

DRAFT LAND USE CONCEPTS

WESTSIDE COMMUNITY PLANS UPDATE West LA | Palms-Mar Vista-Del Rey | Venice | Westchester-Playa del Rey



July 14th 2020, July 16th 2020, and July 21st 2020

WESTSIDE TEAM



Tony Isaias West Los Angeles Project Manager



Diego Janacua-Cortez Palms-Mar Vista-Del Rey Project Manager



Simi Aliu Venice Project Manager



Ben Sullivan Westchester-Playa del Rey Project Manager



Falak Zaidi Student Professional Worker



Kinikia Gardner City Planner



Naomi Guth City Planner



Melissa Alofaituli Senior City Planner



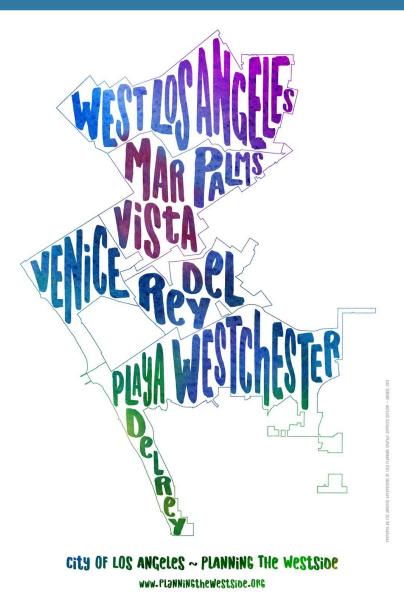
Haydee Urita-Lopez Principal City Planner



Katherine Stiegemeyer Student Professional Worker

PLANNING FOR EQUITY & INPROVED QUALITY OF LIFE FORAL

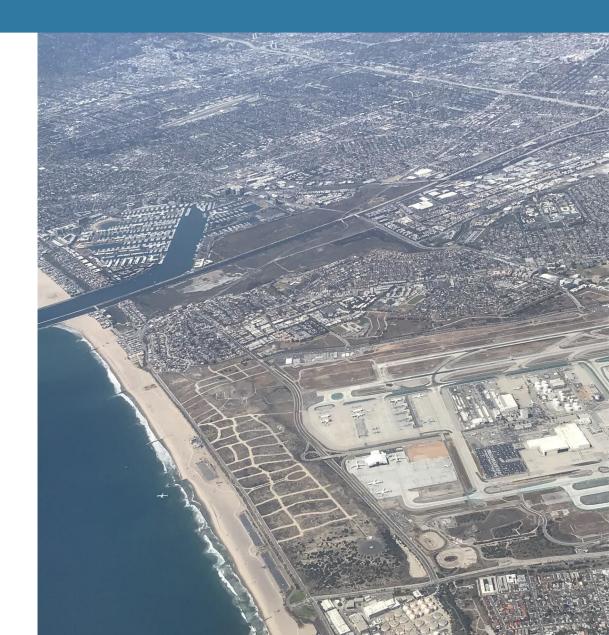
WESTSIDE COMMUNITY PLAN UPDATES



FORMAT

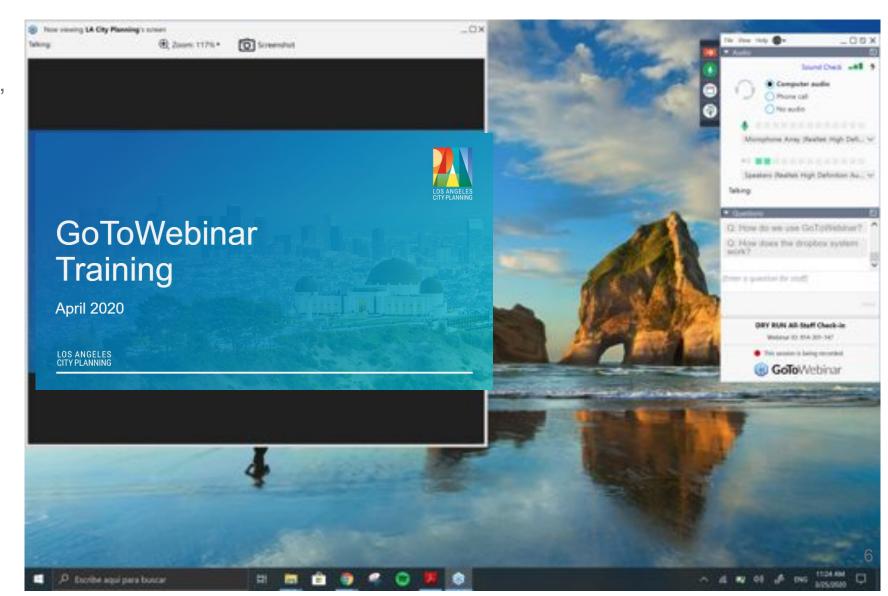
- Overview of Westside Community Plan Updates (Pre-recorded)
- Draft Concepts(Pre-recorded)

 West Los Angeles
 Palms-Mar Vista-Del Rey
 - \circ Venice
 - Westchester-Playa del Rey
- Question & Answer Session (Live)
- Wrap Up (Live)



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 851-8340.



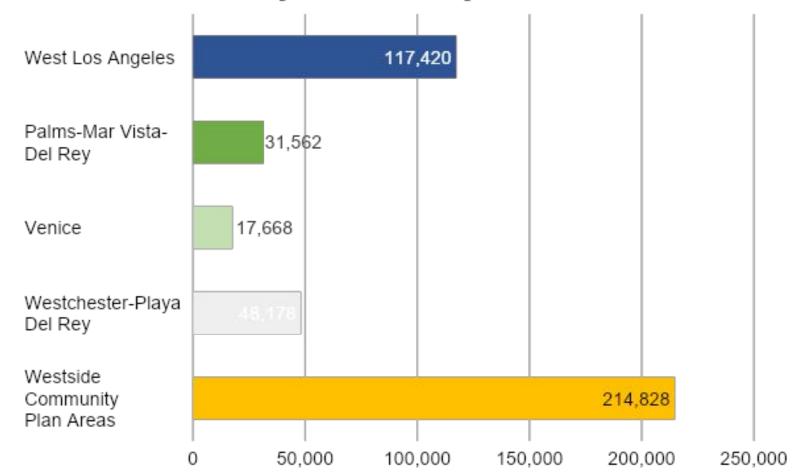
OVERVIEW OF WORK PROGRAM

GEOGRAPHICAL CONTEXT



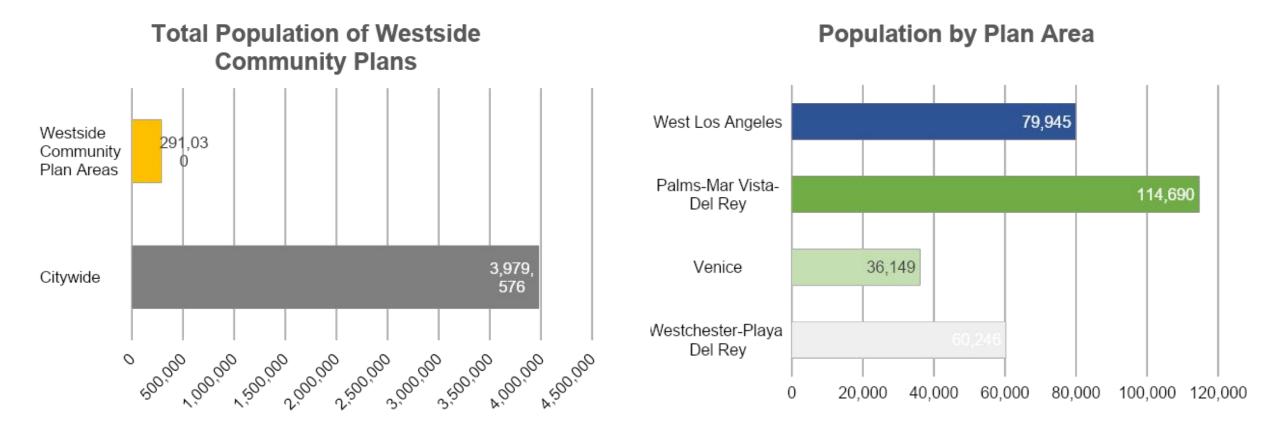
EMPLOYMENT

Jobs by Community Plan Area



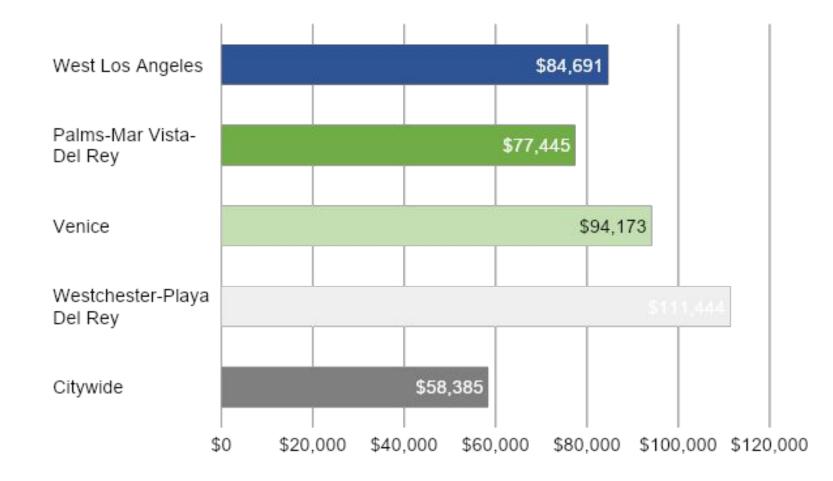
Data Source: U.S. Census Bureau, LEHD Origin-Destination Employment Statistics (2017 2nd Quarter)

