

Westside Community Plans Advisory Group (WCPAG)

Meeting 2:
Monday, June 5, 2023
5-7PM



Audio Settings / Configuraciones de audio

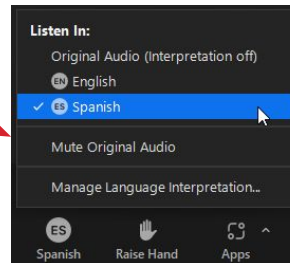
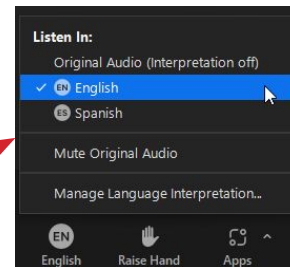
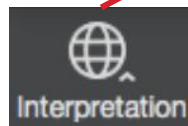
To access audio, select your preferred language

- Click on the “Interpretation” button (see figure on the right) and select English or Spanish.
- Note: All attendees must select a language for best audio quality. English speakers select English.

Traducción a Español

Seleccione su idioma preferido

- Haga clic en el botón de "Interpretación" (vea la figura a la derecha) y seleccione Inglés o Español.
- Si tiene alguna pregunta por favor mande mensaje al personal con su nombre: escribe “Ayuda en español” en el chat.

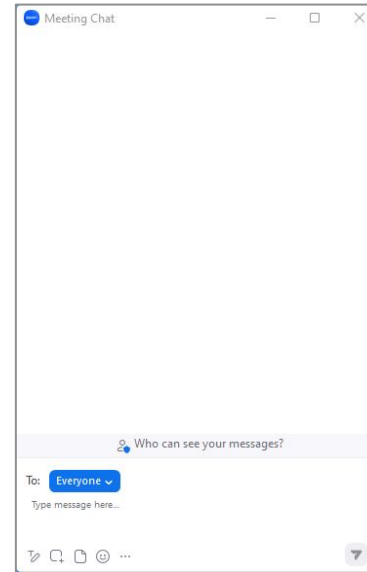


Sharing Comments / Speaking

- If you are joining us with the Zoom app, click the **raise hand button** located at the bottom of your screen. If you are calling in please press ***9**.
- Staff will place you into the speaker queue to share your thoughts. You may also type your comments/questions into the chat.
- Due to the size of the group, you will be muted. You will be asked to unmute yourself when speaking.
- Following your comment you will be removed from the queue and muted. If you have additional comments please raise hand again or input comments into the chat.

Technical Difficulties

- **If you are having technical difficulties, please:**
 - Send a direct message to IT using the chat for assistance
 - Or email staff at planning.thewestside@lacity.org



Meeting Participation

Initial Ground Rules

- Be courteous and respectful to all members and staff
- Focus on problem solving, not just problem identifying
- Share information and perspectives
- Address the theme and topic at hand
- Be present and fully engaged
- Modify cell phone alerts and background noise/distractions when speaking
- Allow everyone an opportunity to comment
- Hold one conversation at a time

Meeting Participation

Names and Organizations

- **Rename** yourself (click three dots next to your name>rename):
 - *First and Last Name, any relevant organization*
- **Identify** yourself with your **name** and any **organization** affiliation before speaking (both in main room and in breakout groups)

Agenda

Overview

- WCPAG Meeting 1 Summary
- New Code Training

Breakout Session 1 - Vision:

- Vision for Commercial Corridors
- Report Back

Breakout Session 2 - Land Use:

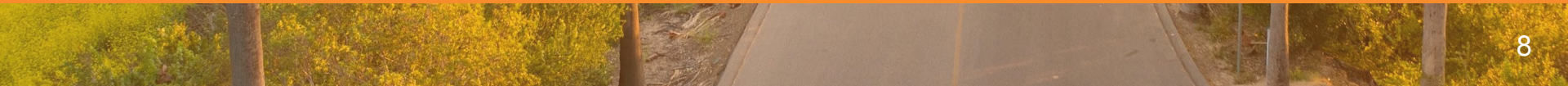
- New Commercial GPLU
- Commercial Zoning Strategies
- Proposed Commercial GPLU Maps
- Report Back

Closing | Q & A (7pm-7:30pm)





Meeting 1 - Summary



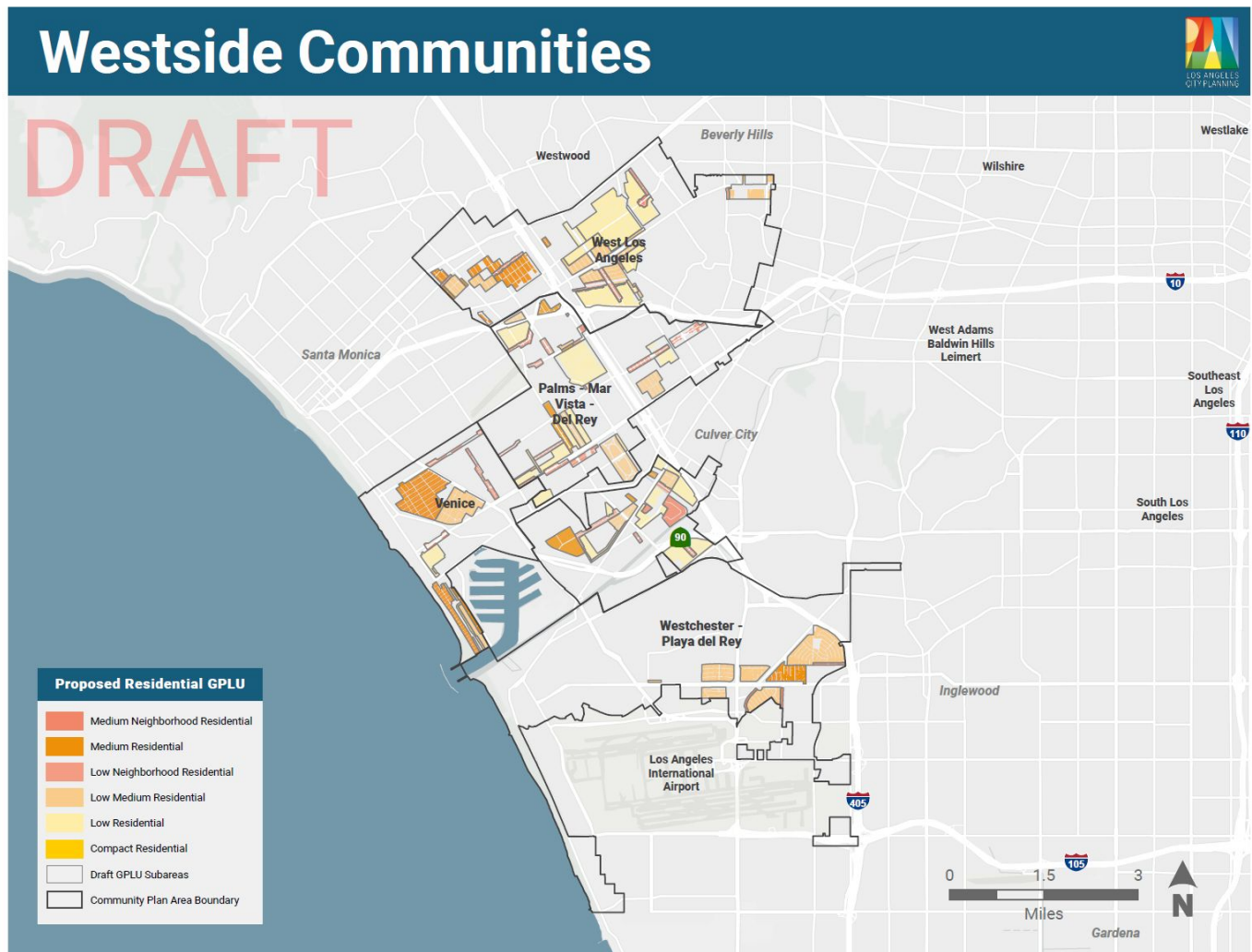
Review - Meeting 1

- **Community Planning 101**
- **Policy Discussions:**
 - Emerging Guiding Principles
 - Emerging Vision Statements
- **Land Use Discussion**
 - Residential GPLUs and Zoning Strategies




Draft Residential General Plan Land Use (GPLU) Maps

Released March 2023



“Neighborhood Residential”

- Limited local-neighborhood serving commercial uses “tienditas”, “corner stores”, “small cafes”
- Integrated into residential neighborhoods
- Distancing and Use Requirements apply
- Tenant Size Maximums

 Low Neighborhood Residential

 Medium Neighborhood Residential



A small cafe within a Culver City residential neighborhood



A toy store within a Highland park residential neighborhood

Summary of Feedback - Residential

Breakout Session #1

- “More infill development and mixed-use housing”
- “Ensure appropriate transitions between higher and lower buildings”
- “Be more direct and explicit about building more affordable housing”
- “Address infrastructure”
- “More aspirational language regarding housing and sustainability, such as walkable neighborhoods and density”

Breakout Session #2

- “We have an affordable housing shortage”
- “Not taking advantage of areas where we could have high density residential to take pressure off residential neighborhoods”
- “Challenging to identify ideal areas to accommodate density without negatively impacting circulation / increasing traffic”
- “More mixed-use buildings along the major thoroughfares”
- “Increase missing middle housing – needs to be allowed adjacent to corridors and boulevards, not just transit.”

WCPAG TOPICS

Meeting 1 - Spring

Residential
General Plan
Land Uses
(GPLU)

Vision
Statements
&
Guiding
Principles



Meeting 2 - Summer

Commercial
General Plan
Land Uses
(GPLU)

Vision for
Commercial
Corridors



Meeting 3 - Fall

Industrial
General Plan
Land Uses
(GPLU)

Introduction
to Draft
Policy
Documents



Process Timeline

WE ARE HERE



Listen

Conduct background research, data collection, field visits, land use surveys and gather initial input



Share

Identify planning concepts along with plan goals and explore zoning tools



Consult

Refine the plan concepts, select new General Plan Land Use Designations (GPLU), build new zoning, draft Policy Document, and begin the Draft EIR process



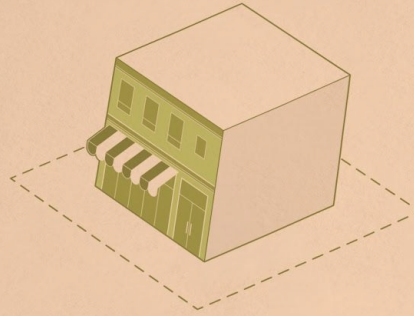
Refine

Revise Draft GPLU Map, Draft Zoning Map, Draft Policy Document, publish Draft EIR, and Draft EIR public comment period



Adopt

Adoption process starts with a City Planning Commission (CPC) Hearing, followed by Planning Land Use Management (PLUM), and City Council Public Hearing

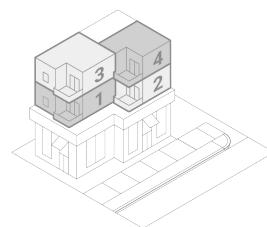
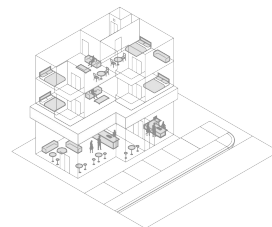
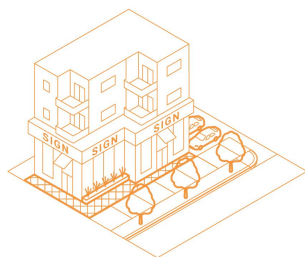
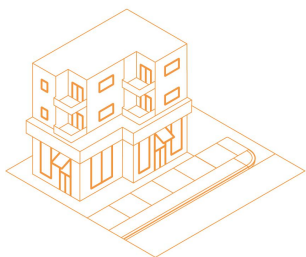
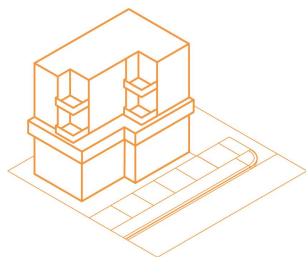


ARTICLE 3. **FRONTAGE**

[FORM - **FRONTAGE** - STANDARDS] [USE - DENSITY]

New Code Overview

New Code



Building

Relationship
to the Street

Development
Standards

Permitted
Uses

Number
of Units

[FORM-FRONTAGE-STANDARDS]

[USE-DENSITY]

Built Environment

Activity

Current Code

[Q]C2-1-CDO

SPECIAL ZONING CLASSIFICATIONS

Site-specific or project-specific provisions that are established by ordinance as part of the Zone for a lot.

