

Draft Policy Content

Emerging Vision Statements and Guiding Principles

These draft emerging vision statements and guiding principles are provided to the Westside Community Plans Advisory Group (WCPAG) for review. The emerging vision statements were developed through a combination of community input, regional and local policy objectives.

The Westside Community Plan Updates are guided by 9 guiding principles that inform our westside regional strategy. Each of these 9 emerging guiding principles inform the development of the community plan text and the accompanying zoning and general plan land use strategies. They are shaped by the overall guidance provided by our General Plan - that primarily focuses on where we can accommodate housing, jobs, and address other issues such as mobility, design, climate resilience, and use of industrial land.

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Westside Community Plan Updates – Emerging Guiding Principles

Emerging Vision Statements

Palms-Mar Vista-Del Rey

“The communities of Palms-Mar Vista-Del Rey shares a history of community involvement and appreciation for the various cultural legacies that make up the City of Los Angeles. Its regional location, mix of land uses, and topography, create an advantage for connectivity to quality jobs, housing opportunities, access to coastal and ecological resources, and to an expanding regional transportation system. Building upon the City’s goals, the community envisions a health-focused, climate resilient and restorative community that will protect and enhance the quality of life for current and future residents and visitors by supporting equitable housing options that protect against displacement, eradicate homelessness, and greatly increases the availability of affordable housing. The community envisions a community that supports sustainable land use patterns by supporting green industries that reduce climate impacts, strengthens and protects connections to open space amenities such as the Pacific Ocean and the Ballona Creek, and creates and expands opportunities for a multimodal community with safe streets, reduced traffic, greater bike & pedestrian infrastructure, and a commitment to high quality public transit networks. The community envisions a healthy, equitable, accessible, and economically flourishing environment for current and future generations.”

Westchester-Playa Del Rey

“The Westchester - Playa Del Rey community is rooted in the early history of the modern aerospace industry as well as the post WWII economic boom. Today, beyond its proximity to LAX, the community is characterized by academic anchor institutions, major job centers, large industrial sites, growing transit access, and natural ecological resources such as the Ballona Wetlands, Coastal Bluffs, and beaches. As we look to the future, the community envisions Westchester - Playa Del Rey as an economically thriving, socially equitable, and ecologically sustainable and resilient place for all those who may live, work, or play in the area. The Westchester - Playa Del Rey Community Plan Update seeks to allow for a diverse mix of land uses, increase housing opportunities (especially affordable housing), encourage sustainable and resilient building design, ensure appropriate transitions between higher and lower scale buildings, and support robust multi-modal transportation access and greater pedestrian friendly design”

West Los Angeles

“West Los Angeles is a vibrant community of unique, diverse neighborhoods with thriving employment and cultural offerings. The Community Plan envisions creative opportunities for improved open space, increased walkability, contextual housing options, and historic and cultural preservation, and re-imagines industrial and mixed-use commercial areas to ensure housing equity and access to quality jobs. West Los Angeles is envisioned as a significant contributor to economic vitality, social equity, healthy mobility, and ecological sustainability and resiliency for current and future generations.”

Venice

“Venice represents a neighborhood defined by innovation and a rich multicultural history. Building upon its existing vibrant beach lifestyle and eclectic architecture, the plan is focused towards a more sustainable, equitable and inclusive coastal community. Recognized as a coastal asset, the plan fosters a vision that encourages residents and visitors to be responsible stewards of the Pacific Ocean, coastal and ecological resources, and shared open spaces and public realm to ensure that a healthy built environment is at the foundation for a more livable and resilient community for all. The Venice community envisions playing a key role to advance equitable housing opportunities and social services by protecting against displacement, allowing for contextual infill in lower density neighborhoods and directing growth along mixed use corridors to support local neighborhood services and amenities. The plan will play a key role in reducing climate impacts and create opportunities for a multi-modal community with safe streets, reduced traffic, greater bikeability & walkability, and a commitment to high quality public transit networks. Overall, the plan seeks to strengthen economic vitality for current and future generations to prosper.”

Emerging Guiding Principles

The emerging guiding principles represent the long-term priorities for the Westside Community Plan Updates and guide the application of land uses and zoning standards.

These emerging guiding principles reflect overall guidance from the City's General Plan, as well as relevant local and state policy, that primarily focus on where we can accommodate housing, jobs, and address other issues related to mobility, design, climate resilience, and use of industrial land.

