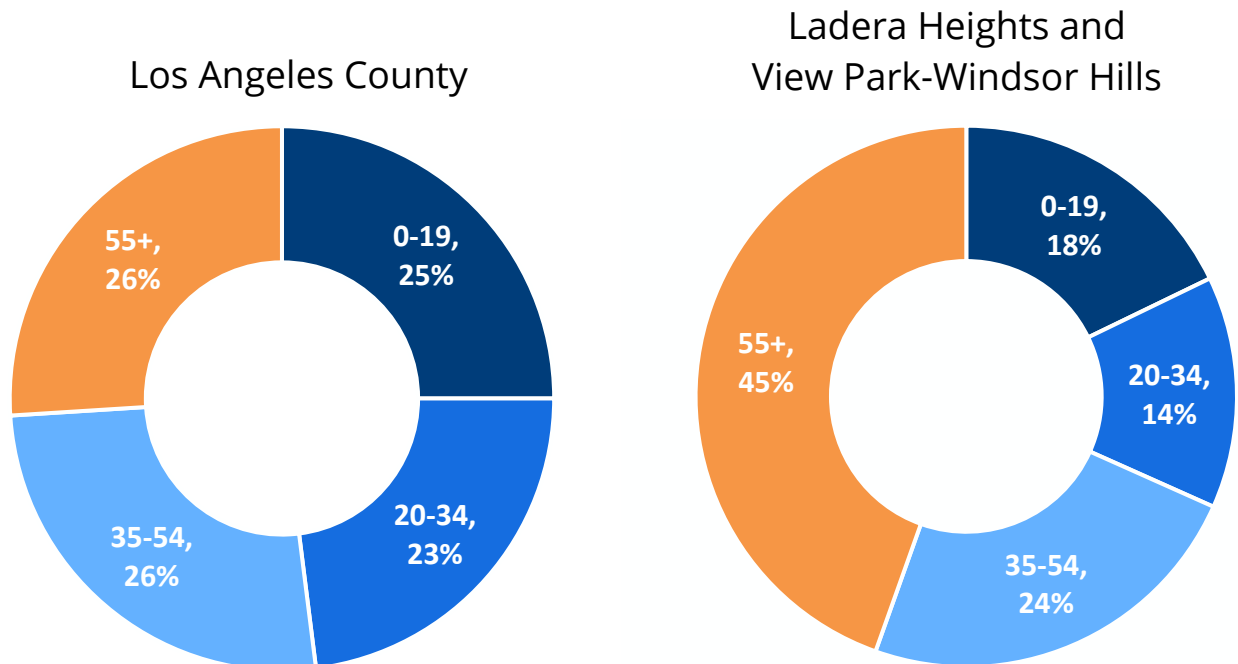
The Ladera Heights and View Park-Windsor Hills communities predominantly consist of Black residents with a strong concentration of elderly (55+) households. The communities are 70 percent Black, which is a decline from 2010 when the population was 84 percent Black (see Figure 5-2). Further, 45 percent of the area is over the age of 55 years old, in contrast to Los Angeles County where 26 percent of the population is over the age of 55 (see Figure 5-3). Current trends suggest that this historically Black community may lose its majority status.

Figure 5-2 Population by Race, Ladera Heights and View Park-Windsor Hills, 2021



Source: American Community Survey 5-Year Estimates, 2017-2021.

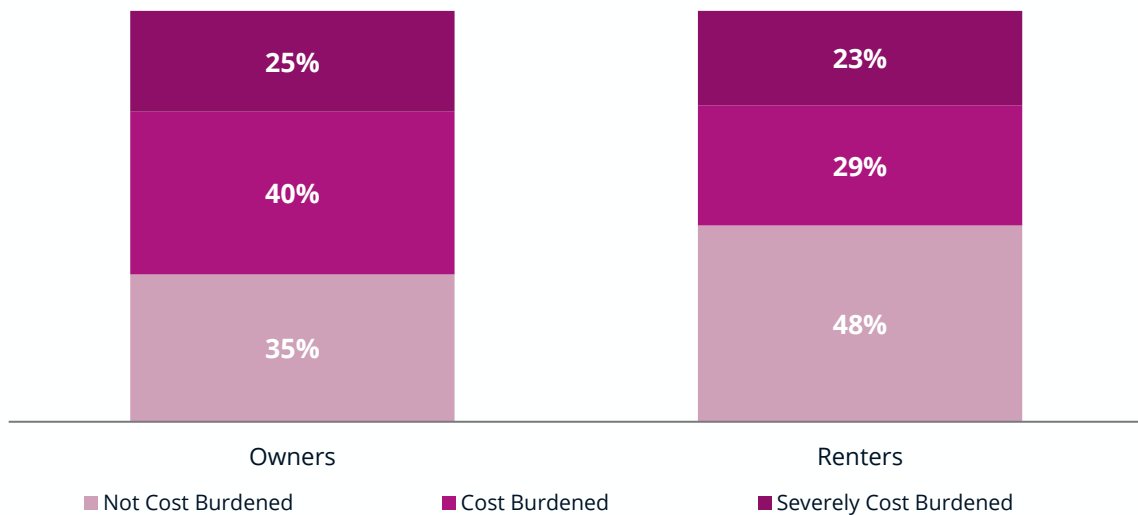
Figure 5-3 Age Distribution, Los Angeles County and Ladera Heights and View Park-Windsor Hills, 2021



Source: American Community Survey 5-Year Estimates, 2017-2021.

In these communities, both homeowners and renters are cost-burdened.² The housing stock is 70 percent owner-occupied residences, and renter-occupied units account for the remaining 30 percent. A high rate of homeownership is typically a stable economic indicator and viewed as the most secure way to avoid residential displacement. However, 65 percent of homeowners are cost burdened, including 25 percent that are severely cost burdened (see Figure 5-4).³ In comparison, 52 percent of renters are cost burdened, including 25 percent that are severely cost burdened. The high percentage of cost-burdened households likely correlates with an aging population that is more likely to be on a fixed income.

Figure 5-4 Cost Burdened Households, Ladera Heights and View Park-Windsor Hills, 2021



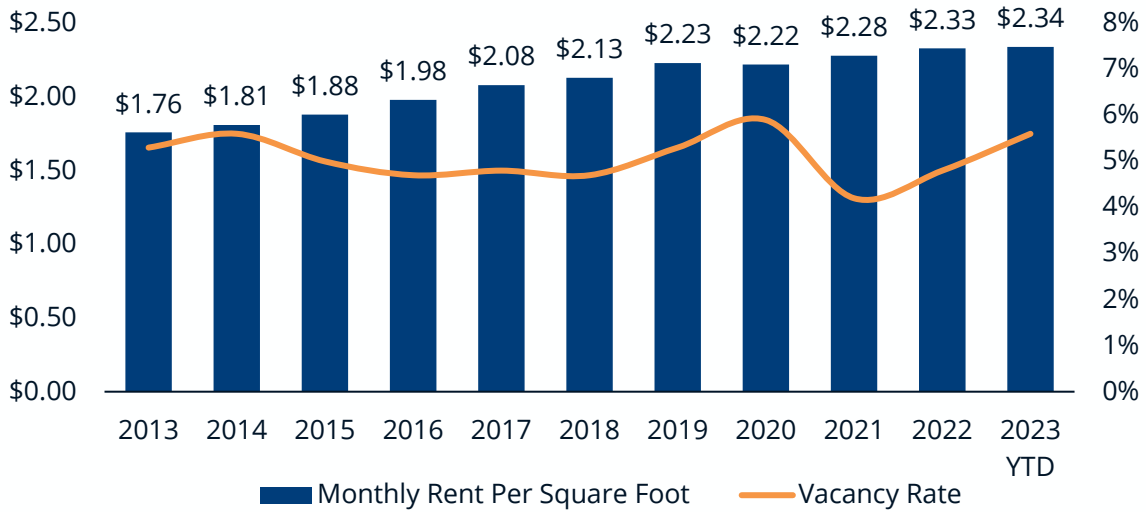
Source: American Community Survey 5-Year Estimates, 2017-2021.

The increase in housing costs and lack of affordable housing supply have led to increases in housing demand and contributed to the rise in cost-burdened households. Between 2013 and 2023, monthly rents per square foot grew by 33 percent in Ladera Heights and View Park-Windsor Hills (see Figure 5-5), and single-family home sales grew by 45 percent between 2018 and 2022 before slightly declining in 2023 (see Figure 5-6). Though housing costs have substantially increased, median household incomes have not kept up. Between 2010 and 2021, median household incomes in Ladera Heights and View Park-Windsor Hills only rose by 11 percent. The lack of new housing construction further exacerbates the pressures on the existing market. No new housing has been added since the 1990s, and nearly 90 percent of all housing in the area was built prior to 1970.

² Cost-burdened households spend more than 30 percent of their income on their rent or mortgage.

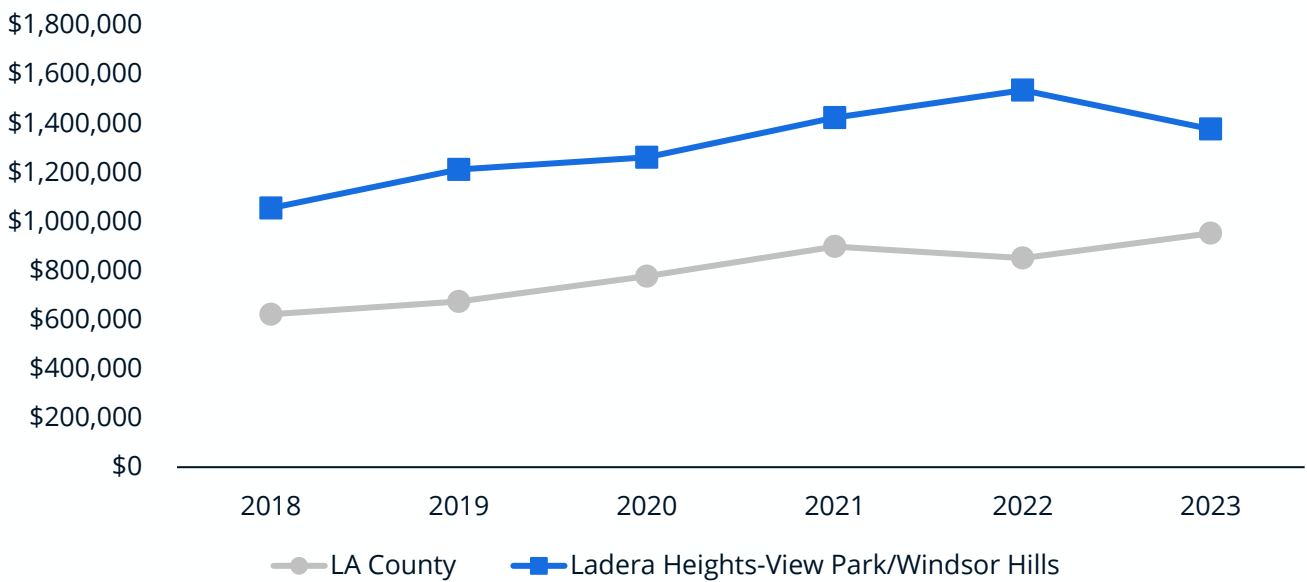
³ Severely cost-burdened households spend more than 50 percent of their income on their rent or mortgage.

Figure 5-5 Monthly Rents per Square Foot and Vacancies, Ladera Heights and View Park-Windsor Hills



Source: Costar

Figure 5-6 Historical Single-Family Home Sales, Los Angeles County and Ladera Heights and View Park-Windsor Hills



Source: Redfin



An example of housing currently under construction near the E-line. (SHoP Architects)

Similar to other communities throughout Los Angeles County, there is robust demand for housing in Ladera Heights and View Park-Windsor Hills and the larger Secondary Market Area. Ladera Heights and View Park-Windsor Hills did not add any new housing between 2013 and 2023, and there are no major housing developments currently under construction. In the Secondary Market Area more than 600 units were added in the last decade, and nearly 3,000 units are planned or proposed (Figure 5-7). This growth is directly related to transit infrastructure of the E and K Lines. The majority of recently constructed

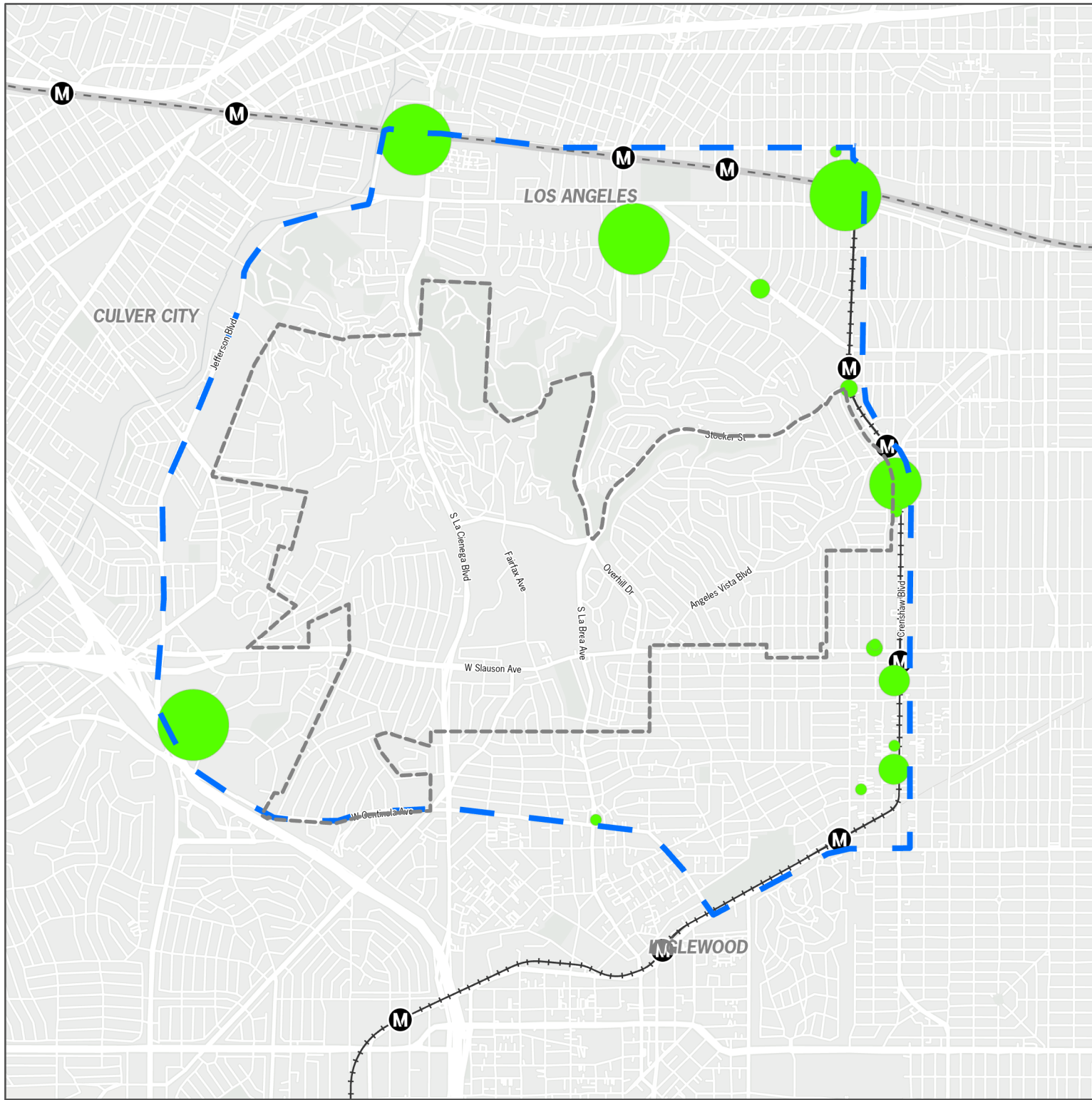
and proposed housing is incentivized near these transit lines through transit-oriented development policies in the City of Los Angeles that offer zoning incentives for projects that provide affordable housing.

5.1.4 West Fox Hills

Though its housing stock primarily consists of single-family homes, there are more than 200 multifamily units in West Fox Hills along Centinela Avenue and Grosvenor Boulevard. Although new development prospects are limited in this area, the aging housing stock may be vulnerable to housing speculation due to escalating property values and a restricted housing supply in this desirable Westside location. The community's proximity to the well-established Playa Vista neighborhood, regional freeways, and nearby concentrations of industrial land will remain key drivers of investment. However, because many of the surrounding neighborhoods are already extensively developed, any significant new development would necessitate zoning incentives or reforms.

The combination of an aging population, increasing housing costs, and lack of housing construction contribute to an environment where residents and businesses could be at risk of displacement. The strategic geographic location of the area will continue to make it a desirable place to live, and if existing residents are unable to afford to stay in their homes, they will likely be displaced by higher-income households. Shifts in spending habits and demographic changes could also detrimentally affect the viability of small businesses that rely on local spending, and disruptions in the labor market can occur as workers seek affordable housing elsewhere.

**Los Angeles County
Westside Area Plan
Fig. 5-7 Proposed Multifamily
Housing, 2023
Ladera Heights / View Park -
Windsor Hills**

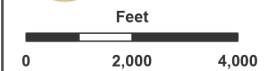


- Ladera Heights/View Park-Windsor Hills
- Secondary Market Area
- Metro Rail Stations
- Crenshaw Line
- Expo Line
- Proposed Multifamily Housing (Units) 50
- 100
- 150
- 200



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5.1.5 Commercial Development Trends

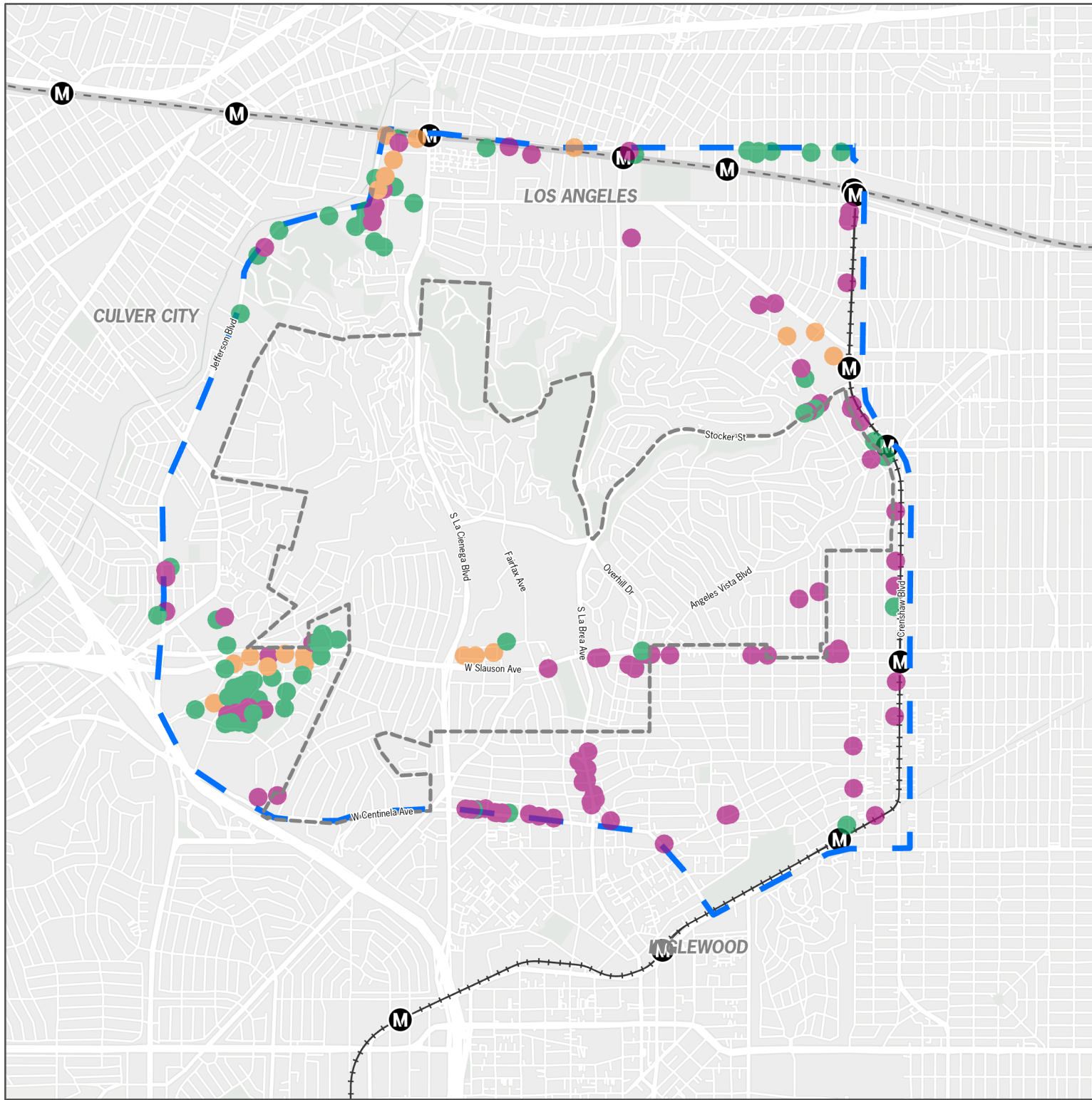
The commercial market of Ladera Heights and View Park-Windsor Hills is primarily older and local serving while the immediately surrounding communities have a robust and growing commercial market. The only Class A office space in Ladera Heights and View Park-Windsor Hills is at the intersection of Slauson Avenue and La Cienega Boulevard, which includes tenants such as BAE Systems, Providence St. Joseph Health, and Kaiser Permanente. The remaining office space in the communities is entirely Class B and C office space along Slauson Avenue. In the Secondary Market Area, there are large concentrations of Class A office space in Fox Hills just west of Ladera Heights and along Jefferson Boulevard near the E-line with proximity to the Hayden Tract in Culver City (see Figure 5-8). Since 2013, Ladera Heights and View Park-Windsor Hills have not added any new office square footage, and the Secondary Market Area has added nearly 1 million square feet. Further, there is an estimated 1.7 million square feet of office space currently planned or proposed in the Secondary Market Area. Despite rising vacancies in the Secondary Market Area (see Figure 5-9), indicating that demand for office space has slowed since the onset of the COVID-19 pandemic, the historically strong office market is expected to recover because rents did not experience a significant decline and developers continue to take advantage of the strategic location in the region. However, outside of the office spaces at the intersection of Slauson Avenue and La Cienega, the office market in Ladera Heights and View Park-Windsor Hills will be limited due to a lack of readily available sites coupled with an unpredictable office market that will discourage developers from exploring new office developments outside of existing office clusters.



Class A office space in Ladera Heights. (Loopnet)

Westside Area Plan
Fig. 5-8 Office Inventory, 2023

Ladera Heights / View Park - Windsor Hills



Ladera Heights/View Park-Windsor Hills

Secondary Market Area

Metro Rail Stations

Crenshaw Line

Expo Line

Building Class

- A
- B
- C



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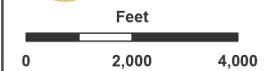
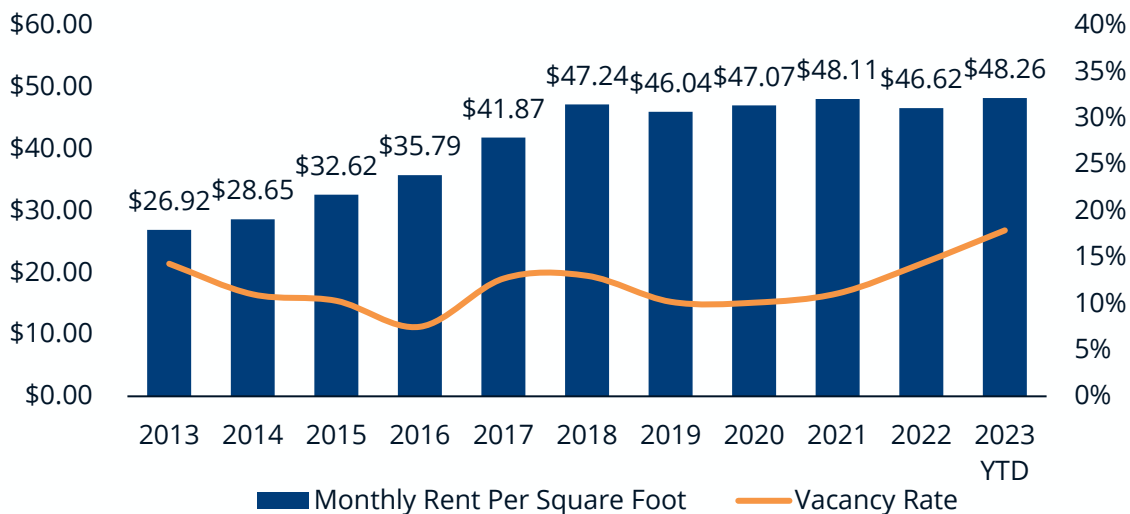


Figure 5-9 Monthly Office Rents per Square Foot and Vacancies, Secondary Market Area



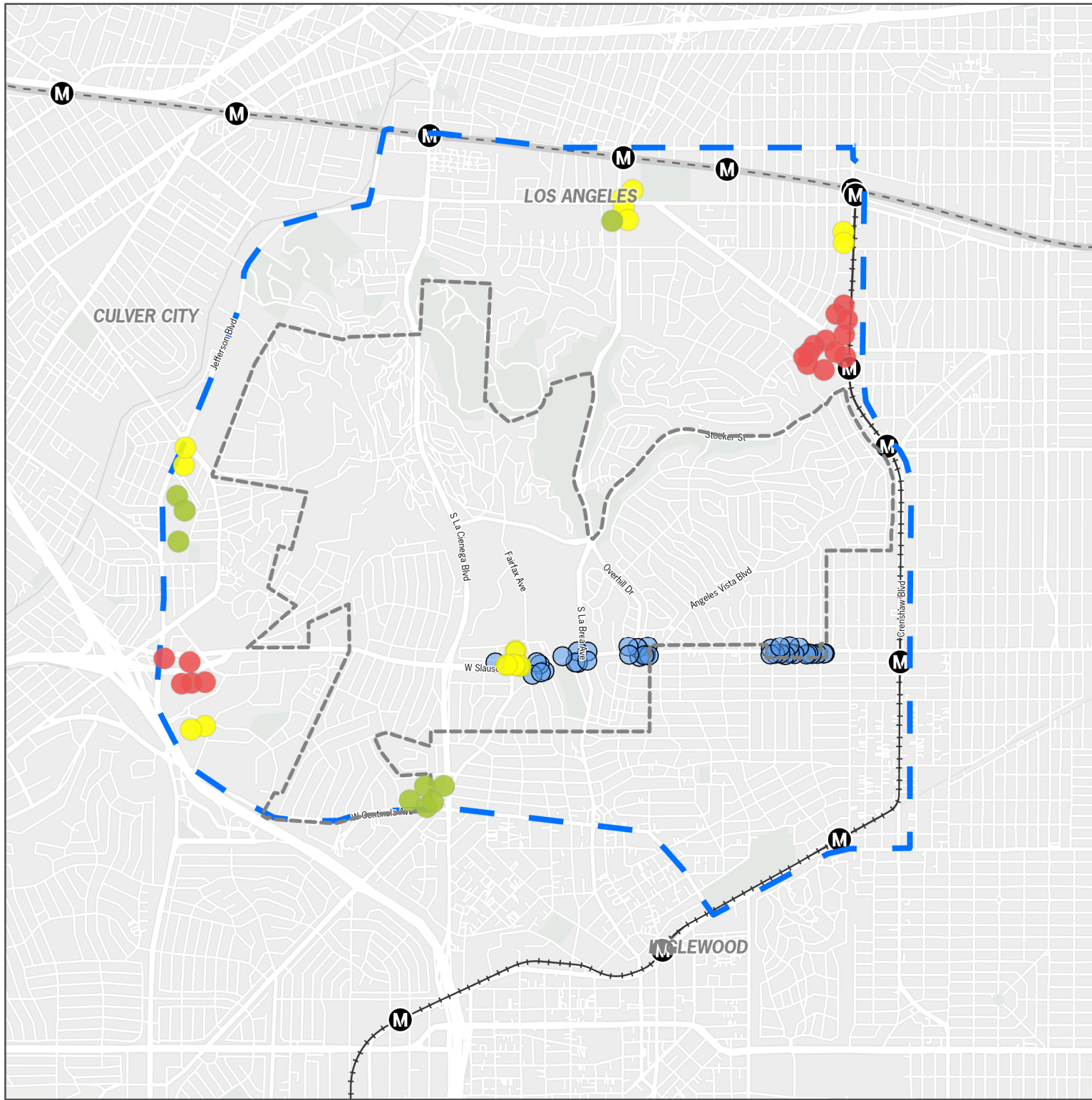
Source: Costar

Ladera Heights and View Park Windsor-Hills contain primarily stand-alone and retail strip centers while the Secondary Market Area includes a variety of regional, community, and neighborhood shopping centers.⁴ Slauson Avenue is the primary retail corridor in Ladera Heights and View Park-Windsor Hills, consisting of local serving businesses in the Retail Trade, Accommodations and Food Services, and Other Services (e.g., auto sales, hair salon/barbershops, nails salons) industries. Meanwhile, the Secondary Market Area contains several major shopping centers, including the Westfield/Culver City shopping mall and the Baldwin Hills/Crenshaw Mall (see Figure 5-10). The Secondary Market Area is also anticipated to add several new retail developments as a part of mixed-use projects at the Baldwin Hills/Crenshaw Mall, in Fox Hills, and the redevelopment of Marlton Square. Future retail growth in Ladera Heights and View Park-Windsor Hills will likely be driven by population growth in nearby neighborhoods and focused along Slauson Avenue as the primary east-west arterial in the region. However, due to a lack of readily available sites for the development of new community or shopping centers, future retail spaces will likely need to be incorporated as a part of mixed-use developments, mirroring trends observed in neighboring communities.

⁴ Regional Shopping Center: Provides general merchandise, apparel, furniture, and home furnishings built around a full-line department store. Gross leasable area for a regional shopping center can range from 300,000 to more than 1,000,000 square feet. Community Shopping Center: Offers wider range of apparel and other soft goods than neighborhood centers. Common anchors are supermarkets, drugstores, and discount department stores. Gross leasable area for a community shopping center can range from 100,000 to 350,000 square feet. Neighborhood Shopping Center: Primary uses are for sales of convenience goods (e.g., foods or drugs) and personal services (e.g. laundry, dry cleaning) for day-to-day living needs of the immediate neighborhood. Supermarkets are the principal tenants. Gross leasable area can range from 30,000 to 100,000 square feet.

Westside Area Plan
Fig. 5-10 Shopping Centers, 2023

Ladera Heights / View Park - Windsor Hills

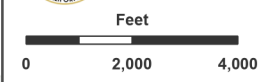


- Ladera Heights/View Park-Windsor Hills
- Secondary Market Area
- Metro Rail Stations
- Crenshaw Line
- Expo Line
- Slauson Corridor Retail
- Regional Center
- Neighborhood Center
- Community Center



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The small businesses along the Slauson Corridor face a heightened risk of displacement should there be a sudden shift in neighborhood demographics. An influx of new residents with different consumer preferences could result in changing demands for goods and services, potentially accompanied by rapid rent increases that may place a financial strain on existing small businesses. With nearly 40 percent of businesses operating in the area for over a decade, these long-standing establishments could struggle to navigate evolving market dynamics. Additionally, such businesses can hold significant cultural value in their communities due to their enduring presence. This value can be seen throughout the Slauson Corridor, particularly the intersection of Overhill Drive and Slauson Avenue, where there is a concentration of successful Black-owned businesses.

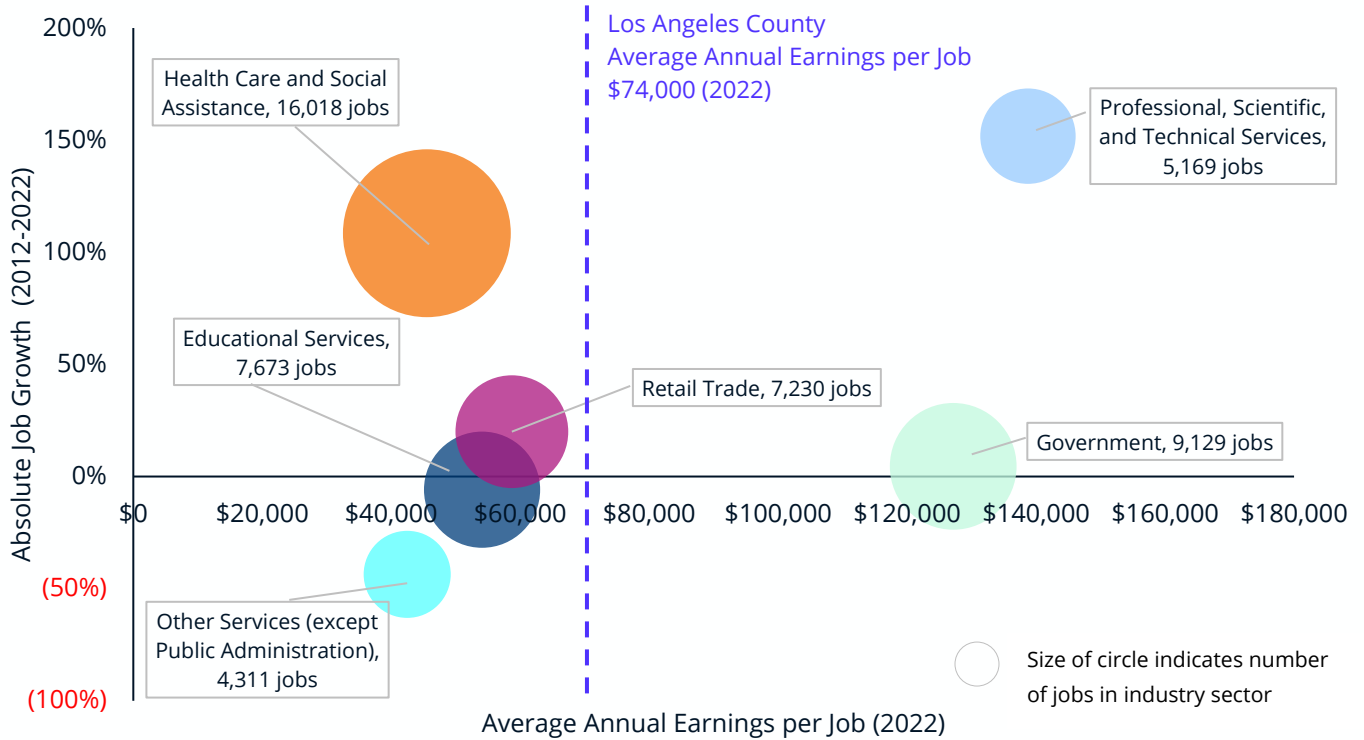


Simply Wholesome is a Black-owned restaurant at the intersection of Overhill Drive and Slauson Avenue (David Crane, Los Angeles Daily News)

5.1.6 Labor Market Trends

Health Care and Social Assistance, Government, and Educational Services comprise more than 65 percent of all jobs in the Employment Market Area. Between 2012 and 2022, Health Care and Social Assistance grew by nearly 10,000 jobs, the highest of any industry. Growth in Health Care and Social Assistance is primarily in nonhospital-related industries, particularly in Social Assistance (specifically, Services for the Elderly and Persons with Disabilities). Among the Employment Market Area's largest industries, only the Professional, Scientific, and Technical Services and Government industries have jobs where average earnings are above countywide average earnings (see Figure 5-11). Although Health Care and Social Assistance make up a significant portion of jobs in the Employment Market Area, they are predominantly characterized by low-wage jobs. The prevalence of low-earning opportunities in the job market underscores significant barriers to economic mobility, particularly as a few of the largest employment sectors tend to offer lower wages. This trend has the potential to exacerbate existing housing challenges, such as rising rents and a high concentration of households burdened by housing costs. Furthermore, it may lead to other adverse economic outcomes, including diminished educational attainment and compromised health outcomes.

Figure 5-11 Industry Sectors by Size, Job Growth, and Average Annual Earnings, Employment Market Area, 2012-2022



Source: Lightcast.

5.3 Planning Approach

The economic development goals and policies have been crafted to meet the needs of residents and businesses in the communities of the Westside Area Plan, with a specific focus on Ladera Heights and View Park-Windsor Hills. These initiatives are intended to be implementable by County agencies in collaboration with community stakeholders.

This element recognizes housing as a crucial component of any successful economic development strategy. A stable local economy must be supported by safe and secure housing without fears of being displaced due to increasing rents or drastic changes to community demographics. The housing crisis is not specific to the communities of the Westside Area Plan—communities throughout the United States are currently contending with how to address housing issues. The County has already made notable efforts to address housing affordability through the Inclusionary Housing Ordinance, the Rent Stabilization and Tenant Protections Ordinance (RSTPO), the By-Right Housing Ordinance, and policies in the Housing Element. These efforts have a direct impact in Westside communities. The Inclusionary Housing Ordinance will ensure new affordable housing is created throughout the Westside Planning Area, and the RSTPO limited rent increases for multifamily units built prior to 1995, stabilizing the housing situations of many residents.

The goals and policies outlined in this element are intended to further the County's existing efforts to stabilize housing while advancing the economic interests of current residents and small businesses. Moving forward, initiatives in the area should prioritize preserving its rich cultural heritage and leveraging these assets to promote ongoing economic empowerment, particularly for Black residents. Future planning initiatives and development opportunities should be deliberately designed to honor the vibrant creative culture that permeates the community, further solidifying its reputation as a hub of Black affluence. By celebrating and nurturing these unique cultural assets, the community can continue to thrive and evolve, ensuring a vibrant future for all who call it home.

There are several guiding principles that have led to the creation of these goals and policies, briefly outlined below.

Mitigate Displacement

In Ladera Heights and View Park-Windsor Hills, both residents and small businesses face the threat of displacement. While capping rent increases can offer some stability for renters, external factors beyond the County's control, such as the demolition of affordable housing or the withdrawal of units from the rental market, pose significant challenges. Moreover, ongoing public and private investments in nearby areas may trigger abrupt demographic shifts, potentially leading to gentrification. This transformation could jeopardize local businesses catering to the existing community and the loss of amenities to which residents are accustomed. Tailored interventions should include leveraging future redevelopment opportunities for community benefits and strengthening the ability of residents and businesses to stay in their communities.

Improve the Environment for Small Businesses

Small businesses are key local assets, offering opportunities for entrepreneurship and employment and providing unique amenities and services to local residents. In Ladera Heights and View Park-Windsor Hills, Slauson Avenue holds significant historical importance and serves as the primary commercial corridor for these communities. The intersection of Overhill Drive and Slauson Avenue already boasts a vibrant cluster of small businesses. As sections of the corridor undergo potential growth, it becomes imperative to ensure an environment that fosters the success of small businesses. Interventions should prioritize supporting small businesses as the market evolves and fostering opportunities for them to actively contribute and benefit from future growth in the area.

Recognize and Leverage Historical Black Culture

Ladera Heights and View Park-Windsor Hills is an enclave within Los Angeles County renowned for its concentration of Black wealth. However, recent trends reveal a declining share of Black population alongside stagnant household incomes relative to other demographics. These indicators suggest further displacement for this historically significant area if current trajectories persist. It is imperative to acknowledge and harness the rich Black legacy of the community to fuel future economic prosperity and foster neighborhood stability. Potential interventions may entail implementing flexible regulations to

support cultural and artistic endeavors, as well as acknowledging and preserving existing historic land uses, architectural styles, and institutions.

Equitable Job Access

Numerous residents currently hold jobs that pay below the County average, underscoring the need to enhance working conditions and expand access to quality employment opportunities and career advancement pathways. Key industries in the area, such as Health Care and Social Assistance, and Professional, Scientific, and Technical Services, exhibit the most growth potential. The County's responsibility lies in comprehensively assessing the needs of its workforce and serving as a facilitator between employers and employees. This entails identifying existing gaps and proactively aiding prospective employees in acquiring the skills necessary to meet the demands of employers.

5.4 Goals and Policies

5.1.7 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 that includes 30 or more residential units.

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

Policy

ED 2.1 Provide assistance to aging residents to increase their ability to access the equity value in their homes and prevent predatory housing practices.

Goal ED 3 Equitable access for residents to good jobs in growing industries.

Policies

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.

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

5.1.8 Ladera Heights and View Park-Windsor Hills

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

Policies

- ED 4.1** Mitigate the loss of long-standing businesses in the community that may be impacted by new development.
- ED 4.2** Leverage the Department of Economic Opportunity to assist businesses in adapting to abrupt changes in rents.
- ED 4.3** Preserve and enhance existing historic and cultural resources to promote entrepreneurship and attract new economic opportunities.
- ED 4.4** Facilitate opportunities for businesses or community-based organizations to acquire land to preserve spaces for small businesses.

Goal ED 5 Vibrant commercial areas that support small businesses.

Policies

- ED 5.1** Create flexible zoning regulations to allow for a mix of uses (including housing) to be accommodated and improve economic activity in the Planning Area, particularly along the Slauson Corridor.
- ED 5.2** Prioritize spaces for small business in new development.
- ED 5.3** Maintain West 54th Street as a hub of local-serving institutions in a pedestrian-friendly environment.
- 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 Black cultural and artistic identity.

6. Conservation and Open Space



6 CONSERVATION AND OPEN SPACE

Vision

The Westside Planning Area's natural resources and open spaces are unique features that distinguish the westside communities from adjacent municipalities. The Conservation and Open Space Element supports sustainably balancing growth and development with the preservation of open spaces, conservation of natural resources, and protection of biological resources. Existing open spaces will be maintained, preserved, and enhanced, and additional opportunities to expand open spaces and conserve natural resources will be sought.

6.1 Purpose

The Conservation and Open Space Element contains goals and policies that guide the County's efforts to protect, conserve, and enhance existing biological and natural resources. It includes policy direction for the development of hillsides that protects scenic vistas and outlines a future planning process to guide the evolution of the Inglewood Oil Field. The element also sets the policy framework for achieving the overall Westside Area Plan vision to protect and conserve natural resources and open spaces in the Westside Planning Area (Planning Area).

The goals and policies for parklands and outdoor recreation are in the Public Facilities and Services Element.

6.2 Existing Context

Though the Westside Planning Area is largely a developed and highly modified urbanized area, its unincorporated areas contain isolated spots of open space and undeveloped land with identified biological resources. These areas have become threatened due to development and habitat fragmentation and are further stressed by climate change impacts such as wildfires, droughts, increasing temperatures, and extreme weather events. Within the Planning Area, major open spaces include the Inglewood Oil Field, Kenneth Hahn State Recreation Area (KHSRA), Franklin Canyon, Ballona Wetlands, Los Angeles Veterans Cemetery, and Holy Cross Cemetery and Mortuary. Parks, vacant land, water channels, and undeveloped hillsides are other forms of open spaces in the Westside Planning Area. This section describes significant open spaces and natural resources found in the area today, with a focus on Ladera Heights, View Park-Windsor Hills, and West Fox Hills.

6.2.1 Biological Resources

Special-status plant and animal species include those classified as endangered or threatened and proposed or candidate species on listings by the U.S. Fish and Wildlife Services, California Department of Fish and Wildlife, and California Native Plant Society. Within the Planning Area are 44 special-status plant species and 30 special-status wildlife species that are known or have the potential to occur.

The majority of these species are not expected due to unsuitable habitats, but a handful have low to high potential. Examples include the southern tarplant, Coulter's goldfields, Nuttall's scrub oak, Crotch bumble bee, California monarch butterfly, southern California legless lizard, two-striped garter snake, tricolored blackbird (nesting colony), burrowing owl, coastal California gnatcatcher, least Bell's vireo (nesting), pallid bat, and silver-haired bat. The potential for these special species to be present in specific parts of the Westside Plan Area is variable and dependent on local conditions.

The Ballona Wetlands are an important coastal ecological area in Los Angeles County. As one of only three remaining natural salt marshes in the County, it is an important habitat for sensitive species, including two-striped garter snake, south coast marsh vole, and Pacific pocket mouse. The Ballona Wetlands are designated as a Significant Ecological Area (SEA).

A formal study to delineate aquatic resources in the Westside Planning Area was not conducted. However, aquatic features that are potentially under the jurisdiction of the U.S. Army Corps of Engineers and California Fish and Wildlife were identified in the Westside Planning Area using information from the United States Fish and Wildlife Service's National Wetlands Inventory database (see Figures 6-1 and 6-2).

Ladera Heights and View Park-Windsor Hills—and to some extent West Fox Hills—support a variety of habitats that provide suitable nesting areas for native migratory and resident bird species. Examples include owls and raptors. Figure 6-3 shows the vegetation and land use cover types in Ladera Heights and View Park-Windsor Hills, and Figure 6-4 shows West Fox Hills. Although most of these areas are developed, maintained landscape and a variety of natural land cover types also exist.

Sensitive natural communities are communities that are of limited distribution statewide or within a county or region and are often vulnerable to environmental effects from development projects. The sensitive natural communities in Ladera Heights and View Park-Windsor Hills include: California sycamore woodland alliance, California walnut woodland alliance, coastal prickly pear succulent scrub alliance, giant wild rye grassland alliance, lemonade berry scrub alliance, and white sage scrub alliance.

**Los Angeles County
Westside Area Plan
Fig. 6-1 Potential Aquatic
Features**

*Ladera Heights / View Park -
Windsor Hills*

Ladera Heights/View Park-Windsor Hills

Metro Rail Stations

Crenshaw Line

NWI Type

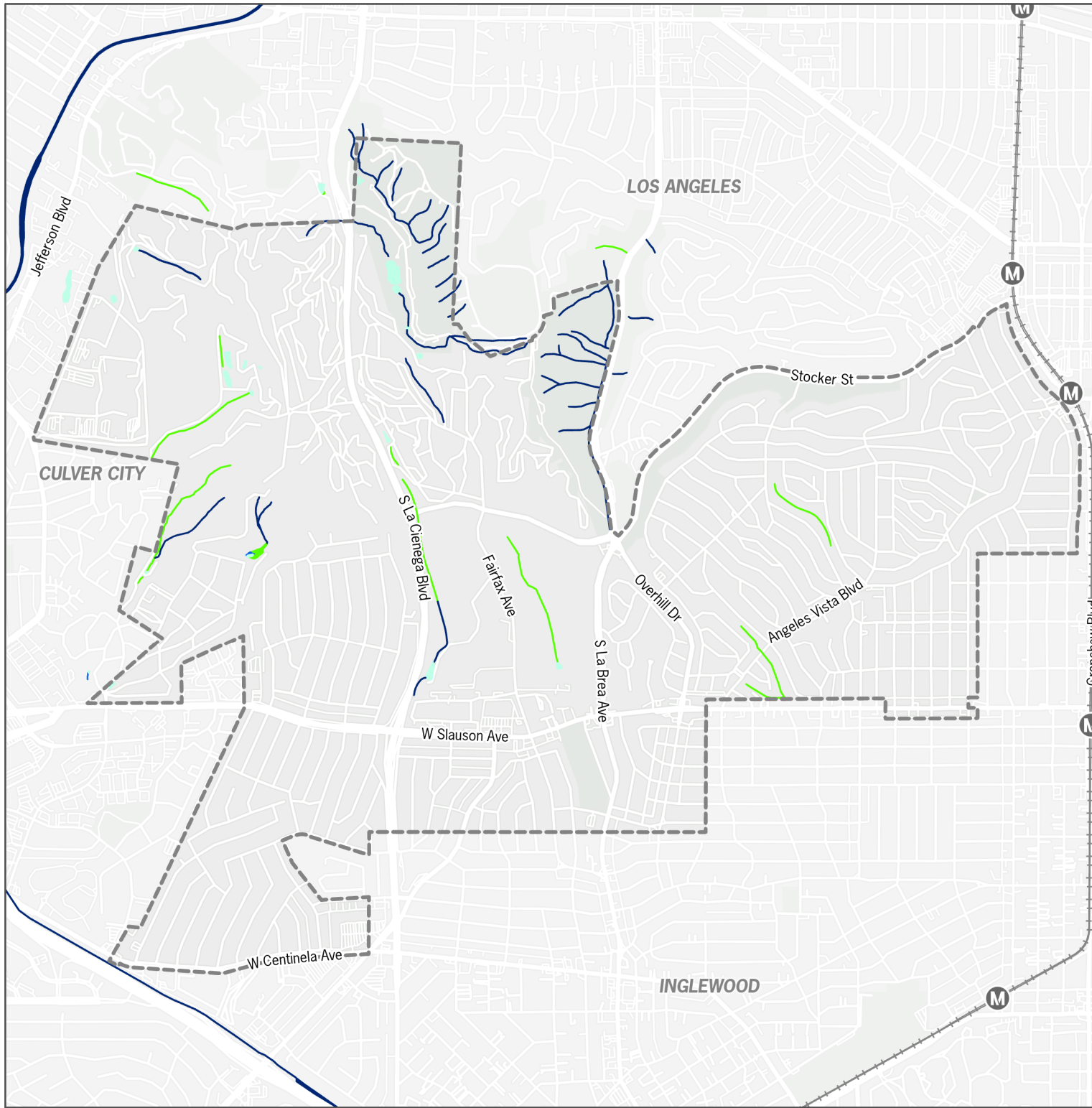
Freshwater Emergent Wetland

Freshwater Forested/Shrub Wetland

Freshwater Pond

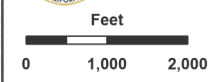
Riverine

Mask





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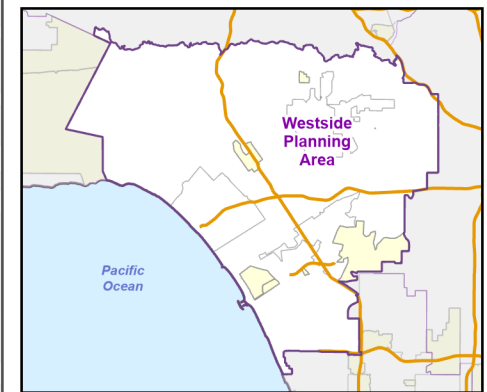
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Source: DRP GIS Section 2024, PlaceWorks 2024

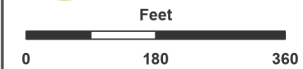
Los Angeles County
Westside Area Plan
Fig. 6-2 Potential Aquatic
Features
West Fox Hills

-  West Fox Hills
- NWI Type**
-  Riverine



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Source: DRP GIS Section 2024, PlaceWorks 2024

**Los Angeles County
Westside Area Plan
Fig. 6-3 Vegetation Communities
and Land Cover Types
Ladera Heights / View Park -
Windsor Hills**

Ladera Heights/View Park-Windsor Hills

Metro Rail Stations

Crenshaw Line

Vegetation Communities and Land Cover Types

Annual Grassland

Barren

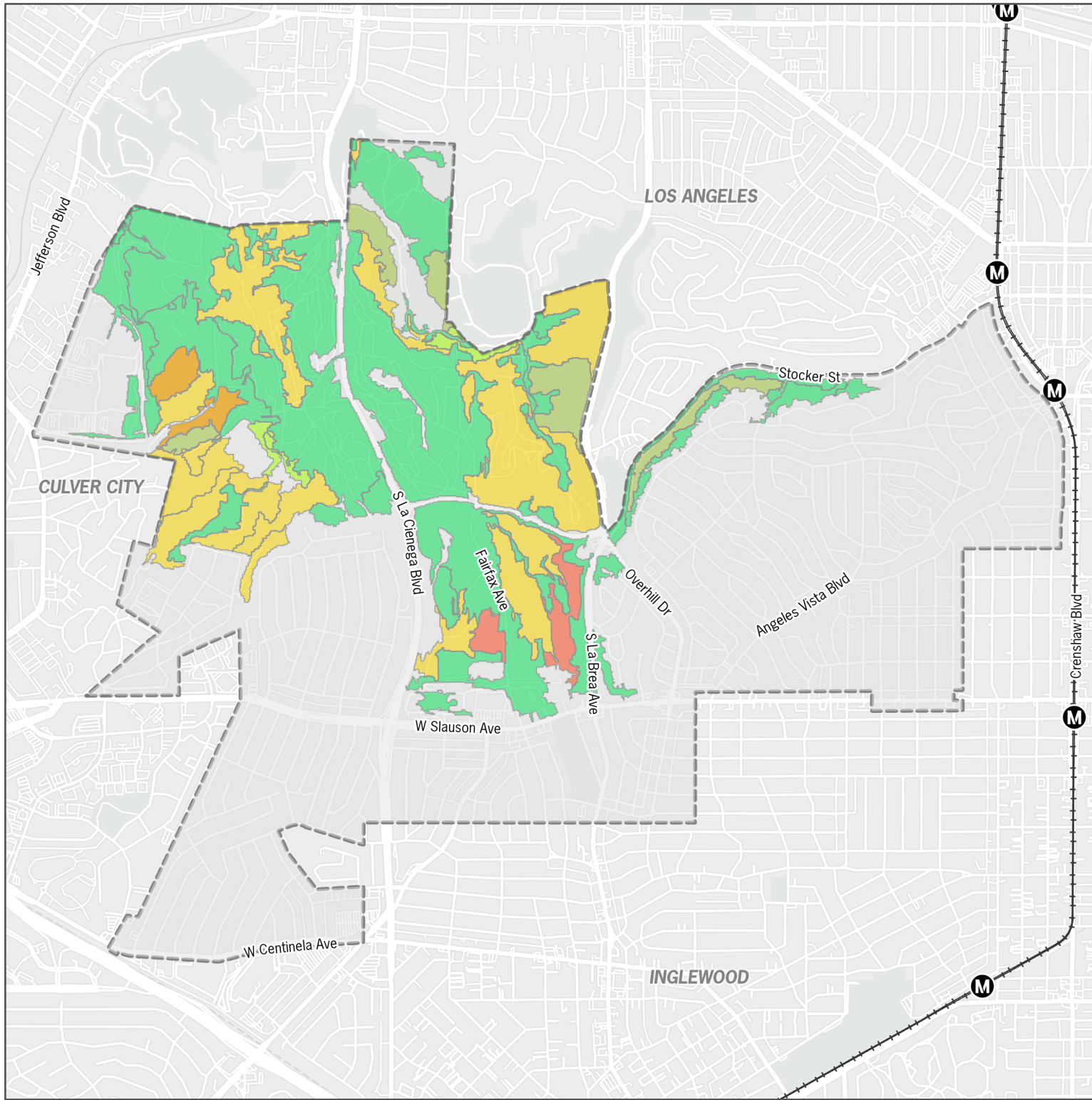
Coastal Oak Woodland

Coastal Scrub

Eucalyptus

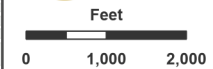
Mixed Chaparral

Urban



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


Source: DRP GIS Section 2024, PlaceWorks 2024

Los Angeles County
Westside Area Plan
Fig. 6-4 Vegetation Communities and Land Cover Types
West Fox Hills

 West Fox Hills

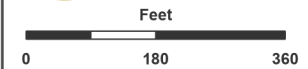
Vegetation Communities and Land Cover Types

-  Barren
-  Urban



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Source: DRP GIS Section 2024, PlaceWorks 2024

6.2.2 Topography and Vistas

Much of the Planning Area is on hilly terrain. Rising above the urbanized areas of the cities of Los Angeles, Culver City, and Inglewood, the Ladera Heights and View Park-Windsor Hills neighborhoods offer sweeping vistas of the Los Angeles metropolitan area below and beyond. The Downtown Los Angeles skyline is visible from many vantage points to the east, while the Pacific Ocean can be seen in the distance to the west. Other visible Southern California landmarks include the Los Angeles International Airport (LAX), the San Gabriel Mountains, and the Hollywood Sign.



View of the Downtown Los Angeles skyline from View Park-Windsor Hills (LA County Planning)

In the Ladera Heights and View Park-Windsor Hills neighborhoods, the layout of streets and properties conform to the topographic contours. Single-family residences are built along curvilinear streets that conform to the terrain. Along the Slauson Corridor, the hilly topography aggregates buildings into clusters at the troughs, and the peaks physically divide them from other areas.

6.2.3 Significant Open Spaces

Kenneth Hahn State Recreation Area

The KHSRA occupies more than 400 acres of land in the northern portion of Ladera Heights.

Managed by the County Department of Parks and Recreation, the KHSRA includes large areas of biological habitat and areas for passive and active recreation, including picnic sites, tot lots, a freshwater pond, and miles of trails. Vegetation communities include native coastal sage scrub, eucalyptus and oak woodlands, and ornamental grasses. The coastal California gnatcatcher has been documented in several locations throughout the study area, particularly in the KHSRA.



Picnic area (left) and trail (right) in Kenneth Hahn SRA. (PlaceWorks, LA County Planning)

Inglewood Oil Field

Immediately adjoining the Kenneth Hahn SRA is the Inglewood Oil Field. At approximately 639 acres of hillside terrain and surrounded by urbanized areas of the Los Angeles metropolitan area, it is one of the largest oil fields in the Los Angeles area. Pumpjacks, tanks, pipes, and other field equipment are visible from many areas, including roadways such as La Cienega Boulevard, Fairfax Avenue, and Stocker Avenue. The terrain is gently rolling hills with native and non-native vegetation. Much of the oil field is disturbed or degraded due to past and present oil field operations. Weed-dominated habitats are common on the field in the more active and disturbed areas.

Wetland and riparian habitats are present; however, human disturbances have reduced the extent and plant species composition of riparian communities, and they have been replaced by artificial aquatic and riparian habitats maintained by artificial watering regimes such as park maintenance, urban runoff, and industrial activities. Three vegetation types that have been mapped on the Inglewood Oil Field and are considered special status include: California sagebrush scrub, giant wild rye grassland, and needle grass grassland. Additionally, degraded or disturbed scrub habitat may potentially be considered special status. Vegetation mapping of unmapped areas on the Inglewood Oil Field may potentially include additional special status vegetation types, but the likelihood is low.¹

Several special status plant species have the potential to occur on the Inglewood Oil Field, including South coast saltbush, Plummer's mariposa lily, southern tarplant, Rock lettuce (*Dudleya lanceolata*), mesa horkelia (*Horkelia cuneata* var. *puberula*), Southern California black walnut, Robinson's peppergrass (*Lepidium virginicum* var. *robinsonii*), Brand's star phacelia (*Phacelia stellaris*), and San Bernardino aster (*Symphotrichum defoliatum*). (Culver City 2017)

The majority of habitat on the Inglewood Oil Field is fragmented and isolated by oil field operations. Although the habitat fragments are surrounded by urban development and human influence, these habitats support native animal species, including hundreds of insects, at least 12 species of reptiles and amphibians, over 166 species of birds and 21 species of mammals; however, not all of these species are expected to be present on the Inglewood Oil Field. (Culver City 2017)

Several special status wildlife species have the potential to occur on the Inglewood Oil Field, including silvery legless lizard (*Aniella pulchra pulchra*), coast horned lizard (*Phrynosoma coronatum* ssp. *blainvillii*), northern harrier (*Circus cyaneus*), Coastal cactus wren (*Campylorhynchus brunneicapillus couesi*), peregrine falcon (*Falco peregrinus anatum*), loggerhead shrike (*Lanius ludovicianus*), coastal California gnatcatcher (*Polioptila californica californica*), pallid bat (*Antrozous pallidus*), western mastiff bat (*Eumops perotis californicus*), pocketed free-tailed bat (*Nyctinomops femorosaccus*), big free-tailed bat (*Nyctinomops macrotis*), San Diego black-tailed jackrabbit (*Lepus californicus bennettii*), and Los Angeles pocket mouse (*Perognathus longimembris Brevinasus*). (Culver City 2017)

¹ Culver City. 2017. Inglewood Oil Field Specific Plan Project Draft Environmental Impact Report Biological Resources Chapter.

