

Los Angeles City Planning: Westside Community Plans Update

Virtual Information Session - Ladera

July 16, 2024



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Meeting Outline

1. **Presentation (~20 min)**
 - Introductions
 - Overview of Community Planning
 - Westchester Community Plan
 - Ladera Center
 - Next Steps
 - Additional Resources
2. **Questions and Feedback (~1 hour)**



Team Introductions

Westside Community Plans

Zuriel Espinosa, City Planner

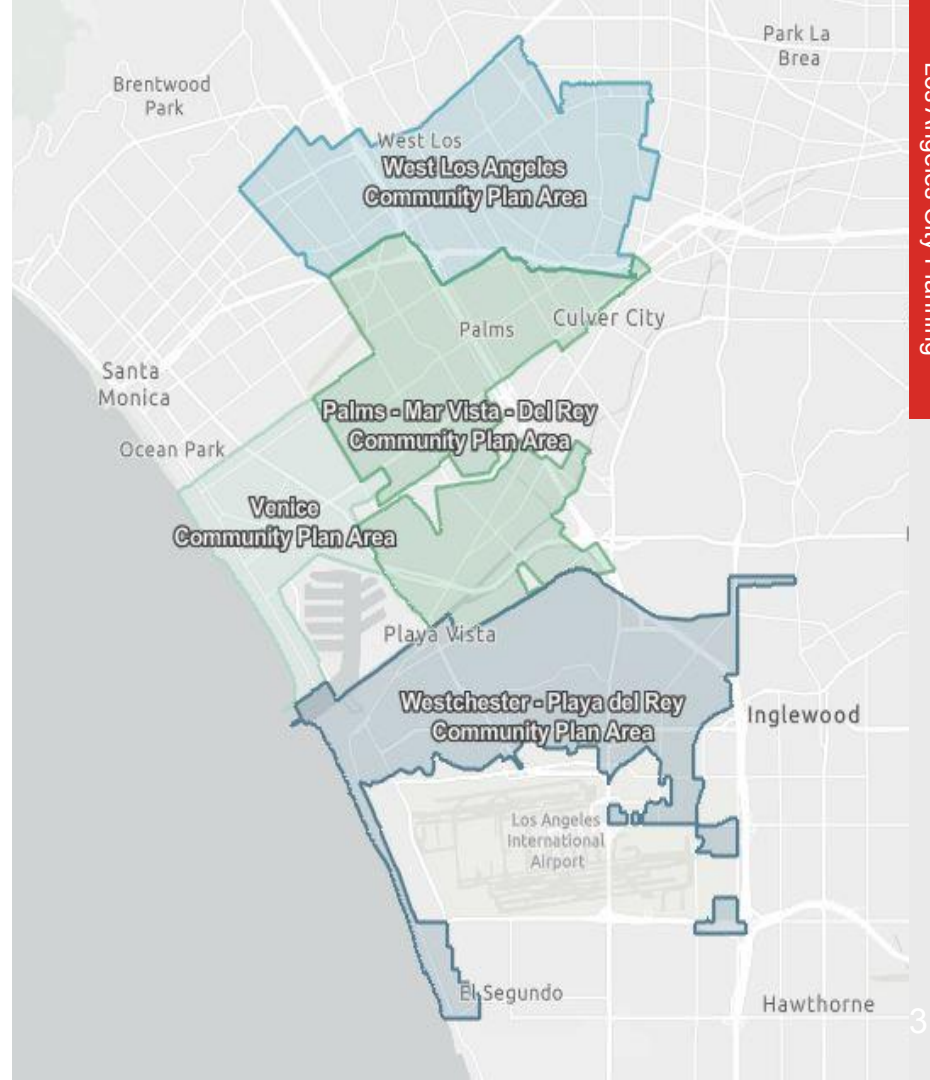
Palms-Mar Vista-Del Rey, Westchester-Playa del Rey