POPULATION



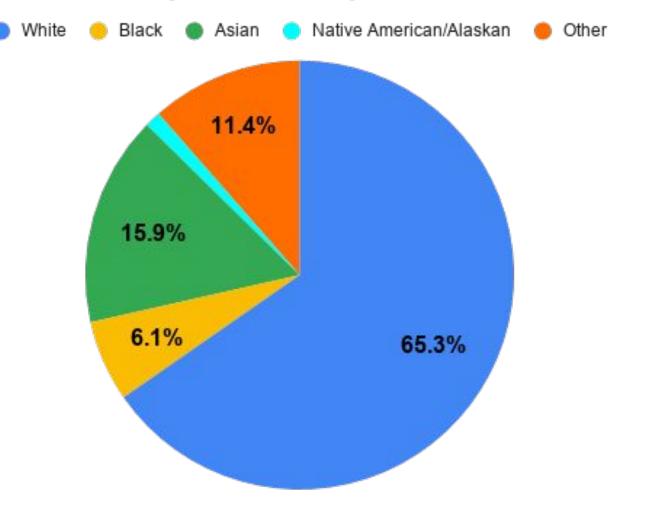
Data Source: American Community Survey (ACS) 2014-2018

MEDIAN HOUSEHOLD INCOME



RACIAL AND ETHNIC DATA

Population breakdown by race/ethnicity



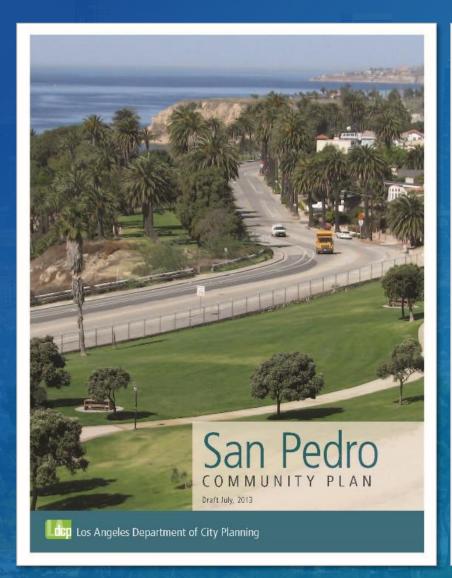
The Latinx Population is approximately 20% or 57,700 people

What is a Community Plan?

10

West Los Angeles Community Plan		MENICE Community Plan	
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COMMUNITY PLAN



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San Pedro Community Plan CITY OF ROLLING HILLS ESTATES Wilmington -Harbor City **General Plan Land Use Map** A Part of the General Plan of the City of Los Angeles **Bervice Bystems** Seneral Plan Land Use - Consciondury /one :---OTYOF POLLING PULS 8----ofLos Angeles B Book also Book COLD D. D. ALACH crare more in SHINCHÓ PHLOS VERDES Ib. Salahat a tong of Tarati ens Giner intrastructure - ** -----mirmies Scunder ----Add and the Lock and to lar **DRAFT - INTERNAL USE ONLY** Los Alsplay Capatinan (CTC), l'an republic riscon lectric oglas i Mircent (CtCatter - Device

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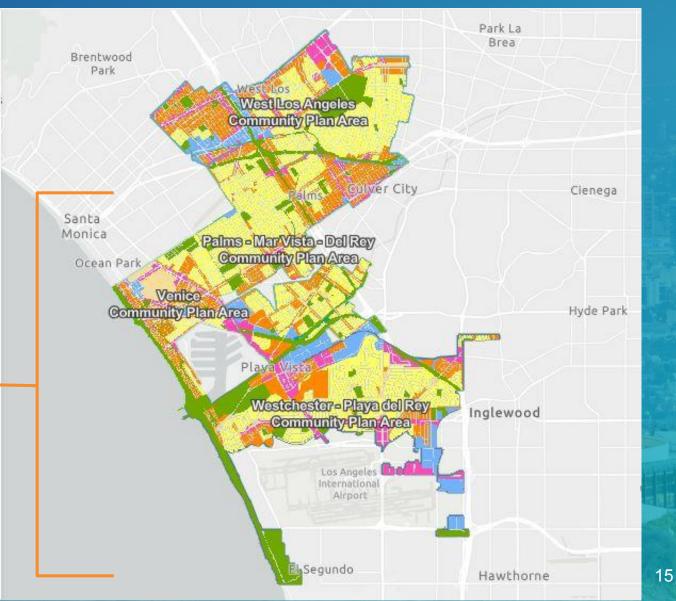
COMMUNITY PLAN LAND USE MAP

Existing General Plan Land Use

Malibu

This is what the existing land use for the four Community Plan areas looks like today.

Commercial - Corridors - Mixed Use
 Multi-Unit Residential
 Low Density
 Industrial - Industrial Hybrid
 Open Space and Public Facilities



GUIDING PRINCIPLES



Housing Increase housing opportunities at different affordability levels.



Accommodating Growth

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



Mobility

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



Jobs & Employment

Support a thriving and inclusive economy.



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



Design & Compatibility Strengthen neighborhood character.



Expand access and connections to open space.



Complete Neighborhoods

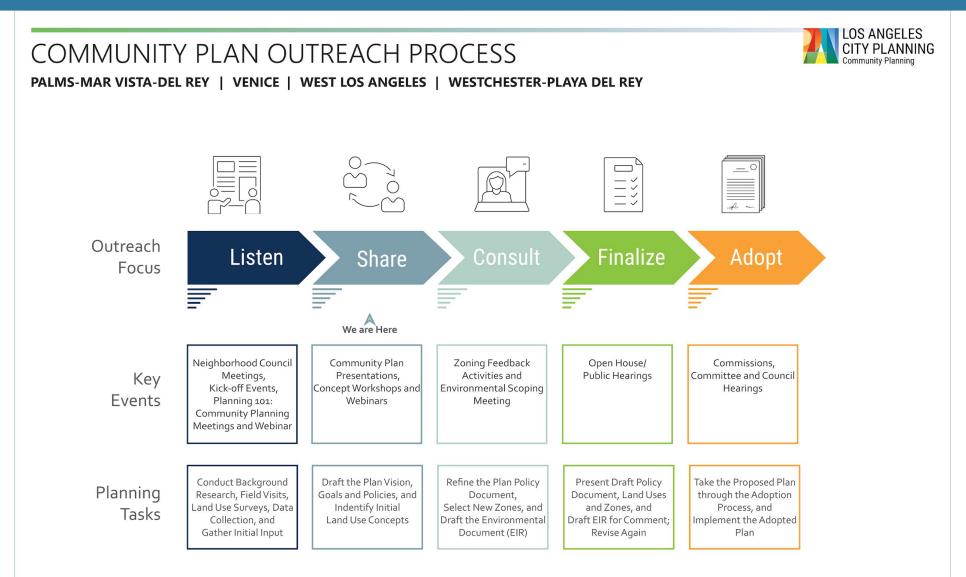
Encourage vibrant, healthy, complete neighborhoods.



Climate Change Resilience

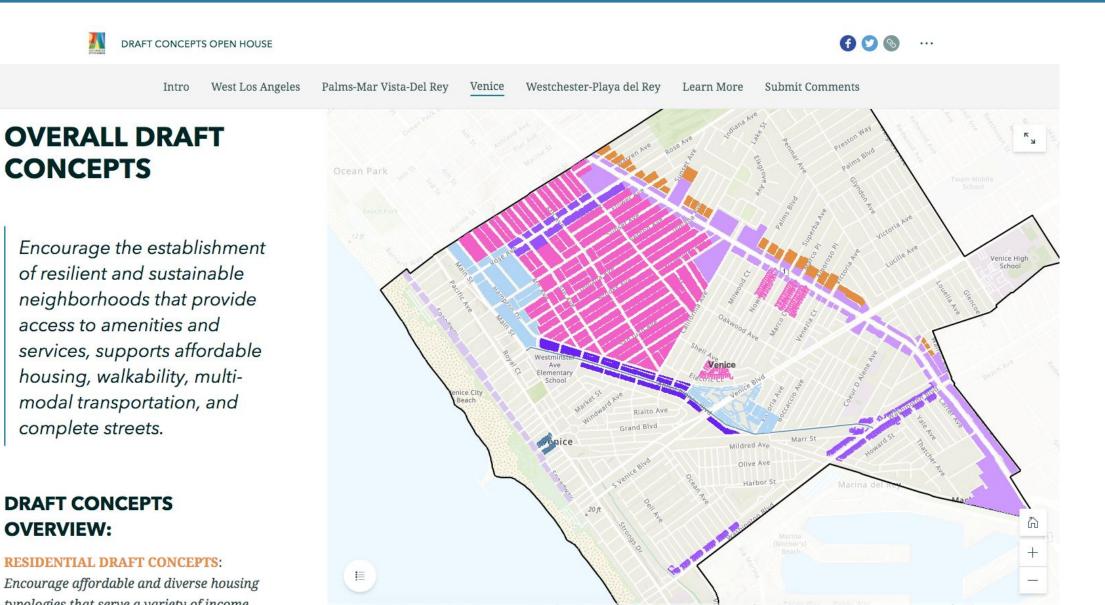
Promote resource protection, resiliency planning and climate change adaptation.

