

Housing
The Plan recommends the establishment of a City Housing Coordinator. This office would gather and coordinate information, and give advice and technical assistance to facilitate and expedite new housing construction, including low and moderate income rental units. An important aspect of this job would be to coordinate the activities of federal and local agencies and citizen groups in providing relocation housing for persons displaced by new development.

Every effort should be made to rehouse displaced persons within Westlake. Inasmuch as many of the 1970 residents of the community are not affluent, immediate efforts should be aimed at assistance in the preservation and rehabilitation of housing and the construction of new low and moderate income housing.

The Plan encourages the use of federal programs to subsidize the construction of low and moderate cost housing for the elderly.

Other Public Facilities
The development of public facilities, such as schools, libraries and fire stations, should be scheduled to provide a balance between land use and public services at all times. Modernization of schools of all levels and elimination of double sessions are recommended.

PRIVATE PARTICIPATION
The following actions for community improvements are recommended to be undertaken by interested citizen and business groups and government agencies:

- Enhance the employment opportunities of all residents by:
 - Attracting into designated industrial and commercial areas new businesses which are committed to employing community residents.
 - Improving job training opportunities and encouraging the participation of business and industry in job training and development programs.
 - Improving information services and the ability of community residents to reach jobs.
 - Developing community-wide day care centers.
- Sponsor clean-up and paint-up programs to improve the appearance of the community.
- Promote tree planting programs for streets, parkways and parking lots in commercial areas.

LEGISLATIVE PROVISIONS
Studies should be undertaken to determine if amendments to the Municipal Code or other legislation of the following types are appropriate or necessary to the implementation of this Plan:

- Townhouse Zoning:** Attached single-family housing, individually owned, which would provide greater economy of land utilization and be suitable for proposed Low-Medium density residential areas.
- Design Controls:** Requirements that all new and rebuilt public and private facilities observe improved and proper site design standards.
- Signs:** Strengthening of billboard and other commercial controls.
- Buffer Strip Zoning:** Separation of incompatible uses (particularly residential from industrial and freeways) by some form of buffering, preferably of a type which could also serve for recreational, parking or other supplemental purposes.
- Vertical Zoning:** Provision for residential use of the upper floors of high-rise structures, or other appropriate combinations of uses.
- Incentive Zoning:** Incentives to private developers to provide various desired types of development for senior citizens.