zuriel.espinosa@lacity.org

Charlotte Kings, Planning Assistant

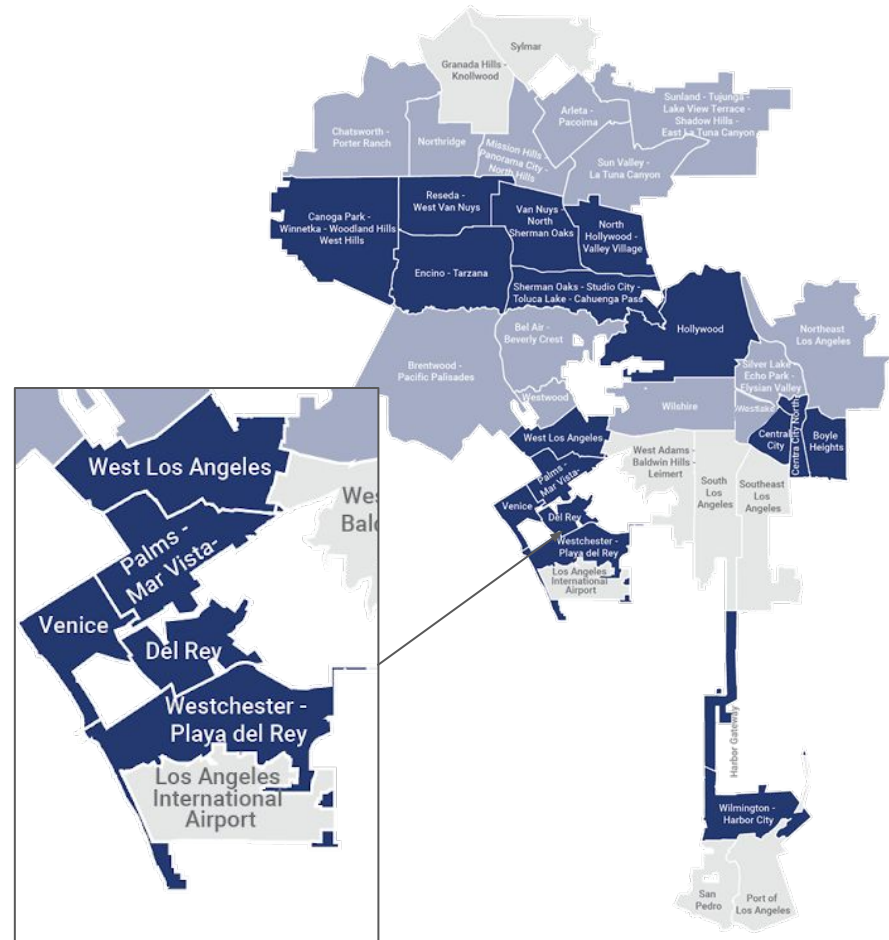
Westchester - Playa del Rey Community Plan

charlotte.kings@lacity.org



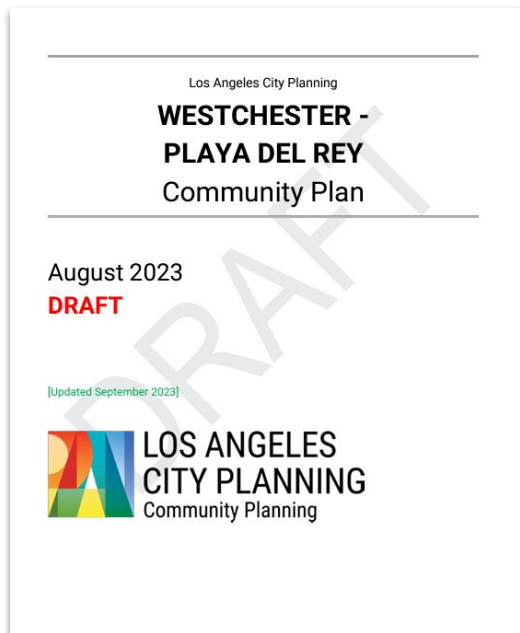
Community Plans

The Community Plans function as a **guide for growth and adaptation** in neighborhoods, providing specific policies and strategies **to achieve each community's vision** and the broader objectives of the General Plan.