OUTREACH PROCESS



*Updated May 2020

DRAFT CONCEPTS AND YOUR FEEDBACK



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DRAFT CONCEPT PLATFORMS



LOS ANGELES CITY PLANNING

www.planning.lacity.org/planningthewestside

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Welcome to WEST LOS ANGELES!

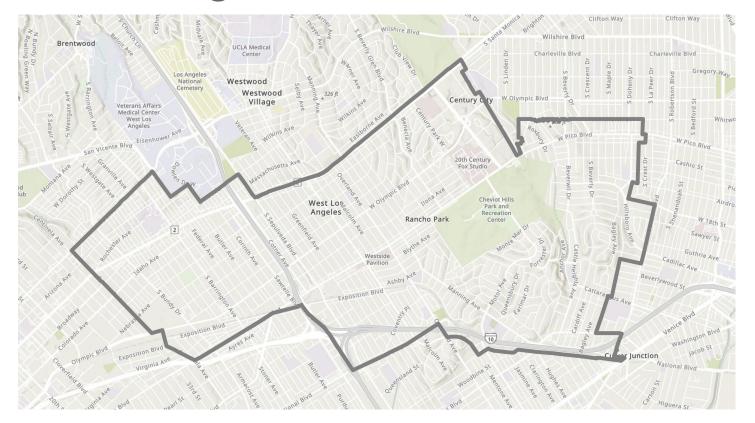
Community Plan Update Draft Land Use Concepts





NAOMI GUTH City Planner

West Los Angeles Plan Area



Emerging Vision Statement

"West Los Angeles is a vibrant community of unique, diverse neighborhoods" with thriving employment and cultural offerings. Building upon its multiple residential legacy neighborhoods, the plan welcomes improved open space, increased walkability, and appreciation for historic and cultural preservation, while acknowledging the need for multiple forms of housing. With consideration for the evolution of work and technology, the plan envisions industrial and mixed-use commercial areas gradually evolving to ensure access to quality jobs, housing equity, and environmental sustainability for current and future generations."

Guiding Principles



Increase housing opportunities at different

affordability levels.

ACCOMMODATING GROWTH

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

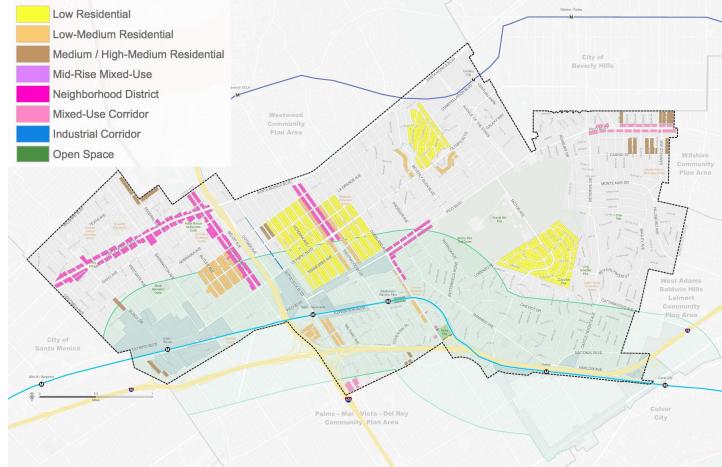


OPEN SPACE

Increase access and connection to open space.

PROPOSED CONCEPTS: **OVERVIEW**

Create well-designed commercial areas while preserving multi-cultural identities, expand housing opportunities, and enhance health and well-being with improved access to jobs, amenities and green space.



PROPOSED CONCEPTS: **RESIDENTIAL**

Support thriving residential neighborhoods with diverse housing types to serve a variety of income levels, and create tools to protect cultural and historic elements.



Monte Mar neighborhood



Overland Ave



Glendon Ave (abutting Westwood Blvd)



Pico-Robertson neighborhood

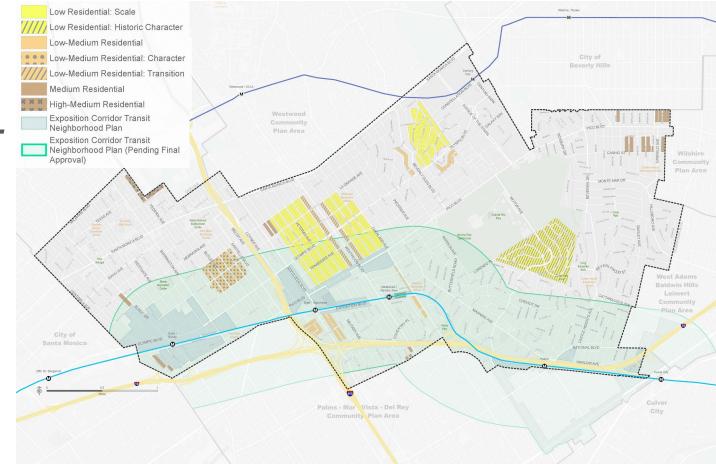
PROPOSED CONCEPTS: *RESIDENTIAL*

Protecting Low-Scale Neighborhoods

Opportunities for Mid-Scale Housing

Targeted Transitions and Protecting Neighborhood Scale

High Capacity Housing Near Transit



PROPOSED CONCEPTS: COMMERCIAL & INDUSTRIAL

Create walkable, well-designed commercial areas that serve surrounding neighborhoods, support the local and regional economy, and expand housing opportunities.



Sawtelle Blvd





Overland Ave and Pico Blvd





PROPOSED CONCEPTS: COMMERCIAL & INDUSTRIAL

Quality Design and Cultural Diversity on Mixed-Use Corridors

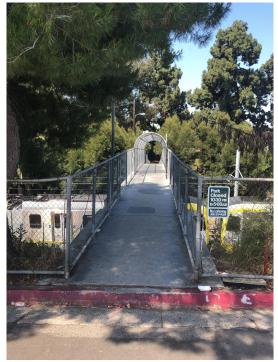
Growth in a Compatible Scale on Mixed-Use Corridors

Neighborhood Serving Commercial

Preservation of Industrial Uses

PROPOSED CONCEPTS: **OPEN SPACE**

Provide more open space and better access to parks that will enhance active and passive recreation opportunities and meet shade and other health and safety needs.



Pedestrian bridge at Palms Recreation Center and Northvale Rd



Westwood Greenway (under construction)

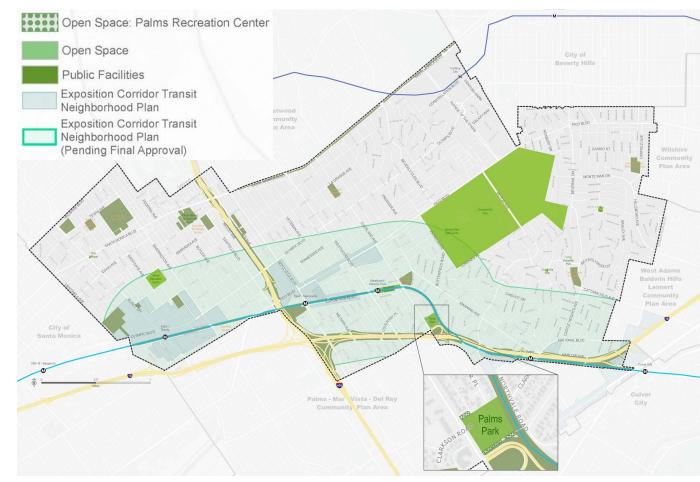


Ohio Triangle Park

PROPOSED CONCEPTS: **OPEN SPACE**

Share with us your ideas! How can access to open space be improved?

- → Access to Existing Spaces
- → New Spaces Under Construction
- → Re-Imagining Existing Spaces



Planning Staff



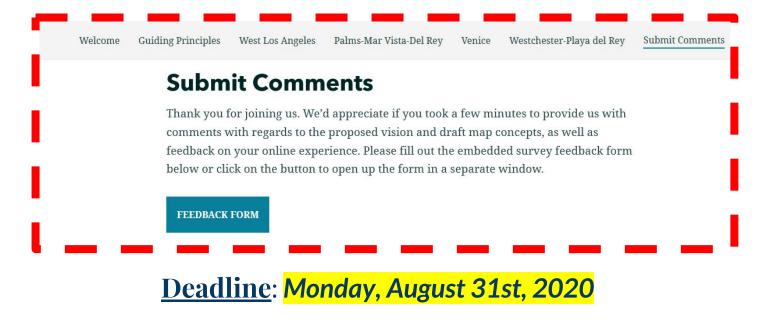
Naomi Guth City Planner naomi.guth@lacity.org 213-978-1201

Antonio Isaia Project Manager (On a temporary Disaster Service Worker assignment)

Next Up: Palms-Mar Vista-Del Rey

Please share your thoughts!