ZONE CLASSIFICATIONS

The zone classification dictates basic requirements and restrictions such as permitted and conditionally permitted uses, minimum lot area, yard and parking requirements.

HEIGHT DISTRICT

The height district designation determines the maximum Floor Area Ratio, Residential Floor Area Ratio, and sometimes number of stories and/or feet. Does not apply to R1 Variation Zones.

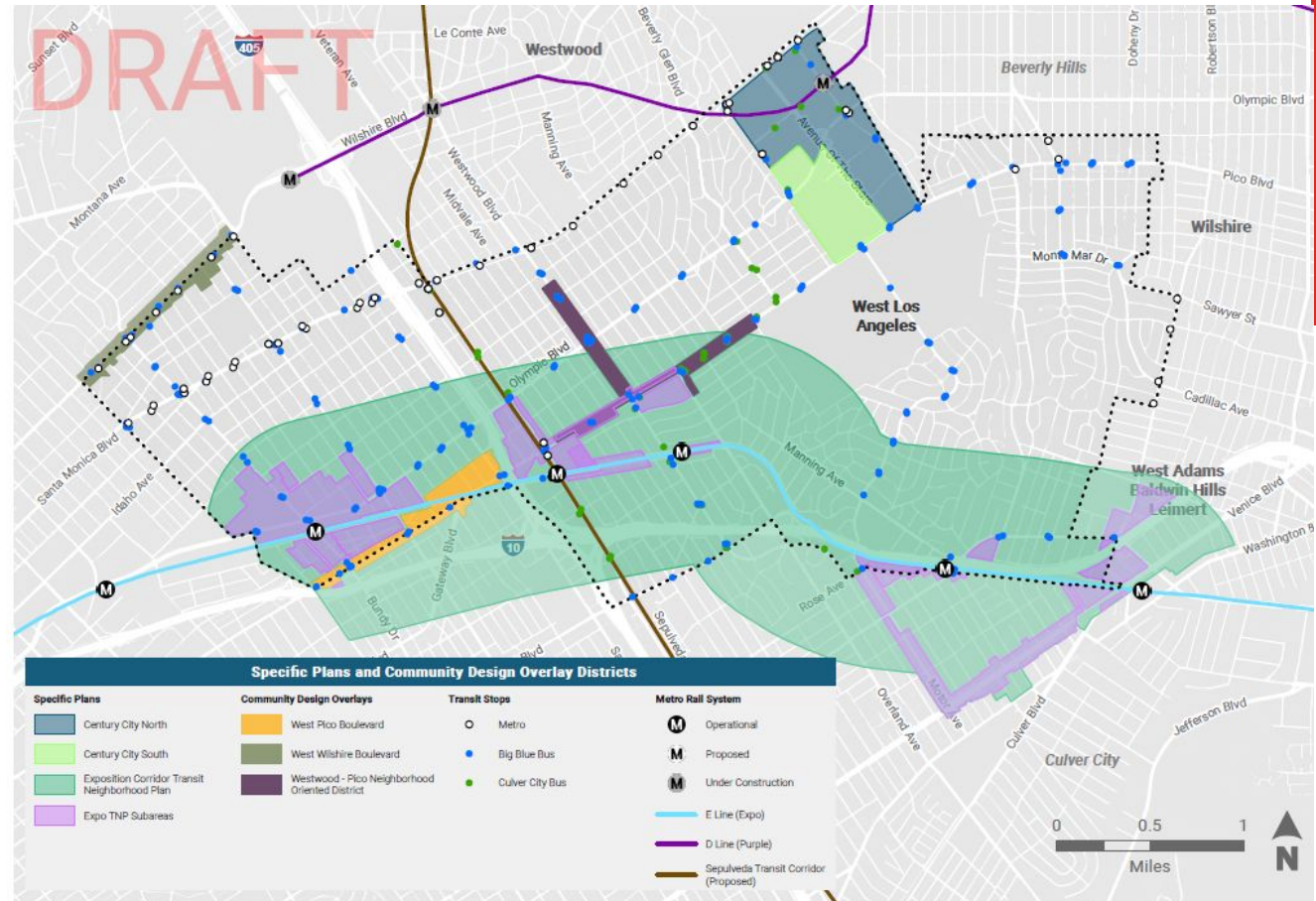
SUPPLEMENTAL USE DISTRICT

Supplemental use districts contain *additional* regulations beyond those required by the base zone regulations, usually to protect or create certain neighborhood characteristics.

Current code has over 1,700 unique zones

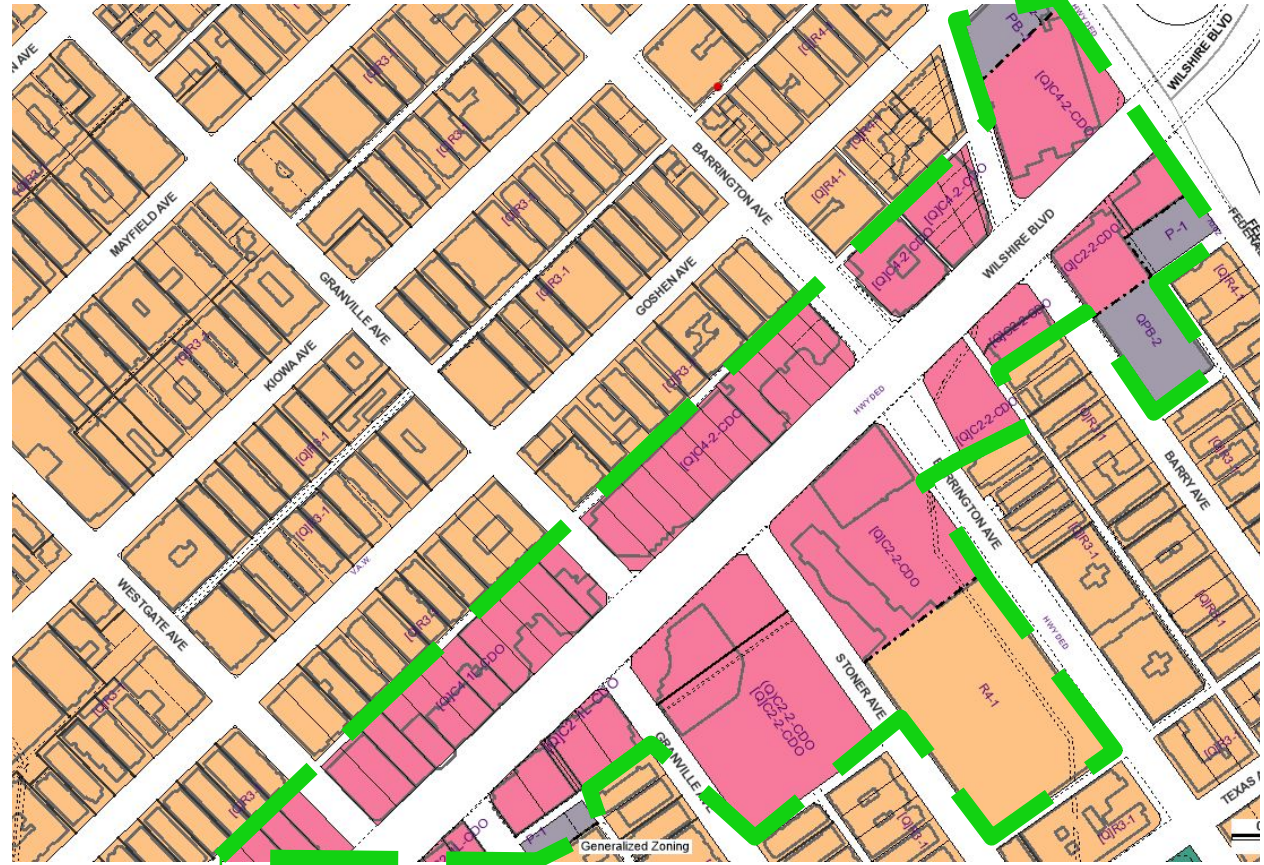
Existing Overlays

- 3 CDOs (Community Design Overlays)
 - Site-specific provisions that modify the existing zoning
- 100s of Q Conditions
 - Site-specific provisions that modify the existing zoning
- 3 Specific Plans
 - Expo TNP
 - Century City North
 - Century City South



Existing Zoning

- Various Q Conditions
- Various Zones
 - [Q]C4-1L-CDO
 - [Q]C4-2-CDO
 - [Q]C2-1L-CDO
 - [Q]C2-2-CDO
 - QPB-2
 - P-1
 - R4-1
- Various Height Districts and Uses
- Community Design Overlay
- Various General Plan Land Uses



EXISTING ZONING

CHALLENGE

Complicated Regulatory Environment

- Various CDOs
- Complicated Q Conditions
- Various Specific Plans
 - Playa Vista Specific Plan
 - Glencoe-Maxella Specific Plan
 - Exposition TNP
- Zoning and GPLU Mismatches



Tools that do not meet local needs.



