COMMON THEMES - OVERVIEW

West Los Angeles

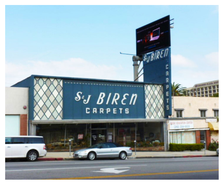
These are common themes we heard from your community. Please review these as a starting point to identify the improvements, changes, and protections that are desired.

COMMERCIAL CORRIDOR SCALE & CHARACTER

- Address design, scale and character on evolving commercial corridors
- Santa Monica Blvd.
- Westwood Blvd.

PICO BOULEVARD SCALE & CHARACTER

- Retain the low-scale commercial character of the area, plus the walkability.
- Add traffic signals, lighted crosswalks, and bike lanes.
- Reduce parking requirements for synagogues



OPEN SPACE

- Create more open space, such as pocket parks
- Opportunities such as the Ohio Triangle
- Examples such as the Westwood Greenway

SAWTELLE JAPANTOWN (PRESERVATION)

- Preserve the Japanese-American history of West Los Angeles. Sawtelle Japantown reflects the rich history and heritage of the Japanese-American culture.
- Sawtelle Corridor
- Japanese Gardens Neighborhood

WEST LOS ANGELES CIVIC CENTER (PRESERVATION)

- Maintain and restore `civic structures
- Desire for a complete renovation of the Center, transforming it into a mecca for community gatherings and concerts
- Add a playground to address the dearth of open space in the neighborhood

INDUSTRIAL LANDS - SEPULVEDA CORRIDOR

- Maintain industrial area between Sepulveda and the freeway
- Reconfigure parking lots on Sepulveda, so that motorists do not to back into oncoming traffic.
- Enhance Sepulveda Boulevard streetscape, such as adding landscaping
- A transition buffer which will create a gradual and appropriate space between the industrial and residential uses, particularly, the single-family zone south of Missouri Avenue

LOW-DENSITY RESIDENTIAL ACROSS THE PLAN AREA (NOT SHOWN ON MAP):

- Maintain single-family residential neighborhoods
- Maintain the character of single-family residential areas
- Provide transitions between low-density residential areas and other uses and scales of development

MONTE MAR VISTA CHARACTER

- Maintain the character of Monte Mar Vista
- Noted in SurveyLA, a 1920's subdivision marked by curvilinear roads and a triangular park at its southeast corner. The neighborhood feature moderate to large lots with expansive homes in a myriad of architectural styles, including Tudor Revival, American Colonial Revival, and Spanish Colonial Revival.
- Other features include consistent setbacks, thick tree canopies, and cast-iron post streetlights.
- Core neighborhood of subdivisions that now comprise Cheviot Hills

LOW-DENSITY SCALE

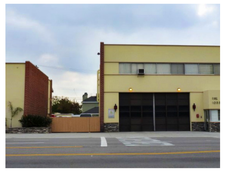
- Provide consistent scale of adjoining single-family neighborhoods
- Proposed re-zoning for the Century Glen and Rancho Park neighborhoods to an R1 Variation Zone, as was done for surrounding neighborhoods

MULTI-FAMILY HOUSING TYPOLOGIES FOR THE SOUTH OF PICO NEIGHBORHOOD

- Area is comprised of a mix of single- and multi-family blocks
- Potential to allow for more multi-family, such as more duplexes, triplexes, and townhouses
- Potential for more density within existing scale of the area

INFRASTRUCTURE - ACCESS FOR FIRE STATION NO. 92

- Concern for Fire personnel response time, because Pico is often gridlocked
- Consider options for improving access on and around Pico Boulevard.



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SAWTELLE - JAPANTOWN

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These are common themes we heard from your community. Please review these as a starting point to identify the improvements, changes, and protections that are desired.

SAWTELLE JAPANTOWN (PRESERVATION)

- Preserve the Japanese-American history of West Los Angeles. Sawtelle Japantown reflects the rich history and heritage of the Japanese-American culture.
- The Japanese Gardens Neighborhood reflects the prominence of the nurseries in the neighborhood, with residential front yard motifs that boast lanterns, Bonsai, statuary, and native Japanese plants, such as Aralia and Japanese Maple. There is a low-scale character, with most of the dwellings either one- or two-stories.
- The Sawtelle Corridor is the historic core of Sawtelle Japantown, or the Little Osaka, community. There was concern about the loss of the Japanese culture along this strip. Newer buildings do not respect the historic-cultural streetscape, or culture. New apartment structures utilize little to no transparency, no direct unit access, perfunctory Japanese architectural features, and no front yards.

