

DATE: October 11, 2020

TO: Westside Neighborhood Council (WNC)

FROM: Westside Neighborhood Council Land Use Committee (WNCLUC)

RE: Recommendations regarding West Los Angeles (WLA) Community Plan **(Updated with Corrections for Typographical Errors and WNC Board direction)**

The Westside Neighborhood Council Land Use Committee is providing a two-part report regarding the West Los Angeles Community Plan. The first part of the report addresses the specific land use concepts and the areas proposed for change on the story boards and interactive map that was presented to the community at the City's webinars in July 2020 and at the two WNC Land Use Committee virtual meetings held in September 2020. The second part of the report addresses broader policy issues. Additionally, the WNCLUC requests that any motion and action on the WLA Community Plan include a requirement that the City provide their revised concepts and draft WLA Community Plan to the community for further comment before any environmental review process begins. The WNCLUC also requests that before any final drafts of the WLA Community Plan are written that the full set of population and housing data be shared with the community. The Community Plan needs to reflect the known and unknown impacts to land uses resulting from COVID-19 which suggests that additional time is warranted to evaluate those impacts in the community outreach process.

A summary of the WNC Land Use Committee's recommendations regarding the proposed land use changes in the draft concept plan for the West Los Angeles Community Plan as presented to the community in July 2020 for public comment is provided below. The recommendations are based upon all feedback received by the WNC and WNCLUC.

Sources of feedback include comments from individual stakeholders who participated in the two Land Use Committee virtual meetings held on September 3, 2020 (WLA Community Plan – area north of Pico Blvd.), and held on September 23, 2020 (WLA Community Plan – area south of Pico Blvd.), homeowners association letters, and individual stakeholder letters submitted to the Westside Neighborhood Council by email and to the Westside Neighborhood Council Land Use Committee's official email address ([wncluc@gmail.com](mailto:wncluc@gmail.com)).

Should you wish to review the recommendations below while looking at the interactive map on the Planning the Westside web-site, here is a quick reference guide to the map legend with the land use categories, map color and basic concept description.

Map Legend - Land Use Categories with Map Legend Color and Description

1. Low Residential (Yellow) - increased home size
2. Low Residential Historic (Yellow with angled lines) – increased home size with design standards
3. Low Medium Residential (Tan) - 1 to 2 stories with 2 units on a lot (duplex)
4. Low Medium Residential Character (Tan with dots) – Sawtelle Japanese neighborhood - 1 to 2 stories with 2 units on a lot (duplex) with design standards to preserve low scale and Japanese character (not proposed within WNC boundary)

5. Low Medium Residential Transition (Tan with angled lines) – 2 to 4 stories with 2 units to 4 units on a lot (duplexes, triplexes, condos) adjacent to higher density; emulate Ashby Avenue east of Overland Avenue
6. Medium Residential (Brown) – 3 to 4 stories near or close to transit
7. High Medium Residential (Dark Brown with dots) – 4 to 6 stories near Purple Line (not proposed within WNC boundary)
8. Neighborhood Commercial (Light Pink) – Sepulveda just north of National Boulevard – 2 to 4 stories with neighborhood serving or community serving commercial/retail pedestrian-oriented uses such as banks, restaurants and newsstands
9. Neighborhood Corner Commercial - Overland Avenue South (near Palms Park) – 1 to 2 stories house scale building with neighborhood serving commercial/retail uses (corner markets, yoga studios, pizzerias, cafes) at front of structure or on the ground floor
10. Mixed-Use Corridor (Dark Pink) - Westwood Blvd. - 3 to 6 stories; Pico Blvd. - 2 to 4 stories; Overland Avenue Pico South - 3 to 6 stories; other locations outside WNC boundaries
11. Industrial Corridor (Blue) – west side of Sepulveda Boulevard between Olympic and Nebraska – 1 to 4 stories with industrial uses and parking along Sepulveda frontage but with parking and automobile access from Pontius
12. Open Space (Green) - improved park access at Palms Park, completion of Exp greenway, no new park areas proposed

Please note that location descriptions are as accurate as possible but may not list the entire perimeter boundary especially for a couple of the larger irregularly shaped areas. They are intended to provide a readily identifiable general description so that you can view the exact areas shown on the City of Los Angeles interactive map on the Planning the Westside Draft Concepts webpage.