<https://www.culvercity.org/files/assets/public/v/1/documents/city-manager/inglewood-oil-field/environmental-review-process/43bio091117.pdf>

The Baldwin Hills, which includes the Inglewood Oil Field, is the largest area of open space in the Los Angeles Basin. Animals living in the Inglewood Oil Field may potentially use the various canyons, ridgelines, habitats and other linear features to travel locally within the hills of the site. Most large-scale regional wildlife movement between the Baldwin Hills and the open spaces beyond the Los Angeles Basin is expected to be restricted to avian movement due to the surrounding urban development and lack of suitable habitat. (Culver City 2017)

As described in the Land Use Element, current uses of the Inglewood Oil Field will be phased out in the future.



Left: Field equipment is visible from La Cienega Boulevard. Right: The Inglewood Oil Field is adjacent to Kenneth Hahn State Recreation Area. (PlaceWorks, LA County Planning)

Other Open Spaces

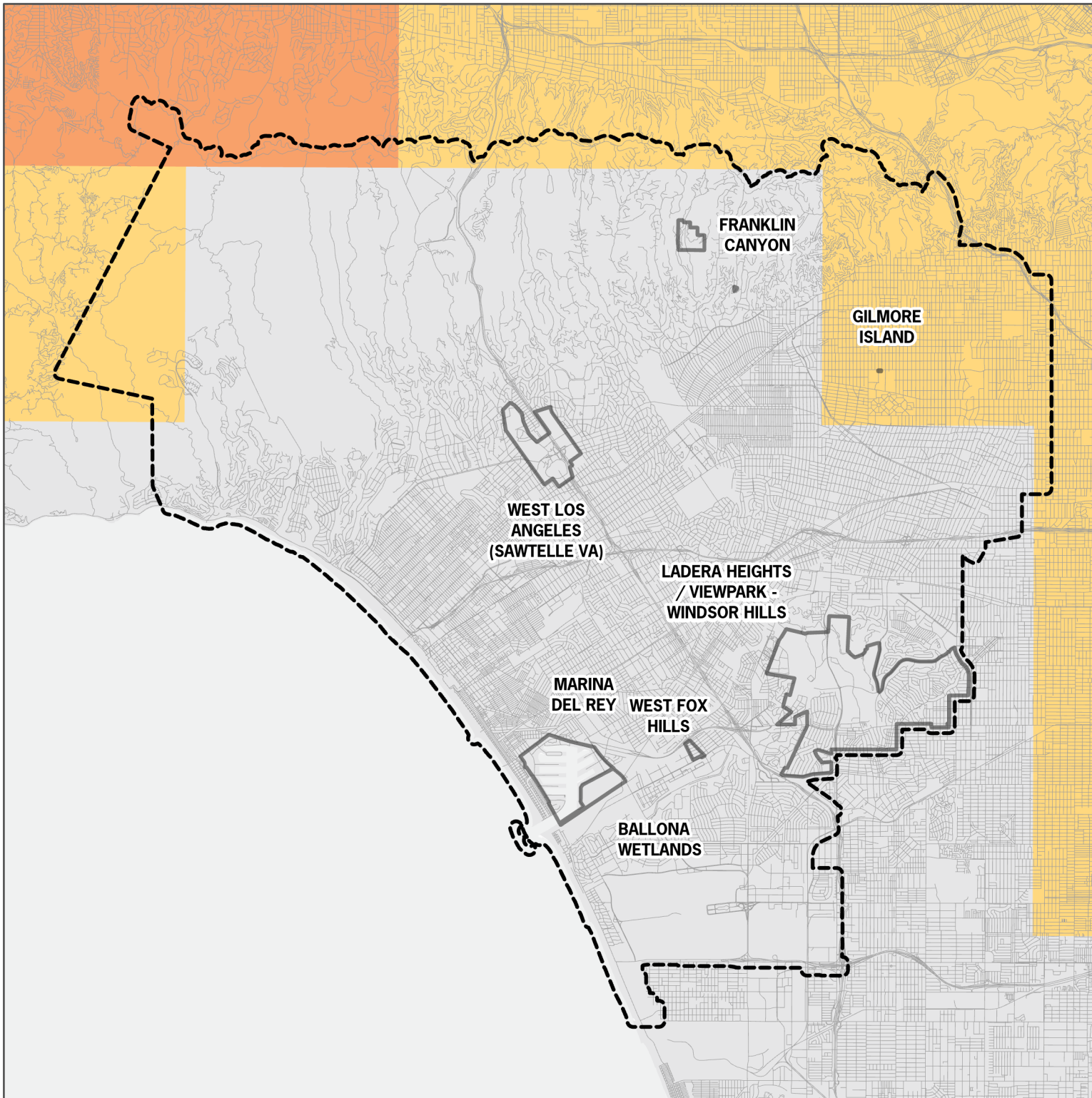
The Planning Area also contains several other areas of open spaces. In the hills behind Beverly Hills, Franklin Canyon is nestled among trees and open spaces. The majority of Franklin Canyon is part of Franklin Canyon Park, a 605-acre park managed by the Mountains Recreation and Conservation Authority. The Los Angeles Veterans Cemetery in the West Los Angeles (Sawtelle VA) neighborhood and the Holy Cross Cemetery and Mortuary in Ladera Heights allow people to be outdoors. Pockets of vacant lots, areas of undeveloped hillsides, and the Centinela Creek Channel can all be habitats for plants and animals.






6.2.4 Climate Change Considerations

Climate change could have considerable impacts on the communities in the Westside Planning Area. Climate hazards are projected to become more frequent and severe in the coming years and decades. The 2021 Los Angeles County Climate Vulnerability Assessment (CVA) forecasts that countywide daily maximum temperatures will increase by an average of 5.4°F to a midcentury average of 98.6°F. The assessment also anticipates megadroughts, sea level rise, periods of extreme precipitation, and more intense wildfires throughout the County. Figures 6-5 through 6-10 depict the current baseline and projected exposure to extreme heat, wildfire, and flooding in the Planning Area.

The CVA outlines LA County's physical and social vulnerabilities to this century's most pressing climate hazards. The vulnerabilities identified in the report intersect with other social, economic, and cultural issues: historic injustices, housing insecurity, income inequality, and more. The CVA integrates countywide exposure projections with social sensitivity indicators and adaptive capacity information to examine the relative level of vulnerability across LA County. Future climate adaptation actions and related investments in infrastructure and services will need to incorporate the analysis of present and future social vulnerabilities to best address the needs of the communities most at risk. Building on the findings of the CVA, the County's Climate Action Plan identifies strategies, measures, and actions to mitigate greenhouse gas emissions and address the impacts of climate change at a regional level.

**Los Angeles County
Westside Area Plan
Fig. 6-5 Exposure to Extreme Heat
Historical Baseline**



-  Subarea Boundary
-  Westside Planning Area
- Relative Exposure Level 95th Pctile Daily Max. Temp.
- Baseline**
-  Low, < 86.4 F
-  Moderate, 86.4 F - 94.2 F
-  High, > 94.2 F

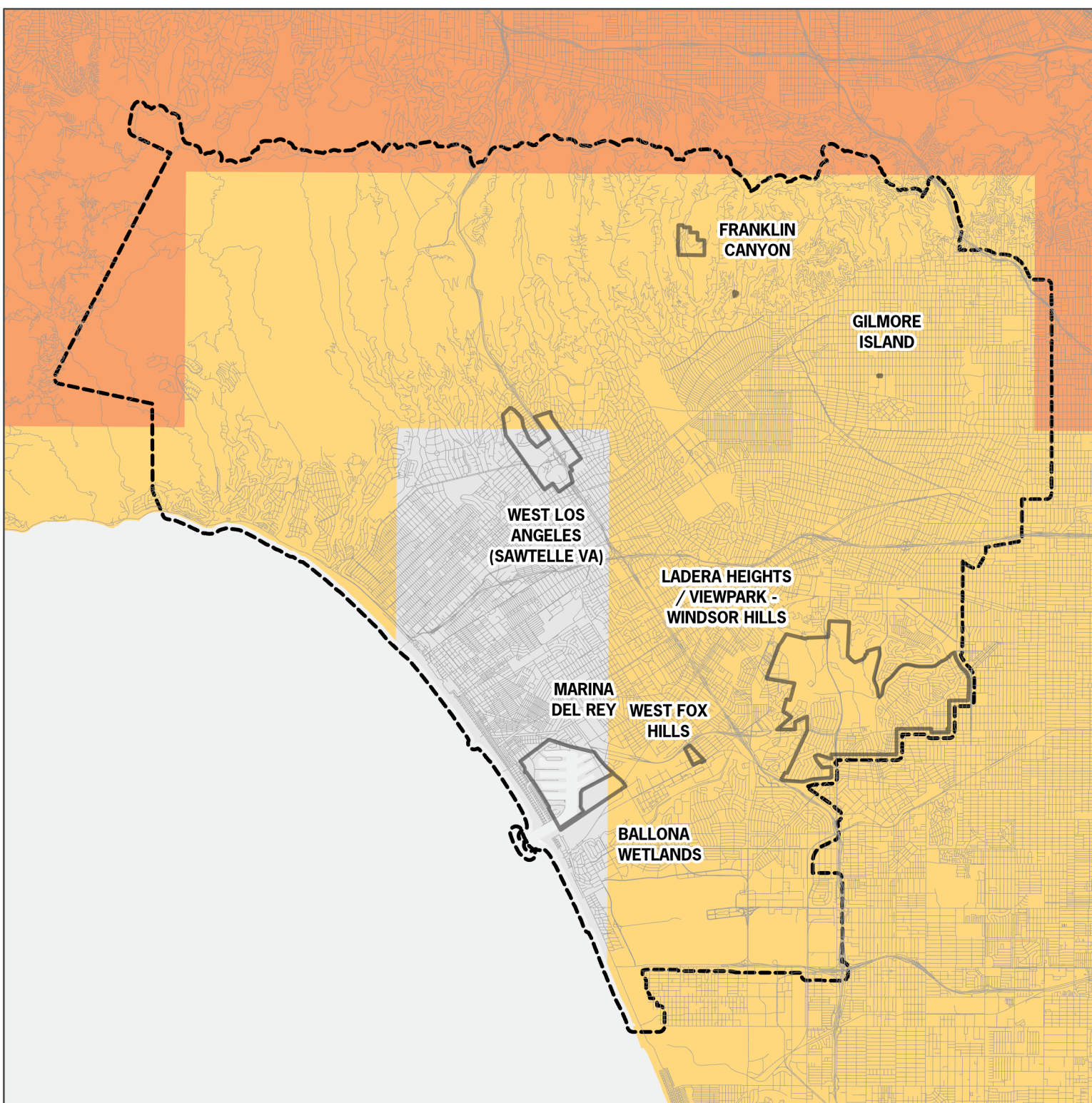







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Source: DRP GIS Section 2024, PlaceWorks 2024

Los Angeles County
Westside Area Plan
Fig. 6-6 Exposure to Extreme Heat
Representative Concentration
Pathway (RCP) 8.5, Mid-Century



-  Subarea Boundary
-  Westside Planning Area
- Relative Exposure Level 95th Pctile Daily Max. Temp.
-  Low, < 86.4 F
-  Moderate, 86.4 F - 94.2 F
-  High, > 94.2 F



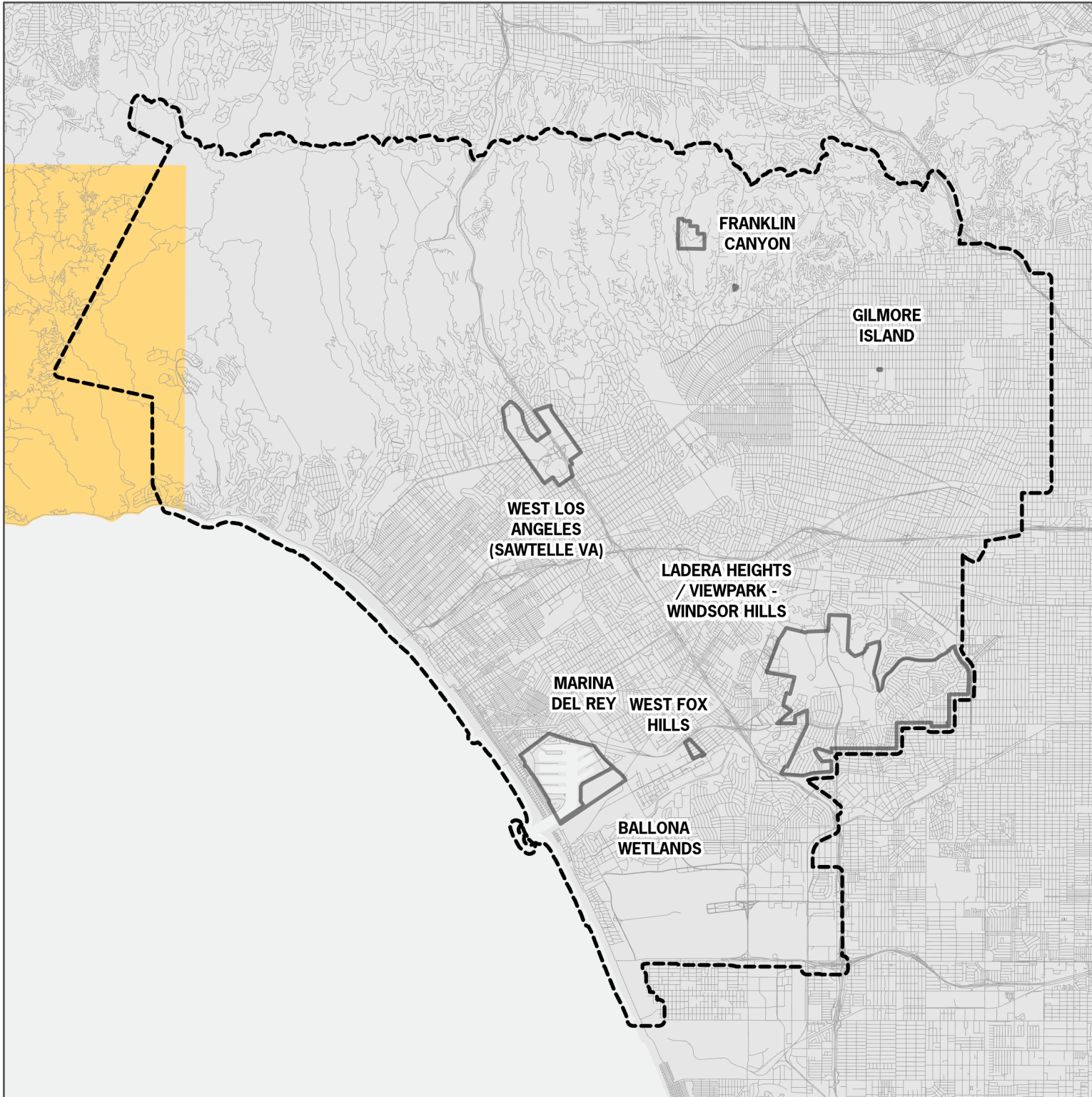
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

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Source: DRP GIS Section 2024, PlaceWorks 2024

**Los Angeles County
Westside Area Plan
Fig. 6-7 Exposure to Wildfire
Historical Baseline**



-  Subarea Boundary
-  Westside Planning Area
- Relative Exposure Level Annual Area Burned - Baseline**
-  Low, < 15.8 Hectares
-  Moderate, 15.8 - 31.5 Hectares

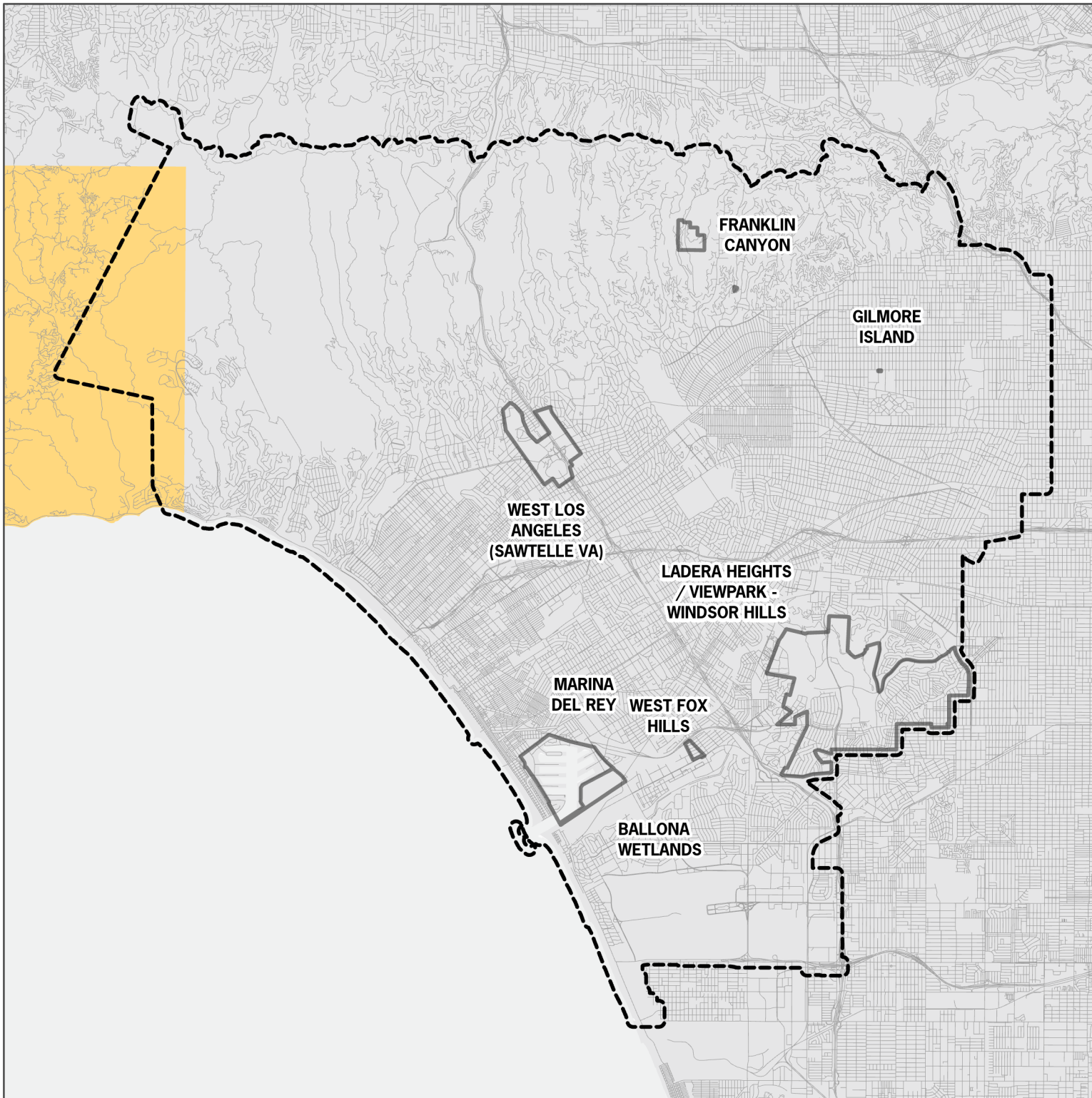


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Source: DRP GIS Section 2024, PlaceWorks 2024



Subarea Boundary

Westside Planning Area

Relative Exposure Level Annual Area
Burned - Mid-century

Low, < 15.8 Hectares

Moderate, 15.8 - 31.5 Hectares

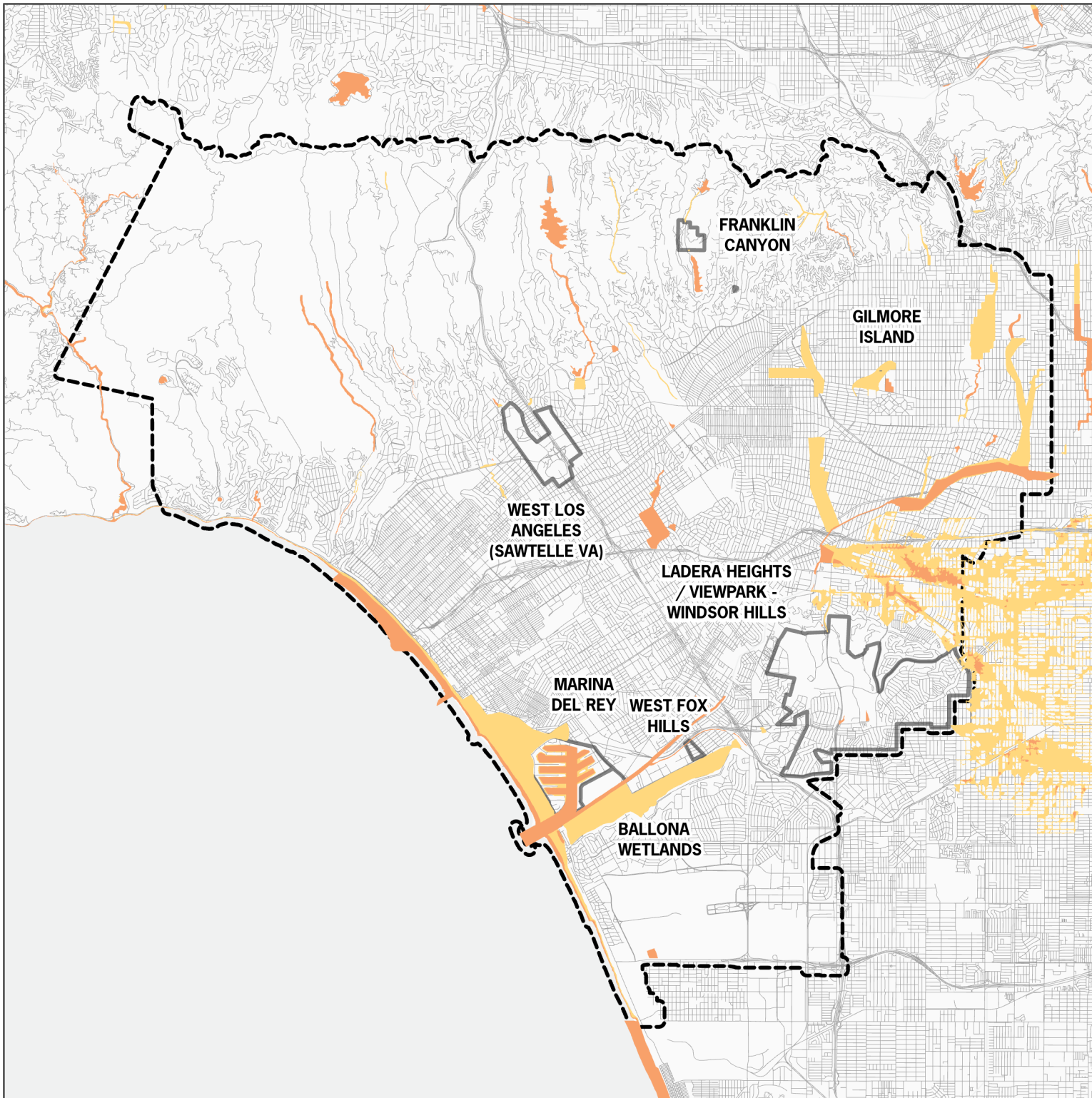


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**Los Angeles County
Westside Area Plan
Fig. 6-9 Exposure to Inland
Flooding**



- Subarea Boundary
- Westside Planning Area
- FEMA Flood Zone Designations
 - High, 1% Annual Chance Flood
 - Medium, 0.2% Annual Chance Flood



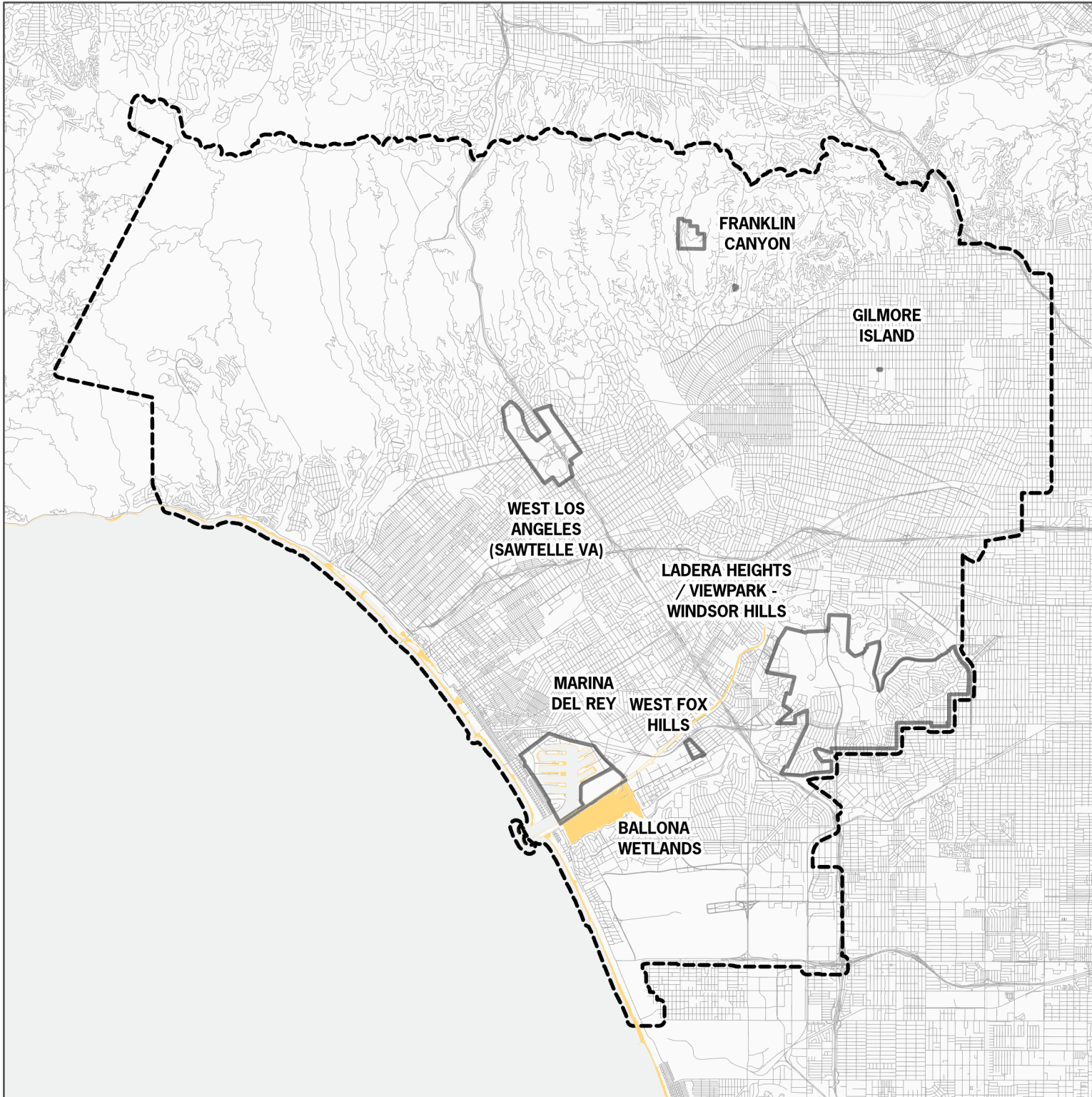
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Source: DRP GIS Section 2024, PlaceWorks 2024

**Los Angeles County
Westside Area Plan
Fig. 6-10 Exposure to Coastal
Flooding**



-  Subarea Boundary
-  Westside Planning Area
- Relative Exposure Level**
-  High, >3.9 feet
-  Moderate, 0-3.9 feet



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Source: DRP GIS Section 2024, PlaceWorks 2024

6.3 Planning Approach

Several guiding principles have informed the development of the Conservation and Open Space Element's goals and policies, which are outlined below.

Protect, Conserve, and Enhance Existing Biological, Natural, and Open Spaces.

Though the Westside Planning Area is largely urbanized, its open spaces and undeveloped land contain habitats for many biological resources, including several that are classified as special species and deserving of protection. These irreplaceable resources are threatened by development, habitat fragmentation and a changing climate. The goals and policies in this Open Space and Conservation Element will allow the County to strategically plan for existing natural resources and to protect, conserve, and enhance the animal and plant habitats in the Planning Area.

Collaborate with the Community Toward a More Climate-Resilient Future.

The County's General Plan and Codes contain policies, standards, and procedures to address the impacts of climate change and promote resiliency at a regional level. At the community level, the policies in this element aim to foster collaboration with community members and organizations to collectively conserve energy and water resources, identify new opportunities to use clean energy, and promote sustainability efforts at the individual/household level.

Advance Habitat Restoration and Conservation Efforts when Planning for the Future of the Inglewood Oil Field.

The long-term reuse of the Inglewood Oil Field presents a unique opportunity to expand the provision of open space and further the protection of natural resources within a largely urbanized area of the County. Consistent with the PNA+ identification of the Oil Field as a priority area for environmental restoration and enhancement, the planning process for future uses of the Oil Field should seek to protect existing natural resources on the site and restore and expand natural habitats to the extent feasible for ecosystem services, social benefits to vulnerable populations, and environmental justice for historically burdened communities.

Identify and Protect the Area's Scenic Resources.

The vistas from the Ladera Heights and View Park-Windsor Hills neighborhoods are valued by residents as one of the unique features that distinguish the neighborhoods. The County will strive to protect these scenic resources by designating ridgelines in the neighborhoods as Hillside Management Areas and requiring new development and infrastructure to complement the natural topographic features and maintain their visual quality.

6.4 Goals and Policies

6.4.1 Areawide

Goal COS 1 The natural environment and natural resources are sustained for enjoyment and equitable use by future generations of Westside residents.

Policies

- COS 1.1** Provide public access and educational resources equitably for residents at open spaces and natural areas that are habitats for sensitive species, wherever feasible and applicable, in accordance with the recommendations of PNA+.
- COS 1.2** Conserve and protect water quality and supply and continue to provide assistance for urban water management plans through continual partnership with the West Basin Municipal Water District.
- COS 1.3** Prioritize protecting, conserving, and restoring the natural resources and habitats at the Ballona Wetlands, an area of great ecological importance.

6.4.2 LADERA HEIGHTS, VIEW PARK-WINDSOR HILLS AND WEST FOX HILLS

Goal COS 2 Biological, natural, and open space resources are protected, conserved, and enhanced.

Policies

- 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.
- COS 2.2** Preserve Kenneth Hahn State Recreation Area and surrounding open spaces as valuable outdoor space for humans, animals, and plants.
- COS 2.3** Explore opportunities to rewild the Centinela Creek Channel north of West Fox Hills through collaboration with agencies such as the City of Los Angeles and Los Angeles County Flood Control District.

Goal COS 3 The Inglewood Oil Field is transformed into a public and environmental asset.**Policies**

- COS 3.1** Incorporate open space preservation, habitat restoration, and the provision of new recreational opportunities into plans for the future re-use of the Inglewood Oil Field.
- COS 3.2** Ensure that future use of the Inglewood Oil Field is linked with adjoining recreational areas, trails, residential neighborhoods, and commercial/mixed-use districts for the enjoyment of County residents.
- COS 3.3** When feasible, restore native species vegetation of the Inglewood Oil Field to provide new habitats for special status species (rare, threatened, or endangered) that may be found on-site.

Goal COS 4 Resources are conserved and infrastructure is adapted to improve resilience and minimize contributions to climate change.**Policies**

- COS 4.1** 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.
- COS 4.2** Expand opportunities for EV charging at existing public facilities such as Ladera Park and Kenneth Hahn State Recreation Area.
- COS 4.3** Educate community members about sustainable best practices through collaboration 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. Topics discussed can include conservation of natural resources (water, electricity, and gas), recycling, and waste management.

Goal COS 5 The Westside's scenic resources and natural features are protected from adverse impacts.**Policies**

- COS 5.1** Require new development to respect, integrate with, and complement 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.
- COS 5.2** 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.

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7. Public Facilities and Services



7 PUBLIC FACILITIES AND SERVICES

Vision

Parks, trails, recreation facilities and programs, and public services nurture the social, physical, and mental well-being of residents of the Westside Planning Area. The Public Facilities and Services Element supports a vision of equitable access to parks and trails, enhanced recreation activities, and robust community facilities and programs that continue to support the healthy lifestyles of the Westside's current and future residents.

Parks and recreational facilities will contribute to individual health by supporting physical activity and access to the mentally restorative powers of nature. Public facilities and community services such as libraries, schools, and arts and cultural programs will enrich the mind and connect neighbors with each other.

7.1 Purpose

Public facilities and services in the Westside Planning Area are important contributors to the quality of life of its residents. They support educational, recreational, and social needs of residents through parks and recreational facilities, schools, libraries, senior and youth services, and community programs. They also encompass essential services and infrastructure that supports health and safety.

The Public Facilities and Services Element defines the goals and policies that respond to the unique needs of the Westside communities for public facilities and services that allow residents in intergenerational neighborhoods to thrive and improve the area's resiliency to climate change impacts.

The element advances the Area Plan's Vision to promote healthy neighborhoods where residents have great places to recreate and gather. It builds upon the policy direction for essential services, facilities, and infrastructure established by the Public Services and Facilities Element and Parks and Recreation Element of the General Plan.

7.2 Existing Context

The Westside Planning Area currently offers a multitude of public facilities and services for residents. Kenneth Hahn State Recreation Area (KHSRA) is one of the largest urban parks in the greater Los Angeles area. Community parks and open spaces such as Ladera Park, Monteith Park, Reuben Ingold Parkway, and Stocker Corridor Trail allow community members to gather, recreate, and enjoy the outdoors. The View Park Bebe Moore Campbell Library, 54th Street Elementary School, and West Los Angeles College provide educational services and programs that facilitate lifelong learning.

During the public outreach process, community members shared many ideas for improving public facilities and services in the Westside Planning Area (Planning Area). They expressed interest in incorporating more arts in their communities; new or enhanced facilities such as community gardens, sports parks, community centers, and swimming pools; and better access to parks and recreation facilities.

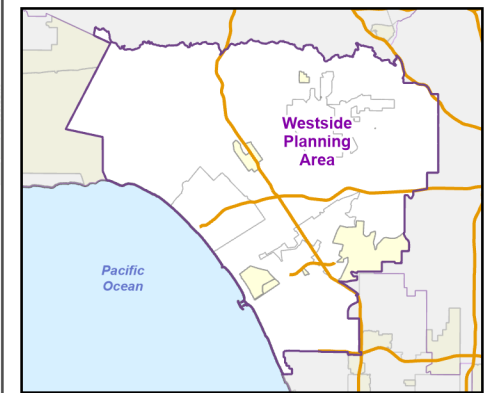
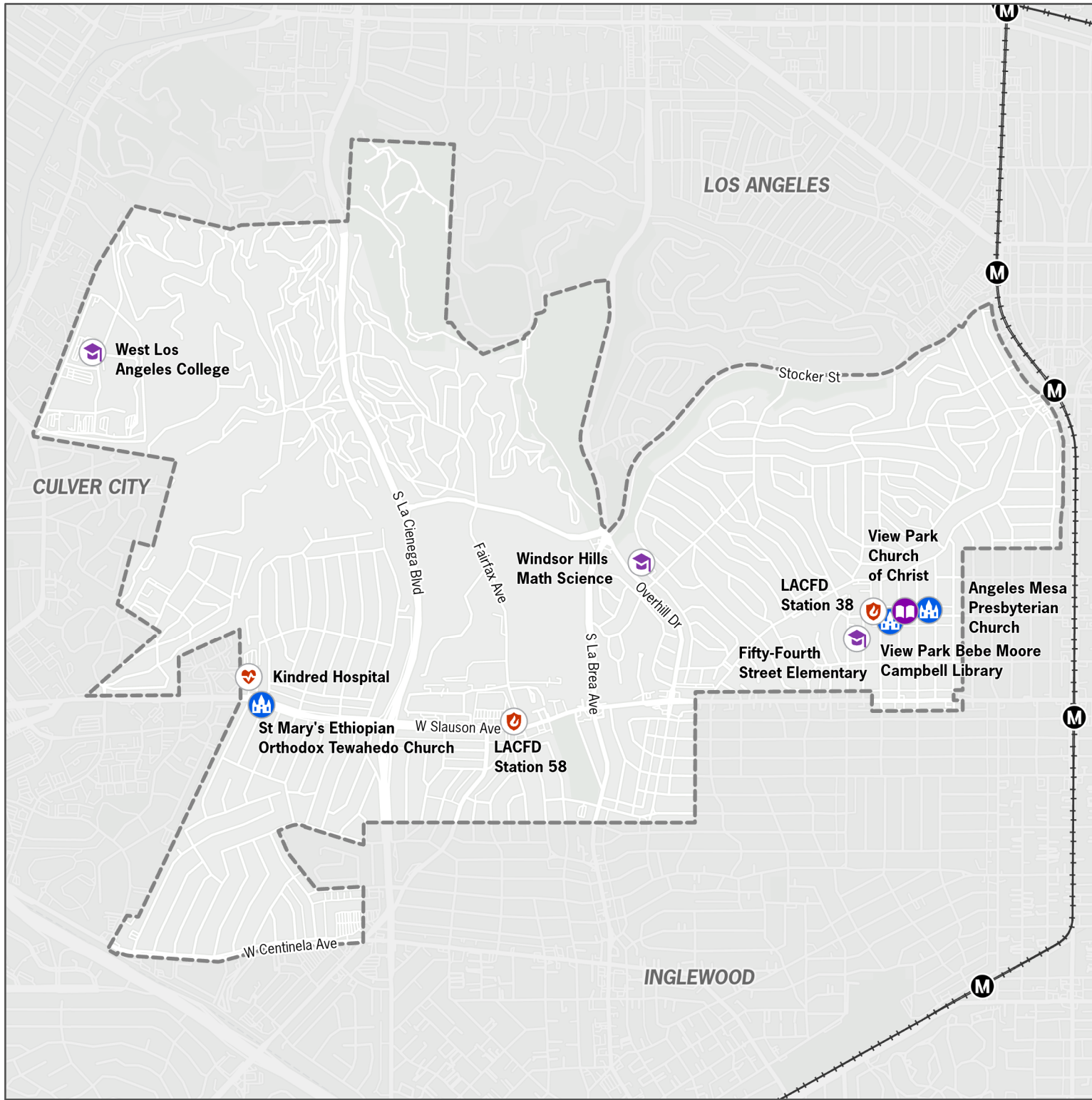
The Planning Area is constrained by the amount of land where the County can place new facilities. As discussed in the Land Use Element, opportunity sites are prioritized for new residential and commercial development. To meet the needs of current and future residents, the County will need to maintain and upgrade current facilities, improve access to these facilities and collaborate with community partners to expand services as the community's demand for facilities may grow.

This section summarizes the existing conditions of public facilities in the Westside Planning Area, with a focus on Ladera Heights and View Park-Windsor Hills (as shown in Figures 7-1 and 7-2).

Westside Area Plan
Fig. 7-1 Facilities

Ladera Heights / View Park - Windsor Hills

- Ladera Heights/View Park-Windsor Hills
- Metro Rail Stations
- Crenshaw Line
- Schools, Colleges, and Universities
- Libraries
- Hospitals and Medical Centers
- Fire Stations
- Places of Worship



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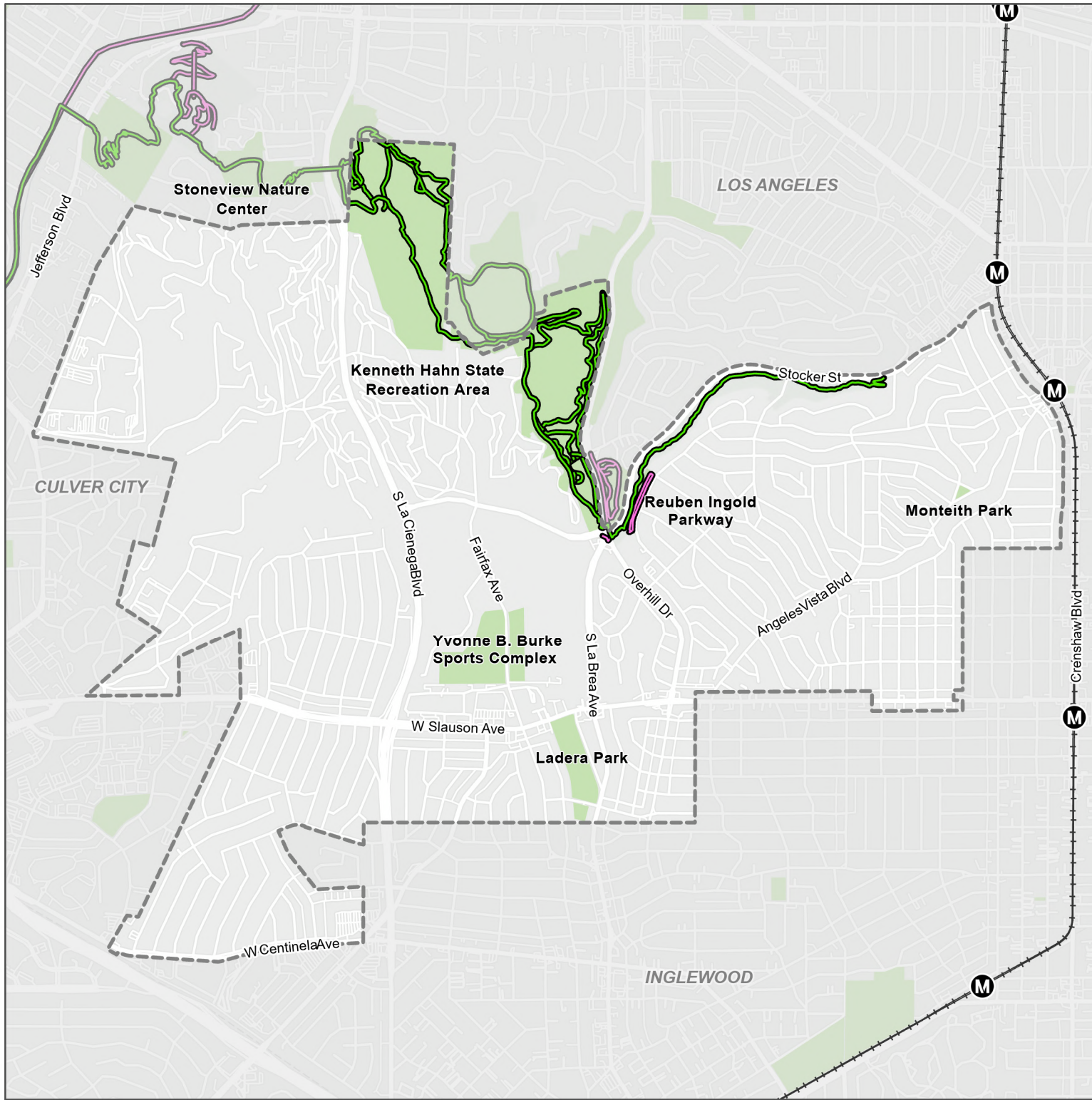
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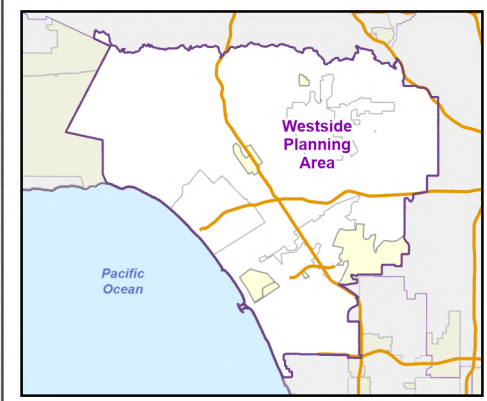
Source: DRP GIS Section 2024, PlaceWorks 2024


**Los Angeles County
Westside Area Plan
Fig. 7-2 Parks, Open Space,
and Trails**

**Ladera Heights / View Park -
Windsor Hills**



- Metro Rail Stations
- Crenshaw Line
- Ladera Heights/View Park-Windsor Hills
- LA County DPR Trail
- Mountains Recreation and Conservation Authority (MRCA) Trail
- Parks and Open Space







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Feet



0 1,000 2,000



Source: DRP GIS Section 2024, PlaceWorks 2024

7.2.1 Parks and Recreation Facilities

Kenneth Hahn State Recreation Area

Kenneth Hahn State Recreation Area (KHSRA) is a valued recreational asset for local and regional residents. It is approximately 400 acres and surrounded by urbanized areas on most sides. It is owned by the California State Parks system and is managed by the Los Angeles County Department of Parks and Recreation (LA County DPR). The KHSRA features a lotus pond, fishing lake and visitor center. It also includes more than seven miles of trails managed by the County, as depicted in Figure 7-2. In addition to hiking and enjoying the outdoors, community members can participate in a variety of recreation activities. It has four playgrounds, a half basketball court, a volleyball court, a multi-purpose field and baseball fields at the Yvonne B. Burke Sports Complex. Located on the hilly terrain of Ladera Heights, the KHSRA offers unparalleled scenic vistas of the Los Angeles metropolitan area.



Visitor center at the Kenneth Hahn SRA. (PlaceWorks)

Ladera Park

Ladera Park is a 16-acre community park in the southwest area of the View Park-Windsor Hills neighborhood and in proximity to Ladera Heights. The park has many recreational facilities such as tennis courts, baseball/t-ball fields, an amphitheater, children's play area, and indoor spaces that host many community programs and services for all ages. Senior citizens from Ladera Heights and View Park-Windsor Hills are active participants in the Ladera Park

Seniors Club. A defining characteristic is the park's topography, with pathways leading to the bottom of the hill, where mature trees with thick canopies provide shade over grassy lawns and create a unique microclimate within the park itself.



Left: Ladera Park entrance at Slauson Avenue and Ladera Park Avenue. Right: Families enjoying the playground structure at Ladera Park. (PlaceWorks)

Monteith Park

Monteith Park is a 0.6-acre triangular-shaped pocket park in the View Park-Windsor Hills neighborhoods. It contains picnic tables, park benches, and a play area for community members to enjoy. Despite its small size, the park is an important community space. It is home to the annual Garden Tour and Fair, where each year hundreds of flower lovers gather to participate in tours of more than a hundred plants, shrubs, and tree species in the area.



Left: Monteith Park entrance sign at S Mullen Avenue. Right: Picnic seating at Monteith Park (PlaceWorks)

Park to Playa Trail

The Park to Playa Regional Trail is a 13-mile regional trail with terminuses at the Baldwin Hills Parklands and the Pacific Ocean. It connects a series of trails, parks, and open spaces in the area together. The trail is comprised of six segments including the Stocker Corridor and Kenneth Hahn State Recreation Area in the Westside Area Plan. Other segments of the Park to Playa Trail include Blair Hills, Baldwin Hills Scenic Overlook, Culver City Park, and Ballona Creek Bike Path.

Reuben Ingold Parkway

Reuben Ingold Parkway is a linear park in the View Park-Windsor Hills neighborhoods along West Mt. Vernon Drive. The park provides excellent views of KHSRA and has fitness courses for community members.



Entrance to Reuben Ingold Park and Parkway. (LA County Planning)

Stocker Corridor Trail

The Stocker Corridor Trail provides opportunities for hiking in the open space corridor along Stocker Street on the northern boundary of the View Park-Windsor Hills neighborhood. It is the easternmost segment of the Park to Playa Trail. Though the trail begins on Stocker Street and Presidio Drive, surface parking is available on an eastern corner of the Stocker Street, La Brea Avenue, and Overhill Drive intersection. Trail users could also park at this location to continue to the second segment via Kenneth Hahn State Recreation Area.

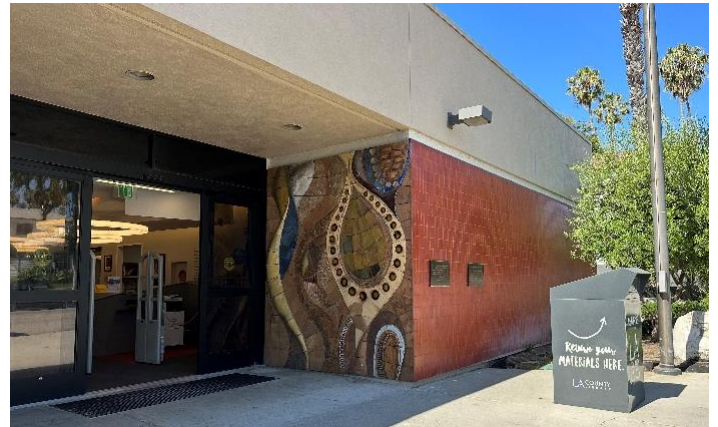
7.2.2 Other Public Facilities and Services

View Park Bebe Moore Campbell Library

The View Park Bebe Moore Campbell Library is a popular community asset that offers a variety of programs and services to residents of all ages. Located in the View Park-Windsor Hills neighborhoods on West 54th Street, it serves nearby residents.

County Fire Department Stations 38 and 58

Stations 38 and 58 are part of the Los Angeles County Fire Department (LACFD) providing emergency medical services, fire and rescue services, and safe haven services for unincorporated County and contract cities. Station 38 is at 3907 W. 54th Street, near the View Park Bebe Moore Campbell Library. Station 58 is at 5757 S. Fairfax Avenue at the corner of Slauson Avenue.



Entrance to the View Park Bebe Moore Campbell Library. (PlaceWorks)



Entrance to the West Los Angeles College Campus. (PlaceWorks)

West Los Angeles College

West Los Angeles (LA) College is an accredited California community college offering students a diversity of educational programs, including transfer to four-year universities, career education, and community education. Each year, the college awards more than 1,000 degrees and certificates to students in more than 35 different fields. West LA College has a diverse student population and is a Hispanic-Serving Institution where 40 percent of its student population identify as Hispanic.

Public Schools

There are two public elementary schools within the View Park-Windsor Hills area that are part of the Los Angeles Unified School District (LAUSD). 54th Street Elementary School is located on Eileen Avenue and serves approximately 200 students. The Windsor Hills Math/Science/Aerospace Magnet, located on Overdale Drive, serves approximately 500 students in grades TK through 5th.



Entrance to 54th Street Elementary School (PlaceWorks)

7.3 Planning Approach

Several guiding principles have informed the development of the Public Facilities and Services Element's goals and policies, which are outlined below.

Focus on Equity to Support the Health and Well-being of Westside Residents.

The goals and policies in this element will equitably support the physical, mental, and social health of the residents in the Westside communities by building on the findings and recommendations of the Los Angeles Countywide Comprehensive Parks and Recreation Needs Assessment Plus (PNA+). The PNA+ incorporates an Equity Framework that builds off previous LA County Planning efforts. The Equity Framework defines equity as “an end state in which all groups have access to the resources and opportunities necessary to improve the quality of their lives.” The goals and policies in this element address the four metrics of equity identified in the framework: Distributional Equity, Structural Equity, Procedural Equity and Interactional Equity. For the Westside area, this includes providing fair and equitable access to parks, recreation facilities and programs; addressing the needs of subordinated groups; ensuring effective communication and collaboration; and improving interactions between people and public spaces.

Plan for Intergenerational Neighborhoods.

The Westside Planning Area comprises individuals and families of all ages and abilities. Ladera Heights and View-Park/Windsor Hills have an increasingly large population of older residents. With an aging population, the need increases for adequate medical and adult care facilities for residents to comfortably age in place. The goals and policies call for programs that address social issues that aging populations tend to experience, such as loneliness, living alone, and reduced physical and mental capabilities. They also support more inclusive public services and facilities by improving access to recreational programs and facilities for people of all ages and abilities.

Increase Resiliency to Climate Change Impacts.

Climate impacts threaten both the built and natural environments. With changing environments and hazards brought by a changing climate, it's imperative to increase the resiliency of the Westside communities. This element sets policy guidance for public facilities to serve as cooling and heating centers and emergency shelters to provide residents with the resources to respond to climate-related emergencies.

Collaborate with Community Partners and Members.

Community-based organizations, faith-based organizations, educational institutions, public utilities, and other agencies provide facilities, services, and programs to the public. The County will continue to foster relationships with these partners to enhance public services and programs. Equally important is to work closely with the Westside communities to inform them of the resources available. This element lays the groundwork for enhanced communication and collaboration with community partners and members alike.

7.4 Goals and Policies

7.4.1 Areawide

Goal PF 1 A network of public facilities, public services, parks, and utilities that serve the needs of all Westside residents.

Policies

- PF 1.1** Expand existing or construct new public facilities to include cooling and heating centers, emergency shelters, and other facilities that help respond to climate change impacts.
- PF 1.2** Require new or rehabilitated public facilities to incorporate site design and building practices that promote sustainability, energy efficiency, and resiliency.
- PF 1.3** Attain secure and reliable digital technology for all residents and businesses, and systems that are resilient to environmental change and minimize visual impacts.
- PF 1.4** Address the needs of special population groups, such as youths, seniors, people living by themselves that may be experiencing loneliness, people with health conditions or impairments, and subordinated groups that have experienced chronic, cumulative disadvantage.

7.4.2 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.

Policies

- PF 2.1** 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, and arts education and programs.
- PF 2.2** Support neighborhood/community groups in undertaking arts and cultural programs that celebrate the neighborhoods' history and culture.
- 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 for thriving intergenerational neighborhoods.
- PF 2.4** Achieve equal access to high quality library services for all residents at the View Park Bebe Moore Campbell Library. Explore options to provide library services for homebound older adults.
- PF 2.5** 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.
- PF 2.6** Incorporate urban gardening programs into existing programs at public facilities such as the Ladera Park 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.

Policies

- PF 3.1** Minimize visual impacts of existing electrical distribution and transmission lines near Slauson Avenue and La Brea Avenue and other locations.
- 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 Community members are informed about and able to take advantage of services and facilities provided by the County and local partners.

Policies

- 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.

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 well-being of Westside residents.

Policies

- PF 5.1** Remove barriers to accessibility as recommended in the PNA+. Examples of removing barriers includes improving 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.
- PF 5.2** Enhance pedestrian, bicycle, and multi-modal access 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.
- PF 5.3** Explore opportunities for new or enhanced facilities such as swimming pools, community and recreation centers, community gardens, and sports parks.
- PF 5.4** Achieve adequate trailhead access, additional linkages, signage, and other facilities at the Park and Playa Trail.

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8. Implementation



8 IMPLEMENTATION

8.1 Implementation Programs

The following table describes the actions and programs to implement the Westside Area Plan’s (WSAP’s) goals and policies and identifies the corresponding policies, responsible County departments, and the time frame. The latter are expressed in four general time periods: *short-term* refers to immediately following to within two years of the WSAP’s adoption, *mid-term* refers to three to five years, *long-term* to five years and longer, and *ongoing* to those actions that continue or are periodically implemented through the life of the Area Plan. These supplement numerous actions and programs currently implemented throughout the County that also have applicability to the WSAP Planning Area and not repeated herein, such as procedures for development review and entitlement and Capital Improvement Programs.

The programs and actions are intended to inform and guide the development of the County’s annual work program. During that time, County staff will determine what is necessary in order to implement the program.