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COMMERCIAL CORRIDOR SCALE AND CHARACTER

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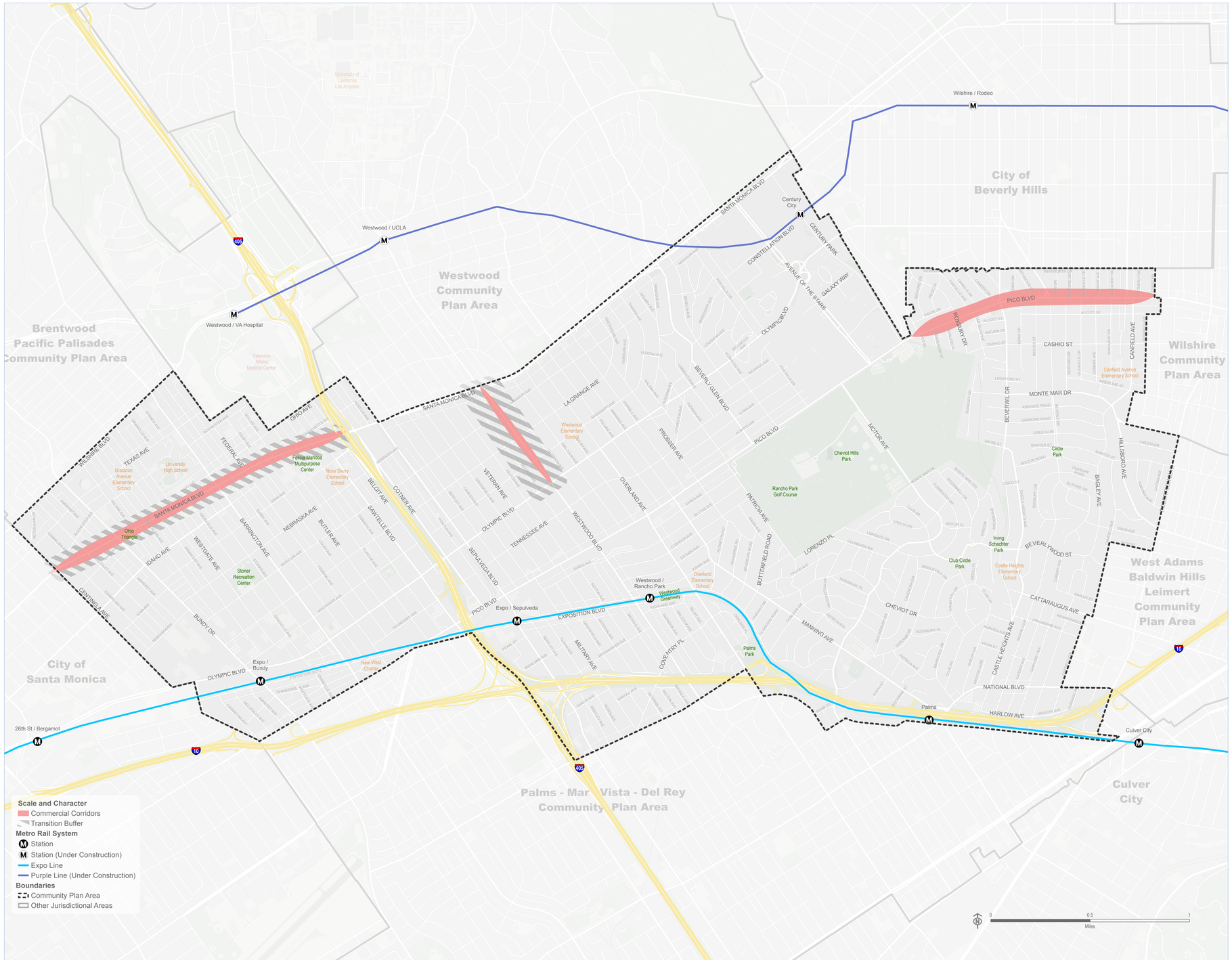

COMMERCIAL CORRIDOR SCALE & CHARACTER

Santa Monica Boulevard -

- The corridor is currently transforming
- The bulkiness of some of the new structures, lack of interface with the street, and austere architecture
- Interest in a streetscape plan with includes more generous sidewalks and other pedestrian features
- Bolster the Oaxacan culture presence (restaurants and a heladeria)
- A buffer zone here, which may protect the residential areas

Westwood Boulevard

- Preserve the unique shops, public art and character here, and provide more upscale restaurants within walking distance of a substantial residential zone
- Poor interface of commercial that did not utilize stepbacks (upper-story setbacks), or wider setbacks
- Develop a buffer zone between the residential and commercial

PICO BOULEVARD SCALE & CHARACTER

- Retain the low-scale commercial character of the area, plus the walkability.
- Add traffic signals, lighted crosswalks, and bike lanes.
- Reduce parking requirements for synagogues

