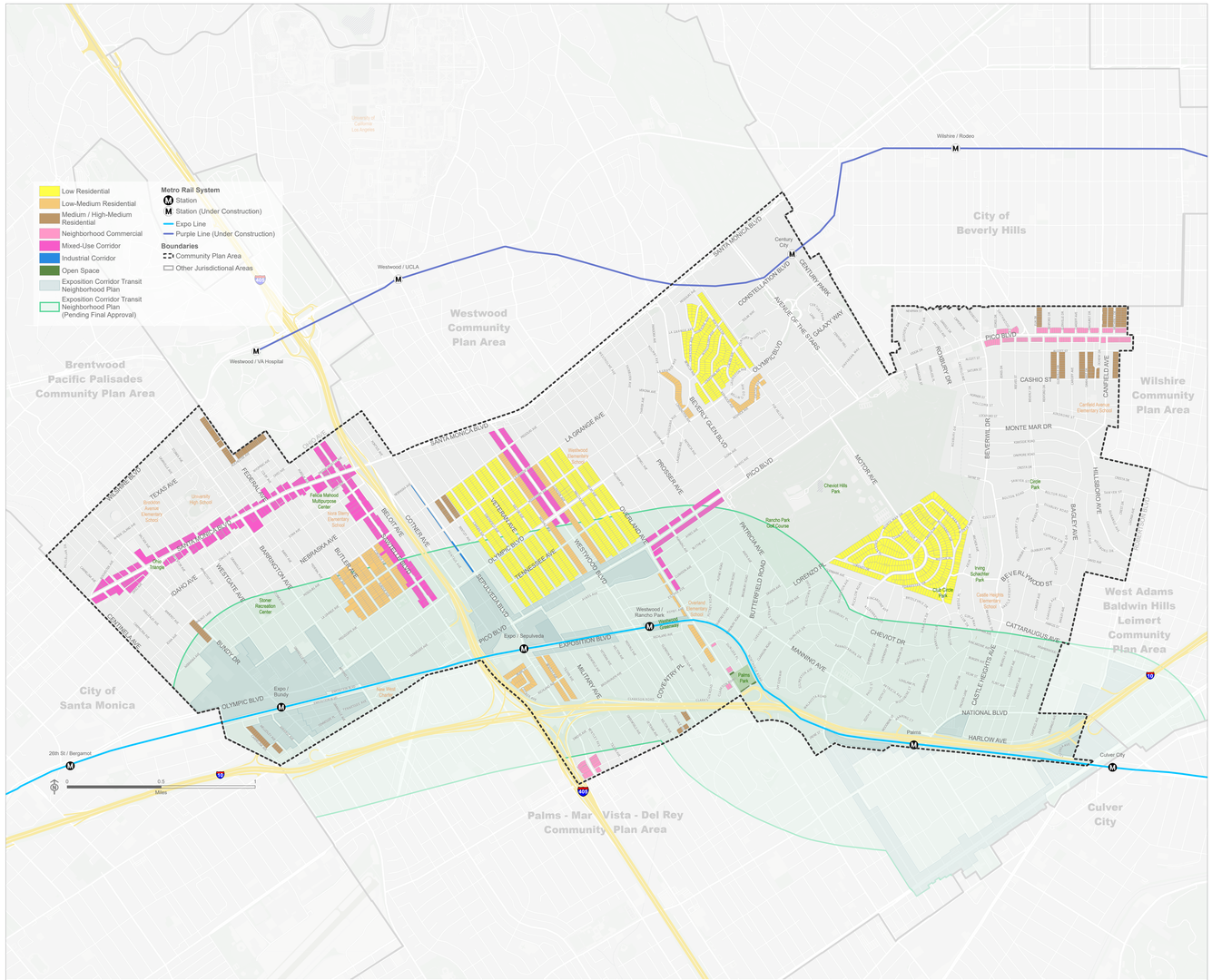
OVERVIEW OF DRAFT CONCEPTS

West Los Angeles

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



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MORE HOUSING OPPORTUNITIES

- LOW RESIDENTIAL
- LOW MEDIUM RESIDENTIAL
- MEDIUM/ HIGH MEDIUM RESIDENTIAL

- **Create housing opportunities,** including affordable housing and middle income housing as well as diverse housing types, in all neighborhoods
- **Preserve lower-scale areas,** respect historic elements in neighborhoods such as Monte Mar Vista, and protect the cultural character of the Sawtelle Japanese-American neighborhood
- **Allow more housing and larger scale along corridors,** near transit and within commercial nodes, while creating transitions to adjacent residential neighborhoods

