

# 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 new zoning tools that reflect existing development patterns
- Focusing new growth along corridors, away from existing low density residential neighborhoods and closer to transit, amenities, and jobs
- Establishing a base and bonus zoning system to incentivize Community Benefits such as Affordable Housing, Privately Owned Public Open Space, and other Community Facilities including but not limited to daycares, health facilities, and senior facilities

## The Plan maintains the rich cultural history and neighborhood identity of West Los Angeles through...

- New zoning tools that allow new corner stores to open in residential areas to provide neighborhood amenities for residents
- Design standards that ensure new developments reflect existing elements of the surrounding neighborhood, particularly in the Sawtelle/Japantown residential and commercial areas

## The Plan promotes local jobs and small business through...

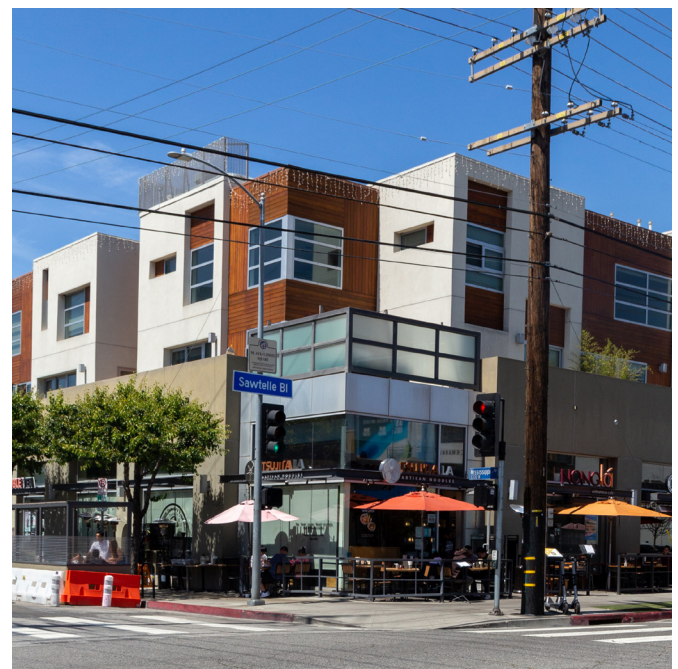
- Policies that protect existing locally owned businesses, and zoning that requires space for new small businesses on neighborhood corridors
- Draft zoning and land use regulations that maintain spaces for existing commercial and industrial services while creating opportunities for expanded commercial and industrial uses in the West Los Angeles area today
- Policies that support housing and public benefits within close proximity to job centers and transportation networks

## The Plan addresses issues of community health and environmental injustice by...

- Improving the compatibility between residential and other sensitive uses in close proximity to freeways and industrial lands by incorporating effective building setbacks, transitional height requirements, and landscape buffering regulations
- Incentivizing public benefits creating opportunities for more public accessible open spaces to be developed within private developments

## 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 encourage sustainable development and prioritize the wellbeing of residents
- Policies that promote the planting of shade trees and the adaptive reuse of buildings



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