

Los Angeles City Planning: Westside Community Plans Update

Ladera In-Person Information Session

September 19, 2024



Event Outline

5:00pm

Open House

5:45pm

City Planning Presentation

6:00pm

Public Comments & Questions



Team Introductions

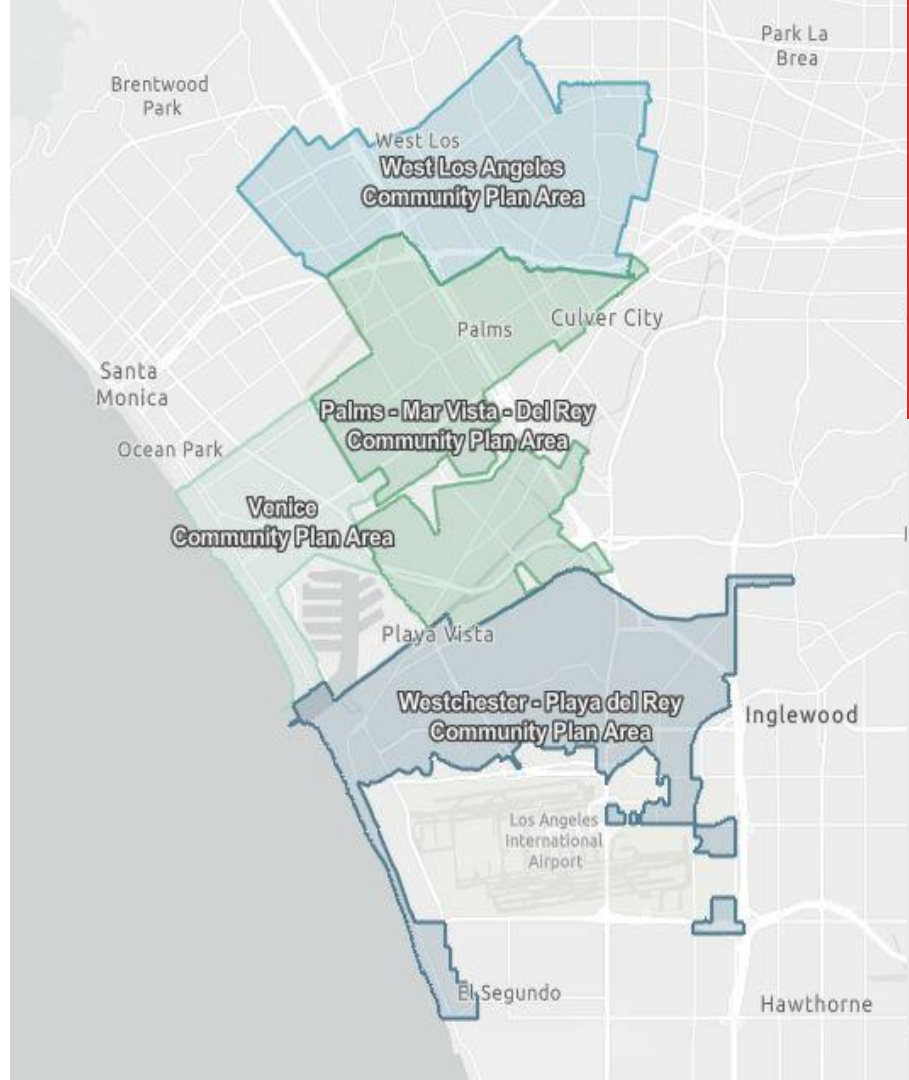
Shana Bonstin, Deputy Director
Community Planning Bureau

