



# WESTSIDE AREA PLAN

Community Listening Session with Supervisor Mitchell

August 29, 2024  
6:30-8:30 pm

An aerial photograph of Los Angeles, California, showing the city's layout, including major freeways, urban areas, and the San Gabriel River. The image is faded and serves as a background for the top half of the slide.

# Welcome

The logo for LA County Planning, featuring the text "LA COUNTY" in a white box above "PLANNING" in a larger white box, both set against a dark teal background with a geometric pattern.

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# Community Agreements

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# Community Agreements

- Respect Each Other
- Allow Differences in Opinion
- Be Engaged for a Meaningful Discussion
- Honor the process

# AGENDA

1. Project Purpose
2. WSAP Project Updates & Timeline
3. Group Discussion
4. Recap Next Steps
5. Closing Remarks

# Project Purpose

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To establish the **Westside Area Plan**, which is a long-range policy document that will guide long-term growth of the area through development of a guiding vision, goals, policies, and implementation actions for the unincorporated communities in the Westside Planning Area.

**Housing Element:** State law mandates the County to plan and accommodate for approximately 90,000 housing units (Current HE Cycle, 2021 to 2029)

Compliance	Non-Compliance
Eligibility for various state grants and loan programs: <ul style="list-style-type: none"><li>• Housing</li><li>• Transportation</li><li>• Parks</li><li>• Infrastructure Improvements</li></ul>	<ul style="list-style-type: none"><li>• Loss of local authority over permitting decisions (building permits, zoning, etc.)</li><li>• Builder’s Remedy</li><li>• Litigations for HE incompliance</li></ul>

## Example of Non-Compliance that Leads to “Builder’s Remedy” (what we don’t want)

Analysis

# State Tells Beverly Hills to Approve Builder's Remedy Tower

Newsom calls rejection of 19-story project a violation of state law.

By Jack Rogers | August 27, 2024 at 04:33 AM



The California Department of Housing and Community Development (HCD) and Gov. Gavin Newsom have warned Beverly Hills it must approve a builder's remedy project to build the tallest tower in the city or face legal action by the state.



The Beverly Hills City Council in June rejected developer Leo Pustilnikov's application to build a 19-story tower including a 73-room hotel, 165 residential units and a restaurant on a site occupied by a vacant building and a parking lot at 125-129 South Linden Drive on the corner of Wilshire Boulevard.



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SHAPING TOMORROW

# Top Concerns

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- **Affordable Housing and Displacement**
- **Collaboration with LA City and Local Agencies**
- **Parking**
- **Fairness and Equity in Rezoning Strategy**
- **Inglewood Oil Field**
- **Traffic Congestion and Traffic Safety**

# WSAP Project Updates

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# Community feedback Revisions to the WSAP