**LAND USE CATEGORIES AND PROPOSED LAND USE CHANGES PER CITY’S DRAFT CONCEPTS AND INTERACTIVE MAP:**

The Westside Neighborhood Council Land Use Committee recommendations regarding the areas proposed for land use changes are as follows:

**COMMERCIAL AREAS:**

**City Proposed Changes:**

Land Use Change Category:	Neighborhood Commercial
Location:	West and east side of Sepulveda Blvd. north of National Boulevard (to the alley on the west side and mid-block on the east side
Position:	Support
Background and Comments:	Neighborhood Commercial of 2 to 4 stories with neighborhood serving or community serving commercial/retail pedestrian-oriented uses such as banks, restaurants and newsstands is appropriate for this location It is already commercial uses similar to the description and is adjacent to the 405 Freeway. It preserves existing uses while allowing possibly a little greater height. The existing C2-1VL Zoning allows 3 stories and 45 feet in height currently. It is adjacent to 4-story residential uses immediately to the north. It is the only commercial zoning in the

WLA Community Plan in the triangular shaped area located between the 10 freeway, 405 freeway and National Boulevard that serves that residential neighborhood. The commercial uses on the south side of National Boulevard are located within the Palms-Mar Vista Del Rey Community Plan area. The existing zoning on the south side of National Boulevard at both corners (Vons shopping center, Ross Dress for Less and Big Lots sites) are zoned C2-1VL as well which allows 3 stories and 45 feet currently. These sites are proposed to be changed to Neighborhood Serving Nodes and Transit Oriented Development Land Use Category which will allow 4 to 6 stories in height with additional height allowed for affordable housing. These properties are anticipated to be converted to high rise multi-family housing at some point and will result in the loss of commercial retail uses. Although these sites proposed for land use changes are outside of our WLA Community Plan area, we are very concerned and would like to ensure that at least one site is maintained for placement of essential community services such as a supermarket. This is further reinforced by the fact that all the commercial zoning on the west side of the 405 at National including the Ralphs Market property are also proposed for this new land use category. Therefore, it could effectively eliminate any market serving these residential neighborhoods.

Land Use Change Category: Neighborhood Commercial  
 Location: East side of Overland Avenue at Coventry Avenue  
 Position: Oppose  
 Background and Comments: Westwood Gardens Civic Association, Inc. opposes this concept because of impacts to single-family residential neighborhood. They want to retain single-family residential character.

Land Use Change Category: Neighborhood Commercial  
 Location: West side of Overland Avenue on the south side of Clarkson Road  
 Position: Oppose  
 Background and Comments: Westwood Gardens Civic Association, Inc. opposes this concept because of impacts to single-family residential neighborhood. They want to retain single-family residential character.

Land Use Change Category: Neighborhood Commercial  
 Location: East side of Overland Avenue immediately adjacent to the north side of Palms Park  
 Position: Oppose  
 Background and Comments: Westwood Gardens Civic Association, Inc. opposes this concept because of impacts to single-family residential neighborhood. They want to retain single-family residential character. Additionally, this could create an unsafe condition for park users crossing back and forth to Palms Park.

Land Use Change Category: Mixed-Use Corridor  
Location: Westwood Blvd. north of Olympic Boulevard to the alley just south of Santa Monica Boulevard and the southeast and southwest corners of Westwood and Olympic Boulevards (the parcels housing the existing corner shopping centers)  
Position: Support additional capacity but oppose draft concept as presented; Substitute 45-foot height limit and implement Neighborhood Mixed Use (NMU) Zone  
Background and Comments: Westwood Boulevard has more limited vehicular carrying capacity as a minor arterial corridor with smaller lots with less depth adjacent to single-family residential uses with no alley buffer. The NMU has stepdown protections at the rear of buildings for single-family residential neighborhood protection.

Land Use Change Category: Mixed-Use Corridor  
Location: North side of Pico Blvd. east of Overland Avenue to Patricia Avenue  
Position: Support additional capacity but oppose draft concept as presented; Substitute 45-foot height limit with rear stepdown through implementation of Neighborhood Mixed Use (NMU) Zone  
Background and Comments: Pico Boulevard has more limited vehicular carrying capacity as a minor arterial corridor with smaller lots with less depth adjacent to single-family residential uses. The NMU has stepdown protections at the rear of buildings for single-family residential neighborhood protection.

Land Use Change Category: Mixed-Use Corridor  
Location: South side of Pico Blvd. east of corner parcel at Overland Avenue to Patricia Avenue  
Position: Support additional capacity but oppose draft concept as presented; Substitute 45-foot height limit with rear stepdown through implementation of Neighborhood Mixed Use (NMU) Zone  
Background and Comments: Westwood Boulevard has more limited vehicular carrying capacity as a minor arterial corridor with smaller lots with less depth adjacent to single-family residential uses with no alley buffer. The NMU has stepdown protections at the rear of buildings for single-family residential neighborhood protection.

