text continued

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.

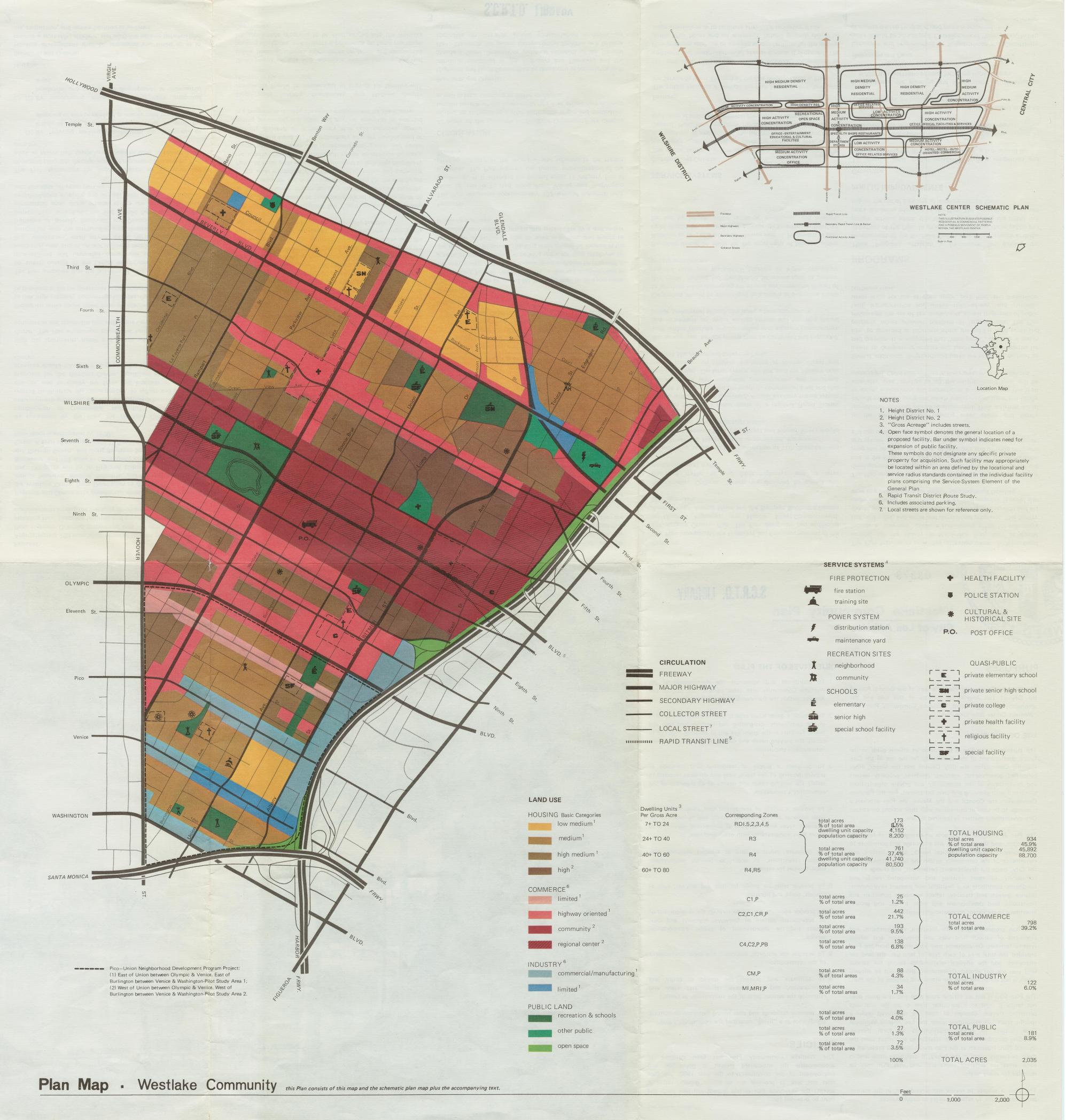
ZONING ACTIONS

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

- A. 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.
- B. 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.



The Westlake Plan is designed within the framework of the Features: 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

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 As envisioned by the Plan, the Westlake Center will be a the Center will augment existing parks.

LAND USE

Standards and Criteria:

Commerce

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 regionwide 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.

Approximately 798 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.