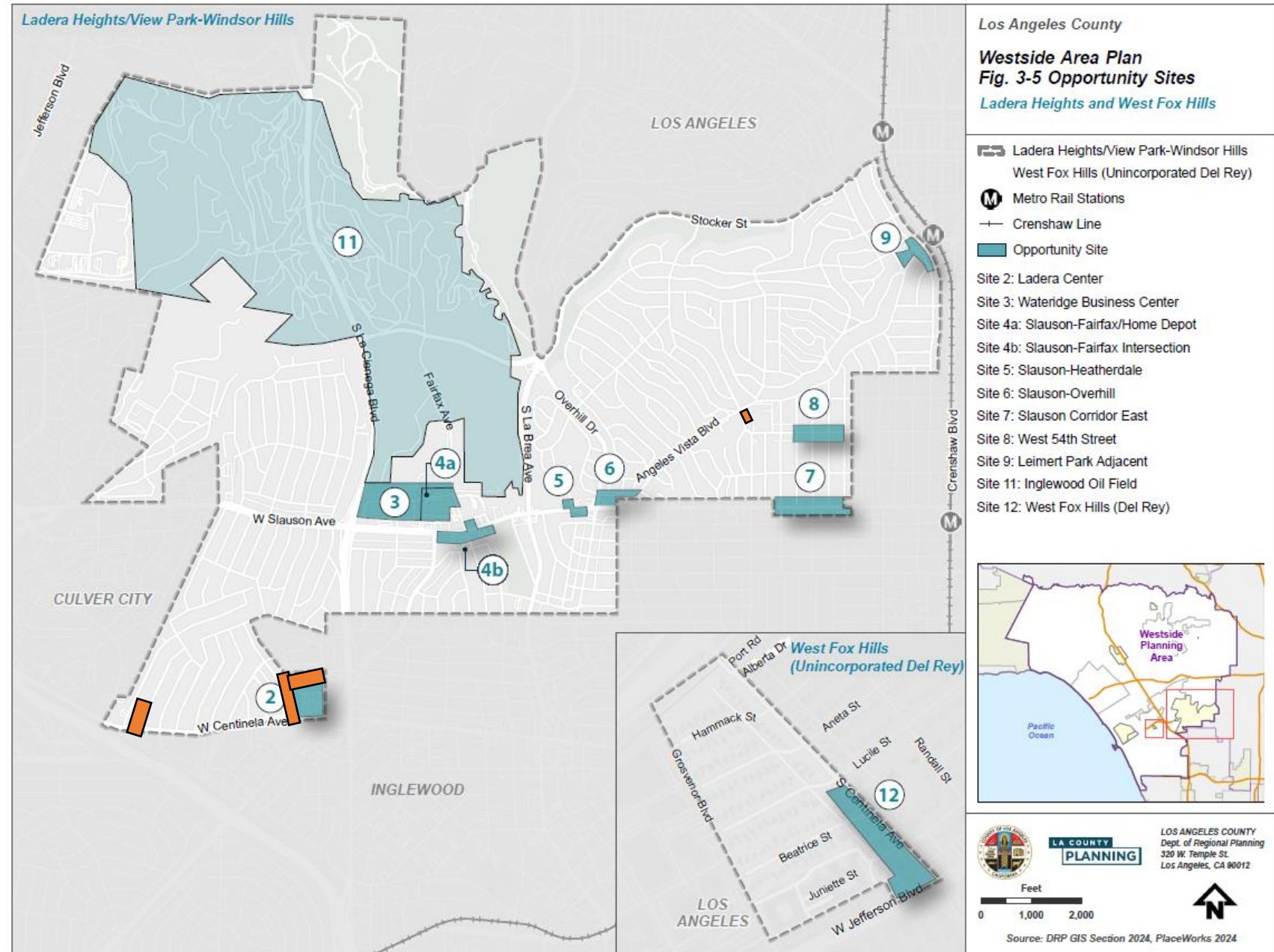
- **Removal of Opportunity Site # 1** (Centinela and Green Valley)
- **Removal of Opportunity Site #10** (Angeles Vista and Valley Ridge)
- **MXD Zone Height Limit 45ft (4 stories) in Ladera Heights, View Park/Windsor-Hills (from 65ft)**
- **Rescind Rezoning along Springpark Ave and Fairview Blvd**
- **Policy updates: (Land Use, Economic Development, Mobility, etc.)**

# Revisions to the WSAP

- Removal of Opportunity site #1
- Removal of Opportunity site #10
- Rescind rezoning along Springpark Ave and Fairview Blvd.