NEW ZONING

OPPORTUNITY

Simplified Regulatory Environment

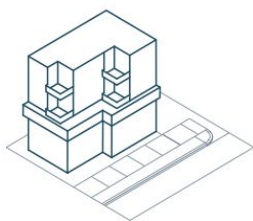
- Responsive to Community needs
- Adaptable to future policy needs
- Visual and easy to understand



Tools that are **customized to the local context.**

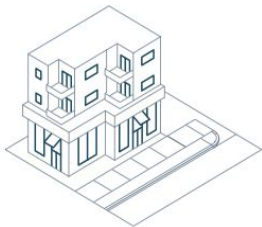
- Effective implementation of community's vision

Breakdown of New Zoning String



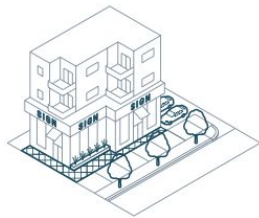
[FORM

Building Size

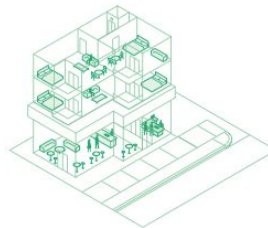


FRONTAGE STANDARDS]

Relationship
to the Street

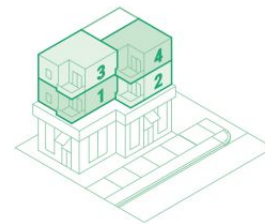


Development
Standards



[USE DENSITY]

Permitted
Uses



Number
of Units



Built Environment

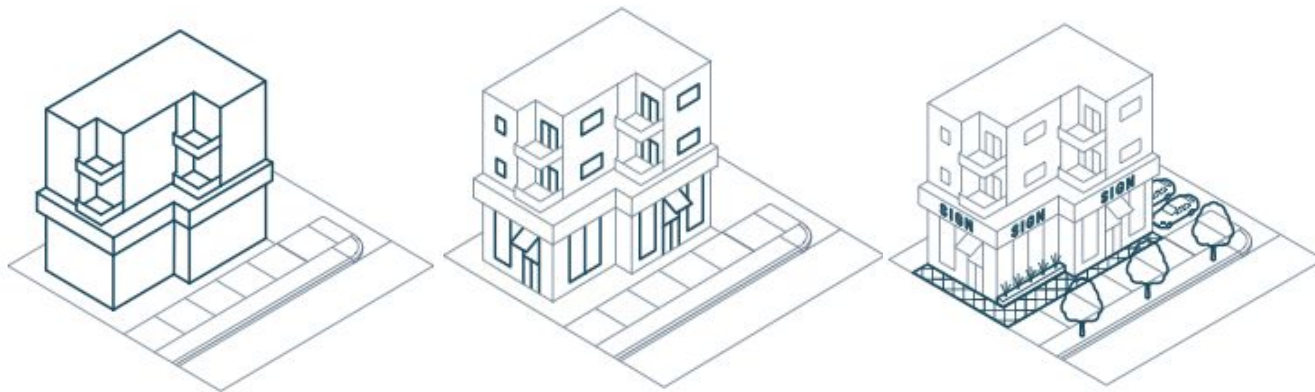


Activity



ZONING

Overview



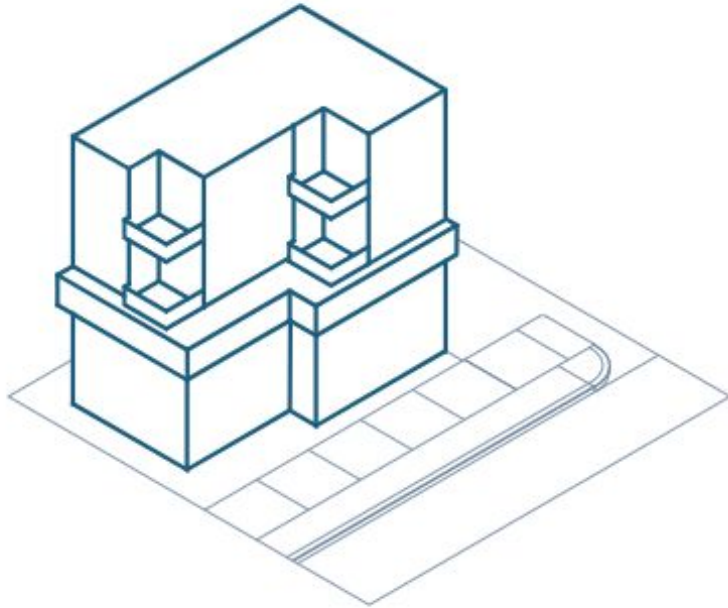
[FORM FRONTAGE STANDARDS]

Building Size

Relationship
to the Street

Development
Standards

Built Environment



Form Districts

What should the scale of buildings be in the neighborhood?

Key Metrics:
Floor Area Ratio (FAR)
Heights
Lot Coverage

ZONING

Form

FORM - FRONTAGE - STANDARDS [| USE - DENSITY]
- Mid-Rise Broad Form Districts -

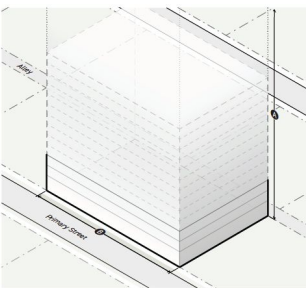
SEC. 2B.14.3. MID-RISE BROAD 3 (MB3)

A. Lot Parameters



1. LOT SIZE Div. 2C.1	
Lot area (min)	n/a
A Lot width (min)	25'
2. COVERAGE Div. 2C.2	
B Building coverage (max)	90%
Building setbacks	
C Primary street (min)	0'
Side street (min)	0'
D Side (min)	0'
Rear (min)	0'
E Alley (min)	0'
Special: All (min)	0'
3. AMENITY Div. 2C.3	
F Lot amenity space (min)	15%
Residential amenity space (min)	10%

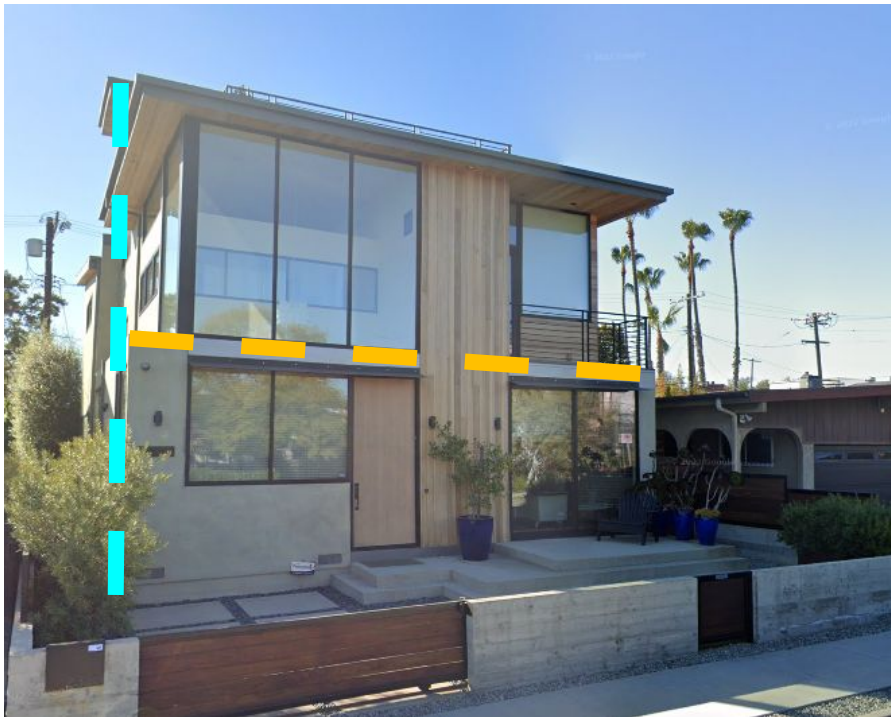
B. Bulk and Mass



1. FAR & HEIGHT Div. 2C.4	
Base FAR (max)	1.5
A Height (max)	n/a
Bonus FAR (max)	6.0
2. BUILDING MASS Div. 2C.6	
B Building width (max)	280'
Building break (min)	25'

Form Districts

- Allowable development envelopes for buildings
- Components:
 - Lot Size
 - Coverage (Building Placement)
 - Amenity
 - FAR & Height
 - Building Mass



Width
Height

Form Districts

- Form Districts regulate features such as the **width and height of a building**, building breaks, Floor Area Ratio (FAR) and bulk plane.



Floor Area Ratio (FAR)

Form Districts

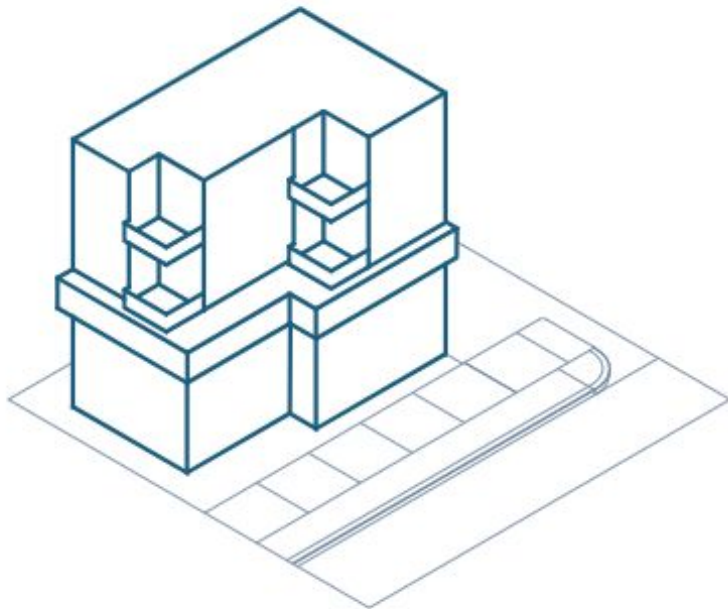
- Form Districts regulate features such as the width and height of a building, building breaks, **Floor Area Ratio (FAR)** and bulk plane.



Form Districts

- Regulate features such as **lot coverage**, which limits how much of a property can be built on.





Frontage Districts

How should buildings be experienced from the street?

Key Metrics:

Built-to

Windows (Transparency)

Landscaping

Ground Story Height

ZONING

Frontage

Frontage Districts

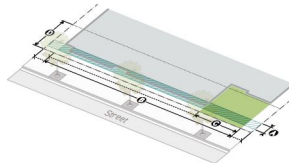
- Requirements for how site & building addresses the right-of-way:
 - Build-To
 - Parking Setback
 - Landscape
 - Windows (Transparency)
 - Articulation
 - Entrances
 - Ground Story

- Many existing overlay requirements will be reflected in the Frontages


[FORM - FRONTAGE - STANDARDS] [USE - DENSITY]
- Shopfront Frontages -

SEC. 3B.4.1. SHOPFRONT 1 (SH1)

A. Lot



B. Facade



	Primary	Side
BUILD-TO Div. 3C.1		
Applicable stories (min)	5	5
Ⓐ Build-to depth (max)	5'	10'
Ⓑ Build-to width (min)	90%	70%
Ⓒ Pedestrian amenity allowance (max)	20%	10%
PARKING Div. 3C.2		
Ⓓ Parking setback (min)	20'	5'
LANDSCAPING Div. 3C.3		
Frontage planting area (min)	30%	30%
Frontage yard fence & wall type allowed:	A2	A2

