DRAFT LAND USE CONCEPTS

WESTSIDE COMMUNITY PLANS UPDATE
West LA | Palms-Mar Vista-Del Rey | Venice | Westchester-Playa del Rey

July 14th 2020, July 16th 2020, and July 21st 2020
PLANNING FOR EQUITY & IMPROVED QUALITY OF LIFE FOR ALL
WESTSIDE COMMUNITY PLAN UPDATES
- Overview of Westside Community Plan Updates (Pre-recorded)
- Draft Concepts (Pre-recorded)
  - West Los Angeles
  - Palms-Mar Vista-Del Rey
  - Venice
  - Westchester-Playa del Rey
- Question & Answer Session (Live)
- Wrap Up (Live)
- For technical issues or assistance, please enter your request in the question box or call 1 (833) 851-8340.
OVERVIEW OF WORK PROGRAM
GEOGRAPHICAL CONTEXT
EMPLOYMENT

Jobs by Community Plan Area

- West Los Angeles: 117,420
- Palms-Mar Vista-Del Rey: 31,562
- Venice: 17,668
- Westchester-Playa Del Rey: 48,178
- Westside Community Plan Areas: 214,828

Data Source: U.S. Census Bureau, LEHD Origin-Destination Employment Statistics (2017 2nd Quarter)
**POPULATION**

**Total Population of Westside Community Plans**

- Westside Community Plan Areas: 291,030
- Citywide: 3,979,576

**Population by Plan Area**

- West Los Angeles: 79,945
- Palms-Mar Vista-Del Rey: 114,690
- Venice: 36,149
- Westchester-Playa Del Rey: 60,246

Data Source: American Community Survey (ACS) 2014-2018
MEDIAN HOUSEHOLD INCOME

Data Source: American Community Survey (ACS) 2014-2018
The Latinx Population is approximately 20% or 57,700 people.

Data Source: American Community Survey (ACS) 2014-2018
What is a Community Plan?
San Pedro Community Plan

General Plan Land Use Map

A Preliminary Draft Map of the City of Los Angeles

San Pedro

COMMUNITY PLAN
Existing General Plan Land Use

This is what the existing land use for the four Community Plan areas looks like today.
GUIDING PRINCIPLES

- **Housing**: Increase housing opportunities at different affordability levels.

- **Accommodating Growth**: Accommodate growth in a strategic, inclusive, equitable, and sustainable manner.

- **Mobility**: Promote a safe, effective, walkable, and multi-modal transportation network.

- **Jobs & Employment**: Support a thriving and inclusive economy.

- **Design & Compatibility**: Strengthen neighborhood character.

- **Complete Neighborhoods**: Encourage vibrant, healthy, complete neighborhoods.

- **Industrial**: Preserve industrial land and support reimagined 21st century industrial uses.

- **Open Space**: Expand access and connections to open space.

- **Climate Change Resilience**: Promote resource protection, resiliency planning and climate change adaptation.

Icon Source: The Noun Project – Made by Made, Becris, Oksana Latysheva, Creative Mania, Indra Anis, and Sumit Saenghong
COMMUNITY PLAN OUTREACH PROCESS

PALMS-MAR VISTA-DEL REY | VENICE | WEST LOS ANGELES | WESTCHESTER-PLAYA DEL REY

Outreach Focus

Listen | Share | Consult | Finalize | Adopt

We are Here

Key Events

Neighborhood Council Meetings, Kick-off Events, Planning 101: Community Planning Meetings and Webinars

Community Plan Presentations, Concept Workshops and Webinars

Zoning Feedback Activities and Environmental Scoping Meeting

Open House/ Public Hearings

Commissions, Committee and Council Hearings

Planning Tasks

Conduct Background Research, Field Visits, Land Use Surveys, Data Collection, and Gather Initial Input

Draft the Plan Vision, Goals and Policies, and Indentify Initial Land Use Concepts

Refine the Plan Policy Document, Select New Zones, and Draft the Environmental Document (EIR)

Present Draft Policy Document, Land Uses and Zones, and Draft EIR for Comment, Revise Again

Take the Proposed Plan through the Adoption Process, and Implement the Adopted Plan

*Updated May 2021
OVERALL DRAFT CONCEPTS

Encourage the establishment of resilient and sustainable neighborhoods that provide access to amenities and services, supports affordable housing, walkability, multi-modal transportation, and complete streets.