Community Plan Components

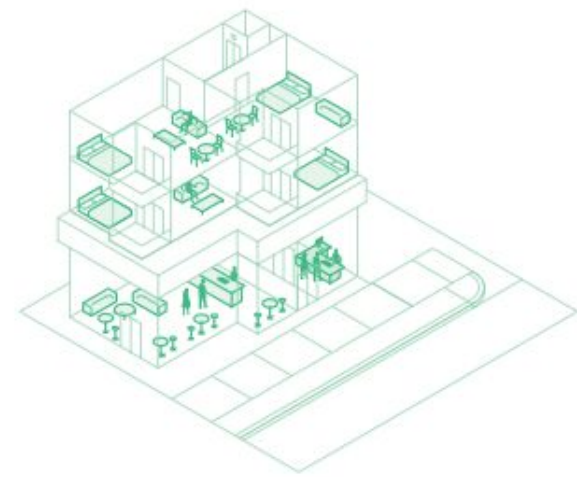
Policy Document



Land Use Map



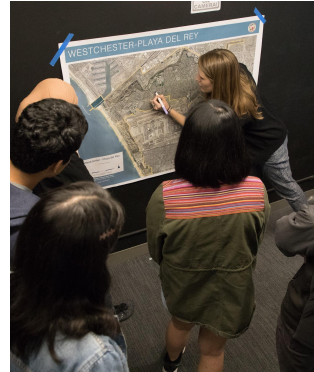
Zoning



Westside Public Process and Outreach

Outreach events since 2018 include:

- Neighborhood Councils
- Webinars
- Open Houses
- Pop up events (i.e. CicLAvia, Farmer's Markets)
- Office Hours (~50 held in May)
- Walking tours
- Community Planning 101s
- Westside Community Plans Advisory Group (WCPAG)





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Westchester - Playa Del Rey Community Plan