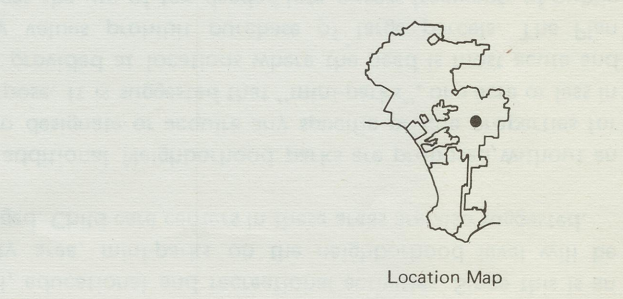
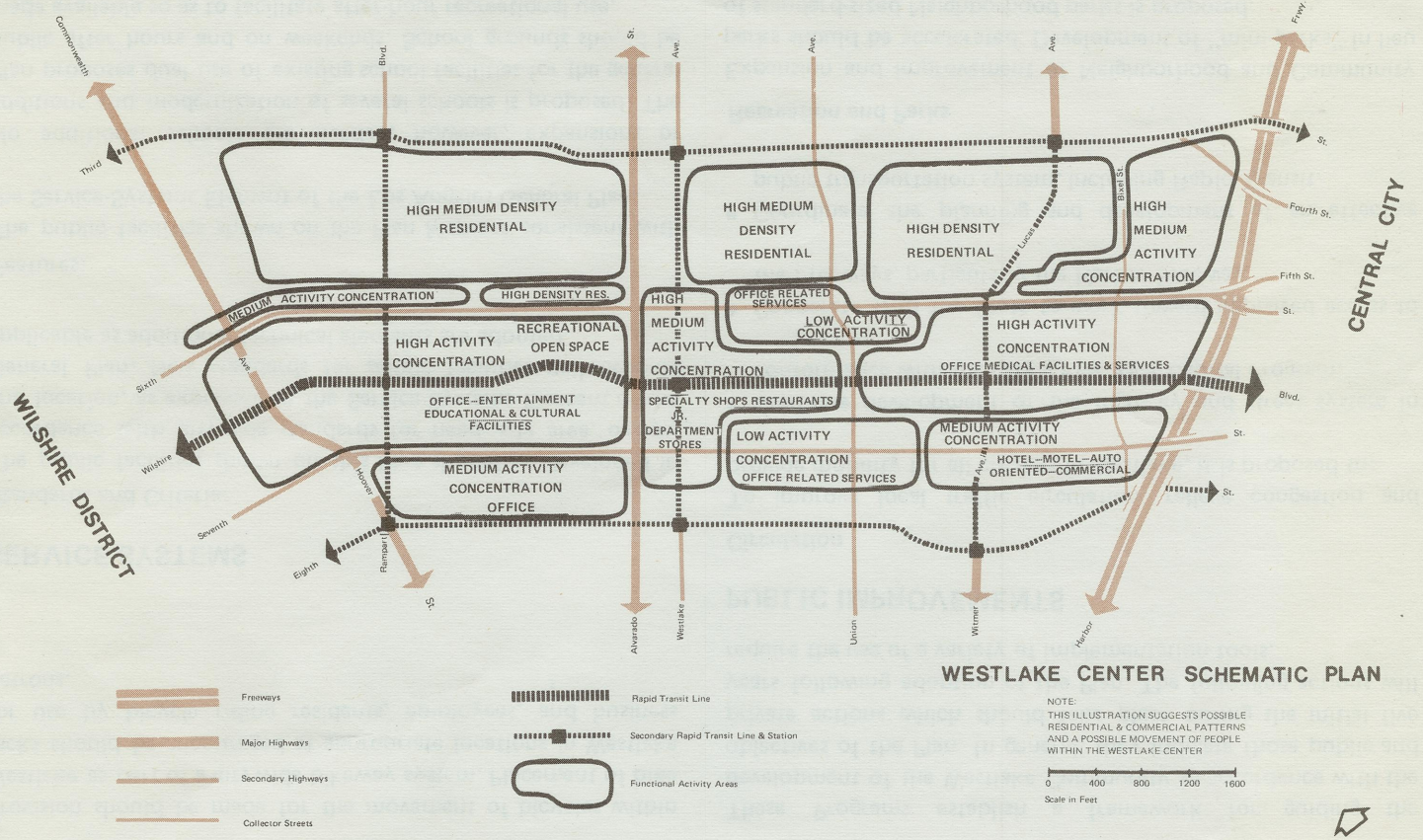
ZONING ACTIONS
Zoning is the primary legal tool by which the development of private property can be directed toward the implementation of the Plan.

Commercial and multiple residential areas proposed by the Plan will be considered for rezoning to the designated uses upon application by the property owner under the procedures established by the Los Angeles City Charter and the Los Angeles Municipal Code. Since the Plan shows land uses projected as much as 20 years into the future, it designates more land for various uses than may be justified or desirable for many years. Therefore, zoning for commercial and multiple residential developments will be granted only as a proven need arises, and be phased so the density of development will be kept in balance with the availability of street capacity and service systems.

- SPECIFIC PLAN STUDIES**
- The area bounded by the Harbor Freeway, the Hollywood Freeway, Glendale Boulevard, Lucas Avenue, and a southern boundary lying between Second Street and Third Street (excluding that area lying east of the center line of the extension of Boylston Street south of Second Street) exhibits problems of blighted housing, overcrowding, low incomes, and a high crime rate. A rehabilitation program, a Specific Plan and/or redevelopment project may be appropriate. Such a program should make provision for low and moderate income housing.
 - The Plan should take into account the problem of further deterioration of the residential character of the community as well as other possible adverse effects which could result from the construction of any parking facilities. A Specific Plan should be considered as one means of appropriately controlling any such facilities.