Table 8-1 Implementation Programs

Implementation Action	Relevant Policies	Responsibility	Timing
HISTORIC RESOURCES			
Focused Historic Context Studies			
HRI 1. Initiate historic context studies of Black institutions and social history in Ladera Heights and View Park-Windsor Hills. Identify potential historic resources associated with African Americans that could potentially be preserved and celebrated, and raise awareness of African American history and contributions, in coordination with HRI 4.	H 1.1, H 1.2, H 4.1, H 4.2, ED 4.3	Department of Regional Planning, Department of Arts and Culture	Mid-term
HRI 2. Initiate historic context studies of mid-century Modern architecture, with a focus on Ladera Heights.	H 1.1, H 1.2, H 4.1, H 4.2	Department of Regional Planning	Mid-term
HRI 3. Initiate a historic context study of the development history of Marina del Rey.	H 1.1, H 1.2, H 4.1, H 4.2	Department of Regional Planning	Mid-term
Historic Resources Surveys			
HRI 4. Initiate historic resources survey of Ladera Heights and Windsor Hills to identify potential historic districts, and/or individual properties eligible for historic listing. Potential historic significance may include but is not limited to: architecture, urban planning, events and trends, Black history, and community identity.	H 1.1, H 1.2	Department of Regional Planning	Long-term
HRI 5. Initiate historic resources survey of Marina del Rey to identify potential individual properties eligible for historic listing. Potential historic significance may include but is not limited to architecture, urban planning, events and trends, and community identity.	H 1.1, H 1.2	Department of Regional Planning	Long-term

Implementation Action	Relevant Policies	Responsibility	Timing
Education and Guidance			
HRI 6. Utilize historic resource surveys as guides detailing the historic architectural styles prevalent within Ladera Heights and View Park-Windsor Hills community and the important characteristics, features, and materials that define each style.	H 2.2, H 2.3, H 3.1, H 4.1	Department of Regional Planning	Short-term
HRI 7. Create educational materials on the appropriate maintenance and repair of historic buildings with a focus on common repair and maintenance issues including material treatments, appropriate replacement roof materials and wall cladding, window and door repair and replacement, and compatible additions or alterations.	H 2.1, H 2.2, H 3.1	Department of Regional Planning	Mid-term
LAND USE			
Plans and Studies			
<p>LUI 1. In consultation with stakeholders and residents, design and implement a <i>Placemaking Plan</i> that may include:</p> <ul style="list-style-type: none"> » Additions or improvements of infrastructure such as: entry signage and monuments, street trees, benches, shade structure, recycling and trash bins on sidewalks, crosswalks, wayfinding signage, and public art installations. » Integration of pocket parks and open spaces on public properties and in streetscapes. » Implementation of public art programs to enhance community identity, which may include placement of murals on blank commercial building facades. This may be coordinated with public agencies, schools, 	LU 3.4, LU 3.5, LU 3.10, LU 4.6	Department of Regional Planning, Department of Arts and Culture, Department of Parks and Recreation, Department of Public Works (support)	Mid-term

Implementation Action	Relevant Policies	Responsibility	Timing
community groups and organizations, and local artists.			
Agency/Jurisdictional Coordination			
LUI 2. Assess the feasibility of developing student housing on campus and/or adjoining properties at West Los Angeles College.	LU 4.7	Los Angeles Community College District, Los Angeles County Development Authority	Mid-term
Capital Improvements			
LUI 3. Based on the <i>Placemaking Plan</i> (LUI 1), develop design and engineering plans, acquire funding, and implement for streetscape improvements, street furniture, signage, entry monuments/signate, and other elements.	LU 3.4, LU 3.5, LU 15.2, LU 16.3, LU 17.3, LU 18.6, LU 19.5, LU 20.4, LU 20.5, LU 23.3	Department of Regional Planning, Department of Arts and Culture, Department of Public Works (support)	Mid to Long-term
Programs and Operations			
LUI 4. Pursue and administer funding for loans and grants for the maintenance and renovation of façades and property of private commercial and residential properties and buildings.	LU 6.6	Los Angeles County Development Authority	Ongoing
LUI 5. Maintain and administer programs and services contributing to the quality of life and health of the WSA’s residents, such as recreation, seniors, youth health, safety preparedness and resilience, and others as defined by the County General Plan and WSAP Public Facilities and Services Elements.	LU 7.2	Department of Regional Planning, Department of Parks and Recreation	Ongoing
LUI 6. Consider developing incentives, such as low interest loans or grants, that encourage the owners and operators of cell towers located on ridgelines to consolidate facilities to the extent feasible, design improvements to enhance their visual quality, and incorporate extensive landscape.	LU 8.2	Department of Regional Planning	Mid-term

Implementation Action	Relevant Policies	Responsibility	Timing
LUI 7. Create educational materials promoting property maintenance and improvement and approaches for sustainable, healthy, and resilient development (e.g., solar, landscape, irrigation, other) and post on the County's website	LU 8.3, LU 8.4	Department of Regional Planning	Short-term
MOBILITY			
MI 1. Conduct surveys as required by California law to evaluate driver behavior and establish speed limits with consideration of the provisions of California AB 43 (2021).	M 2.2	Department of Public Works	Ongoing
MI 2. Promote effective speed management by installing traffic calming measures where feasible and appropriate.	M 2.1	Department of Public Works	Ongoing
MI 3. Develop a series of targeted educational materials for people who drive, bike, and walk in the community. Focus driver education on safe speeds and how to safely share the road.	M 1.2, M 2.1, M 2.2	Department of Public Health, Sheriff's Department	Short-term
MI 4. Seek funding and implement multimodal infrastructure projects that promote Complete Streets along 54 th Street, coordinating efforts with City of Los Angeles in places where the County shares authority of traffic control and maintenance of roadways.	M 4.12	Department of Public Works	Short-term
MI 5. Conduct a feasibility study to assess the viability of extending the Link–Baldwin Hills Parklands shuttle. Evaluate potential ridership, infrastructure requirements and operational considerations. Engage with local communities and relevant stakeholders to gather input.	M 3.2	Department of Public Works	Mid-term

Implementation Action	Relevant Policies	Responsibility	Timing
<p>MI 6. Conduct an inventory of sidewalk conditions to identify locations with gaps and damaged sidewalks. This may include:</p> <ul style="list-style-type: none"> » Work with community members to develop prioritization and funding plans to maintain sidewalks in good repair. » Prioritize capital projects that fill existing sidewalk gaps. 	M 4.1, M 4.8, M 4.10	Department of Public Works	Long-term
<p>MI 7. Explore pathways with wayfinding signage along high-traffic corridors to improve pedestrian connectivity.</p>	M 4.1	Department of Regional Planning, Department of Parks and Recreation	Mid-term
<p>MI 8. Develop Community Pedestrian Plans for Ladera Heights, View Park-Windsor Hills, and West Fox Hills communities for inclusion in Step-by-Step Los Angeles County: Pedestrian Plans for Unincorporated Communities with the aim of promoting healthy and active lifestyles. Include following study items:</p> <ul style="list-style-type: none"> » Explore mobility programs to increase transit access for underserved communities and vulnerable users, focusing on addressing walking challenges along steep streets, especially for seniors and people with disabilities. » Evaluate the feasibility of a pedestrian bridge at the five-leg intersection of Stocker Street/La Brea Avenue/Overhill Drive to enhance pedestrian safety and community connections. » Conduct a walk audit with community members and stakeholders along Slauson Avenue, Overhill Drive, La Brea Avenue, La Cienega Boulevard, Centinela Avenue, and Angeles Vista Boulevard to identify intersections for potential improvements to pedestrian facilities. Focus on intersections around intensified 	M 1.3, M 4.2, M 4.8	Department of Public Health, Department of Parks and Recreation (support)	Mid-term

Implementation Action	Relevant Policies	Responsibility	Timing
<p>development, such as La Cienega Boulevard/La Tijera Boulevard, Centinela Avenue/La Tijera Boulevard, Slauson Avenue/Fairfax Avenue, Slauson Avenue/Overhill Drive. Identify locations to improve crosswalk design features, such as crosswalk markings, curb extensions, and median islands.</p> <p>» Conduct safety studies at intersections identified from the walk audit mentioned above and consider signal timing modifications to enhance safety for people crossing with lower mobility speeds, including youth, seniors, and the disabled. Potential signal timing improvements includes increased crossing time, Leading Pedestrian Intervals (LPI), protected turns, etc.</p>			
<p>MI 9. Explore grants for creating a Clean Streets Initiative for Ladera Heights, View Park-Windsor Hills, and West Fox Hills communities to develop and implement targeted cleanups and street cleaning measures. This may include programs for existing street cleanliness measurement, identification of locations that lack trash bins, regular maintenance tools.</p>	M 4.14	Department of Public Works	Short-term
<p>MI 10. Evaluate and update the LA County Suggested Pedestrian Route to School at least bi-annually with schools' and parents' feedback.</p>	M 5.1	Department of Public Works	Ongoing
<p>MI 11. Explore grants for Safe Routes to School Programs to provide traffic safety education to students, identify safety enhancements around these schools, and promote walking and bicycling. Including exploring pilot programs for bike buses and walking school buses as the first step to gauge interest, assess feasibility and gather feedback from participants. Evaluate school pick-up/drop-off areas to manage traffic congestion and conflicts.</p>	M 5.1	Department of Public Works	Mid-term

Implementation Action	Relevant Policies	Responsibility	Timing
MI 12. Conduct a parking study to identify parking demand and supply in Ladera Heights, View Park-Windsor Hills, and West Fox Hills communities.	M 6.1	Department of Regional Planning	Short-term
MI 13. Identify potential locations and areas in the community where shared parking initiatives can be effectively implemented. Conduct a comprehensive assessment of the existing parking facilities, land use, and demand patterns. In addition: <ul style="list-style-type: none"> » Collaborate with local businesses, property owners, and relevant stakeholders to garner support and participation in shared parking programs. » Explore and establish a system or platform to manage shared parking spaces efficiently. 	M 6.2	Department of Regional Planning,	Mid-term
ECONOMIC DEVELOPMENT			
EDI 1. Implement a community benefits program for the Westside Area Plan to leverage redevelopment opportunities to provide desired benefits to the community in exchange for additional development rights. This program should expand upon the Los Angeles County Development Authority's (LACDA) existing Community Benefits Policy. The County could offer zone changes, an increase in density or floor area or a streamlined permitting process in exchange for these benefits. In addition to those benefits outlined in LACDA's Community Benefits Policy, other benefits that should be considered for the Westside Area Plan include: <ul style="list-style-type: none"> » Community facilities. Childcare and senior centers, health clinics, cultural and arts spaces, and community gardens are popular inclusions in community benefits programs to directly support residents and further economic development initiatives. 	ED1.1	Department of Regional Planning	Mid-term

Implementation Action	Relevant Policies	Responsibility	Timing
<ul style="list-style-type: none"> » 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. <p>The County should also consider off-site community benefits that could be a part of the program including:</p> <ul style="list-style-type: none"> » Infrastructure Improvements. Potential improvements could include roadway, bikeway, or sidewalk enhancements and other goals outlined in the Mobility Element. » 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 community beautification, cultural and arts programming, or youth development. 			
<p>EDI 2. Establish materials and programs for counseling senior homeowners on the potential of predatory offers for their homes. The Leimert Park and View Park-Windsor Hills communities are particularly susceptible to investors and home buyers from outside of the area who have cold called, left letters, and even knocked on doors with offers of buying homes, often with low-ball offers. This initiative could take the form of hosting workshops within the community, creating virtual resources, or collaborating with a community partner to directly engage with homeowners. These programs would provide seniors with information on the value of their homes, how to identify low-ball offers, and financial counseling for exploring alternative options for selling their homes.</p>	ED 2.1	Aging and Disabilities Department Consumer and Business Affairs	Mid-term

Implementation Action	Relevant Policies	Responsibility	Timing
<p>EDI 3. Study the feasibility of establishing a Center of Excellence (COE) for Health Care and Social Assistance and Professional, Scientific, and Technical industries in the Westside Area Plan. COEs are intended to focus on designated industry clusters or priority populations to form sector partnerships, convene industry leaders, lead countywide business development, and connect residents to jobs in targeted industries. Their creation is a modernization strategy for the County’s America’s Job Center of California (AJCC) system.</p>	<p>ED 3.1, ED 3.2</p>	<p>Department of Economic Opportunity</p>	<p>Long-term</p>
<p>EDI 4. Conduct a study of displacement indicators and pressures along the Slauson Corridor in collaboration with neighboring jurisdictions. This analysis should seek to uncover variables such as the distribution of businesses that own versus rent, the race and ethnicity of current business owners, and specific challenges currently faced by existing businesses with the purpose of creating tailored anti-displacement strategies.</p>	<p>ED 4.1</p>	<p>Department of Regional Planning, Department of Economic Opportunity</p>	<p>Mid-term</p>
<p>EDI 5. Study the feasibility of implementing a commercial rent subsidy program to help businesses respond to abrupt changes in retail rents and incentivize landlords to continue leasing to long-standing businesses. This should build on lessons learned from the Economic Opportunity Grant Program administered by the Department of Economic Opportunity.</p>	<p>ED 4.2</p>	<p>Department of Economic Opportunity</p>	<p>Long-term</p>

Implementation Action	Relevant Policies	Responsibility	Timing
<p>EDI 6. Create a program to allow for cultural or artistic uses to temporarily occupy vacant and/or inactive commercial spaces. Allow for entrepreneurs to create “pop-up” retail initiatives, test new concepts, or operate incubator spaces to increase activation on the Slauson Corridor or along West 54th Street. Identify properties and negotiate with landlords/property owners to secure affordable rents for these temporary uses.</p>	ED 4.3, ED 5.4	Department of Regional Planning, Department of Economic Opportunity	Long-term
<p>EDI 7. Provide financial incentives, such as grants, tax credits, or low-interest loans, to support community led initiatives for acquiring spaces, potentially focusing on the intersection of Slauson Avenue and Overhill Drive. This program should build on the County’s existing initiatives to assist small businesses led by women, Black, Indigenous, and people of color (BIPOC) in Historic Leimert Park to acquire property they are currently leasing.</p>	ED 4.4	Department of Economic Opportunity	Long-term
<p>EDI 8. Offer zoning relief or financial incentives for developers to lease a certain percentage of leasable square feet to local legacy small businesses in new development. Reductions in required parking or relief from other zoning standards (e.g., open space requirements) could be used in return for a certain percentage of square feet leased to the local legacy small businesses. Financial incentives could be in the form of property or sales tax abatement.</p>	ED 5.1, ED 5.2	Department of Regional Planning, Los Angeles County Treasurer and Tax Collector, Department of Economic Opportunity	Mid-term
<p>EDI 9. Pursue the creation of a property-based business improvement district (PBID) to implement infrastructure improvements and services aimed at enhancing the public realm and supporting small businesses along the Slauson Corridor.</p>	ED 5.4	Department of Regional Planning and Department of Economic Opportunity	Mid-term

Implementation Action	Relevant Policies	Responsibility	Timing
CONSERVATION AND OPEN SPACE			
COSI 1. Conduct an evaluation of the appropriateness, impacts, and adequacy of existing entrances, roads, and trails that provide public access to areas containing sensitive biological resources. Where adverse resource impacts are identified, modify or otherwise remove the access, and, where suitable, identify and design additional means of access that is not disruptive and maintains the integrity of the resource.	COS 1.1	Department of Regional Planning	Mid- Term
COSI 2. Support the California Department of Fish and Wildlife's implementation of the plan for the protection, conservation, and restoration of the Ballona Wetlands.	COS 1.3	Department of Regional Planning	Ongoing
COSI 3. Work with the City of Los Angeles and Los Angeles County Flood Control District in analyzing the feasibility of and, if appropriate, develop a plan and funding mechanism for the rewilding of the Centinela Creek Channel.	COS 2.3	Department of Regional Planning	Long-term
COSI 4. Conduct a study evaluating the potential designation of significant ridgelines in Ladera Heights and View Park-Windsor Hills. Upon completion, prepare a map of the ridgelines and identify any recommended updates to Development Code standards for their protection.	COS 5.2	Department of Regional Planning	Short-term
PUBLIC FACILITIES AND SERVICES			
PFI 1. Prepare an Arts Master Plan to expand arts and culture in the Westside communities.	PF 2.1, PF 2.2	Department of Regional Planning	Mid-term
PFI 2. Conduct analysis of appropriateness and feasibility of hosting a recurring farmers' market at Ladera Park.	PF 2.5	Department of Parks and Recreation	Short-term

Implementation Action	Relevant Policies	Responsibility	Timing
<p>PFI 3. Periodically hold pop-ups at local events to meet with community members to listen to any concerns or input they may have and to promote the County's public services and facilities.</p>	<p>PF 4.1, PF 4.2</p>	<p>Department of Regional Planning</p>	<p>Ongoing</p>
<p>PFI 4. Conduct a study to explore opportunities identified in the PNA+ to improve access and accessibility to existing parks and recreation facilities in the Westside and for new or enhanced facilities and programs. Seek resources to implement study recommendations.</p>	<p>PF 1.4, 5.1, PF 5.2, PF 5.3, PF 5.4</p>	<p>Department of Parks and Recreation</p>	<p>Short-term</p>

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9. Appendices



**Westside Area Plan
Appendix A. Land Use Policy Map**

**Ladera Heights / View Park -
Windsor Hills**

Ladera Heights/View Park-Windsor Hills

Metro Rail Stations

Crenshaw Line

Land Use Designations

H9 - Residential 9

H18 - Residential 18

H30 - Residential 30

H50 - Residential 50

H100 - Residential 100

CG - General Commercial

MU - Mixed Use

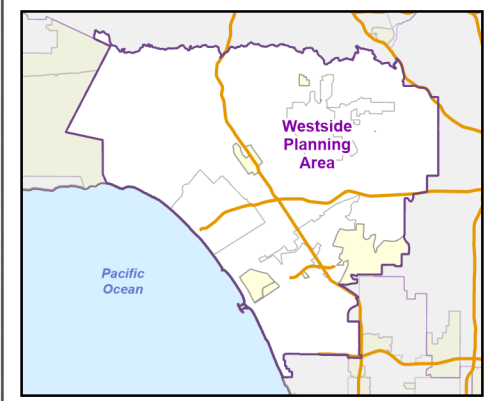
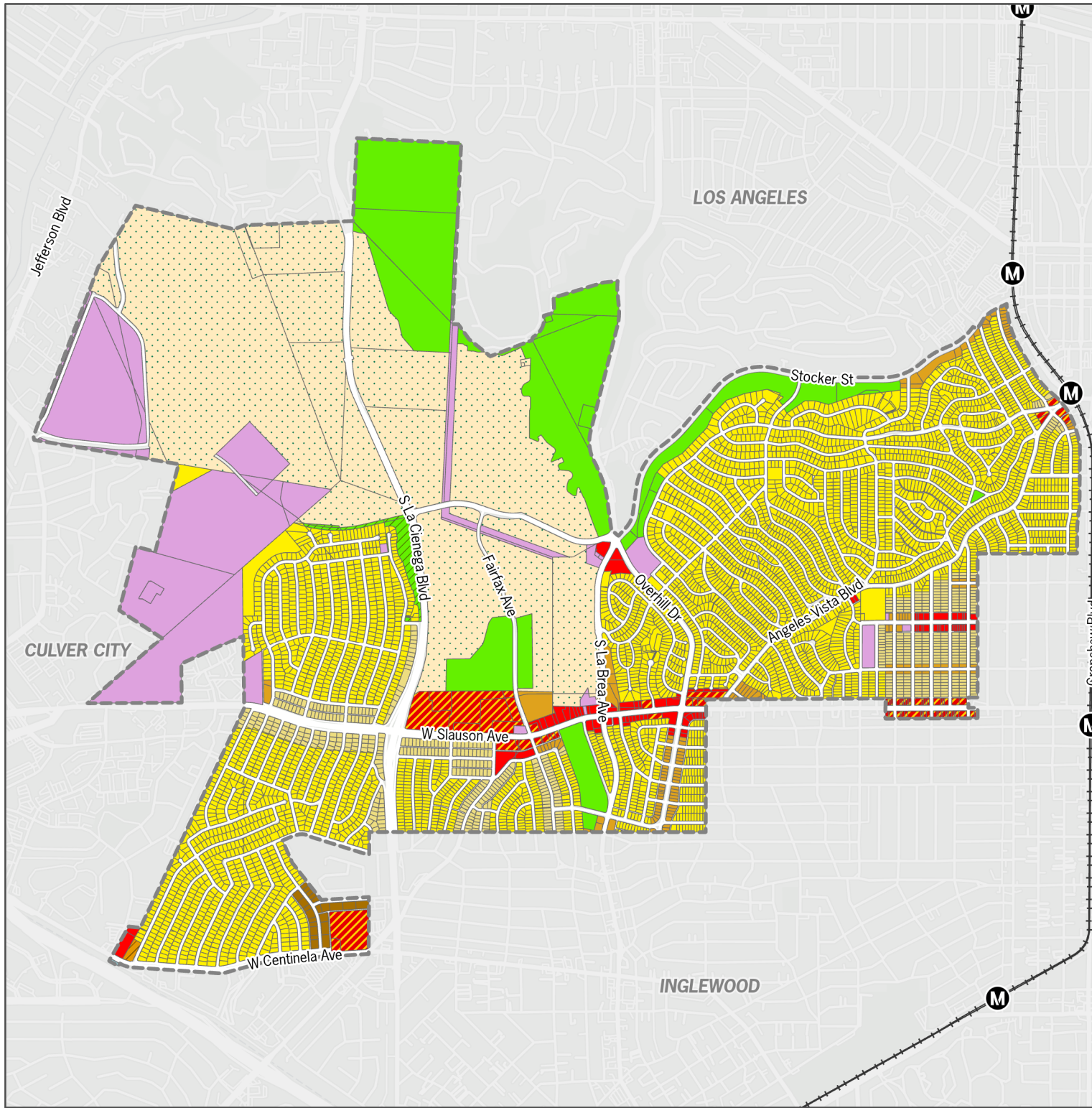
IL - Light Industrial

P - Public and Semi-Public

OS-C - Conservation

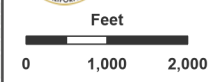
OS-PR - Parks and Recreation

Mineral Resources



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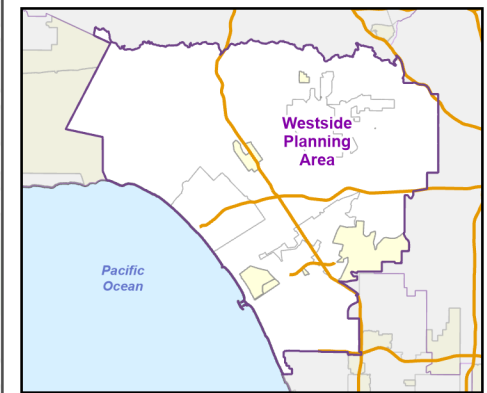
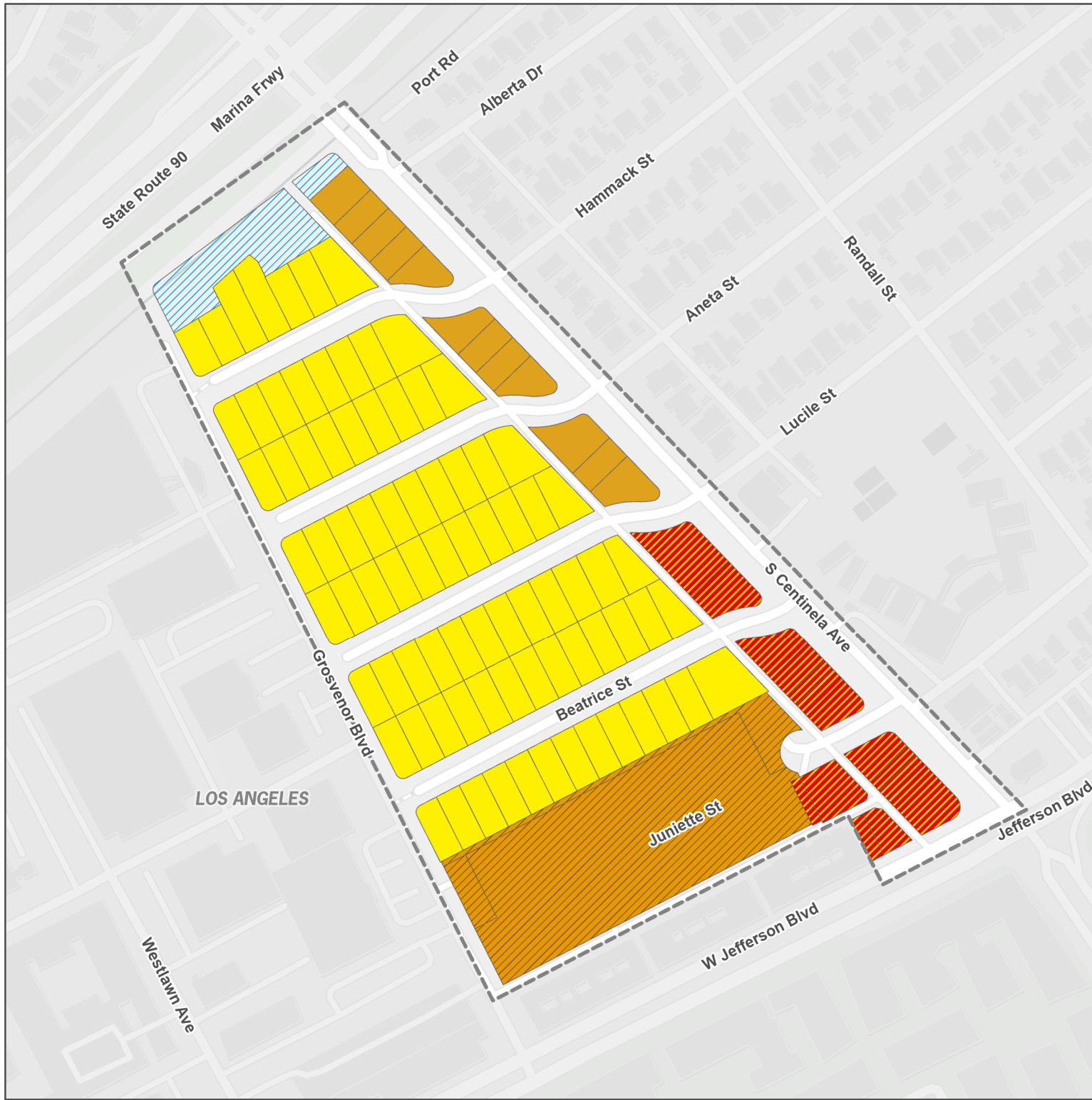
Source: DRP GIS Section 2024, PlaceWorks 2024

Westside Area Plan
Appendix B. Land Use Policy Map
West Fox Hills

 West Fox Hills

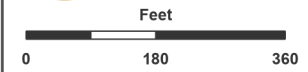
Land Use Designations

-  H9 - Residential 9
-  H30 - Residential 30
-  H50 - Residential 50
-  MU - Mixed Use
-  W - Water



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Los Angeles County

Westside Area Plan
Appendix C - Proposed Zoning Changes

Ladera Heights / View Park -
Windsor Hills

Ladera Heights/View Park-Windsor Hills

Metro Rail Stations

Crenshaw Line

Proposed Zoning Changes

Zoning Category

A-2 - Heavy Agriculture

R-1 - Single-Family Residence

R-2 - Two-Family Residence

R-3 - Limited Density Multiple Residence

R-4 - Limited Density Multiple Residence

R-5 - High Density Multiple Residence

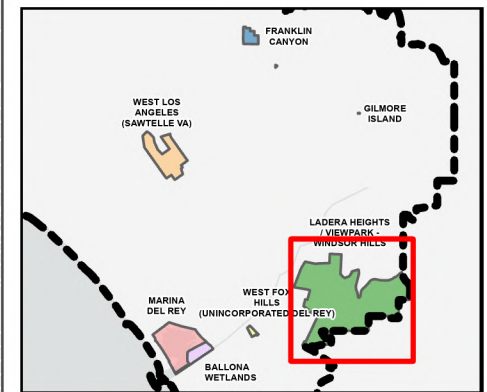
MXD - Mixed Use Development

C-2 - Neighborhood Business

C-3 - General Commercial

O-S - Open Space

IT - Institutional

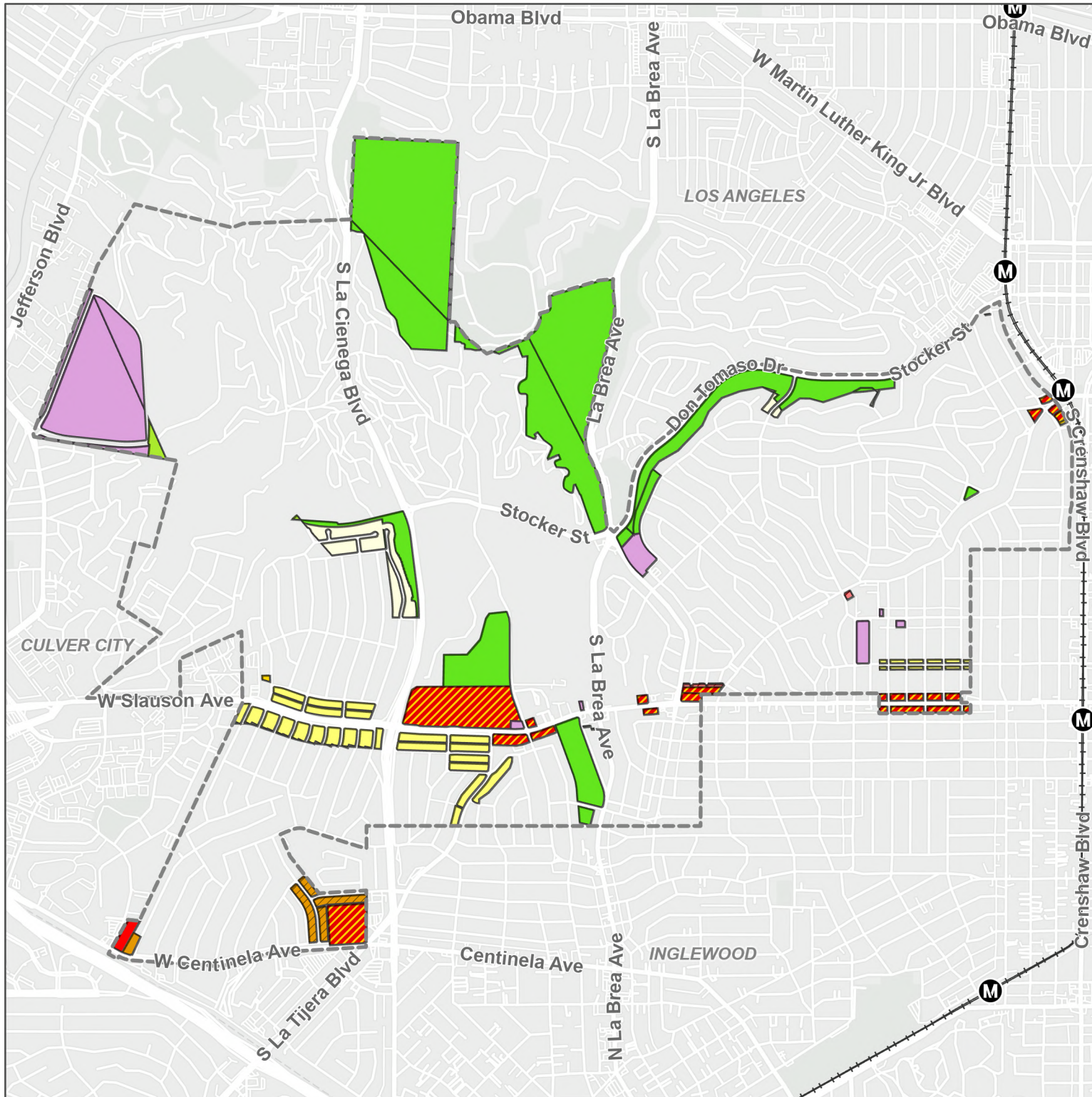


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Source: DRP GIS Section 2024, PlaceWorks 2024



Los Angeles County

Westside Area Plan
Appendix D - Proposed Zoning Changes

West Fox Hills
(Unincorporated Del Rey)

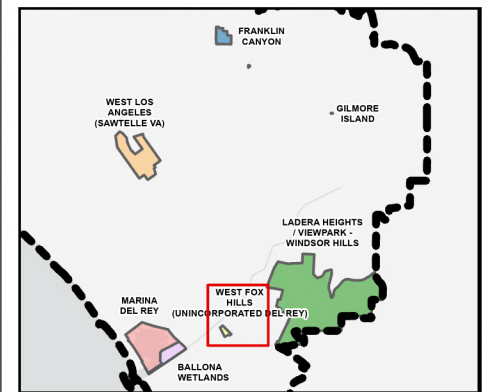
West Fox Hills (Unincorporated Del Rey)

Proposed Zoning Changes

Zoning Category

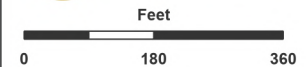
MXD - Mixed Use Development

O-S - Open Space



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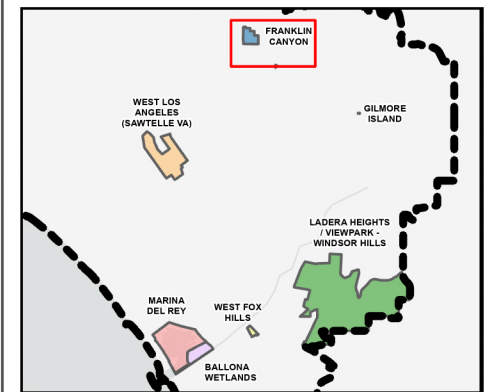
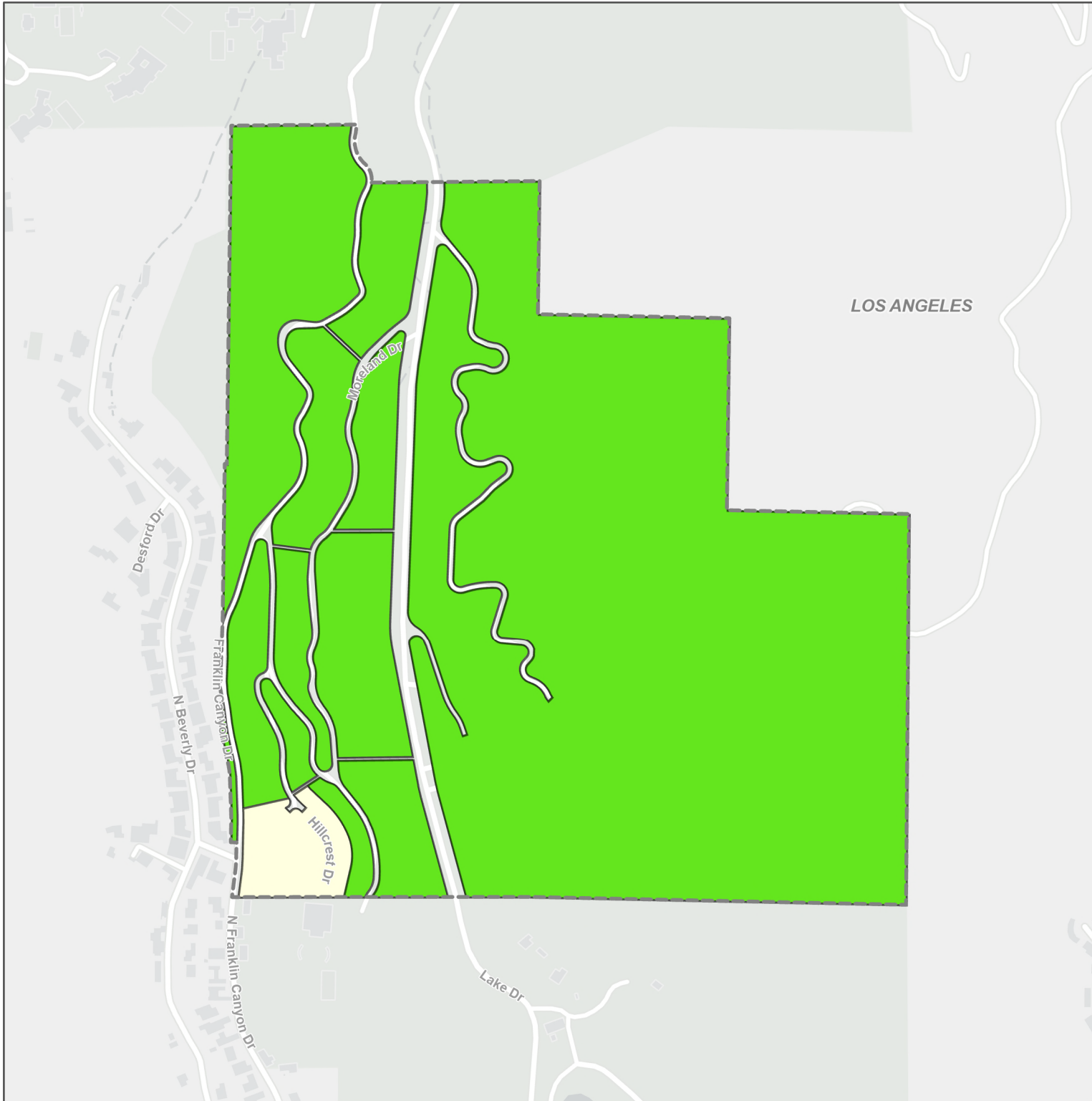
Source: DRP GIS Section 2024, PlaceWorks 2024

Los Angeles County

Westside Area Plan
Appendix E - Proposed Zoning Changes

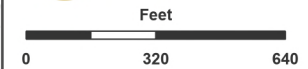
Franklin Hills

- Franklin Hills
- Proposed Zoning Changes
- Zoning Category**
 - R-1 - Single-Family Residence
 - O-S - Open Space



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Source: DRP GIS Section 2024, PlaceWorks 2024


SANTA MONICA

Los Angeles County


Westside Area Plan
Appendix F - Proposed Zoning Changes

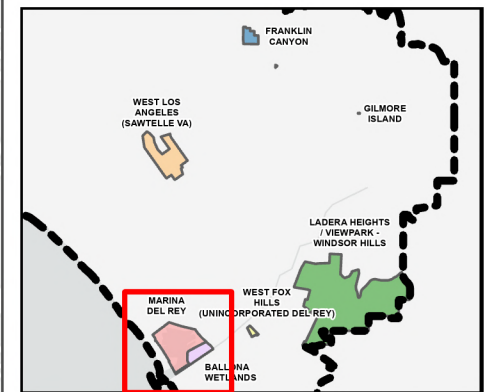
Ballona Wetlands

 Ballona Wetlands

 Proposed Zoning Changes

Zoning Category

 O-S - Open Space



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Source: DRP GIS Section 2024, PlaceWorks 2024

HISTORIC RESOURCES GROUP



HISTORIC CONTEXT STATEMENT LOS ANGELES COUNTY WESTSIDE AREA PLAN

MAY 2024



12 S. Fair Oaks Avenue, Suite 200
Pasadena, CA 91105

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historicrosourcesgroup.com

TABLE OF CONTENTS

1. INTRODUCTION	1
1.1 PURPOSE.....	1
1.2 CONTRIBUTORS.....	2
1.3 ACKNOWLEDGMENT STATEMENT	2
2. SCOPE AND METHODOLOGY	4
2.1 DESCRIPTION OF THE STUDY AREA.....	4
2.2 RESEARCH METHODOLOGY	4
2.3 PREVIOUS STUDIES.....	4
2.3 GUIDELINES FOR EVALUATION	5
3. HISTORIC CONTEXT OVERVIEW	11
4. GENERAL HISTORY	12
4.1 NATIVE AMERICAN PERIOD (BEFORE 1542).....	12
Summary Statement.....	12
Historical Background	12
4.2 SPANISH AND MEXICAN PERIODS (1542-1848)	16
4.3 AMERICAN CONTROL AND SETTLEMENT (1848-PRESENT)	19
General Development History	19
Annexation History of the Westside Plan Area	20
5. COMMUNITY SPECIFIC DEVELOPMENT HISTORIES	24
5.1 LADERA HEIGHTS/VIEW PARK-WINDSOR HILLS	24
Community Overview.....	24
Development History.....	24
<i>Inglewood Oil Field</i>	26
<i>View Park-Windsor Hills</i>	28
<i>Ladera Heights</i>	32
<i>Racial Tensions, Intimidation, and Integration</i>	36
5.2 MARINA DEL REY	38
Overview.....	38
Marina del Rey Development History	38
5.3 WESTSIDE PLANNING ISLANDS.....	47
West LA/Sawtelle Veterans Administration Community	47

<i>Overview</i>	47
<i>West LA/Sawtelle VA Community History</i>	47
West Fox Hills Community.....	51
<i>Overview</i>	51
<i>West Fox Hills Community Development</i>	51
Ballona Wetlands	54
<i>Overview</i>	54
<i>Ballona Wetlands History</i>	55
Franklin Canyon.....	57
<i>Overview</i>	57
<i>Franklin Canyon History</i>	58
Gilmore Island	59
<i>Overview</i>	59
<i>Gilmore Island History</i>	59
Beverly Hills Island.....	60
<i>Overview</i>	60
<i>Beverly Hills Island History</i>	60
5.4 WESTSIDE PLAN AREA TIMELINE	60
5.5 HISTORICAL EVENTS AND RESPONSES.....	63
6. SIGNIFICANT THEMES AND ASSOCIATED PROPERTY TYPES	65
6.1 THEME: 20TH-CENTURY RESIDENTIAL DEVELOPMENT.....	65
Streetcar Suburbs	65
Auto-Oriented Suburban Development.....	65
Post-World War II Residential Development.....	67
Housing Discrimination.....	69
Eligibility Standards: Pre-World War II Residential Development.....	73
Eligibility Standards: Post-World War II Residential Development.....	77
6.2 THEME: 20TH-CENTURY COMMERCIAL DEVELOPMENT	81
Commercial Corridors.....	82
Post-War Neighborhood Shopping Center	84
Themed Retail Shopping Villages	85
Professional Office Buildings.....	86
Eligibility Standards: Pre-World War II Commercial Development	87
Eligibility Standards: Post-World War II Commercial Development.....	91

6.3 THEME: 20TH-CENTURY CIVIC AND INSTITUTIONAL DEVELOPMENT.....	95
School Development.....	95
Eligibility Standards: Pre-World War II Institutional Development.....	102
Eligibility Standards: Post-World War II Institutional Development.....	105
6.4 THEME: TWENTIETH-CENTURY INDUSTRIAL DEVELOPMENT.....	109
ELIGIBILITY CRITERIA: OIL AND OTHER PETROLEUM PRODUCTS.....	111
6.5 THEME: ARTS AND CULTURE	113
6.6 THEME: INFRASTRUCTURE AND TRANSPORTATION	116
The Interurban Railway Systems.....	116
The Freeway System	117
Taming the Rivers.....	118
Eligibility Standards: Infrastructure and Transit.....	119
7. ARCHITECTURE AND DESIGN (1890-1980)	122
7.1 SUMMARY STATEMENT.....	122
7.2 ARCHITECTURAL STYLES.....	123
20 TH CENTURY REVIVAL STYLES	123
Tudor Revival.....	123
English Revival	125
Spanish Colonial Revival	127
Monterey Colonial Revival	129
American Colonial Revival.....	131
French Revival.....	133
EARLY MODERNISM.....	135
Streamline Moderne.....	135
Late Moderne	137
POST-WORLD WAR II MODERNISM/REGIONAL MODERNISM	138
Mid-Century Modern.....	138
Googie.....	140
Ranch	141
New Formalism.....	144
Late Modernism.....	145
Eligibility Standards.....	146
BIBLIOGRAPHY	147
APPENDIX A: RECOMMENDATIONS FOR FURTHER STUDY.....	151

LADERA HEIGHTS/VIEW PARK-WINDSOR HILLS	151
Topics for Further Study	151
Individual Areas, Properties, and Sites	151
People	152
MARINA DEL REY	153
Topics for Further Study	153
Individual Areas, Properties, and Sites	153
People	153
APPENDIX B: ARCHITECTS & BUILDERS.....	154
APPENDIX C: GUIDELINES FOR EVALUATION AND REGISTRATION PROGRAMS	161
Guidelines for Evaluation.....	161
<i>Historic Significance and Periods of Significance.....</i>	<i>161</i>
<i>Integrity.....</i>	<i>162</i>
<i>Character-Defining Features.....</i>	<i>162</i>
Registration Programs.....	163
<i>National Register of Historic Places.....</i>	<i>163</i>
<i>Historic Districts.....</i>	<i>164</i>
<i>Integrity.....</i>	<i>164</i>
<i>Criteria Considerations.....</i>	<i>165</i>
<i>California Register of Historical Resources.....</i>	<i>167</i>
<i>California Points of Historical Interest.....</i>	<i>168</i>
<i>Los Angeles County Landmarks.....</i>	<i>168</i>

1. INTRODUCTION

This Historic Context Statement for the Los Angeles County Westside Planning Area was prepared at the request of Los Angeles County (County). This project will serve as a baseline for historic preservation planning efforts in the County going forward.

The Historic Context Statement is a compilation of existing information – including historic contexts prepared by the County, published histories and historical narratives, as well as previous surveys and property evaluations – supplemented with new research and analysis, providing the County with a general development history of the Westside Planning Area’s built environment. The Historic Context Statement identifies important periods of development, historical trends and development patterns, and important persons in the history of the Westside Plan Area. The period of study for this project dates from the earliest extant built resources in the mid-19th century and ends in 1980, allowing for information about development patterns and properties dating to approximately 40 years in the past.

The project follows guidance and standards developed by the National Park Service and the California State Office of Historic Preservation for conducting historic resources studies; specifically, the project is being developed using the National Register of Historic Places (National Register) Multiple Property Documentation (MPD) approach. Guiding documents include:

- The Secretary of the Interior’s Standards for Preservation Planning
- *National Register Bulletin No. 15: How to Apply the National Criteria for Evaluation*
- *National Register Bulletin 16A: How to Complete the National Register Nomination Form*
- *National Register Bulletin No. 16B: How to Complete the National Register Multiple Property Documentation Form*
- *National Register Bulletin No. 24: Guidelines for Local Surveys: A Basis for Preservation Planning*
- The California Office of Historic Preservation’s *Instructions for Recording Historical Resources*

1.1 Purpose

In order to understand the potential historic significance of built resources in the Westside Plan Area, it is necessary to examine those resources within a series of contexts. By placing built resources in the appropriate historic, social, and architectural context, the relationship between an area’s physical environment and its broader history can be established.

A historic context statement analyzes the historical development of a community according to guidelines written by the National Park Service and specified in National Register Bulletin 16A. The Bulletin describes a historic context as follows:

Historic context is information about historic trends and properties grouped by an important theme in pre-history or history of a community, state, or the nation during a particular period of time. Because historic contexts are organized by theme, place, and time, they link historic properties to important historic trends. In

this way, they provide a framework for determining the significance of a property.¹

A historic context statement is linked with tangible, built resources through the concept of “property type,” a grouping of individual properties based on shared physical or associative characteristics. It should identify the various historical factors that shaped the development of the area, which may include historical activities or events; historic personages; building types, architectural styles, and materials; and patterns of physical development.

The historic context statement provides a framework for the continuing process of identifying historic, architectural, and culturally or socially significant resources important within the context of the development of the Westside Plan Area, as well as the larger Westside Plan Area Valley region. It may also serve as a guide for citizens, planners, and decision-makers in their ongoing efforts to evaluate the relative significance and integrity of individual properties.

A historic context statement is not a comprehensive history of an area. Rather, it is intended to highlight trends and patterns critical to the understanding of the built environment. This historic context statement is intended to inform planning and land use decisions for the built environment in the Westside Plan Area.

1.2 Contributors

This historic context was prepared by Historic Resources Group. The historic context was authored by Paul Travis, Sian Winship, and Robby Aranguren. All are qualified professionals who meet or exceed the relevant Secretary of the Interior’s Standards Professional Qualification Standards.

1.3 Acknowledgment Statement

The County of Los Angeles recognizes that we occupy land originally and still inhabited and cared for by the Tongva, Tataviam, Serrano, Kizh and Chumash Peoples. We honor and pay respect to their elders and descendants--past, present, and emerging--as they continue their stewardship of these lands and waters. We acknowledge that settler colonization resulted in land seizure, disease, subjugation, slavery, relocation, broken promises, genocide and multi-generational trauma. This acknowledgement demonstrates our responsibility and commitment to the truth, healing and reconciliation and to elevating the stories, culture and community of the original inhabitants of Los Angeles County. We are grateful to have the opportunity to live and work on these ancestral lands. We are dedicated to growing and sustaining relationships with the Native peoples and local tribal governments, including (in no particular order) the

- Fernandeano Tataviam Band of Mission Indians
- Gabrielino Tongva Indians of California Tribal Council
- Gabrieleno/Tongva San Gabriel Band of Mission Indians

¹ U. S. Department of the Interior, National Park Service, *National Register Bulletin 16A: How to Complete the National Register Nomination Form* (Washington, DC: 1997), <https://www.nps.gov/subjects/nationalregister/upload/NRB16A-Complete.pdf> (accessed March 2022).

- Gabrieleño Band of Mission Indians - Kizh Nation
- San Manuel Band of Mission Indians
- San Fernando Band of Mission Indians

To learn more about the First Peoples of Los Angeles County, please visit the Los Angeles City/County Native American Indian Commission website at lanaic.lacounty.gov.

2. SCOPE AND METHODOLOGY

2.1 Description of the Study Area

The study area for the project reflects the current boundaries of the Los Angeles County Westside Planning Area. The Westside Planning Area is one of the 11 planning areas established as part of the Planning Areas Framework in the Los Angeles County General Plan Update in 2015. The Westside Planning Area is focused on the unincorporated communities of Ladera Heights, View Park – Windsor Hills, Franklin Canyon, West LA Sawtelle VA, West Fox Hills, Marina del Rey, Gilmore Island and Beverly Hills Island. Maps of these areas can be found on Figures 1 through 4 below.

2.2 Research Methodology

Research collections, archives, and other materials consulted in the preparation of this historic context statement include primary and secondary sources relating to the history and development of the City of Los Angeles, City of Inglewood, Culver City, and Los Angeles County. Primary sources include annexation records, County building permits, city directories, County tax assessor rolls, Census and voter registration records, land use records, and historical newspapers and other periodicals. Secondary sources include published narrative histories and biographies; environmental review documents, such as EIRs and technical reports; previous historic resources surveys and studies; and previous historic evaluations, nominations, and designations. Visual materials included historical photographs (including historical aerial photographs and postcards), and historical maps (including Spanish and Mexican land grant maps, Sanborn Insurance Co. maps, and tract and subdivision maps).²

2.3 Previous Studies

Some of the Westside Planning Area is part of the incorporated City of Los Angeles and was studied and surveyed as part of SurveyLA, the 880,000-parcel citywide survey of historic resources. As a result, existing SurveyLA reports that are germane to the Westside Planning Area include: Westchester-Playa de Rey Community Plan Area, West Los Angeles Community Plan Area, Westwood Community Plan Area, Venice Community Plan Area, Palms-Mar Vista Community Plan Area, Bel Air-Beverly Crest Community Plan Area, and portions of the West Adams-Baldwin Hills-Leimert Park Community Plan Area and the Wilshire Community Plan Area.

Additionally, other incorporated municipalities within the Westside Planning Area have conducted historic and cultural resources surveys and have historic context statements. They include Beverly Hills, West Hollywood, and Santa Monica. Culver City has such a study in progress at the time of writing.

² A comprehensive list of resources consulted is listed in the bibliography.

2.4 Community Input

Input from the Westside community was actively solicited by the County to inform the Historic Context Statement. Prior to drafting the Historic Context Statement, community outreach efforts included a form survey, and a public meeting on August 10, 2023, during which the public was invited to submit information and concerns regarding the history and culture of the Westside Plan Area. The public was also invited to submit information and comments through the County’s website. The draft Historic Context Statement was made available for review and comment by stakeholders. The Historic Landmark and Records Commission provided comments to the draft Historic Context Statement at their scheduled meeting of March 8, 2024. Information gathered from the community was either incorporated into the Historic Context Statement or recommended for further study.

2.5 Guidelines for Evaluation

A property may be designated as historic by national, state, and local authorities. In order for a building to qualify for listing in the National Register of Historic Places (National Register), the California Register of Historical Resources (California Register), or as a Los Angeles County Landmark, it must meet one or more identified criteria of significance. The property must also retain sufficient integrity to continue to evoke the sense of place and time with which it is historically associated.

This Historic Context Statement provides guidance for listing at the federal, state, and local levels, according to the established criteria and integrity thresholds. In general, a higher integrity threshold is needed for listing in the National Register of Historic Places; properties that may not retain sufficient integrity for listing in the National Register may be eligible for the California Register or for local designation. In addition, properties that have achieved significance within the past 50 years must be “exceptionally important” as outlined in National Register Criteria Consideration G.

A detailed description of each designation program and the evaluation criteria is included in Appendix C of this report.

In general, evaluation criteria focus on four overarching concepts:

1. Properties associated with historic events.
2. Properties associated with significant people.
3. Properties that are significant for their design, architectural style, or association with a significant architect.
4. Properties that have potential archaeological significance.³

These concepts are included in the designation criteria for listing in the National Register, California Register, and as a Los Angeles County Landmark. Each theme for which there are

³ Archaeological significance is outside of the scope of this project.

extant built resources in the Westside Planning Area includes an “Eligibility Standards” section to assist in the identification and evaluation of potential historic resources from each period of development. Note that these are guidelines that are intended to assist in the evaluation of historic resources; other considerations including additional research, professional expertise, and comparative analysis of similar properties must also be taken into account in the evaluation of historic properties.

FIGURE 1: WESTSIDE PLAN AREA MAP

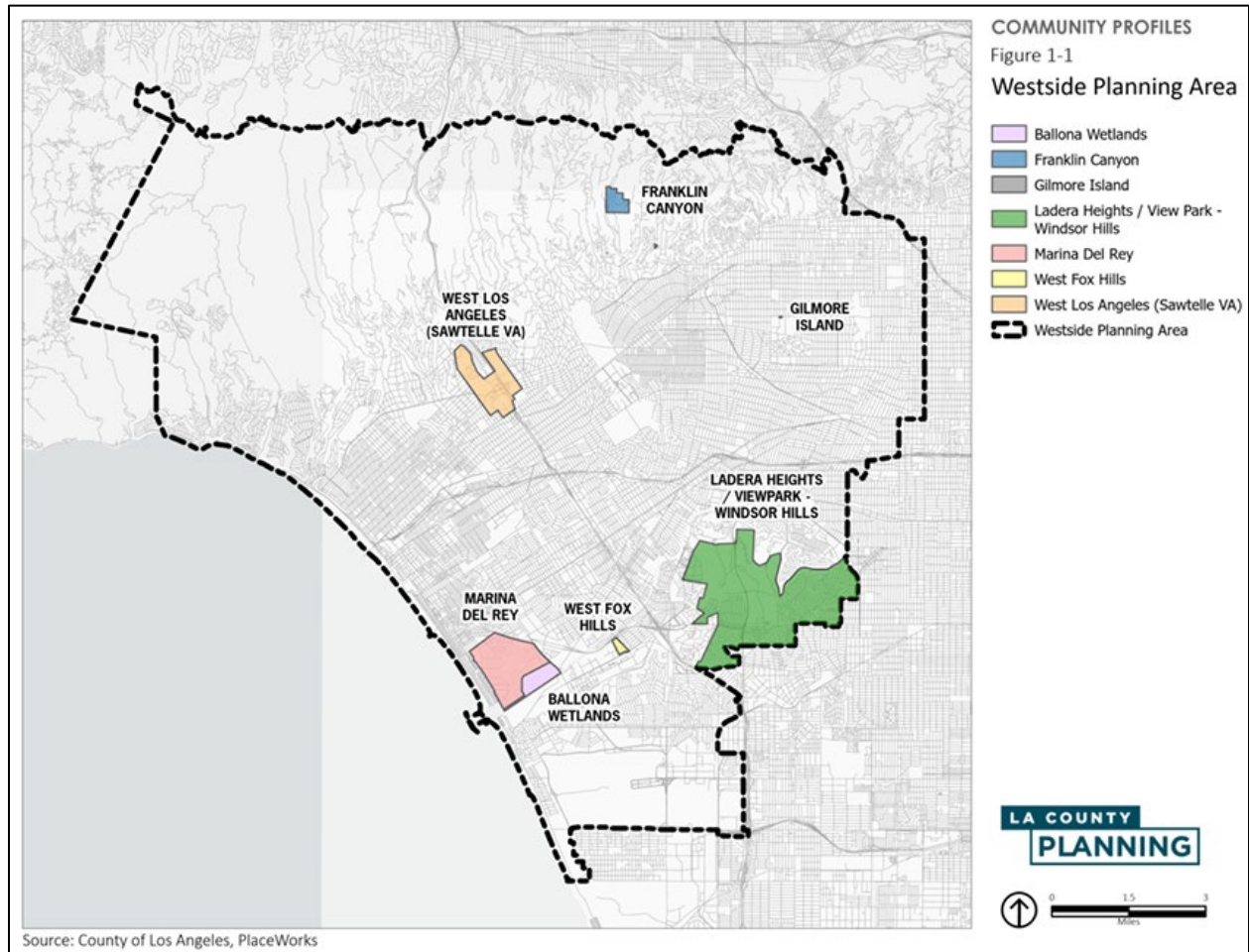


FIGURE 2: LADERA HEIGHTS/VIEW PARK - WINDSOR HILLS MAP

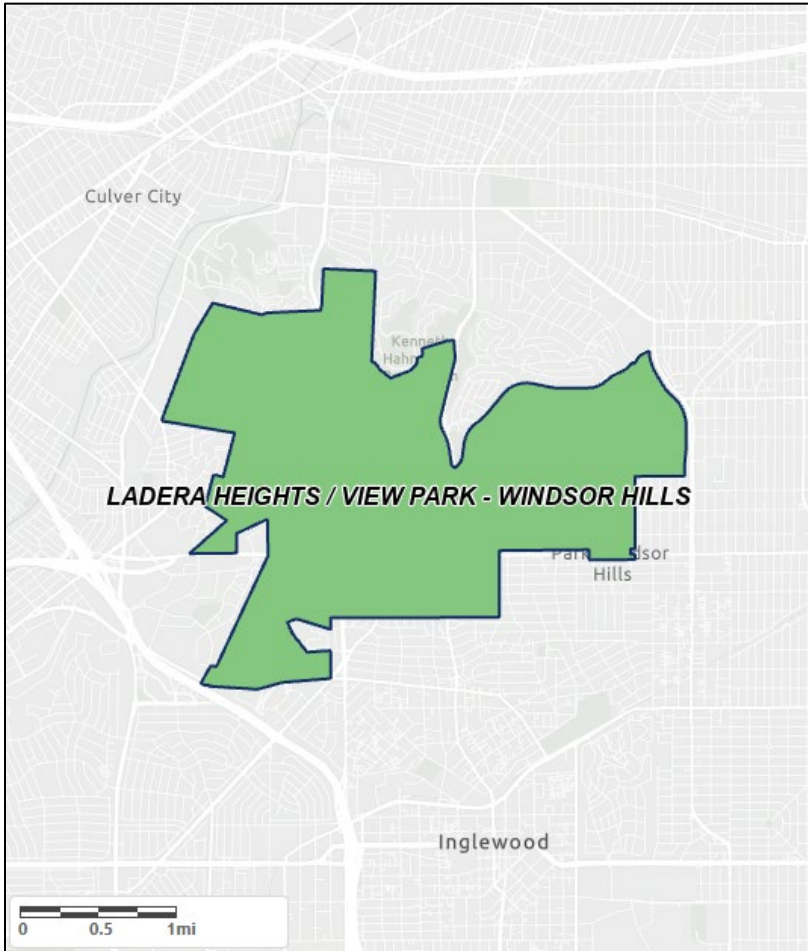


FIGURE 3: MARINA DEL REY MAP



FIGURE 4: WESTSIDE ISLANDS MAP



3. HISTORIC CONTEXT OVERVIEW

This historic context statement is focused on the unincorporated communities that make up the Los Angeles County Westside Planning Area. Specifically, the historic context statement focuses on those communities within the Westside Planning Area that contain significant built fabric and populations: Ladera Heights, View Park – Windsor Hills, Marina del Rey, and West Fox Hills. The West LA Sawtelle Veterans Administration community, though referenced and discussed here, is not further focused on since historic resources in the area have been evaluated and documented previously by the Veterans Administration. Franklin Canyon, Gilmore Island, and Beverly Hills Island are each very small, isolated land areas and have not been investigated for this context beyond a general history.

The historic context statement provides a narrative historical overview of the broad patterns of events and trends that have shaped land use patterns and the development of the built environment of the Westside Plan Area over time.

It should be noted that properties mentioned in the narrative are intended to illustrate development patterns or provide examples of specific property types; however, inclusion in the narrative does not necessarily indicate eligibility for designation. Properties that have been demolished are noted as such, when known.

The historic context statement also provides guidance for identifying and evaluating each property type, including: an overview of eligibility criteria and integrity considerations for listing in the National Register of Historic Places, the California Register of Historical Resources, and local designation by the County of Los Angeles; followed by eligibility standards specific to each type.

Chronological development periods and themes included in the historic context statement are outlined below.

4. GENERAL HISTORY

4.1 Native American Period (Before 1542)

SUMMARY STATEMENT

The Westside Plan Area is located in Los Angeles County. The County boundaries, in total, contain more than four thousand square miles. Los Angeles County is the ancestral territory of the Tongva, Tataviam, Serrano, Kizh, and Chumash Peoples.⁴

This context examines the historical background of Native American groups in the Westside Plan Area. There are no known extant built resources in the Westside Plan Area dating from the pre-colonial period (before 1542). The study of archaeological resources is outside the scope of this project.

