

What does the draft Community Plan do?



The Plan meets the housing needs of current and future residents by...

- Maintaining existing multifamily housing units through zoning tools that reflect existing development patterns
- Focusing new growth near existing transit-served commercial areas and major job centers
- Directing growth away from existing single-family neighborhoods
- Establishing a base and bonus zoning system to incentivize Community Benefits such as Affordable Housing and Public Open Space

The Plan promotes local and regional businesses and jobs through...

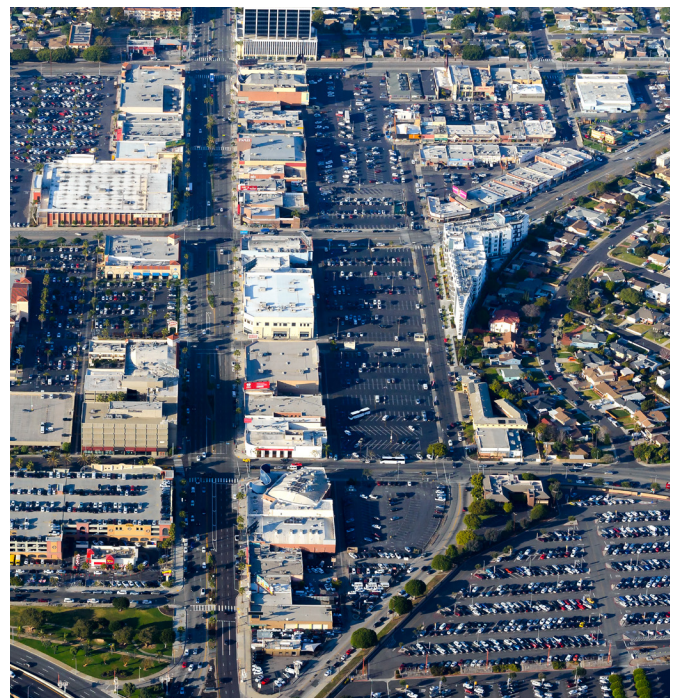
- Policies and zoning that protects existing locally owned businesses
- Draft zoning and land use regulations that preserve significant jobs-producing light industrial land, especially near LAX
- Policies that support the local Farmer's Market held in Downtown Westchester

The Plan addresses issues of community health and wellness by...

- Improving the compatibility between industrial land and residential uses by transitioning existing industrial land adjacent to residential uses to hybrid industrial, allowing opportunities for new housing and lighter industrial uses
- Including policies to support safety enhancements on "High Injury Networks" and truck routes

The Plan addresses issues of climate change through...

- Directing new housing growth near transit, bicycle, and pedestrian infrastructure to reduce reliance on automobiles and improve overall regional air quality
- Policies that prioritize the wellbeing of residents, including promoting the planting of shade trees
- Policies that encourage sustainable development, including adaptive reuse of buildings



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