Check out our Virtual Open House to learn more about these draft concepts and how to provide feedback





Welcome to PALMS-MAR VISTA-DEL REY

Community Plan Update Draft Land Use Concepts



Diego Janacua-Cortez Project Manager diego.janacua@lacity.org



AGENDA

1. Background

- Plan Area
- Demographics
- Land Use Context

2. Process

- Community Input
- Emerging Vision Statement

3. Draft Concepts

- Overview
- Residential
- Commercial
- Industrial
- Historic and Ecological Areas
- Opportunity Sites



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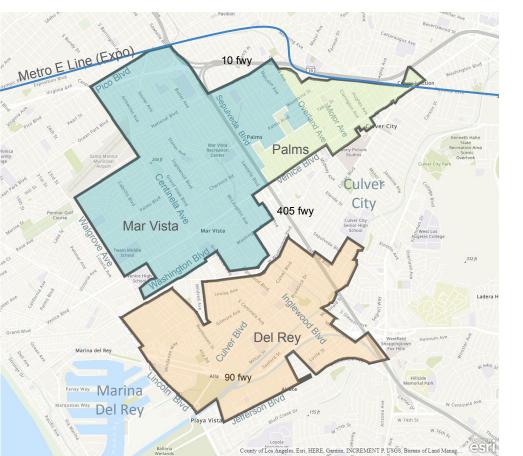
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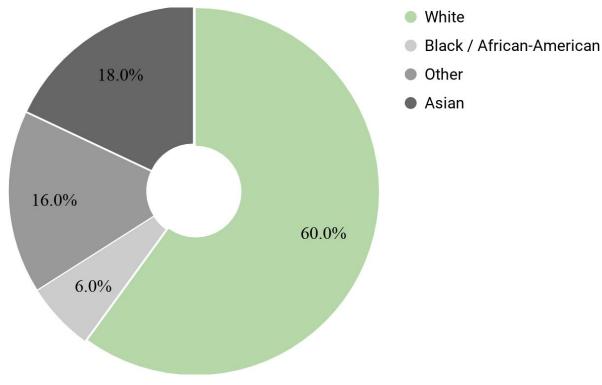
BACKGROUND: PLAN AREA



- 5,257 Acres (8.2sq miles)
- Bisected by Culver City
- 405, 10, and 90 Freeways
- Serviced by Metro E Line
- Proximity to jobs, schools, and coastal resources

BACKGROUND: DEMOGRAPHICS

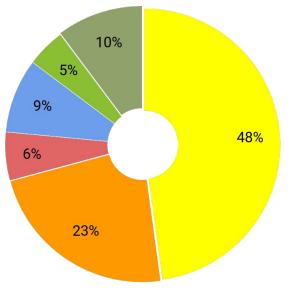
LAST UPDATE: September 1997 **POPULATION:** 115,000 **JOBS:** 32,000 **MEDIAN INCOME:** \$77,445 (\$58,385 LA City Median Income)



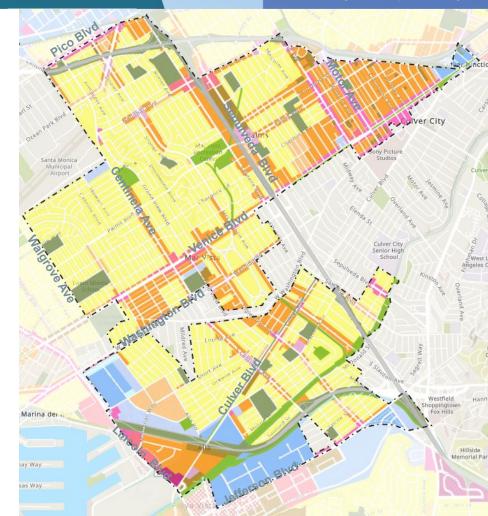
27% or 31,000 Latinx

BACKGROUND: GPLU

General Plan Land Use (GPLU)



- Residential Single Family
- Residential Multiple Family
- Commercial
- Industrial
- Open Space
- Public Facilities



PROCESS: COMMUNITY INPUT



PROCESS: COMMUNITY INPUT

Feedback Highlights

- Plan for diverse housing options
- More local, neighborhood-serving, businesses within walking distance of residential
- Support a vibrant local economy
- Maintain appropriate building heights, densities, and open space
- Plan for density and intensity along major streets



EMERGING VISION STATEMENT

"Palms-Mar Vista-Del Rey represents three distinct neighborhoods that together enhance the quality of life for diverse populations in the area. These communities share a history of community involvement and appreciation for the cultural legacies that represent Los Angeles. Its regional location, mix of land uses, and topography, create an advantage for connectivity to quality jobs, multiple housing opportunities, access to coastal and ecological resources, and to expanding Metro systems. Building upon the City's goals, the Palms-Mar Vista-Del Rey Community Plan envisions increased equitable housing options, reduced climate impacts, and strengthened economic vitality for current and future generations to prosper."

DRAFT CONCEPTS: OVERVIEW

Overarching Goal:

Create opportunities for equitable transit oriented developments that support affordable housing, walkability, complete streets and liveable places.

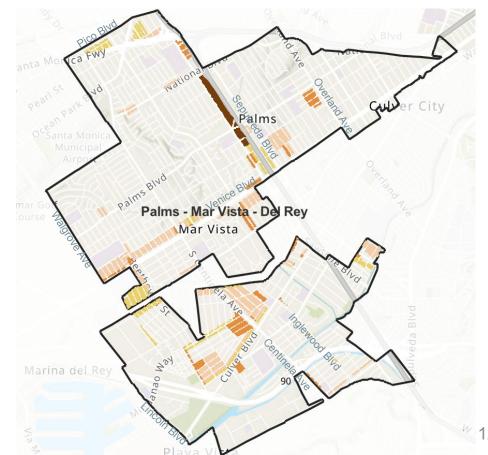
- 1. Thriving Residential Neighborhoods
- 2. Walkable Commercial Areas
- 3. Emerging Industries
- 4. Historical Preservation Areas & Ecological Areas



Thriving Residential Neighborhoods

Support thriving residential neighborhoods with proximity to jobs, schools, transit options and commercial areas.



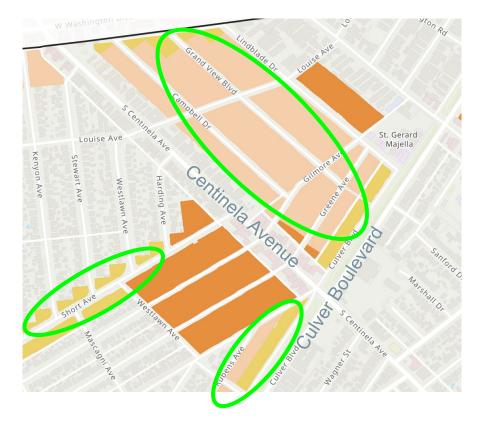


Missing Middle Housing:

Housing typologies that provide more than one unit, while maintaining the scale and form of low density housing, such as Duplexes, Triplexes, Fourplexes, or small courtyard apartments.

Low Residential

Low Residential-Duplex



Missing Middle Housing:

Housing typologies that provide more than one unit, while maintaining the scale and form of low density housing, such as Duplexes, Triplexes, Fourplexes, or small courtyard apartments.

Low Residential

Low Residential-Duplex



More Housing Opportunities

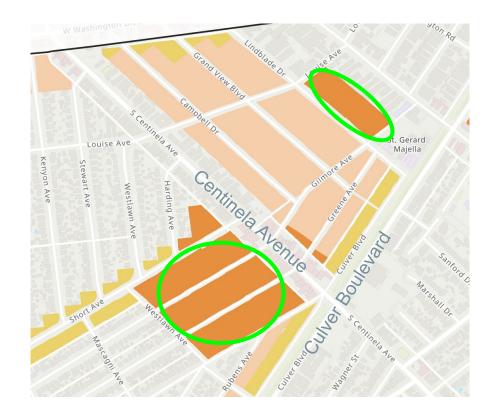
Housing typologies of higher intensity and densities along or near major corridors such as Centinela, Venice, Sawtelle, Sepulveda, and Overland.

Low Residential

Low Residential-Duplex

Medium Residential





More Housing Opportunities

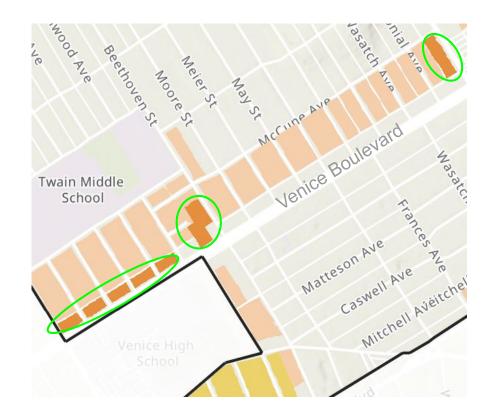
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More Housing Opportunities

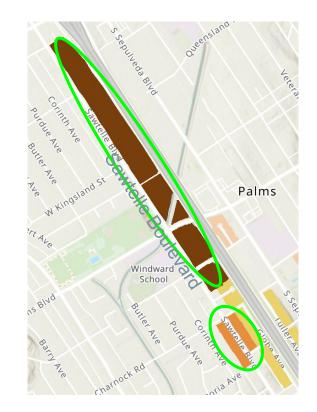
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Low Residential

Low Residential-Duplex

Medium Residential

High Medium Residential



More Housing Opportunities

Housing typologies of higher intensity and densities along or near major corridors such as Centinela, Venice, Sawtelle, Sepulveda, and Overland.