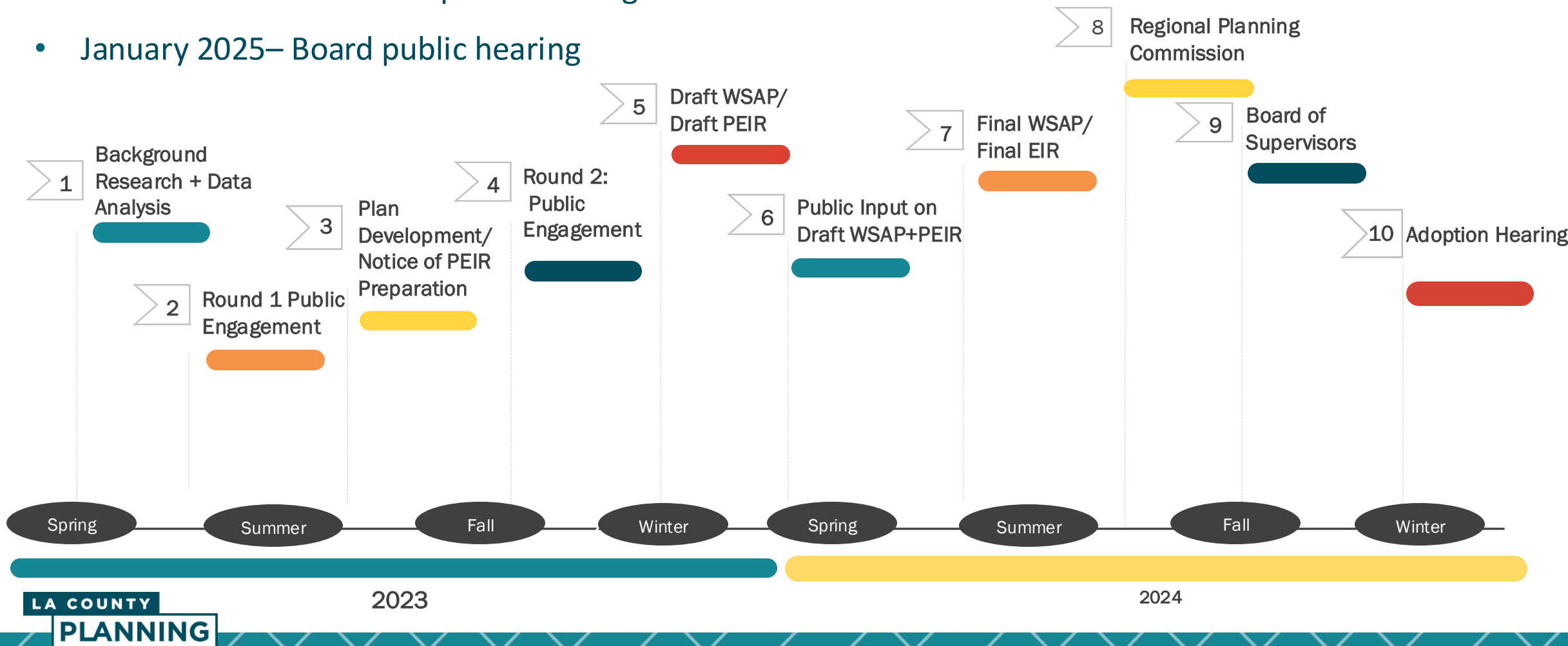


Sites to be removed/rescinded



# Next Steps/ Project Schedule

- Fall 2024 – Release of public hearing draft documents
- October 23rd 2024 – RPC public hearing
- January 2025– Board public hearing



# Table Top Discussion

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# Table Top Discussion Format - 20min

- Digest and discuss what you heard
- Agree on 1-2 comments/questions to share back
- Select 1 person to share back
- Select 1 person to take notes, keep a list of other points in case you hear your top 2 shared by another group