Pico-Union Neighborhood Development Program Project:
(1) East of Union between Olympic & Venice. East of Burlington between Venice & Washington-Pilot Study Area 1;
(2) West of Union between Olympic & Venice. West of Burlington between Venice & Washington-Pilot Study Area 2.

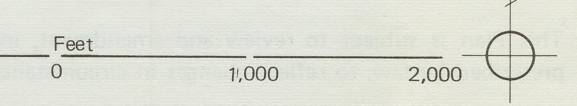


- NOTES**
- Height District No. 1
 - Height District No. 2
 - "Gross Acreage" includes streets.
 - Open face symbol denotes the general location of a proposed facility. Bar under symbol indicates need for expansion of public facility. These symbols do not designate any specific private property for acquisition. Such facility may appropriately be located within an area defined by the locational and service radius standards contained in the individual facility plans comprising the Service-System Element of the General Plan.
 - Rapid Transit District Route Study.
 - Includes associated parking.
 - Local streets are shown for reference only.

- CIRCULATION**
- FREEWAY
 - MAJOR HIGHWAY
 - SECONDARY HIGHWAY
 - COLLECTOR STREET
 - LOCAL STREET⁷
 - RAPID TRANSIT LINE⁵

LAND USE	Dwelling Units ³ Per Gross Acre	Corresponding Zones	total acres	% of total area	dwelling unit capacity	population capacity
HOUSING Basic Categories						
low medium ¹	74+ TO 24	RDI, E, 2, 3, 4, 5	173	8.5%	4,152	8,200
medium ¹	24+ TO 40	R3	761	37.4%	41,740	80,500
high medium ¹	40+ TO 60	R4	25	1.2%		
high ²	60+ TO 80	R4, R5	442	21.7%		
			193	9.5%		
			138	6.8%		
COMMERCE ⁶						
limited ¹		C1, P	88	4.3%		
highway oriented ¹		C2, C1, CR, P	34	1.7%		
community ²		C4, C2, P, PB	82	4.0%		
regional center ²			27	1.3%		
			72	3.5%		
INDUSTRY ⁶						
commercial/manufacturing ¹		CM, P	82	4.0%		
limited ¹		M1, MR1, P	27	1.3%		
PUBLIC LAND						
recreation & schools			72	3.5%		
other public			27	1.3%		
open space			82	4.0%		
			181	8.9%		
TOTAL HOUSING			934	45.9%	45,892	88,700
TOTAL COMMERCE			798	39.2%		
TOTAL INDUSTRY			122	6.0%		
TOTAL PUBLIC			181	8.9%		
TOTAL ACRES			2,035	100%		

Plan Map - Westlake Community this Plan consists of this map and the schematic plan map plus the accompanying text.



Westlake Community Plan

Westlake Community Plan

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text continued

The Westlake Plan is designed within the framework of the Concept for the Los Angeles General Plan. The Concept stresses the preservation of open space and low density single-family residential areas, and the development of Centers containing high intensity commercial and residential development tied together by the highway and freeway system and a rapid transit network.

The Concept indicates the development of the Westlake Community along Wilshire Boulevard as a Center. Many of the activities of the Westlake Center will augment the needs of the Downtown and Wilshire Centers. A primary rapid transit line is planned to traverse Westlake Center in an east-west direction. Areas in proximity to the transit stops will serve as focal points for concentrations of retail, office, residential and entertainment facilities. Small landscaped areas and plazas in the Center will augment existing parks.