Low Residential-Duplex

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Medium Residential



- Base-Bonus Incentive System
- Modifying existing height standards

More Housing Opportunities

Housing typologies of higher intensity and densities along or near major corridors such as Centinela, Venice, Sawtelle, Sepulveda, and Overland.



Medium Residential



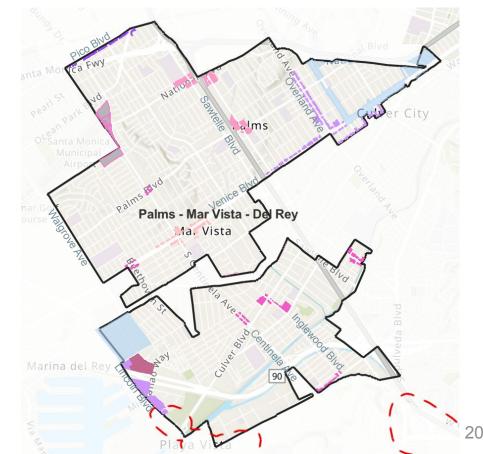


Walkable Commercial Districts

Enhance existing and create new commercial areas that are walkable, well designed and in proximity to transit options, housing opportunities, and neighborhood-serving uses.

Mixed-Use Boulevard

- Transit Oriented District (TOD)
- Neighborhood Serving Nodes
- Neighborhood Villages
- Marina Marketplace
- Downtown Mar Vista

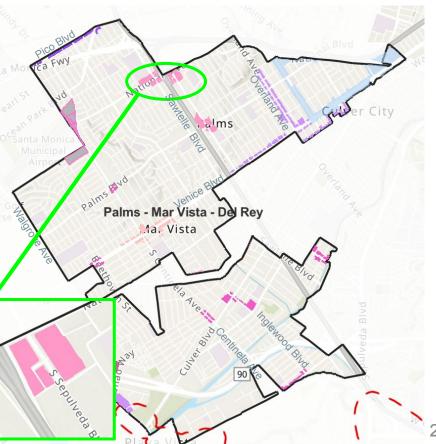


Neighborhood Serving-Nodes

- Located at key intersections of major corridors
- Allows commercial/residential mixed-use
- Requires ground-floor commercial
- Allows housing above the ground floor
- Encourages pedestrian-oriented design
- Allow heights ranging from 2-6 stories





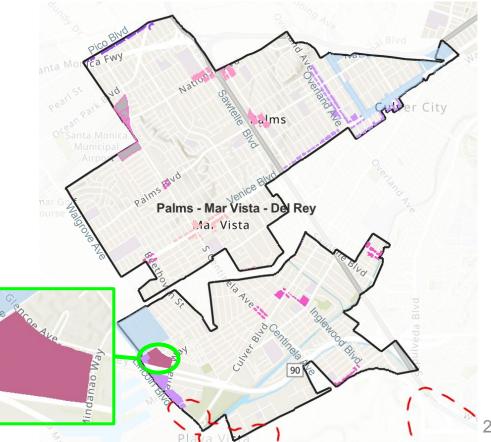


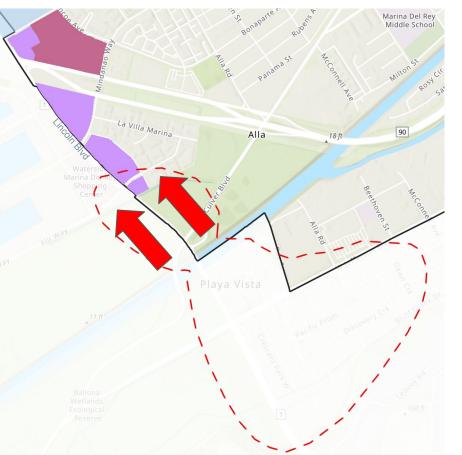
Marina Marketplace

- Allows community-serving uses
- Requires ground-floor commercial in mixed-use projects
- Encourages walkability through pedestrian-oriented design
- Allow heights ranging from 2-6 stories









REGIONAL CENTERS:

Focal point in the city for regional commerce, identity, and activity; however, this area is part of the Ballona Wetlands, and structural development is not permitted.

Should we evaluate shifting this Regional Center boundaries north along Lincoln Boulevard to accommodate more jobs and housing in the area?

DRAFT CONCEPTS: INDUSTRIAL



EMERGING INDUSTRIES

Support emerging industrial areas and workforce development for 21st century economies.

Hybrid Industrial Live Work

Hybrid Industrial Jobs Emphasis



Industrial Preservation

DRAFT CONCEPTS: INDUSTRIAL



Hybrid Industrial Live Work

These new Hybrid Industrial zones would allow for people to live and work in the same location, while providing for some commercial retail to support the workforce needs. These new zones allow for different levels of intensities and massing, including Live Work Low Scale building types.



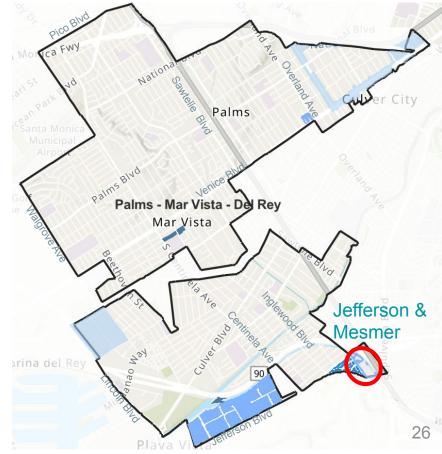
DRAFT CONCEPTS: INDUSTRIAL

Hybrid Industrial Jobs Emphasis

Retains the employment focus of the area. Encourages a mix of light industrial and limited worker supportive commercial uses such as small restaurants, bars, cafes, and retail. Prohibits or limits any live work and residential uses.







Los Angeles City Planning

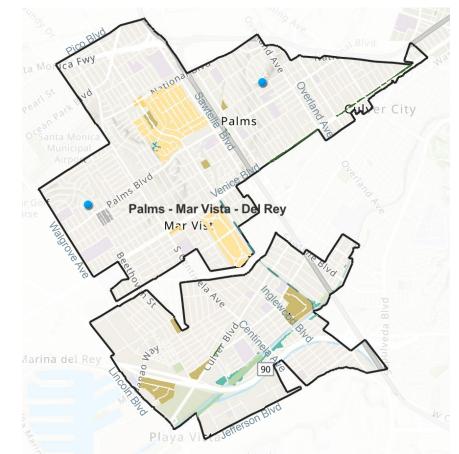
DRAFT CONCEPTS: HISTORIC & ECOLOGICAL

Historic Preservation Areas



Ecological Green Spaces



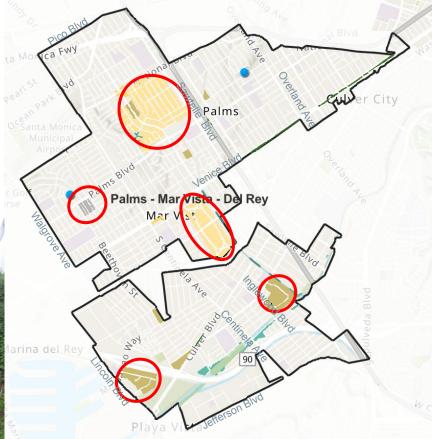


DRAFT CONCEPTS: HISTORIC AREAS

Historic Preservation Areas

Support the findings in Survey LA and include policies and zoning strategies that elevate eligible historic districts, and preserve the integrity of the area's one adopted HPOZ.



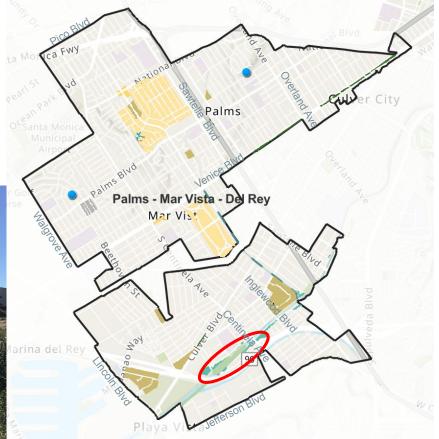


DRAFT CONCEPTS: ECOLOGICAL AREAS

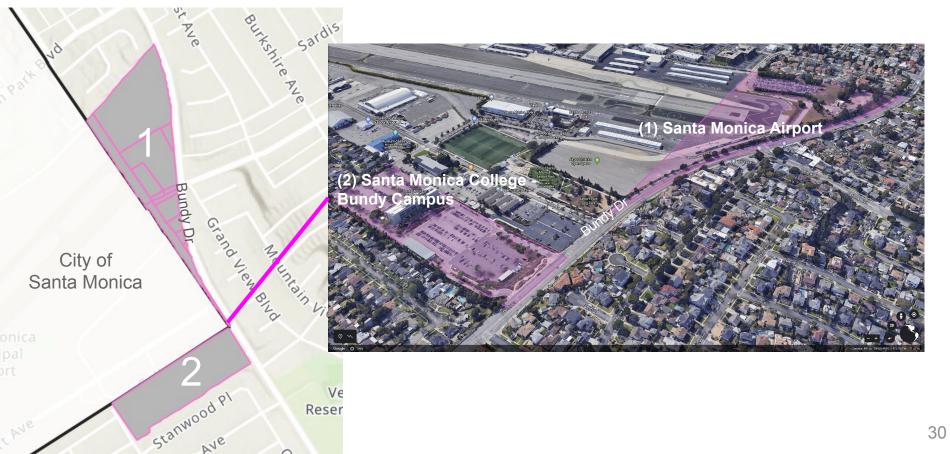
Ecological Green Spaces

Strategies to address climate change, access to open green spaces, and acknowledge the importance of preserving sensitive ecological areas.