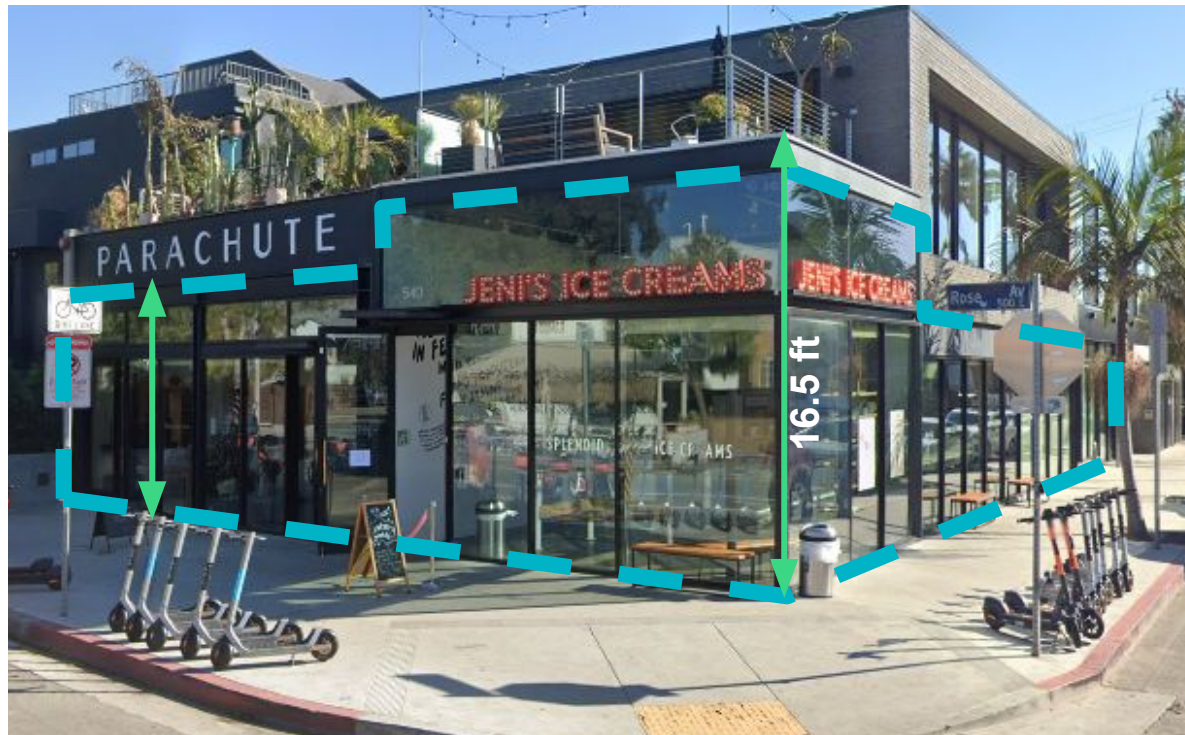
	Primary	Side
TRANSPARENCY Div. 3C.4		
Ⓐ Ground story (min)	70%	50%
Ⓑ Upper stories (min)	30%	30%
Ⓒ Active wall spacing (max)	15'	25'
ENTRANCES Div. 3C.5		
Ⓓ Street-facing entrance	Required	Required
Ⓔ Entrance spacing (max)	50'	75'
Required entry feature	No	No
GROUND STORY Div. 3C.6		
Ⓐ Ground story height (min)		
Residential	16'	16'
Nonresidential	16'	16'
Ⓑ Ground floor elevation(min/max)		
Residential	-2'/2'	-2'/2'
Nonresidential	-2'/2'	-2'/2'

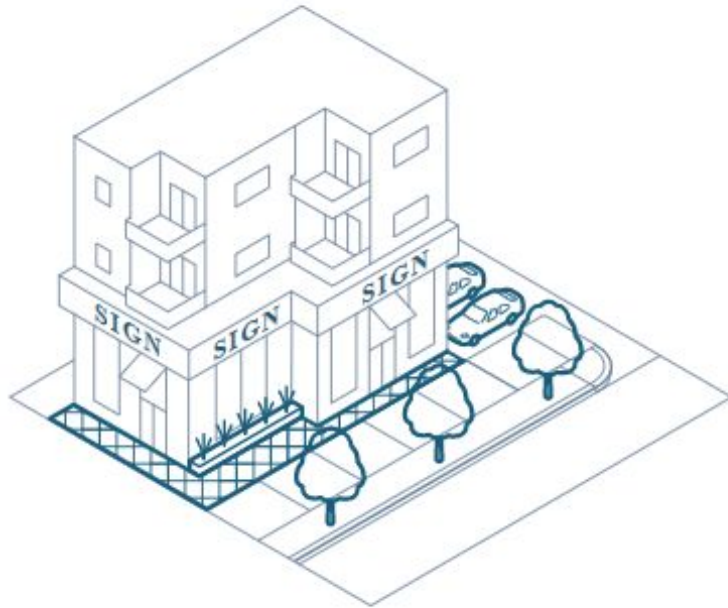
PROPOSED DRAFT June 2, 2021 City of Los Angeles Zoning Code | 3-25

Transparency | Ground Story Height

Frontage Districts

- Frontage Districts determine how buildings are oriented in relation to the street, and how they interact with the public realm.
- Frontage Districts regulate features such as **transparency requirements** and **ground story height**.





Development Standards Districts

What should the site characteristics be in the neighborhood?

Key Metrics:
Auto and Bike Parking Signage
Development Review

ZONING

Standards

[FORM - FRONTAGE - STANDARDS] [USE - DENSITY]
- District 5 -

DIV. 4B.5. DISTRICT 5

SEC. 4B.5.1. INTENT

Development Standards District 5 prioritizes the pedestrian experience. Development Standards District 5 prioritizes the pedestrian experience. Pedestrian access standards facilitate pedestrian circulation by improving pedestrian access from the public realm to the interior of buildings through frequent, direct and convenient access to building entrances. Parking for automobiles is not mandated, contributing to a dynamic and walkable environment. When parking is provided, it must meet high design standards to ensure pedestrian mobility, safety, and comfort are not hindered. On-site signs are sized and located to support a pedestrian-oriented public realm.

SEC. 4B.5.2. STANDARDS

PEDESTRIAN ACCESS <i>Div. 4C.1</i>		
Pedestrian access package	Package 1	
AUTOMOBILE ACCESS <i>Div. 4C.2</i>		
Automobile access package	Package 1	
AUTOMOBILE PARKING <i>Div. 4C.4</i>		
Required parking stalls	Package A	
Exempt change of use, non residential tenant size (max)	n/a	
Parking structure design		
	Primary St.	Side St.
Parking Garage		
Ground Story	Wrapped	Wrapped
Upper Stories	Adaptable	Adaptable
Integrated Parking		
Ground Story	Wrapped	Wrapped
Upper Stories	Wrapped	Adaptable
SIGNS <i>Div. 4C.11</i>		
Sign package	2	
DEVELOPMENT REVIEW <i>Div. 4C.14</i>		
Development review threshold	Package 2	

See Part 4C. (Development Standards Rules) for additional development standards that apply.

Development Standards Districts

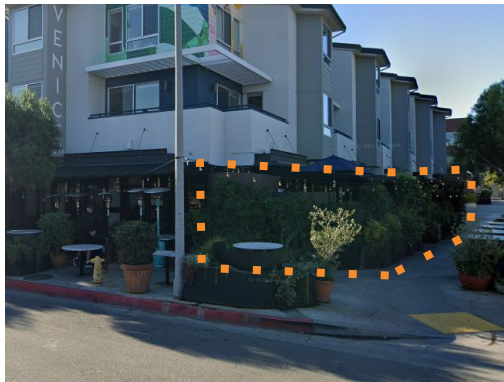
- Development standards that vary to address different types of neighborhoods
- Development standards currently varying:
 - Pedestrian Access
 - Automobile Access
 - Parking Ratios
 - Parking Structure Design
 - On-Site Sign Allocation / Permissions
 - Development Review Thresholds

DEVELOPMENT STANDARDS:

- Pedestrian Access
- Automobile Access
- **Bicycle Parking**
- Automobile Parking
- **Transportation Demand Management**
- **Plants**
- **Screening**
- **Grading & Retaining Walls**
- **Outdoor Lighting & Glare**
- Signs
- **Site Elements**
- **Environmental Protection**
- Development Review



= Standard can vary | = **Consistent Standard**

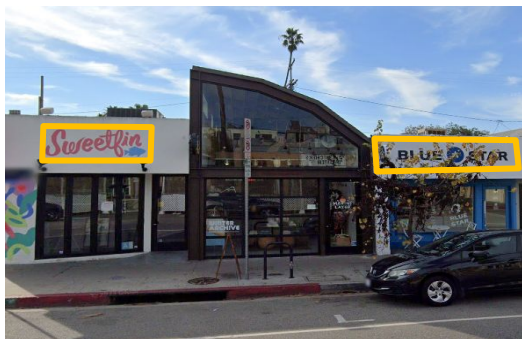


Parking

Screening

Development Standards

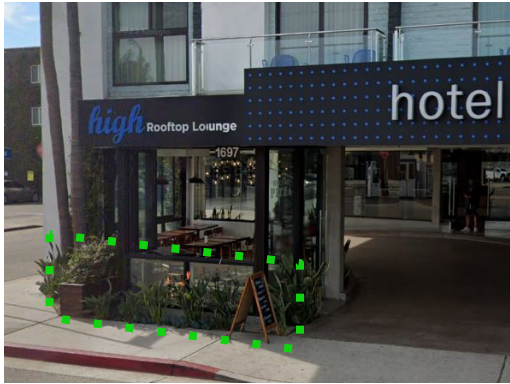
- Development Standards outline regulations related to **parking**, **screening**, signs, landscaping, and pedestrian access.



Development Standards

- Development Standards outline regulations related to parking, screening, **signs**, landscaping, and pedestrian access.

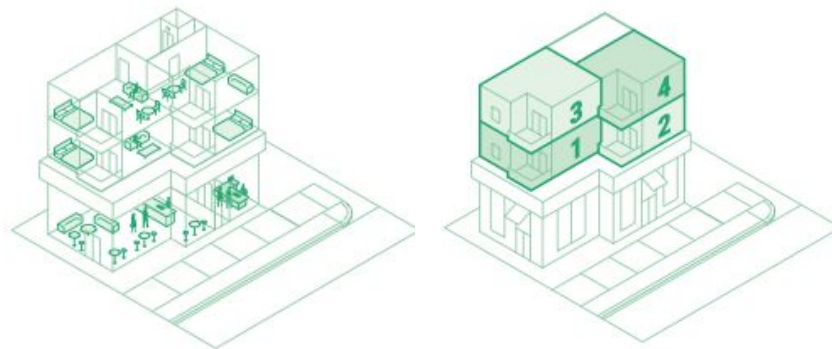
Signs



Landscaping

Development Standards

- Development Standards outline regulations related to parking, screening, signs, **landscaping**, and pedestrian access.



[USE- DENSITY]

Permitted
Uses

Number
of Units



Activity

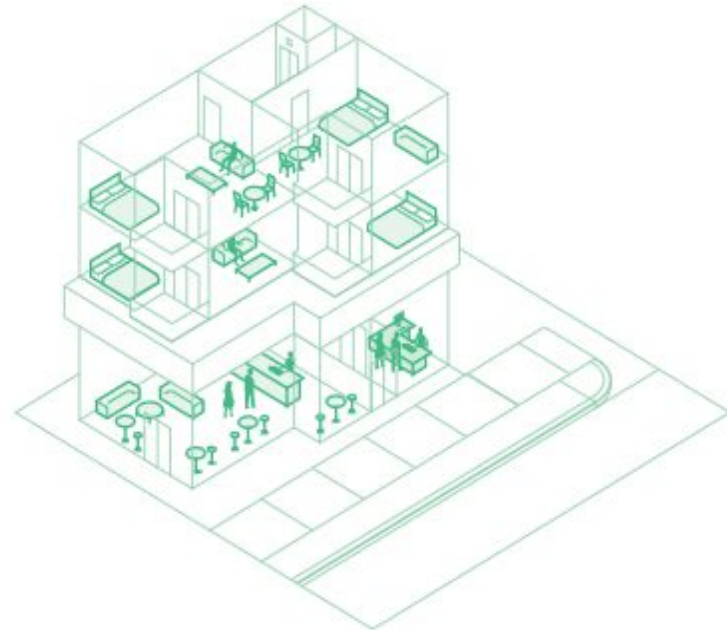
ZONING

Use & Density

Use Districts

What activities should be allowed?

Key Metrics:
Type of Uses
Permission Levels



Use Districts

- Grouped system – retail, personal services, dwelling, schools
- Uses are only separated out if they are regulated differently
- Each Use District has permission levels for every use:
 - P Permitted
 - P* Permitted with Standards
 - C Conditional
 - -- Not Permitted

[FORM - FRONTAGE - STANDARDS] [USE - DENSITY]
- Commercial-Mixed Districts -

SEC. 5B.5.3. COMMERCIAL-MIXED 3 (CX3)

A. Intent

The CX3 Use District allows for primarily commercial uses. This District is intended to accommodate a variety of uses, mixing housing with small and large-scale commercial amenities and services.