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

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 neighborhoood 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

(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

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.

adequate open space and recreational areas. In housing for the residential buildings is encouraged where appropriate, especially elderly, provision should be made for passive recreation facilities, for the use of senior citizens and low income persons, regardless health and medical services, and other special features, such as of the general land use designation of the area in which they are ramps in addition to stairs and adequate resting areas.

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.

Apartments should be soundproofed, and be supplemented with Rehabilitation and continued residential use of multiple

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 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 inclu	des streets		
Comparative popula	tion and residentia	al capacity figu	res are:
Population – 19	70		70,381
Zoning Capacity — 1970			187,400
Projected Popula	ation — 1990		80,500
Proposed Plan C	apacity		88,700

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.

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

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

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.

Housing developments devoted exclusively to the elderly are In order to promote private rehabilitation and improvement of

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
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*Gross acreage includ	des streets		
Comparative populat	ion and residentia	al capacity figu	res are:
Population — 1970			70,381
Zoning Capacity		187,400	
Projected Population — 1990			80,500
0 10 0			00 -00

The Plan designates approximately 122 acres of industrial land.

CIRCULATION

as well as local solutions to traffic problems.

Standards and Criteria:

continued on page two

must be provided for.

POLICIES

of the community.

schools, parks and libraries.

opportunities for residents.

community's population.

community's population.

OBJECTIVES OF THE PLAN

accepts the likelihood that certain growth will take place and

does not seek to promote nor to hinder growth; rather it employment of the community to the year 1990. The Plan

The Westlake Community Plan has been designed to

significance as a "living" record of the community's past.

10. To preserve buildings and sites having historical or cultural

redevelop the various parts of the community, as needed.

8. To improve the aesthetic, economic, and social environment

streets and the improvement of public transportation

an appropriate pattern of freeways, highways and local

7. To provide adequate circulation through the development of

6. To provide adequate public facilities and services, such as

proper restrictions, in order to provide employment

locations, types and intensities of commercial uses so as to both regional and community needs, and to regulate the

4. To provide a supply of commercial land adequate to meet

satisfy the varying needs and desires of all segments of the

provide housing of the types, sizes and densities required to

satisfy the varying needs and desires of all segments of the

public facilities in the quantities and at densities required to of the community, designating and locating land uses and 2. To provide a guide to an orderly and balanced development

Westlake Community with other parts of the City of Los

1. To coordinate and harmonize the development of the

Angeles, within the framework of the General Plan.

3. To designate a supply of residential land adequate to

5. To designate industrial land at selected locations with

assure their compatibility with other land uses.

deterioration; and to conserve, rehabilitate, renew and 9. To eliminate and prevent the spread of blight and

The Plan incorporates the Highways and Freeways element of the Los Angeles General Plan. The Plan designates two additional north-south highways: the Hoover Street-Commonwealth Avenue-Virgil Avenue Major and the Rampart Boulevard-Benton Way Secondary.

S.C.R.I.D. LIBRARY

Additionally, Collector Streets are designed to collect and distribute traffic to and from highways, and to serve intra-community traffic.

At such time as the east-west connection of 11th Street between Lake Street and Hoover Street is completed, the connection of 11th Street between Park View Street and Hoover Street should be vacated and closed to through traffic.

The Plan features a major route of a regional Rapid Transit system within Wilshire Boulevard. A local auxiliary transit system will link the high and medium intensity commercial areas and also connect them with residential concentrations and peripheral parking garages. The latter system will link with the primary mass transit stations on Wilshire Boulevard at Witmer Street and between MacArthur and Lafayette Parks.

Bus service over surface streets must be continued and expanded, both within Westlake and connecting with adjacent communities. Bus movement on major surface streets and freeways should utilize preferential or exclusive lanes, where appropriate.

Carpooling should be encouraged as a means of providing access to Westlake while decreasing the adverse environmental impact of this mode. Parking facilities should be encouraged to provide reduced rates and preferential location to higher occupancy private automobiles.

Provision should be made for the movement of bicycles within Westlake as part of a citywide bikeway system. Placement of bike racks should be encouraged at appropriate locations in Westlake for use by bicycle riding residents, employees, and business patrons.

SERVICE SYSTEMS

Standards and Criteria:

The public facilities shown on this Plan should be developed in accordance with citywide standards for need, site area, design, and location, as expressed in the Service-Systems Element of the General Plan. New standards for public facilities will become applicable as additional technical elements are adopted.