DRAFT CONCEPTS OVERVIEW:

RESIDENTIAL DRAFT CONCEPTS:
Encourage affordable and diverse housing typologies that serve a variety of income levels.
DRAFT CONCEPT PLATFORMS

www.planning.lacity.org/planningthewestside
Welcome to WEST LOS ANGELES!

Community Plan Update
Draft Land Use Concepts

NAOMI GUTH
City Planner
West Los Angeles Plan Area
Emerging Vision Statement

“West Los Angeles is a vibrant community of unique, diverse neighborhoods with thriving employment and cultural offerings. Building upon its multiple residential legacy neighborhoods, the plan welcomes improved open space, increased walkability, and appreciation for historic and cultural preservation, while acknowledging the need for multiple forms of housing. With consideration for the evolution of work and technology, the plan envisions industrial and mixed-use commercial areas gradually evolving to ensure access to quality jobs, housing equity, and environmental sustainability for current and future generations.”
Guiding Principles

HOUSING
Increase housing opportunities at different affordability levels.

ACCOMMODATING GROWTH
Accommodate growth in a strategic, inclusive, equitable, and sustainable manner.

OPEN SPACE
Increase access and connection to open space.

Icon Source: The Noun Project - Oksana Latysheva and Made by Made
PROPOSED CONCEPTS:
OVERVIEW

Create well-designed commercial areas while preserving multi-cultural identities, expand housing opportunities, and enhance health and well-being with improved access to jobs, amenities and green space.
PROPOSED CONCEPTS: RESIDENTIAL

Support thriving residential neighborhoods with diverse housing types to serve a variety of income levels, and create tools to protect cultural and historic elements.
PROPOSED CONCEPTS: RESIDENTIAL

Protecting Low-Scale Neighborhoods

Opportunities for Mid-Scale Housing

Targeted Transitions and Protecting Neighborhood Scale

High Capacity Housing Near Transit
PROPOSED CONCEPTS: COMMERCIAL & INDUSTRIAL

Create walkable, well-designed commercial areas that serve surrounding neighborhoods, support the local and regional economy, and expand housing opportunities.
PROPOSED CONCEPTS: COMMERCIAL & INDUSTRIAL

Quality Design and Cultural Diversity on Mixed-Use Corridors

Growth in a Compatible Scale on Mixed-Use Corridors

Neighborhood Serving Commercial

Preservation of Industrial Uses
PROPOSED CONCEPTS: OPEN SPACE

Provide more open space and better access to parks that will enhance active and passive recreation opportunities and meet shade and other health and safety needs.

Pedestrian bridge at Palms Recreation Center and Northvale Rd

Westwood Greenway (under construction)

Ohio Triangle Park
PROPOSED CONCEPTS:
OPEN SPACE

Share with us your ideas! How can access to open space be improved?

➔ Access to Existing Spaces
➔ New Spaces Under Construction
➔ Re-Imagining Existing Spaces
Planning Staff

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Antonio Isaia
Project Manager
(On a temporary Disaster Service Worker assignment)
Please share your thoughts!

Check out our Virtual Open House to learn more about these draft concepts and how to provide feedback.

Submit Comments

Thank you for joining us. We’d appreciate if you took a few minutes to provide us with comments with regards to the proposed vision and draft map concepts, as well as feedback on your online experience. Please fill out the embedded survey feedback form below or click on the button to open up the form in a separate window.