HISTORICAL BACKGROUND

Tribes based in Los Angeles County have been identified by various names over the past two centuries.⁵ The Spanish settlers who colonized the area and developed the Mission San Gabriel Arcángel (San Gabriel Mission) assigned the name “Gabrieleño” to Native Americans associated with the Mission.⁶ Tongva, Kizh, and some members of the Cahuilla and Serrano tribes were historically encompassed under this nomenclature. Anthropologists Lowell John Bean and Charles R. Smith note that the term “Gabrielino” first appeared in a report published by Oscar Loew in 1876 and has been “intermittently applied” to the Indigenous population of the Los Angeles area ever since.⁷ Today, some descendants refer to themselves as either Tongva or Kizh because they are terms of Native, rather than Spanish, origin.⁸

This historic context statement acknowledges and respects that each Native American Tribe has the right for self-identification and for that choice to be honored. Because the Westside Plan Area is within the ancestral home of several Native American tribes that identify by different names, this historic context statement adopts the inclusive term “Tongva and Kizh Peoples” when referring to the Plan Area’s original Native American inhabitants.⁹

For more than 7,000 years, the Westside Plan Area First Peoples have served as the traditional caretakers of the Los Angeles Basin, South Channel Islands, San Gabriel and Pomona Valleys, and portions of Orange, San Bernardino, and Riverside Counties.¹⁰ Historically, the present day tribes listed above were not a single tribe, but a collection of lineages (a group of families with a

⁴ Claudia Jurmain and William McCawley, *O, My Ancestors: Recognition and Renewal for the Gabrielino-Tongva People of the Los Angeles Area* (Berkeley, CA: Heyday Books, 2009).

⁵ Jurmain and McCawley, *xxvii*.

⁶ As noted in the Introduction, terms such as “colonization” and similar language will be utilized in this historic context statement in discussions related to the history of the Native American community and their experiences in Southern California. For further information please refer to Los Angeles City Planning, “Guidance for the Preparation of Technical Reports and Studies relating to the Tribal Cultural Resource,” https://planning.lacity.org/odocument/ab9e5647-1d96-4db7-aab1-2905984fbd1e/TechnicalReports_Studies-TribalCulturalResources.pdf (accessed November 2021).

⁷ Lowell John Bean and Charles R. Smith, “Gabrieliño,” in *California*, ed. Robert F. Heizer, 8, *Handbook of North American Indians*, ed. Robert F. Sturtevant (Washington, DC: Smithsonian Institution, 1978): 538-549, 538.

⁸ William McCawley, *The First Angelinos: The Gabrielino Indians of Los Angeles* (Banning, CA: Malki Museum Press, 1996), 9-10.

⁹ Although a somewhat cumbersome term, this name encourages inclusivity in the discussion of Pomona’s original inhabitants.

¹⁰ Bean and Smith, 538.

common ancestor) that shared a common Uto-Aztecan language, culture, religion, and lifestyle that distinguished them from neighboring groups. This group did not have a single unifying name, and it was common for a tribe to refer to themselves in their own language simply as “people” or “men,” although they likely would have assigned names to other tribes.¹¹

Prior to European contact and colonization, Native Americans in the present-day Westside Plan Area thrived because of their relationship with the land and waters and their stewardship approach to land conservation. Archeological research indicates that habitation sites were hierarchically organized around estuaries, with settlement size dependent upon resource availability. While some larger estuaries could support large settlements, populations at smaller estuaries often practiced a strategy of mobility in which a part of the population foraged during resource scarcity.¹² Research of flora and fauna remains from the Playa Vista/Ballona Creek area evidence that local estuarine, coastal, and near-coast resources provided subsistence for people residing near the estuaries.¹³ Fishing was mostly limited to nearshore environments with little deep-sea fishing.

Villages were politically autonomous and largely organized through shared kinship ties.¹⁴ While it is difficult to estimate their population over time, evidence suggests that at the time of European contact in the 16th Century there may have been more than fifty to one hundred mainland villages reflecting a range in population sizes.¹⁵ Each village was headed by a chief, who was usually descended from the prevailing lineage of the village. The chief typically spoke multiple languages, negotiated social relations, collected taxes, and directed the community’s seasonal migrations. In addition to the chief, spiritual leaders also had authority over the tribal community.¹⁶

Surrounding Indigenous communities included the Chumash, the Tataviam, the Serrano, the Cahuilla, and the Luiseño .¹⁷ Interactions with surrounding groups were frequent and generally peaceful, occurring largely through the channels of intermarriage, matrilineal residence, and/or

¹¹ Bernice Eastman Johnston, *California’s Gabrielino Indians* (Los Angeles: Southwest Museum, 1962), 15.

¹² Donn R. Grenda and Jeffrey H. Altschul, “A Moveable Feast: Isolation and Mobility Among Southern California Hunter Gatherers,” in *Islanders and Mainlanders: Prehistoric Context for the Southern California Bight*, ed. J. Altschul and D. Grenda (Tucson, AZ: SERI Press, 2002), 128-129; Michael A. Glassow, Lynn H. Gamble, Jennifer E. Perry, and Glenn S. Russell, “Prehistory of the Northern California Bight and the Adjacent Transverse Ranges,” in *California Prehistory: Colonization, Culture, and Complexity*, ed. Terry L. Jones and Kathryn A. Klar (New York: Rowman & Littlefield Publishers, Inc., 2007), 210.; Jeffrey Altschul, Jeffrey A. Hornburg, and Richard Ciolek-Torrello, *Life in the Ballona: Archeological Investigations at the Admiralty Site (CA-LAN-47) and the Channel Gateway Site (CA-LAN-1595-H)*, 22 (Tucson, AZ: Statistical Research, 1992); David Maxwell, “Vertebrate Faunal Remains,” in *At the Base of the Bluff: Archeological Inventory and Evaluation Along Lower Centinela Creek, Marina Del Rey, California*. Playa Vista Monograph Series Test Excavation Report 4, ed. J. H. Altschul, A.Q. Stoll, D. R. Grenda, and R. Ciolek-Torrello (Tucson, AZ: Statistical Research, 2003).

¹³ David Maxwell, “Vertebrate Faunal Remains,” in *At the Base of the Bluff: Archeological Inventory and Evaluation Along Lower Centinela Creek, Marina Del Rey, California*. Playa Vista Monograph Services Test Excavation Report 4, ed. J. H. Altschul, A. Q. Stoll, D. R. Grenda, and R. Ciolek-Torrello (Tucson, AZ, Statistical Research, 2003).

¹⁴ Lowell John Bean and Charles R. Smith, “Gabrieliño,” in *California*, ed. Robert F. Heizer, vol. 8, *Handbook of North American Indians*, ed. Robert F. Sturtevant (Washington, DC: Smithsonian Institution, 1978): 538-549, 538; Donn R. Grenda and Jeffrey H. Altschul, 128-129.

¹⁵ Bean and Smith, 540; Heather Valdez Singleton, “Surviving Urbanization: The Gabrielino, 1850-1928,” *Wicazo Sa Review* 19, no. 2, *Colonization/Decolonization*, I (Autumn 2004): 49-59, 50.

¹⁶ McCawley, 133-140; Bean and Smith, 544.

¹⁷ Terry L. Jones and Kathryn A. Klar, *California Prehistory: Colonization, Culture, and Complexity* (Plymouth, UK: AltaMira Press, 2007).

trade.¹⁸ It appears that the Westside Plan Area First Peoples also shared some rituals with the Chumash to the north, based on the distribution of similar stone effigies in the prehistoric period.¹⁹ With the possible exception of the Chumash, the Westside Plan Area First Peoples were the most populous, and most powerful ethnic nationality in aboriginal Southern California, their influence spreading as far north as the San Joaquin Valley Yokuts, as far east as the Colorado River, and south into Baja California.²⁰ Their territory was so expansive, in fact, that it spanned several ecological zones. Consequently, the group's settlement and subsistence patterns varied slightly within each zone based on micro-environmental conditions, but on the whole, thrived on hunting, gathering, and fishing activities.

The arrival of Spanish explorers in the 1760s ushered in a period during which Native Americans were subjugated to Spanish rule, targets of religious conversion to Catholicism, and enslaved to build and maintain the missions, pueblos, and presidios. Tribes were forced to move from their villages and subjected to violence and cultural genocide.²¹ Tribes were named after the missions they were forced into, which are reflected in the names of many local Tribes today.²²

As described in the report *We Are Still Here. A report on Past, Present, and Ongoing Harms Against Local Tribes*, “in 1542, the first European expedition landed on Catalina Island, home to the Tongva, and made the first recorded contact between the Spanish people and the Native people of modern-day Los Angeles County.”²³ The Spanish returned in 1769 to colonize the present-day Los Angeles area. Local tribes were forcibly displaced from their villages, eroding their language and culture. The Spanish enslaved the Native Americans, forcing them to build and maintain their missions, pueblos and presidios and were subjected to a life of servitude, and in many cases, forced religious conversion.

Successive waves of settlers—the Spanish, the Mexicans and the Americans—resulted in the loss of title(s) to their ancestral lands as well as disenfranchisement of the Native Americans. Spanish colonization of land was governed by the “Recopilación de Leyes de los Reynos de las Indias,” of 1680, which provided that the inhabitants of colonized land included “the rights to their possessions, the right to as much land as they needed for their habitations, for tillage and for the pasturage of flocks.”²⁴ Under the law, the Spanish held land in trust for the Native

¹⁸ John R. Johnson, “Social Responses to Climate Change Among the Chumash Indians of South-Central California,” in *The Way the Wind Blows: Climate, History, and Human Action*, ed. R. J. McIntosh, J. A. Tainter, and S. K. McIntosh (New York: Columbia University Press, 2000).

¹⁹ Lynn Hunter Gamble and Glenn S. Russell, “A View from the Mainland: Late Holocene Cultural Developments Among the Ventureño Chumash and the Tongva,” in *Catalysts to Complexity: Late Holocene Societies of the California Coast*, ed. J. M. Erlandson and T. L. Jones (Los Angeles: Cotsen Institute of Archaeology, University of California, 2002).

²⁰ Bean and Smith, 538.

²¹ Language used in this document reflects that recommended by the Guidance for the Preparation of Technical Reports and Studies relating to The Tribal Cultural Resource.

²² This document acknowledges and respects that each Native American tribe has the right for self-identification and for that choice to be honored. Because the area that now comprises the Westside Planning Area includes the ancestral home of Native American tribes that identify by different names, this historic context statement adopts the inclusive term “Tongva/Kizh” when referring to the WSAP's original and ongoing Native American inhabitants.

²³ Los Angeles City/County Native American Indian Commission/Los Angeles County Department of Arts And Culture, “We Are Still Here. A Report on Past, Present, and Ongoing Harms Against Local Tribes,” November 1, 2022, 7.

²⁴ Los Angeles City/County Native American Indian Commission/Los Angeles County Department of Arts And Culture, “We Are Still Here. A Report on Past, Present, and Ongoing Harms Against Local Tribes,” November 1, 2022, 7.

Americans. While the Native Americans retained the land, water and mineral rights living in and around the missions, these laws did not cover those living in traditional village settlements.



Native American Woman with Acorn Granary, N.d. *California Missions Resource Center*.²⁵

²⁵ Photograph from “Gabrielino/Tongva,” *Claremont Heritage*, https://claremontheritage.org/gabrielino_tongva.html (accessed April 21, 2022).

4.2 Spanish and Mexican Periods (1542-1848)

SUMMARY STATEMENT

This context examines early European exploration of present-day Southern California (part of “Alta California” under the Spanish and Mexican governments), and its colonialization by Spain and later Mexico. The colonization of Alta California was one of the most transformational events in California’s history. Fueled by geopolitics, the Spanish crown established a permanent presence in Alta California in the 1760s. Colonial presence impacted the physical landscape and environment and subjugated local Native Americans to violence and cultural genocide, significantly changing the region. Spain continued to maintain control of the territory for over 50 years, until it was ceded to Mexico following the War for Mexican Independence in the 1820s.²⁶ Control of Alta California would be ceded to the United States in 1848 following the Mexican American War.

During the Spanish and Mexican colonial periods, the important colonial settlements nearest and most influential to the western portions of present-day Los Angeles County were the Mission San Fernando Rey de España located in the present-day Los Angeles community of Mission Hills in the San Fernando Valley, and the pueblo of Los Angeles (El Pueblo de Nuestra Señora la Reina de los Ángeles) which was founded in 1781 and established the urban settlement that would become the present-day City of Los Angeles.

Because there are no known extant built resources in the Westside Plan Area dating from the period of Spanish and Mexican control, no themes were developed for this context. The study of archaeological resources is outside the scope of this project.

SPANISH EXPLORATION AND COLONIZATION (1542-1821)

In 1542, King Carlos dispatched Portuguese explorer Juan Rodriguez Cabrillo to explore the West Coast of North America on behalf of the Spanish Empire. Cabrillo set sail in June 1542 and arrived in what is now San Diego Bay in September of that year. In doing so, Cabrillo became the first European to set foot on California soil, claiming the territory for the Spanish Empire by right of discovery.

In 1579, a competing claim of the Pacific Coast was made for England by Sir Francis Drake, which prompted two more expeditions to be dispatched by Spain: the first was headed by Sebastián Rodríguez Cermeño, who set sail in 1596 carrying Cabrillo’s writings and revisited some of the same coastline. Another expedition was made by Sebastián Vizcaíno in 1602. None of the three Spanish explorers had been able to identify an ideal harbor from which Spain could facilitate its maritime trade and no significant Spanish settlements were established. As a result, the Spanish Empire made no further effort to explore the Pacific Coast for another 160 years.

By the 1760s, Spain faced greater threats to its American territories from Russia and England, both of whom had already claimed adjacent lands in present-day Alaska and Canada,

²⁶Yve Barthelemy Chavez, “Indigenous Artists, Ingenuity, and Resistance at the California Missions After 1769,” PhD diss., University of California, Los Angeles, 2017, 3.

respectively.²⁷ At the same time, Jesuit missionaries had begun to establish a series of missions along the Baja California Peninsula – another threat to Spanish control.



Detail, Map of the United States, showing routes of principal explorers and early roads and highways, 1937. The Claremont Colleges Digital Library.

²⁷ Eldredge, 23.

In 1769, the Spanish government dispatched an expedition led by Captain Gaspar de Portolá, the newly appointed governor of Baja California, and Franciscan Father Junipero Serra to establish the first Spanish settlement in Alta California. Portolá established a military outpost at the Presidio of San Diego, thereby claiming Alta California as Spanish territory. Within the month, Serra also founded the Mission San Diego de Alcalá, the first of the 21 missions that would be established in Alta California by the Spanish and the Franciscan Order between 1769 and 1823.²⁸

These efforts marked the beginning of a coordinated campaign by the Spanish to impose European religious beliefs and social and cultural ideals upon the existing Native population, leading to the widespread abuse of, and injury to, Native Americans through enslavement, forced religious conversion, and the introduction of infectious diseases.

Following establishment of the Presidio of San Diego, Portolá set out with a small group of explorers on an overland expedition along what would become known as *El Camino Real* (“The Royal Road”). The expedition reached the present-day boundaries of Los Angeles County on July 30, 1769. Franciscan Fray Juan Crespí named the area after “Nuestra Señora la Reina de los Angeles de la Porciúncula” or “Our Lady the Queen of Angels of the Porciúncula.”²⁹

MEXICAN CONTROL AND GOVERNANCE (1822-1848)

In 1821, Mexico won its independence from Spain, making Alta California part of Mexico. The Mexican government commissioned several exploration parties following its newfound control of Alta California.

The situation for Native Americans during the early years of Mexican colonial control remained largely unchanged from that of the Spanish era. Many of the Tongva and Kizh First Peoples who were forced from their ancestral lands still inhabited the formerly Spanish-controlled areas. However, by the 1830s, the focus on secular agricultural settlement was increasingly overtaking the mission system as more Mexicans migrated and settled in the region.

Consequently, in 1833, the Mexican Congress passed the Act for the Secularization of the Missions of California. Franciscan *padres* abandoned the missions, and the new Mexican government seized most mission lands from the Catholic Church. The secularization law directing the closure of the California missions was passed by the Congress of Mexico on August 17, 1833, with more specific regulations to guide implementation passed on August 9, 1834. According to the 2009 National Park Service study, the regulations were intended to return the land to the Indigenous inhabitants, assigning one half of the mission lands and property to Native Americans along with common land sufficient to pasture their stock. In addition, one half of the mission herds were to be divided proportionately among Native American families. The remaining lands were then available for dispersal by the Mexican government.³⁰

²⁸ Theodore E. Treutlein, “The Portolá Expedition of 1769-1770,” *California Historical Society Quarterly* 47, no. 4 (University of California Press, 1968): 291-313.

²⁹ Raymond F. Wood, “Juan Crespí: The Man Who Named Los Angeles,” *Southern California Quarterly*, 53, no. 3 (September 1971): 199-234.

³⁰ Randall Milliken, Lawrence H. Shoup, and Beverly R. Ortiz, “Secularization and the Rancho Era, 1834-1846,” in *Ohlone/Costanoan Indians of the San Francisco Peninsula and their Neighbors, Yesterday and Today*, prepared for National Park Service Golden Gate National Recreation Area, San Francisco, CA, June 2009 (accessed December 2020), 154.

However, the distribution of mission lands did not unfold in the way that the 1834 regulations anticipated, and Indigenous peoples were consistently denied access to former mission lands. During this period, scattered reports indicate that the forcibly displaced Tongva and Kizh Westside Plan Area First Peoples pursued several options available to them. Some moved from the mission to the burgeoning El Pueblo de Los Angeles looking for work, while others intermarried with other tribes, leaving their traditional homeland.³¹

In order to attract settlers to the region, Mexico established a system of land grants that divided the land into large tracts known as *ranchos*. The government granted these *ranchos* to private individuals who were Mexican soldiers, settlers, or financiers. By the time Alta California was given over to Mexico, about thirty land grants throughout the territory had already been presented to Spanish soldiers and government officials by the King of Spain. However, no titles were actually transferred as part of this effort; Spanish governors were authorized to give concession to the individuals, which allowed them to run stock in certain areas without a formal deed.³² The “rancho system” as it is known today was instead unique to California under Mexican rule as it granted title of land to private citizens. What followed was the period of Southern California history associated with the Rancho era.

The Mexican American War began in 1845 and ended in 1848 with the signing of the Treaty of Guadalupe Hidalgo, which formally annexed Alta California to the United States. On September 9, 1850, California officially became the 31st state in the Union.

4.3 American Control and Settlement (1848-Present)³³

GENERAL DEVELOPMENT HISTORY

During the Spanish and Mexican eras, the westside of Los Angeles County was occupied primarily by farms and agricultural lands focused on cattle, sheep and some fruit tree cultivation. This continued for several decades after the annexation of California by the United States. By the 1870s, commercial grain growing had been introduced, which proved to be successful.

The arrival of the railroad in 1875 and subsequent regional real estate and population boom opened up westside lands for development and the first residential subdivisions. Despite the development of these early residential tracts throughout the first two decades of the 20th century, large areas of undeveloped land and agricultural fields remained including numerous farms established by Japanese American growers. More urbanized development did not take

³¹ Singleton, 50-51.

³² “Orange County’s First Ranchos – Manuel Nieto and Juan Pablo Grijalva,” OC Historyland, <https://www.ochistoryland.com/firstranjeros> (accessed March 2021).

³³ This section unless otherwise indicated has been excerpted from *SurveyLA Historic Resources Survey Report Palms-Mar Vista-Del Rey Community Plan Area*, Historic Resources Group, July 2012; and *SurveyLA Historic Resources Survey Report Westchester-Playa del Rey Community Plan Area*, Architectural Resources Group, November 27, 2013.

hold until the 1920s.

The development history of the westside is tied to advances in transportation during the first quarter of the 20th century. In the 1900s, settlement had been facilitated by the establishment of the Pacific Electric streetcar. By the 1920s, the popularity of the automobile expanded development across the area. Development was also influenced by economic shifts during the first decades of the 20th century. Agricultural land gave way to industrial land uses, as production plants for the aircraft industry were established in the area. During the 1930s, Douglas and Hughes Aircraft relocated to areas bordering Mar Vista. In addition, with the discovery of oil in Baldwin Hills in 1924, then Playa Del Rey and Venice in 1932, the petroleum industry became instrumental in the physical development of the area and oil-related uses such as derricks and oil-industry worker housing began to emerge as part of the landscape.

In the early 1940s, with a healthy employment base to attract new residents, housing subdivisions were constructed at an accelerated rate. This expansion continued throughout the 1940s, as new residential areas were added to accommodate defense industry workers who poured into the region during World War II and returning servicemen and other new residents after the war. After World War II, most of the area's remaining farms and open lands gave way to residential tracts. The late 1950s also saw construction of the San Diego Freeway, or Interstate 405, which increased automobile access to the area.

Significant post-World War II expansion of the aircraft manufacturing industry fueled economic growth and new development. Employers such as Douglas Aircraft in Mar Vista, as well as entertainment industry companies such as MGM Studios in Culver City, attracted many new settlers to the area. Along with more residents came the need for an increase in services and amenities, resulting in significant commercial, civic, institutional, and infrastructural development in the mid-20th century. This is reflected in the area's numerous densely developed commercial corridors, as well as postwar expansion of a variety of building types.

ANNEXATION HISTORY OF THE WESTSIDE PLAN AREA

On a macro level, the development history of the Westside Plan Area consists of a series of incorporations and annexations over the past 100+ years. The largest city in Los Angeles County, and the dominant municipality that surrounds and buffers the Westside Plan Area's unincorporated communities, is the City of Los Angeles. The cities of Santa Monica,³⁴ Culver City, Beverly Hills, and West Hollywood are virtually surrounded by land annexed into the City of Los Angeles over the last century.

Geographic expansion of the City of Los Angeles through annexation resulted from a combination of government leaders looking for future growth and the concerns of residents regarding power, sewer access, water delivery, and public schools. Although some citizens purposefully located outside city limits to avoid municipal taxes, more often the need for

³⁴ Santa Monica was incorporated in 1888, as an early seaside resort community.

infrastructure and supportive services made annexation attractive to the majority of property owners and residents.

In 1906, Los Angeles annexed the “Shoestring Strip” of 11,000 acres connecting the San Pedro Harbor with the city proper. Annexation of Wilmington and San Pedro soon followed. The physical connection of Los Angeles with its primary port accelerated additional annexations throughout the Westside. Annexation of large portions of the Westside Plan Area land occurred during the first decades of the 20th century. The 31,000-acre Westgate Addition west of Beverly Hills and north of Santa Monica in 1915 surrounded the Soldier’s Home to the east and west. The Palms area was added later that same year.³⁵

As with much of Southern California history, incorporation and annexation often revolved around the issue of water. William Mullholland’s Los Angeles Aqueduct, bringing water from the Owens Valley, opened in November of 1913. The San Fernando Valley was annexed into the city of Los Angeles just two years later.

Concerns over a potential water shortage, plus a desire to improve the local school system, drove the incorporation of Beverly Hills in 1914. Although the township of Beverly Hills was planned seven years prior, residential development was increasing, and citizens voted to take civic matters into their own hands. Culver City, the brainchild of developer Harry H. Culver, was incorporated in 1917 as a means of providing fire and police services.

In 1917, a major effort to annex some 6,000-7,000 acres³⁶ of Westside land into the city of Los Angeles was undertaken.³⁷ Referred to as the “West Coast Annexation,” this effort was largely spearheaded by George H. Dunlop, the former mayor of Hollywood who had led Hollywood’s consolidation efforts with the Los Angeles several years earlier.

One issue motivating annexation was the Hyperion sewer district, which the City of Los Angeles feared losing control over to the bordering municipalities of Venice and El Segundo.³⁸ Opposition to the annexation came from the nearby municipalities of Santa Monica, Redondo Beach, El Segundo, Manhattan Beach, Hermosa Beach and Inglewood all of whom feared less control and oversight of the sewer nuisance at Hyperion which was geographically closer to the beach cities than to Los Angeles.

The Citizens’ League led by George F. Hays also lobbied against the West Coast Annexation. They represented the sentiments of several large landowners who had purposely purchased their acreage outside of City limits to avoid taxation of their holdings.

³⁵ Paul R. Spitzzwei, “All Over the Map: “Map Showing Annexations and Boundaries of City of Los Angeles,” January 31, 2020. <https://homesteadmuseum.blog/2020/01/31/all-over-the-map-map-showing-annexations-and-boundaries-of-city-of-los-angeles-31-january-1918/> (accessed October 3, 2023).

³⁶ Newspaper accounts differ as to the exact amount of acreage, Early articles from 1916 suggest some 4,000 acres. By June 1917, articles from various newspapers refer to 6,000 or 7,000 acres.

³⁷ “New Annexation Project Is Proposed,” *Los Angeles Evening Express*, February 13, 1917, 13.

³⁸ An independent city at the time, Venice would not be annexed to the City of Los Angeles until 1926.

According to the regulations of the time, annexation was first voted on by the residents of the territory to be annexed. The Angeles Mesa area, home to the majority of the voting population, voted overwhelmingly in support of annexation.³⁹ A follow-up election among residents of the City of Los Angeles overwhelmingly approved annexation. The move raised the footprint of the City of Los Angeles to 349.8 square miles, making it the largest city in America geographically.⁴⁰ The Citizen's League, however, was successful in keeping their interests from annexation resulting in the unincorporated areas of present-day Ladera Heights/View Park-Windsor Hills. Ultimately, the City of El Segundo incorporated in 1917, at the behest of the Standard Oil Company, being the site of its second largest oil refinery, and an industry town.

A second major wave of annexations occurred during the 1920s. Sawtelle, an agricultural and support community for the nearby Soldier's Home (present-day Veterans Administration) was annexed into the City of Los Angeles in 1922. In 1918, Sawtelle residents voted by a narrow margin to be annexed into Los Angeles but were thwarted in their efforts when City trustees refused to participate. After a brief occupation of Sawtelle City Hall by Los Angeles officials, Sawtelle trustees sued in court and won on a technicality. Four years later, the residents of Sawtelle once again voted for annexation and Sawtelle became the fourth city to be annexed into Los Angeles.

Venice was annexed into Los Angeles in 1925, largely due to an inept government. Resistance to annexation in the seaside community was mounted by the hospitality industry, as they feared Los Angeles laws against gambling, all night dancing, and Sunday commercial activity would negatively impact businesses on and around the Venice pleasure piers. Other sections of the Westside Plan Area, including Laurel Canyon and Beverly Glen were annexed into Los Angeles as hillside residential development became more feasible and growth from nearby Hollywood (previously annexed into the City of Los Angeles in 1910) continued.

Culver City began annexing neighboring land during the 1950s and 60s. During the 1950s, the Culver Crest residential area in the foothills near present-day West Los Angeles College was absorbed into the municipality in order to provide city services. In 1964, Culver City annexed a large section of the Fox Hills area (including the Fox Hills Country Club and Hillside Memorial Park). The owners of the property at the time, the Home Savings and Loan Co., suggested that the Culver City annexation would provide superior city services,⁴¹ however, rezoning issues appear to have factored into the decision as well as the land had been the subject of a rezoning fight while under county jurisdiction.

West Hollywood (formerly known as Sherman) remained unincorporated until 1984, at which time rent control measures were due to expire. This galvanized an incorporation effort by a coalition of LGBTQ activists, Russian immigrants, seniors, and renters. Once a municipal

³⁹ "Angeles Mesa Is Ready To Come in," *Los Angeles Times*, May 27, 1917, 62.

⁴⁰ "New Annexation Gives L.A. Area of 349.8 Square Miles," *Van Nuys News and Valley Green Sheet*, June 8, 1917, 1.

⁴¹ "Looking Back...With Julie Lugo Cerra Fox Hills Connection with Culver City Dates to the '60s," *Culver City News*, November 29, 2018, <https://www.culvercitynews.org/looking-back-with-julie-lugo-cerra-fox-hills-connection-with-culver-city-dates-to-60s/> (accessed October 5, 2023).

government was formed, rent control measures were immediately approved.

Lastly, the unincorporated areas currently in the Westside Plan Area, all have some historical ties to the oil industry, which may have been a factor in their decision to remain unincorporated. From the presence of the Inglewood Oil Field (Ladera Heights/View Park-Windsor Hills), to the site of the Venice Oil Fields (Ballona Creek and Marina Del Rey), Gilmore Oil Field (Gilmore Island), and land previously owned by oil magnate, Edward L. Doheny (Franklin Canyon), these areas mostly defy the patterns of early 20th century residential development that encouraged annexation or incorporation.

5. COMMUNITY SPECIFIC DEVELOPMENT HISTORIES

5.1 Ladera Heights/View Park-Windsor Hills

COMMUNITY OVERVIEW

The Ladera Heights/View Park-Windsor Hills area is located approximately 11 miles southwest of downtown Los Angeles. It is an irregularly-shaped area extending from the south side of Glenford Street and Stocker Street to the north as far south as Centinela Avenue at the southwest portion of the area, and a horizontal boundary just north of the Inglewood city limits to the south, and just north of W. Slauson Avenue on the southeastern portion of the area, to the eastern side of Deane Avenue and S. Victoria Avenue to the east, and the west side of S. Wooster Avenue to the west.

The community is served by Windsor Hills Math Science Elementary School, 54th Street Elementary School, and Ranklin D. Parent Elementary School. Monteith Park, Ladera Park, and Ruben Ingold Park offer recreational opportunities. Major arteries include S. La Cienega Boulevard, W. Slauson Avenue, Stocker Street, and Angeles Vista Boulevard. The Ladera Shopping Center at La Cienega Boulevard and W. Centinela Avenue and the commercial corridor along W. Slauson Avenue are the primary commercial/retail areas. Industrial development, focused on oil extraction in the area known as the Inglewood Oil Field, spans both sides of La Cienega Boulevard in the northern portion of the area.

The residential community is primarily Black, with very small percentages of White, Asian, and Hispanic/Latino residents.⁴² The population of nearly 20,000 is well educated, high-earning, mature, and composed primarily of homeowners.⁴³

DEVELOPMENT HISTORY

As noted above, the Tongva and Kizh Peoples inhabited the greater Baldwin Hills area, including what is now known as Ladera Heights/View Park-Windsor Hills. The village of Saa'anga was located in the vicinity of Ballona Creek. In the mid-1930s, archeologists recorded eight sites with artifacts in Baldwin Hills, the location of one of which has been "destroyed by housing."⁴⁴

After colonization, Spanish and Mexican land grants were given to former soldiers and individuals of stature, ushering in the Rancho period and the systematic forced displacement of Native Americans from the area. Ladera Heights/View Park-Windsor Hills was located in the Rancho La Cienega ó Paso de la Tijera, which was granted to Manuel Micheltorena in 1843.

After California was annexed to the United States in 1848, the area continued to be used for ranching. In 1875 and again in 1886, large portions of the Rancho La Cienega were purchased by

⁴² Los Angeles County, View Park/Windsor Hills Community Profile, <https://planning.lacounty.gov/wp-content/uploads/2023/05/Unincorporated-View-Park-Windsor-Hills.pdf> (accessed August 4, 2023).

⁴³ Los Angeles County, Ladera Heights Community Profile, <https://planning.lacounty.gov/wp-content/uploads/2023/05/Unincorporated-Ladera-Heights.pdf> (accessed August 4, 2023).

⁴⁴ David Maxwell, "Vertebrate Faunal Remains," in *At the Base of the Bluff: Archeological Inventory and Evaluation Along Lower Centinela Creek, Marina del Rey, California*. Playa Vista Monograph Series Test Excavation Report 4, ed. J. H. Atschul, A. Q. Stoll, D. R. Grenda, and R. Ciolek-Torello (Tucson, AZ: Statistical Research, 2003), 48.

Elias J. “Lucky” Baldwin. Baldwin was a pioneering real estate investor, speculator, and businessman who journeyed west after some business success in the Midwest. He arrived in California in 1853, the height of the Gold Rush, where he shrewdly focused on business ventures other than gold. In San Francisco he developed, bought and sold real estate, traded stocks, and started a brick manufacturing business among many ventures. Investments in silver mine stocks on Nevada’s Comstock Lode returned millions of dollars in profits. Baldwin soon was known as one of California’s richest men and his personal life (replete with multiple wives, divorces, mistresses, and paternity suits) made him one of the most controversial and talked about men of California’s early American period. Baldwin relocated to Southern California where, in addition to his Rancho La Cienega holdings, he bought large tracts of ranch land in the San Gabriel Valley (present-day Arcadia). He gained additional notoriety breeding and racing thoroughbred racehorses before his death in 1909.



Rancho La Cienega 1924, Los Angeles Public Library.

After Baldwin’s death, his heirs subdivided and sold portions of the Rancho La Cienega which became known as “Baldwin Hills.” A large expanse of land was sold to the Los Angeles Investment Company (LAIC)—the largest sale in the history of Los Angeles’ suburban development at that time.⁴⁵ The LAIC was founded in 1898 to take advantage of California’s land boom and grew into one of the largest real estate and land development companies of its time.⁴⁶ Subsequently, the LAIC developed a network of companies and subsidiaries to support its endeavors including construction companies, lumber companies, a financial institution, and a real estate sales and marketing company. The LAIC also used in-house engineering and architectural services. The LAIC’s vertical integration of supporting businesses proved to be

⁴⁵ “Six Million Dollar Sale Consummated,” *Los Angeles Times*, August 14, 1912, III.

⁴⁶ Kim Hernandez, “The Bungalow Boom: The Working-Class Housing Industry and the Development and Promotion of Early Twentieth-Century Los Angeles,” *Southern California Quarterly*, Winter 2010, 354. Quoted in the National Register of Historic Places Nomination, View Park Historic District, 2015-6, 8-1.

highly efficient and became a model for other real estate developers.⁴⁷ Over time, the LAIC subdivided and improved many tracts within the former rancho.

Inglewood Oil Field

Prior to American settlement in the 19th century, surfacing oil and tar throughout the Los Angeles area provided a variety of uses for area Native Americans, and the oil pools at the La Brea tar pits were well known by Spanish and Mexican explorers and settlers. In 1892, prospectors Edward L. Doheny and business partner Charles A. Canfield discovered what would become the Los Angeles Oil Field. The field was originally located on and around the site of present-day Dodger Stadium and its discovery would foster a boom in oil production throughout the region.

By the first decade of the 20th century, the oil boom spread to exploration in areas all around Downtown Los Angeles. By 1910, local oil production had risen to 70 million barrels per year. Additional oil discoveries in the 1920s caused a second oil boom that made the Los Angeles area a leading oil exporter and led to exceptional economic growth and prosperity in the region. The abundance of local oil fostered the development of several key industries in and around Los Angeles, including automotive, rubber and tires, steel, and paving. Local oil also helped popularize the automobile in Southern California, providing inexpensive fuel and key materials for asphalt roads.⁴⁸



Inglewood Oil Field c. 1930. *Los Angeles Times* Photographic Archives.

⁴⁷ National Register of Historic Places Nomination, View Park Historic District, 2015-6, 8-1.

⁴⁸ *SurveyLA Citywide Historic Context Statement, Industrial Development, 1850-1980*, p. 82-84.

Oil exploration peaked as demand soared during the economic boom of the 1920s. It was during this time that large portions of the LAIC's Baldwin Hills holdings were leased for oil exploration and would eventually become the Inglewood Oil Field, which extends on both the east and west sides of La Cienega Boulevard in the northern portions of the Ladera Heights/View Park-Windsor Hills Community Area. Exploration for oil in the area dates back to 1916, but the successful strike that established the Inglewood Oil Field occurred in 1924 by the Standard Oil Company.⁴⁹ Demand was reduced during the Great Depression of the 1930s but oil extraction from the Inglewood Oil Field has continued to the present day. Spanning areas east and west of La Cienega Boulevard, the Inglewood Oil Field is currently the largest urban oilfield in the U.S.⁵⁰ It is developed with pumpjacks on drilling pads and appurtenant uses. Oil is processed onsite to remove water and gas. It is then moved by pipeline. In addition to Standard Oil, the Inglewood Oil field was home to other smaller operators, all of which have been bought out by Standard Oil (now known as Chevron).



Baldwin Hills Oil House, undated. baldwinhillsoilhouse.com

Curiously, a large house constructed prior to oil exploration is still extant in the Inglewood Oil Field. Various referred to as the “Baldwin Hills Oil House” and the “Cone Trust House,”⁵¹ this remnant from earlier times is located on a hill west of La Cienega Boulevard and Kenneth Hahn State Recreation Area. The two-story brick home designed in a variant of Dutch Colonial Revival style was built between 1913 and 1915 by a man named Charles Wellington Rand who died in 1917. In 1923, Rand’s family sold the house to Emma and Irving Cone, just one year before oil was discovered. Emma Cone became one of the first private property owners to sell oil leases in the Baldwin Hills area. The Cone family heirs still own the house and several acres

⁴⁹ Herschel Livingston Driver, “Inglewood Oil Field, Los Angeles County, California,” Master of Science, University of Southern California, 1939, v.

⁵⁰ Ruben Vives, “Inglewood Oil Field’s Neighbors Want Answers About Land Shift,” *Los Angeles Times*, June 23, 2012. <https://www.latimes.com/local/la-xpm-2012-jun-23-la-me-inglewood-fracking-20120624-story.html> (accessed July 29, 2023).

⁵¹ Baldwin Hills CSD Environmental Impact Report p. 4.12-6.

of oilfields today.⁵²

View Park-Windsor Hills

The LAIC broke ground for the View Park tracts in the early 1920s. Increasing ownership of automobiles by the middle and upper middle classes made hillside residences, desired for the views and sense of privacy they afforded, more accessible. Over the next four decades, the LAIC developed 2,300 parcels.⁵³

Beginning in 1924, the company developed the lower and flatter sections of View Park (south and east of Angeles Vista Boulevard) with more modest houses. Most of the homes were built in either the Spanish Colonial Revival or Tudor Revival styles popular at the time. View Park's hillside tracts were developed for more affluent buyers—taking advantage of panoramic views. These residences were designed and built in the popular Period Revival styles of the era, which, in addition to Spanish Colonial Revival and Tudor Revival, included Mediterranean Revival and French Revival. The hillside residences were larger and often included multi-car garages, indicative of the income levels targeted by the developers. Between 1923 and 1927, the LAIC provided the architectural plans and construction services for the residences built in View Park; the names of these staff architects are currently unknown. The LAIC also constructed an 18-hole golf course adjacent to View Park and set aside a small, triangular plot of land for Monteith Park, a pocket greenspace at the intersection of Olympiad Drive, Mullen Place, and S. Mullen Avenue.



View Park Model Home 1928 USC Digital Library.

⁵² Scott, Anna, "L.A.'s Mystery House on a Hill," July 10, 2015, KCRW website, accessed October 12, 2023. <https://www.kcrw.com/culture/articles/l-a-s-mystery-house-on-a-hill>

⁵³ National Register of Historic Places Nomination, View Park Historic District, 2015-6, 8-3.



View Park Model Home 1938. Los Angeles Public Library.

As was common practice at the time, the LAIC established restrictive covenants for View Park prohibiting the sale of homes to people of color and those of the Jewish faith. As a result, the 1930 Census shows that the development contained just two Black residents and one resident of Japanese descent—all of whom were employed as domestic workers.⁵⁴ Supreme Court decisions in 1948 and 1953 diminished the use of restrictive covenants. They were finally deemed illegal by the 1968 Fair Housing Act of 1968.⁵⁵

⁵⁴ National Register of Historic Places Nomination, View Park Historic District, 2015-6, 8-9.

⁵⁵ Douglas Flamming, *Bound for Freedom: Black Los Angeles in Jim Crow America* (Berkeley: University of California Press, 2005), 69; Lawrence B. De Graaf and Quintard Taylor, "Introduction," in Lawrence B. De Graaf, Kevin Mulroy, and Quintard Taylor, eds., *Seeking Eldorado: African Americans in California* (Los Angeles: Autry Museum of Western Heritage, 2001), 3-69; Wendy Plotkin, "Restrictive Covenants," in *Encyclopedia of American Urban History, Vol. 2*, ed. David Goldfield (Thousand Oaks: Sage, 2007), 681.



Olympic Village 1932. Los Angeles Public Library.

Construction slowed in the early 1930s with the onset of the Great Depression. In 1932, a portion of the Baldwin Hills area was temporarily developed as the “Olympic Village” to house male athletes participating in the 1932 Summer Olympic Games. It was considered the first modern “Olympic Village” in the history of the Olympic Games and set a precedent for housing athletes for future Olympics. The Village consisted of several hundred buildings, including small cabins for the athletes, post and telegraph offices, an amphitheater, a hospital, a fire department, and a bank. The Olympic Village was completely dismantled after completion of the Olympic Games.

Neighboring Windsor Hills was developed by the Marlow-Burns & Company in the late 1930s. Windsor Hills homes were largely designed in the popular Period Revival styles as well as more stripped down “Minimal Traditional” styles. Once again, restrictive covenants and deed restrictions prohibited the purchase or sale of homes in Windsor Hills to people of color. More than 275 homes were built between 1937-39, totaling \$2,500,000 in construction costs.⁵⁶ By 1942, 1,200 homes had been built.⁵⁷

Fred W. Marlow and Fritz Burns formed Marlow-Burns & Co. for the development of Windsor Hills. They laid out curvilinear streets and marketed to first-time buyers eligible for the new 90 percent FHA financing.⁵⁸ Parcels were sold to both individual buyers who wanted to construct their own homes and speculative home builders. Marlow-Burns & Co also built their own

⁵⁶ “Many Homes Built in Windsor Hills,” *Los Angeles Times*, May 7, 1939, E2.

⁵⁷ “Fifteen New Houses Further Windsor Hills Development,” *Los Angeles Times*, January 18, 1942, A7.

⁵⁸ Greg Hise, *Magnetic Los Angeles* (Baltimore, MD: Johns Hopkins University Press, 1997), 135.

speculative homes in Windsor Hills to attract buyers. Demonstration model homes were constructed and marketed with fanciful names such as the “Town and Country” model. A branded “Windsor-Built System Home” with 18 different plan variations was also offered, all designed by Wardell Engineering and Construction.⁵⁹ Five Windsor Hills homes were recognized by the Southern California Gas Company for excellence in home design, including a six-room Norman English cottage designed by architect Charles DuBois.⁶⁰



Windsor Hills 1938. Huntington Library.

As originally planned, the Marlow-Burns development of Windsor Hills did not include commercial development. Commercial development, however, soon followed along Slauson Avenue to serve the Windsor Hills residents. This included a cluster of retail buildings at the intersection of Slauson Avenue and Angeles Vista Boulevard that included a Thrifty Drug store constructed in 1941,⁶¹ a Mayfair Market constructed in 1942, and other neighborhood serving stores. Schools, churches, and recreation facilities were also constructed to serve the community.

After World War II, the LAIC began developing the View Park tracts west of Presidio Drive. The LAIC did not design and build residences in these subdivisions, preferring instead to sell groups of parcels to speculative builders and to individuals seeking to build custom homes. The most common style was the Ranch House and its many variations, Mid-Century Modern-style homes, and some Hollywood Regency designs. Development occurred in this section of View Park until the neighborhood was fully built in the late 1960s.⁶²

Many notable architects designed homes in View Park including Leopold Fischer, Raphael Soriano, H. Roy Kelley, Charles W. Wong, and Robert L. Earl.⁶³ It is estimated that builder Homer C. Valentine designed more than 50 residences with Robert L. Earl in View Park.⁶⁴ View Park is listed as a historic district on the National Register of Historic Places in 2014 because of its architectural, cultural, and historical significance.⁶⁵ The Doumakes House at 4918 Angeles Vista Boulevard in View Park, a Spanish Colonial Revival style house constructed in 1928, was designated Landmark No. 1 by the County of Los Angeles in 2016.

⁵⁹ Greg Hise, *Magnetic Los Angeles* (Baltimore, MD: Johns Hopkins University Press, 1997), 136.

⁶⁰ “High Standards Set in Modern Home,” *Los Angeles Times*, October 8, 1939, E3.

⁶¹ “Thrifty Adds Unit to Store Chain,” *Los Angeles Times*, November 23, 1941, A7.

⁶² National Register of Historic Places Nomination, View Park Historic District, 2015-6, 8-5.

⁶³ For exact addresses of these homes, please consult the National Register Nomination for the View Park Historic District.

⁶⁴ National Register of Historic Places Nomination, View Park Historic District, 2015-6, 8-8.

⁶⁵ National Register of Historic Places Nomination, View Park Historic District, 2015-6, 8-8.

Ladera Heights

In response to the increased demand for housing after World War II, the LAIC subdivided and developed Ladera Heights. Following its earlier development patterns, the LAIC built many of the houses for sale in Ladera Heights, but also sold parcels to independent building contractors and owners who constructed custom homes. Homes in various post-war styles, from variations on the Ranch style to Mid-Century Modern were developed throughout Ladera Heights. LAIC developed Ladera Heights in phases through the early 1960s.⁶⁶

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Just West of La Cienega Blvd. at Slauson Ave.

Ladera Heights Display Ad 1955. *Los Angeles Times*.

As a result, Ladera Heights' neighborhoods have earned colloquial distinctions. "Old Ladera" includes the first tract subdivided by the LAIC, Tract 12650, in 1946, south of Slauson Avenue, east of La Cienega, and west of Ladera Park. The tract was unusual in that the 174 parcels were laid out across three jurisdictions: the City of Los Angeles, the City of Inglewood, and unincorporated Los Angeles County. The initial offering in 1947 included 124 single-family residences on wide lots, facilitating the development of newly popular Ranch-style homes. The LAIC appears to have built some homes on speculation, with unimproved lots also available for purchase. The LAIC also offered 15 duplex lots and 20 triplex lots for multi-family residential

⁶⁶ Because Ladera Heights remained undeveloped until the 1960s, the area was not coded on redlining maps.

development.⁶⁷ The duplexes and triplexes were advertised as investment properties, where a property owner could live in one unit and rent the other(s). Multi-family garden apartments were also developed in Ladera Heights including Cienega Village at 5710 S. Fairfax Avenue (1950); and the Ladera Townhouse at 6233 S. La Brea Avenue (1950) by architect John C. Lindsay.⁶⁸ By 1951, 592 sites had been developed by the LAIC east of La Cienega Boulevard.⁶⁹

Among the independent developers/contractors who built in Old Ladera was Milton Kaufman (1882-1964), a Los Angeles real estate developer whose local real estate developments date back to the 1920s. After World War II, he formed the Milton Kaufman Construction Corporation. His developments included a group of homes on S. Kings Road in Ladera Heights.⁷⁰

The LAIC continued its development activity, moving westward, subdividing tracts north and south of Slauson Avenue in 1952 and 1953, respectively, and concentrating more and more on custom homes. A 1955 ad in the *Los Angeles Times*, promoted Ladera Heights as “sparkling new homes erected by scores of builders who have purchased sites and are building, displaying and offering you their best creative efforts in home construction and arrangement.”⁷¹

Garth Avenue was one of the first streets in Lower Ladera that the LAIC opened up to builders.⁷² Development continued with the subdivision of the tract immediately to the west and south of Slauson Avenue. This was followed by the development of the rest of the area known as “Upper Ladera” in 1956 and 1957. Upper Ladera includes all houses north of Slauson in between La Cienega Boulevard and Shenandoah Avenue. During the 1960s, tracts at the southern end of “Lower Ladera” (houses south of Slauson Avenue in between Wooster Avenue and La Cienega Boulevard) were developed by the LAIC between 1960 and 1964.

Upper and Lower Ladera Heights are home to a large number of Ranch-style homes and Mid-Century Modern homes. Examples include the Linnell Residence at 6443 S. Halm Avenue designed by Charles W. Wong, in 1965, the Engleman Residence at 6440 S. Halm Avenue designed by Paul Bennet, AIA, in 1964, and several other residences designed by these and other architects.

Renowned builder Homer Valentine, built many homes in the Ladera Heights area, including many custom Ranch Style residences. Valentine often worked with architect Robert L. Earl and Charles W. Wong on the design of custom residences. He developed an ongoing relationship with the LAIC leader, Reuben Ingold, and purchased several lots in Ladera (including some on Garth Avenue) to build and sell speculative homes. Valentine’s approach was somewhat unique in that he fully landscaped the homes as well as built them. Parcels along the western-most part of Ladera Heights were particularly attractive, as they overlooked the 36-hole golf course of the Fox Hills Country Club at the time. Valentine built several homes on Wooster Avenue.⁷³

⁶⁷ “Sale of 72 Sites in 10 Days Told,” *Los Angeles Times*, March 5, 1950, E4.

⁶⁸ Architectural Resources Group, Garden Apartment Context Statement, October 2012, 79-81.

⁶⁹ “78% of Ladera Heights Lots Reported Sold in Four Weeks,” *Los Angeles Times*, January 21, 1951, E9.

⁷⁰ “New Dwelling Group Rising,” *Los Angeles Times*, April 1, 1951, E3.

⁷¹ “Display Ad 101,” *Los Angeles Times*, August 28, 1955, E14.

⁷² Tony Valentine Construction, “History,” <https://tonyvalentineconstruction.com/history/> (accessed October 4, 2023).

⁷³ Tony Valentine Construction, “History,” <https://tonyvalentineconstruction.com/history/> (accessed October 4, 2023).

Valentine's son remembered, "We tried to start a house every two weeks in Ladera."⁷⁴ As a result, Ladera Heights is home to a significant concentration of Mid-Century Modern homes.

In the southeast area of Lower Ladera, along Fairview Boulevard and Springpark Avenue is a grouping of multi-family residential buildings designed in the 1960s. These large complexes (10 to 20 units) are sometimes designed around a swimming pool and patio area. Two of these apartment complexes (6707 Springpark Avenue and 5376 Fairview Boulevard) were designed by architect, Samuel Wacht, AIA.

In 1963, the LAIC constructed a 15-acre neighborhood commercial center at Centinela Avenue and La Cienega Boulevard. The Ladera Heights Shopping Center (now Ladera Center) was designed by renowned Los Angeles architect Stiles Clements. It has been substantially altered since its original construction.

Parks and Recreation



Ladera Park Amphitheater 1959. Los Angeles County, Chief Administrative Office, CEO Photo Unit

With the growth of residential communities, parks and recreational facilities were planned and built to serve them. The Ladera Heights/View Park-Windsor Hills area contains several such facilities. Public parks also often served as locations for community celebrations, athletic

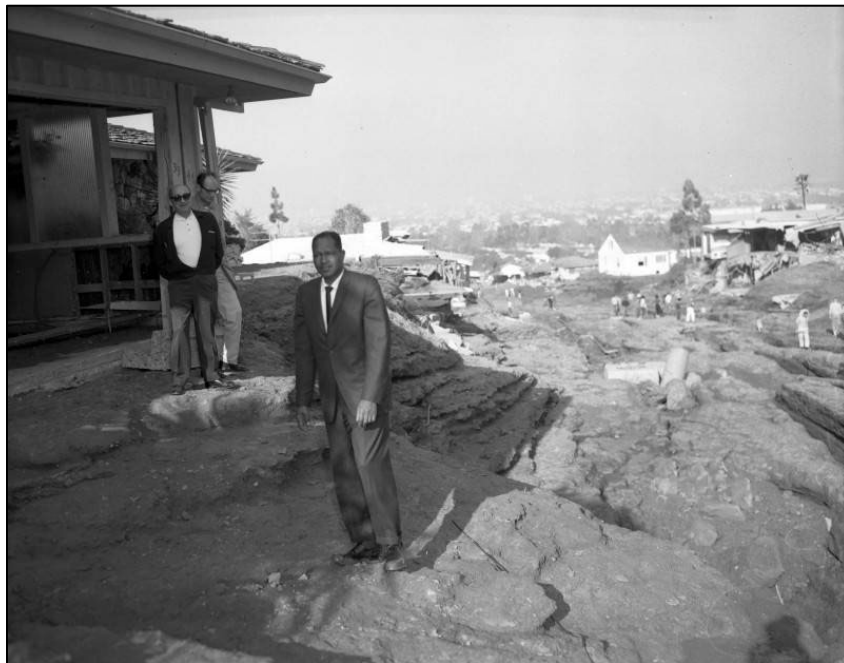
⁷⁴ Tony Valentine Construction, "History," <https://tonyvalentineconstruction.com/history/> (accessed October 4, 2023).

competitions, and political demonstrations.

The Los Angeles County Department of Parks and Recreation dates back to the establishment of the Los Angeles Board of Forestry in 1911. The purpose was to beautify County roads. However, in 1929, the Department of Recreation, Camps and Playgrounds was established with jurisdiction over beaches and parks. By 1938, the County consolidated these related programs into one unit. In the 1930s, Los Angeles County collaborated with the Works Progress Administration (WPA) to provide jobs for unemployed people during the Great Depression, while also implementing community improvements and infrastructure.

In July 1944, the County of Los Angeles Department of Parks and Recreation was formed. At the time there were 53 parks, but the County continued to acquire land and build amenities. The Ladera Heights/View Park-Windsor Hills area includes several county parks including Reuben Ingold Park, Ladera Park, and Monteith Park, all three of which are incorporated into their respective neighborhood designs.

The northern portion of the View Park-Windsor Hills area is dominated by the Kenneth Hahn State Recreation Area. The park contains the site of the former Baldwin Hills Reservoir which was constructed between 1947 and 1951 by the Los Angeles Department of Water & Power. The reservoir's dam collapsed in 1963 causing catastrophic flooding in the surrounding neighborhoods and five deaths.



Flood damage in Baldwin Hills 1963. Los Angeles Public Library

Investigations determined that the site was not appropriate for a reservoir and Los Angeles County began negotiations to acquire the site for recreational purposes. Fifteen years later,

through an effort spearheaded by County Supervisor Kenneth Hahn, a new park, then named the Baldwin Hills State Recreation Area, was opened to the public. It was renamed in 1988 to honor Supervisor Hahn.⁷⁵

Kenneth Hahn State Recreation Area includes hiking trails, gardens, and recreational facilities. A grove of specimen trees, known as the Olympic Forest, was named in recognition of the Olympic Village constructed for the 1932 Summer Olympics. In 2021, the County opened the Park to Playa Trail, a 13-mile regional trail that connects a network of trails, parks, and open spaces from the Baldwin Hills Parklands to the Pacific Ocean.⁷⁶ Artist Kim Abeles created seven sculptures that are placed along the trail in six locations, leading visitors between the Scenic Overlook to the west and the Stocker Corridor in Kenneth Hahn Park to the east.⁷⁷

Racial Tensions, Intimidation, and Integration

Beginning in the late 1950s, pioneering Black families purchased homes in the View Park-Windsor Hills area. Largely headed by educated professionals (businesspeople, doctors, lawyers, educators, athletes, entertainers, and civil rights activists), these families were often met by racial intimidation from their White neighbors. In one example, teachers Evangeline Woods Johnson and Ella Redmond received death threats and a cross was set on fire in their yard.⁷⁸ Hate crimes also occurred in Ladera Heights. In October of 1969, a firebombing occurred at the home of a Black couple, Walter and Bertha Bremond⁷⁹ which resulted in thousands of dollars of damage.⁸⁰ Incidents of intimidation and racism directed toward new Black residents continued.

Despite these intimidation efforts, Blacks persisted in their efforts to purchase homes and by the 1960 census, Black residents in View Park and adjacent Windsor Hills accounted for 4.2 percent of the area's population, with the majority living in View Park.⁸¹ Integration also came to Ladera Heights, albeit more slowly. The Black population of Ladera Heights was just .7 percent in 1970. By 1980, it was 39.6 percent and Ladera Heights' residents took pride in being a racially integrated community.⁸²

The nonprofit organization, United Neighbors, was established in 1961 to address housing discrimination and racism in View Park, Windsor Hills and the neighboring communities of Baldwin Hills and Leimert Park. The intention was to keep these neighborhoods integrated and open to all races while also preventing the irrational exodus of White homeowners referred to as "White flight." This included efforts to curb real estate sales practices – known as "blockbusting" – that persuaded White homeowners to sell their homes at below-market rates by exploiting and inflaming their fears and prejudices regarding people of color, particularly

⁷⁵ Pool, Bob, "Serene Hilltop Marks Site of Landmark Disaster," *Los Angeles Times*, December 11, 2003,

⁷⁶ L.A. County Department of Parks and Recreation, Park to Playa Trail, <https://trails.lacounty.gov/Trail/237/park-to-playa-trail> (accessed October 2, 2023)

⁷⁷ Los Angeles County Department of Arts And Culture, "Civic Art Division FY2021-2022 Annual Report," <https://www.lacountyarts.org/sites/default/files/221212-fy2122-annualreport-final.pdf> (accessed October 2, 2023), 46-7.

⁷⁸ "Snob Neighbors Threaten Sisters: View Park Racists Hurl Death Threat," *Los Angeles Sentinel*, June 27, 1957, A1.

⁷⁹ Jennifer Mandel, "Making a Black Beverly Hills The Struggle for Housing Equality in Modern Los Angeles." (PhD diss; University of New Hampshire, December 2010), 279-280.

⁸⁰ "Southland: Negro Leader's Home Fire Bombed," *Los Angeles Times*, October 20, 1969, E2.

⁸¹ National Register of Historic Places Nomination, View Park Historic District, 2015-6, 8-13.

⁸² Jennifer Mandel, "Making a Black Beverly Hills The Struggle for Housing Equality in Modern Los Angeles." (PhD diss; University of New Hampshire, December 2010), 278.

Blacks. The houses would then be re-sold at inflated prices to upwardly mobile people of color.⁸³



Musician Ray Charles and family in Windsor Hills c.1970. Los Angeles Public Library

Ladera Heights residents were serviced by the nearby Inglewood Unified School District, which, similar to neighboring school districts, faced heated accusations of racial discrimination and de facto segregation as it served the City of Inglewood's majority white population.⁸⁴ In 1970, a group of parents successfully sued the Inglewood School District accusing it of discriminating against Blacks and other minority children. A Los Angeles Superior Court judge agreed and imposed a mandatory integration plan, resulting in massive cross-town busing. As school integration efforts heated, Ladera Heights' residents found themselves in the throes of a school bussing controversy fueling White flight. School integration in Inglewood proved to be difficult and often violent; many White families rapidly pulled their children out.⁸⁵ By 1975, the level of Black and other non-White students in Inglewood had risen from 38-percent to 80-percent and the courts permitted Inglewood to drop its desegregation plan.⁸⁶

The Ladera Heights Civic Association was formed in that community and appears to have played an important role in community relations and political organizing. La Cienega Boulevard, which bisects the Ladera Heights community, was originally planned as a freeway. By 1966, a proposal to fully enclose the community by freeways was defeated.⁸⁷ The Ladera Heights Civic

⁸³ Blockbusting was a common practice in which realtors contributed to panic selling by whites in mixed neighborhoods, by convincing them Blacks moving into the neighborhood would reduce their property values. Realtors would then sell the homes to Black buyers, resulting in multiple commissions.

⁸⁴ In 1960, the City of Inglewood counted 29 Black residents out of a population of 63,390 residents. No Black students attended Inglewood schools. "A Painful Lesson in Division," *The New York Times*, August 28, 2005.

⁸⁵ "A Painful Lesson in Division," *The New York Times*, August 28, 2005.

⁸⁶ "Both Races Distressed 5 Years After Coast Integration Order," *The New York Times*, June 18, 1975, p. 22.