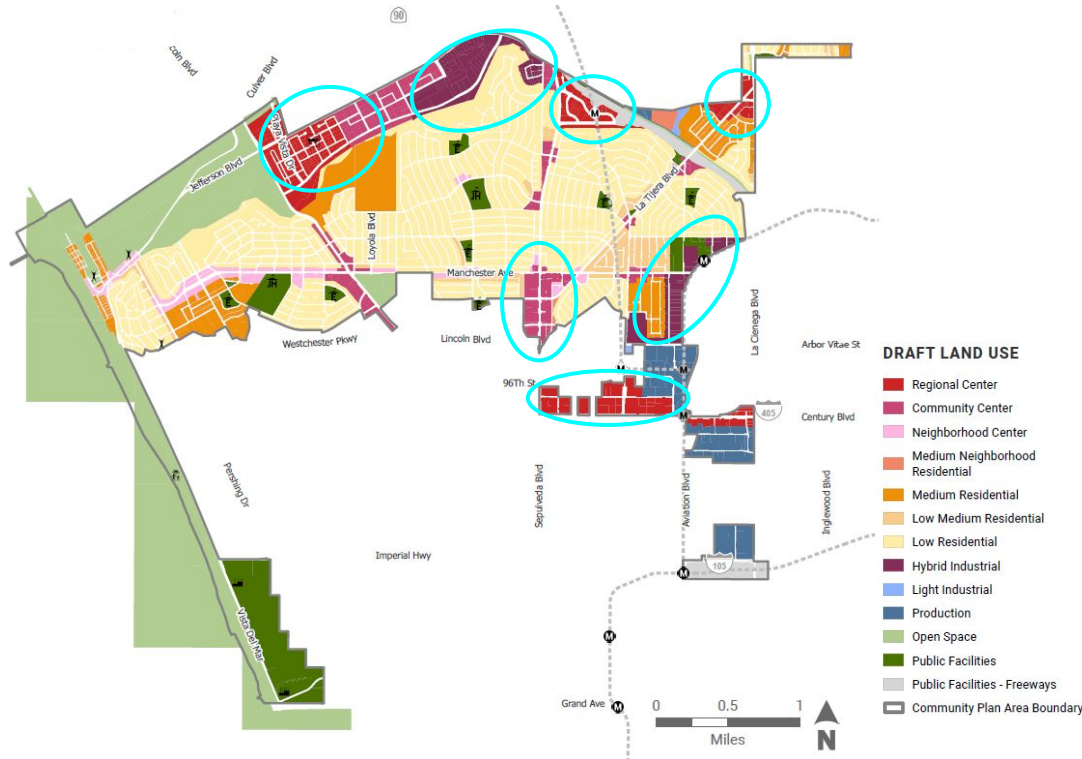
Plan Objectives

- Improve walkability from residential to commercial areas
- Maintain single family (R1) zoning
- Allow for more mixed-use development along major boulevards
- Existing surface parking and single-story commercial sites



Key Growth Areas in the Community Plan

Draft Land Use Map (March 2024)



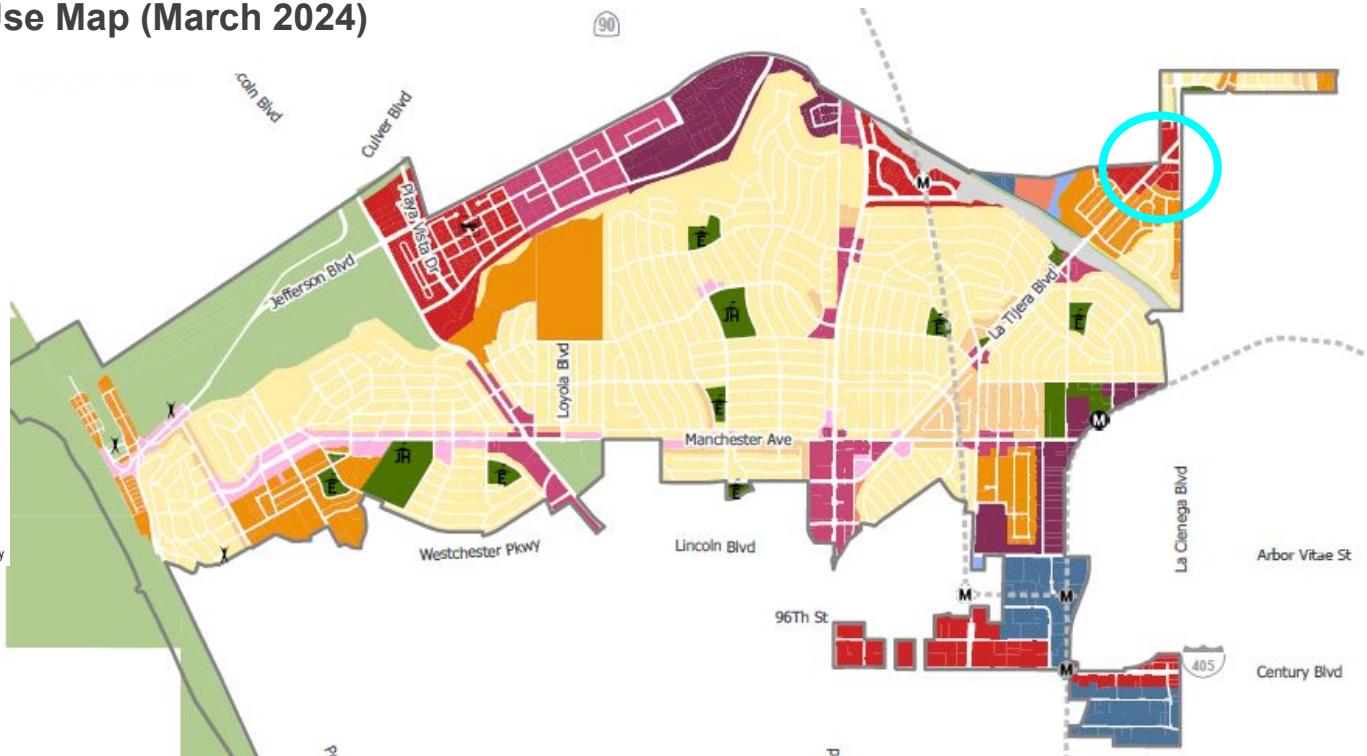
- Playa Vista
- Howard Hughes Center
- Ladera Center
- Downtown Westchester
- Century Boulevard
- Aviation Blvd Hybrid Industrial