Deadline: Monday, August 31st, 2020
AGENDA

1. Background
   - Plan Area
   - Demographics
   - Land Use Context

2. Process
   - Community Input
   - Emerging Vision Statement

3. Draft Concepts
   - Overview
   - Residential
   - Commercial
   - Industrial
   - Historic and Ecological Areas
   - Opportunity Sites
AGENDA

1. **Background**
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BACKGROUND: PLAN AREA

- 5,257 Acres (8.2sq miles)
- Bisected by Culver City
- 405, 10, and 90 Freeways
- Serviced by Metro E Line
- Proximity to jobs, schools, and coastal resources
BACKGROUND: DEMOGRAPHICS

LAST UPDATE: September 1997

POPULATION: 115,000

JOBS: 32,000

MEDIAN INCOME: $77,445 ($58,385 LA City Median Income)

27% or 31,000 Latinx

Source: 2014-2018 American Community Survey
BACKGROUND: GPLU

General Plan Land Use (GPLU)

- Residential Single Family: 10%
- Residential Multiple Family: 5%
- Commercial: 9%
- Industrial: 6%
- Open Space: 23%
- Public Facilities: 48%
PROCESS: COMMUNITY INPUT
Feedback Highlights

- Plan for diverse housing options
- More local, neighborhood-serving, businesses within walking distance of residential
- Support a vibrant local economy
- Maintain appropriate building heights, densities, and open space
- Plan for density and intensity along major streets
“Palms-Mar Vista-Del Rey represents three distinct neighborhoods that together enhance the quality of life for diverse populations in the area. These communities share a history of community involvement and appreciation for the cultural legacies that represent Los Angeles. Its regional location, mix of land uses, and topography, create an advantage for connectivity to quality jobs, multiple housing opportunities, access to coastal and ecological resources, and to expanding Metro systems. Building upon the City’s goals, the Palms-Mar Vista-Del Rey Community Plan envisions increased equitable housing options, reduced climate impacts, and strengthened economic vitality for current and future generations to prosper.”
Overarching Goal:
Create opportunities for equitable transit oriented developments that support affordable housing, walkability, complete streets and liveable places.

1. Thriving Residential Neighborhoods
2. Walkable Commercial Areas
3. Emerging Industries
4. Historical Preservation Areas & Ecological Areas
Thriving Residential Neighborhoods
Support thriving residential neighborhoods with proximity to jobs, schools, transit options and commercial areas.

(1) MISSING MIDDLE HOUSING
(2) MORE HOUSING OPPORTUNITIES
Missing Middle Housing:
Housing typologies that provide more than one unit, while maintaining the scale and form of low density housing, such as Duplexes, Triplexes, Fourplexes, or small courtyard apartments.
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- Low Residential
- Low Residential-Duplex
DRAFT CONCEPTS: RESIDENTIAL

More Housing Opportunities

Housing typologies of higher intensity and densities along or near major corridors such as Centinela, Venice, Sawtelle, Sepulveda, and Overland.
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DRAFT CONCEPTS: RESIDENTIAL

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DRAFT CONCEPTS: RESIDENTIAL

More Housing Opportunities

Housing typologies of higher intensity and densities along or near major corridors such as Centinela, Venice, Sawtelle, Sepulveda, and Overland.

- Base-Bonus Incentive System
- Modifying existing height standards

- Low Residential
- Low Residential-Duplex
- Medium Residential
- High Medium Residential
More Housing Opportunities
Housing typologies of higher intensity and densities along or near major corridors such as Centinela, Venice, Sawtelle, Sepulveda, and Overland.
Walkable Commercial Districts
Enhance existing and create new commercial areas that are walkable, well designed and in proximity to transit options, housing opportunities, and neighborhood-serving uses.