Michelle Singh, Principal City Planner
West/South/Harbor Community Plans

Kiran Rishi, Senior City Planner
Westside Community Plans Update

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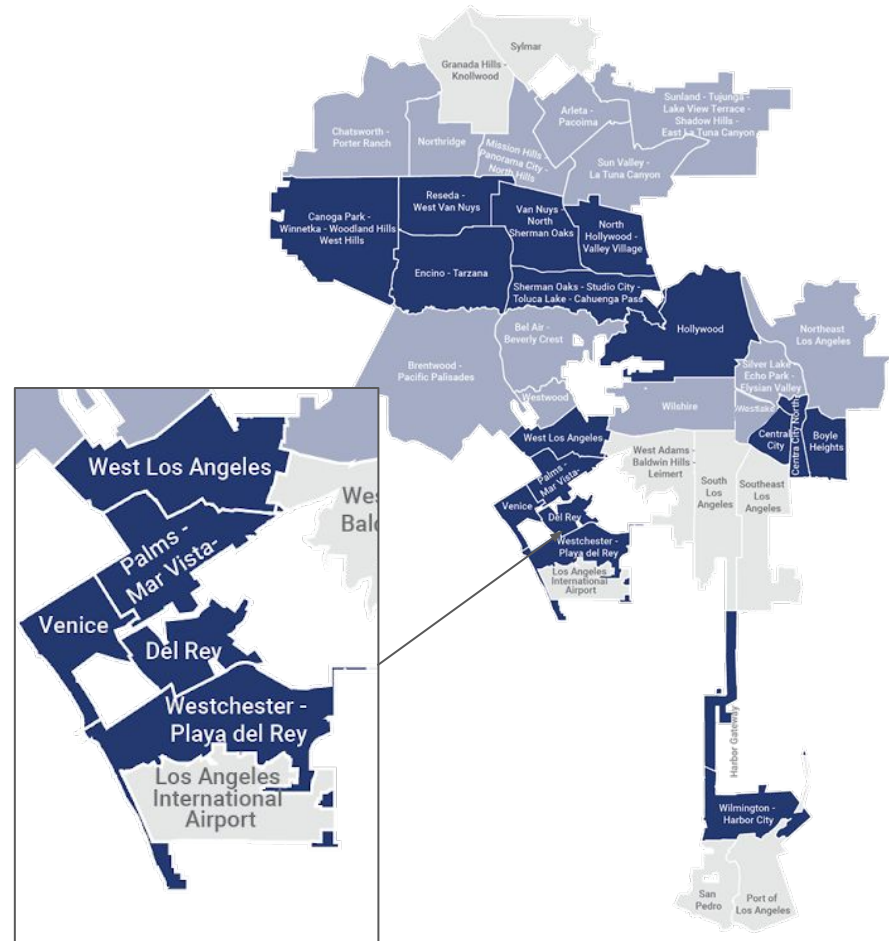


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Community Plan Overview

Community Plans

- Guide for growth and adaptation over next 20+ years
- Balance need for housing and jobs in a sustainable and equitable way
- Adopt neighborhood level policies to achieve community's vision



Draft General Plan Land Use Designation

Westchester - Playa del Rey



SPRING 2024 DRAFT

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

SERVICE SYSTEMS

- Public Elementary School
- Public Junior High
- Neighborhood Park
- Steam Plant
- Regional Park
- Proposed Fire Station