⁸⁷ "Ladera Heights Residents to Fight Freeway Triangle Plan," *Los Angeles Times*, April 3, 1966, CS1.

Association was also successful in defeating the development of a state college, bus maintenance yard, and a power plant, in the area. It was also instrumental in the fight against the rezoning and redevelopment of the adjacent Fox Hills Country Club, although the fight was ultimately not successful.

By 1970, Black residents in View Park, Windsor Hills, Leimert Park, and Baldwin Hills outnumbered Whites by a ratio of three to one. By the 1980s, the ratio had increased to nine to one.⁸⁸ Contrary to the scare tactics of the real estate industry however, the transition to a Black majority did not result in community decline. On the contrary, Ladera Heights/View Park-Windsor Hills, along with neighboring Baldwin Hills, became a vibrant and proud community exemplifying Black achievement and success. In addition to professional families headed by doctors, attorneys, and academics, many highly successful Black entertainment figures (Ray Charles, Ike and Tina Turner, Marilyn McCoo, Nancy Wilson, Debbie Allen) and athletes (Byron Scott, Ken Norton, Lisa Leslie, Michael Cooper) were residents of the area.

Today, View Park/Windsor Hills and Ladera Heights remain one of the wealthiest majority Black communities in the United States. Demographics are shifting, however. Between 2010 and 2020 the Black population has decreased from a majority 83 percent of View Park-Windsor Hills in 2010 to 70.5 percent in 2020. White, Asian, Pacific Islander, Hispanic/Latino, and Mixed or Multi-Racial populations have all increased during that period.

5.2 Marina del Rey

OVERVIEW

The Marina del Rey community is located in what is often referred to as the Playa Vista area. The study area is an irregularly shaped, .89 square mile pentagon roughly bordered by Admiralty Way and Lincoln Boulevard to the north, the main Marina del Rey harbor channel to the south, Fiji Way to the east, and the west side of Via Marina to the west. Access to this maritime community is primarily via Washington Boulevard or Lincoln Boulevard, but Marina del Rey is also located at the terminus of the Marina Freeway/SR 90. Multi-family residential development is located around the southwest periphery of the marina with commercial/retail development concentrated on Admiralty Way and Fiji Way.

The population is approximately 9,300 people who are 77 percent White, 10 percent Hispanic/Latino 8 percent Asian, and 5 percent Black.⁸⁹ Marina del Rey residents are typically college educated, high-income, and have a median age of 43.2 years.⁹⁰

MARINA DEL REY DEVELOPMENT HISTORY

As noted above, the Tongva and Kizh Peoples inhabited the greater Marina Del Rey area. As previously discussed, research of flora and fauna remains from the greater Playa Vista/Ballona Creek area evidence that local estuarine, coastal, and near-coast resources provided

⁸⁸ National Register of Historic Places Nomination, View Park Historic District, 2015-6, 8-13.

⁸⁹ Los Angeles County, "Marina del Rey Community Profile," <https://planning.lacounty.gov/wp-content/uploads/2023/05/Unincorporated-Marina-Del-Rey-and-Ballona-Wetlands.pdf> (accessed August 4, 2023).

⁹⁰ Los Angeles County, Marina del Rey Community Profile, <https://planning.lacounty.gov/wp-content/uploads/2023/05/Unincorporated-Marina-Del-Rey-and-Ballona-Wetlands.pdf> (accessed August 7, 2023).

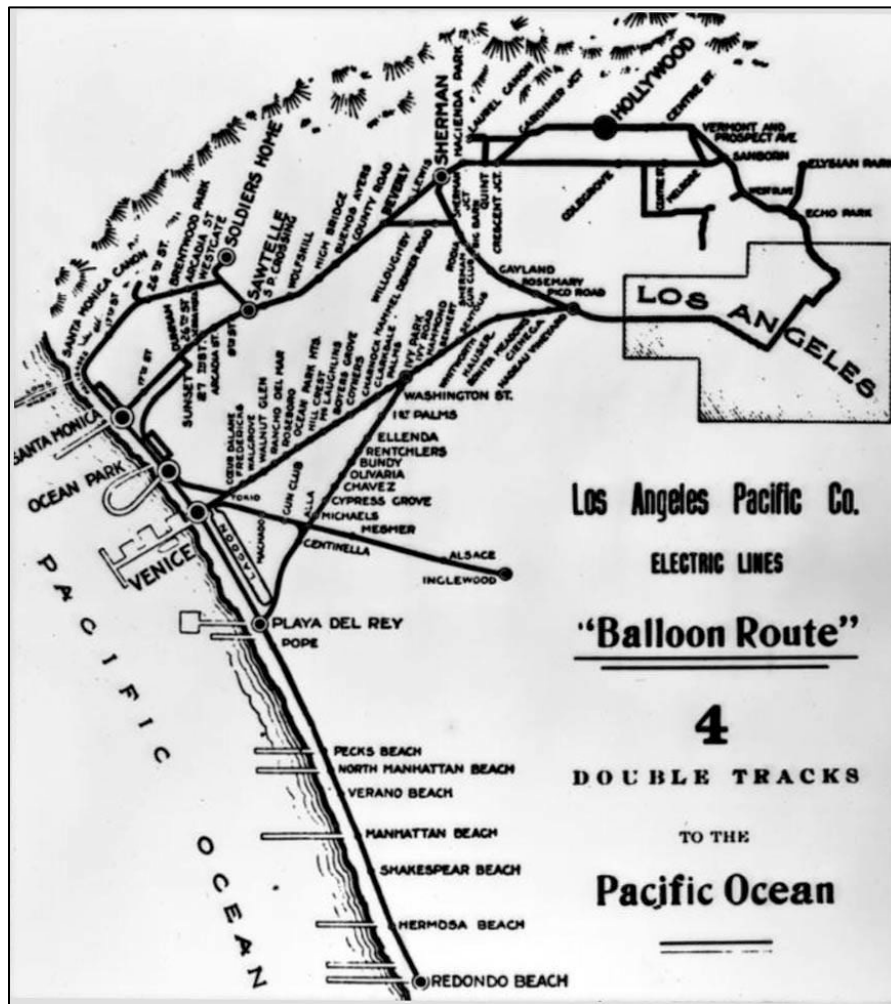
subsistence for Native Americans residing near the estuaries.⁹¹ Present-day Marina Del Rey was historically an extension of the Ballona wetlands. After colonization, Spanish and Mexican land grants were given to former soldiers and individuals of stature, ushering the Rancho period and beginning a period of systematic forced displacement of Native Americans. Marina del Rey was located in Rancho La Ballona.

In 1887, developer Moyer L. Wicks (1855-1932), working under the auspices of the Santa Fe Railroad, envisioned a commercial harbor at the Playa Del Rey estuary and inlets. By 1890, Wicks' Port Ballona Development Company was bankrupt: the constructed wharf was destroyed by a storm and the company was \$300,000 in debt. Not long after, Abbot Kinney (1850-1920) founded Venice By the Sea north of Marina Del Rey, precipitating the Los Angeles neighborhood of Venice and spurring further coastal development south of Santa Monica.

"Playa del Rey" or the "King's Beach" was a popular stop on the early "Balloon Route" of the Pacific Electric Railway system. Opened in 1901, the Balloon Route traversed much of the Westside and coastal areas owned by the Pacific Electric Railway with the ulterior motive of enticing property buyers. A three-story tourist pavilion, replete with a dance floor, bowling alley, skating rink and restaurant was constructed by Henry Barbour and his Beach Land Company adjacent to the scenic Playa del Rey lagoon. The lagoon is now part of Del Rey Lagoon Park.⁹²

⁹¹ David Maxwell, "Vertebrate Faunal Remains," in *At the Base of the Bluff: Archeological Inventory and Evaluation Along Lower Centinela Creek, Marina Del Rey, California*. Playa Vista Monograph Services Test Excavation Report 4, ed. J. H. Atschul, A. Q. Stoll, D. R. Grenda, and R. Ciolek-Torello (Tucson, AZ, Statistical Research, 2003).

⁹² KCET. "The Balloon Route: A Tourist's Trolley Trip Through Early-1900s Los Angeles," <https://www.pbssocal.org/shows/lost-la/the-balloon-route-a-tourists-trolley-trip-through-early-1900s-los-angeles> (accessed October 9, 2023).



"Balloon Route" Map 1905. Los Angeles Water and Power.



Playa del Rey Lagoon 1907. Los Angeles Public Library.

In 1916, a study by the U.S. Army Corps of Engineers reported that the development of a major shipping harbor at the Playa del Rey estuary was not viable. Ultimately, San Pedro was selected for improvement into the Los Angeles Harbor that we know today. In 1937, Los Angeles County commissioned another feasibility study for the area, but any development efforts were stalled by World War II. In 1949, the U.S. Army Corps of Engineers reported that the construction of a small craft pleasure harbor was feasible at an estimated cost of \$23 million.⁹³ Interest grew for a harbor as postwar affluence brought an increased interest in leisure activities including boating.⁹⁴

In 1953, the County Board of Supervisors encouraged state legislation to help fund the development of Marina del Rey. A \$2 million loan from state tidelands oil revenues was secured to purchase the site. In 1954, President Eisenhower signed Public Law 780 making Marina del Rey a federal project. The federal government would help fund the development of the “main navigational features” splitting the costs with the County of Los Angeles.⁹⁵ Increasing personal sea vessel ownership supported the development. By 1955, there were 93,000 registered small pleasure boats in California; and the figure was expected to top 500,000 by the mid-1970s.⁹⁶

Conceived as a self-contained residential and leisure community, the first master plan for Marina del Rey was designed by Victor Gruen Associates in 1960.⁹⁷ As the project progressed, it

⁹³ Los Angeles County Department of Beaches and Harbors, Marina Del Rey History, <https://beaches.lacounty.gov/marina-del-rey-history/> (accessed July 27, 2023).

⁹⁴ Postwar affluence brought an increased interest in leisure activities like boating. In 1955, there were 93,000 registered craft in California; by the mid-1970s the figure was expected to top 500,000 as described in “Water Oriented Homes Find New Acceptance,” *Los Angeles Times*, January 18, 1970, J8.

⁹⁵ Los Angeles County Department of Beaches and Harbors, Marina Del Rey History, <https://beaches.lacounty.gov/marina-del-rey-history/> (accessed July 27, 2023).

⁹⁶ “Water Oriented Homes Find New Acceptance,” *Los Angeles Times*, January 18, 1970, J8.

⁹⁷ David Gebhard and Robert Winter, *A Guide to Architecture in Los Angeles & Southern California* (Salt Lake City, UT: Peregrine Smith Books, 1982), 63.

was determined that construction of a breakwater was needed to better protect the harbor. Construction of the breakwater began in October of 1963 and was completed in January 1965. At a total cost of \$36.25 million (funded by local, state, and federal authorities), the Marina del Rey harbor opened for business.



Marina del Rey 1964. Los Angeles Public Library.

The successful 1962 opening of the Huntington Harbour community in Huntington Beach, “...the first residential marina to be built in 30 years,” offered proof of concept for Marina del Rey.⁹⁸ While Huntington Harbour focused on single-family residential development, Marina del Rey developers opted for multi-family residential and commercial development. The Marina would ultimately become the world’s largest small craft harbor.⁹⁹ A Design Control Board was established to oversee development in Marina del Rey.¹⁰⁰ Architecture, signage, parking design, etc. was subject to review of the Board. Projects were then approved by the County Board of Supervisors.

The earliest residential development in Marina del Rey was the 30-acre Del Rey Shores Apartments designed by architect Dan Saxon Palmer in 1965.¹⁰¹ Located on 4269 Via Marina between Washington and Marquesas Way, today the building appears to be extant but has been substantially altered. In 1968, the Bar Harbor Apartments (no longer extant) was constructed at 4242 Via Marina between Washington and Marquesas Way. The complex, described as an eight-structure “country club on the ocean,” was designed by Abraham Shapiro & Associates and William Krisel.¹⁰² These developments, multi-family complexes that incorporated recreational amenities such as swimming pools and tennis courts, would set the

⁹⁸ “Plans Filed for Huge Marina Development,” *Los Angeles Times*, October 16, 1960, M7.

⁹⁹ Dick Turpin, “Marina Sailing High in Real Estate Boom,” *Los Angeles Times*, December 20, 1970, G11.

¹⁰⁰ The Board remained an oversight body well into the 1970s.

¹⁰¹ “First Section Ready Soon at Del Rey Shores,” *Los Angeles Times*, April 18, 1965, J10.

¹⁰² Dick Turpin, “Marina del Rey’s Largest Complex Opens Today,” *Los Angeles Times*, March 17, 1968, J1.

tone for residential development in Marian del Rey.



Marina del Rey 1964, Sheraton Marina Hotel at center. *Los Angeles Public Library.*

During the early 1970s, the Marina City Club, a resort-style residential complex (DMJM, 1971-1975, Anthony J. Lumsden, project architect) began construction.¹⁰³ Marina del Rey's first high-rise construction, it was composed of three pairs of 17-story C-shaped towers and a three-story stepped apartment building. The complex was built in three major phases: west towers in 1971, center towers in 1975, and east towers in late 1975.¹⁰⁴ The residential towers were converted to condominiums in 1986.

According to a survey of residents, most of the people living in Marina del Rey were middle- to high-income. By 1968, 42 percent of residents owned boats.¹⁰⁵ Marina del Rey was also home to several yacht clubs including: the California Yacht Club, the Del Rey Yacht Club, the South Coast Corinthian Yacht Club, the Venice Yacht Club, Pacific Mariners Yacht Club, and the Windjammers Yacht Club.

¹⁰³ A May 28, 1972, *Los Angeles Times* article credits the design of the second phase of towers to W. Frazier Overpeck. It is currently unknown if he was a project architect for DMJM or simply hired to duplicate the original DMJM vision.

¹⁰⁴ Emily Bills, *Surfside 70's Trail*, Friends of Residential Treasures, <file:///Users/SianWinship/Downloads/Surfside%20%E2%80%9970s.pdf> (accessed July 27, 2023), 40.

¹⁰⁵ Dick Turpin, "Marina del Rey's Largest Complex Opens Today," *Los Angeles Times*, March 17, 1968, J1.



Marina City Club 1972. USC Digital Library.

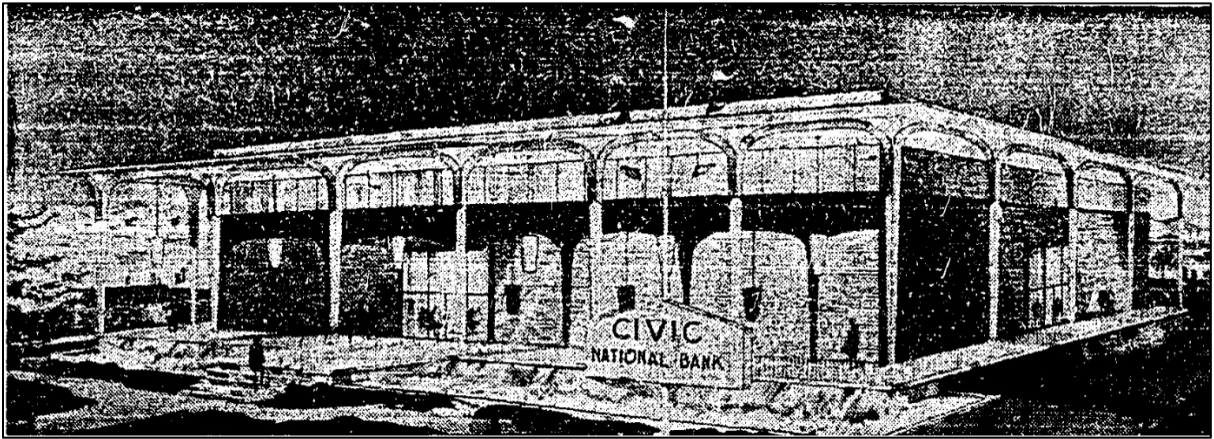
Largely dominated by residential development, Marina del Rey relegated most commercial development to the northeast and southeast sections with the exception of handful of bars and restaurants interspersed in the northwestern residential areas.

Marina del Rey's first hotel was the Sheraton Marina Hotel, constructed in 1963. Located on the east side of the Marina at the end of the pier between Basin F and Basin G, this Y-shaped three-story structure included a pool, restaurant and bar, coffee shop and convention facilities. The hotel, now referred to as the Marina del Rey Hotel, was extensively renovated in 2014.

Located at 4519 Admiralty Way, the Civic National Bank building was constructed in 1965 to house the main offices for that institution and additional office space for other businesses.¹⁰⁶ It was designed in a modest New Formalist architectural style by architect Cejay Parsons. Today, the building continues to function as an office building.

The Marina Shopping Center, located at 4700 Admiralty Way, was developed by Michael Sims and Allan Abramson in 1967 and included a supermarket, drugstore, gourmet liquor store, specialty retail and a bank. Designed by architects Robert Peterson & Associates, it was substantially remodeled in the 1990s.

¹⁰⁶ "Bank Office Planned For Yacht Harbor," *Los Angeles Times*, February 7, 1965, J25.



Civic National Bank Building rendering 1965. *Los Angeles Times*.

In 1970, “Fisherman’s Village,” a themed shopping and recreation complex designed to resemble a New England fishing village, was constructed on the eastern banks of the main Marina channel along Fiji Way. It became a popular attraction offering restaurants, specialty shops, and commercial boating facilities.¹⁰⁷ Similar to the Oceanside Harbor Village (constructed in 1964) in San Diego County, the design of Marina del Rey’s Fisherman’s Village was based on renderings by San-Pedro based nautical designer Raymond E. Wallace.



Fisherman’s Village postcard c. 1970.

The Marina Professional Building at 4560 Admiralty Way was constructed in 1971, with an additional wing added in 1973. Designed by Don Hartfielder as a medical office building, it includes a circular pharmacy building at the front of the parcel. Harbor House, an office building constructed in 1972 at 4500 Via Marina, was designed by Ebbe Videriksen & Associates. It was

¹⁰⁷ Dick Turpin, “Marina Sailing High in Real Estate Boom,” *Los Angeles Times*, December 20, 1970, G11.

honored by the American Institute of Architects, Los Angeles Chapter with an award.¹⁰⁸ The building is no longer extant.



Marina Towers c. 1990.

A large commercial office development at 4640-4676 Admiralty Way – the Marina Towers – began construction in 1972. Designed by architect William Krisel in partnership with Abraham Shapiro, the complex consists of two office towers separated by a large parking structure.

By 1970, the number of boat slips in Marina del Rey had risen to 5,500 and the resident population was some 5,000.¹⁰⁹ Projections estimated that the population could grow to 10,000. Gruen Associates continued to consult on development plans in the early 1970s. Anticipated growth was also fueled by the c. 1972 completion of the Marina Freeway and by 1974, approximately 8-9,000 people lived there earning a reputation that the *Los Angeles Times* called “a mecca for swinging singles epitomizing the freedom and ‘anything goes’ lifestyle of the 1970s.”¹¹⁰

Civic amenities were also constructed to support the growing community. Burton Chase Park, a 10-acre park constructed on the east side of the Marina between Basins G and H, opened in 1972.¹¹¹ Marina del Rey also boasted a post office and a fire station.

¹⁰⁸ “Dinner Honors Twenty Southland Architects,” *Los Angeles Times*, December 10, 1972, J8.

¹⁰⁹ Dick Turpin, “Marina Sailing High in Real Estate Boom,” *Los Angeles Times*, December 20, 1970, G11.

¹¹⁰ Joan Sweeney, “Marina Del Rey—the Image, the Reality and Controversy,” *Los Angeles Times*, July 14, 1974, B1.

¹¹¹ Marina del Rey Historical Society, *Marina Del Rey* (Charleston, SC: Arcadia Publishing, 2014), 88.

5.3 Westside Planning Islands

WEST LA/SAWTELLE VETERANS ADMINISTRATION COMMUNITY

Overview

The West LA/Sawtelle Veterans Administration (VA) community is an unincorporated Census Designated Place (CDP) located in western Los Angeles County. It is approximately 14 miles west of downtown Los Angeles and is composed of .90 square miles with 1,075 people.¹¹² It is an irregularly shaped study area.

The West LA/Sawtelle VA community's boundaries are roughly Chayote Street to the north, Wilshire Boulevard to the south, Veteran Avenue to the east, and Bringham Avenue to the west. The study area is bisected north to south by Interstate 405, also known as the San Diego Freeway. Within the study area, streets are named after noted military heroes: Pershing Avenue, Grant Avenue, Vandergrift Avenue, Nimitz Avenue, Palton Avenue, Bonsall Avenue, Mac Arthur Avenue, Eisenhower Avenue, and Davis Avenue. Access is typically from Wilshire Boulevard.

The West LA/Sawtelle VA Community is the site of the West Los Angeles VA Medical Center and, as such, has a daytime population of 2,230 people, more than double its residents.¹¹³ The resident population is primarily White, but contains 28 percent Black, 23 percent Hispanic/Latino, and 1 percent Asian reflecting the diversity of American armed forces.

Under the auspices of the Veteran's Administration, the West LA/Sawtelle community area has been subject to a substantial historic resources survey and evaluation. In 2014, a historic district, the West Los Angeles Veterans Affairs National Register Historic District (WLA VA NRHD), was listed in the National Register of Historic Places. At the time of the nomination, the district included 66 contributing elements including buildings, sites, structures, and objects. Two buildings, additional buildings, the Wadsworth Chapel (Building No. 20) and the Streetcar Depot (Building No. 66), are listed in the National Register as individual historic resources. A comprehensive building survey of the WLA VA NRHD was completed in 2018.¹¹⁴ No additional investigation of historic resources within the West LA/Sawtelle Veterans Administration community area was included for the purposes of this historic context.

West LA/Sawtelle VA Community History

As early as 400 AD, a communal spring, Kuruvungna, just west of the Community near the intersection of present-day Santa Monica Boulevard and Barrington Avenue was associated with Tongva Peoples and later associated with the Kuruvungna Village.¹¹⁵ It is now known as the Kuruvungna Village Springs, which is a designated California Registered Landmark Site No. 522.¹¹⁶ In 1975, human remains were discovered on site during a construction project for what is

¹¹² LA County Planning Department, Unincorporated-West LA Community Profile, <https://planning.lacounty.gov/wpcontent/uploads/2023/05/Unincorporated-West-LA.pdf> (accessed July 26, 2023).

¹¹³ LA County Planning Department, Unincorporated-West LA Community Profile, <https://planning.lacounty.gov/wp-content/uploads/2023/05/Unincorporated-West-LA.pdf> (accessed July 26, 2023).

¹¹⁴ Row Ten Historic Preservation Solutions, LLC, *West Los Angeles VA National Register Historic District Buildings*, May 2018.

¹¹⁵ Sapphos Environmental, Inc., *Historic Resources Survey Report: West Los Angeles Community Plan Area*, August 15, 2012, 5.

¹¹⁶ Gabrielino Tongva Springs Foundation, http://gabrielinospings.com/wpsite/?page_id=385 (accessed October 2, 2023).

now University High School. During the 1980s, archeologists noted that remnants of the village were located throughout the area. In 2013-14, ancestral remains and artifacts were again unearthed and ceremoniously reinterred on the hill north of Kuruvungna.¹¹⁷ During Spanish and Mexican control, the West LA/Sawtelle VA community, spanned two ranchos: the Rancho San Vicente y Santa Monica on the west and the Rancho San Jose de Buenos Ayres on the east.



Kuruvungna Village Springs, present day. *Gabrielino-Tongva Springs Foundation.*

As a result of the American Civil War, a series of Veterans facilities were established throughout the United States to provide homes for Veterans of the Union Army. They were known as the National Homes for Disabled Volunteer Soldiers.¹¹⁸ In December of 1887, the Pacific Branch of the National Home for Disabled Veteran Soldiers was established on 600 acres of donated land (now the West LA/Sawtelle VA).¹¹⁹ The acreage was donated by John Percival Jones and Arcadia Bandini de Baker, owners of the Rancho San Vicente y Santa Monica and John Wolfskill, owner of the Rancho San Jose de Buenos Ayres. Wolfskill also offered \$100,000 in cash to be spent improving the grounds.¹²⁰ The belief was that the establishment of the Veterans' home would be a catalyst for economic development in the area. The Wolfskill ranch was ultimately unable to pay the \$100,000—instead donating an additional 30 acres.¹²¹ The

¹¹⁷ Gabrielino Tongva Springs Foundation, http://gabrielinosprings.com/wpsite/?page_id=385 (accessed October 2, 2023).

¹¹⁸ By 1907, there were 11 branches operating around the country.

¹¹⁹ U.S. Department of Veterans Affairs, *West Los Angeles Campus Master Plan 2022*, March 12, 2022, 64.

¹²⁰ U.S. Department of Veterans Affairs, *National Register of Historic Places Nomination for the National Home for Disabled Volunteer Soldiers, Pacific Branch*, 2015, 8:42.

¹²¹ U.S. Department of Veterans Affairs, *National Register of Historic Places Nomination for the National Home for Disabled Volunteer Soldiers, Pacific Branch*, 2015, 8:43.

Pacific Branch of the National Home for Disabled Veteran Soldiers was the second branch located West of the Mississippi River.



Soldiers Home c.1900. California Historical Society.

Early on, the campus was also known as the “Soldier’s Home.”¹²² The first barracks were completed in December 1888, and they filled quickly with additional Veterans living in tents around the property. By 1889, a cemetery had been created for the burial of Veterans at the Pacific Branch. Soon, the community of Sawtelle, directly south of the Soldier’s Home (West LA/Sawtelle VA community), sprang into existence. At the time, Sawtelle was also on unincorporated Los Angeles County land. The area consisted mostly of agricultural land and was occupied by a large number of Japanese and Japanese Americans who participated in the agricultural industry. Sawtelle was incorporated into the City of Los Angeles in 1922.

Railroads and streetcars played an important role in the development of the area generally and the West LA/Sawtelle VA community specifically. In 1896, an interurban rail line that followed present-day Santa Monica Boulevard was established south of the Soldier’s Home. The Pacific Electric “Balloon Route” linked Los Angeles with a number of tourist sites (including Santa Monica, Venice, and the beaches) on a balloon-shaped track. In 1904, the Soldier’s Home became a stop on the Balloon Route.¹²³ The train depot still stands (Building #66) and is listed on the National Register of Historic Places.

The site was in almost continuous development for the first 20 years. Initial buildings were

¹²² It is now known as the Veterans Administration Hospital.

¹²³ U.S. Department of Veterans Affairs, *West Los Angeles Campus Master Plan 2022*, March 12, 2022, 64.

utilitarian in style. Over time, the Soldier's Home adopted the Queen Anne Style commonly used by branches east of the Mississippi. In 1892, Congress appropriated funds for the construction of two barracks, a new hospital wing, a kitchen, residences for administrators, a guardhouse, barn and corral, two gates, and two gatehouses. By 1908, there were 11 wood-frame barracks.¹²⁴ Recreational facilities included Ward Memorial Hall for plays and concerts, a library (Markham Hall) alongside a post office, and a multi-denominational chapel. Large areas of the site served as a working farm supplying grains, vegetables, and fruit for the kitchen.

In 1912, Los Angeles' central artery, Wilshire Boulevard, reached the eastern end of the West LA/Sawtelle VA community. It was around this time that the National Homes for Disabled Volunteer Soldiers Board began negotiations with Los Angeles County to improve Wilshire Boulevard through the land of the Soldier's Home.

Following World War I, the National Homes for Disabled Volunteer Soldiers began designing new facilities as primary care facilities. The Veterans of World War I had been subjected to mustard gas and other war-related injuries that created chronic conditions. Tuberculosis was also a concern for Veterans during this period and the sunny climate of the Pacific Branch made it the natural location of the construction of Tuberculosis wards. In 1930, the National Homes for Disabled Volunteer Soldiers merged with the Bureau of Pensions, creating the Veterans Administration.

Between 1923 and 1952, a time referred to as "Second Generation Veterans Hospitals" in the National Homes for Disabled Volunteer Soldiers (NHDVS) Multiple Property Documentation Form, the aging of Veterans from World War I ushered in a time of expansion for the Pacific Branch. A large capital improvement project between 1921 and 1930 resulted in the construction of a number of new buildings.

During the late 1930s, the Veteran's Administration constructed several buildings in the park-like cemetery grounds: an office, toilet, tool house, incinerator, septic tank, stable, rostrum, terraces and cloisters. New landscaping and grounds improvements were also made. These were often constructed with the help of Works Progress Administration (WPA) crews. A crematorium and columbarium were also constructed. The hospital was also subjected to new waves of construction during the 1930s, as the Veterans Administration (VA) modernized and centralized care.¹²⁵ Many existing buildings were demolished and replaced with standardized care facilities.

When advances in combatting Tuberculosis after World War II substantially decreased the need for specialized care, the Tuberculosis Hospital was converted to a Neuropsychiatric Hospital, in concert with the needs of many returning Veterans from World War II.

Over time, medical research became an increasing part of activities at the West LA/Sawtelle VA community VA Hospital site. In 1955, medical research became a formal aspect of its

¹²⁴ U.S. Department of Veterans Affairs, *National Register of Historic Places Nomination for the National Home for Disabled Volunteer Soldiers, Pacific Branch*, 2015, 8:44.

¹²⁵ U.S. Department of Veterans Affairs, *National Register of Historic Places Nomination for the National Home for Disabled Volunteer Soldiers, Pacific Branch*, 2015, 8:50.

mission with an appropriation from Congress to fund it.¹²⁶ That same year, the hospital began construction of a new wing for Wadsworth Hospital—one of the first Modern-style buildings on the campus. Further modernization projects commenced in 1958 and by 1968, four additional research facilities were constructed. By the late 1960s, a trend of consolidation in health care services was underway and the campus began leasing land to other government agencies. Around this time, the expansion of Interstate 405, the San Diego Freeway, encroached on a southeast corner of the campus.

On February 9, 1971, the Sylmar earthquake struck, and 30 buildings were deemed damaged. But geologic forces were not the only challenges at play. During the 1970s, the Veterans Administration was under public scrutiny for lack of quality care. Overcrowding from a surge of Veterans from the Vietnam War exacerbated the problem, resulting in a long wait list for admission. The Senate Subcommittee on Veterans Affairs called out the West LA/Sawtelle VA Community VA Hospital site as lacking quality staff, facilities and equipment.¹²⁷ During the 1980s, the cemetery portion of the campus, now known as the Los Angeles National Cemetery, reached capacity with over 85,000 interments.¹²⁸

The extension of the Purple Line (D Line) of the LA Metro subway is currently under construction along the south end of the campus. A Westwood/VA Hospital station is currently under construction and scheduled to open in 2027.

WEST FOX HILLS COMMUNITY

Overview

The West Fox Hills community is an irregularly shaped area of .07 square miles east of Playa Vista and West of Fox Hills. It is bordered by the Centinela Creek Channel to the north, S. Centinela Avenue to the northeast, W. Jefferson Boulevard to the south, and Grosvenor Boulevard to the west. It is primarily residential with many single-family homes, and some light industrial and commercial development at the southeastern end. The community area includes portions of Arleta Street, Lucile Street, Hammack Street, and Juniette Street. The West Fox Hills Community is served by the Playa del Ray Elementary school directly across Centinela Avenue (not part of the study area). Access is generally via Centinela Avenue or W. Jefferson Boulevard.

The West Fox Hills Community has a population of 425 people, and a median age of 37 years old. Residents are upper-middle class and well educated. The population is 50 percent White, 25 percent Asian, 19 percent Hispanic/Latino and 5 percent Black.¹²⁹

West Fox Hills Community Development

The West Fox Hills Community area (also known as the Alsace County Island or

¹²⁶U.S. Department of Veterans Affairs, *National Register of Historic Places Nomination for the National Home for Disabled Volunteer Soldiers, Pacific Branch*, 2015, 8:54.

¹²⁷ U.S. Department of Veterans Affairs, *National Register of Historic Places Nomination for the National Home for Disabled Volunteer Soldiers, Pacific Branch*, 2015, 8:58.

¹²⁸ U.S. Department of Veterans Affairs, *National Register of Historic Places Nomination for the National Home for Disabled Volunteer Soldiers, Pacific Branch*, 2015, 8:59.

¹²⁹Los Angeles County, “West Fox Hills Community Profile,” <https://planning.lacounty.gov/wp-content/uploads/2023/05/Unincorporated-West-Fox-Hills.pdf> (accessed August 4, 2023).

unincorporated Del Rey) is located in the Los Angeles Basin, which is the ancestral home of Tongva and Kizh Peoples. In 1931, evidence of a Native American burial ground was unearthed at Jefferson Boulevard and Centinela Boulevard.¹³⁰ The discovery included broken mortar and pestles, parts of human skulls and other bones, confirming the importance of the site to Native Americans. After colonization by Spain and later takeover by Mexico, the West Fox Hills Community was located in the Rancho La Ballona that had significant landholdings by the Machado family.

On February 23, 1890, Louis Mesmer (1829-1900), a pioneer Los Angeles patriarch, inherited a large section of Rancho La Ballona from Andres Bristwalter who was a Mesmer business partner and friend of the Machados. Mesmer later purchased additional land of the Rancho La Ballona.¹³¹

The West Fox Hills Community area, referred to as “Alsace” was a stop on the Venice-Inglewood Line of the Los Angeles interurban electric railway system. The stop name “Alsace” is believed to have been taken from Louis Mesmer’s ancestral homeland. The area remained undeveloped until August of 1927, when it was subdivided as Tract 10038 by The Grosvenor-Ingليس Corporation as part of a large development project dubbed “Mesmer City.”



Advertisement for Mesmer City 1928. *Pasadena Post*.

¹³⁰ “Stone Utensils Stir Scientist,” *Los Angeles Times*, April 1, 1931, 31.

¹³¹ Tom McMahon, “National Register Nomination: Playa de Rey Commerce Building” <https://archive.org/details/playa-del-rey-commerce-building> (accessed July 30, 2023), No page.

Mesmer City was a large residential development stretching west from Culver City to the Ballona Wetlands, and south from the Pacific Electric Railway line along Del Rey Boulevard to the north to the present-day site of Loyola-Marymount University. It was also adjacent to the Fox Hills Country Club. The Grosvenor-Inglis Corporation, headed by George A. Bray, Howard G. Teale, and Robert A. Randall, focused the new community on the intersection of seven major boulevards: Jefferson, Inglewood, Sepulveda, Ocean Speedway, Florence, Centinela and Slauson Boulevards. Mesmer City was never fully realized — likely a casualty of the Great Depression of the 1930s.

Oil was discovered on land near Alsace in 1929. In 1930, Grosvenor-Inglis purchased the remainder of Joseph Mesmer’s land, some 250 acres, being leased to the Shell Oil Company.¹³²



Fox Hills Country Club, undated.
Image appears in “The Captain: George C. Thomas Jr. and His Golf Architecture,”
by Geoff Shackelford, 1996.

The West Fox Hills Community area was part of a large unincorporated and undeveloped area of the Westside Plan Area including Fox Hills. The present-day Fox Hills area was part of the land holdings purchased by the Louis Sentous family from the Southern Pacific Railroad in 1883.¹³³ During the late 1920s, a 340-acre parcel in the Fox Hills area was acquired for the development of the Fox Hills Country Club.¹³⁴ Opening in 1927, Fox Hills Country Club offered two 18-hole golf courses laid out by renowned golf course designers George C. Thomas and William P. Bell. Additional club amenities included a Spanish Colonial Revival-style clubhouse

¹³² “Will Open New Mesmer Lands,” *Los Angeles Evening Post*, September 26, 1930, 5.

¹³³ “Fox Hills Club Rezoning Plan to Be Fought,” *Los Angeles Times*, January 15, 1962, B3.

¹³⁴ Hillside Memorial Park was founded in 1941 as B’nai B’rith Memorial Park. It was renamed Hillside Memorial Park one year later when it was acquired by Temple Israel of Hollywood.

designed by architect Myron Hunt, riding stables, bridal paths, and tennis courts. Operated as a private club throughout the 1920s and 30s, it was opened to public use in 1939.¹³⁵ Fox Hills Country Club was the location of the Los Angeles Open golf tournament in 1954.¹³⁶

In 1959, the property was purchased by the Home Savings & Loan Association. By 1962, the new owner had developed a master plan with architect William Pereira for the development of apartments, a hotel, and retail. The plan to close the golf course was opposed by the residents of Ladera Heights, which overlooked the golf course. By 1962, Home Savings was advocating for high-rise development and light manufacturing, triggering a rezoning fight with the Ladera Heights Civic Association that would last for almost a decade. In 1963, the homeowners group opposed a plan to use some of the land for a California State College. In 1964, Home Savings struck a deal to annex the property into the city of Culver City along with Hillside Memorial Park.¹³⁷ The Ladera Heights Civic Association filed suit against the annexation, but ultimately lost. The golf course was removed, development ensued, and ultimately it became the site of Fox Hills Mall in 1975.

The West Fox Hills Community remained undeveloped until the 1950s, when over 100 Minimal Traditional-style homes were constructed by 1953. At the time of construction of these homes, the use of alleys at the rear of each parcel, as appeared on the 1927 subdivision map, was abandoned. Multi-family residences were also developed at the northern part of the tract along Centinela Boulevard.

In 1960, the acquisition of land at the northern tip of the West Fox Hills community commenced to facilitate construction of the Centinela Creek Flood Control Channel and the Marina Freeway.¹³⁸ Historic aerial photographs of the area show that much of the land along Jefferson Boulevard remained largely undeveloped until 1980 when light industrial and commercial buildings were constructed.

BALLONA WETLANDS

Overview

The Ballona Wetlands Community Area is a roughly rectangular-shaped area located southeast of Marina del Rey and at the western end of the larger Ballona Creek Wetlands/Playa Vista area. It is undeveloped and access is primarily via Lincoln Boulevard, Culver Boulevard, and the Pacific Coast Highway. As described by the Friends of the Ballona Wetlands, “Ballona contains a complex mosaic of habitats defined mainly by hydrology, including wetland habitats, such as brackish and freshwater marshes, seasonally flooded freshwater wetlands, salt pans, riparian and upland habitats, like coastal sage scrub and sand dunes. Many wildlife species, especially birds, utilize more than one habitat type – thus the juxtaposition of these habitats next to one another, also known as heterogeneity, which is important for biodiversity.”¹³⁹

¹³⁵ “1,300 Protest Rezoning Plan of Fox Hills,” *Los Angeles Times*, January 17, 1962, B1.

¹³⁶ “Savings Assn. Buys Courses At Fox Hills,” *Los Angeles Times*, January 28, 1959, C2.

¹³⁷ Hillside Memorial Park contains a number of architectural elements and works of art, including the Al Jolson monument by architect Paul Revere Williams.

¹³⁸ “Right of way Under Study for Freeway,” *Los Angeles Times*, May 22, 1960, WS1.

¹³⁹ Friends of the Ballona Wetlands, “A Complex Mosaic,” <https://www.ballonafriends.org/habitat> (accessed October 6, 2023).

Ballona Wetlands History

Archeologists believe the topography of the Ballona Wetlands Community has changed significantly over time. Thousands of years ago the area resembled “...a vast coastal prairie dotted with vernal pools and seasonally filled water depressions that hold and attract a vast array of plants and animals.”¹⁴⁰ When sea levels stabilized around 5,000 years ago, the main force shaping the Ballona Creek, and wetlands became the Los Angeles River—eventually transforming the open coast into a freshwater lagoon.¹⁴¹

The presence of Native Americans along Ballona Creek and in the Ballona Wetlands has been confirmed by numerous archeological finds. Various archeologists over the years have formed several hypotheses about how the First Peoples occupied and used the site. Evidence suggests that Native people occupied sites both on the neighboring bluff to the south and in the lowlands. Some believe two distinct groups occupied the bluffs and the lowlands while others posit that a single social group moved settlements seasonally to take advantage of the natural resources and food sources and in response to the changing topography. A third hypothesis is that a group of inland Native Americans returned seasonally, possibly even desert tribes fleeing the heat of summer.¹⁴² Around 3,000 B.P/1000 B.C. E., the Ballona Area received an influx of Native American settlers.¹⁴³ A prominent inlet located at the mouth of Ballona Creek was known by the name “Pwinukipar,” a generic term applied to any estuary or marsh meaning “full of water.”¹⁴⁴

The area has also been subject to much speculation about the existence and location of two Native American villages: Sa’angna and Guaspita. In the report, *At the Base of the Bluff: Archaeological Inventory and Evaluation Along Lower Centinela Creek, Marina del Rey, California*, the authors suggest that “...politics overruled science” when the Los Angeles Cultural Heritage Commission declared a site on Lincoln Boulevard north of the Ballona Wetlands Community to be Sa’angna, Historic Cultural Monument No 490.¹⁴⁵ While archeologists dispute this as the precise location of Sa’angna, the presence of Native Americans in the Ballona Wetlands is undeniable. A map locates Guaspita on the hills overlooking Ballona Creek.¹⁴⁶

¹⁴⁰ John G. Douglass, Jeffrey H. Altschul, Donn R Grenda, Seetha N. Reddy and Richard Ciolek-Torello, “People of the Ballona,” in *Coastal Californians* (Santa Fe, New Mexico: School for Advanced Research Press, 2015), 60.

¹⁴¹ John G. Douglass, Jeffrey H. Altschul, Donn R Grenda, Seetha N. Reddy and Richard Ciolek-Torello, “People of the Ballona,” in *Coastal Californians* (Santa Fe, New Mexico: School for Advanced Research Press, 2015), 60.

¹⁴² Jeffrey H. Altschul, Anne Q. Stoll, Donn R. Grenda and Richard Ciolek-Torello, ed., *At The Base of the Bluff: Archaeological Inventory and Evaluation Along Lower Centinela Creek, Marina del Rey, California* (Redlands, CA: Statistical Research Inc., July 2003), 19-20.

¹⁴³ Jeffrey H. Altschul, Anne Q. Stoll, Donn R. Grenda and Richard Ciolek-Torello, ed., *At The Base of the Bluff: Archaeological Inventory and Evaluation Along Lower Centinela Creek, Marina del Rey, California* (Redlands, CA: Statistical Research Inc., July 2003), 16.

¹⁴⁴ John Harrington Papers, Vol 3: Southern California /Basin. Smithsonian Institution, National Anthropological Archives, Washington. Microfilm edition, Kraus International Publications, Millwood, New York, as quoted in *The First Americans: The Gabrielino Indians of Los Angeles* (Banning, CA: Malki Museum Press/Ballena Press Cooperative Publication, 61.

¹⁴⁵ Jeffrey H. Altschul, Anne Q. Stoll, Donn R. Grenda and Richard Ciolek-Torello, ed., *At The Base of the Bluff: Archaeological Inventory and Evaluation Along Lower Centinela Creek, Marina del Rey, California* (Redlands, CA: Statistical Research Inc., July 2003), 25

¹⁴⁶ California Private Land Claims, Docket 414 Rancho Sausal Redondo. Microfilm Publication T910, Rolls 50/51, National Archives Lagune Niguel, as quoted in *The First Americans: The Gabrielino Indians of Los Angeles* (Banning, CA: Malki Museum Press/Ballena Press Cooperative Publication, 63.

Sixteen years after the founding of the Pueblo in Los Angeles in 1781, Jose Manuel Machado, a soldier guard from Santa Barbara moved his family to the pueblo. The Talamantes family followed shortly thereafter, and the two families raised horses and cattle. Seeking new grazing land for their herds, they found land in the Ballona that was far enough from the mission's claims.¹⁴⁷ Permission to occupy the area was given to the two families (the Machados and the Talamantes) in 1819. Grazing and residential activity was located north of today's unincorporated Ballona Wetlands area.

During Spanish and Mexican control, the Ballona Creek wetlands were part of the Rancho La Ballona. Rancho Ballona became a legal entity under Mexican governance in 1839 when Governor Alvarado granted ownership of the land to Agustin and Ygnacio Machado and Felipe and Tomas Talamantes.¹⁴⁸ By 1858, the Hancock survey of the Rancho Ballona shows the majority of the Ballona Wetlands area (north of Ballona Creek) was owned by members of the Talamantes family.

The land boom of the 1880s resulted in old ranchos being bought up and subdivided, however, the Ballona Wetlands area was largely unaffected by these developments. The area remained marshland with small bodies of standing water and was chiefly known for its good duck hunting. During the 1910s, there was boat racing and sightseeing by tourists who used the Pacific electric interurban railway to Playa del Rey beach.¹⁴⁹

The 1910 Census documents more than 60 Japanese-born (*issei*) farmers working the land along Ballona Creek near Venice.¹⁵⁰ Although the exact locations of their farms are unknown, their presence was sufficient to inspire the creation of the Venice Japanese Language School (Venice Gakuen) for children of these families in the nearby community. These families leased the land, as they were prohibited by law from owning it. Celery was a favorite crop for the fertile lands adjacent to Ballona Creek and the wetlands. These farmers typically built small, vernacular structures (informal, hand-built shelters, often with found materials) on the land on which they worked. These farmers remained until the early days of World War II when they were forcibly removed by the U.S. government and incarcerated in prison camps.

¹⁴⁷ Jeffrey H. Altschul, Anne Q. Stoll, Donn R. Grenda and Richard Ciolek-Torello, ed., *At The Base of the Bluff: Archaeological Inventory and Evaluation Along Lower Centinela Creek, Marina del Rey, California* (Redlands, CA: Statistical Research Inc., July 2003), 27-8.

¹⁴⁸ Jeffrey H. Altschul, Anne Q. Stoll, Donn R. Grenda and Richard Ciolek-Torello, ed., *At The Base of the Bluff: Archaeological Inventory and Evaluation Along Lower Centinela Creek, Marina del Rey, California* (Redlands, CA: Statistical Research Inc., July 2003), 27-8.

¹⁴⁹ Jeffrey H. Altschul, Anne Q. Stoll, Donn R. Grenda and Richard Ciolek-Torello, ed., *At The Base of the Bluff: Archaeological Inventory and Evaluation Along Lower Centinela Creek, Marina del Rey, California* (Redlands, CA: Statistical Research Inc., July 2003), 27-8.

¹⁵⁰ City of Los Angeles, Office of Historic Resources, *SurveyLA Historic Context Statement: Japanese Americans in Los Angeles, 1869-1970*, August 2018, 16.



Celery field near Ballona Creek, undated. *Los Angeles Public Library.*

In 2003, the State of California acquired a portion of the Ballona Wetlands south of the project area as the Ballona Wetlands Ecological Reserve. No additional investigation of historic resources within the Ballona Wetlands area was included for the purposes of this historic context.

FRANKLIN CANYON

Overview

The Franklin Canyon unincorporated area is an irregularly shaped, modified L-shaped area extending from the northern boundary of APN 4386017901 to the north, stepping down-southward three times, to a horizontal boundary at the southern boundary of APN 4387020902 to the south, a vertical boundary to the east, and the east side of Franklin Canyon Drive to the west. It contains part of lower Franklin Canyon Park toward, but not including the Lower Franklin Reservoir. There are many fire roads and hiking trails including the Hastain Trail and Discovery Trail included in the project area. Franklin Canyon Drive is the major street leading through the area.

The Franklin Canyon area contains a large rural area of the canyon. According to the Franklin Canyon Community Profile published by Los Angeles County, there are no residential parcels contained in this project area. According to this document, there is a population of 1 person, however, assumedly an on-site Franklin Canyon Park employee.¹⁵¹ This area is owned by the National Park Service and operated by the Mountains Recreation and Conservation Authority

¹⁵¹ Los Angeles County, Franklin Canyon Community Profile, <https://planning.lacounty.gov/wp-content/uploads/2023/05/Franklin-Canyon-Community-Profile.pdf> (accessed August 3, 2023).

(MRCA).

Franklin Canyon History

For centuries, Franklin Canyon was occupied by the Tongva and Kizh peoples. Dr. Allan E. Edwards a geologist and guide for the Mountains Recreation, & Conservation Authority, posited that the Tongva lived at the base of the canyons and that a community of more than 200 lived at the intersection of Franklin and Coldwater Canyons.¹⁵² After colonization, Spanish and Mexican land grants were given to former soldiers and individuals of stature, ushering in the Rancho period. Franklin Canyon was part of the Rancho Rodeo de Las Aguas.

In 1912, oil tycoon Edward L. Doheny purchased 400 acres of land in Franklin Canyon. Doheny sold large portions of the land to the City of Los Angeles for William Mullholland's water project. In 1914, construction began on a reservoir in upper Franklin Canyon to distribute the water brought from the Owens Valley by Mullholland and the newly created Department of Water and Power (DWP). The reservoir is the "lake" colloquially referred to in place names such as Lake Drive and Franklin Lake Drive. The reservoir itself and the dam keeper's house appear to be just south of the project area.¹⁵³



Lower Franklin Canyon Reservoir, undated. Los Angeles Department of Water and Power.

Doheny reserved portions of the property as a ranch for his cattle and was one of several ranch homes that the oilman and his wife enjoyed. The family built a Spanish Colonial Revival-style home in lower Franklin Canyon in 1935, also outside of the study area.¹⁵⁴ However, the study

¹⁵² Laurel Canyon Association, <http://laurelcanyonassoc.com/EarlyHist.html> (accessed October 2, 2023).

¹⁵³ National Park Service, History of the Franklin Canyon Ranch, <http://npshistory.com/brochures/samo/franklin-canyon-1993.pdf> (accessed August 3, 2023).

¹⁵⁴ Adapted from the Mountains Recreation & Conservation Authority, <https://mrca.ca.gov/parks/park-listing/franklin-canyon-park/> (accessed August 3, 2023).

area of Franklin Canyon is traversed by a number of fire roads and includes the Franklin Canyon Trailhead parking area. The area is largely covered in chaparral and natural plantings.

In 1954, a large portion of Franklin Canyon Ranch was subdivided. The portion remaining in the Doheny family was retained by them until 1977 when it was purchased by developers. The upper reservoirs had been deemed unsafe after the 1971 Sylmar earthquake.¹⁵⁵

When the Canyon was subject to development, the National Park Service purchased the Franklin Canyon Ranch. The Franklin Canyon Sooky Goldman Nature Center was constructed in the northern part of the park, outside the study area. However, the William O. Douglas Outdoor Classroom erected c. 1981 is located within the study area. No additional investigation of historic resources within Franklin Canyon was included for the purposes of this historic context.

GILMORE ISLAND

Overview

Gilmore Island is a single parcel identified by Assessor Identification Number 5512002001. It is bordered by Beverly Boulevard on the north, CBS Television Center soundstages on the south, multi-family residential development (the Broadcast Center Apartments) on the east, and Genesee Avenue to the west.

Gilmore Island History

Tongva and Kizh Peoples inhabited the greater area including Gilmore Island. Gilmore Island is 1.3 miles from the La Brea Tar Pits. Tar from the pits was used by Native Americans as a glue or caulk and as waterproofing for baskets and/or canoes.¹⁵⁶ During the rancho period, the Native Americans were systematically dislocated from these ancestral lands. The Gilmore Island Community was located in the Rancho San Rafael that was given to California's first Portuguese settler, Antonio Jose Rocha. In 1877, When Rocha's heirs tried to sell part of the Rancho, they could not produce sufficient documentation to prove ownership. The land was then purchased by James Thompson, with some purchased by the Hancock Brothers. In 1880, Thompson declared bankruptcy and his land was put up for auction.

Arthur Freemont Gilmore (1850-1964) and Julius Carter purchased 256 acres of the Rancho at auction in 1880. Initially used as a dairy farm, Gilmore struck oil on the property in 1890 and subsequently established the Gilmore Oil Company. Gilmore and his son, E. B. Gilmore ran the company and it became one of the most important independent oil companies in Southern California.

Parts of the Gilmore property were developed over time into the Farmers Market (1934), Gilmore Stadium (1934, demolished) and CBS Television City (1952, Pereira & Luckman, Gin Wong) and annexed into the City of Los Angeles. Gilmore Island remains the last unincorporated parcel of land relating to the Gilmore family legacy. No additional investigation

¹⁵⁵ Linda Immediato, "The Wide-Open Spaces of Beverly Hills," Beverly Hills Courier, June 15, 2023, <http://npshistory.com/brochures/samo/franklin-canyon-1993.pdf> (accessed August 3, 2023).

¹⁵⁶ The La Brea Tar Pits, <https://tarpits.org/early-excavations> (accessed November 9, 2023).

of historic resources within Gilmore Island was included for the purposes of this historic context.

BEVERLY HILLS ISLAND

Overview

Accessor's Parcel Number 4391036008, referred to as Beverly Hills Island, was subdivided and sold along with an adjacent parcel. It is a small, irregularly shaped area. The address is 1312 Ridgecrest Drive, Beverly Hills.

Beverly Hills Island History

The Tongva and Kizh Peoples who stewarded the greater Beverly Hills area established the area of present-day Beverly Drive and Sunset Boulevard as a sacred site, Gathering of the Still Waters.¹⁵⁷ During the rancho period, the Native Americans were systematically dislocated from these ancestral lands. Beverly Hills Island was located in the Rancho Rodeo de Las Aguas.

Beverly Hills Island was part of the Doheny Ranch Tract purchased by Edward L. Doheny in 1914 (see Franklin Canyon above, also part of the Doheny Ranch Tract). As portions of the Doheny Ranch Tract were sold for development, APN 4391036008 was subdivided and sold along with an adjacent parcel. The parcel is associated with the development of Trousdale Estates by Paul Whitney Trousdale (1915-1990) in Beverly Hills.

No additional investigation of historic resources within Beverly Hills Island was included for the purposes of this historic context.

5.4 Westside Plan Area Timeline¹⁵⁸

1834: Secularization of the California Missions and start of rancho land grants

1845: California becomes a U.S. Territory

1851: Congress passes the California Land Act

1862: Homestead Act passes

1869: Southern Pacific Railroad arrives in Los Angeles

1883: Atchison, Topeka and Santa Fe Railway arrives

1886: Incorporation of the City of Santa Monica

1888: Los Angeles County Chamber of Commerce is established

1888: Construction of first barracks at the Soldier's Home

1894: First Los Angeles County Sheriff is elected

¹⁵⁷ City of Beverly Hills, "History of Beverly Hills," <https://www.beverlyhills.org/citymanager/aboutbeverlyhills/historyofbeverlyhills/> (accessed November 9, 2023).

¹⁵⁸ This timeline is adapted from the Los Angeles County Metro Area Plan, Appendix B: Historic Context Statement prepared by Dudek, September 2022.

1901: Pacific Electric Railway forms

1901: Pacific Electric Balloon Route loop promoting Westside real estate and tourism

1905: Union Pacific Railroad opens

1906: Los Angeles annexes the “Shoestring Strip” of land to the port

1911: Great Merger of 1911 between Pacific Electric and the Southern Pacific Railroad

1912: County Free Library Act passes

1912: Construction of Wilshire Boulevard completed to Soldier’s Home

1913: City of Los Angeles Completes the first Los Angeles Aqueduct

1914: Incorporation of Beverly Hills

1914: Annexation of Palms area into city of Los Angeles

1915: Annexation of 31,000 Westgate Addition west of Beverly Hills and north of Santa Monica into Los Angeles

1915: Los Angeles Public Health Department appoints John Larabee Pomeroy as the County’s first health officer

1916: Oil exploration begins on Inglewood Oil Field

1917: Culver City incorporation

1924: Standard Oil Company makes major oil strike at the Inglewood Oil Field

1924: Los Angeles Investment Company begins subdivision of View Park tracts

1925: Annexation of Venice into city of Los Angeles

1927: Fox Hills Country Club opens

1932: County library system is renamed the Los Angeles County Public Library

1933: Long Beach earthquake hits the greater Los Angeles area (March 10, 1933)

1934: Field Act is adopted by the State of California to update seismic building codes

1934: National Housing Act creates the Federal Housing Administration

1935: President Roosevelt creates the WPA

1939: The Home Owners’ Loan Corporation creates redlining map of Los Angeles

1941: The Empire of Japan bombs Pearl Harbor, triggering US involvement in World War II (December 7, 1941)

1942: President Roosevelt issues Executive Order 9066 (February 19, 1942)

1944: the Department of Recreation and the Department of Parks merge to form the County of Los Angeles Department of Parks and Recreation

1947: Subdivision of “Old Ladera” tracts by Los Angeles Investment Company

1948: *Shelley vs. Kraemer* Supreme Court ruling finds that deed restrictions and racial covenants cannot be enforced

1949: The County Board of Supervisors establishes the Consolidated Fire Protection District

1954: President Eisenhower signs federal legislation making Marina del Rey a federally funded project

1954: *Broad v. Board of Education* ruling declares racial segregation in public schools is unconstitutional

1959: California Civil Rights Act is authored by Jesse Unruh

1959: Home Savings & Loan purchases Fox Hills Country Club property

1961: Final run of Pacific Electric Railway

1961: Establishment of United Neighbors

1962: President Kennedy issues Executive Order prohibiting racial discrimination in all housing receiving federal aid

1963: Rumford Act passes in California prohibiting racial discrimination by banks, real estate brokers, and mortgage companies

1963: *Crawford v. Los Angeles City Board of Education* is filed by the ACLU

1963: Construction of Ladera Center by Los Angeles Investment Co.

1964: Annexation of Fox Hills Country Club and Hillside Memorial Park by Culver City

1965: Watts Uprising (August 11-16, 1965)

1968: East Los Angeles Blowouts protesting inequality in the public education system

1968: Civil Rights Act signed by President Johnson

1969-70: Construction of Fisherman’s Village themed shopping center in Marina del Rey

1970: National Chicano Moratorium March (August 29, 1970)

1971: Sylmar earthquake strikes the greater Los Angeles area (February 9, 1971)

1984: Incorporation of West Hollywood

1984: Establishment of Kenneth Hahn State Recreation Area

5.5 Historical Events and Responses

This study identifies historical events and patterns of development that influenced the current conditions within the Westside Plan Area communities. Table 1 presents a summary of the more important events and themes examined in this document. These events and themes were found to have lasting impacts on the Westside Area Plan communities and their built environment. More detailed discussions of these events and themes are presented throughout the document.