Land Use Change Category: Mixed-Use Corridor  
Location: East side of Overland Avenue south of Pico Boulevard to Esther Avenue  
Position: Oppose draft concept as presented for 4 to 6 stories; Substitute 45-foot height limit with rear stepdown through implementation of Neighborhood Mixed Use (NMU) Zone for the blocks between Blythe and Esther; Future development of the corner site (Citibank) on Overland

between Pico and Ayres Avenue must be mindful of community concerns related to traffic and circulation at this busy corner.

**Background and Comments:** Stakeholders voiced opposition to this proposed land use change. The current zoning is C1-1VL-O for the two blocks between Blythe and Esther which allows 3 stories and a 45-foot height limit but with no stepdown in the rear adjacent to the single-family neighborhood. This zone also allows oil drilling through an oil overlay zone. Blythe north to Pico is zoned C2-1VL-O-POD. This zone also has a 3 story and 45-foot height limit but with different uses allowed including hospitals and larger uses. It also has the oil drilling overlay zone. It has pedestrian-oriented design standards as well. WNCLUC recommends opposing the proposed concept but recommending an alternative to replace existing zoning with the NMU Zone that is proposed by the WNCLUC for Pico and for Westwood as it has the same height limit of 45 feet but it has a stepdown in the rear for transition to the single family residential neighborhood and it would eliminate the oil drilling overlay zone. The proposed concept does also include target of southeast corner of Overland Avenue (Citibank site) from Overland to Ayres Avenue for affordable housing/workforce housing.

**Additional Areas for Consideration:**

**Land Use Change Category:** Mixed-Use Corridor  
**Location:** Westwood Blvd. from the alley north of Pico Boulevard to the southern end of the proposed Westwood Boulevard Mixed Use Corridor (to the southeast and southwest corners of Westwood and Olympic Boulevards where the parcels housing the existing corner shopping centers are located)  
**Position:** Support additional capacity but only with extension of NMU Zone (45-foot height limit with stepdown of height at rear of buildings adjacent to residential uses). 96% of residents on Glendon and Midvale support this concept.  
**Background and Comments:** Westwood Boulevard has more limited vehicular carrying capacity as a minor arterial corridor with smaller lots with less depth adjacent to single-family residential uses with no alley buffer. The NMU has stepdown protections (25-foot maximum height) at the rear of buildings for single-family residential neighborhood protection.

**Land Use Change Category:** Housing Opportunity Zone for Workforce Housing  
**Location:** North Side of Pico Blvd. Carwash site at northeast corner of Beverly Glen  
**Position:** Support  
**Background and Comments:** Existing multi-family residential uses are already located behind this site on Almayo Avenue. This site has convenient access to public transportation and commercial uses on the Pico corridor. Additional

community outreach is needed to determine the appropriate use type, number of stories/height, and building form that is suitable for this site however the number of stories should be equivalent or exceed the height/stories of the multi-family uses behind it. .

Land Use Change Category: Mixed-Use Corridor  
Location: South Side of Santa Monica Blvd. east of Sepulveda Boulevard to Fox Hills Drive/Century City  
Position: Support  
Background and Comments: Larger commercial corridor can handle larger development with greater roadway capacity. This corridor has existing alley buffer separating commercial from residential uses. There is existing multi-family housing for a minimum of one block south of the boulevard with heights up to 5 stories.

**INDUSTRIAL AREAS:**

**City Proposed Changes:**

Land Use Change Category: Industrial  
Location: Sepulveda Blvd. between Olympic Boulevard and Nebraska Avenue  
Position: Support  
Background and Comments: This allows for industrial uses to come to the sidewalk, parking access to occur off Pontius Avenue and to eliminate dangerous parking situations where parking backs up onto Sepulveda Boulevard.

**Additional Areas for Consideration:**

No specific locations for opportunities to provide more industrial areas were proposed through community outreach efforts, however preservation of remaining existing industrially zoned areas are crucial because of loss and erosion of industrial zoning that resulted from adoption of EXPOTNP.

**OPEN SPACE AREAS:**

No new areas are proposed for Open Space or Parks but propose improved park access at Palms Park. Certain improvements and completion of existing projects underway such as the Westwood Neighborhood Greenway Project are supported.