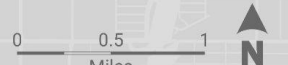
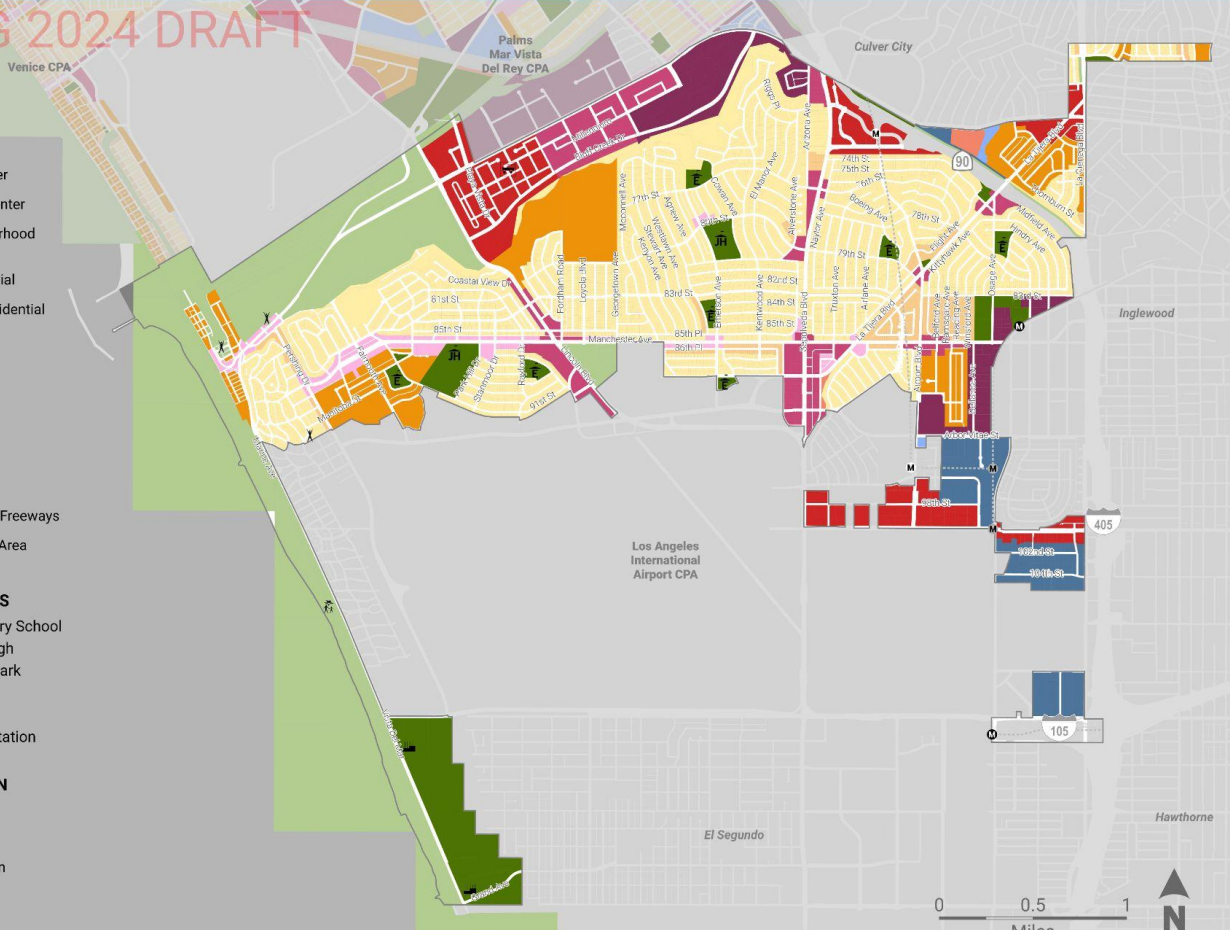
TRANSPORTATION