OPPORTUNITY SITES



OPPORTUNITY SITES



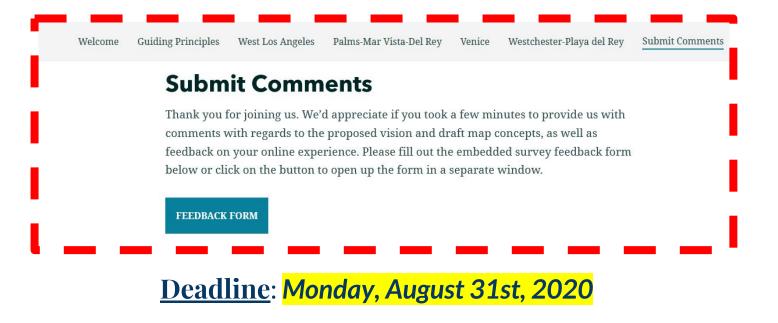
What's Your Vision for These Areas?

- What type of uses would you like to see here: housing, open space, commercial mixed-use?
- 2. What scale of development is appropriate for this site? How many stories/how tall?

Next Up: Venice

Please share your thoughts!

Check out our Virtual Open House to learn more about these draft concepts and how to provide feedback



Planning Staff



Kinikia Gardner, AICP City Planner <u>kinikia.gardner@lacity.org</u> 213-978-1445 Diego Janacua-Cortez Project Manager <u>diego.janacua@lacity.org</u> 213-978-1657



VENICE LAND USE DRAFT CONCEPTS



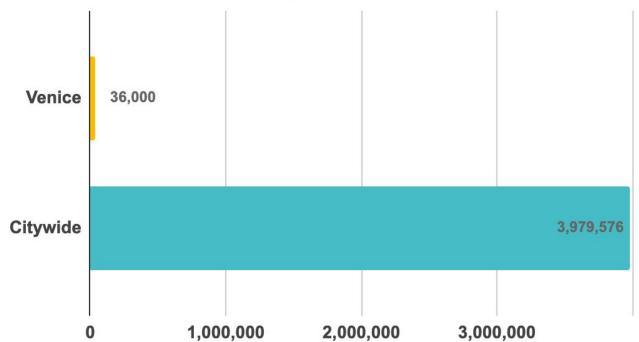


Simi Aliu Project Manager



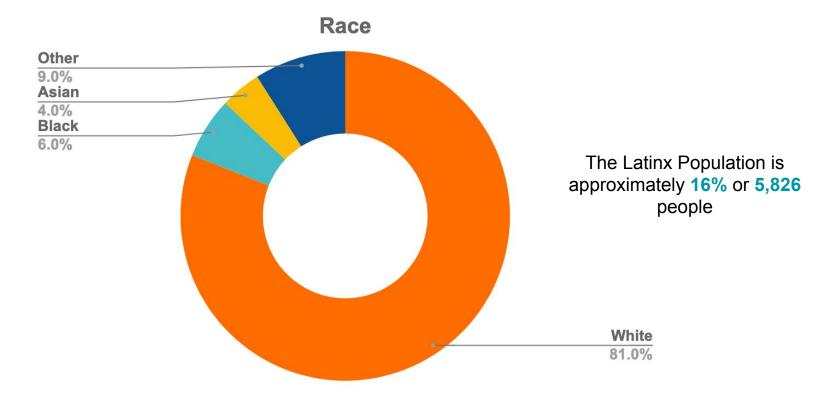


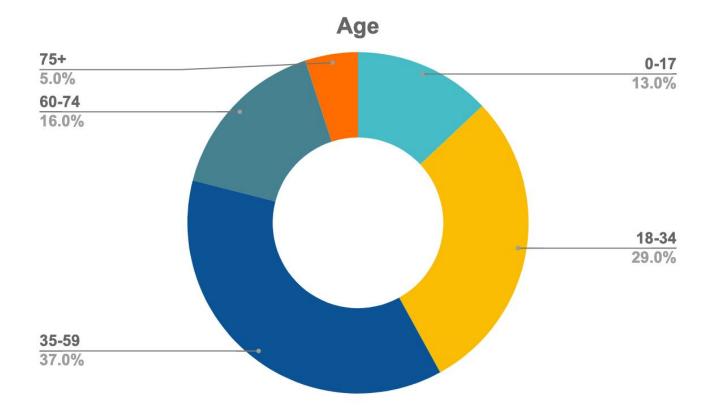




Median Income



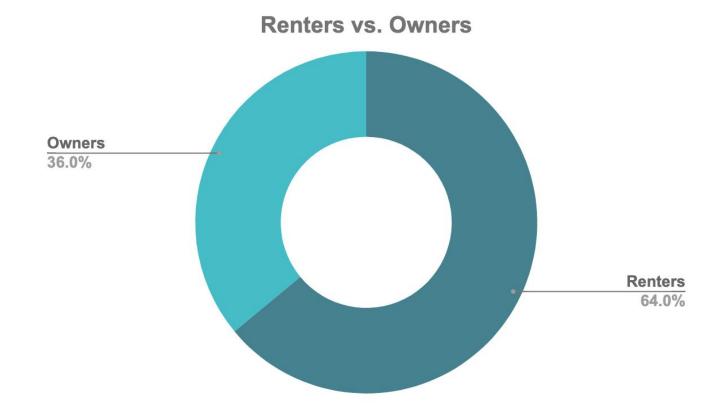




Data Source: American Community Survey (ACS) 2014-2018

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DEMOGRAPHICS



VENICE PLANNING EFFORTS

VENICE COMMUNITY PLAN

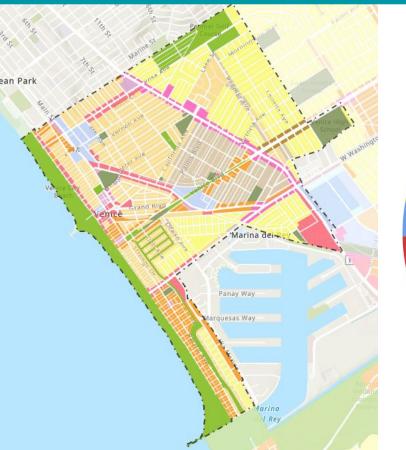
- Policy document
- Land Use Designations
- Zoning

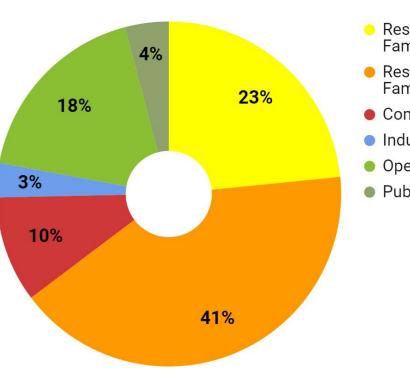
VENICE LOCAL COASTAL PROGRAM

- 85% of Community Plan area
- Required to comply with State law
- Policy and Implementation
- Guides development to protect public access to shoreline, coastal resources
- Addresses Sea Level Rise



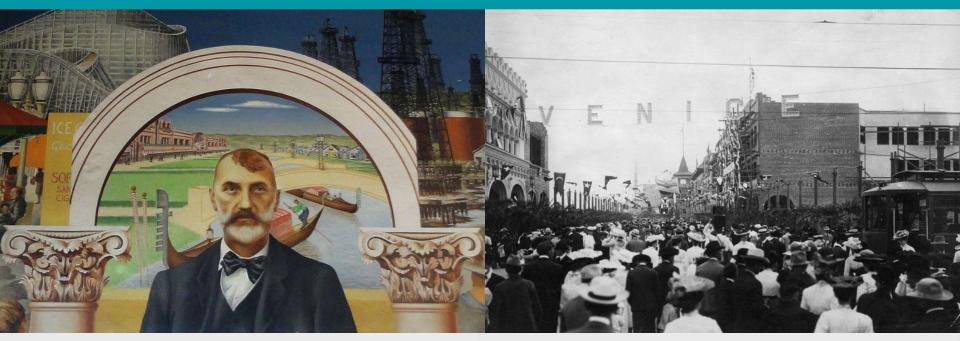
LAND USE BREAKDOWN





- Residential Single Family
- Residential Multiple Family
- Commercial
- Industrial
- Open Space
- Public Facilities

HISTORICAL CONTEXT



VENICE VISION STATEMENT

"Venice represents a neighborhood defined by individuality, innovation, and eccentricity. Our eclectic architecture and vibrant beach lifestyle is an unrivaled coastal asset that connects locals with a shared sense of pride and attracts visitors from all over the world.

