

POLICY SPOTLIGHT — HOUSING OPPORTUNITIES & AFFORDABILITY

Westchester-Playa del Rey

Many public comments focused on housing opportunities and affordability.
Should we change the existing goals and policies of the Community Plan to better address current needs?

Community Comments	Existing Community Plan Goals & Policies	Your Thoughts
<ul style="list-style-type: none"> • Housing affordability is a big issue, rents and sale prices are increasing rapidly • Concerns about adult children, families, seniors, college students, moderate income, service sector, etc. being displaced or not able to afford the area, and the community losing diversity • Shortage of housing creates limited options and high prices in the community • Few mid-size, mid-cost single-family homes or condominiums and few apartments available for those that want them • Make affordable housing a priority • New homes, including new affordable housing, should be located near new jobs and transit • Concerns that new development and increasing density contribute to vehicle congestion • Want to make housing more affordable without threatening the existing character of low-density neighborhoods 	<p>Goal 1 Provide a safe, secure, and high quality residential environment for all economic, age, and ethnic segments of the Westchester-Playa del Rey community.</p> <p>Policy 1-1.3 Provide for adequate Multiple Family residential development.</p> <p>Policy 1-2.1 Locate higher residential densities near commercial centers, public facilities, bus routes and other transit services.</p> <p>Policy 1-4.1 Promote greater individual choice in type, quality, price and location of housing.</p> <p>Policy 1-4.2 Promote the development of housing for persons of low to moderate income within the community.</p> <p>Policy 1-4.3 Ensure that new housing opportunities minimize displacement of residents.</p> <p>Policy 1-4.5 Encourage senior citizen and disabled housing developments at convenient locations near public transportation, commercial services and recreational, cultural, and health facilities, especially within or near Community and Regional Centers.</p>	<p><i>Do the existing policies address the community's comments?</i></p> <p><i>Which existing policies should be kept?</i></p> <p><i>How can existing policies be more specific to your neighborhood? What's missing?</i></p>



POLICY SPOTLIGHT — NEIGHBORHOOD SERVING COMMERCIAL

Westchester-Playa del Rey

Many public comments focused on neighborhood-serving commercial uses.
Should we change the existing policies of the Community Plan to better address current needs?

Community Comments	Existing Community Plan Policies	Your Thoughts
<ul style="list-style-type: none"> • Want more commercial options within walking distance, create opportunities for new and improved locations • People love “Little Vons” in Kentwood • Want more quality and choice in local retail and restaurants; many commented they do not shop or eat out in Westchester because it is “run down,” “generally filthy,” and has “poor options” • Specific requests for: <ul style="list-style-type: none"> • More higher-end (and non-fast-food, non-chain) restaurants • Family-friendly chain restaurants at La Tijera and La Cienega • Food & entertainment establishments that stay open later in the Loyola Village area • Long-vacant storefronts to be occupied by new businesses • Concerns about losing retail spaces to new residential-only development, that retail spaces in mixed-use buildings are too small, and that commercial rents are too high for small businesses • Lack of childcare facilities; zoning restrictions make it difficult to locate in the community • Playa del Rey lacks infrastructure (particularly parking) that some new businesses need 	<p>Policy 1-1.1 Protect existing single family residential neighborhoods from new out-of scale development and other incompatible uses.</p> <p>Policy 2-1.1 New commercial uses should be located in existing established commercial areas or shopping centers.</p> <p>Policy 2-1.2 Protect existing and planned commercially zoned areas, particularly within designated Commercial Centers, from encroachment by stand alone residential development.</p> <p>Policy 2-1.3 Enhance the viability of existing neighborhood stores and businesses which support the needs of local residents and are compatible with the neighborhood.</p> <p>Policy 2-2.2 In appropriate areas, encourage the incorporation of retail, restaurant, and other commercial uses in the ground floor street frontage of structures to promote a more lively and pedestrian-oriented commercial environment.</p> <p>Policy 2-2.6 Develop the commercial area of Playa Del Rey as a pedestrian-friendly beach-oriented district serving both visitors and the local neighborhood.</p> <p>Policy 2-3.3 Smaller commercial areas in or adjacent to residential neighborhoods should be developed with low intensity, neighborhood serving uses.</p>	<p><i>Do the existing policies address the community’s comments?</i></p> <p><i>Which existing policies should be kept?</i></p> <p><i>How can existing policies be more specific to your neighborhood? What’s missing?</i></p>

POLICY SPOTLIGHT — OPEN SPACE

Westchester-Playa del Rey

Many public comments focused on open space.