B. Allowed Uses & Use Limitations

Use	Permission	Use Standard	Specification
RESIDENTIAL			
Dwelling	P		
Household Business:			
Family Child Care	P*	In conjunction with:	Dwelling
		In conjunction with:	Dwelling
		Hours of operation (early/late)	8AM/8PM
Home Occupation	P*	Client visits per hour (max)	1
		Supplemental standards	Sec. 5B.5.3.C.1.
Home Sharing	P*	In conjunction with:	Dwelling
		Special use program	Sec. 5C.4.4.
		Designated work space:	
		Work space area (min/max)	10%/50%
Joint Living & Work Quarters	P*	Workspace uses	<ul style="list-style-type: none"> • Office • Personal Services: General • Manufacturing, Light: General • Manufacturing, Light: Artistic & Artisanal
		Unit size (min avg.)	750 SF
		Designated work space	
		Work space area (min/max)	48%/50%
		Work space dimensions (min)	10' X 15'
Live/Work	P*	Workspace uses	<ul style="list-style-type: none"> • Office • Personal Services: General • Manufacturing, Light: General • Manufacturing, Light: Artistic & Artisanal
		Open plan area (min)	70%
Mobilehome Park	--		
Supportive Housing:			
General	P		
Medical Care	P		
Non-medical	P		
Transitional Shelter	P		

KEY: "P"= Permitted Use; "--"= Use Not Permitted; "*"= Use standard applies; "C1"= Approval by Zoning Administrator; "C2"= Public Hearing by Zoning Administrator; "C3"= Review by City Planning Commission

PROPOSED DRAFT June 2, 2021 City of Los Angeles Zoning Code | 5-63

Use Districts

- Use Districts outline the types of the **activities and uses** that occur within a building or on the site.



Use Districts

Residential Uses:

- Single-unit, multi-unit, and mixed-use housing types are found throughout the Westside
- Residential Use Districts emphasize residential uses and only minimal services and amenities.
- Residential Mixed-Use Districts emphasise residential and limited commercial uses.



Use Districts

Commercial Uses:

- Examples of Commercial uses include shopping centers, restaurants, coffee shops, grocery stores, offices, and other retail or service amenities.
- Commercial-Mixed Use Districts promote neighborhoods with a mix of uses including commercial and residential



Use Districts

Industrial Uses:

- Examples of Industrial uses include offices, studios, storage, retail, warehousing and distribution.
- Industrial Use Districts allow for heavy commercial and light industrial
- Industrial-Mixed Use Districts allow a mix of light industrial, office, research and development, with residential



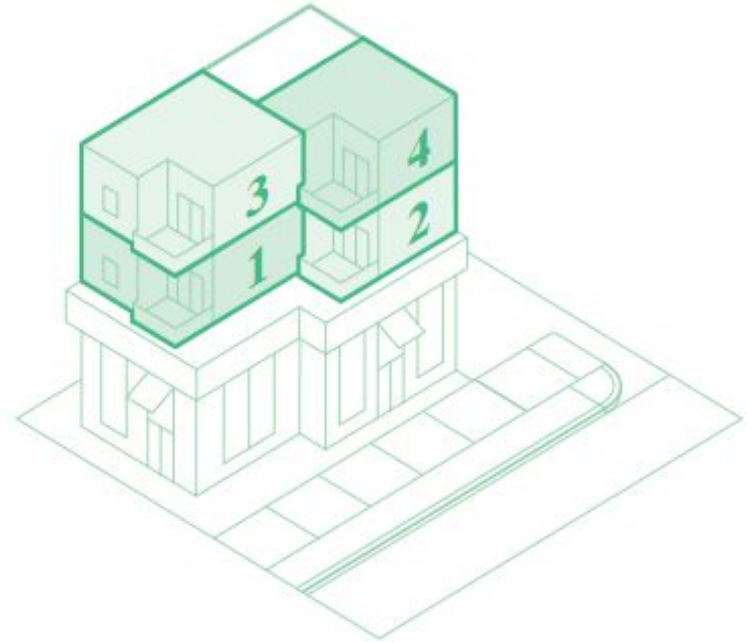
Density Districts

How should population be accommodated?

Key metrics:

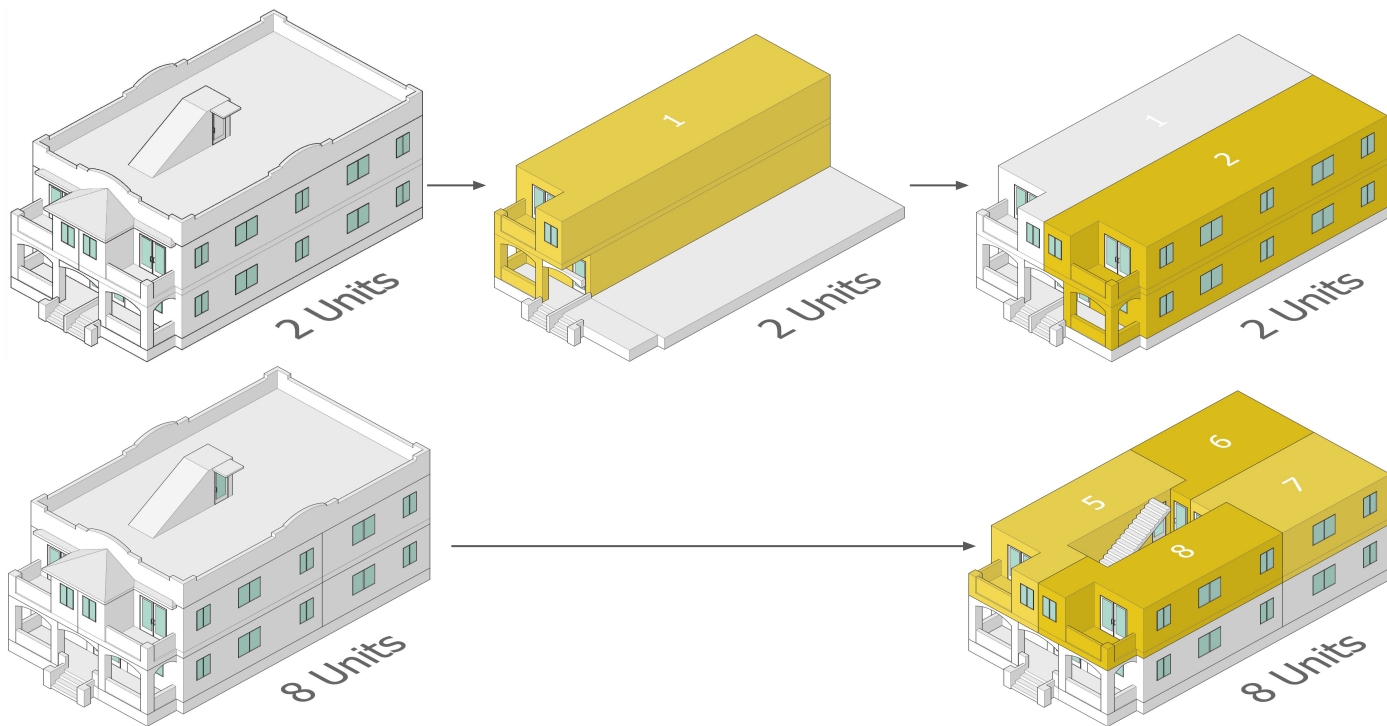
Lot Based Districts

Lot Area Based Districts



Density Districts

- Density Districts regulate the number of housing units allowed on a site.



Density Districts

- Establish the number of permitted units on a lot
- Units allowed based are based on two type of Density Districts:
 - Lot Based Districts (based on maximum number of units)
 - Lot Area Based Districts (limited by lot size)

| FORM - FRONTAGE - STANDARDS || USE - DENSITY |
- Maximum Density -

SEC. 6B.1.2. LOT AREA-BASED DISTRICTS

In FA, 2, 3, 4, 6, 8, 10, 12, 15, 20, 25, 30, 40, 50, 60, and N Density Districts, the maximum density of household dwelling units and efficiency dwelling units permitted on a lot is limited according to the table below. A lot may contain any combination of household dwelling units and efficiency dwelling units.

LOT AREA-BASED DISTRICTS		
Density District	Lot Area per Household Dwelling Unit (min SF) Sec. 6C.1.2	Lot Area per Efficiency Dwelling Unit (min SF) Sec. 6C.1.3
FA	Limited by Floor Area	Limited by Floor Area
2	200	100
3	300	150
4	400	200
6	600	300
8	800	400
10	1000	500
12	1200	600
15	1500	750
20	2000	1000
25	2500	1250
30	3000	1500
40	4000	2000
50	5000	2500
60	6000	3000
N	Not Permitted	Not Permitted

Lot Based Districts

- **Lot-based Districts:** establish a maximum number of dwelling units permitted on a lot no matter the size of the lot.
- Example:
 - Density District 1L allows 1 Household Dwelling Unit max per lot regardless of lot size.
 - Density District 4L allow 4 Housing Dwelling Units max per Lot regardless of lot size.

LOT-BASED DISTRICTS	
Density District	Dwelling Units Per Lot (max) <i>Sec. 6C.1.1.</i>
1L	1
2L	2
3L	3
4L	4

Density Districts

- **Lot Area-Based Districts:** The maximum density of household dwelling units and efficiency dwelling units permitted on a lot is limited by lot area.
- **Examples:**
 - A 5,000 square-foot lot with a 10 Density District could have 5 max units ($5000/1000 = 5$ units)
 - A 8,000 square-foot lot with a 8 Density District could have 10 max units ($8000/800 = 10$ units)

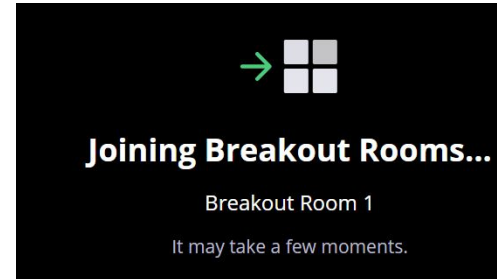
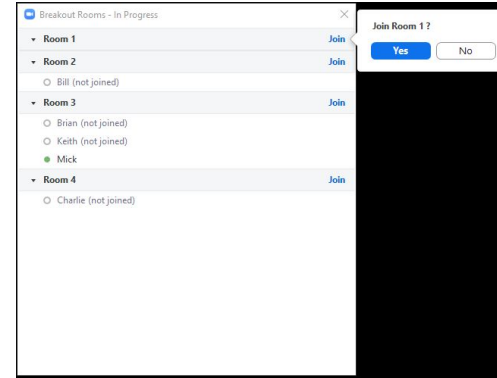
LOT AREA-BASED DISTRICTS		
Density District	Lot Area per Household Dwelling Unit (min SF) Sec. 6C.1.2.	Lot Area per Efficiency Dwelling Unit (min SF) Sec. 6C.1.3.
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6	600	300
8	800	400
10	1000	500
12	1200	600
15	1500	750
20	2000	1000
25	2500	1250
30	3000	1500
40	4000	2000
50	5000	2500
60	6000	3000
N	Not Permitted	Not Permitted



Session 1

Vision for Commercial Corridors

1. **Room 1** Palms-Mar Vista-Del Rey
2. **Room 2** Westchester-Playa del Rey
3. **Room 3** West Los Angeles
4. **Room 4** Venice
5. **Room 5** Regional (Covering Westside Region in general)
6. **Room/Sala 6** Grupo Regional en Español cubre la región del lado oeste en general. Spanish Regional Group.