Housing

Increase housing opportunities at various affordability levels.

- Expand areas where housing is permitted.
- Increase housing options at all income levels, especially next to transit-rich areas and commercial corridors.
- Introduce a range of new housing opportunities in proximity to local services and top destinations within the community plan area.
- Incentivize the development of new affordable housing units.
- Address homelessness through long-term land use strategies.

Accommodating Growth

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

- Concentrate growth in alignment with the General Plan's Framework, concentrating growth in high-intensity commercial centers close to public transit and services.
- Leverage transit investments to expand opportunities for housing, jobs, and community amenities.
- Encourage residential infill that makes efficient use of local infrastructure and contributes to affordable housing supply.
- Elevate design expectations in all new developments.

Mobility

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

- Develop walkable and pedestrian-friendly communities.
- Prioritize pedestrian safety and comfort.
- Support streets that encourage human interaction and community building.
- Require expansion of high-quality sidewalks and pedestrian linkages.
- Eliminate parking minimums and manage parking effectively and strategically in key locations.
- Expand dedicated bike infrastructure and connectivity.
- Encourage visitors, employees, and residents to use public transit systems by expanding housing and jobs in transit-oriented areas.
- Support expanding transit infrastructure projects and service.

Jobs & Employment

Support a thriving and inclusive economy

- Expand employment opportunities in Regional Centers and along commercial corridors by allowing for mixed-use office development.
- Leverage the community's proximity to existing major employers by encouraging synergy through a greater mix of uses and growth of related industries.
- Ensure there is appropriate land dedicated for commercial and industrial uses, including accommodating small-scale manufacturing and emerging green and creative industries.
- Expand opportunities and investments in small and medium size businesses.
- Promote place-making and public realm improvements to enable small businesses to thrive.
- Balance jobs with sufficient housing opportunities in the area.

Design & Compatibility

Strengthen Neighborhood Placemaking

- Strengthen urban design and form to enhance the public realm and create a sense of place.
- Strengthen design standards to ensure compatibility of new infill development within existing residential neighborhoods.
- Activate commercial corridors with uses and design standards that will create lively places within the community.
- Ensure new construction and rehab of existing buildings incorporate high quality architectural, landscape and environmental design.
- Establish development and design standards that ensure future development is compatible with existing neighborhoods.
- Create buffers and smooth transitions between intense uses and sensitive uses, such as residential neighborhoods and ecological sensitive areas.

Complete Neighborhoods

Encourage vibrant, healthy, complete neighborhoods.

- Create complete and active neighborhoods through pedestrian-friendly design, a mix of uses in and around employment hubs, and encourage housing.
- Integrate neighborhood serving commercial uses within a ten or fifteen-minute walk of residential neighborhoods.
- Encourage public places for people to gather and interact.
- Promote neighborhoods with mixed-income housing, jobs, amenities, services, and transit.
- Support convenient and accessible sources of healthy foods in all neighborhoods.
- Foster connections between and within neighborhoods.

Industrial

Preserve industrial land and support reimagined 21st century industrial uses.

- Expand areas for adaptive reuse and conversion to joint live/work.

- Retain industrial land where appropriate and support zoning to incentivize and promote green and clean technology.
- Encourage adaptive reuse of industrial buildings to meet evolving needs for creative offices, production, and distribution.

Open Space

Expand access and connections to open space.

- Incentivize new publicly accessible open space within the community benefits program.
- Expand urban forms of open space, such as small pocket parks, parklets, community plazas, and other similar elements.
- Encourage creation of and access to community spaces - cultural centers, arts centers, and open spaces.
- Increase access to existing open space and orient new development towards areas with existing parks, waterways, and bike paths.
- Treat the Ballona Creek/Sepulveda Channel as a community Amenity.

Climate Change Resilience

Promote resource protection, resiliency planning and climate change adaptation.

- Concentrate housing and jobs in strategic places to reduce vehicle miles traveled and make the most efficient use of existing public infrastructure systems.
- Promote land use strategies that concentrate housing, jobs, and neighborhood amenities within a 15-minute walk radius where possible.
- Encourage the greening and cooling of neighborhoods through building design, water recapture, and street treatment.
- Encourage new development incorporating sustainable design standards and energy efficient buildings.
- Protect public and private trees, expand the tree canopy, and encourage the greening of corridors and residential neighborhoods.
- Recognize the health benefits of planning for climate change, sustainability, and community resiliency.