

Summary of 2024 Outreach and Engagement

Work Program Background

City Planning is currently updating four of the city's 34 Community Plans on the westside of Los Angeles, known as the Westside Community Plans Update (WCPU). The WCPU comprises the following four community plan areas:

- West Los Angeles
- Venice
- Palms - Mar Vista - Del Rey
- Westchester - Playa del Rey

The four Westside Community Plans span approximately 30 square miles, from the City of Beverly Hills in the east to the ocean in the west, from Santa Monica Boulevard in the north to El Segundo, LAX, and Inglewood in the south. The Community Plan areas encompass the neighborhoods of Century City, Sawtelle, Cheviot Hills, East Venice, Oakwood, Venice Canals, North Venice, Palms, Mar Vista, Del Rey, Playa Vista, Playa del Rey, Ladera, Kentwood, Loyola Village, and Westchester. The goal of this update is to guide sustainable land use patterns that accommodate opportunities for new housing in job-rich areas of the region, balancing the existing neighborhood context of the community with local, and state planning efforts and goals. The result of this update process will be updates to the land use map, new zoning applied across the Plan Area, and updated policy documents for each Community Plan area that capture the community's vision for growth and change over the next 20 years. The Community Plans Update (CPU) process began in 2018 and has gone through various cycles of outreach, drafting, and refinement to get to this point. The team has conducted outreach in three separate phases: the Listen, Share, and Consult Phases. These phases consisted of approximately 200 events within the community which included public workshops, office hours, community events, walking tours, and meetings with community organizations. The WCPU is now entering the Refinement Phase, which will involve releasing the revised Land Use maps based on feedback received throughout



the previous phases and preparing the environmental analysis for the Project. To learn more about previous outreach efforts, please visit this [page](#).

Overview

In Spring 2024, the Westside Community Plans team released draft General Plan Land Use (GPLU) maps for all four plan areas, along with draft zoning metrics including density regulations, height limits, and floor area ratio (FAR) limits. The information was made available through an interactive StoryMap, allowing users to search by property address to see both the existing and draft zoning and land use regulations. After releasing the draft maps in Spring 2024, the team spent several months conducting outreach through virtual office hours, neighborhood council presentations, community events, community workshops, and the Westside Community Plans Advisory Group (WCPAG).

In total the team attended or hosted 19 events, reaching over 800 stakeholders, during 2024. This engagement allowed the team to collect community feedback and comments through verbal input, emails, and letters. Feedback themes ranged from types of housing neighborhoods wanted to see in the future, access to public space, the presence of commercial amenities in residential neighborhoods, and conversations surrounding appropriate scales of building for future development. This document intends to summarize the general feedback that was conducted and what was heard.

Outreach Methods and Strategies

Virtual Office Hours

Following the release of the Spring 2024 draft General Plan Land Use maps, Virtual Office hours were conducted to provide one-on-one conversations for community members to ask questions, provide feedback, and generally learn more about the Community Plan Update process. Office Hours timeslots were made available for sign up through the City Planning website and promoted by external e-blasts. In total, 44 Virtual Office Hours sessions were held, reaching 52 community members. Additional information regarding the attendance of the virtual office hours can be found in Appendix 1.1.

Neighborhood Council Presentations

Throughout 2024, the WCPU team presented at nine neighborhood councils and alliances across the four Community Plan Areas, including the Westside Regional Alliance of Councils (WRAC) Land Use Committee, Del Rey Neighborhood Council (DRNC) Land Use Committee, Mar Vista Community Council (MVCC), West LA Sawtelle Neighborhood Council (WLASNC) Land Use Committee, Palms Neighborhood Council (Palms NC) Land Use Committee, Westwood Neighborhood Council, the Venice Neighborhood Council (VNC) Ad Hoc Committee, and the Neighborhood Council of Westchester Playa (NCWP). At each meeting, the team provided an overview of the Community Plan Update process, and showcased where land use and zoning will primarily be changed compared to existing zoning regulations. The team answered questions and took input from neighborhood council members, as well as members of the public in attendance. Following City Planning's attendance at the respective neighborhood council meetings, some councils chose to submit additional letters and comments to Planning staff. A complete list of neighborhood council meetings can be found in Appendix 1.2.