TABLE 1: SIGNIFICANT EVENTS AND RESPONSES

EVENTS AND THEMES	ISSUES, EFFECTS, AND RESPONSES
1901: Pacific Electric Railway’s “Balloon Route” Established	<ul style="list-style-type: none"> Provides public transportation to the Westside and coastal areas. Tourist destinations are established at Playa del Rey lagoon.
1924: Inglewood Oil Strike	<ul style="list-style-type: none"> Inglewood Oil Field was established. Urban development curtailed in northern portions of Ladera Heights/View Park-Windsor Hills. Oil extraction continues to the present day. Oil extraction is increasingly understood to be incompatible with nearby residential uses.
1924-1942: Pre-World War II Auto-Oriented Suburban Development	<ul style="list-style-type: none"> Initial tracts of View Park and Windsor Hills are developed and marketed to a higher-earning, automobile owning population. Neighborhood-serving commercial and institutional buildings are constructed.
1946-1980: Post-World War II Residential Development	<ul style="list-style-type: none"> Post-war population growth increases demand for housing. View Park and Windsor Hills continue to develop. Development of Ladera Heights, West Fox Hills, and Marina del Rey.
1920-1968: Housing Discrimination <ul style="list-style-type: none"> Restrictive Covenants Redlining 	<ul style="list-style-type: none"> Restrictive covenants prohibit home sales to people of color ensuring all-White populations in suburban developments. Non-white populations face limited choices for home ownership regardless of financial status. Redlining directly associates non-White populations with home loan risk and blight further isolating mixed-race communities.
1948-1980: White Flight <ul style="list-style-type: none"> 1948 Supreme Court strikes down restrictive housing covenants. Blockbusting 1965 Watts Uprising 1968 Fair Housing Act 	<ul style="list-style-type: none"> Black families begin purchasing homes in View Park and Windsor Hills despite hostility, intimidation, and violence on the part of their White neighbors. The real estate industry spikes commissions by inducing fear-based panic selling by White homeowners in integrating communities. Vacated homes are sold to people of color at inflated prices. Middle- and upper-middle class Black families continue to purchase homes in View Park, Windsor Hills, and Ladera Heights and become the majority population by 1980.

EVENTS AND THEMES	ISSUES, EFFECTS, AND RESPONSES
	<ul style="list-style-type: none"> • Along with neighboring Baldwin Hills, Ladera Heights/View Park-Windsor Hills become outstanding examples of Black achievement and community pride.
<p>1963 Baldwin Hills Reservoir Dam Collapse</p>	<ul style="list-style-type: none"> • Causes catastrophic flooding in the surrounding neighborhoods. Site determined inappropriate for a reservoir. • Site acquired for recreational purposes. • Baldwin Hills Recreation Area, later Kenneth Hahn Park, established in 1978.

6. SIGNIFICANT THEMES AND ASSOCIATED PROPERTY TYPES

Development of the eight unincorporated areas located in the Westside Plan Area exemplify broader patterns of development in Los Angeles, Los Angeles County and Southern California. The following pages identify relevant themes and property types to facilitate further analysis.

6.1 Theme: 20th-Century Residential Development

Residential development in the area defined by the Westside Plan Area is chiefly composed of twentieth-century residential property types that reflect broader patterns of development in the region. Streetcar suburbs, suburban neighborhoods, postwar tract development, and leisure-based residential projects characterize residential development in the Westside Plan Area.

STREETCAR SUBURBS

The creation of the two interurban railway systems, the Pacific Electric and the Los Angeles Railway, spurred a new form of residential development: the streetcar suburb. Prior to the development of this new transportation infrastructure, residential development in Los Angeles was largely confined to downtown and the areas immediately accessible from the expanded pueblo area.

The advent of the streetcar now made working downtown and living in readily accessible suburbs possible. An early and important example of a streetcar suburb was the development of Glendale, by Leslie Brand. Marketed as just 15 minutes from downtown Los Angeles, this new town offered bucolic bungalow living far from the chaos of the city.¹⁵⁹ Leslie Brand donated land for the station and with it, ushered in a new wave of residential development. Other streetcar suburbs included West Adams, Sawtelle, and Huntington Park.

The bungalow was the key residential property type that typified streetcar suburbs. Custom designed or ordered from a “kit home” purveyor (e.g., the Sears Catalog, Pacific Ready-Cut Homes, etc.), bungalows were easy, fast, and economical to construct resulting in the development of Arcadian suburbs throughout the greater Los Angeles area during the 1910s and 1920s. It was this same transportation system that inspired developers like Moyer Wicks to envision Port Ballona.

AUTO-ORIENTED SUBURBAN DEVELOPMENT

While the streetcar tracts enabled a predictable pattern of residential development in Los Angeles, ever increasing ownership of automobiles presented new opportunities for residential development at a time when the city’s population was booming. Between 1900 and 1920, the population of Los Angeles County grew from 170,298 to 936,455.¹⁶⁰ During the late teens and

¹⁵⁹ Juliet M. Arroyo, *Early Glendale* (Charleston, SC: Arcadia Publishing, 2005), 40.

¹⁶⁰ Los Angeles Almanac, “Historical General Population,” <http://www.laalmanac.com/population/po02.php> (accessed August 7, 2023).

early twenties, Southern California benefited from the booming economy that drove the nation—especially buoyed by the local oil industry, industrial development generally, and the consolidation of the motion-picture industry in Los Angeles.

Untethered to the interurban railway system, automobile owners had greater access to the suburban developments being constructed across the Southland. While residential development was initially accessible via the interurban railway system, new development soon spread beyond the streetcar system into steep hillsides and vast agricultural areas.

Housing developers were quick to exploit the possibilities of suburban development that was not necessarily reliant on public transportation access. The Frank Meline Co. developed hillside and more remote residential communities aimed at an affluent clientele wherein automobile ownership was assumed. Developments such as Mesmer City were enabled by the automobile; strategically positioned at the confluence of seven boulevards. The Los Angeles Investment Company, one of the oldest developers in the area, built View Park as part of this pattern. Most residential developments were subject to restrictive covenants and deed restrictions that prohibited the sale or resale of these homes to people of color.¹⁶¹



View Park Model Home 1938. Los Angeles Public Library

Excluding the few residential estates and multi-family properties of the period, most residential development prior to World War II was for single-family residences, although some multi-family residences, such as duplexes, fourplexes, and bungalow courts, were also constructed. Prevalent architectural styles include Period Revival styles, including Spanish Colonial Revival, Tudor Revival, Mediterranean Revival, English Revival, and American Colonial Revival. It was during the 1920s when many larger residential tracts were plotted. Subsequently, residences developed in the 1920s and 1930s were located on the empty lots in extant tract developments, infilling previously scattered residences. Tracts were typically developed with residences filling in available lots over time, rather than the rapid development of post-World War II tracts.

¹⁶¹ For more on this topic see the section on Civil Rights and Social Justice.

Development of these tracts was partially made possible by the influence of the automobile, as residences were no longer developed at a walkable scale, but could be built farther away from the established town centers. New residential development included features directly related to automobile transportation, including curb cuts, sidewalks, driveways, and detached garages.

The stock market crash of 1929 and the ensuing Great Depression of the 1930s severely restricted new development. While Los Angeles' local economy proved to be more resilient than many other regions of the United States, the boom years had clearly ended. Plans for large developments like Mesmer City located west of Culver City, were curtailed.

The National Housing Act of 1934 established the Federal Housing Authority (FHA), which helped reignite the construction of single-family homes by establishing mortgage terms that were conducive to the average American family and would regulate the interest rates and terms of interest that had ballooned out of control in the aftermath of the stock market crash. Although the agency's programs would have little impact until the years following World War II, the FHA's efforts to establish a protocol for the construction of single-family dwellings during this period had a lasting impact on both residential design and community planning.

By the 1930s, in addition to the Period Revival styles popularized in the 1920s, residences with a simpler, more restrained use of traditional architectural detailing were prevalent. This includes the simplified Minimal Traditional designs influenced by the FHA's minimum property standards required for receiving a loan. Minimal Traditional houses were immensely popular in large suburban residential developments throughout the United States starting in the 1930s and into the 1940s.

Although residential development rebounded in the late 1930s (Windsor Hills), it was again disrupted after the bombing of Pearl Harbor by Japan in 1941 and the country's entrance into World War II. With the nation's attention turned elsewhere and wartime shortages preventing construction, residential development in Southern California was largely halted save for emergency housing constructed for service members and defense industry workers.

POST-WORLD WAR II RESIDENTIAL DEVELOPMENT

Across the United States, as GIs returned from the frontlines and began to settle back into civilian life, the nationwide demand for housing dramatically increased. The GI Bill provided significant economic benefits to returning veterans, including reasonable loan terms for home purchases, and credit for college tuition.¹⁶² Southern California's population grew exponentially as wartime defense industries successfully transitioned to aerospace and engineering markets and service men returned to settle down and start families. The combination of a strong local economy, available jobs, and Southern California's famously benign climate created an unprecedented demand for housing.

¹⁶² Though as with many other government programs, the GI Bill primarily benefitted white veterans, and the "wide disparity in the bill's implementation ended up helping drive growing gaps in wealth, education and civil rights between White and Black Americans." Erin Blakemore, "How the GI Bill's Promise was Denied to a Million Black WWII Veterans," <https://www.history.com/news/gi-bill-black-wwii-veterans-benefits> (accessed April 2022).



Post-WWII housing development, 1946. Los Angeles Public Library.

Southern California's modern architects had been thinking about housing design for the duration of the global conflict, ideas about architecture and the California lifestyle were at the forefront of the architectural trade press and women's magazines. From *Arts + Architecture* to *House Beautiful*, the country was rapt with new ideas about housing in Southern California and how it reflected postwar prosperity, a mild climate, and utopian ideals.

Developers now turned to applying ideas of mass production, wartime production efficiency, and prefabrication to housing. Expanses of agricultural land on the periphery of Los Angeles were ripe for development. Speed of construction was essential and soon suburban tract housing began appearing throughout Southern California. This trend is often associated with the postwar development of the San Fernando Valley, but it was ubiquitous. The Los Angeles Investment Company quickly adapted to the new trend, subdividing Ladera Heights and selling parcels for development. The freeway system, which received substantial state and federal funding in the post-War years, was key to facilitating these suburban communities.

Postwar residential development is often characterized by variations on the Ranch and Mid-Century Modern architectural styles. Suburban tracts often offered a continuum of styles designed to appeal to a wide range of buyers. However, custom homes also ranged from the traditional to the Ranch style to post-and-beam Modern designs.

Multi-family residential development also thrived during this period, albeit less so than suburban single-family residences. Garden apartments, a planning idea first developed prior to the war, were a dominant multi-family housing type developed in Southern California during this period.

In many areas, the so called "dingbat" apartment building – a two-story apartment building with

recessed parking bays at ground level – was introduced in the late 1950s and 1960s.

During the late 1960s and through the mid-1970s, several new real estate trends influenced the development of multi-family properties throughout Southern California. These include the widespread adoption of the condominium financing structure, and the introduction of extensive recreational facilities as amenities for residents in large-scale developments. These trends reflected a movement away from single-family residential ownership as empty nesters elected to downsize and eliminate responsibility for property maintenance while some younger adults delayed marriage and starting families to focus on education and career development.

The condominium movement was born out of the earlier cooperative or “co-op” apartment model wherein the building was owned collectively by the owner shareholders who occupied their individual units under long-term leases. Condominiums diverged from co-op apartment arrangements in that each unit was owned individually while common areas were subject to collective ownership. Typically, homeowners’ associations were established, and monthly ownership dues funded maintenance of the common areas. A lack of financing for the new ownership concept, however, suppressed initial development. In 1961, the FHA was only authorized to insure mortgages on condos for 85 percent of the appraised value. It wasn’t until September 1963 that tax appraisal methods for condominiums were settled, and developers began building condominiums in earnest.¹⁶³ Condominium development in the Westside Plan Area is not widespread and largely concentrated in Marina del Rey.

HOUSING DISCRIMINATION

Communities of color in the Westside Plan Area were affected by racism and discriminatory practices in housing: from segregation, institutionalized housing discrimination, and predatory housing practices. These issues became topics for the broader Civil Rights Movement of the middle- and late-twentieth century.

In the 1920s and 1930s, private developers participated in institutionalized racism by attaching restrictive covenants to their new residential developments. Restrictive covenants were legal clauses written into property deeds dictating that a property owner could only sell or rent a property to “Caucasians,” otherwise the owner could lose the property. In some covenants, the excluded groups were mentioned by name, and invariably included “African Americans, Mexicans, Asians, and Jews.” A typical covenant lasted for 20 to 50 years.¹⁶⁴ Local, state, and federal jurisdictions all became involved in promoting and enforcing restrictive covenants.

Though restrictive covenants were challenged in the California and U.S. Supreme Courts in 1919 and 1926, they were ultimately upheld as constitutional at both the state and national levels, unleashing their widespread use across the United States. As historian Gene Slater documents in his book *Freedom to Discriminate*, “major realtor-developers and local officials often worked together to ensure that all the subdivisions in entire new cities were covenanted.”¹⁶⁵ The use of restrictive covenants diminished after 1948, when the U.S. Supreme

¹⁶³ Dan Mac Masters, “Condominiums—The Most Exciting Housing Development in 15 Years,” *Los Angeles Times*, July 26, 1964, 44.

¹⁶⁴ *SurveyLA: African American Historic Context Statement*, 38.

¹⁶⁵ Gene Slater, *Freedom to Discriminate* (Berkeley, CA: Heydey, 2021), 64.

Court ruled in *Shelley v. Kraemer* that it was unconstitutional for courts to enforce the agreements. However, many developers left the restrictions in their deeds noting that they might be unenforceable. In 1953, the U.S. Supreme Court's decision in *Barrows v. Jackson* further helped to curb their use. But it was not until the passage of the 1968 Fair Housing Act that restrictive covenants were deemed illegal.¹⁶⁶

The real estate industry also reinforced discriminatory practices and the “color line.” In 1924, the National Association of Real Estate Boards established a “code of ethics” which prohibited realtors from introducing “members of any race or nationality” to a neighborhood if it would threaten property values. This resulted in the practice known as “steering”—not showing properties in White neighborhoods to people of color. The penalty for not adhering to the ethics code, which stayed in effect until the late 1950s, was loss of license.¹⁶⁷

During the Great Depression, two New Deal housing initiatives—the Home Owners Loan Corporation (HOLC), founded in 1933, and the Federal Housing Administration (FHA), founded in 1934, were created by the U.S. government to encourage homeownership and protect homeowners at risk of foreclosure. In practice, however, these initiatives only provided protection for White homeowners. The FHA played a significant role in the legalization and institutionalization of racism and segregation through an overt practice of denying mortgages based upon race and ethnicity.

The FHA insured bank mortgages that covered some 80 percent of purchase prices. To be eligible, the FHA conducted an appraisal of the property in order to select properties that had a low risk of default. The guidelines included a “Whites only” requirement. The FHA underwriting manual for its appraisers also recommended against “an infiltration of inharmonious racial or nationality groups,” and discouraged loans in older, urban neighborhoods, largely populated by people of color.¹⁶⁸ The 1936 *FHA Underwriting Manual* recommended “deeds to properties for which it issued mortgage insurance should include an explicit prohibition of resale to African Americans.”¹⁶⁹

To fulfill their missions of refinancing mortgages and granting low-interest loans to those who had lost their homes, the HOLC began rating neighborhoods as “security risks.” What emerged was a system of ranking of neighborhoods by race, with African Americans and other ethnic minorities at the bottom. While other factors were also considered—such as class, the presence of industry, density, housing stock, and tax blight—a neighborhood’s racial composition was a key factor in determining its ranking. Areas deemed high risk were systematically denied

¹⁶⁶ Douglas Flammig, *Bound for Freedom: Black Los Angeles in Jim Crow America* (Berkeley: University of California Press, 2005), 69; Lawrence B. De Graaf and Quintard Taylor, “Introduction,” in Lawrence B. De Graaf, Kevin Mulroy, and Quintard Taylor, eds., *Seeking Eldorado: African Americans in California* (Los Angeles: Autry Museum of Western Heritage, 2001), 3-69; Wendy Plotkin, “Restrictive Covenants,” in *Encyclopedia of American Urban History, Vol. 2*, ed. David Goldfield (Thousand Oaks: Sage, 2007), 681.

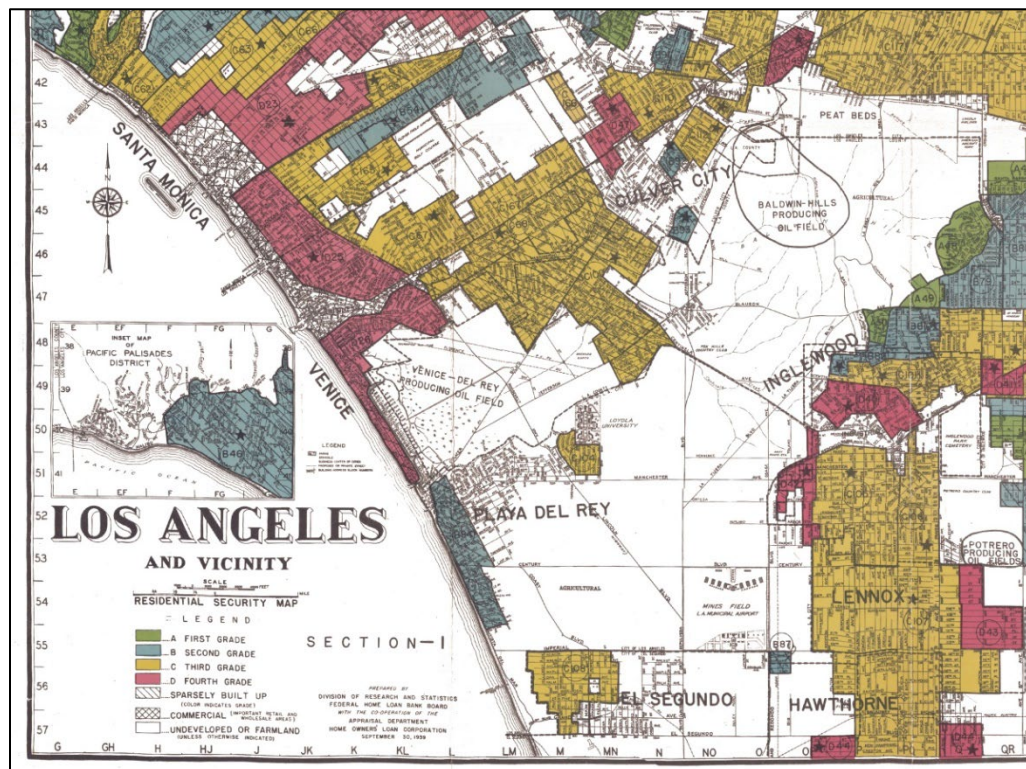
¹⁶⁷ *SurveyLA: African American Historic Context Statement*, 40. As Richard Rothstein points out in his book, *The Color of Law*, the state licensure of these realtors did not make them government agents but in effect the state did contribute to *de jure* segregation by licensing organizations that utilized these practices. Richard Rothstein, *The Color of Law* (New York, NY: Liveright, 2017).

¹⁶⁸ Richard Rothstein, *The Color of Law* (New York, NY: Liveright Publishing Corporation, 2017), 67.

¹⁶⁹ Rothstein, *The Color of Law*, 84.

financial services such as mortgages and insurance loans. These areas were delineated on maps with a red line, a practice known as “redlining”. These areas were also barred from receiving federal assistance, effectively segregated, and plunged into a vicious cycle of decline.

The HOLC’s original system (later adopted by the FHA) for appraising risk used letter grades. “A” areas, colored green, indicated places where maximum loans were granted. “B” areas, colored blue, were not as desirable but still considered relatively low risk. “C” areas, colored yellow, were determined to be in decline. “D” areas, colored red, were considered to be in full decline and, therefore, rejected for mortgage insurance. In fact, it was partly the presence of restrictive covenants for View Park, in addition to its recently constructed homes, that resulted in the area being coded green and blue, the first and second grades respectively, which indicated it was considered “desirable” for lending purposes on the “residential security maps” prepared by the HOLC in the 1930s.¹⁷⁰



Example of a color-coded property appraisal map. Los Angeles Public Library

After World War II, a new predatory real estate practice, referred to as “blockbusting,” pitted racial groups against one another to maximize profits for realtors. Blockbusting was a means of inducing fear-based panic selling in mixed or White neighborhoods. Realtors would suggest

¹⁷⁰ Redlining maps were the maps produced by the federal government’s Home Owners’ Loan Insurance Corporation between 1925 and 1940. Grades and colors were assigned to neighborhoods, with the red (least desirable) areas occupied by communities of color singled out as being “hazardous” for investment. Because View Park had restrictive covenants and good housing stock, it was assigned green and blue codes.

that recent home sales to African American families was a sign of a “Negro invasion” that would result in declining property values.¹⁷¹ As a result, White residents would often sell their houses for less than their worth. The realtors would then sell the White homeowners another house in an unthreatened area. Simultaneously, realtors would advertise the vacated house in ads for “colored buyers,” who would then purchase the homes for inflated prices. The result: three commissions for the realtor instead of one.

Another predatory housing practice African Americans were often subjected to was “contract sales.” In areas where Blacks could purchase homes (typically in red-lined areas), the FHA would not insure the homes. This was important because if no organization agreed to insure the loans, a mortgage was unobtainable. As a result, the homes were often purchased on “installment plans,” which unlike a traditional mortgage, provided no accumulation of equity. The contracts typically provided that the equity would transfer to purchasers after 15 or 20 years, but if a single monthly payment was late, the would-be owner could be evicted, thus forfeiting any opportunity to amass equity in their home.¹⁷²

On the rare occasions when African Americans were able to purchase homes and become integration pioneers in White neighborhoods, they were often met with racial violence. Incidents of this nature were carried out in View Park, Windsor Hills, and Ladera Heights as the demographics of those neighborhoods changed.

School districts often reinforced segregation and exclusion. During the 1920s and 1930s, Los Angeles schools and neighboring school districts were ostensibly race neutral. The official policy in Los Angeles was that all students attend the school closest to their homes regardless of race. White students in racially mixed neighborhoods; however, were able to seek a waiver and attend a predominately white school. School facilities and funding also favored higher-income and, therefore, White-majority neighborhoods, which often left schools serving non-White communities overcrowded and underfunded. These practices, combined with racial discrimination in housing, resulted in de facto school segregation through the 1950s.¹⁷³

During the 1960s, the California state legislature passed several bills aimed at combating discrimination in business, employment, and housing. The Rumford Fair Housing Act, passed in 1963, made it illegal for “anyone selling, renting or leasing a residence to discriminate based on race, creed, color or national origin.”¹⁷⁴ As described in the report *Housing Long Beach*, “the law was not universally well received and realtor home association groups in Long Beach collaborated with similar groups around the state to spearhead Proposition 14,” which aimed to repeal the Act.¹⁷⁵ When Proposition 14 passed, the housing advocacy community galvanized often forming fair housing organizations. These fair housing organizations and neighborhood

¹⁷¹ SurveyLA *Citywide Historic Context Statement: African American History of Los Angeles*, February 2018. 86.

¹⁷² Historic Resources Group, *Long Beach Historic Context Statement; Race and Suburbanization*, January 18, 2020, 26.

¹⁷³ SurveyLA *Los Angeles Citywide Historic Context Statement, Context: African American History of Los Angeles*, February 2018.

¹⁷⁴ Lawrence P. Crouchett, “Assemblyman W. Byron Rumford: Symbol for an Era,” *California History* 66, no 1 (1987): 19.

¹⁷⁵ “Housing Long Beach: A Brief Historical Context and Framework for Equitable Housing Policy in Long Beach,” <http://www.housinglb.org/wp-content/uploads/2013/04/HousingLB-Paper5-8-13.pdf> (accessed November 11, 2019), 2.

organizations were populated by a variety of races and included activist clergy, lawyers, and other citizen advocates.

At the federal level, the Civil Rights Act of 1964 prohibited discrimination in housing. However, there were no federal enforcement provisions. This necessitated a follow-up piece of legislation: The Civil Rights Act of 1968, commonly known as the Fair Housing Act. The Fair Housing Act, comprising Title VIII of the Civil Rights Act of 1968, was passed by Congress four days after the assassination of Martin Luther King, Jr.

ELIGIBILITY STANDARDS: PRE-WORLD WAR II RESIDENTIAL DEVELOPMENT

Summary Statement of Significance

The period from 1920 to 1940 saw a boom in residential development in Los Angeles County, as the automobile allowed greater sprawl away from the central downtown core. While single-family residences remained the primary property type, multi-family residences, including duplexes, fourplexes, bungalow courts, and courtyard apartments are also present. Resources that are eligible under this theme may be significant as the site of an important event, for their association with the increase in tract residential development, or for an association with an ethnic or cultural group or a person important in local, state, or national history.

While individual tract housing is typically not eligible for individual listing under Criterion A/1/1,9, it can be significant as a collection that reflects important development patterns of the period; or as a residential enclave resulting from discriminatory practices, for example, the center of the African American community because of exclusionary practices elsewhere. Properties may also be significant as an example of a style or type; architectural styles are discussed in the Architecture and Design Section.

Period of Significance	1920-1940
Period of Significance Justification	Broadly covers the establishment of residential communities from 1920 to 1940.
Geographic Location	Ladera Heights/View Park-Windsor Hills
Property Type Description	Significant property types are those representing important periods of residential development including single-family residences, multi-family residences, tract features and amenities including street trees/other significant landscape features, streetlights, and street signs.

Criterion A/1/1 (Events/Patterns of Development)

Individual residential properties that are eligible under this criterion may be significant:

- As the site of an event important in history; or
- For exemplifying an important trend or pattern of residential development.

Note that in order to be individually eligible for designation for representing a pattern of development, the property must be the first of its type, a rare remnant example of a significant period of development, or a catalyst for development in the city or neighborhood. Merely dating from a specific period is typically not enough to qualify for designation. Residences that are eligible for an association with a trend or pattern of development from this period may be more appropriately evaluated as part of a historic district.

A collection of residential properties that are eligible under this criterion as a historic district may be significant:

- For representing an important pattern or trend in residential development, such as the establishment of a notable tract.
- As an intact collection of residences that represent population growth during the period.

Note that some residential tract development may span several themes or periods of development. Local designation for historic districts includes Criteria 1 and 3.

Integrity Considerations:

In order to be eligible for designation under this criterion, a property must retain sufficient integrity to convey its historic significance.

- Residential properties from this period should retain integrity of location,¹⁷⁶ design, setting, workmanship, feeling, and association, at a minimum, in order to convey their significance.
- An individual property that is eligible for a historic association must retain the essential physical features that made up its character or appearance during the period of its association with an event or historical pattern.
- Note that some properties that may not retain sufficient integrity for listing in the National Register may remain eligible for listing at the state and local levels.

For historic districts:

- The majority of the components that add to the district's historic character must possess integrity, as must the district as a whole.
 - The historic district must retain a majority of contributors that date from the period of significance.

¹⁷⁶ Unless the property was moved during the period of significance.

- A contributing property must retain integrity of location, design, workmanship, setting, feeling, and association to adequately convey the significance of the historic district.
- Some alterations to individual buildings, such as replacement of roof materials, replacement garage doors, and replacement of windows within original openings may be acceptable as long as the district as a whole continues to convey its significance.
- Original tract features may also be contributing features.

Registration Requirements:

To be eligible under this criterion, an individual property must:

- Date from the period of significance; and
- Have a proven association with an event important in history; or
- Represent an important catalyst for a pattern or trend in residential development; and
- Display most of the character-defining features of the property type or style; and
- Retain the essential aspects of historic integrity.

To be eligible under this criterion, a historic district eligible under this theme must:

- Retain a majority of contributing buildings from the period of significance; and
- Retain significant character-defining features from the period of significance, including any important landscape or hardscape features; and
- Retain the original layout, reflecting planning and design principles from the period; and
- Retain the essential aspects of historic integrity.

Criterion B/2/2 (Important Persons)

Individual residential properties eligible under this criterion may be significant:

- For an association with persons significant in our past; or
- For a proven association with a specific significant ethnic or cultural group that made a demonstrable impact on the community.

Note that according to National Park Service guidance, persons significant in our past refers to individuals whose activities are demonstrably important within a local, state, or national historic context. A property is not eligible if its only justification for significance is that it was owned or used by a person who is a member of an identifiable profession, class, or social or ethnic group. In addition, the property must be associated with a person’s productive life, reflecting the time period when he or she achieved significance.

Integrity Considerations:

In order to be eligible for designation under this criterion, a property must retain sufficient integrity from the period of significance to convey its association with the important person.

- Residential properties from this period should retain integrity of design, workmanship, feeling, and association, at a minimum, in order to convey the property's association with the significant person's productive period.
- A general rule is that the property must be recognizable to contemporaries of the person with which it is associated.

Registration Requirements:

To be eligible under this criterion a property must:

- Have a proven association with the productive period of a person important to local, state, or national history; and
- Display most of the character-defining features of the property type or style from the period of significance (i.e., the period when the property was associated with the important person); and
- Retain the essential aspects of integrity.

Criterion C/3/3 (Architecture and Design)

Individual residential properties that are eligible under this criterion may be significant as:

- An excellent example of an architectural style, property type, or method of construction; or
- A distinctive work by a noted architect, landscape architect, builder, or designer.

Integrity Considerations:

In order to be eligible for designation under this criterion, a property must retain sufficient integrity from the period of significance to convey its architecture.

- Residential properties significant under this criterion should retain integrity of design, materials, workmanship, and feeling, at a minimum.
- A property that is eligible for designation as a good/excellent or rare example of its style or type retains most - though not necessarily all - of the character-defining features of the style.
- A property important for illustrating a particular architectural style or construction technique must retain most of the physical features that constitute that style or technique. A property can be eligible if it has lost some historic materials or details but retains the majority of the essential features from the period of significance. These features illustrate the style in terms of the massing, spatial relationships, proportion, pattern of windows and doors, texture of materials, and ornamentation.

- A property is not eligible if it retains some basic features conveying massing but has lost the majority of the features that once characterized its style.

Registration Requirements:

To be eligible under this criterion a property must:

- Date from the period of significance; and
- Represent an excellent or rare example of a style or type; and
- Display most of the character-defining features of the style or type; and
- Represent quality of design and distinctive details; and
- Retain the essential aspects of integrity.

ELIGIBILITY STANDARDS: POST-WORLD WAR II RESIDENTIAL DEVELOPMENT

Summary Statement of Significance

Individual properties or historic districts that are eligible under this theme may be significant as the site of an important event in history; for an association with an ethnic or cultural group or a person important in local, state, or national history; for exemplifying an important trend or pattern of development (typically, as contributors to historic districts). Resources significant under this theme may include single-family residences constructed in residential tracts recorded during the period immediately following World War II, and the multi-family residences that were increasingly popular by the late 1950s and early 1960s. Properties may also be significant as an example of a style or type; architectural styles are discussed in the Architecture and Design Section.

Period of Significance	1946-1980
Period of Significance Justification	Broadly covers post-World War II residential development.
Geographic Location	Ladera Heights/View Park-Windsor Hills, Marina del Rey
Associated Property Types	Residential: Single Family Residence, Multi-Family Residence, Tract Features/Amenity, Historic District.
Property Type Description	Significant property types are those representing important periods of residential development including single-family residences, multi-family residences, such as garden apartments, mid- and high-rise apartment

complexes, and tract features and amenities, including street trees/other significant landscape features and streetlights. These properties can be single-family or multi-family residences and may collectively form a historic district.

Criterion A/1/1 (Events/Patterns of Development)

Individual residential properties that are eligible under this criterion may be significant:

- As the site of an event important in history; or
- For exemplifying an important trend or pattern of residential development; or
- As a rare remaining example of a residential development type (ex. garden apartment).

Note that in order to be individually eligible for designation for representing a pattern of development, the property must be the first of its type, a rare remnant example of a significant period of development, or a catalyst for development in the community or neighborhood. Merely dating from a specific period is typically not enough to qualify for designation. Tract homes are typically not eligible individually for representing a period of development, due to widespread residential development during this period. Residences that are eligible for an association with a trend or pattern of development from this period may be more appropriately evaluated as part of a historic district.

A collection of residential properties that are eligible under this criterion as a historic district may be significant:

- For representing an important pattern or trend in postwar residential development, such as the establishment of a notable postwar tract.
- As an intact collection of residences that represent the postwar growth.

District boundaries may represent original tract boundaries, or they may comprise a portion of a tract or neighborhood. The district must be unified aesthetically by plan, physical development, and architectural quality. Historic districts representing post-World War II housing tracts will be eligible if they are excellent and intact examples of residential development representing the growth of the city during this period, for an association with an innovative type of housing development, or for other distinguishing characteristics that differentiate it from other subdivisions from the period. Residences from this period will be eligible as contributors to historic districts. Local designation for historic districts includes Criteria 4, 6, and 8.

Integrity Considerations:

In order to be eligible for designation under this criterion, a property must retain sufficient integrity to convey its historic significance.

- Residential properties from this period should retain integrity of location,¹⁷⁷ design, material, setting, workmanship, feeling, and association in order to convey their significance.
- An individual property that is eligible for a historic association must retain the essential physical features that made up its character or appearance during the period of its association with an event or historical pattern.
- Note that some properties that may not retain sufficient integrity for listing in the National Register may remain eligible for listing at the state and local levels.

For historic districts:

- The majority of the components that add to the postwar district's historic character must possess integrity, as must the district as a whole.
 - The historic district must retain a majority of contributors that date from the period of significance.
 - A contributing property must retain integrity of location, design, workmanship, setting, feeling, and association to adequately convey the significance of the historic district.
 - Some alterations to individual buildings, such as replacement of roof materials, replacement garage doors, and replacement of windows within original openings may be acceptable as long as the district as a whole continues to convey its significance.
 - Original tract features may also be contributing features.

Registration Requirements:

To be eligible under this criterion, an individual property must:

- Date from the period of significance; and
- Have a proven association with an event important in history; or
- Represent an important catalyst for a pattern or trend in postwar residential development; or
- Display most of the character-defining features of the property type or style; and
- Retain the essential aspects of historic integrity.

A historic district eligible under this theme must:

- Retain a majority of contributing buildings from the period of significance; and
- Retain significant character-defining features from the period of significance, including any important landscape or hardscape features; and

¹⁷⁷ Unless the property was moved during the period of significance.

- Retain the original layout, reflecting planning and design principles from the period; and
- Retain the essential aspects of historic integrity.

Criterion B/2/2 (Important Persons)

Individual residential properties eligible under this criterion may be significant:

- For an association with persons significant in our past; or
- For a proven association with a specific significant ethnic or cultural group that made a demonstrable impact on the community in the postwar period, for example in the civil rights movement.

Note that according to National Park Service guidance, persons significant in our past refers to individuals whose activities are demonstrably important within a local, state, or national historic context. A property is not eligible if its only justification for significance is that it was owned or used by a person who is a member of an identifiable profession, class, or social or ethnic group. In addition, the property must be associated with a person’s productive life, reflecting the time period when he or she achieved significance.

Integrity Considerations:

In order to be eligible for designation under this criterion, a property must retain sufficient integrity from the period of significance to convey its association with the important person.

- Residential properties from this period should retain integrity of design, workmanship, feeling, and association, at a minimum, in order to convey the property’s association with the significant person’s productive period.
- A general rule is that the property must be recognizable to contemporaries of the person with which it is associated.

Registration Requirements:

To be eligible under this criterion a property must:

- Have a proven association with the productive period of a person important to local, state, or national history; and
- Display most of the character-defining features of the property type or style from the period of significance (i.e., the period when the property was associated with the important person); and
- Retain the essential aspects of integrity.

Criterion C/3/3 (Architecture and Design)

Individual residential properties that are eligible under this criterion may be significant as:

- An excellent or rare example of an architectural style, property type, or method of construction; or

- A distinctive work by a noted architect, landscape architect, builder, or designer.

A collection of residential properties that are eligible under this criterion as a historic district may be significant:

- For an association with an important merchant builder or architect; or
- As a collection of excellent architectural styles associated with the post-War period.

District boundaries may represent original tract boundaries, or they may comprise a portion of a tract or neighborhood. The district must be unified aesthetically by plan, physical development, and architectural quality. Residences from this period will be eligible as contributors to historic districts. Local designation for historic districts includes Criteria 4, 6, and 8.

Integrity Considerations:

In order to be eligible for designation under this criterion, a property must retain sufficient integrity from the period of significance to convey its architecture.

- Residential properties significant under this criterion should retain integrity of design, setting, materials, workmanship, and feeling, at a minimum.
- A property that is eligible for designation as a good/excellent or rare example of its style or type retains most - though not necessarily all - of the character-defining features of the style.
- A property is not eligible if it retains some basic features conveying massing but has lost the majority of the features that once characterized its style.

Registration Requirements:

To be eligible under this criterion a property must:

- Date from the period of significance; and
- Represent an excellent or rare example of a style or type; and
- Represent quality of design and distinctive details; and
- Display most of the character-defining features of the style or type; and
- Retain the essential aspects of integrity.

6.2 Theme: 20th-Century Commercial Development

Commercial development within the Westside Plan Area is focused primarily on “neighborhood-serving” retail and professional services that cater to the needs of nearby residents. Commercial buildings and districts date from the early decades of the 20th century to the present day. These resources evidence how neighborhood commercial building types and spatial layouts changed over time to accommodate different modes of transportation as well as

prevailing planning and design trends in commercial development. While neighborhood commercial development is also dominant in Marina del Rey, a subset was also developed to cater to the tourist and leisure customers. These include bars and restaurants, limited hotel services, and a themed shopping and leisure destination.

COMMERCIAL CORRIDORS

Commercial development prior to World War II generally takes the form of commercial corridors, a linear arrangement of buildings along a neighborhood route of transport or through-corridor. These include the Streetcar Commercial Development that lined routes served by rail transit, and Arterial Commercial Development which aligned along automobile traffic routes not served by streetcar. Noticeable concentrations of commercial buildings were generally not constructed in the Westside Plan Area until the late 1920s after large-scale residential developments first appeared.

There was often little architectural difference between the older streetcar and the newer auto-dominated arterial corridors. The most common form was the storefront building which provided easily adaptable retail space for individual tenants who could customize the interior and exterior signs to fit the needs of their business. A typical storefront building could be single- or multi-storied. Single-story buildings were typically called storefront blocks and consisted of one or more shop spaces opening to the street. Each storefront contained an entrance and a display window. Multi-storied buildings were known as business blocks and combined storefronts on the first floor with rental space above. This rental space generally consisted of offices for professionals such as physicians, dentists, and lawyers, although it could also contain residential apartments or communal meeting spaces.



W. Slauson Avenue Commercial Corridor Development c. 1950. Los Angeles Public Library

The single-story storefront block was more common, although along some of the more heavily trafficked routes and at intersections the multi-story business block could be found. The single-

story form was particularly popular along the newer arterial shopping streets that had no streetcar lines and depended exclusively upon the automobile. Commercial corridors typically displayed the popular architectural styles of the time. These include Spanish Colonial Revival and Mediterranean Revival popular during the 1920s as well as the Art Deco and Streamline Moderne styles more prevalent in the 1930s. Simple vernacular buildings largely devoid of overt stylistic embellishments were also common. It was also during 1930s, when developers made attempts to employ the concept of rear parking for neighborhood shopping districts, a concept first introduced with commercial development on Wilshire Boulevard west of Downtown Los Angeles. An example of commercial corridor development can be found in the Windsor Hills area on Slauson Avenue between Overhill Drive and Angeles Vista which included a large grocery store, drugstore and other shops. Buildings along this corridor have housed neighborhood-serving businesses since the initial development of the community and this continues to the present day. One long-standing neighborhood business, “CJ’s Elegance” women’s clothing boutique at 4446 W. Slauson Avenue, has been in existence for over 50 years.

Although commercial corridors in the Westside Plan Area were first developed prior to World War II, they continued to be developed and redeveloped after the War to provide much-needed services in proximity to the growing residential communities. Individual commercial buildings and groups of buildings therefore display the architectural styles and innovations of their respective periods. Many of the commercial structures built after the war responded to both the growing middle class and suburban leisure culture, and the automobile designed to appeal to the passing motorist. The “Jet Inn,” at 4542 W. Slauson Avenue, a Mid-Century Modern style hotel is one such example. A more exuberant, expressive Modernism emerged in commercial design after the war, capturing both the zeitgeist and playful exuberance of the moment and appealing to the modern, automobile-oriented consumer. The style became known as “Googie,” named after Googie’s Diner in Los Angeles designed by John Lautner in 1949. The style has been described as “Modernism for the masses.” It was widely employed in roadside commercial architecture of the 1950s and 60s, including coffee shops, bowling alleys, and car washes. A standout example is the former Wich Stand Restaurant and Drive-in at 4508 W. Slauson Avenue. Constructed in 1957 and designed by the architectural design team of Armet & Davis, the building is today the home of Simply Wholesome.



Wich Stand Restaurant and Broom Room Cocktail Lounge c. 1960. *Los Angeles Public Library*

POST-WAR NEIGHBORHOOD SHOPPING CENTERS

After World War II and more prominently after the mid-1950s, the Neighborhood Shopping Center became the predominant form of commercial development. This arrangement is characterized by a grouping of commercial buildings that rejects the pre-war spatial orientation to the street and is instead oriented to a parking lot. Neighborhood shopping centers were typically constructed by a developer who specialized in retail and/or a developer who had initiated an adjacent residential tract development. Having retail infrastructure nearby was a selling point for the somewhat isolated homes. Neighborhood shopping centers were typically located on one large parcel with retail buildings arranged in linear, L-shaped, or U-shaped configurations behind a large parking lot.

Tenants in these shopping centers were often a combination of one or more large anchor tenants, flanked by individual retail stores. During the postwar period, chain retailers, although present prior to World War II became more dominant where some expectations of quality and selection were reassuring in a more mobile culture. Anchor tenants were typically grocery stores and/or drug stores, often branches of regional or national retail chains. Ancillary retailers including stationery stores, bakeries, beauty shops, and dry cleaners occupied the neighboring storefronts. Examples of post-war neighborhood shopping centers in the Westside Plan Area include the Ladera Center at La Cienega Boulevard and La Tijera Boulevard and the Marina del

Rey Shopping Center on Admiralty Way between Fiji Way and Mindanao Way. Although they have maintained their original building configurations, both have undergone substantial alterations over time.

THEMED RETAIL SHOPPING VILLAGES

Themed retail centers designed to evoke specific geographic locations, cultures, or historic periods date to the early 20th century with the development of Market Square (1917) in Lake Forrest, Illinois and Country Club Plaza (1922) in Kansas City. Master planned, architecturally cohesive, and constructed to accommodate the automobile, both evoked fantasy versions of European villages. Los Angeles proved particularly receptive to themed shopping and entertainment developments. Olvera Street reconstructed as a Mexican marketplace in conjunction with the preservation of the Avila Adobe between 1928 and 1930 became an instant tourist attraction. Similarly, the “New Chinatown” development, a Chinese themed commercial and residential development opened in 1938, established a new commercial center for Los Angeles’s Chinese community recently displaced by the construction of Union Station. Crossroads of the World, a Streamline Moderne and Period Revival-style fantasy of European and North African destinations was constructed in Hollywood in 1936.¹⁷⁸

During the 1950s, the success of Disneyland and other theme parks inspired commercial developers to apply similar approaches to shopping centers. These themed “shopping villages” typically featured dining as well as shopping options, and often offered limited attractions such as on-site rides and entertainment. The natural attraction of coastal locations appeared particularly well-suited to these developments. The Ports O’ Call entertainment venue in San Pedro was developed in 1963 by restaurateur David C. Tallichet Jr. and designed by Vernon Leckman to evoke international port cities. Developed in conjunction with the Los Angeles Harbor Commission, the project drew upon world famous ports and included specialty restaurants, shops, and the “SS Sierra Nevada ferryboat among other attractions.¹⁷⁹ “Mary’s Gate Village,” a Tudor Revival-style shopping village next to the moored Queen Mary attraction in Long Beach was constructed in 1977,¹⁸⁰ and “Seaport Village” on San Diego Bay was built in 1978.

In 1969-70, “Fisherman’s Village” in Marina Del Rey joined the ranks of Southern California’s themed shopping and entertainment attractions.

¹⁷⁸ Richard Longstreth, *City Center to Regional Mall: Architecture, the Automobile, and Retailing in Los Angeles, 1920-1950* (Cambridge, MA: MIT Press, 1998), 282.

¹⁷⁹ “The Weird History of Ports O’Call Village,” <http://passport2dreams.blogspot.com/2020/12/the-weird-history-of-ports-o-call.html> (accessed October 7, 2023).

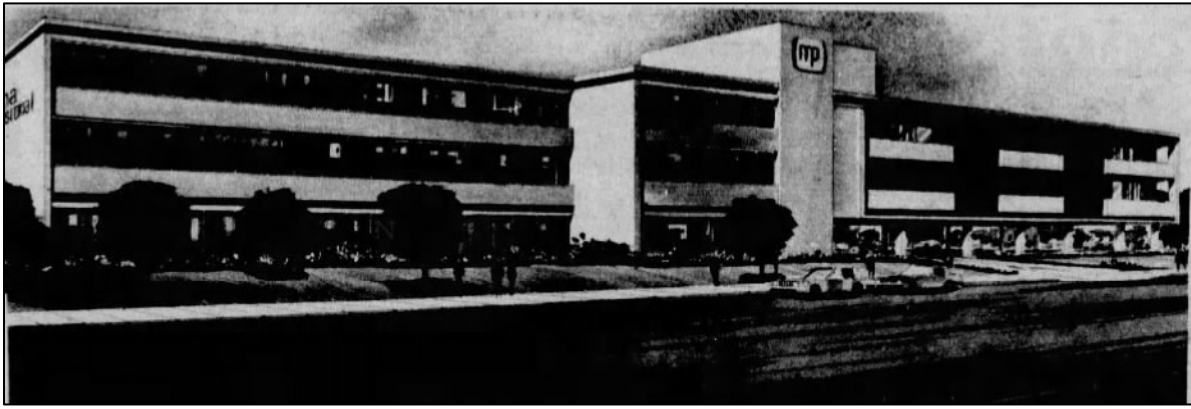
¹⁸⁰ Robert J. Gore, “Mary’s Gate Village Occupancy Zooms,” *Los Angeles Times*, August 31, 1978, HD2.



Fisherman's Village under construction 1969. *Los Angeles Public Library*

PROFESSIONAL OFFICE BUILDINGS

During the postwar period, a wide range of professional office buildings were constructed to house the ever-growing professional service sector of medical doctors, lawyers, accountants, and other professionals. Often designed in Mid-Century Modern, Corporate Modern and New Formalist architectural styles, these buildings were located on major arterial streets already zoned for commercial development. Office buildings of the mid-20th century typically incorporated parking facilities and some ground-floor retail. Examples of professional office buildings in the Westside Plan Area include the Park Mesa Pharmacy building in Ladera Heights/View Park-Windsor Hills constructed in 1961 at 4314 W Slauson Avenue. In Marina del Rey examples include the former Civic National Bank building at 4159 Admiralty Way constructed in 1965, the Marina Professional Building at 4560 Admiralty Way constructed in 1971, and the Marina Towers at 4640-4159 Admiralty Way construction beginning in 1972.



Marina Professional Building rendering 1972. *The Argonaut*

ELIGIBILITY STANDARDS: PRE-WORLD WAR II COMMERCIAL DEVELOPMENT

Summary Statement of Significance

During the 1920s and 1930s, the commercial corridors developed to support growing residential development influenced by the availability of the automobile. Resources that are eligible may be significant for a proven association with an event important in history, an important pattern or trend in commercial development, or for an association with an ethnic or cultural group or a person important in local, state, or national history. Properties may also be significant as an example of a style or type; architectural styles are discussed in the Architecture and Design Section.

Period of Significance	1920-1942
Period of Significance Justification	Broadly covers the period of commercial development from 1920 to 1940, between World Wars I and II.
Geographic Location	Ladera Heights/View Park-Windsor Hills. Most commercial activity is intermittently concentrated along Slauson Avenue.
Associated Property Types	Commercial: One-story Building; One-story Commercial Storefront Block; Mixed-use Building; Mixed-use Commercial Block; Retail store; Commercial Office; Bank; Restaurant; Hotel; Recreational Facility; Shopping Center.
Property Type Description	Commercial property types include office buildings, movie theaters, restaurants,

automobile showrooms, garages, and service stations. Shopping centers that amalgamate multiple buildings. Buildings may be individual resources and/or contributing features to a historic district.

Criterion A/1/1 (Events/Patterns of Development)

Individual commercial properties that are eligible under this criterion may be significant:

- As the site of an event important in history; or
- For exemplifying an important trend or pattern of commercial development, such as the establishment or rapid expansion of a new commercial corridor; or
- For association with a longtime business or commercial use; or
- As an excellent and rare example of a commercial building type from the period (ex. automobile showroom, garage, service station, movie theater).

Commercial buildings that are eligible for an association with a trend or pattern of development from this period may be more appropriately evaluated as part of a historic district.

A collection of commercial properties that are eligible under this criterion as a historic district may be significant:

- For representing an important pattern or trend in commercial development.
- As an intact collection of buildings that represent commercial growth during the period.

Note that some commercial development may span several themes or periods of development. Local designation for historic districts includes Criteria 4, 6, and 8.

Integrity Considerations:

In order to be eligible for designation under this criterion, a property must retain sufficient integrity to convey its historic significance.

- Commercial properties from this period should retain integrity of location, design, workmanship, feeling, and association, at a minimum, in order to convey their significance.
- An individual property that is eligible for a historic association must retain the essential physical features that made up its character or appearance during the period of its association with an event or historical pattern.

- Note that some properties that may not retain sufficient integrity for listing in the National Register may remain eligible for listing at the state and local levels.
- A property that has lost some historic materials or details can be eligible if it retains the majority of the features that illustrate its style in terms of the massing, spatial relationships, proportion, pattern of windows and doors, texture of materials, and ornamentation. Changes to signage and replacement of storefronts are common, and typically acceptable, alterations to commercial buildings from the early- to mid-20th century.
- Setting may have changed (surrounding buildings and land uses).

For historic districts:

- The majority of the components that add to the district’s historic character must possess integrity, as must the district as a whole.
 - The historic district must retain a majority of contributors that date from the period of significance.
 - A contributing property must retain integrity of location, design, workmanship, setting, feeling, and association to adequately convey the significance of the historic district.

Registration Requirements:

To be eligible under this criterion, an individual property must:

- Date from the period of significance; and
- Have a proven association with an event important in history; or
- Represent an important catalyst for a pattern or trend in commercial development; or
- Display most of the character-defining features of the property type or style; and
- Retain the essential aspects of historic integrity.

To be eligible under this criterion, a historic district eligible under this theme must:

- Retain a majority of contributing buildings from the period of significance; and
- Retain significant character-defining features from the period of significance, including any important landscape or hardscape features; and
- Retain the original layout, reflecting planning and design principles from the period; and
- Retain the essential aspects of historic integrity.

Criterion B/2/2 (Important Persons)

Individual commercial properties eligible under this criterion may be significant:

- For an association with persons significant in our past; or

- For a proven association with a specific significant ethnic or cultural group that made a demonstrable impact on the community.

Note that according to National Park Service guidance, persons significant in our past refers to individuals whose activities are demonstrably important within a local, state, or national historic context. A property is not eligible if its only justification for significance is that it was owned or used by a person who is a member of an identifiable profession, class, or social or ethnic group. In addition, the property must be associated with a person's productive life, reflecting the time period when he or she achieved significance.

Integrity Considerations:

In order to be eligible for designation under this criterion, a property must retain sufficient integrity from the period of significance to convey its association with the important person.

- Commercial properties from this period should retain integrity of design, workmanship, feeling, and association, at a minimum, in order to convey the property's association with the significant person's productive period.
- A general rule is that the property must be recognizable to contemporaries of the person with which it is associated.

Registration Requirements:

To be eligible under this criterion a property must:

- Have a proven association with the productive period of a person important to local, state, or national history; and
- Display most of the character-defining features of the property type or style from the period of significance (i.e., the period when the property was associated with the important person); and
- Retain the essential aspects of integrity.

Criterion C/3/3 (Architecture and Design)

Individual commercial properties that are eligible under this criterion may be significant as:

- A good/excellent or rare example of an architectural style, property type, or method of construction; or
- A distinctive work by a noted architect, landscape architect, builder, or designer.

Integrity Considerations:

In order to be eligible for designation under this criterion, a property must retain sufficient integrity from the period of significance to convey its architecture.

- Commercial properties significant under this criterion should retain integrity of design, materials, workmanship, and feeling, at a minimum.

- A property that is eligible for designation as a good/excellent or rare example of its style or type retains most - though not necessarily all - of the character-defining features of the style.
- A property important for illustrating a particular architectural style or construction technique must retain most of the physical features that constitute that style or technique. A property can be eligible if it has lost some historic materials or details but retains the majority of the essential features from the period of significance. These features illustrate the style in terms of the massing, spatial relationships, proportion, pattern of windows and doors, texture of materials, and ornamentation.
- A property is not eligible if it retains some basic features conveying massing but has lost the majority of the features that once characterized its style.
- Replacement of storefronts is a common and acceptable alteration.

Registration Requirements:

To be eligible under this criterion a property must:

- Date from the period of significance; and
- Represent a good/excellent or rare example of a style or type; and
- Display most of the character-defining features of the style or type; and
- Represent quality of design and distinctive details; and
- Retain the essential aspects of integrity.

ELIGIBILITY STANDARDS: POST WORLD WAR II COMMERCIAL DEVELOPMENT

Summary Statement of Significance

In the post-World War II era, economic activity in the Westside Plan Area expanded to serve a growing population. Resources that are eligible under this theme may be significant as an excellent example of post-war commercial development and expansion, as the site of a significant event, or for an association with an ethnic or cultural group or a person important in local, state, or national history. Properties may also be significant as an example of a style or type; architectural styles in the Westside Plan Area are discussed in the Architecture and Design Section.

Period of Significance	1946-1980
Period of Significance Justification	Broadly covers the period of commercial development from 1946 to 1980.
Geographic Locations	Ladera Heights/View Park-Windsor Hills,

Marina del Rey, West Fox Hills

Associated Property Types

Commercial: One-story Building; One-story Commercial Storefront Block; Mixed-use Building; Mixed-use Commercial Block; Retail store; Commercial Office; Bank; Restaurant; Theater; Hotel; Recreational Facility; Historic District.

Property Type Description

Commercial property types include malls and shopping centers, department stores, supermarkets, coffee shops, fast-food restaurants, office buildings, and automobile showrooms.

Criterion A/1/1 (Events/Patterns of Development)

Individual commercial properties that are eligible under this criterion may be significant:

- As the site of an event important in area history; or
- For exemplifying an important trend or pattern commercial development, such as an iconic business within the community, a long term business, or community gathering place; or
- As an excellent and rare example of a commercial building type from the period (ex. shopping center, retail stores, grocery stores and supermarkets, coffeeshops, fast-food restaurants).

A collection of commercial properties that are eligible under this criterion as a historic district may be significant:

- For representing an important pattern or trend in commercial development.
- As an intact collection of businesses that represent the growth of during the period.

Note that some commercial development may span several themes or periods of development. Local designation for historic districts includes Criteria 4, 6, and 8.

Integrity Considerations:

In order to be eligible for designation under this criterion, a property must retain sufficient integrity to convey its historic significance.

- Commercial properties from this period should retain integrity of location, design, materials, workmanship, feeling, and association, at a minimum, in order to convey their significance.

- An individual property that is eligible for a historic association must retain the essential physical features that made up its character or appearance during the period of its association with an event or historical pattern.
- Note that some properties that may not retain sufficient integrity for listing in the National Register may remain eligible for listing at the state and local levels.

For historic districts:

- The majority of the components that add to the district’s historic character must possess integrity, as must the district as a whole
 - The historic district must retain a majority of contributors that date from the period of significance.
 - A contributing property must retain integrity of location, design, workmanship, setting, feeling, and association to adequately convey the significance of the historic district.
 - Some alterations to individual buildings, such as replacement of roof materials and windows within original openings may be acceptable as long as the district as a whole continues to convey its significance.

Registration Requirements:

To be eligible under this criterion, an individual property must:

- Date from the period of significance; and
- Have a proven association with an event important in history; or
- Represent an important catalyst for a pattern or trend in commercial development; or
- Display most of the character-defining features of the property type or style; and
- Retain the essential aspects of historic integrity.

To be eligible under this criterion, a historic district eligible under this theme must:

- Retain a majority of contributing buildings from the period of significance; and
- Retain significant character-defining features from the period of significance, including any important landscape or hardscape features; and
- Retain the original layout, reflecting planning and design principles from the period; and
- Retain the essential aspects of historic integrity.

Criterion B/2/2 (Important Persons)

Individual commercial properties eligible under this criterion may be significant:

- For an association with persons significant in our past; or
- For a proven association with a specific significant ethnic or cultural group that made a demonstrable impact on the community.

Note that according to National Park Service guidance, persons significant in our past refers to individuals whose activities are demonstrably important within a local, state, or national historic context. A property is not eligible if its only justification for significance is that it was owned or used by a person who is a member of an identifiable profession, class, or social or ethnic group. In addition, the property must be associated with a person's productive life, reflecting the time period when he or she achieved significance.

Integrity Considerations:

In order to be eligible for designation under this criterion, a property must retain sufficient integrity from the period of significance to convey its association with the important person.

- Commercial properties from this period should retain integrity of design, workmanship, feeling, and association, at a minimum, in order to convey the property's association with the significant person's productive period.
- A general rule is that the property must be recognizable to contemporaries of the person with which it is associated.

Registration Requirements:

To be eligible under this criterion a property must:

- Have a proven association with the productive period of a person important to local, state, or national history; and
- Display most of the character-defining features of the property type or style from the period of significance (i.e., the period when the property was associated with the important person); and
- Retain the essential aspects of integrity.

Criterion C/3/3 (Architecture and Design)

Individual commercial properties that are eligible under this criterion may be significant as:

- A good/excellent or rare example of an architectural style, property type, or method of construction; or
- A distinctive work by a noted architect, landscape architect, builder, or designer.

Integrity Considerations:

In order to be eligible for designation under this criterion, a property must retain sufficient integrity from the period of significance to convey its architecture.

- Commercial properties significant under this criterion should retain integrity of design, materials, workmanship, and feeling, at a minimum.

- A property that is eligible for designation as a good/excellent or rare example of its style or type retains most - though not necessarily all - of the character-defining features of the style.
- A property important for illustrating a particular architectural style or construction technique must retain most of the physical features that constitute that style or technique. A property can be eligible if it has lost some historic materials or details but retains the majority of the essential features from the period of significance. These features illustrate the style in terms of the massing, spatial relationships, proportion, pattern of windows and doors, texture of materials, and ornamentation.
- A property is not eligible if it retains some basic features conveying massing but has lost the majority of the features that once characterized its style.
- Replacement of storefronts is a common and acceptable alteration.
- Setting may have changed (surrounding buildings and land uses).

Registration Requirements:

To be eligible under this criterion a property must:

- Date from the period of significance; and
- Represent a good/excellent or rare example of a style or type; and
- Display most of the character-defining features of the style or type; and
- Represent quality of design and distinctive details; and
- Retain the essential aspects of integrity.

6.3 Theme: 20th-Century Civic and Institutional Development

In areas of Southern California where residential development flourished, civic and institutional buildings to house schools, libraries, post offices and fire stations were created to serve these communities. Religious and social institutions also expanded to meet the needs of growing populations. In the latter decades of the 20th century, changing demographics introduced new institutions as well. The Westside Plan Area contains a number of these institutional buildings.

SCHOOL DEVELOPMENT

In the early twentieth century, the Progressive Education Movement came to influence educational methods and school designs, particularly for elementary schools. Shunning traditional teaching philosophies, the Progressive Education Movement eschewed the rigid and authoritarian traditional methods for a more “hands-on” approach that allowed children to explore and learn to the best of their own individual abilities. This simultaneously influenced thinking about more appropriate environments for learning. Architects and designers began experimenting with more flexible and adaptable school designs to accommodate the new

methods of teaching.