The Venice Community is focused towards a more sustainable, equitable and inclusive coastal community for present and future Venetians. Venetians and visitors are encouraged to be responsible stewards of the Pacific Ocean, coastal resources, and shared open spaces to ensure a healthy environment is at the foundation for a more livable and resilient community for all.

The emerging vision advances equitable housing opportunities, reduces climate impacts, and strengthens economic vitality for current and future generations to prosper."

VENICE GUIDING PRINCIPLES

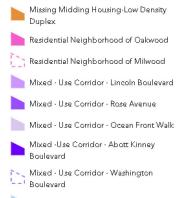
- Increase housing opportunities and promote a mix of housing types at different affordability levels.
- Accommodate growth in a strategic, inclusive, equitable, and sustainable manner.
- Promote a safe, effective walkable and multi-modal transportation network.
- Support a thriving and inclusive economy.

- Strengthen neighborhood character and sense of place.
- Preserve industrial land and support reimagined 21st century industrial uses.
- Expand access and connections to Open Space.
- Promote resource protection, resiliency planning and climate change adaptation.

DRAFT CONCEPTS: OVERVIEW

OVERALL DRAFT CONCEPTS

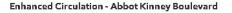
Story Map Symbology

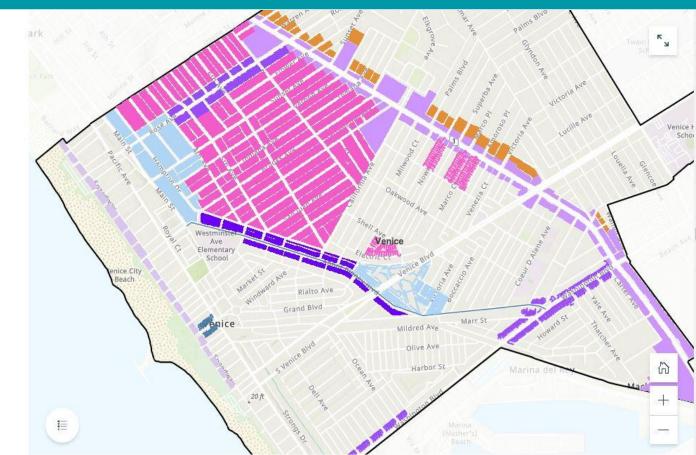


📄 Live Work - Rose Avenue

Live Work - Abott Kinney Boulevard

Enhanced_Circulation Windward Pedestrian Promenade





DRAFT CONCEPTS: MIXED USE

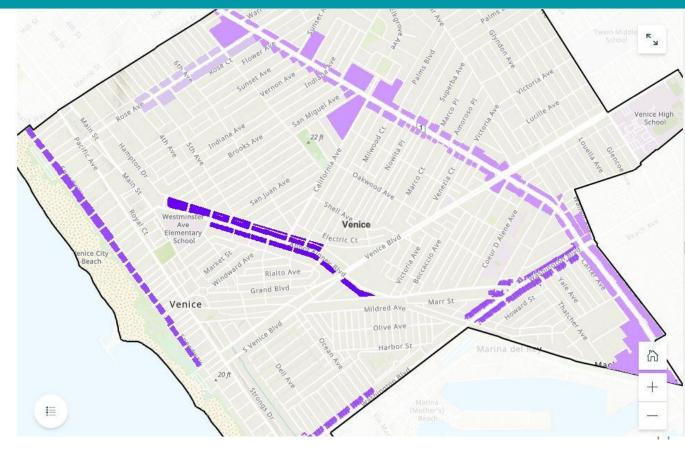
MIXED USE DRAFT CONCEPTS

Mixed Use Corridor

Commercial



- Mixed Use Corridor Ocean Front Walk
- Mixed Use Corridor Rose Avenue
- Mixed Use Corridor Abbot Kinney Boulevard
- Mixed Use Corridor Washington Boulevard



DRAFT CONCEPTS: RESIDENTIAL

RESIDENTIAL DRAFT CONCEPTS

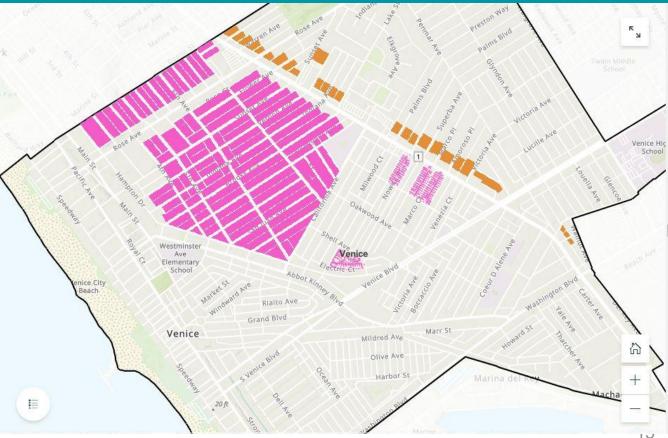
Residential

Residential

Missing Midding Housing-Low Density Duplex

Residential Neighborhood of Oakwood

Residential Neighborhood of Milwood



DRAFT CONCEPTS: INDUSTRIAL/LIVE WORK

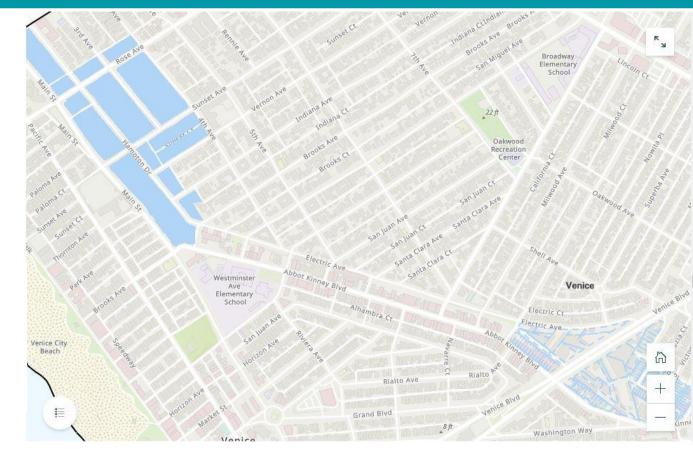
LIVE WORK DRAFT CONCEPTS

Live Work

Live Work

Live Work - Rose Avenue

👕 Live Work - Abott Kinney Boulevard



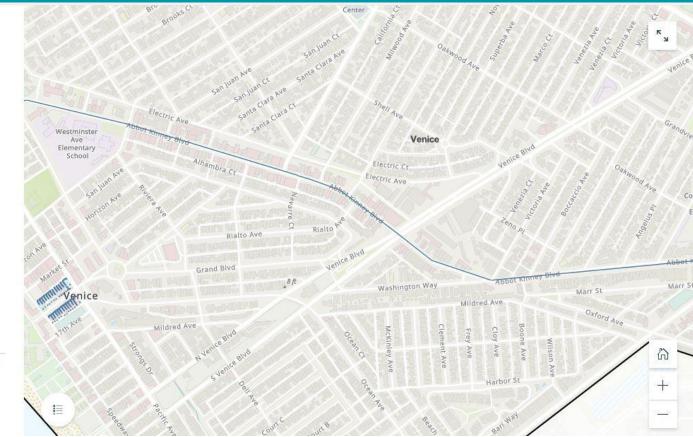
Los Angeles City Planning

DRAFT CONCEPTS: ENHANCED CIRCULATION

ENHANCED CIRCULATION NETWORK

Enhanced_Circulation Windward Pedestrian Promenade

Enhanced Circulation - Abbot Kinney Boulevard



PLANNING STAFF





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NEXT UP WESTSIDE PLAN AREA Q&A



Please share your thoughts!

Check out our Virtual Open House to learn more about these draft concepts and how to provide feedback







Welcome to Westchester-Playa Del Rey

Community Plan Update Draft Land Use Concepts



Benjamin Sullivan Project Manager



AGENDA

(1) Background

- Community Demographics
- Built Environment
- Land Use

(2) Approach

- Guiding Principles
- Emerging Vision Statement

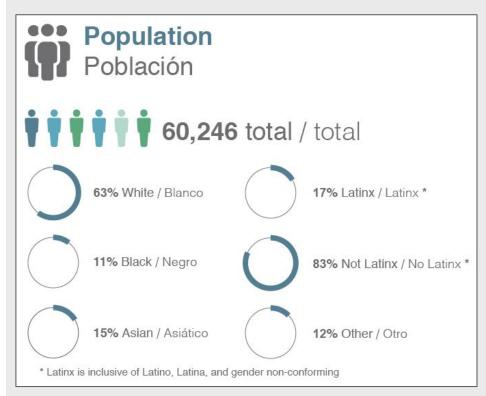
(3) Draft Concepts

- Overview
- Residential
- Commercial
- Manchester Avenue Corridor
- Industrial

Background

- Community Demographics
- Built Environment
- Land Use

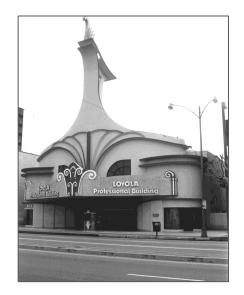




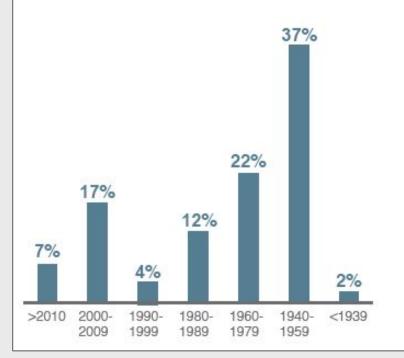
Data Source: American Community Survey (ACS) 2014-2018