Community Meetings

During 2024 outreach, the WCPU hosted two outreach events with a focus on the Ladera neighborhood of the Westchester-Playa del Rey Community Plan Area. The first event, the Ladera Virtual Information Session, took place on July 16th with the goal of providing residents with an in-depth look into draft concepts in the community. Residents were able to ask planning staff questions as well as provide comments and suggestions on future zoning and land use.

On September 19th, the WCPU staff hosted an in-person community meeting with a focus on Ladera, Ladera Heights, and surrounding areas. This event included an open house where residents directly engaged with planning staff to ask questions and discuss the CPU. The open house was followed by a presentation and Q&A led by the WCPU team. These community meetings were instrumental in



building a relationship with the residents of Ladera and provided the WCPU team with valuable insight of the plan area. Additional detail can be found in Appendix 1.3.

Community Events

One of the key strategies to inform communities of Community Plan Updates includes tabling at larger community events. Throughout 2024, City Planning hosted tables at Venice Boulevard CicLAvia, Pick Pico, and Palms Community Day. At these events, Planning staff was able to meet and engage with almost 250 community members and stakeholders. These events proved an effective way to meet with community members



and provide an opportunity to share more about the Westside Community Planning work program. The WCPU team was able to distribute informational materials, listen, and facilitate meaningful discussions addressing local needs. A complete list of community events can be found in Appendix 1.4.



Feedback Survey

In conjunction with receiving in-person feedback from community members, the team also created an online “[2024 Draft GPLU Storymap Feedback Form](#),” a Google Form linked on the WCPU [StoryMap](#) and received feedback from approximately 45 individuals. The survey form asked community members to share specific feedback about the draft GPLU maps, narrowing in on topics of interest to inform the team’s strategies on housing, mobility, jobs, and historic preservation; gauged user-friendliness and accessibility of the StoryMap; and solicited optional demographic information, and provided an opportunity for community members to leave any additional general comments related to the Community Plan Updates.

Feedback Summary

Through the outreach conducted, several themes emerged from the various meetings and conversations had by City Planning staff. This feedback has been summarized into the key issues heard within each Community Plan Area, followed by an overview of the main topic areas heard across the four plans.

Key Issues Heard by Community Plan Area

Throughout the 2024 outreach, City Planning heard from a variety of stakeholder voices. The paragraphs below summarize key themes and issues heard during outreach, but are not a comprehensive list of all comments heard throughout the year.

In **West Los Angeles**, the primary concerns heard were related to the proposed increase in density in the West Sawtelle single-family neighborhood. In addition, conversations with the community included questions about ED 1 projects and impacts to Sawtelle; support for additional density in some of the existing multi-family areas of Sawtelle while limiting height; and requests to create adjacency standards such as transitional height in the existing hybrid industrial areas abutting residential uses, north of Olympic Boulevard. In the Century Glen and Beverly Angeles neighborhoods, stakeholders requested graduated Floor Area Ratio (FAR) regulations that are found in the City’s “R1 Variation Zones”, to account for the varying lot sizes in the neighborhood. Several conversations also focused on the rich cultural history of Sawtelle Japantown, which is reflected in the architecture and design of several buildings and the businesses that thrive along the commercial corridor. Sawtelle is home to many Japanese restaurants, shops, and nurseries, and Japanese style landscaping can be found



throughout the neighborhood. The community has asked for additional zoning and policy regulations to maintain and honor the community's legacy.

In the **Venice Community Plan**, a range of feedback was received from a variety of stakeholders. Venice stakeholders inquired about the relationship and timing of the Venice Community Plan and Venice Local Coastal Program update. Concerns regarding racial justice and density were shared about the Oakwood area and along Ocean Front Walk. These included discussions about mindfully crafting zoning metrics to balance contextual infill while avoiding further displacement. Overall, there was varied feedback in regards to existing scale, density, and use of development in the Venice Community Plan. One perspective was to maintain the existing scale, density, and use of development within the Coastal Zone area of Venice. The other was to increase FAR, density, and height throughout the plan area. Specifically, stakeholders in the North Venice subarea asked for increased floor area to account for the small lot sizes. East Venice stakeholders asked for limitations on floor area in existing single-family R1V2 zones, to prevent homes that are out of scale with other existing homes.