Metro Stations

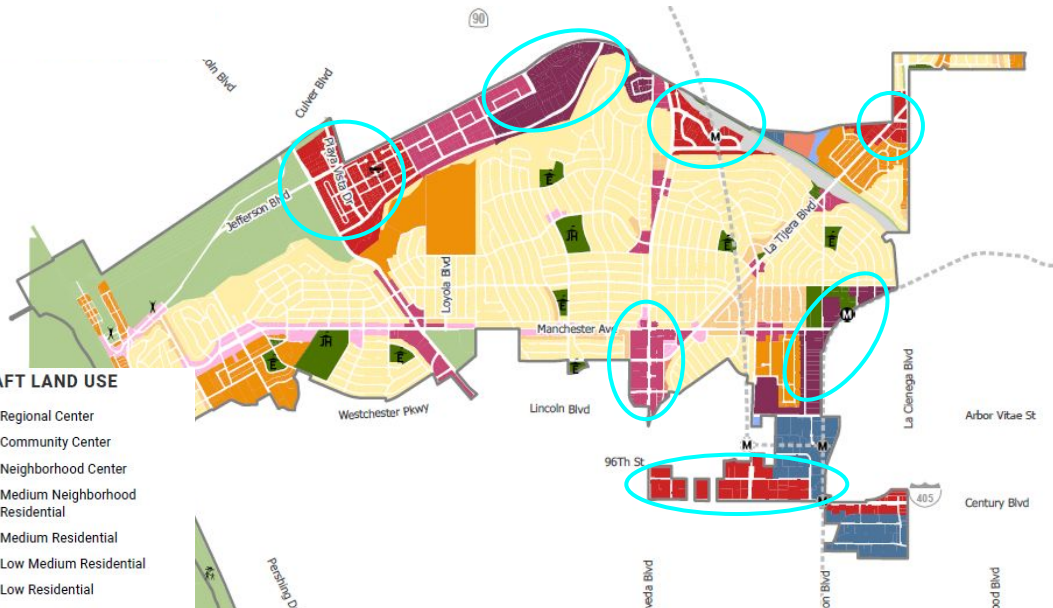
- Operational
- Proposed
- Under Construction

Metro Rail Lines

- Metro Rail Lines



Key Growth Areas in the Community Plan



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

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






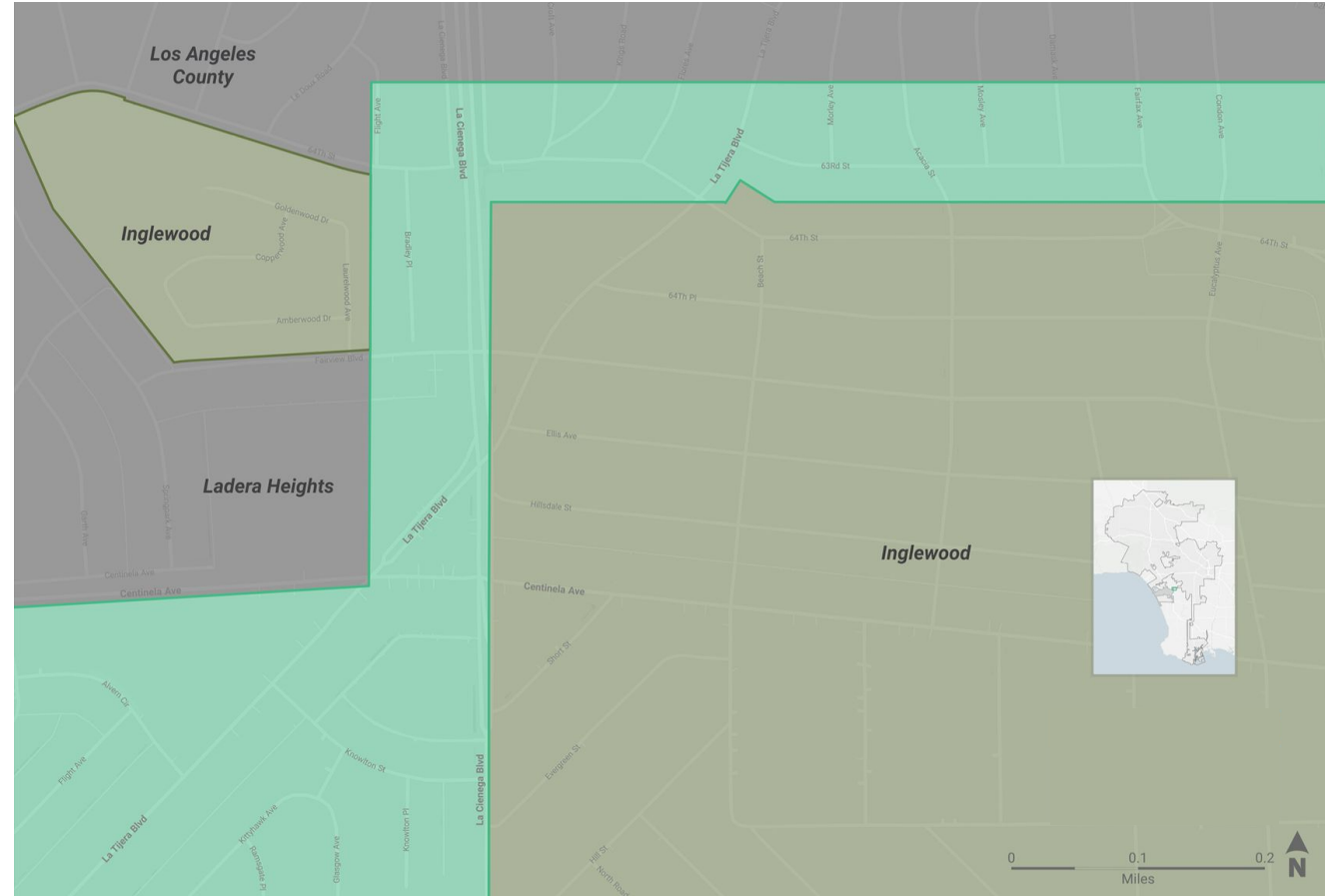
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Westchester - Playa Del Rey Community Plan