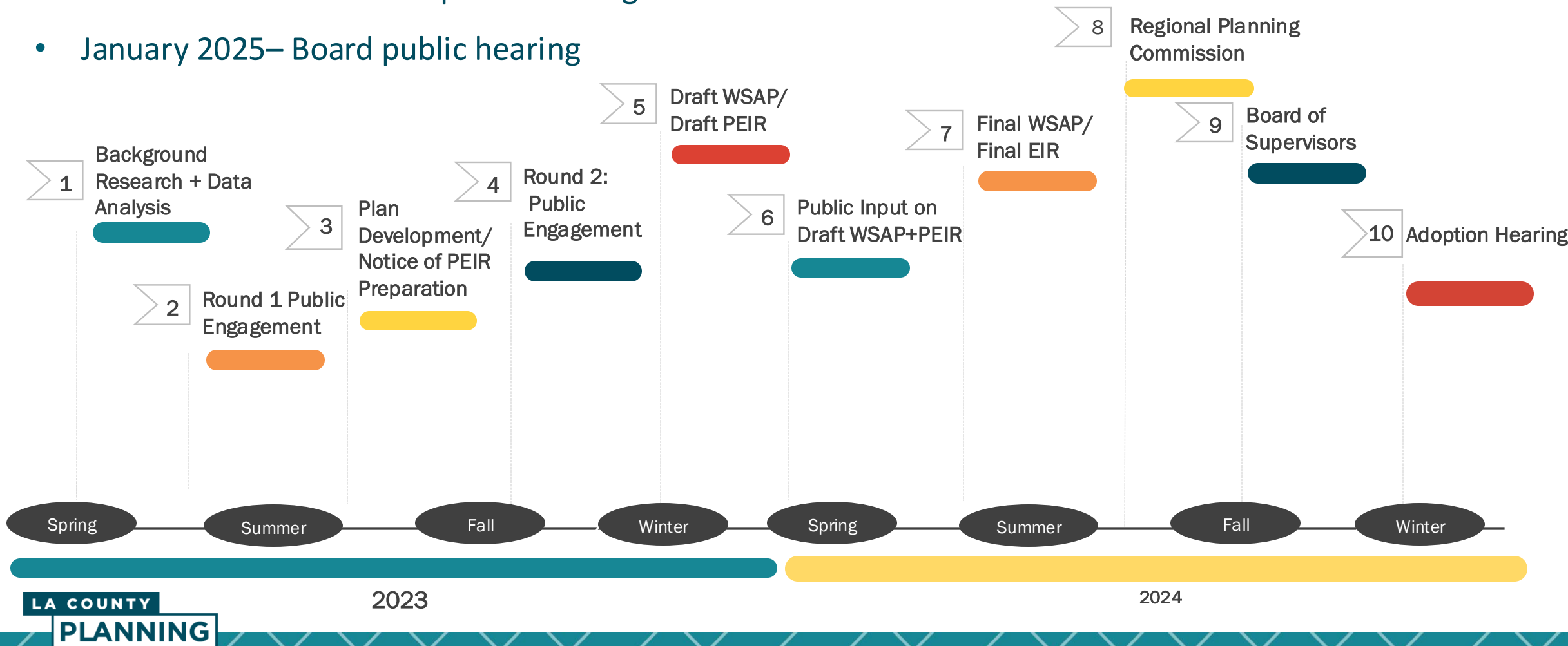
# Table Top Share Out

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# Next Steps

# Next Steps/ Project Schedule

- Fall 2024 – Release of public hearing draft documents
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# WSAP Contact Information

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

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

Project  
Website



Julie Yom, Principal Regional Planner

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Miriam Thompson, Regional Planner

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

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**THANK YOU**

# Additional Slides

# General Plan vs Area Plan

**General Plan:** Foundation for all local plans, such as Area Plans, and Coastal Land Use Plans.

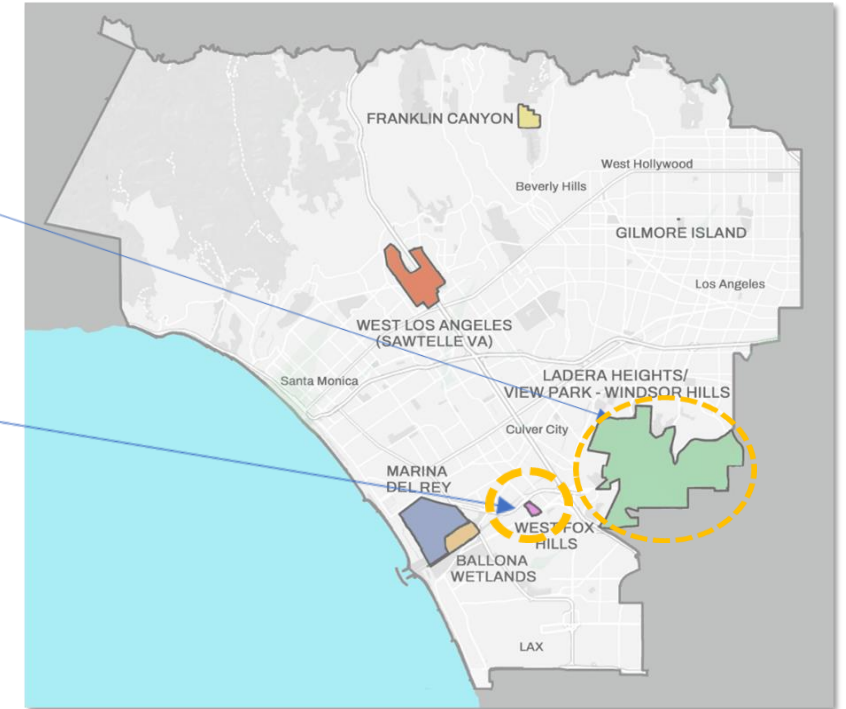
**Area Plan:** provides opportunities to **update local planning tools** such as specific plans and community standards districts which involve **changes to zoning and land use**.