LAND USE

Commerce

Standards and Criteria:
Regional commercial development shall, in general, be limited to Wilshire Boulevard frontage properties and that area north of Wilshire Boulevard to Third Street from Bixel Street east to the Harbor Freeway. Buildings shall have a total floor area not to exceed six times the buildable area of their sites. Community commercial development should be provided as a buffer between high and low intensity development, at six times the buildable area of the site. Limited commercial development is intended to allow for the continued availability of single-story neighborhood commercial uses and combined residential and commercial uses.

A major portion of the proposed commercial acreage will accommodate citywide rather than local needs. However, convenience retail and service commercial should be provided in residential neighborhoods. Commercial acreages proposed by the Plan are based on projected demand rather than the quantitative standard used in other parts of the City, in view of the unique potential of Westlake as a location for headquarters offices and regional services.

As the street system is inadequate to accommodate the automobile traffic anticipated to be generated, both within and through the Community, the development of the high intensity activities of the Center should be (a) phased with substantial improvements in the intra-city public transportation available in the area, and/or (b) designed to emphasize service or employment for local residents.

The environment of the commercial areas should be planned to satisfy the physical and psychological needs of employees, shoppers, and visitors. Elevated pedestrian walks above street level should be constructed to link commercial facilities, in order to facilitate traffic flow and improve pedestrian safety and convenience. Adequate parking shall be provided for all types of retail and office commercial development. All parking areas adjacent to residential lands shall be appropriately buffered by a wall and/or landscaped setback.

Features:

Approximately 796 acres of commercial land are proposed by the Plan. Highway Oriented commercial uses will occupy 442 acres, including local shopping facilities and supplementary commercial establishments serving the intensely developed office area.

Regional and Community commercial development will occur in the Westlake Center from Downtown to Wilshire Center. It will include insurance, medical, industrial, and real estate offices. Of this, 138 acres will be in Regional commercial along Wilshire Boulevard, and 193 acres in Community commercial along Sixth and Seventh Streets, and along Boylston Street north to Second Street. A total of approximately 17.5 million square feet of office floor space is anticipated by 1990.

As envisioned by the Plan, the Westlake Center will be a combination of commercial, residential, educational, and entertainment activities. The Westlake Center Schematic Plan was created to illustrate the opportunities, to reflect and direct the changes, and to clarify the form and intensity of structures proposed for the Westlake Center. Significant overlap of these activities should take place to provide for a dynamic and viable Center.

High rise apartments, hotels and motels will be located in the Center. The Plan encourages mixed and functionally integrated commercial and residential uses within the Center.

Pedestrian walks above street level are planned to be constructed to link high intensity commercial facilities. Parking garages are to be provided at the peripheries of major commercial areas.

The Plan proposes that the quantity of strip commercial zoning on streets outside of the Center be reduced by redesignating underutilized and unneeded commercial zones for multiple residential uses, and in certain instances restricted industrial uses (e.g., warehouses, small service shops, parts assembly plants) compatible with the surrounding area. However, the commercial frontages of Beverly Boulevard and Olympic Boulevard serve metropolitan area functions and should be preserved. Other commercial areas along arterial streets are retained for local neighborhood shopping and services, with an increased depth to accommodate off-street parking.

The Plan encourages the implementation of its social and economic programs through available regulatory procedures. Two ways in which such procedures could be used to further these ends are:

- (1) By reducing parking requirements for businesses or industries that provide employment for or serve the shopping or service needs of primarily local residents.
- (2) By encouraging mixed and functionally integrated residential and commercial development in commercial areas.

Housing

Standards and Criteria:

Housing development shall be sequenced and timed so as to provide a workable, efficient, and adequate balance between land use, circulation, and service facilities at all times.

Apartments should be soundproofed, and be supplemented with adequate open space and recreational areas. In housing for the elderly, provision should be made for passive recreation facilities, health and medical services, and other special features, such as ramps in addition to stairs and adequate resting areas.

Housing developments devoted exclusively to the elderly are encouraged to take advantage of the reduced parking requirements provided for by the Municipal Code.