Background

- Community Demographics
- Built Environment
- Land Use



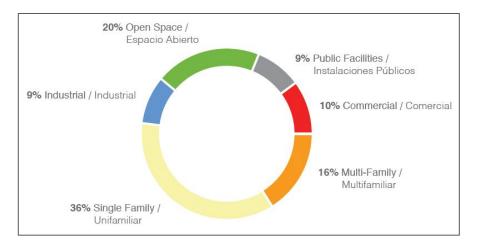
Year of Building Construction Año de Construcción



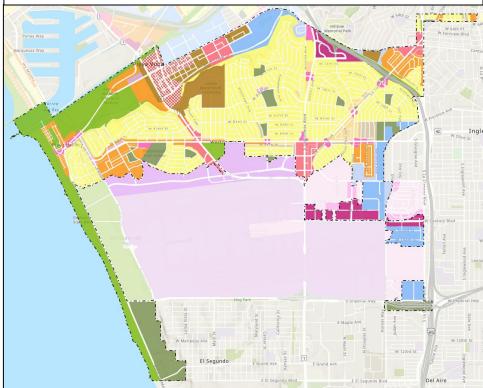
Data Source: American Community Survey (ACS) 2014-2018

Background

- Community Demographics
- Built Environment
- Land Use



General Plan Land Use Map



Approach: Guiding Principles



Increase **housing** opportunities at different affordability levels



Support a thriving and inclusive economy



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

Icon Source: The Noun Project - Made by Made, Vectors Market, and Oksana Latysheva

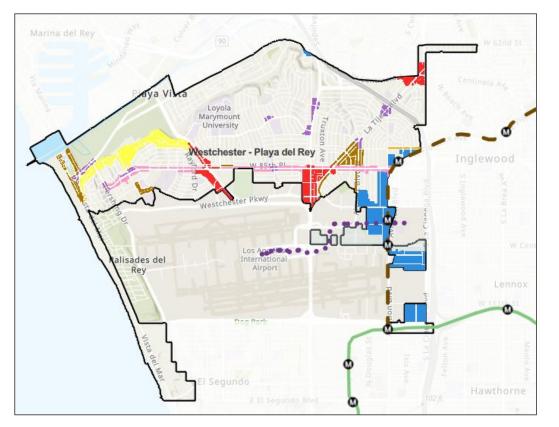
Approach: Emerging Vision Statement

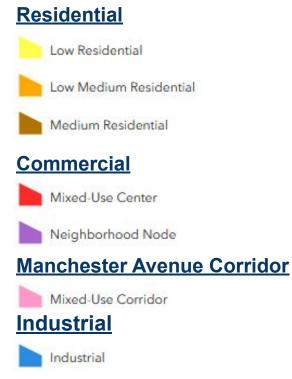
"The Westchester - Playa Del Rey community is rooted in the early history of the modern aerospace industry, as well as the subsequent rise of WWII era suburban development.

Today, beyond just its proximity to LAX, the community is characterized by a wide range of assets, including academic anchor institutions, major job centers, large industrial sites, growing transit access, and natural ecological resources.

As we look to the future, the community seeks to ensure that Westchester - Playa Del Rey is an economically thriving, socially equitable, and ecologically sustainable and resilient place for all those who may live, work, or play in the area."

Overview of Draft Concepts





Residential Draft Concepts



(1) More Housing Opportunities



(2) Historic Preservation

Medium Residential: Potential Historic

(3) Preserve Natural Resources



(4) Coastal Resilience



Medium Residential: Coastal Resilience

Los Angeles City Planning

(1) More Housing Opportunities

Medium Residential: Core

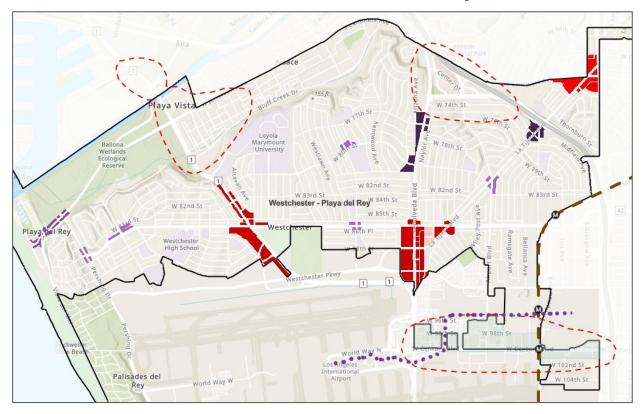


Use: More housing near transit and commercial areas Scale: 3–5 stories Density: 3–10 units per lot





Commercial Draft Concepts





(4) Expansion/Intensification?

Regional Centers

11

(1) Walkable Commercial Areas

Neighborhood Node: Low



Neighborhood Node: Medium



Use: Mixed-use with ground floor commercial **Scale**: 2–4 stories (low) or 3–6 stories (medium)





Manchester Avenue Corridor Draft Concepts



(1) Active Street Corridor,

(2) Enhanced Sense of Place,

(3) More Housing

Mixed-Use Corridor: West



Mixed-Use Corridor: East

(1) <u>Active Street Corridor</u>

Mixed-Use Corridor: East

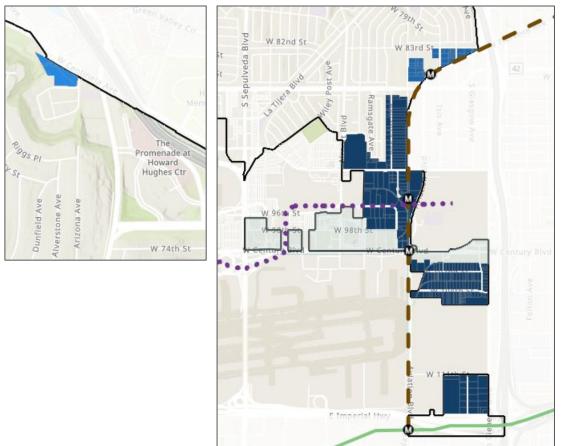


Use: Residential, commercial, and mixed-use near transit and commercial areas

Scale: 4-8 stories



Industrial Draft Concepts



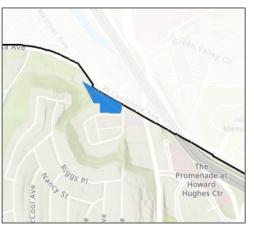
As we **explore** potential industrial opportunities, please share how you would like to see each of the following areas **evolve**, in terms of:

(1) Use (2) Height (3) Density (4) Design Elements: Industrial Center: LAX Industrial Center: Transit Area

Future (1) <u>Uses</u>, (2) <u>Heights</u>, (3) <u>Densities</u>, and (4) <u>Design Elements</u>?

Industrial Node





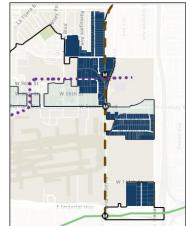
Industrial Center: Transit Area





Industrial Center: LAX





Planning Staff



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Benjamin Sullivan Project Manager benjamin.sullivan@lacity.org 213-978-1281

Next Up: Westside Plan Area Q&A

Please share your thoughts!

Check out our Virtual Open House to learn more about these draft concepts and how to provide feedback

		ents			
Thank you for joining us. We'd appreciate if you took a few minutes to provide us with comments with regards to the proposed vision and draft map concepts, as well as feedback on your online experience. Please fill out the embedded survey feedback form below or click on the button to open up the form in a separate window.					
 FEEDBACK FORM			_		

AGENDA WESTSIDE COMMUNITY PLANS UPDATE | Thursday, July 16th 2020 1:03 p.m. - Intro Presentation 1:21 p.m. - West Los Angeles 1:35 p.m. - Palms - Mar Vista - Del Rey 1:49 p.m. - Venice 2:01 p.m. - Westchester - Playa Del Rey 2:16 p.m. - Live Q&A

LOS ANGELES CITY PLANNING

Melissa Alofaituli Senior City Planner



INTRODUCTION OF Q&A SESSION



Housing

Increase housing opportunities at different affordability levels.



Accommodating Growth

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



Mobility

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

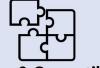


Jobs & Employment

Support a thriving and inclusive economy.



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



Design & Compatibility

Strengthen neighborhood character.



Expand access and connections to open space.



Complete Neighborhoods

Encourage vibrant, healthy, complete neighborhoods.



Climate Change Resilience

Promote resource protection, resiliency planning and climate change adaptation.

INTRODUCTION OF Q&A SESSION

Overall Draft Concepts

A view of overall draft concepts for the four Community Plan areas on a regional level. For more details on changes to individual Community Plan areas, please continue scrolling or use the navigation bar at top to select a Community Plan area.







Please submit your questions through your control panel

If you have any technical difficulties, please call: 1-833-851-8340



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Naomi Guth City Planner <u>naomi.guth@lacity.org</u> 213-978-1201

Wrap Up | Thank you!

Questions or comments? Please email us at: planning.thewestside@lacity.org

Stay Informed, Stay Engaged, Stay Healthy!