



Breakout Session #2:

Room 1 PMVDR

Residential General Plan Land Use (GPLU)

Facilitator: Sienna Kuo | Notetaker: Jonathan Ayon

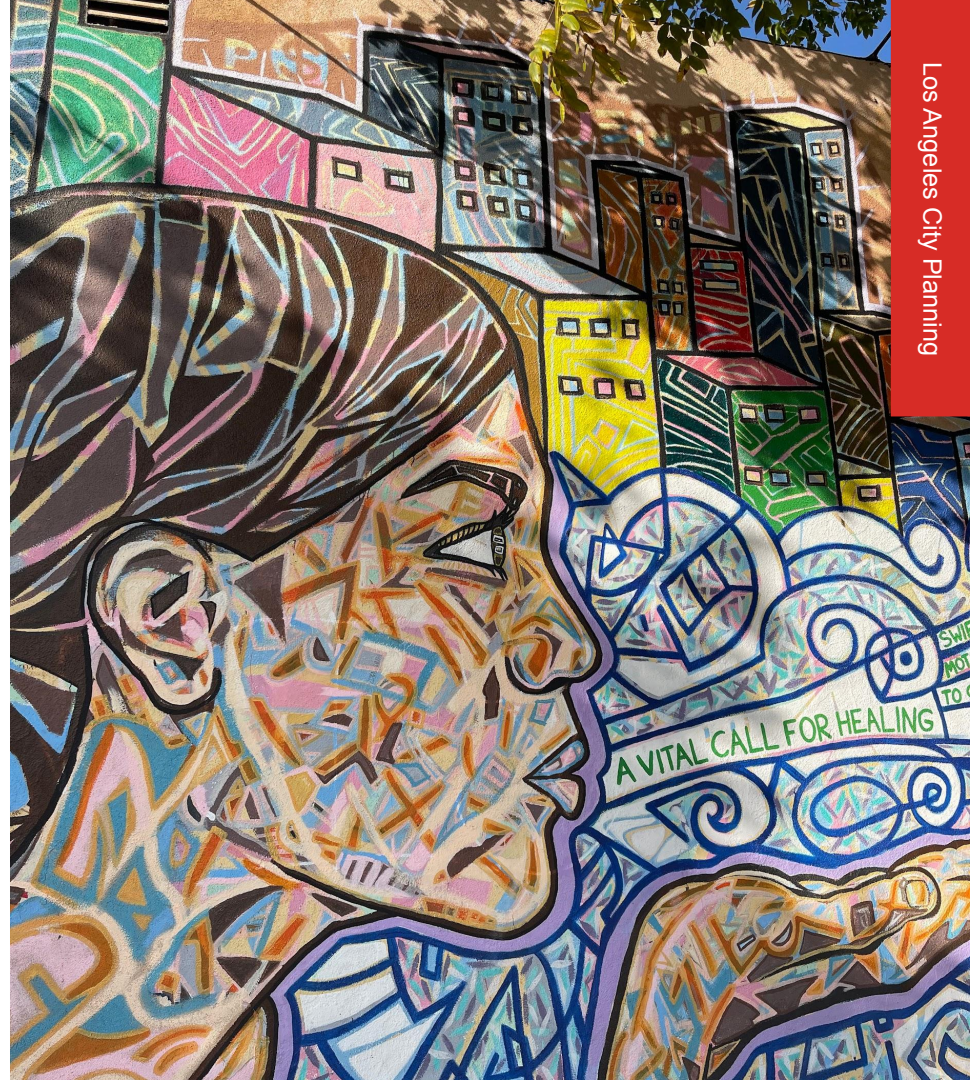
Agenda

- Existing GPLU Map
- New Residential GPLU
 - *Designations*
 - *Map*
 - *Correspondence Table*
- Report Back