MORE OPEN SPACE AND BETTER ACCESS TO PARKS

- OPEN SPACE

- **Improve access to existing open space,** such as Ohio Triangle park
- **Re-imagine existing space to create public open space,** such as converting parking spaces to parklets along commercial corridors

WELL-DESIGNED, WALKABLE COMMERCIAL AREAS

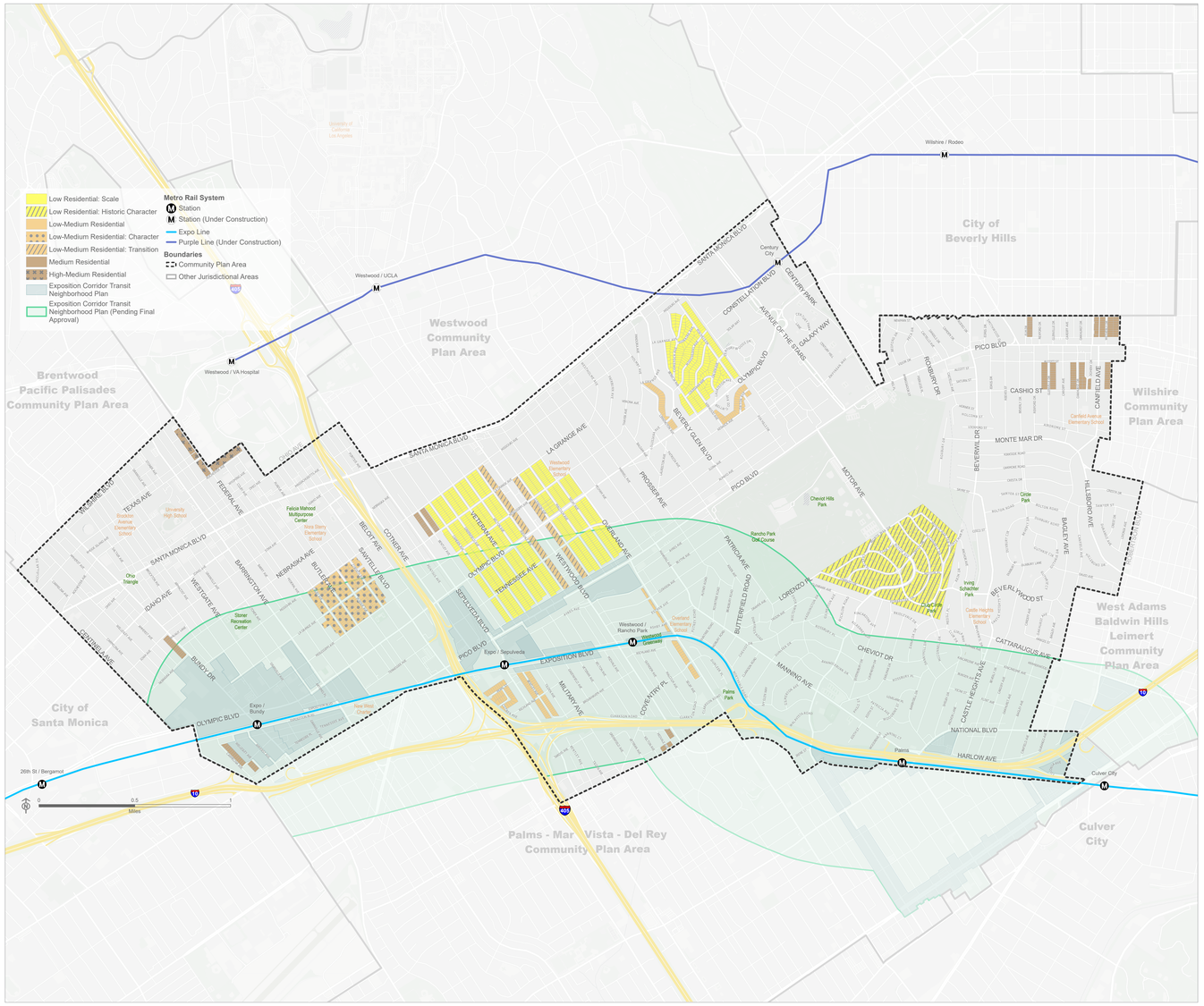
- NEIGHBORHOOD COMMERCIAL
- MIXED USE CORRIDOR
- INDUSTRIAL CORRIDOR

- **Apply comprehensive design standards** to ensure quality development along corridors, creating walkable environments while respecting neighboring residential areas
- **Create opportunities for increased housing** in areas close to jobs and transit
- **Enhance unique ethnic and cultural identities of commercial corridors,** including Japanese-American identity distinct to Sawtelle Blvd. and the diverse cultures represented along Santa Monica Blvd.
- **Preserve existing low-scale commercial areas** as comfortable places to walk with neighborhood-serving restaurants and retail
- **Introduce new commercial forms,** such as Neighborhood Corner Commercial, in order to fit into house-scale surroundings where there is limited access to retail amenities
- **Preserve existing industrial uses** along Sepulveda Blvd

RESIDENTIAL DRAFT CONCEPTS

West Los Angeles

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



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PROTECTING LOW SCALE NEIGHBORHOODS

LOW RESIDENTIAL: SCALE
LOW RESIDENTIAL: HISTORIC CHARACTER