Report Back

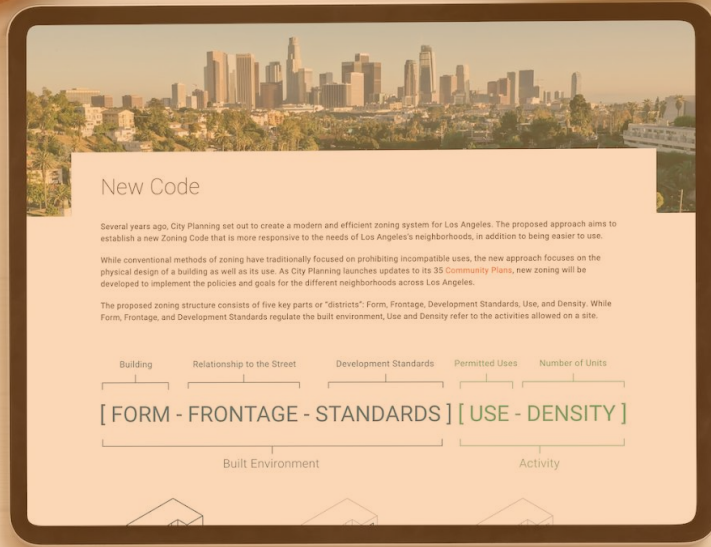
- 1 member from each breakout group reports back
- Summarize what the small group discussed and any highlights
- State your name and group #





Session 2

General Plan Land Uses and Zoning



New Commercial GPLUs

Commercial GPLUs

NEIGHBORHOOD
CENTER

VILLAGES

COMMUNITY CENTER

REGIONAL CENTER



New Commercial GPLU: Designations

NEIGHBORHOOD CENTER

Neighborhood Center areas are focal points for surrounding residential neighborhoods and include uses that serve the needs of residents and employees. The building form ranges from Very Low Rise to Low Rise, and is characterized by pedestrian-scale commercial development. Uses generally include a mix of residential and commercial uses, such as local businesses and services.

VILLAGES

Villages are characterized by walkable and fine-grained block patterns that serve as historic and cultural regional niche market destinations. The building form is Very Low Rise, Low Rise, or Mid Rise, and typically includes a height limit for uniform building mass. Commercial uses, such as restaurants, retail, services, and small offices may be interspersed with a range of housing types; commercial uses on the ground floor help promote a pedestrian atmosphere. Adaptive reuse of historic buildings and infill development is responsive to the historic and cultural legacy of these areas.

New Commercial GPLU: Designations

COMMUNITY CENTER

Community Centers are vibrant places of activity typically located along commercial corridors, in concentrated nodes, or adjacent to major transit hubs. The building form ranges from Low Rise to Mid Rise. The use range is broad and may include commercial, residential, institutional facilities, cultural and entertainment facilities, and neighborhood-serving uses.

REGIONAL CENTER | CENTRO REGIONAL

Regional Center areas function as hubs of regional commerce and activity, and are usually located near major transportation hubs or along major transportation corridors. The building form ranges from Mid Rise to High Rise, with active shopfronts and active streets. Regional Centers typically provide a significant number of jobs, in addition to residential, retail, government, entertainment and cultural facilities, and health facilities on a regional scale.

Framework Element

LEGEND

Districts, Centers & Mixed Use Boulevards



Neighborhood District

A focal point for surrounding residential neighborhoods and containing a diversity of land uses such as restaurants, retail outlets, grocery stores, child care facilities, small professional offices, community meeting rooms, pharmacies, religious facilities and other similar services. The clustering of uses minimizes automobile trip-making and encourages walking to and from adjacent neighborhoods. Pedestrian-oriented areas are encouraged, and the district may be served by a local shuttle service. Generally, Neighborhood Districts are at a floor area ratio of 1.5:1 or less and characterized by 1- or 2-story buildings.



Community Center

A focal point for surrounding residential neighborhoods and containing a diversity of uses such as small offices and overnight accommodations, cultural and entertainment facilities, schools and libraries, in addition to neighborhood oriented services. Community Centers range from floor area ratios of 1.5:1 to 3.0:1. Generally, the height of different types of Community Centers will also range from 2- to 6-story buildings, e.g., some will be 2-story Centers, some 4- or 6-story Centers depending on the character of the surrounding area. Community Centers are served by small shuttles, local buses in addition to automobiles and/or may be located along rail transit stops.



Regional Center

A focal point of regional commerce, identity and activity and containing a diversity of uses such as corporate and professional offices, residential, retail commercial malls, government buildings, major health facilities, major entertainment and cultural facilities and supporting services. Generally, different types of Regional Centers will fall within the range of floor area ratios from 1.5:1 to 6.0:1. Some will only be commercially oriented; others will contain a mix of residential and commercial uses. Generally, Regional Centers are characterized by 6- to 20-stories (or higher). Regional Centers are usually major transportation hubs.



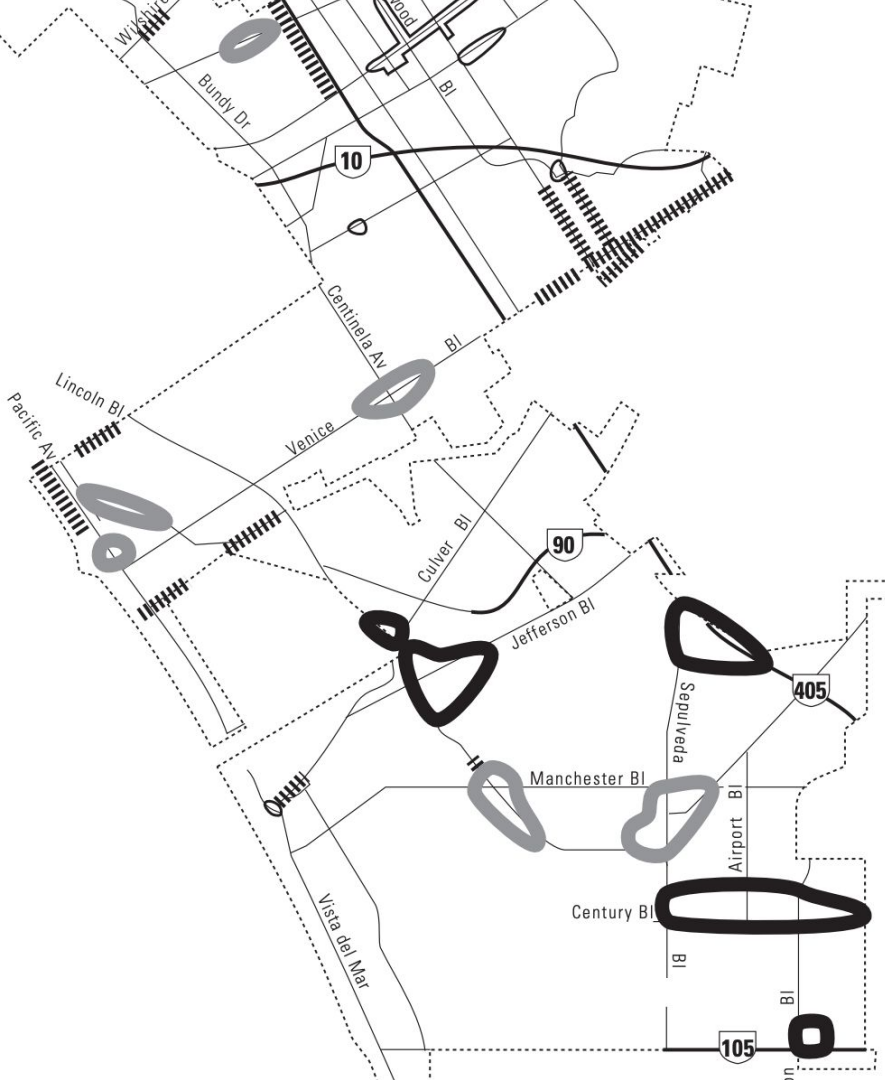
Downtown Center

An international center for finance and trade that serves the population of the five county metropolitan region. Downtown is the largest government center in the region and the location for major cultural and entertainment facilities, hotels, professional offices, corporate headquarters, financial institutions, high-rise residential towers, regional transportation facilities and the Convention Center. The Downtown Center is generally characterized by a floor area ratio up to 13:1 and high rise buildings.



Mixed Use Boulevard

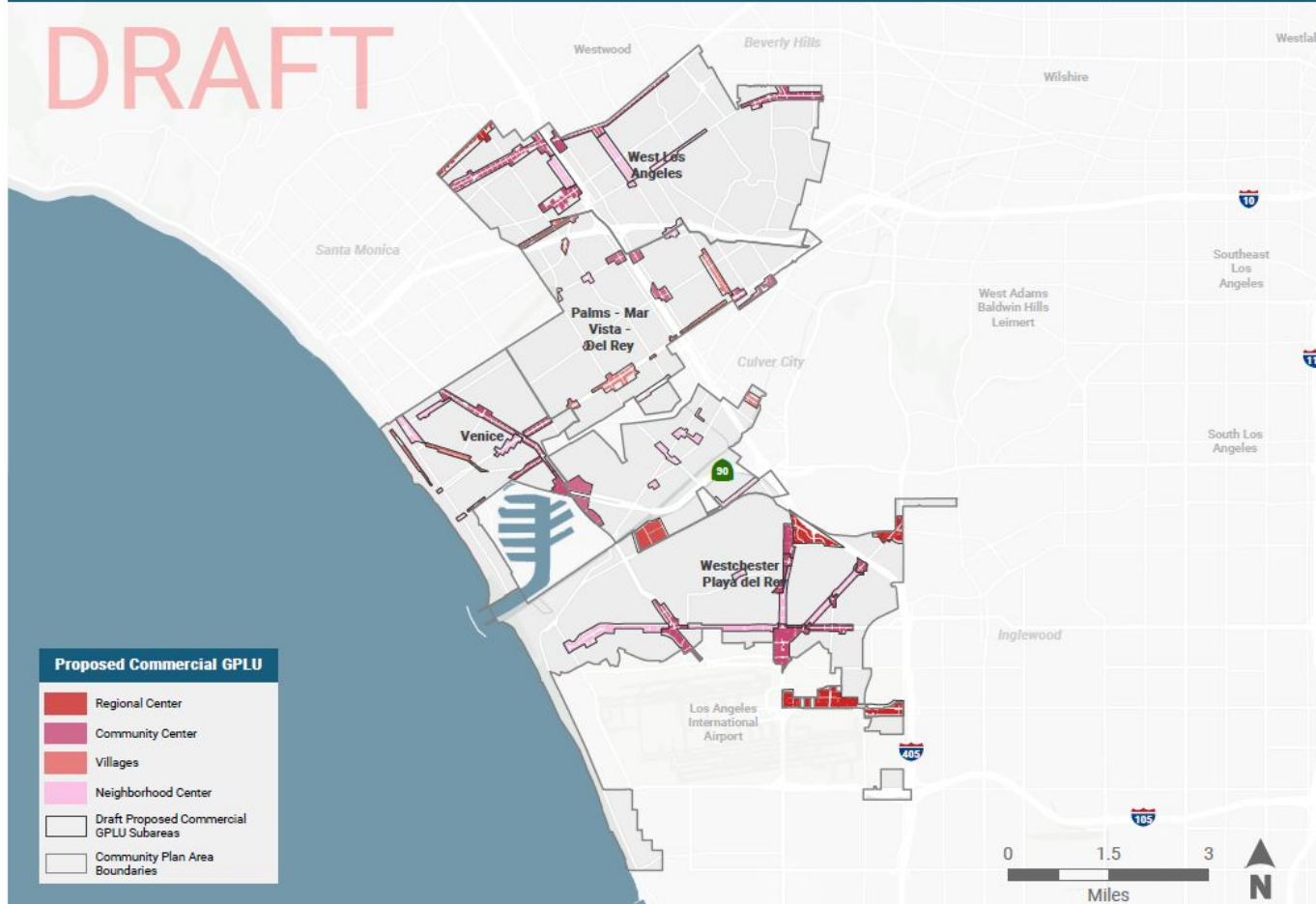
These connect the city's neighborhood districts and community, regional and Downtown centers. Mixed Use development is encouraged along these boulevards, with the scale, density and height of development compatible with the surrounding areas. Generally, different types of Mixed Use Boulevards will fall within a range of floor area ratios from 1.5:1 up to 4.0:1 and be generally characterized by 1- to 2-story commercial structures, up to 3- to 6-story mixed use buildings between centers and higher buildings within centers. Mixed Use Boulevards are served by a variety of transportation facilities.