54th Street Elementary School 1927. USC Library Collection

In California, with its mild climate and readily available land, this resulted in a move away from the monolithic Beaux-Arts and Classical Revival architectural styles toward the period-eclectic styles commonly used in domestic architecture. School architects drew on the heritage of the region, including the Arts and Crafts movement and Spanish Colonial past, to forge a unique architectural identity. Spanish and Mediterranean influences allowed for more variable massing and direct access to the outdoors. Fenestration became more prevalent, to access readily available natural light.

In 1933 an estimated 6.4 magnitude earthquake struck Southern California, its epicenter just offshore of Long Beach. Damage was widespread throughout the region, with much of it focused on multi-story school buildings that were largely of unreinforced masonry construction. Within thirty days of the earthquake, the California State Legislature passed the Field Act, one of the first pieces of legislation that mandated earthquake-resistant construction in the United States. The Field Act required a statewide overhaul of building codes and practices, particularly for school buildings, and mandated state oversight to ensure proper implementation and enforcement of regulations.¹⁸¹ Thus, the Long Beach Earthquake ushered in a period of widespread school renovation, reconstruction, and replacement that would transform Los Angeles area schools.

Beginning in 1934, local, state, and federal funds were made available to reconstruct, modernize, and expand area schools, not only to meet new seismic requirements, but also to address the changing school needs. As reported in the Los Angeles Times at the time, new and

¹⁸¹ *Los Angeles Unified School District Historic Context Statement, 1870 to 1969*. Sapphos Environmental, Inc., March 2014. (63)

repaired buildings would be designed for “absolute safety with simplicity and beauty of architecture in harmony with the atmosphere and traditions of Southern California.” Brick construction was largely replaced by reinforced concrete and wood frame construction, which could better withstand lateral forces.

California’s moderate climate lent itself to passive heating and cooling designs that employed full-length sliding doors and operable windows at varying heights from different directions to draw in cool breezes and release warmer air. Exterior shaded corridors replaced interior central corridors giving direct access to the outdoors. New buildings would be “free of needless ornamentation,” since it was often applied decoration that had failed during the earthquake. Thus, early-20th century schools that were substantially repaired or rebuilt after the earthquake commonly reflect the architectural trends of the 1930s, as decorative period revival designs were replaced with a more simplified, modernist aesthetic.¹⁸² Much of the reconstruction activity that took place between 1935 and 1940 was accomplished with the assistance of federal “New Deal” programs implemented to relieve the economic hardships of the Great Depression. These included funding from the Public Works Administration (PWA) and Works Progress Administration (WPA) supplemented by local funds.

With the advent of World War II, the Los Angeles region experienced an immediate increase in population as military personnel, and defense industry workers were imported to California. After the war, returning GIs found work in the expanded aerospace and defense industries, married, and started families. The growing population put enormous pressure on the limited local resources. New school buildings and the expansion of existing campuses was the result of these pressures. After the war, the child-centered school plant first championed in the 1930s was generally adopted as standard design. Postwar schools were designed to “feel decentralized, nonhierarchical, approachable, informal, and child-centered.”¹⁸³ Specifically, many schools were designed to have one-story massing, ample lighting and ventilation, and an indoor-outdoor spatial feeling. These design elements, which were ubiquitous in the post-war era, were first introduced in the 1930s. Construction materials were revised to reflect wartime innovations and post-war mass production and standardization.

In addition to style and material, schools from this period continued to evolve in site plan, design, and layout. One new design principal in the postwar years was the finger-plan school. The finger-plan design featured a central corridor from which wings projected; this maximized the amount of fresh air and light for each wing. Over time, the simple finger-plan school adopted several variations including double-loaded hallways and zigzag building plans. In the 1950s, contrastingly, school plants increasingly adopted the cluster-plan style. The cluster-plan continued the prevailing emphasis on low massing and indoor-outdoor accessibility but grouped wings as modular units surrounding a common courtyard. This helped compact the campus and provided cost savings in construction.¹⁸⁴ The 54th Street Elementary School (now

¹⁸² *Los Angeles Unified School District Historic Context Statement, 1870 to 1969*. Sapphos Environmental, Inc., March 2014. (63)

¹⁸³ Sapphos Environmental, Inc., *Los Angeles Unified School District Historic Context Statement, 1870 to 1969*, 78.

¹⁸⁴ Sapphos Environmental, Inc., *Los Angeles Unified School District Historic Context Statement, 1870 to 1969*, 80-84.

54th Street Charter School) at 5501 S. Eileen Avenue in Windsor Hills is a product of both the pre- and post-war periods having been first constructed in the late 1920s and subject to continued expansion and modification after World War II.

One technique for spurring development in the open lands west Los Angeles County was to offer institutions of higher education land for new campuses, and college and university campuses were firmly established institutions in Los Angeles Westside prior to World War II. The development of Westwood was largely instigated by the construction of UCLA in the late 1920s and Mount St. Mary's College would establish itself in Brentwood just a few years later. The Loyola College campus (later Loyola Marymount University) was one of the first developments in Westchester. The westside also benefited from the establishment of the California "Jr. College" system, (later referred to as "community colleges) when Santa Monica College was established in 1929. West Los Angeles College, located on a hillside location at the Culver City border, was opened in 1969. It is one of nine community college campuses in the Los Angeles Community College District.

LIBRARIES

The City of Los Angeles established public collections for loans as early as the 1870s. Over time, the Los Angeles Public Library collection grew, as did the need for a central library, and ultimately a branch library system that would serve the new streetcar suburbs and automobile suburbs that emerged in the early twentieth century.

During the 1910s, tycoon and philanthropist Andrew Carnegie began building a legacy of funding community libraries all over the United States. Carnegie funded six branch libraries for the Los Angeles Public Library system. The branch libraries were especially important for children as local places of learning and fellowship.

In 1912, under the County Free Library Act, the LA County Library system was established. It was designed to serve the unincorporated portions of the county where residents did not live within the Los Angeles (or other city limits) that municipal libraries required for loan privileges. The Bebe Moore Library in View Park was founded in 1940 to serve unincorporated View Park-Windsor Hills residents. Library service was provided through a leased facility located at 5400 S. Harcourt Avenue at 54th Street. The library moved to its present location at 3854 54th Street in 1977.¹⁸⁵ The Lloyd Taber library at 4533 Admiralty Way in Marina del Rey was originally constructed in 1976; a wing was added in 1999.

RELIGIOUS INSTITUTIONS

The development of houses of worship in Southern California dates to back to early European settlement with the founding of the missions by the Catholic Church. As Los Angeles developed and was settled by those who moved from the east coast and Midwest, the

¹⁸⁵ AARP Los Angeles CA website, accessed September 13, 2023.
<https://local.aarp.org/place/view-park-bebe-moore-campbell-library-los-angeles-ca.html>

establishment of churches of a variety of religious denominations flourished in downtown Los Angeles. St. Vibiana's Catholic Church was joined by houses of worship for Presbyterians, Baptists, Lutherans, Jews, and Muslims.

During the 1910s and 1920s, as the population grew and expanded its footprint into new suburban communities outside of downtown, churches of various denominations were established in those communities. During the prosperous 1920s, the number of parishioners increased, new churches were built, and older sanctuaries were expanded. Examples of pre-World War II churches in the Westside Plan Area include the Spanish Colonial Revival style Angeles Mesa Presbyterian Church at 3571 W. 54th Street which was constructed in 1928. A small Spanish Colonial Revival sanctuary at 3868 W. 54th Street is today the Robbins Memorial Church of God in Christ.

After World War II, the strong postwar economy and relative political stability allowed Americans to focus on domestic concerns such as marriage and starting families. As communities were formed, particularly suburban communities, religious membership, church funding, and traditional faith practice all increased during the 1950s.¹⁸⁶ The new houses of worship that were built in the post-war period were often designed in Mid-Century Modern, and Late Modern architectural styles that reflected the optimism and prosperity of postwar Southern California. Examples in the Westside Plan Area include the University Christian Church at 5831 W. Centinela Avenue which was designed by Robert D'Arcy Bolling, Deasy & Bolling Architects and constructed in 1965; the Thirtieth Church of Christ, Scientist (now Mt. Sinai Missionary Baptist Church) at 3663 W. 54th Street and constructed in 1949; the Sephardic Hebrew Center at 4911 59th Street constructed in 1966; and the Knox Presbyterian Church at 5840 La Tijera Boulevard constructed in 1967, and designed by architect Sidney Eisenshtat.

¹⁸⁶ Joanne, "Religion in Post World War II America," Duke University Humanities Center, <https://nationalhumanitiescenter.org/tserve/twenty/tkeyinfo/trelww2.htm> (accessed May 27, 2023).



Knox Presbyterian Church 1967, photo by Julius Shulman. Getty Collection

The Roman Catholic Archbishop of Los Angeles established an aggressive and organized building program during the postwar period. Suburban Catholic churches were constructed throughout Los Angeles, usually by a member of a pre-approved list of architects. Catholics from the Westside Plan Area were served by St. Jerome's Catholic Church, built in the early 1960s in Westchester.

Changing demographics in the Westside Plan Area resulted in the establishment of new churches as well as the transition of older houses of worship to new congregations. For example, The Sephardic Hebrew Center built in 1966 later became the Calvary Baptist Church of Los Angeles.

AFRICAN AMERICAN INSTITUTIONS

As described in the *SurveyLA Citywide Historic Context Statement: African American History of Los Angeles*, "Churches were crucial anchors of the African American community. They represented spaces of racial autonomy and freedom...where people could freely express themselves."¹⁸⁷ Of Black churches in Los Angeles, historian Doug Flamming writes, "Black churches were their pride and joy, their haven in racist America."¹⁸⁸ In addition to their religious

¹⁸⁷ *SurveyLA Citywide Historic Context Statement: African American History of Los Angeles*, February 2018. 104.

¹⁸⁸ Doug Flamming, *Bound for Freedom: Black Los Angeles in Jim Crow America* (Berkeley, CA: University of California Press, 2006), 110. Quoted in *SurveyLA Citywide Historic Context Statement: African American History of Los Angeles*, February 2018. 104.

purpose, Black churches often served as centers of social life, business networks and civil rights activism.

The First AME (FAME) Church and Second Baptist Church were the two leading Black churches in Los Angeles. Over time, new congregations split off from these churches—often in response to their very conservative natures. Splinter groups included the People’s Independent Church of Christ, Church of Christ, Church of God in Christ, and Assemblies of God. While all of these churches housed Christian worshipers, some African Americans practiced Islam and the Nation of Islam rose to prominence during the 1930s—some three decades prior to its association with Malcolm X.

Churches also often provided meeting facilities for social and civil rights organizations such as the NAACP, fair housing organizations, the Urban League and women’s clubs.¹⁸⁹ In the Westside Plan Area, a variety of religious denominations replaced earlier religious groups—reflecting the changing demographics of the residential neighborhoods in Windsor Hills, View Park, and Ladera Heights.

Outside of churches, social and civil rights organizations also maintained local offices within the Westside Plan Area. The Los Angeles Urban League offices were located for many years at 3450 W. Mt. Vernon Drive in View Park. The building was originally constructed as a hotel in 1945.¹⁹⁰ The Urban League is a historic civil rights organization founded in 1910 with affiliates in over 300 communities throughout the United States which promotes the economic empowerment of African Americans and other underserved communities. The Los Angeles Urban League is today located at 4401 Crenshaw Boulevard in Los Angeles.

¹⁸⁹ *SurveyLA Citywide Historic Context Statement: African American History of Los Angeles*, February 2018. 113.

¹⁹⁰ Our Weekly Los Angeles website. <https://www.ourweekly.com/2017/10/26/historic-urban-league-building-has-been-sold/>



Former offices of the Los Angeles Urban League. *Our Weekly Los Angeles*

ELIGIBILITY STANDARDS: PRE-WORLD WAR II INSTITUTIONAL DEVELOPMENT

Summary Statement of Significance

Population growth in the Westside Plan Area led to the establishment of schools, churches, and social and cultural clubs. Services also expanded to meet the demand of the growing population. During the 1930s, New Deal-era funding programs enabled civic and institutional growth. This includes CWA, WPA, and SERA programs, which enabled infrastructure improvements and the construction of schools and other facilities. Resources that are eligible under this theme may be significant for specific events, as examples of growth during the 1920s and New Deal programs during the 1930s, as the site of an important organization, or for an association with an ethnic or cultural group or a person important in local, state, or national history. Properties may also be significant as an example of a style or type; architectural styles are discussed in the Architecture and Design Section.

Period of Significance

1920-1942

Period of Significance Justification

Broadly covers the period of civic and institutional development during the 1920s and

1930s.

Geographic Location

Ladera Heights/View Park-Windsor Hills

Associated Property Types

Institutional: Post Office, Fire and Police Station, School, Library, Hospital, Religious Building, Social Club, Cultural Institution, Fraternal Organization, Park, Civic Building, Civic Amenity, Public Art.

Property Type Description

Institutional property types include schools, hospitals, religious buildings (including churches, convents, rectories, and schools), clubhouses associated with social clubs or fraternal organizations, parks, civic buildings like post offices and police/fire stations, and civic amenities.

Criterion A/1/1 (Events/Patterns of Development)

Individual civic/institutional properties that are eligible under this criterion may be significant:

- As the site of an event important in history; or
- For exemplifying an important trend or pattern of civic or institutional development during this period of expansion and growth; or
- For an important association with New Deal era programs; or
- As an excellent and rare example of an institutional building type from the period (ex. library, church, school, fire or police station, hospital, civic/government building).

Integrity Considerations:

In order to be eligible for designation under this criterion, a property must retain sufficient integrity to convey its historic significance.

- Civic/institutional properties from this period should retain integrity of location, design, workmanship, feeling, and association, at a minimum, in order to convey their significance.
- An individual property that is eligible for a historic association must retain the essential physical features that made up its character or appearance during the period of its association with an event or historical pattern.
- Note that some properties that may not retain sufficient integrity for listing in the National Register may remain eligible for listing at the state and local levels.

Registration Requirements:

To be eligible under this criterion, an individual property must:

- Date from the period of significance; and
- Have a proven association with an event important in history; or
- Represent an important catalyst for a pattern or trend in civic/institutional development; or
- Display most of the character-defining features of the property type or style; and
- Retain the essential aspects of historic integrity.

Criterion B/2/2 (Important Persons)

Individual civic/institutional properties eligible under this criterion may be significant:

- For an association with persons significant in our past; or
- For a proven association with a specific significant ethnic or cultural group that made a demonstrable impact on the community.

Note that according to National Park Service guidance, persons significant in our past refers to individuals whose activities are demonstrably important within a local, state, or national historic context. A property is not eligible if its only justification for significance is that it was owned or used by a person who is a member of an identifiable profession, class, or social or ethnic group. In addition, the property must be associated with a person's productive life, reflecting the time period when he or she achieved significance.

Integrity Considerations:

In order to be eligible for designation under this criterion, a property must retain sufficient integrity from the period of significance to convey its association with the important person.

- Civic/institutional properties from this period should retain integrity of design, workmanship, feeling, and association, at a minimum, in order to convey the property's association with the significant person's productive period.
- A general rule is that the property must be recognizable to contemporaries of the person with which it is associated.

Registration Requirements:

To be eligible under this criterion a property must:

- Have a proven association with the productive period of a person important to local, state, or national history; and
- Display most of the character-defining features of the property type or style from the period of significance (i.e., the period when the property was associated with the important person); and
- Retain the essential aspects of integrity.

Criterion C/3/3,5,7 (Architecture and Design)

Individual civic/institutional properties that are eligible under this criterion may be significant as:

- A good/excellent or rare example of an architectural style, property type, or method of construction; or
- A distinctive work by a noted architect, landscape architect, builder, or designer.

Integrity Considerations:

In order to be eligible for designation under this criterion, a property must retain sufficient integrity from the period of significance to convey its architecture.

- Civic/institutional properties significant under this criterion should retain integrity of design, materials, workmanship, and feeling, at a minimum.
- A property that is eligible for designation as a good/excellent or rare example of its style or type retains most - though not necessarily all - of the character-defining features of the style.
- A property important for illustrating a particular architectural style or construction technique must retain most of the physical features that constitute that style or technique. A property can be eligible if it has lost some historic materials or details but retains the majority of the essential features from the period of significance. These features illustrate the style in terms of the massing, spatial relationships, proportion, pattern of windows and doors, texture of materials, and ornamentation.
- A property is not eligible if it retains some basic features conveying massing but has lost the majority of the features that once characterized its style.
- Setting may have changed (surrounding buildings and land uses).

Registration Requirements:

To be eligible under this criterion a property must:

- Date from the period of significance; and
- Represent a good/excellent or rare example of a style or type; and
- Display most of the character-defining features of the style or type; and
- Represent quality of design and distinctive details; and
- Retain the essential aspects of integrity.

ELIGIBILITY STANDARDS: POST-WORLD WAR II INSTITUTIONAL DEVELOPMENT

Summary Statement of Significance

In the post-World War II era, civic or institutional development increased to serve the growing

population. Properties that are eligible under this theme may be significant as the site of an important event in history; as an example of notable post-World War II civic or institutional development in proximity to new residential neighborhoods, as the site of activity related to the fight for civil rights, or for an association with an ethnic or cultural group or a person important in local, state, or national history. Properties may also be significant as an example of a style or type; architectural styles in the Westside Plan Area are discussed in the Architecture and Design Section.

Period of Significance	1946-1980
Period of Significance Justification	Broadly covers the period of civic and institutional development following World War II.
Geographic Location	Ladera Heights/View Park-Windsor Hills, Marina del Rey
Associated Property Types	Institutional: Post Office, Fire and Police Station, School, Library, Hospital, Religious Building, Social Club, Cultural Institution, Fraternal Organization, Park, Civic Building, Infrastructure Improvement, Civic Amenity, Public Art.
Property Type Description	Institutional property types include schools, hospitals, religious buildings (including churches, convents, rectories, and schools), clubhouses associated with social clubs or fraternal organizations, parks, civic buildings like post offices and police/fire stations, and civic amenities.

Criterion A/1/1 (Events/Patterns of Development)

Individual civic/institutional properties that are eligible under this criterion may be significant:

- As the site of an event important in history, such as an important community gathering place; or
- For exemplifying an important trend or pattern in civic/institutional development, such as expansion of services in proximity to new residential neighborhoods, or postwar school planning principals, or civil rights related movements; or
- As an excellent and rare example of a civic or institutional building type from the period (post-war school plants).

Integrity Considerations:

In order to be eligible for designation under this criterion, a property must retain sufficient integrity to convey its historic significance.

- Civic/institutional properties from this period should retain integrity of location, design, workmanship, feeling, and association, at a minimum, in order to convey their significance.
- An individual property that is eligible for a historic association must retain the essential physical features that made up its character or appearance during the period of its association with an event or historical pattern.
- Note that some properties that may not retain sufficient integrity for listing in the National Register may remain eligible for listing at the state and local levels.

For historic districts:

Registration Requirements:

To be eligible under this criterion, an individual property must:

- Date from the period of significance; and
- Have a proven association with an event important in history; or
- Represent an important catalyst for a pattern or trend in civic/institutional development; or
- Display most of the character-defining features of the property type or style; and
- Retain the essential aspects of historic integrity.

Criterion B/2/2 (Important Persons)

Individual civic/institutional properties eligible under this criterion may be significant:

- For an association with persons significant in our past; or
- For a proven association with a specific significant ethnic or cultural group that made a demonstrable impact on the community, such as a leader in the Civil Rights Movement.

Note that according to National Park Service guidance, persons significant in our past refers to individuals whose activities are demonstrably important within a local, state, or national historic context. A property is not eligible if its only justification for significance is that it was owned or used by a person who is a member of an identifiable profession, class, or social or ethnic group. In addition, the property must be associated with a person's productive life, reflecting the time period when he or she achieved significance.

Integrity Considerations:

In order to be eligible for designation under this criterion, a property must retain sufficient integrity from the period of significance to convey its association with the important person.

- Civic/institutional properties from this period should retain integrity of design, workmanship, feeling, and association, at a minimum, in order to convey the property's association with the significant person's productive period.
- A general rule is that the property must be recognizable to contemporaries of the person with which it is associated.

Registration Requirements:

To be eligible under this criterion a property must:

- Have a proven association with the productive period of a person important to local, state, or national history; and
- Display most of the character-defining features of the property type or style from the period of significance (i.e., the period when the property was associated with the important person); and
- Retain the essential aspects of integrity.

Criterion C/3/3 (Architecture and Design)

Individual civic/institutional properties that are eligible under this criterion may be significant as:

- An excellent or rare example of an architectural style, property type, or method of construction; or
- A distinctive work by a noted architect, landscape architect, builder, or designer.

Integrity Considerations:

In order to be eligible for designation under this criterion, a property must retain sufficient integrity from the period of significance to convey its architecture.

- Civic/institutional properties significant under this criterion should retain integrity of design, materials, workmanship, and feeling, at a minimum.
- A property that is eligible for designation as a good/excellent or rare example of its style or type retains most - though not necessarily all - of the character-defining features of the style.
- A property important for illustrating a particular architectural style or construction technique must retain most of the physical features that constitute that style or technique. A property can be eligible if it has lost some historic materials or details but retains the majority of the essential features from the period of significance. These features illustrate the style in terms of the massing, spatial relationships, proportion, pattern of windows and doors, texture of materials, and ornamentation.
- A property is not eligible if it retains some basic features conveying massing but has lost the majority of the features that once characterized its style.

- Setting may have changed (surrounding buildings and land uses).

Registration Requirements:

To be eligible under this criterion a property must:

- Date from the period of significance; and
- Represent an excellent or rare example of a style or type; and
- Represent quality of design and distinctive details; and
- Display most of the character-defining features of the style or type; and
- Retain the essential aspects of integrity.

6.4 Theme: Twentieth-Century Industrial Development

From its reputation as the “Queen of the Cow Counties” to its Cold War role in aerospace, Los Angeles and the Westside Plan Area include large and small pockets of industrial development including agriculture, oil and petroleum, manufacturing, aviation, and aerospace.

AGRICULTURE

Agriculture in Los Angeles dates back to the pueblo days when settlers established agricultural parcels along the Los Angeles River and east of the residential area in accordance with Spain’s Laws of the Indies. During the late Eighteenth and Nineteenth century, farming expanded. Water remained the chief problem for agricultural pursuits and those who chose to farm in the San Fernando Valley during these early days practiced dry farming techniques. Irrigation came from subterranean sources such as springs. The City of Los Angeles retained exclusive rights to the Los Angeles River.

With the arrival of the Southern Pacific Railroad in 1877, the population of the city increased significantly, and the iron horse offered opportunities to ship agricultural bounty to other regions. Southern California became a hotbed of fruit cultivation and earned a national reputation for its oranges. The Los Angeles-Owens River Aqueduct opened in 1913, spurring more agricultural development for crops including walnuts, oranges, lemons, sugar beets, wheat, and barley.

The presence of Centinela Creek and Ballona Creek encouraged farming activity east of the Ballona Wetlands. Early in the twentieth century the area was home to Japanese and Japanese American farmers who cultivated celery and other crops. Japanese also farmed land in the Sawtelle area, south of the Soldiers’ Home. After World War II, population growth in the region created a demand for housing that was often met with the sale of farmland and development of tract homes. This was true for areas throughout Los Angeles County and Southern California.

It does not appear that any industrial property types associated with the agricultural industry

remain in the Westside Plan Area.

OIL AND PETROLEUM

Discovery of oil in the Los Angeles basin can be traced back to the Tongva and Kizh People who used tar or “la brea” as an adhesive glue or caulk as well as for waterproofing. The modern oil industry in the area begins with the discovery of oil by Edward L. Doheny and Charles A. Canfield in 1892 in what was to become the Los Angeles Oil Field. By 1895, Doheny’s Los Angeles City field produced over half the 1.2 million barrels produced in the state.¹⁹¹ The discovery sparked an oil boom in the region with the Los Angeles Oil Field producing 830,000 barrels per day by 1901.¹⁹²

The increasing popularity of the automobile helped fuel a second oil boom during the early 1920s that fueled economic growth, prosperity, and more speculation. The largest discovery, on Signal Hill, was followed by the Torrance Oil Field, the Wilmington Oil Field and many others. The Inglewood Oil Field, discovered in 1924, is located in the Ladera Heights/View Park-Windsor Hills community area. The second oil boom fueled speculation and drilling from Ventura to Bakersfield to Huntington Beach. Rigorous exploration led to a supply glut and when the Great Depression hit and demand abated, oil prices dropped. Despite this, the oil business helped sustain the greater Los Angeles area as a recession-proof industry. The presence of oil in Southern California supported industrial development more broadly. Automobiles, rubber, tires, steel and paving were all a direct result of an abundant oil industry.

Oil extraction typically used lattice-framed oil derricks or the “pump jack,” an above ground drive that mechanically pumps oil out of the well when the natural pressure is no longer sufficient.¹⁹³ Pump jacks are also known by a number of nicknames including the “nodding donkey,” the “grasshopper,” the “horse-head” or the “thirsty bird.”¹⁹⁴

AVIATION AND AEROSPACE

Southern California’s climate, prosperity, population growth, and wide-open spaces uniquely suited it to aviation. By 1929, Southern California was home to 40 percent of all planes and pilots licensed by the federal government.¹⁹⁵ Boosterism played a significant role in attracting aviators and manufacturers. The Los Angeles Chamber of Commerce proactively recruited aviation-related businesses and movie stars who were often called upon for coast-to-coast travel often shunned the old-fashioned train for more modern, air-minded airplane travel. By

¹⁹¹ San Joaquin Valley Geology, “Oil and Gas Production History in California,” *Oil and Gas History*, 4. http://www.sjvgeology.org/articles/history_of_calif_oil.pdf (accessed August 7, 2023).

¹⁹² Stephen M. Testa, “The Los Angeles City Oil Field: California’s First Oil Boom During the Revitalization Period (1875-1900) in Oil Industry History 6, no 1 (2005): 82. Quoted in *City of Los Angeles, Department of City Planning, Office of Historic Resources, SurveyLA: Industrial Development 1850-1980*, February 2018, 82.

¹⁹³ City of Los Angeles, Department of City Planning, Office of Historic Resources, *SurveyLA: Industrial Development 1850-1980*, February 2018, 85.

¹⁹⁴ City of Los Angeles, Department of City Planning, Office of Historic Resources, *SurveyLA: Industrial Development 1850-1980*, February 2018, 86.

¹⁹⁵ City of Los Angeles, Department of City Planning, Office of Historic Resources, *SurveyLA: Industrial Development 1850-1980*, February 2018, 171.

1929, 53 airfields were located within 30 miles of Downtown Los Angeles.¹⁹⁶ Glendale, Mines Field (present-day Los Angeles International Airport), Long Beach, and Burbank were the main passenger hubs serving Southern California.

By the end of World War II, Southern California manufacturers accounted for 60 to 70 percent of the nation's aircraft industry.¹⁹⁷ After World War II, Southern California remained home to some of America's largest aircraft manufacturers: Douglas Aircraft, Lockheed Aircraft Corporation, Hughes Aircraft Company, Northrop Corporation, North American Aviation and Vultee Aircraft.

A long-time aviator, Howard Hughes established Hughes Aircraft. In 1940, he purchased 380 acres of the Ballona Wetlands and constructed a 60,000 square foot aircraft plant with an adjacent grass runway.¹⁹⁸ The company, which also had early facilities at the Glendale airport used this site to design and assemble a variety of aircraft and helicopters.

Defense spending showed no sign of abating during the 1950s and soon the Cold War drove innovation in aerospace and other defense technologies. Companies like Lockheed, Northrop and North American repositioned themselves for the aerospace market. Innovators like Simon Ramo (1913-2016), who had integrated radar systems with wing-gun controls and air-to-air missiles while at Hughes Aircraft formed his own company, Ramo-Wooldridge, which became TRW, Inc.

Like in aviation, the aerospace manufacturing industry required the manufacturing of electronic and other component parts spawning the growth of large and small manufacturing around Southern California. In the 1980s, 40 percent of American missile and aerospace firms were based in Southern California, as were one-third of all aerospace engineers.¹⁹⁹ The industry fueled suburban residential growth throughout the region. The Westside of Los Angeles, with its proximity to aerospace manufacturing in the South Bay and in Santa Monica, benefited from the boom. When the Cold War ended in the 1980s, government defense spending dried up and with it went many of the businesses and jobs associated with the aerospace industry.

Industrial property types associated with the aerospace industry do not appear to be present in the Westside Plan Area.

ELIGIBILITY CRITERIA: OIL AND OTHER PETROLEUM PRODUCTS

Summary Statement of Significance: Oil exploration and processing had a profound and far-reaching impact on the development of Los Angeles County, from fueling emerging industries

¹⁹⁶ City of Los Angeles, Department of City Planning, Office of Historic Resources, *SurveyLA: Industrial Development 1850-1980*, February 2018, 172.

¹⁹⁷ City of Los Angeles, Department of City Planning, Office of Historic Resources, *SurveyLA: Industrial Development 1850-1980*, February 2018, 173.

¹⁹⁸ City of Los Angeles, Department of City Planning, Office of Historic Resources, *SurveyLA: Industrial Development 1850-1980*, February 2018, 178.

¹⁹⁹ City of Los Angeles, Department of City Planning, Office of Historic Resources, *SurveyLA: Industrial Development 1850-1980*, February 2018, 184.

in the early 20th century to financing the construction of high-style residential and commercial architecture. The decline of the industry in the late 20th century, combined with technological improvements in petroleum exploration and processing, has caused historical remnants of this industry to largely vanish from the built environment.

Period of Significance	1924-1980
Period of Significance Justification	Date range encompasses the early period of use of pump jacks to the present as many are still operating.
Geographic Location	Ladera Heights/View Park-Windsor Hills
Associated Property Types	Oil Pump Jack, Oil Derrick, Oil Industry Production and Repair Facility
Property Type Descriptions	<p><i>Oil Pump Jacks</i> are installed as above-ground drive to mechanically pump oil out of an oil well when the natural pressure is no longer sufficient. They are typically powered by an electric motor or a natural gas or gasoline engine and reflect a variety of the models such as those nicknamed “nodding donkey,” “grasshopper,” “horse-head,” and “thirsty bird. May be found in clusters.</p> <p><i>Oil Derricks</i> are usually square lattice work towers that taper at top. The earliest examples are made of wood. Towers housed a pump that extracted oil from a well site located directly underneath the derrick. Extant oil derricks are typically obscured by soundproofing.</p> <p><i>Oil industry Production and Repair Facilities</i> are similar in physical character to other industrial shops from the early and mid-20th century. The facility may be composed of one or more one-story utilitarian shop buildings. At least one of the buildings may be a metal shop and there might also be a garage for truck repairs.</p>

Criterion A/1/1,9 (Events/Patterns of Development)

Properties that are eligible under this criterion may be significant:

- For exemplifying an important trend or pattern in the oil and petroleum products industry; or
- Is a rare extant example of an oil and petroleum product industry property type from the period.

Character-defining Features

- May be in groupings or individual examples
- Retains most of the essential character defining features from the period of significance
- Oil Derricks characterized by a wooden or steel latticework tower
- Pump Jacks and Oil Derricks may be partially or entirely obscured by sound-proofing materials, as long as the original structure is intact underneath
- Production/Repair Facilities may contain one or more utilitarian buildings housing shops or garages

Integrity Considerations:

- Industrial properties associated with the oil and petroleum products industry should retain integrity of location, design, materials, feeling, and association
- An individual property that is eligible for a historic association must retain the essential physical features that made up its character or appearance during the period of its association with an event or historical pattern.
- Note that some properties that may not retain sufficient integrity for listing in the National Register may remain eligible for listing at the state and local levels.

Registration Requirements:

To be eligible under this criterion a property must:

- Date from the period of significance; and
- Represent an excellent or rare example of the type; and
- Display most of the character-defining features of the type; and
- Retain the essential aspects of integrity.

6.5 Theme: Arts and Culture

The Westside Plan Area study area enjoys a rich history of African American artistic expression and cultural celebration. The following provides background on public art, formal and informal cultural celebrations, and the use of public parks for community cultural activities and expression.

During the later decades of the twentieth century, wall murals emerged as one of the more expressive forms of public art advocating for and celebrating communities of color. Early wall murals were generally private efforts initially, and not officially recognized by public institutions.

In response to advances in the civil rights movement and a growing recognition of the experiences and achievements of underserved and marginalized communities, the Los Angeles County Arts Commission (LACAC) and the Los Angeles County Metropolitan Transportation Authority (LACMTA) began sponsoring murals depicting Chicano and Black history.²⁰⁰ These murals were typically located at civic institutional buildings such as schools and libraries, within public parks, or metro stations.

Examples of local murals include for example, a 1975 mural depicting the diverse student body of John Adams Junior High School painted by Richard Wyatt Jr., who was, at the time, a second-year art student at UCLA.²⁰¹ Wyatt Jr. would go on to become an internationally renowned painter, portraitist, muralist, and multi-media artist. A mural that addressed Black history was painted at the Holmes Avenue Elementary School in 1978, and Los Angeles Southwest College included a mural project as part of its 1979 Black History Extravaganza.

The dissemination and celebration of Black culture was typically centered in the homes, businesses, churches, and community centers of Black neighborhoods. The Aquarian Spiritual Center and Bookshop, in South Central Los Angeles, established in 1941 by Dr. Alfred Ligon was one such institution. The Aquarian Center collected books, journals, media, art and related materials representing the history, culture, philosophy and daily life of African Americans and African Diaspora in Los Angeles. In 1964, the Aquarian Spiritual Center held a series of events dedicated to historic Negro spirituals, African cultural history, Black ideals of beauty, and African American resistance movements.

Public celebrations of African American culture gained momentum as a result of the Civil Rights Movement in the late 1950s and early 1960s and after the Watts Uprising of 1965. In 1965, County Supervisor Kenneth Hahn signed a proclamation for “Negro History Week.” The *Los Angeles Sentinel* notes that Black Culture Week was celebrated by the Los Angeles Unified School District in May of 1969.²⁰² The contribution of African Americans in art, drama, industry, literature, music, government and science were showcased across the city’s school system.

During the 1970s, celebrations became more widespread and college campuses established their own annual festivals at East L.A. College, Cal Poly Pomona, UCLA, West Los Angeles College, and Loyola Marymount. In 1972, the City of Inglewood collaborated with the Watts Mafundi Foundation Institute, St. Elmo’s Village, and the Communicative Arts Center in Compton on a Black Culture Festival.²⁰³

Institutions celebrating Black culture and the arts, such as the Inner City Cultural Center (ICCC), were established in direct response to the Watts Rebellion. C. Bernard Jackson, a playwright and Dr. J. Alfred Cannon, a UCLA neuropsychiatrist conceived of ICCC in the early 1960’s as a vehicle for increasing cross-cultural communications among the various minority

²⁰⁰ Dudek, *Historic Context Statement/Los Angeles County Metro Area Plan Project*, September 2022, 147.

²⁰¹ “Adams School Mural Wins Commendation,” *Los Angeles Sentinel*, May 8, 1975, A13.

²⁰² “LA Schools to Celebrate Culture Week, May 19-23,” *Los Angeles Sentinel*, May 15, 1969, A4.

²⁰³ “Inglewood to Host Black Culture Fest,” *Los Angeles Sentinel*, February 17, 1972, C7.

groups in Los Angeles.²⁰⁴ The ICCC staged its inaugural production in 1967.

The ICCC was housed in three locations between 1965 and 1996: the Washington Boulevard Theater, the Masonic Temple at New Hampshire Avenue and Pico Boulevard, and the Ivar Theater in Hollywood. In addition to its theatrical productions, the ICCC offered gallery space featuring Black artists. In 1979, Southwest College celebrated “Black History Extravaganza ’79,” a month-long celebration featuring concerts, lectures, plays and a festival. The event was co-sponsored by W.E. Conglomeration Inc., a nonprofit institute in fine art and sciences.²⁰⁵

In the Westside Plan Area, Ladera Park and its recreational center have hosted cultural events and festivals over the last 70 years. The park featured a wooden picnic pergola, an amphitheater, restrooms, and a community building. Fashion shows and “baby shows” featuring dressed up babies and toddlers in the 1950s gave way to alumni and family picnics in the 1960s and 1970s and to celebrations of multi-culturalism in the 1980s. Celebrations of Juneteenth “...started in backyards, then moved to Lincoln Park and Ladera Park...”²⁰⁶ By 1999, the celebration was officially moved to the neighboring Los Angeles community of Leimert Park—the acknowledged hub of the Black community.²⁰⁷

In recent decades, Ladera Park has become home to the Ladera Heights Cultural Fair, the Ladera Heights Dance Showcase, the Ladera Heights Jazz Fest, the Ladera Heights Art Walk, and the Ladera Heights Comedy Night. The Ladera Heights Cultural Arts Association and Ladera Heights Civic Association remain strong presences at these events.

ASSOCIATED PROPERTY TYPES

Associated property types for the Westside Plan Area include parks, purpose-built and other community centers, theaters, and galleries. Wall murals are also associated under this theme.

²⁰⁴ Inner City Cultural Center, “Our History,” <https://www.innercityculturalcenter.org/our-history.html> (accessed August 22, 2023).

²⁰⁵ “Black History Extravaganza,” *Los Angeles Sentinel*, February 1, 1979, B3A.

²⁰⁶ “Juneteenth Gala Set for Leimert Park,” *Los Angeles Sentinel*, June 17, 1999, A15.

²⁰⁷ “Juneteenth Gala Set for Leimert Park,” *Los Angeles Sentinel*, June 17, 1999, A15.

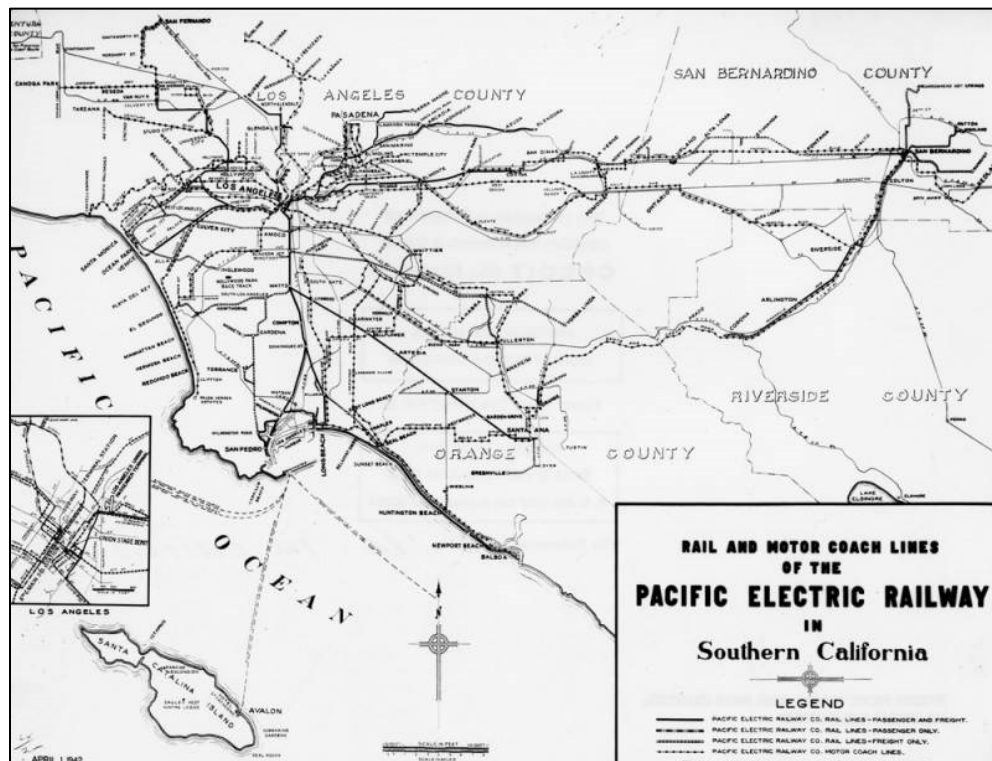
6.6 Theme: Infrastructure and Transportation

Development in the area defined by the Westside Plan Area was driven by the development of infrastructure and public transportation. The following offers a brief discussion of the interurban railway systems, the freeway, and flood control efforts.

THE INTERURBAN RAILWAY SYSTEMS

The growth of Los Angeles and Southern California more generally, was directly related to the growth of its streetcar systems. Although there were many different companies and lines, the two most dominant players were the Los Angeles Railway (a.k.a., LARy or the Yellow-cars) and Pacific Electric system (a.k.a., the Red Cars). LARy mostly operated within the City of Los Angeles, whereas the Pacific Electric cars linked Los Angeles with far-flung places such as Orange, Riverside, and San Bernardino County.

The Los Angeles Railway operated between 1895 and 1963. The 1895 purchase of a group of smaller railways, some of which were horse-drawn railways, by a syndicate of investors would drive the region's development. The new owners immediately began electrifying the railway. It served such neighborhoods as Crenshaw, West Adams, Leimert Park, Hancock Park, Boyle Heights and Vernon. LAR carried more passengers than Pacific Electric and was so successful that it was purchased by Henry E. Huntington in 1898 and held in the family until its sale in 1944.



Pacific Electric Railway Map 1942. Los Angeles Public Library

The Pacific Electric Railway was established in 1901 by Henry E. Huntington (he had been an executive with the Southern Pacific Railroad) and Isaias Hellman. Huntington provided the railroad experience and Hellman provided the money. Hellman also owned a substantial amount of property in Southern California and saw the railway as a vehicle for its future development. Their first project was the line to Long Beach, which opened in 1902. They finished the line to Glendale in 1904, Newport Beach in 1905, and Sierra Madre in 1906.

Eventually, there were four districts: the northern, southern, eastern and western districts. The western district served the Westside Plan Area. Of special interest to many Angelenos was the “Balloon Route” (also known as the Air Line) a tourist route to the beach communities established in 1896. According to one author, “the trolley excursions...ran almost continually during the summer” with crowds of riders heading for the seaside.²⁰⁸ The stop for the “Soldiers’ Home” was on the Balloon Route.

In 1911, railway operations of a variety of regional companies were consolidated under the Pacific Electric Railway Company. The system continued to operate into the 1950s when some routes were replaced by motor coach service.

THE FREEWAY SYSTEM

As the private automobile became the preferred mode of transportation in Southern California, the freeway system supplanted the interurban railways. Separated from the general street grid and free of at-grade intersections, freeways promised a solution to the congestion that plagued inner- and intra-city traffic. Initially planned in the 1930s, the construction of a regional freeway system did not begin in earnest until after World War II.

In his book *Golden Dreams*, historian Kevin Starr describes Southern California’s creation as “socially, culturally, spatially [shaped] by automobiles and freeways.”²⁰⁹ The construction of the freeway system paralleled significant population growth in postwar Southern California—and frequently enabled it. It created new communities, provided direct links to old ones, and destroyed existing neighborhoods where people of color often lived. Wealthy communities like Beverly Hills resisted the incursion. Ladera Heights was also successful in mounting community-based opposition to proposals that would have bordered the community with freeways. Boyle Heights and East Los Angeles were not so fortunate.

Freeway construction would slow considerably by the late 1960s. Beginning in the mid-1950s in San Francisco and later spreading to other jurisdictions throughout the state, public opposition to freeway construction intensified as many of the proposed freeway routes were determined without considering local interests, and the negative effects of neighborhood disruption and displacement by freeways became known. These “freeway revolts” resulted in the abandonment or significant reduction of proposed freeways due to widespread public opposition. Today, abruptly terminating freeway alignments, and isolated short stretches of freeway remain in evidence of larger projects which were never completed.

²⁰⁸ Fred A. Basten, *Santa Monica Bay* (Santa Monica, CA: Hennessey + Ingalls, 2001), 35.

²⁰⁹ Kevin Starr, *Golden Dreams: California In An Age of Abundance, 1950-1963* (New York, NY: Oxford University Press), 2009, 245.

La Cienega Boulevard as it traverses Ladera Heights/View Park-Windsor Hills is one such remnant as it was originally planned as part of the “Laurel Canyon Freeway” which would have been aligned through West Hollywood, the Mid-City West area, and western Inglewood enroute to its terminus at the San Diego Freeway (I-405) near Los Angeles International Airport.

SR 90, also known as the Marina Freeway, was originally planned as a freeway across the southern portion of Los Angeles County, the northern part of Orange County ending at the Riverside Freeway. Community opposition prevented it from coming to fruition. The small stretch that does exist connects Marina del Rey with the San Diego Freeway, increasing accessibility of the harbor development.

TAMING THE RIVERS

The founding of the Los Angeles pueblo was strategically located near the Los Angeles River. Since 1781, the city and its surrounding area has had a tortured relationship with the river. Reports from the California missions indicate that severe flooding was a regular occurrence from the 1770s through the 1840s. The first recorded flood of the Los Angeles River was in 1811. But soon afterward, in 1815, with 10 days and nights of rain, the river again overflowed its banks. In 1818, Governor Pablo Vicente de Sola (1761-1826) moved the location of the Plaza to higher ground where it is located today. Floods in 1825 and 1861 affected the river’s path near the ocean and the San Fernando Valley, respectively. During the late nineteenth and early twentieth Centuries when development in the basin was expanding, the flooding became more destructive.



Ballona Creek Flood Control Channel 1958. *Los Angeles Public Library*

In 1915, the Los Angeles Flood Control District was established by the state legislature and James R. Reagan was named as head. Taxpayers approved bond issues in 1917 and 1924 to build the initial major dams; however, they were not willing to approve funding for the construction of infrastructure downstream of the dams, and implementation of the plan languished. Work was also delayed by the onset of World War I. In 1934, destructive flooding spurred the introduction and passage of the Flood Control Act in 1936—allowing the United States Army Corps of Engineers (USACE) to take a lead role in supervising permanent future flood control plans. The Los Angeles Flood Control District requested assistance from Congress, which passed the Flood Control Act of 1938, authorizing the Army Corps of Engineers to prepare a revised plan for the entire Los Angeles County Drainage Area. This was the first comprehensive flood control effort—superseding what had been a haphazard, unscientific, and fragmented approach by cities, individual landowners and the railroads. Channelization became the major strategy for flood control.

The 1934 flooding affected Ballona Creek and forced the closure of many small wooden bridges that spanned the creek. As a result, the above-ground portion of the Creek was lined with concrete between 1935 and 1939. The nearby Centinela Creek was also channelized, although some portions of a more natural canal remain.

ELIGIBILITY STANDARDS: INFRASTRUCTURE AND TRANSIT

Summary Statement of Significance

The establishment of infrastructure signaled the Los Angeles region’s growth, providing important infrastructure to support the growing population. Resources that are eligible under this theme may be significant as the site of an important event in history, as a rare or remnant example of early infrastructural growth, or for an association with an ethnic or cultural group or a person important in local, state, or national history. Properties may also be significant as an example of a style or type; architectural styles are discussed in the Architecture and Design Section.

Period of Significance	1900-1980
Period of Significance Justification	Broadly covers the period of infrastructural development from the turn of the 20 th century to the mid-20 th century.
Geographic Location	Westside Plan Area-wide
Associated Property Types	Infrastructural properties related to the development of communication and transportation systems, public and private utilities, and other service requirements as technology expanded.

Property Type Description

Public and private amenities or infrastructure improvements, such as transit depots, roadways and bridges, flood control systems, and buildings housing communication systems (telegraph, telephone), utilities (water, power, gas).

Criterion A/1/1,9 (Events/Patterns of Development)

Individual infrastructural properties that are eligible under this criterion may be significant:

- As the site of an event important in history; or
- For exemplifying an important trend or pattern of development in infrastructure or new infrastructural developments (ex. communication system, transportation system, utility); or
- As a rare remaining example of an infrastructural type from the period (ex. bridge, telephone building, streetcar depot, power station).

Integrity Considerations:

In order to be eligible for designation under this criterion, a property must retain sufficient integrity to convey its historic significance.

- Infrastructure from this period should retain integrity of location, design, workmanship, feeling, and association, at a minimum, in order to convey their significance.
- An individual property that is eligible for a historic association must retain the essential physical features that made up its character or appearance during the period of its association with an event or historical pattern.
- A property that has lost some historic materials or details can be eligible if it retains the majority of the features that illustrate its style in terms of the massing, spatial relationships, proportion, pattern of windows and doors, texture of materials, and ornamentation.
- The setting may have changed (surrounding buildings and land uses).
- Note that some properties that may not retain sufficient integrity for listing in the National Register may remain eligible for listing at the state and local levels.
- Since very few examples remain, any intact example should be considered.

Registration Requirements:

To be eligible under this criterion, an individual property must:

- Date from the period of significance; and
- Have a proven association with an event important in history; or

- Represent an important catalyst for a pattern or trend in infrastructural development; or
- Display most of the character-defining features of the property type or style; and
- Retain the essential aspects of historic integrity.

Criterion C/3/3,5,7 (Architecture and Design)

Individual infrastructural properties that are eligible under this criterion may be significant as:

- A good/excellent or rare example of an architectural style, property type, or method of construction; or
- A distinctive work by a noted architect, landscape architect, builder, or designer.

Integrity Considerations:

In order to be eligible for designation under this criterion, a property must retain sufficient integrity from the period of significance to convey its architecture.

- Infrastructure significant under this criterion should retain integrity of design, materials, workmanship, and feeling, at a minimum.
- A property that is eligible for designation as a good/excellent or rare example of its style or type retains most - though not necessarily all - of the character-defining features of the style.
- A property important for illustrating a particular architectural style or construction technique must retain most of the physical features that constitute that style or technique. A property can be eligible if it has lost some historic materials or details but retains the majority of the essential features from the period of significance. These features illustrate the style in terms of the massing, spatial relationships, proportion, pattern of windows and doors, texture of materials, and ornamentation.
- A property is not eligible if it retains some basic features conveying massing but has lost the majority of the features that once characterized its style.

Registration Requirements:

To be eligible under this criterion a property must:

- Date from the period of significance; and
- Represent a good/excellent or rare example of a style or type; and
- Display most of the character-defining features of the style or type; and
- Retain the essential aspects of integrity.

7. ARCHITECTURE AND DESIGN (1890-1980)

7.1 Summary Statement

The Westside Plan Area is home to a variety of residential, commercial, and institutional buildings representing architectural styles and building types popular during each period of development. Buildings with little or no distinguishing decorative features may be described as “vernacular” in style. The term “Residential Vernacular,” for example, is used to describe simple houses or cottages. These buildings are characterized by their simplicity and lack of any characteristics of recognizable styles.

Buildings that are significant for the embodiment of the distinguishing features of an architectural style and/or as a significant work of a master architect or designer will be evaluated under this context.

For each significant architectural style there is a discussion of the origins and a list of character-defining features intrinsic to each. A property that is eligible for designation as a rare, or good/excellent example of its architectural style retains most - though not necessarily all - of the character-defining features of the style and continues to exhibit its historic appearance. A property that has lost some historic materials or details can be eligible if it retains the majority of the features that illustrate its style in terms of the massing, spatial relationships, proportion, pattern of windows and doors, texture of materials, and ornamentation. The property is not eligible, however, if it retains some basic features conveying massing but has lost the majority of the features that once characterized its style.²¹⁰ A property important for illustrating a particular architectural style or construction technique must retain most of the physical features that constitute that style or technique.²¹¹

For guidance on the proper treatment of historic resources and appropriate alterations to specific architectural styles, refer to *The Secretary of the Interior's Standards for the Rehabilitation of Historic Buildings*. In general, acceptable alterations to historic resources of all architectural styles may include:

- Replacement roofing, when necessary, that matches the original as closely as possible in material, profile, color, and pattern.
- Structural reinforcement or infrastructure upgrades that are compatible and do not result in the loss of distinctive materials or features that characterize the property.
- Repair, rather than replacement, of deteriorated historic features.
- Replacement of severely deteriorated or missing features with new that match the old in design, color, texture, and where possible, material.
- New additions that are compatible with, differentiated from, and subordinate to the original and do not damage or destroy historic materials, features, and spatial relationships

²¹⁰National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation.

²¹¹National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation.

that characterize the property.

Properties significant as a good/excellent or rare example of particular type or architectural style are evaluated under the following criteria:

- National/California Register Criterion C/3 (embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values)
- County of Los Angeles Criteria 3 (It embodies the distinctive characteristics of a type, architectural style, period, or method of construction, or represents the work of an architect, designer, engineer, or builder whose work is of significance to the nation, State, County, or community in which it is located; or possesses artistic values of significance to the nation, State, County, or community in which it is located)²¹²

7.2 Architectural Styles

20th Century Revival Styles

TUDOR REVIVAL

The Tudor Revival style is loosely based on a variety of late medieval English building traditions including Perpendicular Gothic, Tudor, Elizabethan, and Jacobean. It has its origins in the late 19th-century English Arts and Crafts movement, whose leaders drew inspiration in part from English domestic architecture of the 16th and 17th centuries because of its picturesque qualities and sympathetic relationship to the natural landscape. The earliest examples of the style appeared in the United States in large estates of the 1890s. The Tudor Revival style grew in favor after World War I and reached its peak of popularity in the 1920s and 1930s, as architects and developers adapted it to the country's rapidly growing suburban residential communities and advancements in masonry veneering techniques allowed even the most modest examples to emulate the brick and stone exteriors of English prototypes.

High style Tudor Revival houses are typically two and sometimes three stories in height with steeply-pitched, multi-gable roofs; slate roof shingles are found in the finer examples, but wood shakes and composition shingles are also common. At least one front-facing gable is almost universally present as a dominant façade element. The buildings are usually rambling compositions of multiple volumes in a variety of sizes and shapes. Exterior walls are veneered in brick or stone, or feature decorative half-timbering, sometimes in elaborate patterns, with plaster between, which mimics the appearance of medieval construction techniques. Tall, narrow casement windows, sometimes with leaded diamond-shaped lights, are frequently set in horizontal groupings or projecting bays. Main entrances are frequently set in crenellated turrets or under secondary gables with catslides, and feature paneled wood doors framed by four-centered pointed arches. Projecting exterior chimneys with multiple flues and elaborate

²¹² Specific eligibility standards under Criterion C/3/3 are included under each theme.

brickwork are sometimes located on the primary façade.

Sub-types of the Tudor Revival style include the Storybook cottage. The Storybook cottage is a more whimsical version of the Tudor Revival style, derived from the quaint medieval cottages of the Cotswold region of southwestern England. Storybook cottages typically feature very steeply-pitched roofs with composition shingles laid in irregular patterns and rolled eaves to suggest thatching, eyebrow dormers, and exterior walls veneered in a rough, irregular plaster finish. The Storybook style was particularly popular in Hollywood where motion picture set designers sometimes moonlighted as architects.

Character-defining features include:

- Asymmetrical façade and irregular massing
- Steeply-pitched multi-gabled roof with a prominent front-facing gable and slate, wood shake, or composition roofing
- Brick or plaster exterior wall cladding, typically with half-timbering and decorative details in stone or brick
- Tall, narrow divided-light windows, usually casement, often grouped horizontally or in bays; may have leaded diamond-shaped lights
- Entrance with pointed arch, set in turret or under secondary gable
- Prominent chimney with elaborate brickwork

Tudor Revival: Extant Examples



4435 Circle View Boulevard



4631 S. Mullen Avenue

ENGLISH REVIVAL

The English Revival style is a sub-type of the Tudor Revival style, which is loosely based on a variety of late medieval English building traditions including Perpendicular Gothic, Tudor, Elizabethan, and Jacobean. It has its origins in the late 19th-century English Arts and Crafts movement, whose leaders drew inspiration in part from English domestic architecture of the 16th and 17th centuries because of its picturesque qualities and sympathetic relationship to the natural landscape. The earliest examples of the style appeared in the United States in large estates of the 1890s. The Tudor Revival style grew in favor after World War I and reached its peak of popularity in the 1920s and 1930s, as architects and developers adapted it to the country's rapidly growing suburban residential communities and advancements in masonry veneering techniques allowed even the most modest examples to emulate the brick and stone exteriors of English prototypes.

English Revival houses are simpler than their high-style Tudor Revival counterparts. They are typically two stories in height with steeply-pitched, multi-gable roofs usually clad in wood shakes or composition shingles. The buildings are usually rambling compositions of multiple volumes in a variety of sizes and shapes. Exterior walls are usually veneered in plaster, with brick or stone used only at the chimney or around the primary entrance. Half-timbering, if used at all, is usually limited to a primary front-facing gable if featured. Tall, narrow casement windows, sometimes with leaded diamond-shaped lights, are frequently set in horizontal groupings or projecting bays. Projecting exterior chimneys, usually brick or stone, are frequently used as prominent design features.

Character-defining features include:

- Asymmetrical façade and irregular massing
- Steeply-pitched gable roof with wood shake or composition roofing
- Plaster exterior wall cladding; decorative half-timbering or brick details are usually limited or omitted
- Tall, narrow divided-light windows, usually casement, often grouped horizontally or in bays; may have leaded diamond-shaped lights
- Prominent chimney

English Revival: Extant Examples



4731 Angeles Vista Boulevard



4928 West Boulevard



5006 S. Victoria Avenue

SPANISH COLONIAL REVIVAL

The Spanish Colonial Revival style attained widespread popularity throughout Southern California following the 1915 Panama-California Exposition in San Diego, which was housed in a series of buildings designed by chief architect Bertram Grosvenor Goodhue in the late Baroque Churrigueresque style of Spain and Mexico. The Churrigueresque style, with intricate ornamentation juxtaposed against plain stucco wall surfaces and accented with towers and domes, lent itself to monumental public edifices, churches, and exuberant commercial buildings and theaters, but was less suited to residential or smaller scale commercial architecture. For those, architects drew inspiration from provincial Spain, particularly the arid southern region of Andalusia, where many young American architects were diverted while World War I prevented their traditional post-graduate “grand tour” of Great Britain, France, Italy, and Germany. The resulting style was based on infinitely creative combinations of plaster, tile, wood, and iron, featuring plaster-clad volumes arranged around patios, low-pitched tile roofs, and a sprawling, horizontal orientation. It was a deliberate attempt to develop a “native” California architectural style and romanticize the area’s colonial past, though it drew directly from Spanish and other Mediterranean precedents and bore little resemblance to the missions and rustic adobe ranch houses that comprised the state’s actual colonial-era buildings.

The popularity of the Spanish Colonial Revival style extended across nearly all property types, and coincided with Southern California’s population boom of the 1920s. It shaped the region’s expansion for nearly two decades, reaching a high point in 1929 and tapering off through the 1930s as the Great Depression gradually took hold. Like other revival styles, the Spanish Colonial Revival style was often simplified, reduced to its signature elements, or creatively combined with design features of other Mediterranean regions such as Italy, southern France, and North Africa, resulting in a pan-Mediterranean *mélange* of eclectic variations (see Mediterranean Revival Style). It was sometimes combined, although much less frequently, with the emerging Art Deco and Moderne styles.