- **Preserve low scale neighborhoods**
- **Allow for increases in home sizes** within the context and scale of existing neighborhoods
- **In Monte Mar Vista, provide design standards that respect historic aspects** and to highlight and ensure consistency with architectural styles and setbacks of homes built during original subdivision (1926-1940)

OPPORTUNITIES FOR MID-SCALE HOUSING

MEDIUM RESIDENTIAL

- **Create housing opportunities,** including more affordable housing, in areas adjacent to higher-scale residential development and near or along transit corridors
- **Allow medium-scale development to match surrounding blocks**
- **Allow 3 to 4 stories**

TARGETED TRANSITIONS AND PROTECTING NEIGHBORHOOD SCALE

LOW MEDIUM RESIDENTIAL
LOW MEDIUM RESIDENTIAL: CHARACTER
LOW MEDIUM RESIDENTIAL: TRANSITION

- **Create housing opportunities,** including more affordable housing, by increasing the supply near corridors
- **Preserve neighborhood scale and character** by creating a transition between low-scale residential development and corridors
- **Allow one- and two-story residences,** and up to three- and four-story structures where adjacent to similar or larger scale corridors
- **Allow two units per lot,** and up to three or four units per lot where adjacent to similar form
- **In the Sawtelle Japantown neighborhood,** encourage preservation of Japanese motifs and landscape elements and pedestrian-oriented design such as entrances at the sidewalk.