Feedback within the **Palms-Mar Vista-Del Rey Community Plan area** focused on requests to maintain single-family zoning along Grand View Boulevard and to maintain single-family zoning, without the introduction of commercial uses, along Palms Boulevard between Beethoven Ave and Walgrove Ave. In Palms, there was both support for increased height and density near the E Line Metro Station, while stakeholders also expressed wanting to keep the charm of the dingbat style apartment buildings. In Del Rey, conversations centered around the draft changes to the existing industrial land, and there was generally support for additional density and development along major corridors and in mixed-use areas.

Westchester-Playa del Rey feedback included concerns from Ladera residents over the draft Regional Center Land Use designation, and the proposal to limit height and density only by floor area. This feedback was received via emails, letters, phone calls, petitions, and through input at the two community meetings focused on Ladera and the surrounding properties. Concerns in Ladera also centered on a proposed land use change for an existing apartment building next to the Ladera Center. Feedback from the Westchester-Playa del Rey community also included support for the drafts that maintained existing single-family neighborhoods for single-family uses, and requests to limit the height of new development in Downtown Westchester.



Throughout the engagement process, some similar themes emerged across the four Plan Areas. These themes are summarized below.

Addressing Housing Needs

During outreach, WCPU staff heard a range of comments from stakeholders regarding the preservation of existing diverse housing types, and creation of new housing. With over 40% of the land zoned for single family homes in the Westside Plan Areas, many community members expressed support for the preservation of single family neighborhoods, and maintaining architectural styles that were reflective of their residential neighborhoods. Across the four plan areas, residents expressed concerns about increases in height and density. Many stakeholders expressed concerns over the impacts of State Density Bonus, Accessory Dwelling Units (ADUs), the Mayor's Executive Directive 1 (ED1), and the Citywide Housing Incentive Program (CHIP) on single-family neighborhoods. As a result, some residents felt that the proposed height, FAR, and density regulations of the Spring 2024 Draft, in conjunction with bonuses provided by incentive programs, would have long term negative impacts on their community.

Though feedback was provided to maintain single-family neighborhoods, many residents also stated the need for more housing and affordable housing throughout the Westside, stressing issues of affordability and displacement which make it increasingly challenging for existing residents to stay in the community. Residents were generally supportive of additional density in existing multi-family and commercial areas, particularly near transit and along major thoroughfares. Across the plan areas, residents were generally supportive of opportunities for existing industrial areas to transition to a Hybrid Industrial land use to allow for housing and mixed-use development, creating more complete neighborhoods. Input was provided about how Hybrid Industrial parcels could provide new housing within close proximity to employment, commercial amenities, and public transportation.

Establishing Community Identity

Across the Westside Community Plan Areas, stakeholders have expressed interest in maintaining aspects of their neighborhoods that reflect the cultural history and architectural design of their communities, and interest in protections for small local and legacy businesses.

Stakeholders across the four Plan Areas expressed concern about small local businesses being displaced by new developments in the area. There are many small



local businesses that contribute to the community identity on the Westside. Stakeholders advocated for protections for small local businesses in order to keep the history and maintain their legacy within the community.

Prioritizing Healthy Communities, Climate Change Resiliency & Adaptation

Common sentiments heard by WCPU staff included advocacy for sustainable development through climate resilient design, additional residential density near transit, and equitable allocation of open space.

While some residents primarily supported higher density along major commercial arteries across the Westside Community Plan Areas, others advocated for a diversity of housing types and density to be spread along both commercial corridors and throughout residential neighborhoods. By increasing housing density, particularly near rail and bus transit, bicycle infrastructure, and near jobs and amenities, the Community Plan Updates promote more sustainable development patterns that can lead to reduced reliance on automobiles and therefore reduce vehicle emissions.