**Area Plan:** addresses the same issues as the General Plan, adding **greater specificity to the local context**



# Westside Planning Area

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

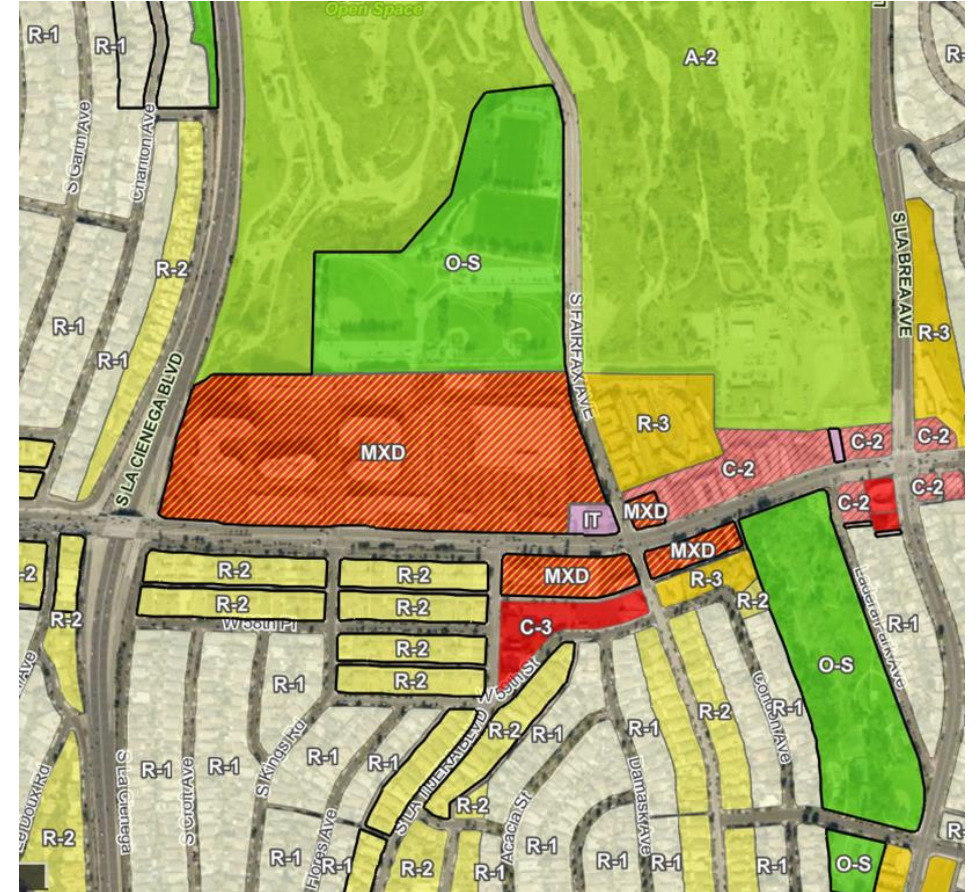


# Proposed Land Use + Zoning Updates

## Land Use + Zoning Map Updates

A review of all properties in the Westside Planning Area was completed with changes proposed in the following categories:

1. Technical Cleanup
2. Housing Element
3. Opportunity Sites

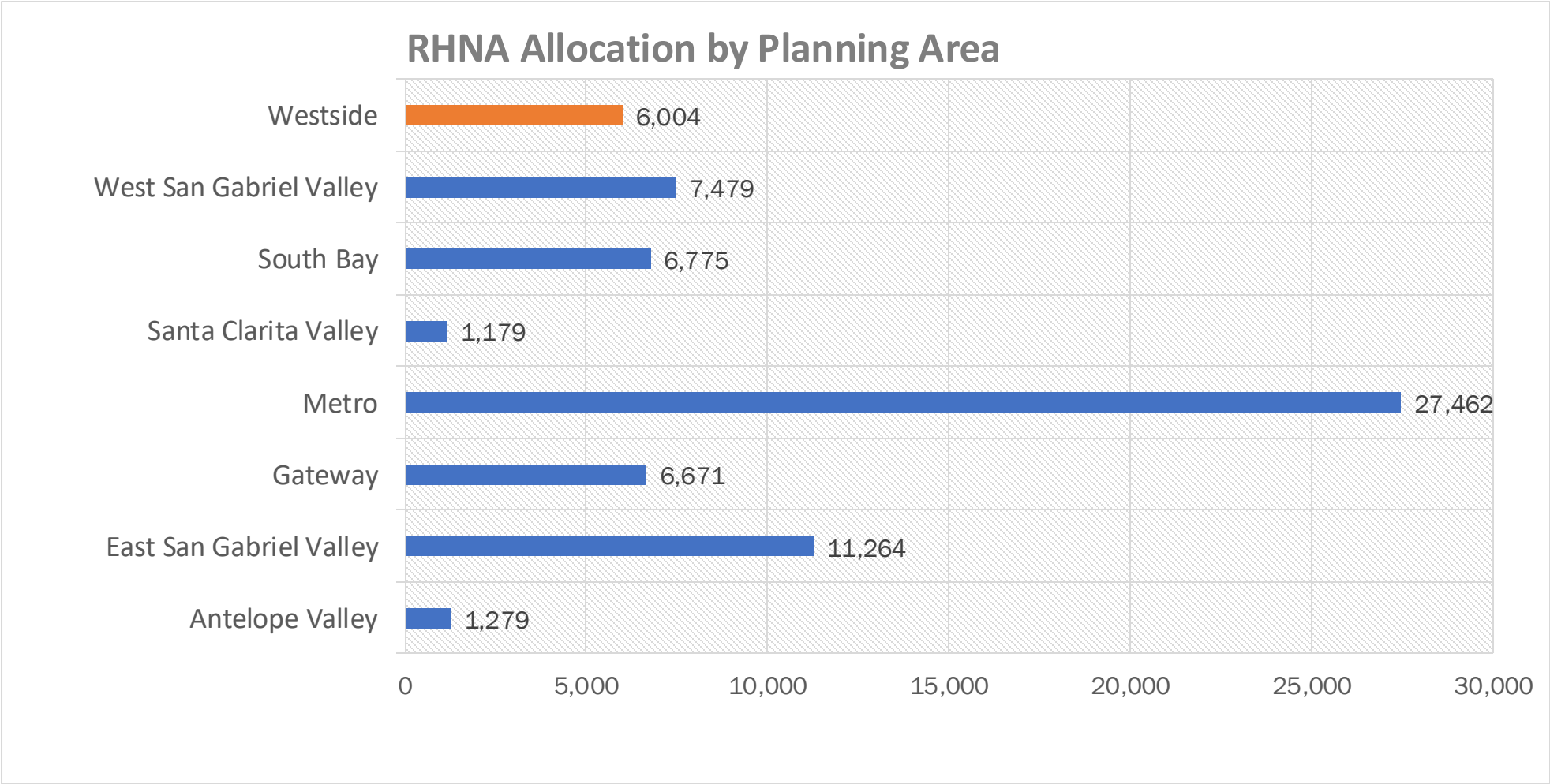


# Technical Clean Up

- California Government Code 65860: Zoning and Land Use must be consistent
- Review of zoning and land use consistency
- Proposed updates to zoning or land use to correct inconsistencies