Ladera Center & Surrounding Area

Draft Land Use Map (March 2024)

DRAFT LAND USE

- Regional Center
- Community Center
- Neighborhood Center
- Medium Neighborhood Residential
- Medium Residential
- Low Medium Residential
- Low Residential
- Hybrid Industrial
- Light Industrial
- Production
- Open Space
- Public Facilities
- Public Facilities - Freeways
- Community Plan Area Boundary

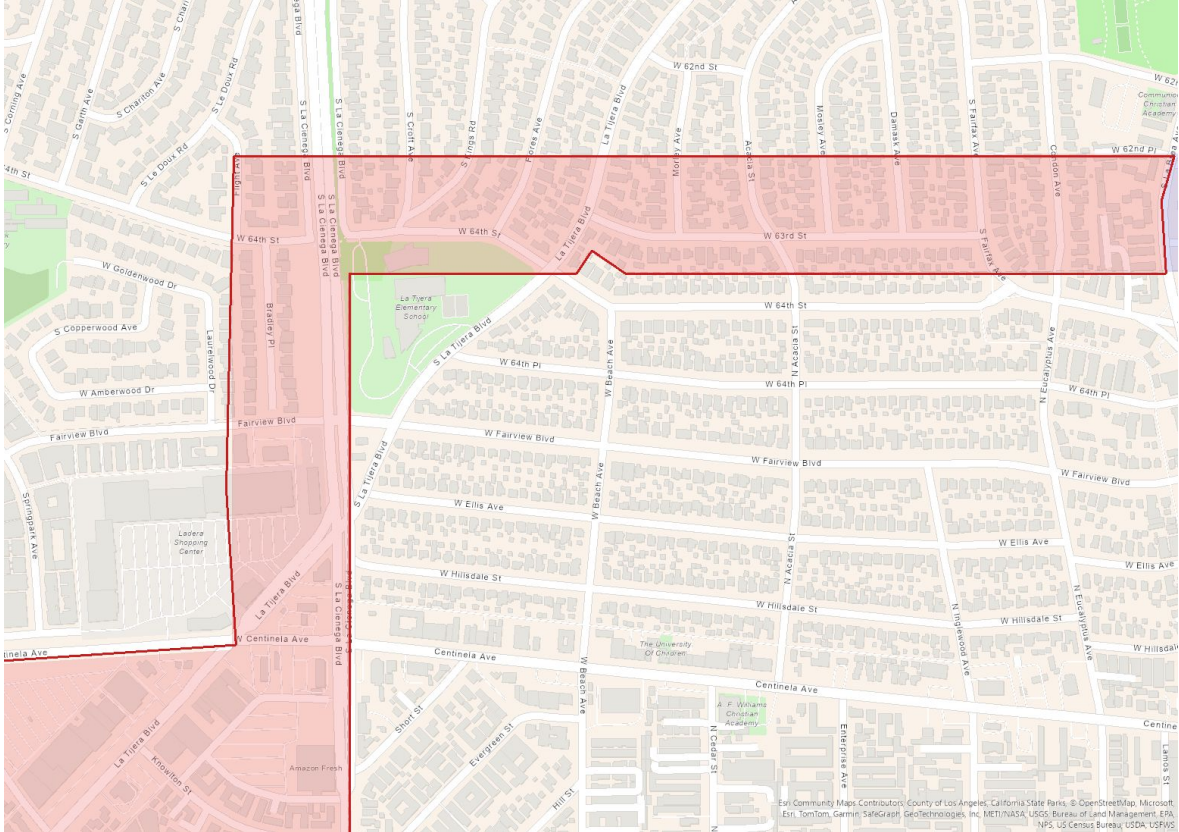




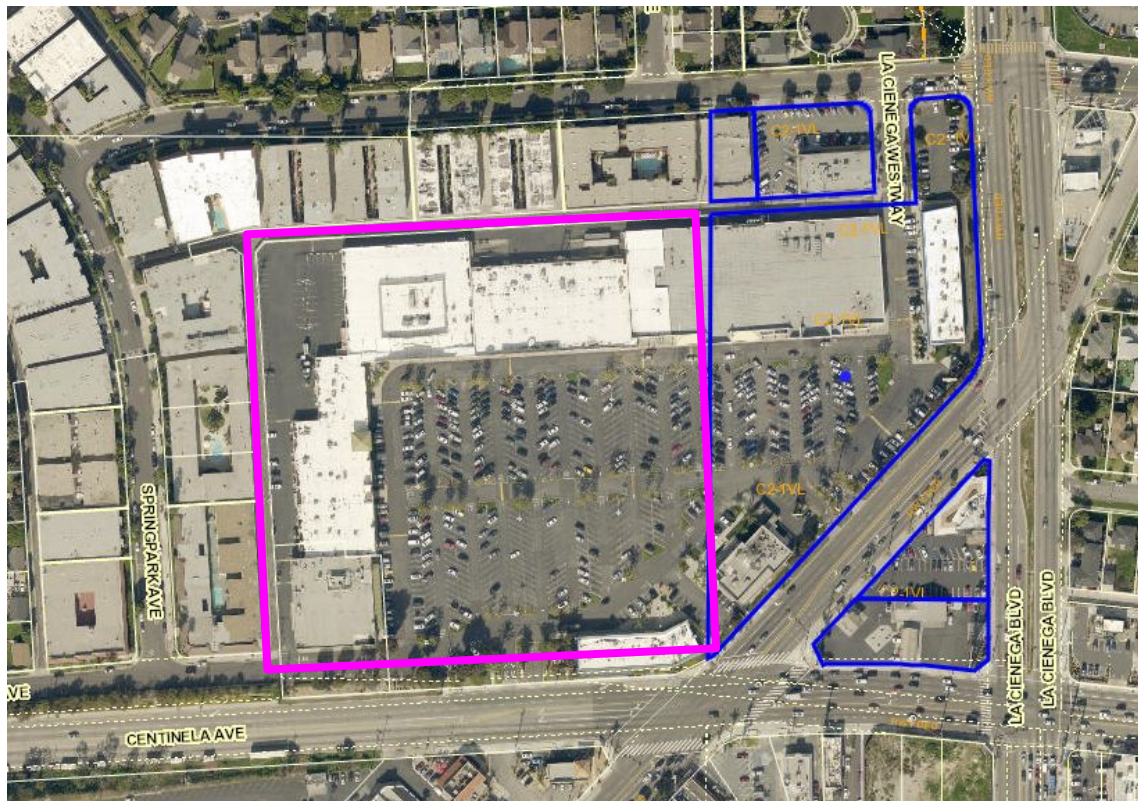
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Ladera Overview