Low-Medium and Medium density developments should be planned with an emphasis on privacy of living and safety.

The following table indicates residential density categories:

Residential Categories	Dwelling Units Per Gross Acre	Life Style
Low-Medium	7+ to 24	Oriented to families
Medium	24+ to 40	Low rise apartments, oriented to families and individuals
High-Medium	40+ to 60	Commercial areas, oriented mostly to adults
High	60+ to 80	Commercial areas, oriented mostly to adults

Features:

Westlake will provide housing for many of the employees of Downtown and Wilshire Center. Most of these people will be housed in High, High-Medium, and Medium density housing. It is expected that more than 80,500 people will reside in Westlake by 1990, with approximately 7,600 persons occupying Low-Medium density housing such as townhouses and about 72,900 persons occupying Medium and High density residential units. Due to the central location of the community, high land costs and the established trend of apartment development, new single-family housing is not considered to be economically feasible.

Due to the fact that Westlake has a high proportion of elderly people, the Plan proposes that concentrated efforts be made to develop new senior citizen housing and extended care facilities. Primary areas for the development of housing for the elderly are in the areas immediately surrounding Mac Arthur and Lafayette Parks. In these areas special improvements to buildings catering to the elderly should be encouraged: ramps in addition to stairs, special pedestrian ways with landscaped resting areas, and special plumbing and handrails for individuals who are handicapped or partially disabled. It is necessary that rent subsidies, special zoning provisions, and visual and physical amenities be included in a program to develop the urban environment for the elderly.

Single-family housing, townhouses, and Medium density apartments should be encouraged to provide for families with children in the community.

Development of low and moderate income housing, low-rent public housing, interest supplements on rental and cooperative housing mortgages, and interest supplements on home mortgages are appropriate programs to be incorporated into the Westlake Community.

Rehabilitation and continued residential use of multiple residential buildings is encouraged where appropriate, especially for the use of senior citizens and low income persons, regardless of the general land use designation of the area in which they are located.

In order to promote private rehabilitation and improvement of residential properties, groups of parcels which have been combined into larger development packages may be considered for a higher density, not to exceed the average density of the next higher density category indicated on the Plan Map. Properties to be considered for such higher densities should contain at least the entire frontage of a block on one street.

RESIDENTIAL CAPACITIES TABLE

Residential Categories	Gross Acres*	Persons/Acre	Population Capacity
Low-Medium	173	47.6	8,200
Medium	272	68.6	18,700
High-Medium	413	120.0	49,600
High	76	160.0	12,200
TOTAL	934		88,700

*Gross acreage includes streets

Comparative population and residential capacity figures are:

Population — 1970	70,381
Zoning Capacity — 1970	187,400
Projected Population — 1990	80,500
Proposed Plan Capacity	88,700

Industry

Standards and Criteria:

The industrial uses proposed for Westlake shall be of a low noise, non-noxious nature. Heavy industry is deemed inappropriate in the community. Parking for industrial lands should be provided at a ratio of not less than one parking space for each employee on the main shift. In general, parking areas should be located at the peripheries of industrial sites to serve as buffers, and should be separated from adjacent private and public uses by a wall and/or landscaped setback.

Features:

The Plan designates approximately 122 acres of industrial land. Most of this is located along Pico, Venice and Washington Boulevards. It is intended for limited types of industry free of nuisances. The Plan suggests the further intensification of the printing industry in the industrial area adjacent to the Harbor Freeway.

CIRCULATION

As many of the problems of Westlake Community are directly related to automobile traffic with both origin and destination located outside of the community, the Plan encourages citywide as well as local solutions to traffic problems.

Standards and Criteria:

Highways and Local Streets shall be developed in accordance with standards contained in the Highways and Freeways and the Standard Street Dimensions technical elements of the General Plan. Standards for public transportation facilities will become applicable as citywide public transportation elements are adopted.

Continued on page two

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