- Mixed-Use Boulevard
- Transit Oriented District (TOD)
- Neighborhood Serving Nodes
- Neighborhood Villages
- Marina Marketplace
- Downtown Mar Vista
DRAFT CONCEPTS: COMMERCIAL

Neighborhood Serving-Nodes

- Located at key intersections of major corridors
- Allows commercial/residential mixed-use
- Requires ground-floor commercial
- Allows housing above the ground floor
- Encourages pedestrian-oriented design
- Allow heights ranging from 2-6 stories
Marina Marketplace

- Allows community-serving uses
- Requires ground-floor commercial in mixed-use projects
- Encourages walkability through pedestrian-oriented design
- Allow heights ranging from 2-6 stories
REGIONAL CENTERS:

Focal point in the city for regional commerce, identity, and activity; however, this area is part of the Ballona Wetlands, and structural development is not permitted.

Should we evaluate shifting this Regional Center boundaries north along Lincoln Boulevard to accommodate more jobs and housing in the area?
EMERGING INDUSTRIES
Support emerging industrial areas and workforce development for 21st century economies.

- Hybrid Industrial Live Work
- Hybrid Industrial Jobs Emphasis
- Hybrid Industrial Live Work Low Scale
- Industrial Preservation
These new Hybrid Industrial zones would allow for people to live and work in the same location, while providing for some commercial retail to support the workforce needs. These new zones allow for different levels of intensities and massing, including Live Work Low Scale building types.
Hybrid Industrial Jobs Emphasis
Retains the employment focus of the area. Encourages a mix of light industrial and limited worker supportive commercial uses such as small restaurants, bars, cafes, and retail. Prohibits or limits any live work and residential uses.
DRAFT CONCEPTS: HISTORIC & ECOLOGICAL

Historic Preservation Areas

Ecological Green Spaces
Historic Preservation Areas

Support the findings in Survey LA and include policies and zoning strategies that elevate eligible historic districts, and preserve the integrity of the area’s one adopted HPOZ.
Ecological Green Spaces

Strategies to address climate change, access to open green spaces, and acknowledge the importance of preserving sensitive ecological areas.
OPPORTUNITY SITES

(1) Santa Monica Airport
(2) Santa Monica College - Bundy Campus
What’s Your Vision for These Areas?

1. What type of uses would you like to see here: housing, open space, commercial mixed-use?

2. What scale of development is appropriate for this site? How many stories/how tall?
Please share your thoughts!
Check out our Virtual Open House to learn more about these draft concepts and how to provide feedback.

Submit Comments
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Deadline: **Monday, August 31st, 2020**
Planning Staff

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VENICE
LAND USE DRAFT CONCEPTS

Simi Aliu
Project Manager
DEMOGRAPHICS

Data Source: American Community Survey (ACS) 2014-2018

Population

Venice: 36,000
Citywide: 3,979,576
DEMOGRAPHICS

Median Income

Venice: $94,147.00
Citywide: $58,385.00

Data Source: American Community Survey (ACS) 2014-2018
The Latinx Population is approximately **16%** or **5,826** people.
DEMOGRAPHICS

Data Source: American Community Survey (ACS) 2014-2018
DEMOGRAPHICS

Renters vs. Owners

Owners
36.0%

Renters
64.0%

Data Source: American Community Survey (ACS) 2014-2018
VENICE PLANNING EFFORTS

VENICE COMMUNITY PLAN
- Policy document
- Land Use Designations
- Zoning

VENICE LOCAL COASTAL PROGRAM
- 85% of Community Plan area
- Required to comply with State law
- Policy and Implementation
- Guides development to protect public access to shoreline, coastal resources
- Addresses Sea Level Rise
HISTORICAL CONTEXT
VENICE VISION STATEMENT

“Venice represents a neighborhood defined by individuality, innovation, and eccentricity. Our eclectic architecture and vibrant beach lifestyle is an unrivaled coastal asset that connects locals with a shared sense of pride and attracts visitors from all over the world.

The Venice Community is focused towards a more sustainable, equitable and inclusive coastal community for present and future Venetians. Venetians and visitors are encouraged to be responsible stewards of the Pacific Ocean, coastal resources, and shared open spaces to ensure a healthy environment is at the foundation for a more livable and resilient community for all.