Character-defining features include:

- Asymmetrical façade
- Irregular plan and horizontal massing
- Varied gable or hipped roofs with clay barrel tiles
- Plaster veneered exterior walls forming wide, uninterrupted expanses
- Wood-sash casement or double-hung windows, typically with divided lights
- Round, pointed, or parabolic arched openings
- Arcades or colonnades

- Decorative grilles of wood, wrought iron, or plaster
- Balconies, patios or towers
- Decorative terra cotta or glazed ceramic tile work

Spanish Colonial Revival: Extant Examples



4918 Angeles Vista Boulevard



4725 Keinston Avenue



3463 Crestwold Avenue



3610 Fairway Boulevard

MONTEREY COLONIAL REVIVAL

The Monterey Colonial Revival style is based upon the distinctive style of residential architecture that developed in California beginning in the 1830s, as more and more Yankee merchants and settlers arrived in Alta California and adapted the Anglo building traditions of the East Coast to local Hispanic customs. As its name implies, the style developed in and around Monterey and combined vernacular adobe construction with elements of American Federal and Greek Revival architecture, including multi-light sliding sash windows, louvered shutters, paneled doors, and Classical details executed in wood. The style's most distinguishing characteristic is a second-floor covered wood balcony, often cantilevered, extending the length of the primary façade and sometimes wrapping one or two sides. The best-known example of the style, and one of the earliest, is the Thomas Larkin adobe, constructed beginning in 1834 and one of the first two-story dwellings in Monterey.²¹³

The style was revived beginning in the mid- to late 1920s and was favored by architects and homeowners who perhaps found the fantastical Spanish and Mediterranean revivals too exotic and too different from the building traditions familiar to most Americans. It reached the height of its popularity in Southern California in the 1930s, with some examples constructed in the early 1940s. The Monterey Colonial Revival style replaced adobe construction with wood framed walls veneered in smooth plaster and devoid of surface ornament, and featured second-story balconies, low-pitched gable or hipped roofs, and double-hung wood windows.

Character-defining features include:

- Usually asymmetrical façade
- Two-story height
- Rectangular or L-shaped plan
- Low-pitched hipped or side gable roofs with wood shakes or clay tiles
- Plaster-veneered exterior walls devoid of surface ornament
- Second-floor covered wood balcony, sometimes cantilevered, across primary façade and occasionally wrapping one or more sides, with simple wood posts and wood or metal railing
- Wood-sash double-hung windows, typically with divided lights
- Louvered or paneled wood shutters

²¹³ Monterey County Historical Society, "Monterey's Larkin House Adobe and Garden," <http://www.mchsmuseum.com/larkinhouse.html> (accessed July 2022).

- Recessed entrances with paneled wood doors

Monterey Colonial Revival: Extant Examples



4712 Angeles Vista Boulevard



5021 Angeles Vista Boulevard

AMERICAN COLONIAL REVIVAL

American Colonial Revival describes a varied style that combines a number of architectural features found throughout the American Colonies, particularly in New England. The style has neither the strict formality of the Georgian Revival nor the decorative embellishments of the Neoclassical, although it sometimes incorporates elements of both. It also adapts elements of Dutch colonial architecture, such as the gambrel roof. American Colonial Revival buildings are typically one or two stories in height, and are sometimes symmetrical but frequently asymmetrical, with rectangular, L-shaped, or irregular plans. They typically feature side gable or cross gable roofs, sometimes with gabled dormers; exterior walls clad in horizontal wood siding and occasionally brick; prominent brick chimneys; double hung, divided light wood sash windows, usually with louvered wood shutters; paneled wood doors, sometimes with sidelights, transom lights, or fanlights; and restrained use of Classical details. Some American Colonial Revival houses have small, pedimented porches, while others have shed-roofed porches supported on wood posts extending the length of the primary façade.

The U.S. Centennial Exposition of 1876 inspired a sense of patriotism in Americans and fostered an interest in the styles of the Colonial era. Early examples of a revival style in the late 19th century were rarely accurate reproductions, but were instead free interpretations with details inspired by colonial precedents, while later examples shifted to more historically correct proportions and details. The American Colonial Revival style was popular for grand homes in the early 20th century, and by the 1920s was being applied to more modest homes. The restoration of Colonial Williamsburg in the 1930s refueled interest in the style, and it remained popular into the post-World War II era. Local examples primarily date from the 1930s and early 1940s, and often are a simplified version of the style.

Character-defining features include:

- Side gable or cross gable roof, sometimes with dormers
- Asymmetrical composition (occasionally symmetrical)
- Horizontal wood siding at exterior walls
- Paneled wood entry door, sometimes with sidelights, transom light, or fanlight
- Double hung, divided light wood sash windows, usually with louvered wood shutters
- Projecting front porch
- Prominent brick chimney

American Colonial Revival: Extant Examples



3700 Northland Drive



3834 Crestway Drive



3668 Northland Drive



3676 Fairway Boulevard

FRENCH REVIVAL

French Revival style architecture in Southern California often consists of two sub-types, Chateausque and French Provincial. The Chateausque style is loosely modeled on the 16th century chateaux of France's Loire Valley and combines features of French Gothic and Renaissance architecture. The style gained popularity in the United States in the late 19th century and is most closely associated with Richard Morris Hunt, the first American architect to study at the École des Beaux-Arts in Paris. The style did not gain popularity in Southern California until the 1920s; it was most frequently used there for luxury apartment buildings and only occasionally for large single-family residences. Chateausque style buildings are typically two or more stories in height and feature multiple, steeply-pitched hipped roofs with towers, turrets, spires, tall chimneys, and highly ornamented dormers. Exterior walls are usually veneered in stone, brick, or scored plaster, and are ornamented with classical pilasters, stringcourses, and cornices. Windows are typically divided light wood casements and are frequently paired or grouped with prominent mullions.

The more modest French Provincial style was popularized after World War I and is based upon country houses of the French provinces, including Normandy. Although it shares several basic features with the more elaborate Chateausque style, the French Provincial style is much simpler in its composition and detailing. It is characterized by a prominent, steeply pitched hipped roof with flared eaves and a classical eave cornice; simple rectangular plan and massing; exterior walls veneered in smooth plaster; and divided light, wood sash casement or double-hung windows, usually with louvered wood shutters. Second floor windows sometimes break the cornice line with shallow dormers. The Norman variation usually features decorative half-timbering and a circular entrance tower with a conical roof.

Character-defining features of the Chateausque style include:

- Multiple, steeply pitched hipped roofs
- Complex massing
- Stone, brick, or scored plaster veneer at exterior walls
- Towers, turrets, spires; and highly ornamented dormers
- Tall chimneys
- Divided light wood casement windows, paired or grouped, with prominent mullions
- Classical pilasters, stringcourses, and cornices
- Detached garage at rear of property

Character-defining features of the French Provincial style include:

- Steeplly pitched hipped roofs with flared eaves and eave cornice
- Rectangular plan and simple massing
- Smooth plaster veneer at exterior walls
- Divided light, wood sash casement or double hung windows that sometimes break the cornice line
- Louvered wood shutters
- Decorative half-timbering and circular entrance tower with conical roof (Norman variation)

French Revival: Extant Example



3616-3628 Stocker Street



3667 Fairway Boulevard

Early Modernism

STREAMLINE MODERNE

The constraints of the Great Depression replaced Art Deco architecture with a purer expression of modernity, the Streamline Moderne. Characterized by smooth surfaces, curved corners, and sweeping horizontal lines, Streamline Moderne is considered to be the first thoroughly Modern architectural style to achieve wide acceptance among the American public. Inspired by the industrial designs of the period, the style was popular throughout the United States in the late 1930s, particularly with the Federally-funded projects of the Works Progress Administration; buildings executed under those programs are often referred to as PWA Moderne. Unlike the equally modern but highly-ornamental Art Deco style of the late 1920s, Streamline Moderne was perceived as expressing an austerity more appropriate for Depression-era architecture, although aspects of Art Deco and Streamline Moderne were often combined.

The origins of the Streamline Moderne are rooted in transportation design, which took the curved form of the teardrop, because it was the most efficient shape in lowering the wind resistance of an object. Product designers and architects who wanted to express efficiency borrowed the streamlined shape of cars, planes, trains, and ocean liners. Streamline Moderne architecture looked efficient in its clean lines. It was in fact relatively inexpensive to build because there was little labor-intensive ornament like terra cotta; exteriors tended to be concrete or plaster. The Streamline Moderne's finest hour was the New York World's Fair of 1939-40. Here, the "World of Tomorrow" showcased the cars and cities of the future, a robot, a microwave oven, and a television, all in streamlined pavilions. While the style was popular throughout Southern California during the 1930s, there are relatively few examples simply because there was so little construction activity during the Depression.

Character-defining features include:

- Horizontal emphasis
- Asymmetrical façade
- Flat roof with coping
- Smooth plaster wall surfaces
- Curved end walls and corners
- Glass block and porthole windows
- Flat canopy over entrances
- Fluted or reeded moldings or stringcourses

- Pipe railings along exterior staircases and balconies
- Steel sash windows

Streamline Moderne: Extant Examples



3602 Homeland Drive



4405 W. Slauson Avenue

LATE MODERNE

The Late Moderne style incorporates elements of both the Streamline Moderne and International styles. While the earliest examples appeared in the late 1930s, the style reached its greatest popularity in large-scale commercial and civic buildings of the late 1950s and 1960s. The Late Moderne style is frequently identified by the use of the bezeled window, where horizontal groupings of windows are outlined in a protruding, bezel-like flange, often in a material and color that contrasts with the surrounding wall surface.

Character-defining features include:

- Horizontal emphasis
- Exposed concrete or cement plaster veneer
- Flat roofs
- Horizontal bands of bezeled windows, sometimes with aluminum louvers
- Operable steel sash windows (casement, awning, or hopper)
- Projecting window frames

Late Moderne: Extant Examples



3450 W. Mt. Vernon Drive

Post-World War II Modernism/Regional Modernism

MID-CENTURY MODERN

Mid-Century Modern is a term used to describe the post-World War II iteration of the International Style in both residential and commercial design. The International Style was characterized by geometric forms, smooth wall surfaces, and an absence of exterior decoration. Mid-Century Modern represents the adaptation of these elements to the local climate and topography, as well as to the postwar need for efficiently-built, moderately-priced homes. In Southern California, this often meant the use of wood post-and-beam construction. Mid-Century Modernism is often characterized by a clear expression of structure and materials, large expanses of glass, and open interior plans.

The roots of the style can be traced to early Modernists like Richard Neutra and Rudolph Schindler, whose local work inspired “second generation” Modern architects like Gregory Ain, Craig Ellwood, Harwell Hamilton Harris, Pierre Koenig, Raphael Soriano, and many more. These postwar architects developed an indigenous Modernism that was born from the International Style but matured into a fundamentally regional style, fostered in part by Art and Architecture magazine’s pivotal Case Study Program (1945-1966). The style gained popularity because its use of standardized, prefabricated materials permitted quick and economical construction. It became the predominant architectural style in the postwar years and is represented in almost every property type, from single-family residences to commercial buildings to gas stations.

Character-defining features include:

- One or two-story configuration
- Horizontal massing (for small-scale buildings)
- Simple geometric forms
- Expressed post-and-beam construction, in wood or steel
- Flat roof or low-pitched gable roof with wide overhanging eaves and cantilevered canopies
- Unadorned wall surfaces
- Wood, plaster, brick or stone used as exterior wall panels or accent materials
- Flush-mounted metal frame fixed windows and sliding doors, and clerestory windows
- Exterior staircases, decks, patios and balconies
- Little or no exterior decorative detailing

- Attached carport or garage
- Expressionistic/Organic subtype: sculptural forms and geometric shapes, including butterfly, A-frame, folded plate or barrel vault roofs

Mid-Century Modern: Extant Examples



5410 Senford Boulevard



6443 S. Halm Avenue



3435 S. Halm Avenue



4542 W. Slauson Avenue

GOOGIE

Googie has been described as Modernism for the masses. With its swooping lines and organic shapes, the style attempted to capture the playful exuberance of postwar America. Named for the John Lautner-designed Googie's Restaurant in Los Angeles, the style was widely employed in roadside commercial architecture of the 1950s and 60s, including restaurants, drive-ins, bowling alleys, and car washes.

Character-defining features include:

- Expressive rooflines, including butterfly, folded-plate, and cantilevers
- Organic, abstract, and parabolic shapes
- Clear expression of materials, including concrete, steel, asbestos, cement, glass block, plastic, and plywood
- Large expanses of plate glass
- Thematic ornamentation, including tiki and space age motifs
- Primacy of signage, including the pervasive use of neon

Googie: Extant Examples



4508 W. Slauson Avenue

RANCH

The Ranch style emerged from the 1930s designs of Southern California architect Cliff May, who merged modernist ideas with traditional notions of the working ranches of the American West and in particular, the rustic adobe houses of California's Spanish- and Mexican-era ranchos. The resulting architectural style – characterized by its low horizontal massing, sprawling interior plan, and wood exterior detailing – embodied the mid-20th century ideal of “California living.” The Ranch style enjoyed enormous popularity throughout the United States from the 1940s to 1970s. It epitomized unpretentious architecture and dominated the suburbs of the post-World War II period. It was more conservative than other modern residential architecture of the period, often using decorative elements based on historical forms and capitalizing on the national fascination with the “Old West.” The underlying philosophy of the Ranch house was informality, outdoor living, gracious entertaining, and natural materials.

The most common style of Ranch house is the California Ranch. It is characterized by its one-story height; asymmetrical massing in L- or U-shaped plans; low-pitched hipped or gabled roofs with wide overhanging eaves; a variety of materials for exterior cladding, including plaster and board-and-batten; divided light wood sash windows, sometimes with diamond-shaped panes; and large picture windows. Decorative details commonly seen in California Ranch houses include scalloped bargeboards, false cupolas and dovescotes, shutters, and iron or wood porch supports. The California Ranch house accommodated America's adoption of the automobile as the primary means of transportation with a two-car garage that was a prominent architectural feature on the front of the house, and a sprawling layout on a large lot. Floor plans for the tracts of Ranch houses were usually designed to meet the FHA standards so that the developer could receive guaranteed loans.

Another variation on the Ranch house is the Modern Ranch, which was influenced by Mid-Century Modernism. Modern Ranches emphasized horizontal planes more than the California Ranch, and included modern instead of traditional stylistic details. Character-defining features included low-pitched hipped or flat roofs, prominent rectangular chimneys, recessed entryways, and wood or concrete block privacy screens. Other stylistic elements resulted in Asian variations.

Character-defining features include:

- One-story
- Sprawling plan
- L- or U-shaped plan, often with radiating wings
- Low, horizontal massing with wide street façade

- Low-pitched hipped or gable roof with open overhanging eaves and wood shakes
- Plaster, wood lap, or board-and-batten siding, often with brick or stone accents
- Divided light wood sash windows (picture, double-hung sash, diamond-pane)
- Wide, covered front porch with wood posts
- Attached garage, sometimes linked with open-sided breezeway
- Details such as wood shutters, attic vents in gable ends, dovescotes, extended gables, or scalloped barge boards
- Modern Ranch sub-type may feature flat or low-pitched hipped roof with composition shingle or gravel roofing; metal framed windows; wood or concrete block privacy screens

Ranch House: Extant Examples



4918 Angeles Vista Boulevard



5616 S. Holt Street



5519 Shenandoah Avenue



5829 S. Halm Avenue

NEW FORMALISM

New Formalism is a sub-type of Late Modern architecture that developed in the mid-1950s as a reaction to the International Style's strict vocabulary and total rejection of historical precedent. New Formalist buildings are monumental in appearance, and reference and abstract classical forms such as full-height columns, projecting cornices, and arcades. Traditional materials such as travertine, marble, or granite were used, but in a panelized, non-traditional form. In Southern California, the style was applied mainly to public and institutional buildings. On a larger urban design scale, grand axes and symmetry were used to achieve a modern monumentality. Primary in developing New Formalism were three architects: Edward Durrell Stone, who melded his Beaux Arts training with the stark Modernism of his early work; Philip Johnson; and Minoru Yamasaki. All three had earlier achieved prominence working within the International Style and other Modernist idioms.

Character-defining features of New Formalism include:

- Symmetrical plan
- Flat rooflines with heavy overhanging cornices
- Colonnades, plazas, and elevated podiums used as compositional devices
- Repeating arches and rounded openings
- Large screens of perforated concrete block, concrete, or metal

New Formalism: Extant Examples



*Former Civic National Bank, 4519 Admiralty Way,
Marina del Rey*

LATE MODERNISM

Late Modern is a blanket term used to describe the evolution of Modern architecture from the mid-1950s through the 1970s. It is typically applied to commercial and institutional buildings. Unlike the straightforward, functionalist simplicity of International Style and Mid-Century Modernism, Late Modern buildings exhibit a more deliberate sculptural quality with bold geometric volumes, uniform surfaces such as glass skin or concrete, and a sometimes exaggerated expression of structure and systems.

Character-defining features of Late Modern style include:

- Bold geometric volumes
- Large expanses of unrelieved wall surfaces
- Uniform use of cladding materials including glass, concrete, or masonry veneer
- Exaggerated expression of structure and systems
- Hooded or deeply set windows
- Little or no applied ornament

Late Modern: Extant Examples



Knox Presbyterian Church at 5840 La Tijera Boulevard



Calgary Baptist Church 4911 59th Street, (former Sephardic Jewish Center)

ELIGIBILITY STANDARDS

Summary Statement of Significance

Properties significant for their architectural merit are evaluated under this context, which includes separate themes for the predominant architectural styles found in the county. Properties eligible under the Architecture and Design context may be significant as an excellent or rare example of an architectural style, property type, or designed landscape; or as an important example of the work of a notable builder, designer, landscape architect, or architect. Many resources that are eligible under this context may also be significant under other contexts as well.

Period of Significance

1890-1980

Period of Significance Justification

Reflects the extant built landscape in the Westside Plan Area from the earliest known resource through the close of the period of significance for this study, which may be extended over time.

Geographic Location

Westside Plan Area-wide

Associated Property Types

Properties eligible under this context may be any property type: Residential, Commercial, Institutional, or Industrial.

Integrity Considerations:

- Should retain integrity of design, setting, materials, workmanship, and feeling
- Additions may be acceptable if not within public view, do not alter the original roofline, and are subordinate to the original design intent
- Replacement of some windows may be acceptable if the openings have not been changed or resized
- If it is a rare surviving example of its style or type, a greater degree of alteration may be acceptable

Registration Requirements:

To be eligible under this criterion a property must:

- Date from the period of significance; and
- Represent a good/excellent or rare example of a style or type; and
- Display most of the character-defining features of the style or type; and
- Retain the essential aspects of integrity.

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APPENDIX A: RECOMMENDATIONS FOR FURTHER STUDY

Study lists were compiled for Ladera Heights/View Park-Windsor Hills, and Marina del Rey including important events, people, and buildings/structures/spaces/art. These lists were completed using two methods. The first method was during the development phase of the Westside Area Plan Historic Context Statement where Historic Resources Group identified important aspects of each community through research. The second method was through community outreach during the stakeholder engagement process. Stakeholders identified including important events, people, and buildings/structures/spaces/art within their communities through the Historic Resource Mapper and sending information to the project specific email.. This list is not intended to be exhaustive but rather serves as a base for future study.

Ladera Heights/View Park-Windsor Hills

TOPICS FOR FURTHER STUDY

- Black institutions and social history in Ladera Heights/View Park-Windsor Hills including the Civil Rights Movement and neighborhood integration.
- Jewish history including the Jewish role in neighborhood integration.
- The Women’s Movement and the role of women in local social, political and cultural history.
- Mid-century Modern architecture with a focus on Ladera Heights.
- Intensive historic resources survey of each neighborhood to identify potential historic districts and/or individual properties eligible for historic listing. Potential historic significance may include but is not limited to architecture, urban planning, events and trends, Black history, and community identity.

INDIVIDUAL AREAS, PROPERTIES, AND SITES

- Ladera Heights neighborhood
- View Park neighborhood
- Windsor Hills neighborhood
- The Cone Trust House, aka “Baldwin Hills Oil House” located in the Inglewood Oil Fields west of La Cienega Boulevard and Kenneth Hahn State Recreation Area. (c. 1915)
- Commercial corridor on Slauson Avenue between Overhill Drive and Angeles Vista.

- “Simply Wholesome” (former Wich Stand Restaurant and Drive-in) at 4508 W. Slauson Avenue. (1957)
- The “Jet Inn,” at 4542 W. Slauson Avenue
- Park Mesa Pharmacy building at 4314 W Slauson Avenue (1961)
- The Bebe Moore Campbell Library at 3854 54th Street (1977)
- The 54th Street Elementary School (now 54th Street Charter School) at 5501 S. Eileen Avenue
- Angeles Mesa Presbyterian Church at 3571 W. 54th Street (1928)
- Robbins Memorial Church of God in Christ at 3868 W. 54th Street
- University Christian Church at 5831 W. Centinela Avenue (1965)
- Mt. Sinai Missionary Baptist Church (former Thirtieth Church of Christ, Scientist) at 3663 W. 54th Street (1949)
- Calvary Baptist Church (former Sephardic Hebrew Center) at 4911 59th Street (1966)
- Knox Presbyterian Church, 5840 La Tijera Boulevard (1967)
- Outdoor Products (former offices of the Los Angeles Urban League), 3450 W. Mt. Vernon Drive (c.1945)
- Kenneth Hahn State Recreation Area
- Reuben Ingold Park
- Ladera Park
- Monteith Park

PEOPLE

- Bebe Moore Campbell
- Tiko Campbell
- Magic Johnson
- Ray Charles

- Ike and Tina Turner
- Nancy Wilson
- Fred W. Marlow and Fritz Burns (Marlow-Burns & Co.)
- Homer Valentine
- Milton Kaufman
- Reuben Ingold

Marina del Rey

TOPICS FOR FURTHER STUDY

- Comprehensive development history of Marina del Rey.
- Intensive historic resources survey to identify potential individual properties eligible for historic listing. Potential historic significance may include but is not limited to architecture, urban planning, events and trends, and community identity.

INDIVIDUAL AREAS, PROPERTIES, AND SITES

- The Lloyd Taber library, 4533 Admiralty Way (1976, 1999 addition)
- Marina del Rey Hotel, 13534 Balie Way (1963)
- Former Civic National Bank building, 4519 Admiralty Way (1965)
- Fisherman’s Village, 13755 Fiji Way (1969-1970)
- Marina Towers, 4640-4159 Admiralty Way (1972)
- Marina City Club, 4333 Admiralty Way (1975)

PEOPLE

- Victor Gruen
- Abraham M. Lurie

APPENDIX B: ARCHITECTS & BUILDERS

Armét, Louis L. (1914-1981), AIA

Born: St. Louis, MO

Education: University of Southern California, B.Arch. (1939)

Firm: V.F. Ribble (1940); Laurence Test (1940-1941); Spaulding & Rex (1946-1947); Armét & Davis (1947-1972); Armét, Davis & Newlove, AIA, Inc. (1972-1981)

Born in St. Louis, Louis L. Armét, AIA, moved to Los Angeles when he was 13. After graduating from Los Angeles High School and Loyola Marymount University, he went to architecture school at the University of Southern California and graduated in 1939. Armét worked for the Navy Department of Design at Pearl Harbor from May 1941 to February 1943, where he designed warehouses and buildings for ship repair. He worked from 1943 to 1946 for the Seabees. Armét became a licensed architect in 1946. He met Eldon C. Davis while the two of them were working at the architecture firm of Spaulding and Rex. They founded Armét & Davis in 1947. They worked together until 1972 designing churches, banks, bowling alleys, schools, and more. They are best known for their many Googie-style coffee shops including Clock's in Inglewood (1951), Norm's on South Figueroa in Los Angeles (1954), Huddle's Cloverfield in Santa Monica (1955), Pann's in Westchester (1956), and the Holiday Bowl and Coffee Shop in Los Angeles (1957). In Pomona, they designed Danny's Donuts in 1958. Armét died in 1981.

Becket, Welton (1902-1969), FAIA

Born: Seattle, WA

Education: University of Washington, B.Arch. (1927); École des Beaux Arts, Fontainebleau, France (1928)

Firms: Chief designer for C. Waldo Powers (1929-1932); Partner, Plummer, Wurdeman & Becket, (1933-1938); Partner, Wurdeman & Becket (1930-1933; 1938-1949); Principal, Welton Becket Associates (1949-1988)

Welton Becket, FAIA, was born in Seattle, Washington, and studied architecture at the University of Washington. He completed a year of graduate study at the École des Beaux Arts in Fontainebleau, France, and arrived in Los Angeles in 1931. In 1933, he formed a partnership with his former classmate, Walter Wurdeman, and an established Los Angeles architect, Charles F. Plummer. They specialized in small commercial buildings and residences.

In 1935, the partners won a design competition for the Pan Pacific Auditorium in Los Angeles; the distinctive Streamline Moderne landmark was constructed north of the Miracle Mile district for the 1935 National Housing Exposition. After Plummer's death in 1939, the firm incorporated as Wurdeman and Becket. Wurdeman and Becket's design for Bullock's Pasadena, completed in 1947, established the prototype for the postwar suburban department store. When Wurdeman died unexpectedly in 1949 Becket bought out his partner's heirs and assumed sole leadership of the firm, changing its name to Welton Becket and Associates. Headquartered in Los Angeles, the firm grew to be one of the largest in the world with more than 400 employees and offices in San Francisco, New York, Houston, and Chicago.

In addition to Bullock's Pasadena, Becket's retail projects included some two dozen other Bullock's stores including locations in Palm Springs, Westwood (Los Angeles), Sherman Oaks (Los Angeles), Lakewood, La Habra, and Northridge (Los Angeles); Buffum's Department Store in Santa Ana; Seibu of Los Angeles; and malls such as Fashion Island in Newport Beach. Other notable works include the Pomona Civic Center, circular Capitol Records tower in Hollywood, the Cinerama Dome, the Music Center in downtown Los Angeles, the Santa Monica Civic Auditorium, and the Beverly Hilton Hotel in Beverly Hills.

Becket is credited with transforming the cityscape of postwar Southern California with his many commercial and institutional designs. He was one of the most influential architects in the development of Los Angeles and founded a practice that became one of the nation's largest architectural firms. He died in 1969 at the age of 66.

Bolling, Robert D’Arcy (1923), FAIA

Born: Los Angeles, CA

Education: University of Southern California, Los Angeles, CA, 1951

Firms: Draftsman, architect, job captain, C. M. Deasy Architect, Los Angeles, 1951-1959; partner, Deasy & Bolling Architects, Los Angeles, 1960-1976; partner, Deasy, Bolling & Gill Architects, Los Angeles, 1976-1977; partner, Bolling and Gill Architects, Los Angeles, 1977-1978; president, Bolling and Gill Architects, 1978-1985; president, Bolling, Gill, Allen, McDonald, Architects, Los Angeles, 1985-1988; Chairman of the Board, since 1988. Managing principal Bolling and Gill, Architects -Atomic Energy Commission Joint Venture, Los Angeles, since 1983. Consultant in field, since 1988.)

Married Nona Loretta Lewis, July 19, 1947.

Served with United States Naval Reserve, 1943-1946.

Recipient Governor's Design award State of California, 1966, Military Housing Design award American Institute of Architects NavFac, 1974, Excellence in Contracts Performance award W. Division Naval Facilities, 1974; research grantee Educational Facilities Laboratories, 1972-1974.

Daniel, Philip James (1912-?), AIA

Born: Los Angeles, CA

Education: Los Angeles Junior College, Los Angeles, CA, 1931-1932; University of California, Los Angeles, Los Angeles, CA, 1932-1934; B.Arch., University of Southern California, Los Angeles, CA, 1937

Firms: Crawford and Daniel Architects; DMJM Daniel, Mann, Johnson, Mendenhall 1946-

Davis, Eldon C. (1917-2011), AIA

Born: Anacortes, WA

Education: University of Southern California, B.Arch. (1942)

Firms: William H. Knowles, Architect (1942-1943); Spaulding & Rex (1945-1947); Armét & Davis, Inc. (1947-1972); Armét, Davis & Newlove, AIA, Inc. (1972-1991)

Eldon C. Davis graduated from the University of Southern California with a degree in architecture. Davis worked with Army engineers, Phelps-Dodge Mines in Arizona, and Navy Design Office on Terminal Island.

Davis met Louis Logue Armét while the two of them were working at the architecture firm of Spaulding and Rex. They founded Armét & Davis in 1947 and worked together until 1972 designing churches, banks, bowling alleys, schools, and more. They are best known for their many Googie-style coffee shops including Clock's in Inglewood (1951), Norm's on South Figueroa in Los Angeles (1954), Huddle's Cloverfield in Santa Monica (1955), Pann's in Westchester (1956), and the Holiday Bowl and Coffee Shop in Los Angeles (1957). Davis passed in 2011.

Eisenshtat, Sidney (1914-2004), FAIA

Born: New Haven, Connecticut

Education: University of Southern California, B.Arch. (1935)

Firms: Arthur Froehlich and Associates; United States Dept. of Defense; Sidney Eisenshtat and Associates, Principal

Sidney Eisenshtat was a prolific architect in Southern California, and an influential architect of modern synagogues. Born in New Haven, Conn., in 1914, Eisenshtat settled in Los Angeles in 1926. He married Alice Brenner in 1937.

An observant Orthodox Jew, Eisenshtat established an international reputation based on the expressive design of synagogues built in the 1950s through the 1970s. He designed his first major religious structure, Temple Emanuel in Beverly Hills, in 1951, in the first flush of a national reinvention of traditional synagogue design. Eight years later, he designed Sinai Temple in the Westwood neighborhood of Los Angeles.

He also designed Jewish educational buildings and community centers, as well as synagogues across the U.S. His other religious structures in Southern California include Knox Presbyterian Church in Los Angeles and House of the Book in Simi Valley.

Eisenshtat's commercial buildings included two significant structures in Beverly Hills, the Union Bank Building and the Friars Club (now demolished). After a long and prolific career, Eisenshtat retired in the 1980s. He passed away in 2004 at the age of 90.

Emmons, Frederick E., Jr. (1907-1999)

Born: Olean, NY

Education: Cornell University, B.Arch. (1929)

Firms: Frederick E. Emmons (1946-1950); Jones & Emmons (1950-1969)

Frederick E. Emmons, Jr. was born in Olean, New York. After graduating from Cornell University with a degree in architecture in 1929, he joined the New York firm of McKim, Mead & White. He moved to Los Angeles in 1932.

Before World War II, Emmons became friends with A. Quincy Jones through their mutual employment at Allied Engineers in San Pedro. During the war, Emmons spent four years in the Navy. Emmons and Jones founded Jones & Emmons in 1951; the partnership continued until Emmons' retirement in 1969. Jones & Emmons utilized new building technologies that decreased costs and production time. The firm favored structural innovations including lightweight post-and-beam construction with pre-assembled parts. Their work included large-scale commissions, including religious buildings, educational facilities, and civic spaces. In addition, the firm designed office, restaurant, and factory buildings throughout California. The firm designed numerous buildings on the University of California campuses at San Diego, Santa Barbara, Irvine, and Riverside. Emmons died at age 91 in Beverly Hills.

Earl, Robert (Unknown-present)

Born: Unknown

Education: Unknown

Firms: Robert Earl & Associates (c. 1975-present)

Robert Earl is an award-winning architect who began practicing in Los Angeles in the 1950s. Earl has specialized in home design for more than 50 years.

During the 1960s, 1970s and 1980s, the firm designed tract housing for various developers. His subdivisions included Sunset Pacific in San Clemente, Sunset Terrace in Redlands, Island View in Palos Verdes, and Seacliff on the Greens in Huntington Beach. In each of these developments, the firm designed elevations in various consumer-pleasing styles such as Cape Cod, Traditional, French Revival, and English Revival. At this time, Earl's office was located in Century City; he eventually added a satellite office in Irvine c. 1984. The firm continued to design tract homes and win awards for them well into the 1990s.

Earl also designed custom homes, including an avant-garde modern home for himself in West Los Angeles in 1963 and through these efforts earned a reputation for his custom homes in Bel-Air and Brentwood.

Krisel, William (1924-2017), AIA

Born: Shanghai, China

Education: University of Southern California, B.Arch. (1949)

Firms: Victor Gruen (1946-1949); Palmer and Krisel, A.I.A. Architects (1950-1966); William Krisel, AIA (1966- 2017)

William Krisel, AIA, was born in Shanghai, China, where his father had moved the family for his work for the United States' State Department. In 1937, the family returned to California. Following his graduation from Beverly Hills High School in 1941, 16 year-old Krisel enrolled at USC's School of Architecture, only to be interrupted by the United States' entry into World War II.

During the war, Krisel worked in Army Intelligence, served as the Chinese-language interpreter for General Stillwell, and earned the Bronze Star for Valorous Service. Following the war, in 1946, Krisel returned to his studies, making use of the GI Bill, and graduated in 1949. Alongside his studies, Krisel worked in the offices of Paul Laszlo and Victor Gruen.

Krisel obtained his architect's license in 1950 and went into partnership with Dan Saxon Palmer. Palmer and Krisel, A.I.A. Architects designed custom homes and commercial projects prior to investing their time in Los Angeles area tract homes. As early as 1952, Palmer & Krisel's system of modular post and beam construction proved popular and effective. After years of success in Los Angeles, Palm Springs, and Borrego Springs, the firm designed the Loma Palisades Apartments and a number of residential tracts throughout San Diego. By 1961, Krisel began his efforts in local high-rise developments with the 24-story Kahn Building, within which the firm would house their San Diego office. They also expanded their work throughout Southern California. Krisel studied landscape architecture under Garrett Eckbo and became a licensed landscape architect in 1954. Palmer and Krisel dissolved their partnership in 1966, and Krisel renamed the firm William Krisel, AIA.

Krisel's experience in design and construction includes nearly every kind of structure, including high- and low-rise office and apartment buildings, shopping centers, industrial buildings, factories, schools, hospitals, religious buildings, hotels, motels, and restaurants. He claims credit for over 40,000 housing units as he pioneered the use of innovative, modern design for affordable tract housing, commercial and multi-unit residential architecture. Krisel's work has garnered numerous awards for design excellence, including AIA Lifetime Achievement and "Tribal Elder" Awards, as well as the Palm Springs Lifetime Achievement Award, and recognition from ASLA, NAHB, the City of Beverly Hills, and West Los Angeles.

Krisel passed away in 2017.

Palmer, Dan Saxon (1920-2007), AIA

Born: Budapest, Hungary

Education: New York University, B.Arch. (1942)

Firms: Morris Lapidus; Victor Gruen; Palmer and Krisel (1950-1964)

Dan Saxon Palmer was born in Budapest, Hungary, and moved to New York with his family at age 2. After earning a bachelor's degree in architecture from New York University in 1942, Palmer served in the Army Corps of Engineers as a mapmaker, draftsman and photographer in England and France. He then worked for architects Morris Lapidus in New York and Victor Gruen in Los Angeles, and, in 1950, formed a Los Angeles-based partnership with William Krisel, who also had worked at Gruen's office.

Beginning in 1950, Palmer and Krisel designed contemporary houses with post-and-beam construction, open floor plans in which the living room, dining room and kitchen flow together, lots of glass and clean, simple lines inside and out. In the early 1950s, they won a commission for their first major housing tract, Corbin Palms, in the western San Fernando Valley.

By 1955, Palmer was overseeing work in Orange and Ventura counties, Krisel in San Diego and Riverside counties. George Alexander, Harlan Lee and other developers built more than 20,000 houses designed by Palmer and Krisel in Southern California, Arizona, Nevada, Texas and Florida by the end of the 1950s. Palmer and Krisel collaborated on projects in the Los Angeles area until dissolving their partnership in 1964. Palmer continued designing tract homes and also commercial developments, including the City National Bank building (1968) on Pershing Square in downtown Los Angeles. He died in Santa Monica at age 86.

Rible, Ulysses Floyd (1904-1982), AIA

Born: Chicago, IL

Education: University of Pennsylvania Certificate of Proficiency (1929); University of Southern California, B.Arch. (1943)

Firms: Draftsman, John C. Austin (1923-1926); Draftsman, Allison & Allison (1929-1930); Parkinson & Parkinson (1934-1935); Principal, Ulysses Floy Rible (1935-1943); Partner, Allison and Rible, Architects (1944-1969); Partner, Allison, Rible, Robinson and Ziegler, Architects, Los Angeles (1969-); Partner, Leo A. Daly (c. 1970)

Rible was born in Chicago, Illinois but spend most of his life in Wisconsin, where he worked as an office manager. Rible moved to Washington state before relocating to Southern California in the 1920s, first to San Luis Obispo then to Los Angeles. In Southern California, Rible worked for several notable architectural firms, including John C. Austin, Allison & Allison, and Parkinson & Parkinson before opening his own practice. Rible returned to his education in the 1940s and received a bachelor's degree from the University of Southern California in 1943. The following year, he joined with George Allison to form Allison & Rible. The firm specialized in master planning for schools and universities. Notable projects included the Goodyear Memorial Hospital in Ventura (1951) and Goodyear Memorial Hospital (1954). Rible joined the American Institute of Architects, Southern California Chapter, in 1940 and became a Fellow in 1957. Rible died in 1982.

Soriano, Raphael, FAIA (1904-1988)

Born: Rhodes, Greece

Education: College Saint Jean Baptiste, Rhodes (1922) University of Southern California, B.Arch. (1934)

Firms: Richard J. Neutra, Architect, Los Angeles, CA, 1931-1934; Rudolph Schindler, Architect, Los Angeles, CA, 1934; County of Los Angeles, Works Projects Administration (WPA), Los Angeles, CA, 1935-1936; Raphael Soriano, Architect, Los Angeles, CA,

Raphael Soriano was born on the island of Rhodes, Greece in 1904 into a Sephardic Jewish family. After attending College Saint Jean Baptiste in Rhodes, Soriano emigrated to the United States in 1924 where he joined extended family members in Los Angeles.

While working various jobs Soriano studied architecture at the University of Southern California beginning in 1929 and received US citizenship in 1930. He graduated USC in 1934.

He worked as a draftsman in the office of pioneering modernist architect Richard Neutra alongside Harwell Hamilton Harris and Gregory Ain. He also briefly worked for Rudolph Schindler. Soriano also worked for the County of Los Angeles, Works Projects Administration (WPA) before starting his own firm in 1936. His first residential commission, the International Style Lipetz House in Los Angeles' Silver Lake neighborhood, was chosen for the 1937 International Architecture Exhibition in Paris and was awarded the prestigious Prix de Rome.

With virtually no building construction taking place during World War II, Soriano lectured at USC and developed proposals for post-war housing designs to various competitions and publications. After the war, Soriano received many commissions, and gained significant recognition and awards for his built projects. He was invited to participate in Arts & Architecture Magazine's Case Study Houses program. His Case Study 1950 was pioneering in its use of steel in residential design.

A disagreement with a client resulted in an official complaint before the Ethics Committee of the AIA, Southern California Chapter and Soriano was banned from practicing architecture in Los Angeles in 1953. He relocated to the Bay Area where he continued his practice designing homes in Marin County and working with developer Joseph Eichler on a prototype for a mass produced steel frame house.

Soriano was made a Fellow of the American Institute of Architects (FAIA) in 1961. In 1965, he launched Soria Structures, Inc. to design and build prefabricated houses, marketed as "All-

Aluminum Homes." His last realized designs were eleven All-Aluminum Homes on the island of Maui, Hawaii, built in 1965.

After 1970 Soriano focused on architectural writing, lecturing, and research. In 1986, he was recognized by the AIA and by USC for distinguished achievements in architecture. He died in 1988.

Videricksen, Ebbe (?), AIA

Born: Denmark
Education: Horsens Technical College, Denmark, Danish Royal Academy?
Firms: Richard Neutra
Immigrated to the United States in 1958

Williams, Paul R. (1894-1980) FAIA

Born: Los Angeles, California
Education: Los Angeles School of Art and Design, New York Beaux-Arts Institute of Design (Los Angeles branch); University of Southern California School of Engineering
Firms: Reginald Johnson, Architect, Pasadena, CA 1914-1917; Arthur Kelly, Architect, Hollywood, CA 1917-1921; Chief Draftsman for John C. Austin, Architect, Los Angeles, CA 1921-1924; Paul R. Williams and Associates, Los Angeles, CA 1922-1974.

Williams received his architecture license in 1921, becoming the only licensed African American architect west of the Mississippi. Williams became well-known for his modern interpretations of the period revival styles that were popular at the time, including examples of the Tudor Revival, Colonial Revival, Spanish Colonial Revival, and French Country styles. He had gained prominence for designing home for wealthy clients with unlimited budgets, including many high-profile members of the Entertainment Industry.

While he continued to design expansive private residences, in the middle years of his career Williams turned his attention to other housing types, publishing two books on "the Small House" in the mid-1940s. In developing these more modest residential designs, Williams incorporated Modern elements, such as open floor plans, connection to the outdoors through integrated patio spaces and large windows, and simplified ornamentation, into traditional building forms.

Beginning in the 1930s, he received numerous commissions for prominent commercial and institutional work. He also worked as an architect for the United States Navy during World War II and served on multiple municipal, state, and national commissions. Williams was an influential member of the African American community in Los Angeles. He designed the First AME Church, and the headquarters for Golden State Mutual Life, the largest African American-owned insurance company in the western United States, and the 28th Street YMCA in South Los Angeles.

In 1957, Williams became the first African-American member of the College of Fellows of the American Institute of Architects. Williams retired in 1974 and filed for emeritus status with the AIA. He died in Los Angeles in 1980 at the age of 85.

Wong, Charles W. (1929-2019), AIA

Born: Canton, China
Education: University of Southern California School of Architecture (1951)
Firms: C.W. Wong & Associates (1956-?)

Charles W. Wong was born in Canton, China in 1929. He immigrated to the United States in the 1930s with his family settling in Los Angeles. He graduated from Polytechnic High School in 1946 and graduated college through USC's School of Architecture in 1951. He formed his own

architectural firm, C.W. Wong & Associates in 1956, specializing in residential, commercial, and institutional projects. He died in 2019 at the age of 90.

APPENDIX C: GUIDELINES FOR EVALUATION AND REGISTRATION PROGRAMS

A property may be designated as historic by National, State, and local authorities. In order for a building to qualify for listing in the National Register of Historic Places or the California Register of Historical Resources, it must meet one or more identified criteria of significance. The property must also retain sufficient historic integrity to evoke the sense of place and time with which it is historically associated. This historic context statement will provide guidance for listing at the federal and state levels, according to the established criteria and integrity thresholds.

GUIDELINES FOR EVALUATION

Historic Significance and Periods of Significance

The definition of *historic significance* used by the California Office of Historic Preservation (OHP) in its administration of the California Register is based upon the following definition used by the National Park Service for the National Register.²¹⁴

Historic significance is [defined as] the importance of a property to the history, architecture, archaeology, engineering, or culture of a community, State, or the nation. It is achieved in several ways:

- Association with important events, activities or patterns
- Association with important persons
- Distinctive physical characteristics of design, construction, or form
- Potential to yield important information

A property may be significant individually or as part of a grouping of properties. In addition to the above criteria, significance is defined by the area of history in which the property made important contributions and by the period of time when these contributions were made.²¹⁵ The National Park Service defines this period of time as the *period of significance*.

The *period of significance* is the length of time when a property was associated with important events, activities or persons, or attained the characteristics which qualify it for...listing. The period of significance usually begins with the date when significant activities or events began giving the property its historic significance; this is often a date of construction.²¹⁶

The period of significance usually begins with the date when significant activities or events began giving the property its historic significance; this is often a date of construction.²¹⁷ The period of significance can be as brief as a single year; many, however, span many years and consist of

²¹⁴ U. S. Department of the Interior, National Park Service, *National Register Bulletin 16A: How to Complete the National Register Nomination Form* (Washington, DC: 1997), <https://www.nps.gov/subjects/nationalregister/upload/NRB16A-Complete.pdf> (accessed April 2018.)

²¹⁵ *National Register Bulletin 16A: How to Complete the National Register Nomination Form.*

²¹⁶ *National Register Bulletin 16A: How to Complete the National Register Nomination Form.*

²¹⁷ *National Register Bulletin 16A: How to Complete the National Register Nomination Form.*

beginning and closing dates.”²¹⁸ Identification and definition of the period is based on “specific events directly related to the significance of the property,” for example, the date of construction, years of ownership, or length of operation as a particular entity.²¹⁹

Integrity

Historic integrity is the ability of a property to convey its significance and is defined as the “authenticity of a property’s historic identity, evidenced by the survival of physical characteristics that existed during the property’s historic period.”²²⁰ The National Park Service defines seven aspects of integrity: *location, design, setting, materials, workmanship, feeling, and association*. These qualities are defined as follows:

- *Location* is the place where the historic property was constructed or the place where the historic event took place.
- *Design* is the combination of elements that create the form, plan, space, structure, and style of a property.
- *Setting* is the physical environment of a historic property.
- *Materials* are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property.
- *Workmanship* is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.
- *Feeling* is a property's expression of the aesthetic or historic sense of a particular period of time.
- *Association* is the direct link between an important historic event or person and a historic property.²²¹

While it is not necessary for a property to retain all seven aspects of integrity, or indeed, “all its historic physical features or characteristics,”²²² the National Park Service notes that the property must retain “the essential physical features that enable it to convey its historic identity. The essential physical features are those features that define both *why* a property is significant and *when* it was significant.”²²³

Character-Defining Features

Every historic building is unique, with its own identity and its own distinctive character. *Character-defining features* are those visual aspects and physical features or elements, constructed during the property’s period of significance, that give the building its historic character and contribute to the integrity of the property. Character-defining features should be

²¹⁸ *National Register Bulletin 16A: How to Complete the National Register Nomination Form.*

²¹⁹ *National Register Bulletin 16A: How to Complete the National Register Nomination Form.*

²²⁰ *National Register Bulletin 16A: How to Complete the National Register Nomination Form.*

²²¹ U. S. Department of the Interior, National Park Service, *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation*, by the staff of the National Register of Historic Places, finalized by Patrick W. Andrus, edited by Rebecca H. Shrimpton (Washington, DC: 1990; revised for Internet, 2002), https://www.nps.gov/subjects/nationalregister/upload/NRB-15_web508.pdf (accessed April 2018).

²²² *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation.*

²²³ *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation.*

considered in the planning and design of a project to preserve them to the maximum extent possible. Character-defining features can identify the building as an example of a specific building type, usually related to the building's function; they can exemplify the use of specific materials or methods of construction, or embody a historical period or architectural style; and they can convey the sense of time and place in buildings associated with significant events or people.

In order to be considered *eligible* for designation as a historic resource, a property must possess both sufficient historic significance to meet at least one of the above criteria, *and* sufficient historic integrity to convey its significance through the physical features that reflect the property's character and identity.

Programs under which a property may be designated at the Federal or State level are described below.

REGISTRATION PROGRAMS

National Register of Historic Places

The National Register of Historic Places is an authoritative guide to be used by Federal, State, and local governments, private groups, and citizens to identify the Nation's cultural resources and to indicate what properties should be considered for protection from destruction or impairment.²²⁴

The National Park Service administers the National Register program. Listing in the National Register assists in preservation of historic properties in several ways, including: recognition that a property is of significance to the nation, the state, or the community; consideration in the planning for federal or federally assisted projects; eligibility for federal tax benefits; and qualification for Federal assistance for historic preservation, when funds are available.

To be eligible for listing and/or listed in the National Register a resource must possess significance in American history and culture, architecture, or archaeology. Listing in the National Register is primarily honorary and does not in and of itself provide protection of a historic resource. The primary effect of listing in the National Register on private owners of historic buildings is the availability of financial and tax incentives. In addition, for projects that receive Federal funding, a clearance process must be completed in accordance with Section 106 of the National Historic Preservation Act. State and local regulations may also apply to properties listed in the National Register.

The criteria for listing in the National Register follow established guidelines for determining the significance of properties. The quality of significance in American history, architecture, archeology, engineering, and culture is present in districts, sites, buildings, structures, and objects:

- A. That are associated with events that have made a significant contribution to the broad patterns of our history; or
- B. That are associated with the lives of persons significant in our past; or

²²⁴ 36CFR60, Section 60.2.

- C. That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- D. That have yielded, or may be likely to yield, information important in prehistory or history.²²⁵

Historic Districts

Standard preservation practice evaluates groups of buildings from similar time periods and historic contexts as *historic districts*. The National Park Service defines an historic district as “a significant concentration, linkage, or continuity of sites, buildings, structures, or objects united historically or aesthetically by plan or physical development.”²²⁶

A historic district derives its significance as a single unified entity. The National Park Service guidelines continue to say that “the identity of a district results from the interrelationship of its resources, which can convey a visual sense of the overall historic environment or be an arrangement of historically or functionally related properties.”²²⁷

Integrity

In addition to meeting any or all of the designation criteria listed above, the National Park Service requires properties to possess historic integrity. Historic integrity is the ability of a property to convey its significance and is defined as “the authenticity of a property’s historic identity, evidenced by the survival of physical characteristics that existed during the property’s historic period.”²²⁸

The National Register recognizes seven aspects or qualities that comprise integrity, which are also referenced in the City’s local ordinance: location, design, setting, materials, workmanship, feeling, and association. These qualities are defined as follows:

- *Location* is the place where the historic property was constructed or the place where the historic event took place.
- *Design* is the combination of elements that create the form, plan, space, structure, and style of a property.
- *Setting* is the physical environment of a historic property.
- *Materials* are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property.
- *Workmanship* is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.

²²⁵ 36CFR60, Section 60.3. Criterion D typically applies to archaeological resources.

²²⁶ National Park Service, U. S. Department of the Interior. *National Register Bulletin 15. How to Apply the National Register Criteria for Evaluation*. Washington D.C.: 1997, 5.

²²⁷ *National Register Bulletin 15*.

²²⁸ *National Register Bulletin 16A: How to Complete the National Register Nomination Form*.

- *Feeling* is a property's expression of the aesthetic or historic sense of a particular period of time.
- *Association* is the direct link between an important historic event or person and a historic property.²²⁹

In assessing a property's integrity, the National Park Service recognizes that properties change over time. *National Register Bulletin 15* provides:

To retain historic integrity a property will always possess several, and usually most, of the aspects. It is not necessary for a property to retain all its historic physical features or characteristics. The property must retain, however, the essential physical features that enable it to convey its historic identity.

A property that has lost some historic materials or details can be eligible if it retains the majority of the features that illustrate its style in terms of the massing, spatial relationships, proportion, pattern of windows and doors, texture of materials, and ornamentation. The property is not eligible, however, if it retains some basic features conveying massing but has lost the majority of the features that once characterized its style.²³⁰

A property that has sufficient integrity for listing at the national, state, or local level will typically retain a majority of the identified character-defining features and will retain sufficient integrity to convey its significance. The required aspects of integrity are dependent on the reason for a property's significance. Increased age and rarity of the property type are also considerations when assessing integrity thresholds. For properties that are significant for their architectural merit (Criterion C), a higher priority is placed on integrity of design, materials, and workmanship. For properties that are significant for their association with important events or people, integrity of feeling and/or association may be more important.

For properties which are considered significant under National Register Criteria A and B, *National Register Bulletin 15* states:

A property that is significant for its historic association is eligible if it retains the essential physical features that made up its character or appearance during the period of its association with the important event, historical pattern, or person(s). A property important for illustrating a particular architectural style or construction technique must retain most of the physical features that constitute that style or technique.²³¹

Criteria Considerations

Certain kinds of properties are not usually considered for listing in the National Register. These include religious properties, moved properties, birthplaces or graves, cemeteries, reconstructed properties, commemorative properties, and properties achieving significance within the past 50

²²⁹ *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation.*

²³⁰ *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation.*

²³¹ *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation.*

years.²³² These properties can be eligible for listing, however, if they meet special requirements, called Criteria Considerations, in addition to being eligible under one or more of the four criteria and possessing integrity. The National Park Service has defined seven Criteria Considerations; those that are the most relevant to this study include:

Criteria Consideration A: Religious Properties

A religious property is eligible if it derives its primary significance from architectural or artistic distinction or historical importance.

A religious property requires justification on architectural, artistic, or historic grounds to avoid any appearance of judgment by government about the validity of any religion or belief. Historic significance for a religious property cannot be established on the merits of a religious doctrine, but rather, for architectural or artistic values or for important historic or cultural forces that the property represents. A religious property's significance under Criterion A, B, C, or D must be judged in purely secular terms. A religious group may, in some cases, be considered a cultural group whose activities are significant in areas broader than religious history.²³³

Criteria Consideration B: Moved Properties

A property removed from its original or historically significant location can be eligible if it is significant primarily for architectural value or it is the surviving property most importantly associated with a historic person or event.²³⁴

The National Register Criteria for Evaluation limits the consideration of moved properties because significance is embodied in locations and settings as well as in the properties themselves. Moving a property destroys the relationships between the property and its surroundings and destroys associations with historic events and persons. A move may also cause the loss of historic features such as landscaping, foundations, and chimneys, as well as loss of the potential for associated archeological deposits. Properties that were moved before their period of significance do not need to meet the special requirements of Criteria Consideration B.²³⁵

Criteria Consideration G: Properties that have Achieved Significance within the Past 50 Years

A property achieving significance within the past fifty years is eligible if it is of *exceptional importance*. The National Register Criteria for Evaluation excludes properties that achieved significance within the past 50 years unless they are of exceptional importance. 50 years is a general estimate of the time needed to develop historical perspective and to evaluate significance. This consideration guards against the listing of properties of passing contemporary interest and ensures that the National Register is a list of truly historic places. The phrase "exceptional importance" does not require that the property be of national significance. It is a measure of a property's importance within the appropriate historic context, whether the scale of that context

²³² *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation.*

²³³ *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation.*

²³⁴ *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation.*

²³⁵ *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation.*

is local, State, or national.

California Register of Historical Resources

The California Register of Historical Resources is an authoritative guide in California used by State and local agencies, private groups, and citizens to identify the State's historical resources. The California Register was established in 1998, with eligibility criteria based upon National Register criteria. The criteria for listing in the California Register are:

1. Associated with events that have made a significant contribution to the broad patterns of local or regional history or the cultural heritage of California or the United States.
2. Associated with the lives of persons important to local, California or national history.
3. Embodies the distinctive characteristics of a type, period, region or method of construction or represents the work of a master or possesses high artistic values.
4. Has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California or the nation.²³⁶

The California Register consists of resources that are listed automatically and those that must be nominated through an application and public hearing process. The California Register includes the following:

- California properties formally determined eligible for (Category 2 in the State Inventory of Historical Resources), or listed in (Category 1 in the State Inventory), the National Register of Historic Places.
- State Historical Landmarks No. 770 and all consecutively numbered state historical landmarks following No. 770. For state historical landmarks preceding No. 770, the Office of Historic Preservation (OHP) shall review their eligibility for the California Register in accordance with procedures to be adopted by the State Historical Resources Commission.
- Points of historical interest which have been reviewed by the OHP and recommended for listing by the commission for inclusion in the California Register in accordance with criteria adopted by the commission.

Other resources which may be nominated for listing in the California Register include:

- Individual historical resources.
- Historical resources contributing to the significance of an historic district.
- Historical resources identified as significant in historical resources surveys, if the survey meets the criteria listed in subdivision (g) of Section 5023.1 of the Public Resources Code.
- Historical resources and historic districts designated or listed as city or county landmarks or historic properties or districts pursuant to any city or county ordinance, if the criteria for designation or listing under the ordinance have been determined by the office to be consistent with California Register criteria.

²³⁶ Criterion 4 typically applies to archaeological resources, which is outside the scope of this project.

- Local landmarks or historic properties designated under any municipal or county ordinance.²³⁷

California Points of Historical Interest

The California Point of Historical Interest Program was established in 1965 to accommodate an increased interest in recognizing local historic properties not able to meet the restrictive criteria of the State Historical Landmarks program. The criteria for the Points are the same as those that govern the Landmark program but are directed to local (city or county) areas. California Points of Historical Interest do not have direct regulatory protection but are eligible for official landmark plaques and highway directional signs.

Los Angeles County Landmarks

The Los Angeles County Historic Resources Ordinance allows for the designation of structures, sites, objects, trees, landscapes, or natural features as individual local landmarks and for the designation of historic districts. Chapter 22.124 of the County Code of Ordinances applies to all historic resources that are at least 50 years old, or of exceptional quality if less than 50 years old. It allows for the designation of historic landmarks and historic districts by the Board of Supervisors upon the recommendation of the Landmarks Commission.

Criteria for Designation

A.A structure, site, object, tree, landscape, or natural land feature may be designated as a landmark if it is 50 years of age or older and satisfies one or more of the following criteria:

1. It is associated with events that have made a significant contribution to the broad patterns of the history of the nation, State, County, or community in which it is located;
2. It is associated with the lives of persons who are significant in the history of the nation, State, County, or community in which it is located;
3. It embodies the distinctive characteristics of a type, architectural style, period, or method of construction, or represents the work of an architect, designer, engineer, or builder whose work is of significance to the nation, State, County, or community in which it is located; or possesses artistic values of significance to the nation, State, County, or community in which it is located;
4. It has yielded, or may be likely to yield, significant and important information regarding the prehistory or history of the nation, State, County, or community in which it is located;
5. It is listed, or has been formally determined eligible by the United States National Park Service for listing, in the National Register of Historic Places, or is listed, or has been

²³⁷ California PRC, Section 5023.1(e).

formally determined eligible by the State Historical Resources Commission for listing, on the California Register of Historical Resources;

6. If it is a tree, it is one of the largest or oldest trees of the species located in the County;
or
7. If it is a tree, landscape, or other natural land feature, it has historical significance due to an association with a historic event, person, site, street, or structure, or because it is a defining or significant outstanding feature of a neighborhood.

B. Property less than 50 years of age may be designated as a landmark if it meets one or more of the criteria set forth in Subsection A, above, and exhibits exceptional importance.

C. The interior space of a property, or other space held open to the general public, including but not limited to a lobby, may be designated as a landmark or included in the landmark designation of a property if the space qualifies for designation as a landmark under Subsection A or B, above.

D. Historic Districts. A geographic area, including a noncontiguous grouping of related properties, may be designated as a historic district if all of the following requirements are met:

1. More than 50 percent of owners in the proposed district consent to the designation;
2. The proposed district satisfies one or more of the criteria set forth in Subsections A.1 through A.5, above; and
3. The proposed district exhibits either a concentration of historic, scenic, or sites containing common character-defining features, which contribute to each other and are unified aesthetically by plan, physical development, or architectural quality; or significant geographical patterns, associated with different eras of settlement and growth, particular transportation modes, or distinctive examples of parks or community planning.



LA COUNTY
PLANNING
Westside
Area Plan

The logo for LA County Planning features a stylized illustration of a coastal scene with a sailboat, a palm tree, and waves. The text "LA COUNTY" is in a dark teal box, "PLANNING" is in a white box with a dark teal border, and "Westside Area Plan" is in a dark teal box.



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