Westside Communities



DRAFT





Zoning Strategy: Mixed Use and Commercial Corridors



Existing Commercial Zoning

Common Existing Zone	Existing Density Base	Existing Height Base	Existing FAR Base	Bonus
C2-1	400 (4 in new code)	unlimited	1.5	Varies*
C2-1L	400 (4 in new code)	75' or 6 stories	1.5	Varies*
C2-1VL	400 (4 in new code)	45'	1.5	Varies*
C2-2D	400 (4 in new code)	unlimited	6.0	Varies*
[Q] Conditions = Site-specific or project-specific provisions can modify Density, height, and FAR regulations.	Q= Modify Density	Q= Modify Height	Q= Modify FAR	Varies*

*Existing incentives programs utilized today include the Transit Oriented Communities (TOC) program and the State Density Bonus that offer a variety of incentives in exchange for developments providing deed restricted affordable units.

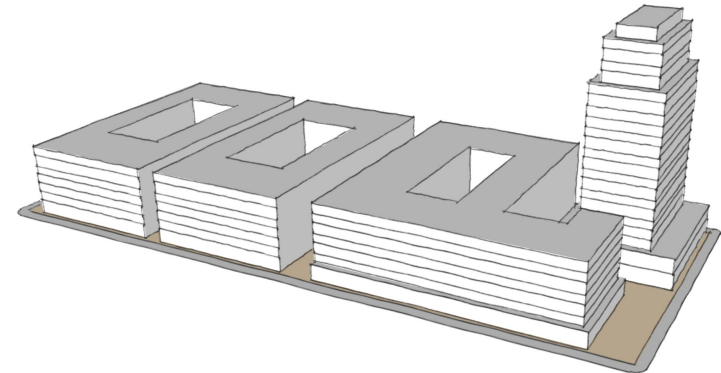
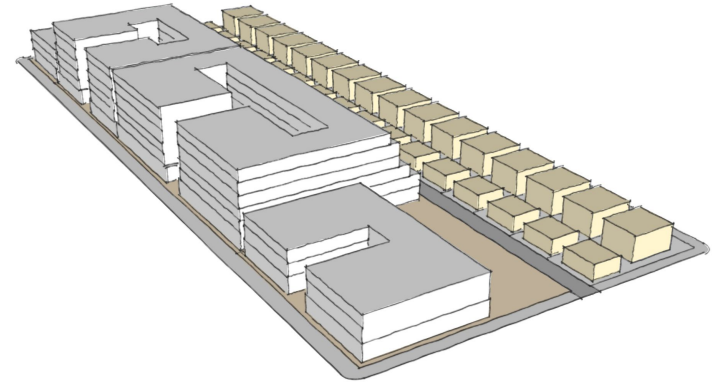
Intent and Considerations

- Accommodate active commercial uses and upper-story housing
- Control building scale with multiple block-breaks
- Property's connection to the street served by an active ground-floor
- Ensure parking is located behind street frontage
- Allow a diverse mix of shops, services, and dining to support neighborhood life



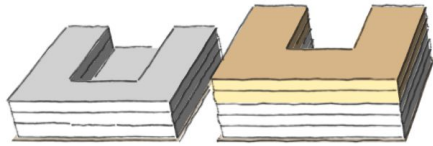
Form District Options:

FORM							
FAR Base	1.5	1.5	3.5	3.5	4.5	6.0	8.5
FAR Bonus	3.00	5.0	5.0	5.0	6.0	8.5	10
Lot Size	1,000 sf	1,000 sf	1,000 sf	1,000 sf	1,000 sf	1,000 sf	1,000 sf
Lot width, street loaded	30'	30'	30'	30'	30'	30'	30'
Lot width, alley loaded	20'	20'	20'	20'	20'	20'	20'
Height Base	3 stories	3 stories	6 stories	unlimited	7 stories	unlimited	unlimited
Height Bonus	5 stories	8 stories	8 stories	unlimited	15 stories	unlimited	unlimited
Building Width Base	140'	160'	160'	210'	210'	210'	210'
Building Width Bonus	160'	210'	210'	280'	280'	280'	280'
Primary st. Setback	6'	6'	6'	6'	6'	6'	6'
Outdoor Amenity Space	15%	15%	15%	15%	15%	15%	15%

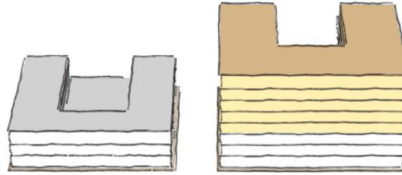


FAR & Height Options:

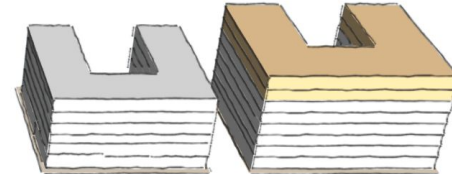
FORM							
FAR Base	1.5	1.5	3.5	3.5	4.5	6.0	8.5
FAR Bonus	3.00	5.0	5.0	5.0	6.0	8.5	10
Height Base	3 stories	3 stories	6 stories	unlimited	7 stories	unlimited	unlimited
Height Bonus	5 stories	8 stories	8 stories	unlimited	15 stories	unlimited	unlimited



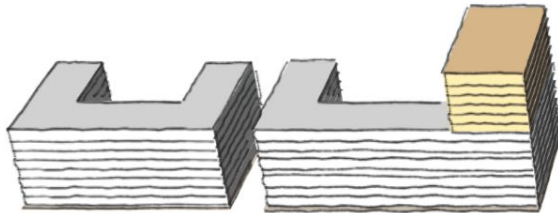
Base: 1.5 FAR, 3 stories
 Bonus: 3.0 FAR, 5 stories



Base: 1.5 FAR, 3 stories
 Bonus: 5.0 FAR, 8 stories



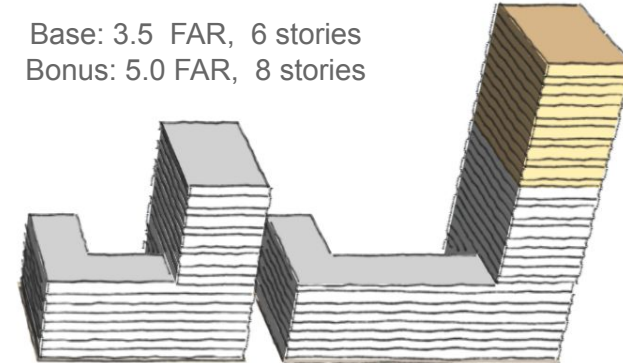
Base: 3.5 FAR, 6 stories
 Bonus: 5.0 FAR, 8 stories



Base: 4.5 FAR, no story limit
 Bonus: 6.0 FAR, no story limit



Base: 6.0 FAR, no story limit
 Bonus: 8.5 FAR, no story limit

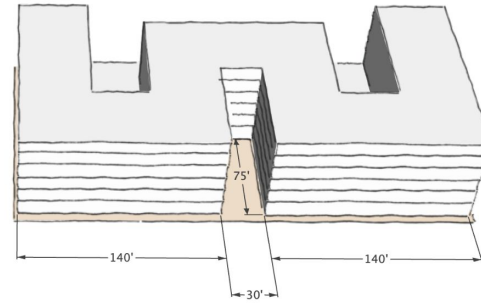
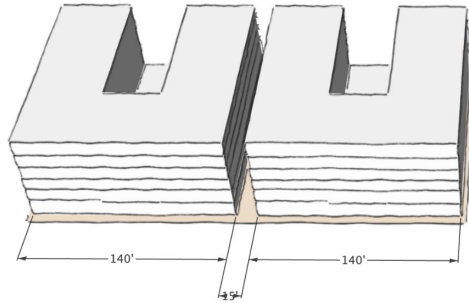


Base: 8.5 FAR, no story limit
 Bonus: 10 FAR, no story limit

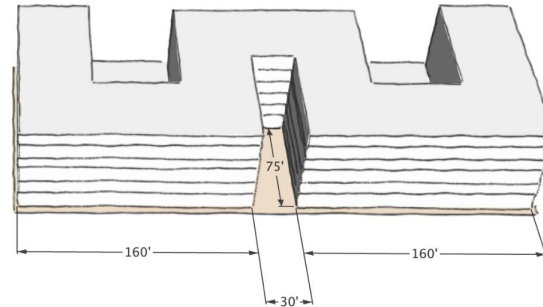
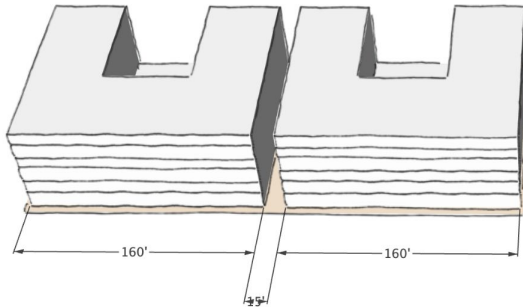
Building Width Options:

FORM			
Building Width Base	140'	160'	210'
Building Width Bonus	160'	210'	280'

140'



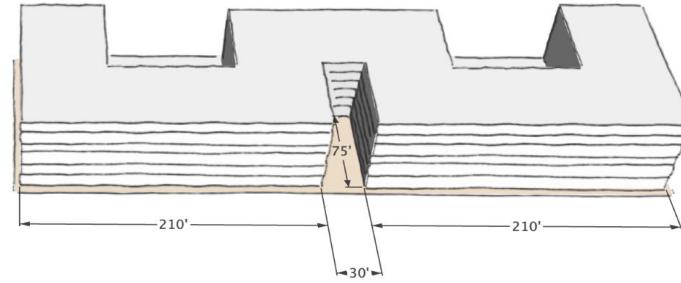
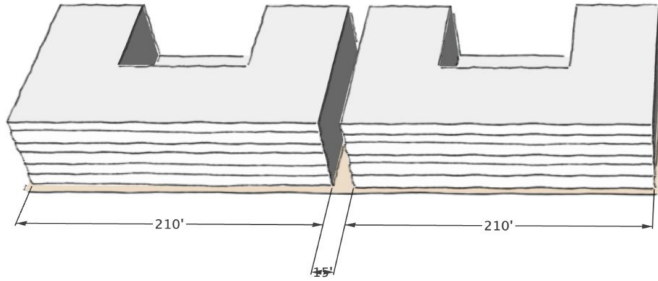
160'