The emerging vision advances equitable housing opportunities, reduces climate impacts, and strengthens economic vitality for current and future generations to prosper.”
VENICE GUIDING PRINCIPLES

- Increase housing opportunities and promote a mix of housing types at different affordability levels.
- Accommodate growth in a strategic, inclusive, equitable, and sustainable manner.
- Promote a safe, effective walkable and multi-modal transportation network.
- Support a thriving and inclusive economy.
- Strengthen neighborhood character and sense of place.
- Preserve industrial land and support reimagined 21st century industrial uses.
- Expand access and connections to Open Space.
- Promote resource protection, resiliency planning and climate change adaptation.
DRAFT CONCEPTS: OVERVIEW

OVERALL DRAFT CONCEPTS

Story Map Symbology
- Mixed Middling Housing-Low Density Duplex
- Residential Neighborhood of Oakwood
- Residential Neighborhood of Milwood
- Mixed - Use Corridor - Lincoln Boulevard
- Mixed - Use Corridor - Rose Avenue
- Mixed - Use Corridor - Ocean Front Walk
- Mixed - Use Corridor - Abbott Kinney Boulevard
- Mixed - Use Corridor - Washington Boulevard
- Live Work - Rose Avenue
- Live Work - Abbott Kinney Boulevard

Enhanced Circulation Windward Pedestrian Promenade

Enhanced Circulation - Abbott Kinney Boulevard
DRAFT CONCEPTS: MIXED USE

MIXED USE DRAFT CONCEPTS

Mixed Use Corridor

- Commercial
  - Mixed-Use Corridor - Lincoln Boulevard
  - Mixed-Use Corridor - Ocean Front Walk
  - Mixed-Use Corridor - Rose Avenue
  - Mixed-Use Corridor - Abbot Kinney Boulevard
  - Mixed-Use Corridor - Washington Boulevard
DRAFT CONCEPTS: RESIDENTIAL

RESIDENTIAL
DRAFT
CONCEPTS
DRAFT CONCEPTS: INDUSTRIAL/LIVE WORK

LIVE WORK
DRAFT CONCEPTS

Live Work

- Live Work - Rose Avenue
- Live Work - Abbott Kinney Boulevard
DRAFT CONCEPTS: ENHANCED CIRCULATION

ENHANCED CIRCULATION NETWORK

Enhanced_Circulation Windward Pedestrian Promenade

Enhanced Circulation - Abbot Kinney Boulevard
PLANNING STAFF

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Please share your thoughts!
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AGENDA

(1) Background
- Community Demographics
- Built Environment
- Land Use

(2) Approach
- Guiding Principles
- Emerging Vision Statement

(3) Draft Concepts
- Overview
- Residential
- Commercial
- Manchester Avenue Corridor
- Industrial
Background

- Community Demographics
- Built Environment
- Land Use

Population
Población

60,246 total / total

- 63% White / Blanco
- 17% Latinx / Latinx *
- 11% Black / Negro
- 83% Not Latinx / No Latinx *
- 15% Asian / Asiático
- 12% Other / Otro

* Latinx is inclusive of Latino, Latina, and gender non-conforming

Data Source: American Community Survey (ACS) 2014-2018
Background

- Community Demographics
- Built Environment
- Land Use

Year of Building Construction
Año de Construcción

Data Source: American Community Survey (ACS) 2014-2018
Background

- Community Demographics
- Built Environment
- Land Use

General Plan Land Use Map

- 20% Open Space / Espacio Abierto
- 9% Public Facilities / Instalaciones Públicos
- 9% Industrial / Industrial
- 10% Commercial / Comercial
- 36% Single Family / Unifamiliar
- 16% Multi-Family / Multifamiliar
Approach: Guiding Principles

Increase **housing** opportunities at different affordability levels

Support a thriving and inclusive **economy**

Accommodate **growth** in a strategic, inclusive, equitable, and sustainable manner
Approach: Emerging Vision Statement

“The Westchester - Playa Del Rey community is rooted in the early history of the modern aerospace industry, as well as the subsequent rise of WWII era suburban development.