City of Los Angeles Boundaries



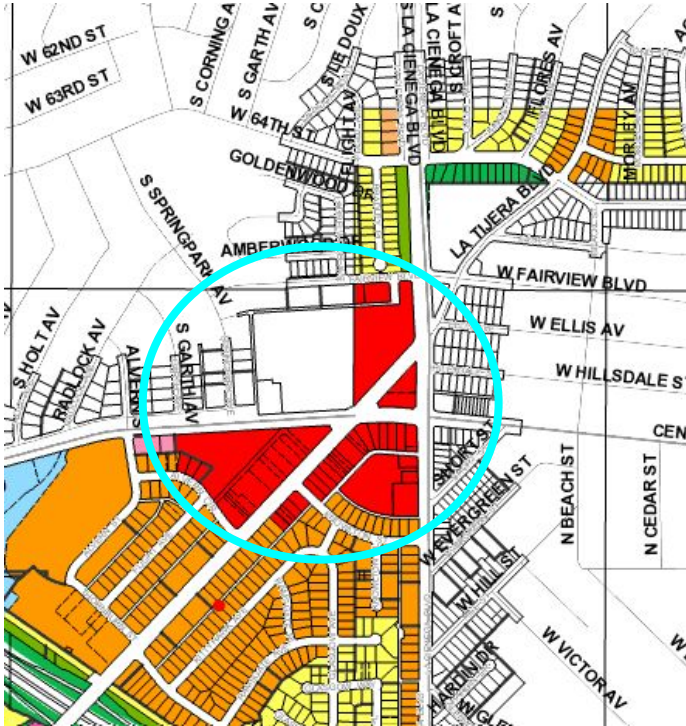
Ladera Center Jurisdiction



-  City of LA
-  LA County

Ladera Center & Surrounding Area

Land Use Map



Existing Land Use:

Community Commercial

General Permitted Uses: Commercial, Retail, Office, Housing, or a combination of these uses

Draft Land Use:

Regional Center

General Permitted Uses: Commercial, Retail, Office, Housing, or a combination of these uses

What We've Heard

1. The importance of maintaining the Ralph's
2. Allow opportunities for new affordable housing
3. Concerns about pedestrian safety, walkability, and congestion at the intersection of La Tijera and Centinela
4. Desire for a height limit at the Ladera Center and surrounding properties
5. Community Plan Update timeline and feedback opportunities

Next Steps

- Upcoming Outreach for Ladera Residents:
 - In-person meeting focused on Ladera Center & Surrounding area in September (date and location to be announced)
 - Presentation at Westchester-Playa Del Rey Neighborhood Council (date to be determined)
 - Ongoing future outreach and engagement throughout the Plan Process
- Looking at revisions and refinements in future Draft Maps
- Ongoing coordination with LA County and City of Inglewood