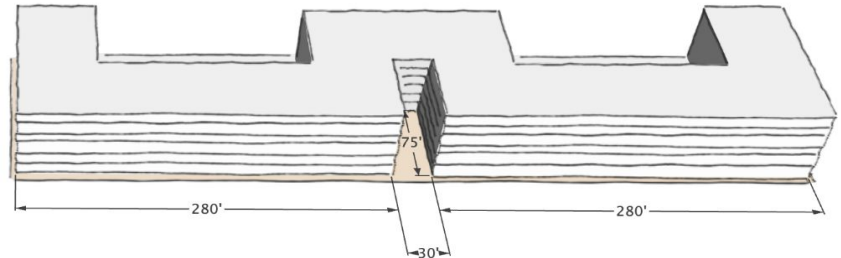
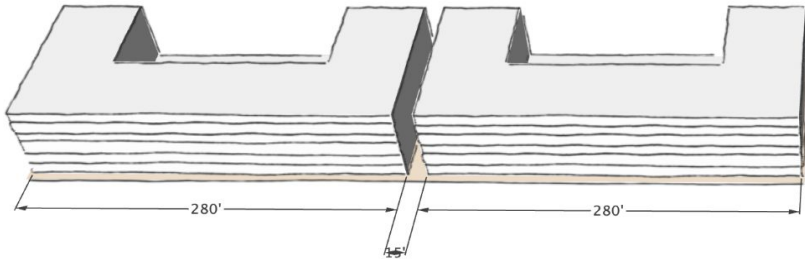
Building Width Options:

	FORM		
Building Width Base	140'	160'	210'
Building Width Bonus	160'	210'	280'

210'

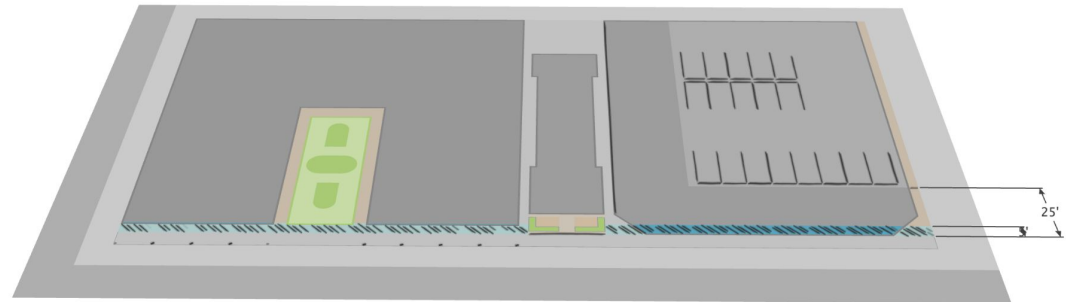


280'

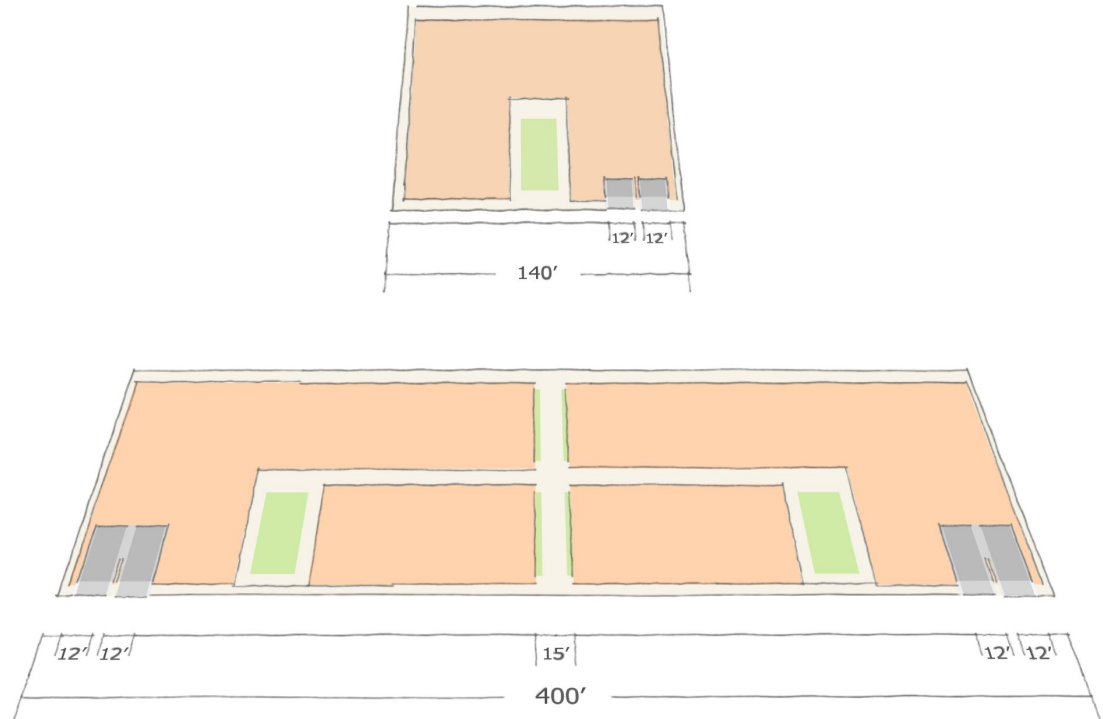


Frontage Options:

FRONTAGE	Shopfront
Build-to depth / width	5' / 80%
Parking setback	25'
Transparency	70%
Entrance spacing	50'
Entry features	Courtyard Shopfront bay Market stall Collonade
Ground story height	14'

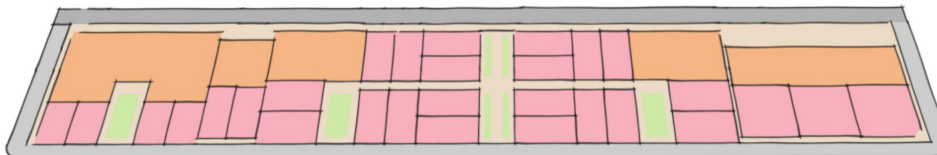
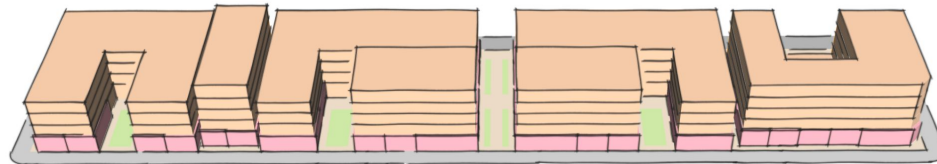


DEVELOPMENT STANDARDS		1
Pedestrian access		Direct
Pedestrian passageway		Required
Pedestrian passageway spacing		350'
Vehicle Access		
Number of automobile access lanes		
<i>Boulevard or Avenue</i>		
0'-400' lot width		2
> 400' lot width		4
<i>Collector or Local</i>		
0'-120' lot width		1
121'- 400' lot width		2
> 400' lot width		4
<i>Alley</i>		Unlimited
Access lane width		
Boulevard or Avenue (min/max)		9' / 12'
Collector or Local (min/max)		8' / 12'



Use District Options:

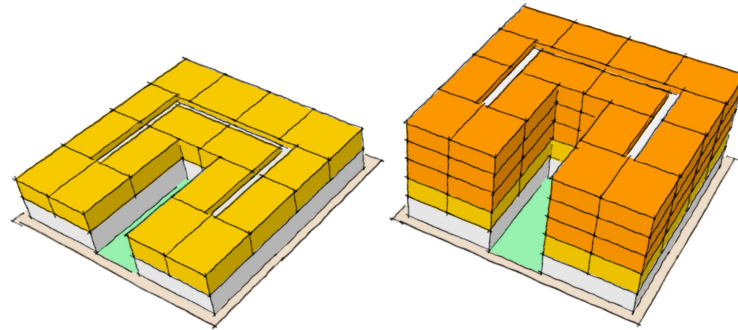
USE	Neighborhood Commercial	Community Commercial	Regional Center	Highway Commercial
Primary use	Active Commercial (Shops & Dining)	Active Commercial (Shops & Dining)	Active Commercial (Shops & Dining)	Commercial Services (Shops & Services)
Ground floor tenant size	10,000 sf (max)	50,000 sf (max)	<i>none</i>	<i>none</i>
Supporting uses	Upper story multi-family housing Hotels Local entertainment venues Community facilities	Upper story multi-family housing Hotels Local entertainment venues Community facilities Hospital Production workshops	Upper story multi-family housing Hotels Regional entertainment venues Community facilities Hospital Production workshops Large Format Retail	Light Automobile Services Production workshops Large Format Retail Multi-family housing



- Active Commercial
- Upper-story Residential

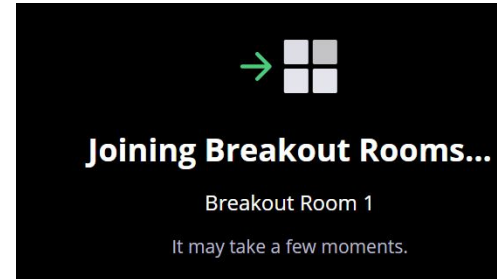
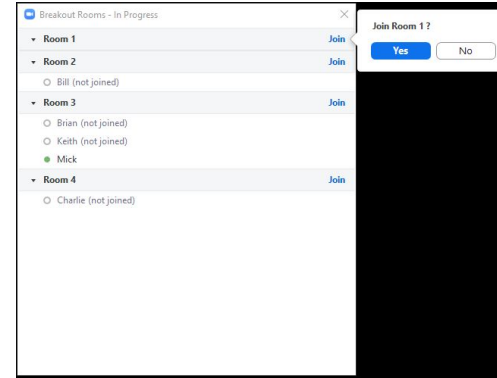
Density Options:

DENSITY	Corresponding Base FAR	Avg. Unit Size	Corresponding Bonus FAR	Avg. Unit Size
8	1.5	635 sf	3.0	847 sf
4	3.5	758 sf	5.0	768 sf
3 or FA	4.5	732. sf	6.0	729 sf
2 or FA	6.0	649 sf	8.5	710 sf
FA	8.5	~ 700-800 sf	10.0	~ 700-800 sf



■ Base Density ■ Bonus Density

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Report Back

- 1 member from each breakout group reports back
- Summarize what the small group discussed and any highlights
- State your name and group #



Advisory Group Feedback

Feedback Due 7/14/23

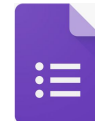


Email or Mail

Enviar comentarios por correo electrónico

planning.thewestside@lacity.org

Westside Community Planning
200 North Spring Street, Room 667
Los Angeles, CA 90012



[Google Form](#)

*Enviar comentarios por formulario de
Google*

GET INVOLVED

LA County Planning is engaging community members in the neighborhoods of Ladera Heights, View Park-Windsor Hills to develop the Westside Area Plan. The Plan will be a community-based plan guiding regional growth and development while also addressing unique issues and opportunities in these individual communities.

Keep an eye out for more ways to get involved in summer and fall 2023!

JOIN OUR EMAIL LIST

Email us to be added to the list:
WestsideAreaPlan@planning.lacounty.gov

SOCIAL MEDIA

   @LACDRP

VISIT

planning.lacounty.gov/long-range-planning/westside-area-plan



LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING

320 West Temple Street, Los Angeles, CA 90012
T: (213) 974-6411 • F: (213) 626-0434 • TDD: (213) 617-2292

WE WANT TO HEAR FROM YOU

WESTSIDE AREA PLAN

A COMMUNITY PLAN FOR

Ladera Heights
View Park
Windsor Hills



forms.office.com/g/QYc2965ZuL

FILL OUT THIS ONLINE SURVEY

Share your thoughts on ways to improve your neighborhood!



Planning4la.org/planningthewestside



End

Questions:
planning.thewestside@lacity.org



Q & A

Next Meeting:
Monday, June 5, 2023