**Additional Areas for Consideration:**

No specific locations for opportunities to provide more open space and parks were proposed through community outreach efforts or in the draft concept presented. However, consideration should be given to requiring more open space/landscaping incorporated into multi-family residential and mixed-use development (excluding rooftop locations) or option to provide revenue for open space and parkland through developer impact fees to fund additional parks/open space areas in the future.

**RESIDENTIAL AREAS:**

**City Proposed Changes:**

Land Use Change Category: Medium Residential  
Location: Bentley Avenue between La Grange Avenue and Missouri Avenue  
Position: Alternatives for exploration  
Background and Comments: Residents on Bentley are almost equally split (56% oppose/44% support). West side of Bentley wants the proposed changes and the east side of Bentley does not want proposed changes; additionally, residents on Camden backing up to the properties on the east side of Bentley do not want the proposed changes. Primary factors for opposition is based upon impacts of increased density, larger buildings, and added traffic. Primary factor for support by residents on west side of Bentley are because of different issues they face largely related impacts from commercial at the rear of their properties, homelessness and crime. These residents want option to up zone and potentially sell their properties. LUC Board has begun exploring ideas regarding alternative compromise but do not have definitive response at this time. If proposed changes were to proceed in some manner for the west side of the street, it would be critical to keep lower height on front of building to have less impact on streetscape and neighbors with the possibility of a taller structure at the rear backing up to the commercial uses. This area warrants additional outreach by City staff to try to resolve these issues.

Land Use Change Category: Low Residential  
Location: East side of Camden to the west side of Midvale Avenue from the alley North of Pico Blvd. up to Missouri Avenue  
Position: Oppose  
Background and Comments: This replaces existing R1-1 zoning on single family streets with new zoning (similar to the R1-V2) that would allow larger homes. This allows larger homes. It should be noted that it does not add housing units or potential for retaining more affordable housing. 93% of stakeholder responses in Westwood South of Santa Monica (WSSM) Homeowners Association opposed this proposed change.

Land Use Change Category: Low Medium Residential Transition  
Location: East side of Midvale Avenue from the alley north of Pico Blvd. up to Missouri Avenue  
Position: Oppose  
Background and Comments: 100% opposition from residents for loss of single-family residential character to their neighborhood; support NMU Zone extension on

Westwood down to Pico to offset housing units (see discussion under additional areas for consideration discussion in the Commercial section).

Land Use Change Category: Low Medium Residential Transition  
Location: West side of Glendon Avenue from the alley north of Pico Blvd. up to Missouri Avenue  
Position: Oppose  
Background and Comments: 100% opposition from residents for loss of single-family residential character to their neighborhood; support NMU Zone extension on Westwood down to Pico to offset housing units (see discussion under Commercial additional areas for consideration discussion)

Land Use Change Category: Low Residential  
Location: East side of Glendon Avenue to the west side of Overland Avenue from The alley north of Pico Blvd. up to La Grange Avenue/Mississippi Avenue (block with elementary school is excluded from change)  
Position: Oppose  
Background and Comments: This replaces the existing R1-1 zoning on single family streets with new zoning (similar to R1-V2) that would allow larger homes. There is an overlay area for several homes on the west side of Overland Avenue that have extra design protections of historic character. It should be noted that it does not add housing units or potential for retaining more affordable housing. 93% of stakeholder responses in WSSM Homeowners Association opposed this proposed change. It is important to note that there are two homeowner groups that include the Overland Avenue corridor from Pico Boulevard to Santa Monica Boulevard. WSSM covers a large area that includes Overland. The second community group, the Overland Avenue Committee, had a mix of responses but did include some support for this proposed change.

Land Use Change Category: Low Medium Residential  
Location: Linnington Avenue (north of Olympic Boulevard)  
Position: Oppose  
Background and Comments: Residents oppose (97%) as follows: single-family residential character of street will be lost: the street is narrow, hilly and curvy with poor visibility (dangerous); insufficient on-street parking availability currently; existing conditions cannot reasonably support additional density. Topography provides a natural buffer between Linnington Avenue and Beverly Glen Boulevard.

Land Use Change Category: Low Residential  
Location: Portions of Benecia Avenue south of La Grange Avenue, Portions of Comstock Avenue, and area generally southeast of La Grange Avenue to and including the east side of Fox Hills Drive north of Olympic Blvd. and



the westside of Midvale Avenue (excludes existing areas zoned commercial near Olympic and multi-family zoned parcels on the north end of the area up to Santa Monica Boulevard

Position:

Support

Background and Comments:

This replaces the existing R1-1-O zoning on single family streets with new zoning (similar to R1-V2) that would allow larger homes. It should be noted that it does not add housing units or potential for retaining more affordable housing. The Century Glen Homeowners Association Board supports this proposed change. It should be noted that a limited number of comments were received regarding this land use change for this area at the Land Use Committee virtual meeting and in written communication received after the Land Use Committee Meeting in proportion to the number of properties affected. However, all of the comments received were in favor of the proposed change except one.