HIGH CAPACITY HOUSING NEAR TRANSIT

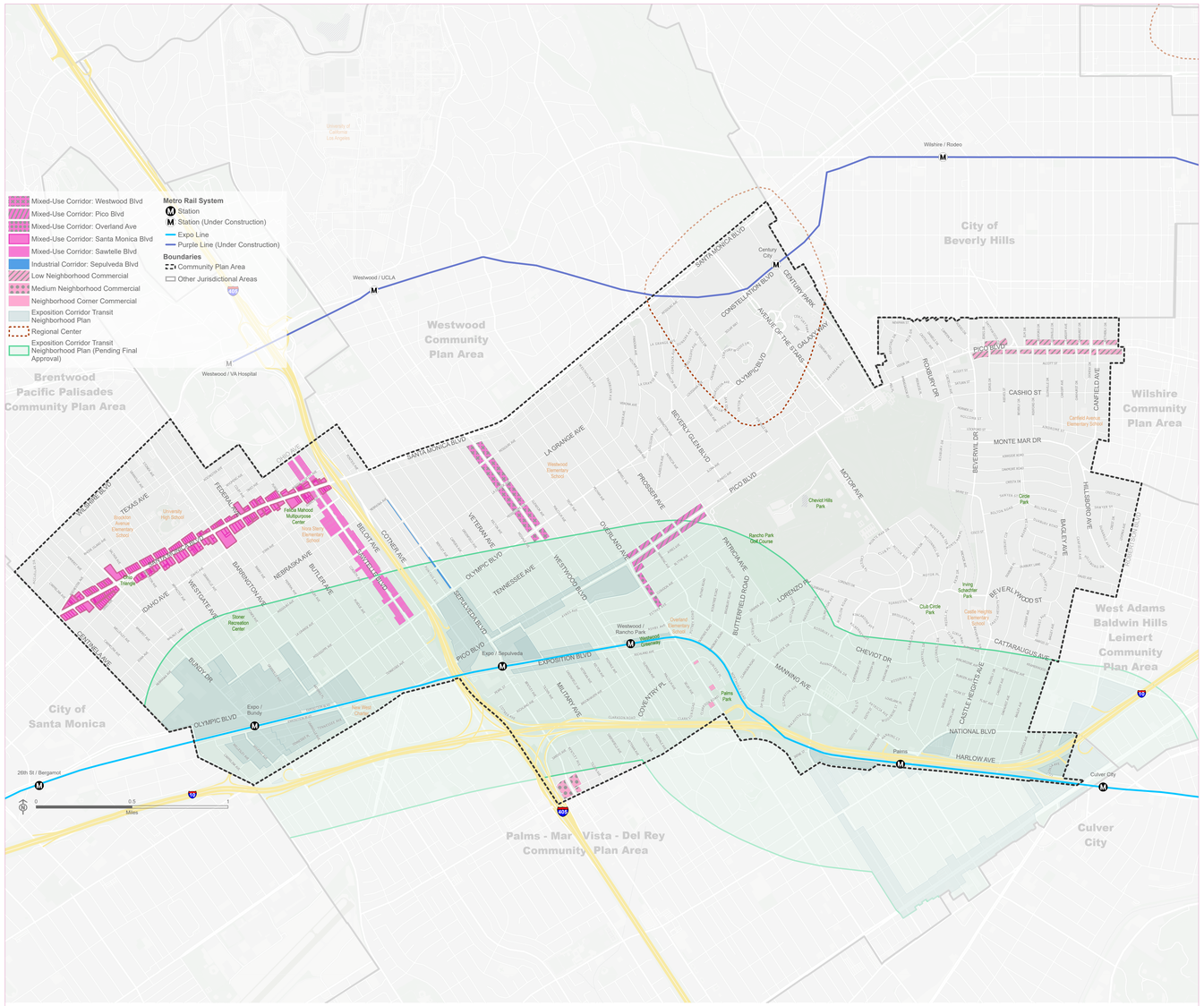
HIGH-MEDIUM RESIDENTIAL

- **Create housing opportunities,** including more affordable housing, proximate to Purple Line West LA Veterans Administration Medical Center Station
- **Allow 4 to 6 stories**
- **Encourage pedestrian-oriented design** such as setbacks, landscaping and orientation to the street/sidewalk

COMMERCIAL DRAFT CONCEPTS

West Los Angeles

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



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QUALITY DESIGN AND CULTURAL DIVERSITY ON MIXED USE CORRIDORS

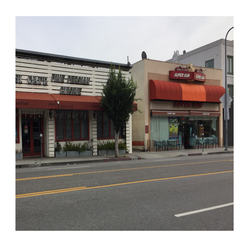
SANTA MONICA BOULEVARD
SAWTELLE BOULEVARD