# Housing Element

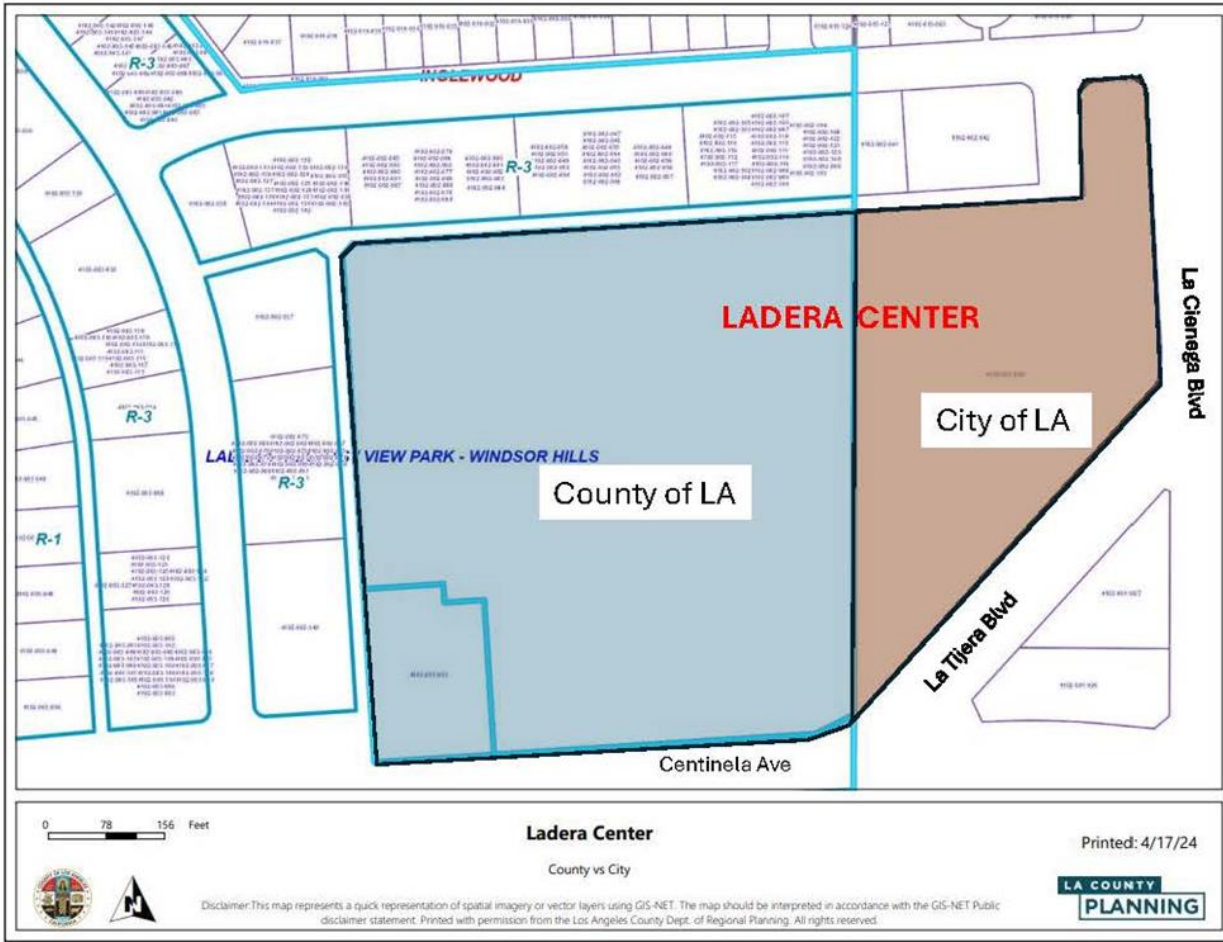


# Ladera Center

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# Ladera Center

		County	City
Existing Uee	Land	General Commercial	Community Commercial
Proposed Land Use	Land	Mixed-Use	Regional Center
Existing Height		Maximum 35 ft	
Proposed Height		Maximum 45 ft	Unlimited height



# Inglewood Oil Field

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# Inglewood Oil Field (Opportunity Site)

- No proposed zoning or land use is included in the draft WSAP
- Draft WSAP reiterates the County's overarching commitment to redevelop this land for community serving purposes.
- Redevelopment of this site will involve a future and separate robust planning process in collaboration with community

An aerial photograph of a city area, showing streets, buildings, and green spaces, serving as a background for the title text.

# **Set of Detailed Slides for Each Remaining Opportunity Site (Explanation)**