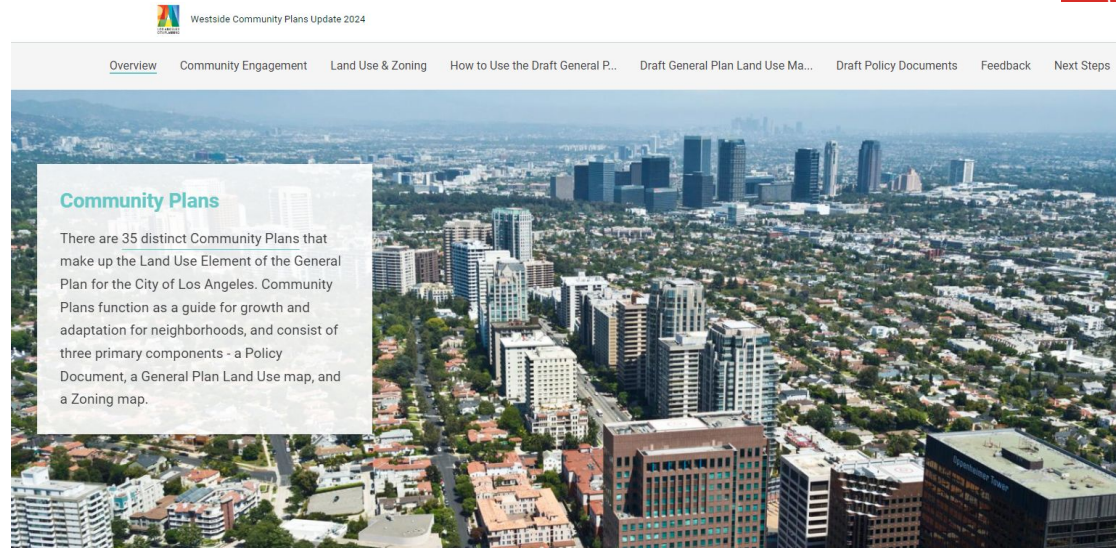


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Additional Resources

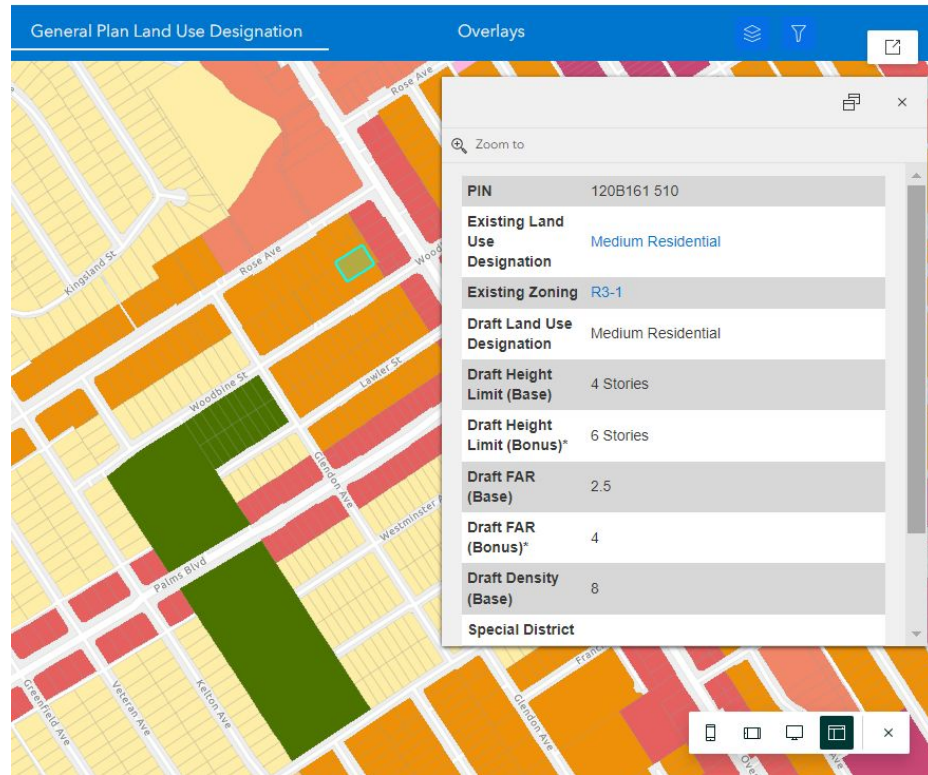
StoryMap Preview

- GIS based tool, accessible on a computer, smartphone, or tablet
- Includes an introduction and overview of Community Planning, past outreach, and zoning and land use
- Includes and interactive Land Use & Zoning Map



StoryMap Preview

- Draft General Plan Land Use Map includes the following refined regulations for every parcel in the 4 CPAs:
 - Draft General Plan Land Use Designation (GPLU)
 - Draft Base Height Limit
 - Draft Bonus Height Limit
 - Draft Base FAR
 - Draft Bonus FAR
 - Draft Density



Community Plan Update Timeline

WE ARE HERE **2024 - 2025**

2025-2026

2026-2027



Listen

Conduct background research, data collection, field visits, land use surveys and gather initial input



Share

Identify planning concepts along with plan goals and explore zoning tools



Consult

Refine the plan concepts, release General Plan Land Use (GPLU) Maps, zoning, draft Policy Document,

Begin Draft EIR Process



Refine

Revise Draft GPLU Maps, Draft Zoning Map, Draft Policy Document

Publish Draft EIR (DEIR) with public comment period



Adopt

Hold Open House & Public Hearing

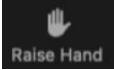
Adoption process starts with a City Planning Commission (CPC) Hearing, followed by Planning Land Use Management (PLUM), and City Council Public hearings



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Questions & Feedback

How to Provide Verbal Comment

- If you are joining us via Zoom, click the **raise hand button** located at the bottom of your screen. If you are calling in please press ***9**. 
- Staff will place you into the speaker queue.
- Staff will call on speakers one at a time to provide your comment (by name or last 3 digits of phone number).
- You will be asked to unmute yourself during your comment period.
- Following your comment you will be removed from the queue.
- We ask for everyone to keep their comments close to **2 minutes**, so we have the opportunity to hear from as many attendees as possible.

Contact us at planning.thewestside@lacity.org

Thank You!

planning4la.org/planningthewestside

Written Comments or Additional Questions:
planning.thewestside@lacity.org