Land Use Change Category:

Low Medium Residential

Location:

Orton Avenue/Keswick Avenue/Kerwood Avenue (south of Olympic Blvd.

Position:

Oppose

Background and Comments:

Residents universally oppose as follows: single-family residential character of street will be lost: the street is narrow and curvy with poor visibility (dangerous); insufficient on-street parking availability currently; existing conditions cannot reasonably support additional density.

Land Use Change Category:

Low Residential Historic

Location:

Cheviot Hills neighborhood south of Cheviot Hills Park generally east, west and southwest of Motor Avenue (Monte Mar area)

Position:

No position

Background and Comments:

No position as LUC only received one comment opposing the proposed change at the LUC virtual meeting in September and no letter from the Cheviot Hills Homeowners Association has been received.

Land Use Change Category:

Low Medium Residential

Location:

West side of Overland Avenue from the Exposition light rail line north to Blythe Avenue

Position:

Oppose

Background and Comments:

Stakeholders voices opposition to this proposed land use change. Westwood Civic Gardens Association opposed this proposed land use change and the West of Westwood Homeowners Association (WOWHOA) supports their position. These 4 blocks do not have parcels that face Overland Avenue. The parcels face the side streets and are an integrated part of the single-family residential neighborhood. The proposed change would negatively impact the existing single-family residential neighborhood character. Additionally, Ashby is especially narrow and is already has extensive traffic and parking impacts as a

residential connector between Westwood and Overland and as the connection to Overland Avenue Elementary School which serves a broad neighborhood area that extends far west of Westwood Boulevard.

Land Use Change Category: Low Medium Residential  
Location: West side of Overland Avenue from the Exposition light rail line south to the Notre Dame Academy property  
Position: Oppose  
Background and Comments: Westwood Gardens Civic Association, Inc. opposes this concept for these two blocks on the west side of Overland Avenue because of impacts to single-family residential neighborhood both along Overland Avenue and for the single-family residents directly behind these properties. They want to retain single-family residential character; concerns regarding traffic and high speed street.

Land Use Change Category: Low Medium Residential  
Location: West side of Westwood Boulevard south of the Santa Monica Freeway to the north edge of the corner commercial shopping center at Westwood and National Boulevards (northwest corner)  
Position: Oppose  
Background and Comments: Westwood Gardens Civic Association, Inc. opposes this concept because of impacts to single-family residential neighborhood. They want to retain single-family residential character; Concerns regarding traffic and parking.

Land Use Change Category: Medium Residential  
Location: North side of National Boulevard for the parcels on the northwest and northeast corners of National and Midvale Avenue (midblock on the west to the alley on the east)  
Position: Oppose  
Background and Comments: Westwood Gardens Civic Association, Inc. and West of Westwood Homeowners Association opposes this concept because of impacts to single-family residential neighborhood. They want to retain single-family residential character; Concerns regarding traffic and parking.

Land Use Change Category: Low Medium Residential  
Location: East and west side of Bentley Avenue from the alley south of Exposition Blvd. up to Brookhaven Avenue  
Position: Oppose  
Background and Comments: Residents on this street oppose the proposed change and West of Westwood Homeowners Association is opposing this change. It will change the single-family neighborhood character on a narrow street with existing overcrowded street parking conditions.

Land Use Change Category: Low Medium Residential  
Location: Pearl Street neighborhood generally west of Sepulveda Boulevard, east of the 405 Freeway, north of the Santa Monica Freeway and south of Exposition Boulevard.  
Position: Oppose  
Background and Comments: Residents in this small neighborhood oppose the proposed change and West of Westwood Homeowners Association is opposing this change. This neighborhood has small narrow streets and is landlocked with limited and difficult access because of the 10 freeway to the south and 405 to the west limiting access to only from Sepulveda Boulevard to the east. It will change the single-family neighborhood character on a narrow street. Additionally, it has been determined that the Los Angeles Department of Transportation (LADOT) will not approve a signal at Richland and Sepulveda which the neighborhood has requested for years because LADOT states that the light at the Sepulveda Boulevard/Exposition Boulevard intersection is too close.

**Additional Areas for Consideration:**

See additional areas included in commercial (mixed-use) category above.