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OPEN SPACES

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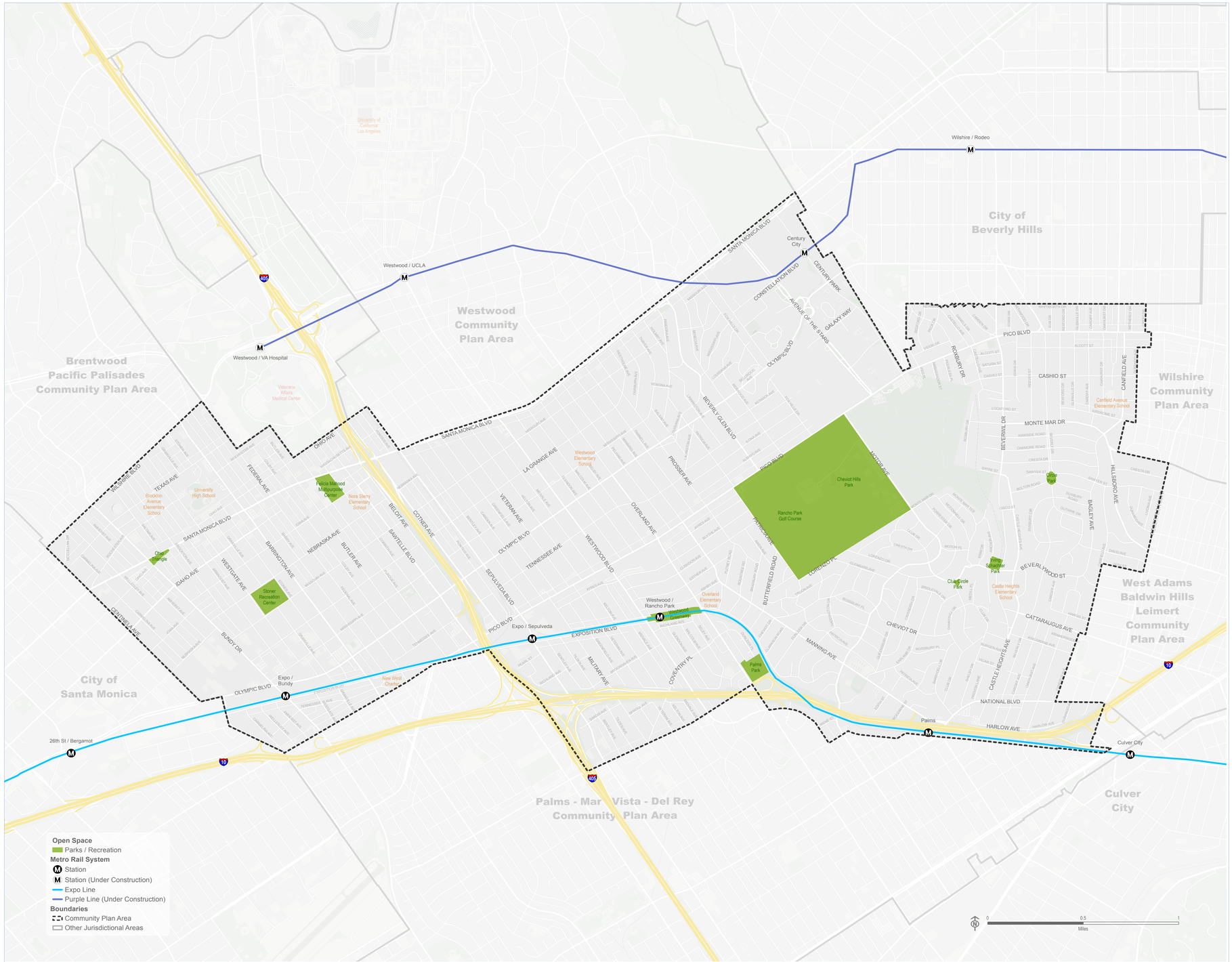

OPEN SPACE

Ohio Triangle

- Civic Improvement with some historic features dating to 1925, such as the granite-block paving and granite and wood benches.
- Landscape median, and the mature Jacaranda tree immediately east of the Triangle
- Maintain and consider how it can better contribute to neighborhood open space

Westwood Greenway (under construction)

- To be completed by late 2020
- The daylighting of Brown Canyon Creek and native landscaping will help to clean the water before flowing to its confluence with Ballona Creek.
- Features include walkways and shade structures
- Example of creating neighborhood open space
- Existing Parks
- Stoner Recreation Center
- Cheviot Hills Recreation Center
- Palms Park
- Schacter Park
- Existing Neighborhood Parks
- Parks that were conceived as part of the original subdivision,
  and include Beverlywood's "Teardrop" Circle Park and Club
  Circle Park in Monte Mar Vista

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