Emphasis on the distribution of equitable healthy resources was commonly expressed by community stakeholders. The Community Plans aim to create and maintain access to a sustainable environment that supports healthy communities. Plan policies include supporting public health and environmental sustainable outcomes consistent with the City's Plans for Health Los Angeles and the Sustainable City pLAn. Despite neighborhoods being located in higher opportunity areas with cleaner environments, green spaces are still a concern for many residents - ranging from access to, maintenance of, and the creation of new open spaces. Plan policies will continue to direct development, maintenance of facilities, and inclusive accessibility to a variety of users - including community residents, workers on the Westside, and visitors from near and far.

Stakeholders also advocated for climate resilient design. As we further refine our WCPU and move along the process, our team will continue to incorporate community comments with guidance from City Planning Department programs, Citywide goals and State legislation.

Enhancing Complete Neighborhoods: Walkability and Economic Vitality

During outreach, numerous stakeholders emphasized the need for walkable, pedestrian-oriented spaces within their communities. The Westside has transit rich areas that would benefit from improved green spaces to enhance the pedestrian

experience. Due to the Westside Community Plan Areas bordering other cities, stakeholders wish to have the same amenities that adjacent cities offer within their own neighborhoods. Many residents stated that when seeking an outdoor space, they often visit places surrounding the Westside outside of the City of Los Angeles boundaries rather than staying in their own communities. They mentioned a preference for activated streetscapes to help local businesses thrive, and thoughtfully planned community spaces for gathering. We also received comments asking for more mixed-use building types to allow for residents to be closer to smaller commercial amenities outside of major corridors. Residents also expressed the importance of pedestrian safety in regards to sidewalk maintenance, street lighting, and adequate tree canopies for community members to feel comfortable and safe while walking through their neighborhoods.

Appendix

1.1 Virtual Office Hours

Date	Format and Location	# of Attendees
5/21/24	Virtual Office Hours - Palms Mar Vista Del Rey	1
5/21/24	Virtual Office Hours - Venice	3
5/21/24	Virtual Office Hours - Westchester-Playa Del Rey	4
5/21/24	Virtual Office Hours - West Los Angeles	6
5/23/24	Virtual Office Hours - Palms Mar Vista Del Rey	4
5/23/24	Virtual Office Hours - Westchester-Playa Del Rey	2
5/23/24	Virtual Office Hours - West Los Angeles	4
5/28/24	Virtual Office Hours - Palms Mar Vista Del Rey	5
5/28/24	Virtual Office Hours - Venice	8
5/28/24	Virtual Office Hours - Westchester-Playa Del Rey	3
5/28/24	Virtual Office Hours - West Los Angeles	6
5/30/24	Virtual Office Hours - Venice	2
5/30/24	Virtual Office Hours - West Los Angeles	4

1.2 Neighborhood Council Meeting Presentations

Stakeholder Name	Presentation Format	Date	Attendees
Westside Regional Alliance of Councils - Land Use Committee	Virtual presentation and discussion	5/13/24	15
Venice Neighborhood Council - CPU/LCP Ad Hoc Committee & Community Presentation	In person presentation and discussion	9/5/24	45
Westside Neighborhood Council	Virtual presentation and discussion	07/11/24	50
Del Rey Neighborhood Council	Virtual presentation and discussion	07/18/24	15
Mar Vista Community Council	Virtual presentation and discussion	08/01/24	61
West Los Angeles Sawtelle Neighborhood Council	In person presentation and discussion	08/07/24	43
Westwood Neighborhood Council	In person presentation and discussion	09/11/24	24
Palms Neighborhood Council	Virtual presentation and discussion	09/11/24	11
Neighborhood Council of Westchester - Playa	In person presentation and discussion	10/01/24	50



1.3 Community Meetings

Meeting Name	Presentation Format	Date	Attendees
Ladera Center and Surrounding Areas Virtual Information Session	Virtual Presentation and Q&A	07/16/24	115
Ladera Community Meeting	In-person open house, presentation, and discussion	09/19/24	150

1.4 Community Events

Event Name	Outreach Type	Date	Interactions
CicLAvia: Venice Blvd	Tabling	04/21/24	100
Pick Pico	Tabling	5/19/24	100
Palms Community Day	Tabling	9/14/24	40
Ladera Walking Tour	Walking Tour	10/18/24	12