The public facilities shown on the Plan Map are consistent with the Service-Systems Element of the Los Angeles General Plan.

No additional schools are needed; however, expansions or additions and modernization of several schools is proposed. The Plan proposes dual use of existing school facilities for the general public after hours and on weekends. School grounds should be made available so as to facilitate after-hour recreational use.

prescribed by law, to reflect changes in circumstances. This Plan is subject to review and amendment, in the manner

desirable for many years. some areas for different zones and land uses than may be accommodate the anticipated growth in population and much as twenty years in the future, it designates more land in General Plan. Inasmuch as the Plan shows land uses projected as including consideration of their relation to and effect upon the Code, subject to various requirements set forth therein, specific procedure established under the Los Angeles Municipal permitted therein. Changes of zone are considered under a not imply a right to a particular zone or to the land uses The Plan Map is and anot laisiffo as for si qeM and ad ad

> which is not consistent with the intent and purpose of the Plan. land uses are not altered. Development should not be allowed intensities, and the physical relationships among the various provided the total area of each type of land use, the land use systems facilities. Development may vary slightly from the Plan intensities of various land uses and circulation and service This Plan proposes approximate locations, configurations, and

> investment to the extent reasonable and feasible. limitations, land development and other trends; and protect balance growth and stability; reflect economic potentials and conditions; contribute to a healthful and pleasant environment; one sbeen bestedioifing and anticipated needs and the City; guide the development, betterment, and change of the convenience of the community within the larger framework of the economic, social and physical health, safety, welfare, and circulation, and services which will encourage and contribute to

The Plan is intended to promote an arrangement of land use,

City development matters as required by law. reference to be used in connection with their actions on various Commission, the Council and the Mayor, the Plan provides a concerned with planning and civic betterment. For the Planning and businessmen of the community and private organizations concerned governmental agencies; residents, property owners Planning Commission, the City Council and the Mayor; other future development of the community for the use of the City The purpose of the Plan is to provide an official guide to the

USE OF THE PLAN

"Westlake Center Schematic Plan". accompanying maps entitled, "Westlake Community Plan" and the City of Los Angeles. It consists of this text and the The Westlake Community Plan is a part of the General Plan of

PURPOSES

DED

City of Los Angeles

Westlake Community Plan

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The Plan features an expanded recreation center, with increased services for the elderly in MacArthur Park. Services should include a "stay-well" clinic, a recruitment office for volunteers and paid aides, and social and recreational programs. This facility should serve as a clearing house for information, services and aid under combined City-County-State-Federal auspices. It could also

serve as a headquarters for smaller neighborhood facilities. The Plan proposes to expand youth facilities and programs by the development of two youth centers, one north of Third Street and

one in the Pico-Union area, specializing in social and recreational programs to meet the needs of teenagers and offering programs appropriate to their particular cultural and ethnic backgrounds; and two swimming pools. In the family oriented housing areas youth and family

recreational facilities should be established. Their activities would include expanded programs which would involve the entire family in social, educational and recreational activities. Since this is an inner-city area, mini-parks on the neighborhood level will be encouraged. Child care centers in these areas are also suggested.

Several additional Neighborhood parks are proposed, without an intent to designate or acquire any specific private properties for said purpose. It is suggested that "mini-parks", one acre or less in size, be provided at locations where the need is most acute and property values prohibit purchase of large parcels. The Plan encourages the use of tax deeded lots, excess fragments of public land, transportation and utility rights-of-way, and unneeded street areas for use as open space, park land, and transitional buffering areas.

PROGRAMS

These Programs establish a framework for guiding the development of the Westlake Community in accordance with the objectives of the Plan. In general, they indicate those public and private actions which should take place during the initial five years following adoption of the Plan. The following actions will require the use of a variety of implementation tools.

PUBLIC IMPROVEMENTS

Circulation

To improve local traffic circulation, relieve congestion and provide mobility for all citizens in Westlake, it is proposed to:

- Continue development of the highway and street system in conformance with the City's Five Year Capital Program.
- Cooperate with the State to work toward improved access to the Freeways, particularly the Harbor Freeway.
- Coordinate the planning and development of an effective public transportation system, including Rapid Transit.

Recreation and Parks

Expansion and improvement of Neighborhood and Community parks should be accelerated. Development of "mini-parks" in lieu of standard-sized Neighborhood parks is proposed.

programs continued lift page