Today, beyond just its proximity to LAX, the community is characterized by a wide range of assets, including academic anchor institutions, major job centers, large industrial sites, growing transit access, and natural ecological resources.

As we look to the future, the community seeks to ensure that Westchester - Playa Del Rey is an economically thriving, socially equitable, and ecologically sustainable and resilient place for all those who may live, work, or play in the area.”
Overview of Draft Concepts

- Residential
  - Low Residential
  - Low Medium Residential
  - Medium Residential

- Commercial
  - Mixed-Use Center
  - Neighborhood Node

- Manchester Avenue Corridor
  - Mixed-Use Corridor

- Industrial
Residential Draft Concepts

(1) More Housing Opportunities  
(2) Historic Preservation  
(3) Preserve Natural Resources  
(4) Coastal Resilience
(1) More Housing Opportunities

**Use:** More housing near transit and commercial areas

**Scale:** 3–5 stories

**Density:** 3–10 units per lot
Commercial Draft Concepts

(1) Walkable Commercial Areas
- Neighborhood Node: Low
- Neighborhood Node: Medium
- Mixed-Use Center: La Tijera/Centinela
- Mixed-Use Center: Loyola Village & Downtown Westchester

(2) Enhanced Sense of Place
- Mixed-Use Center: Pedestrian District

(3) Coastal Resilience
- Neighborhood Node: Coastal Resilience

(4) Expansion/Intensification?
- Regional Centers
(1) **Walkable Commercial Areas**

**Use:** Mixed-use with ground floor commercial  
**Scale:** 2–4 stories (low) or 3–6 stories (medium)
Manchester Avenue Corridor Draft Concepts

(1) Active Street Corridor, (2) Enhanced Sense of Place, (3) More Housing
(1) **Active Street Corridor**

**Mixed-Use Corridor: East**

**Use:** Residential, commercial, and mixed-use near transit and commercial areas

**Scale:** 4-8 stories
As we explore potential industrial opportunities, please share how you would like to see each of the following areas evolve, in terms of:

1. Use
2. Height
3. Density

(4) Design Elements:
Future (1) **Uses**, (2) **Heights**, (3) **Densities**, and (4) **Design Elements**?
Planning Staff

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Next Up: Westside Plan Area Q&A

Please share your thoughts!
Check out our Virtual Open House to learn more about these draft concepts and how to provide feedback

Submit Comments
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WESTSIDE COMMUNITY PLANS UPDATE | Thursday, July 16th 2020

1:03 p.m. - Intro Presentation
1:21 p.m. - West Los Angeles
1:35 p.m. - Palms - Mar Vista - Del Rey
1:49 p.m. - Venice
2:01 p.m. - Westchester - Playa Del Rey
2:16 p.m. - Live Q&A
INTRODUCTION OF Q&A SESSION

Housing
Increase housing opportunities at different affordability levels.

Accommodating Growth
Accommodate growth in a strategic, inclusive, equitable, and sustainable manner.

Mobility
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Jobs & Employment
Support a thriving and inclusive economy.

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Expand access and connections to open space.

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Promote resource protection, resiliency planning and climate change adaptation.

Icon Source: The Noun Project – Made by Made, Becris, Oksana Latysheva, Creative Mania, Indra Anis, and Sumit Saengthong
INTRODUCTION OF Q&A SESSION

Overall Draft Concepts

A view of overall draft concepts for the four Community Plan areas on a regional level. For more details on changes to individual Community Plan areas, please continue scrolling or use the navigation bar at top to select a Community Plan area.
Q & A

Please submit your questions through your control panel

If you have any technical difficulties, please call: 1-833-851-8340

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Wrap Up | Thank you!

Questions or comments? Please email us at: planning.thewestside@lacity.org

Stay Informed, Stay Engaged, Stay Healthy!