- **Establish quality design regulations** that create safe, comfortable, and walkable corridors
- **Maintain mix of commercial and residential uses** and preserve the diversity of cultures represented in commercial establishments
- **Create opportunities for more housing,** including affordable housing
- **Encourage quality design that creates a transition** and complements the abutting residential neighborhoods
  - » Santa Monica Boulevard: allow 3 to 6 stories
  - » Sawtelle Boulevard: allow 2 to 4 stories along the west side and 3 to 5 stories along the east side of the street; highlight the area's Japanese-American identity through aspects such as gateway elements, street lamps, and sidewalk materials

GROWTH IN A COMPATIBLE SCALE ON MIXED USE CORRIDORS

WESTWOOD BOULEVARD
PICO BOULEVARD
OVERLAND BOULEVARD

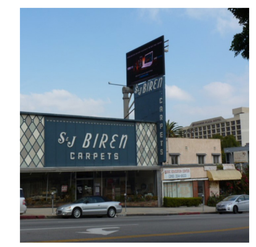
- **Encourage quality development** and protect neighborhoods by applying the comprehensive Exposition Corridor Transit Neighborhood Plan Design Standards
- **Maintain and encourage a mix of commercial and residential uses to enhance walkability**
- **Create opportunities for more housing,** including affordable housing, near transit and job centers
  - » Westwood Boulevard: allow 3 to 6 stories
  - » Overland Avenue: allow 3 to 6 stories
  - » Pico Boulevard: allow 2 to 4 stories; extend EC Neighborhood Mixed-Use zone to Patricia Ave

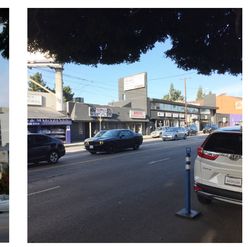


NEIGHBORHOOD SERVING COMMERCIAL

LOW NEIGHBORHOOD COMMERCIAL: PICO EAST
MEDIUM NEIGHBORHOOD COMMERCIAL: SEPULVEDA SOUTH
CORNER NEIGHBORHOOD COMMERCIAL: OVERLAND SOUTH

- **Maintain the character of low-scale commercial** along Pico and Sepulveda and promote pedestrian-friendly elements such as awnings, picture windows, and sidewalk dining
- **Provide neighborhood and community uses,** such as restaurants, banks, retail, and newsstands
- **Introduce a Neighborhood Corner Commercial form along Overland South** to serve adjacent uses
- **Preserve neighborhood scale**
  - » Pico East: allow 1 to 2 stories
  - » Sepulveda South: allow 2 to 4 stories
  - » Overland South: allow 1 to 2 story, house-scale buildings with commercial/retail use at the ground floor





PRESERVATION OF INDUSTRIAL USES

INDUSTRIAL CORRIDOR: SEPULVEDA BOULEVARD

- **Allow industrial uses and structures** along Sepulveda Blvd frontages, along with parking uses
- **Encourage automobile and parking access** at the rear of the Sepulveda parcels, along Pontius Ave
- **Allow 1 to 4 stories**

REGIONAL CENTER: CENTURY CITY

The General Plan currently identifies this area as a Regional Center, or focal point, for regional commerce, identity, and activity. Should we evaluate expanding and/or intensifying this area to accommodate more jobs and housing?:

OPEN SPACE DRAFT CONCEPTS

West Los Angeles

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.

HOW CAN ACCESS TO OPEN SPACE BE IMPROVED? SOME IDEAS

ACCESS TO EXISTING SPACES

- Ohio Triange
- Protect pathways to Palms-Rancho Park Library, Palms Recreation Center, and Palms Park Child Care Center

RE-IMAGINING EXISTING SPACES

- WLA Civic Center
- Schacter Park and Benedict Channel
- Parking space "Parklets"

NEW SPACES UNDER CONSTRUCTION

- Westwood Greenway

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