Should we change the existing policies of the Community Plan to better address current needs?

Community Comments	Existing Community Plan Policies	Your Thoughts
<ul style="list-style-type: none"> • People want more parks and open spaces of all types and for all purposes, particularly within walking distance of home • Commonly requested types of open spaces were: <ul style="list-style-type: none"> • Parks and Pocket Parks • Playgrounds • Dog Parks, including at the beach • Community Gathering / Event Spaces • Walking Paths • Cleanliness and safety of existing parks is a concern, especially Westchester Park • The quantity of parks, dog parks, and walking paths in Playa Vista is enjoyed by many 	<p>Policy 4-1.1 Preserve and improve the existing recreational facilities and park spaces.</p> <p>Policy 4-1.4 Encourage the shared use of other public facilities for recreational purposes.</p> <p>Policy 4-3.1 Ensure that parks are adequately policed, monitored, maintained and illuminated for safe use at night, as appropriate.</p> <p>Policy 4-4.2 Facilitate the creation of small neighborhood serving pocket parks within developed areas as potential parcels and funding become available.</p> <p>Policy 5-1.1 Encourage the retention of passive and visual open space to provide a balance to urban development.</p> <p>Policy 5-1.4 Where possible, encourage the provision of open space within large privately-owned projects.</p> <p>Policy 5-1.5 Preserve and restore the Ballona Wetlands for enjoyment of the public.</p> <p>Policy 5-1.6 Preserve the face of the Westchester and Coastal Bluffs.</p> <p>Policy 18-2.3 Preserve and enhance Del Rey Lagoon as a community and visitor serving park with significant ecological functions.</p>	<p><i>Do the existing policies address the community's comments?</i></p> <p><i>Which existing policies should be kept?</i></p> <p><i>How can existing policies be more specific to your neighborhood? What's missing?</i></p>



POLICY SPOTLIGHT — MOBILITY: PEDESTRIAN INFRASTRUCTURE

Westchester-Playa del Rey

Many public comments focused on pedestrian infrastructure.

Should we change the existing goals and policies of the Community Plan to better address current needs?

Community Comments	Existing Community Plan Goals & Policies	Your Thoughts
<ul style="list-style-type: none"> • Pedestrian experience is not pleasant or safe • Major streets divide neighborhoods from each other, busy streets and driveways are dangerous to cross • Suggested improvements to make the community more walkable: <ul style="list-style-type: none"> • Sidewalk repair (especially on Manchester) • More curb ramps at intersections • Wider sidewalks • More landscaping and shade trees • Better street lighting • Better building façade and fence/wall design • Traffic signals that are more responsive to pedestrians • Create pedestrian connections between LMU, Playa Vista, and Westchester • Desire for more amenities within walking distance, including restaurants, shops, parks, etc. • Create commercial districts where it is possible to park once and walk to do errands • Suggestion to make 87th St in The Triangle pedestrian-only • 60% of Community Plan survey respondents in Westchester-Playa del Rey get around by walking (at least some of the time) 	<p>Policy 2-3.4 Minimize conflicts between auto-related and pedestrian-oriented activities in commercial areas.</p> <p>Policy 15-1.4 Promote the development of transportation facilities and services that encourage higher transit ridership, increased vehicle occupancy, and improved pedestrian and bicycle access.</p> <p>Goal 16 Encourage a system of safe, efficient and attractive bicycle and pedestrian facilities.</p> <p>Policy 16-2.1 Encourage the safe utilization of public utility easements and other public rights-of-way along streets wherever feasible for the use of pedestrians.</p> <p>Policy 16-2.2 Require sidewalks with new roadway construction and substantial reconstruction of existing roadways.</p> <p>Policy 16-2.3 Protect and improve existing pedestrian oriented street segments.</p>	<p><i>Do the existing policies address the community's comments?</i></p> <p><i>Which existing policies should be kept?</i></p> <p><i>How can existing policies be more specific to your neighborhood? What's missing?</i></p>