Ladera Center & Surrounding Area



Jurisdiction Map

-  City of Los Angeles
-  Los Angeles County
-  City of Inglewood



Ladera Center Jurisdiction



-  City of LA
-  LA County

Ladera Center Zoning & Land Use

Existing Land Use

Community Commercial

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



Existing C2-1VL Zone

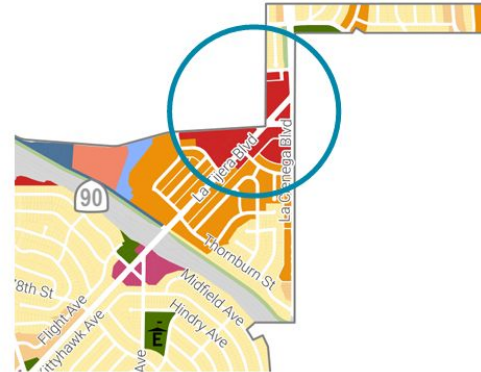
Height Limit	45 feet
Base Floor Area Ratio (FAR)	1.5 : 1
Residential Density	1 unit per 400 square feet of lot area

* Additional Height, FAR, and Density would be permitted by including affordable housing units

Draft Land Use - Spring 2024

Regional Center

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



Spring 2024 Draft Zoning

Height Limit	N/A
Base Floor Area Ratio (FAR)	1.5 : 1
Bonus Floor Area Ratio (FAR)	5.0 : 1
Residential Density	Limited by Floor Area

* Additional Height, FAR, and Density would be permitted by including affordable housing units

What would you like to see in 20-30 years?

Mixed Use Development



Urban Design



Community Benefits



Street Improvements





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Public Comment & Questions

Public Comment Format:

- Please try to limit comments/questions to 2 minutes
- Speakers will be called to line up
- 5-10 speakers will be heard, and then City Planning will respond to questions
- Additional comments and feedback can be written on comments cards at the back of the room

Next Steps

- Upcoming Outreach for Ladera Residents:
 - Presentation at Westchester-Playa Del Rey Neighborhood Council (Scheduled for October 1)
 - Continue outreach and engagement throughout the Plan Process
 - Resident Meetings/Virtual Office Hours
- Refinements to Land Use & Zoning for future Drafts

Thank You!

planning4la.org/planningthewestside

Written Comments or Additional Questions:
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