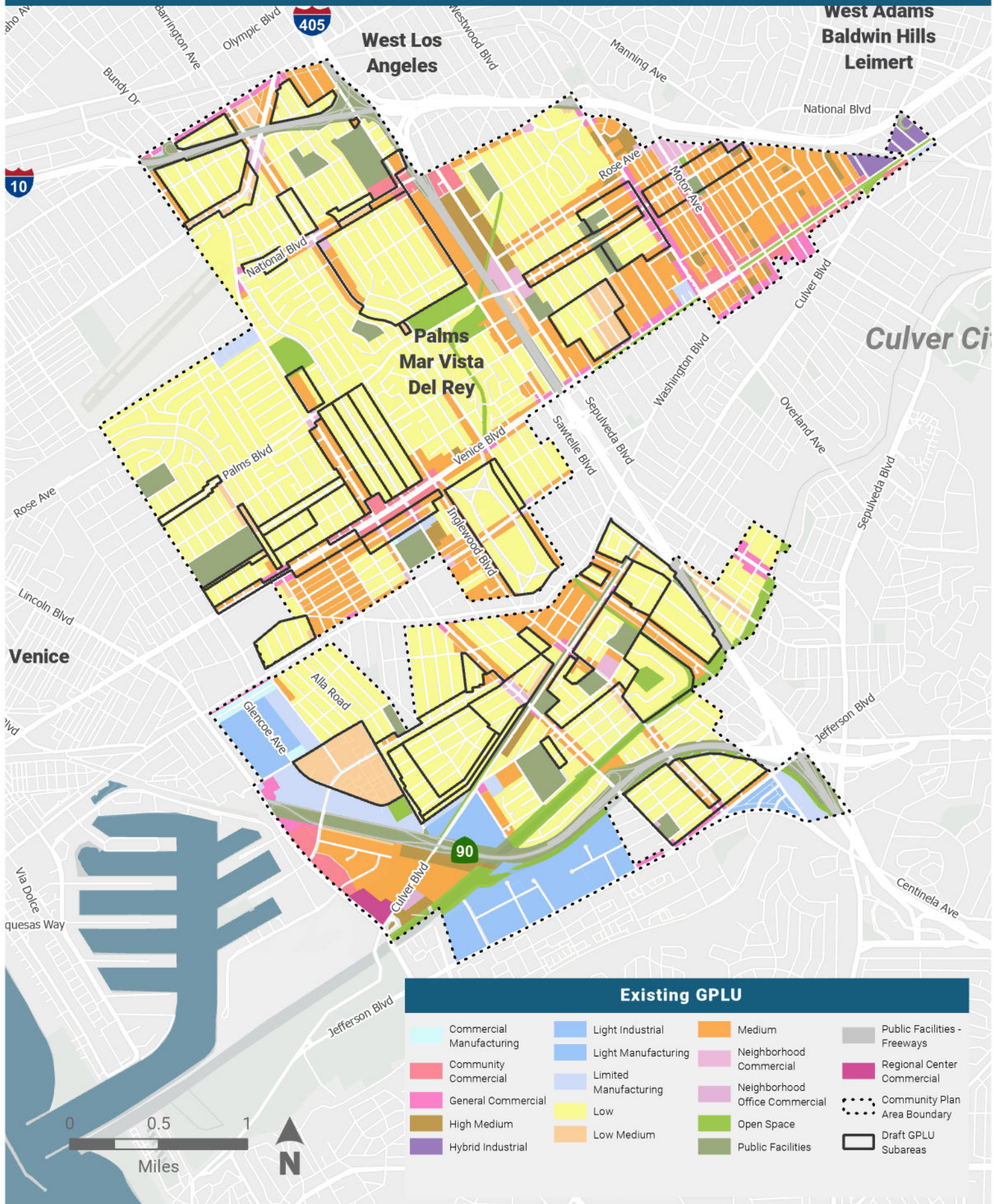


Report Back

- Select 1 member to report back
- Summarize highlights of what the small group discussed to the larger group



Palms - Mar Vista - Del Rey



Existing GPLU

- | | | | |
|--------------------------|-----------------------|--------------------------------|------------------------------|
| Commercial Manufacturing | Light Industrial | Medium | Public Facilities - Freeways |
| Community Commercial | Light Manufacturing | Neighborhood Commercial | Regional Center Commercial |
| General Commercial | Limited Manufacturing | Neighborhood Office Commercial | Community Plan Area Boundary |
| High Medium | Low | Open Space | Draft GPLU Subareas |
| Hybrid Industrial | Low Medium | Public Facilities | |

New Residential GPLU: Designations

Low Residential

Low Residential areas provide **housing ranging from single family to fourplexes** in various contexts, typically set away from centers of activity. The building form ranges from House Scale to Very Low Rise. The minimum size of each lot typically ranges from 5,000 square feet to 7,500 square feet. The residential density generally ranges from 1 unit per 6,000 square feet of lot area to 1 unit per 4,000 square feet of lot area; in some areas, the residential density may be limited to the number of units on a lot, from 1 unit per lot to 4 units per lot.

Low Medium Residential

Low Medium Residential areas provide multi-unit housing, **ranging from duplexes to small scale apartments**, generally near neighborhood-serving uses. The building form ranges from House Scale to Very Low Rise. The residential density generally ranges from 1 unit per 3,000 square feet of lot area to 1 unit per 1,000 square feet of lot area.

Low Neighborhood Residential

Low Neighborhood Residential areas are **primarily residential and may integrate limited local-serving commercial uses**; these neighborhoods are adjacent and connected to commercial and employment areas. The building form ranges from House Scale to Very Low Rise, and buildings are typically oriented toward the street. The residential density generally ranges from 2 to 4 units per lot, or 1 unit per 4,000 square feet of lot area to 1 unit per 1,000 square feet of lot area.

New Residential GPLU: Designations

Medium Residential

Medium Residential areas **provide a concentration of multi-unit housing** and are typically located near commercial or employment centers. Supportive institutional uses may also be provided in certain Residential Use Districts. The building form ranges from Very Low Rise to Low Rise. The residential density generally ranges from 1 unit per 1,000 square feet of lot area to 1 unit per 400 square feet of lot area.

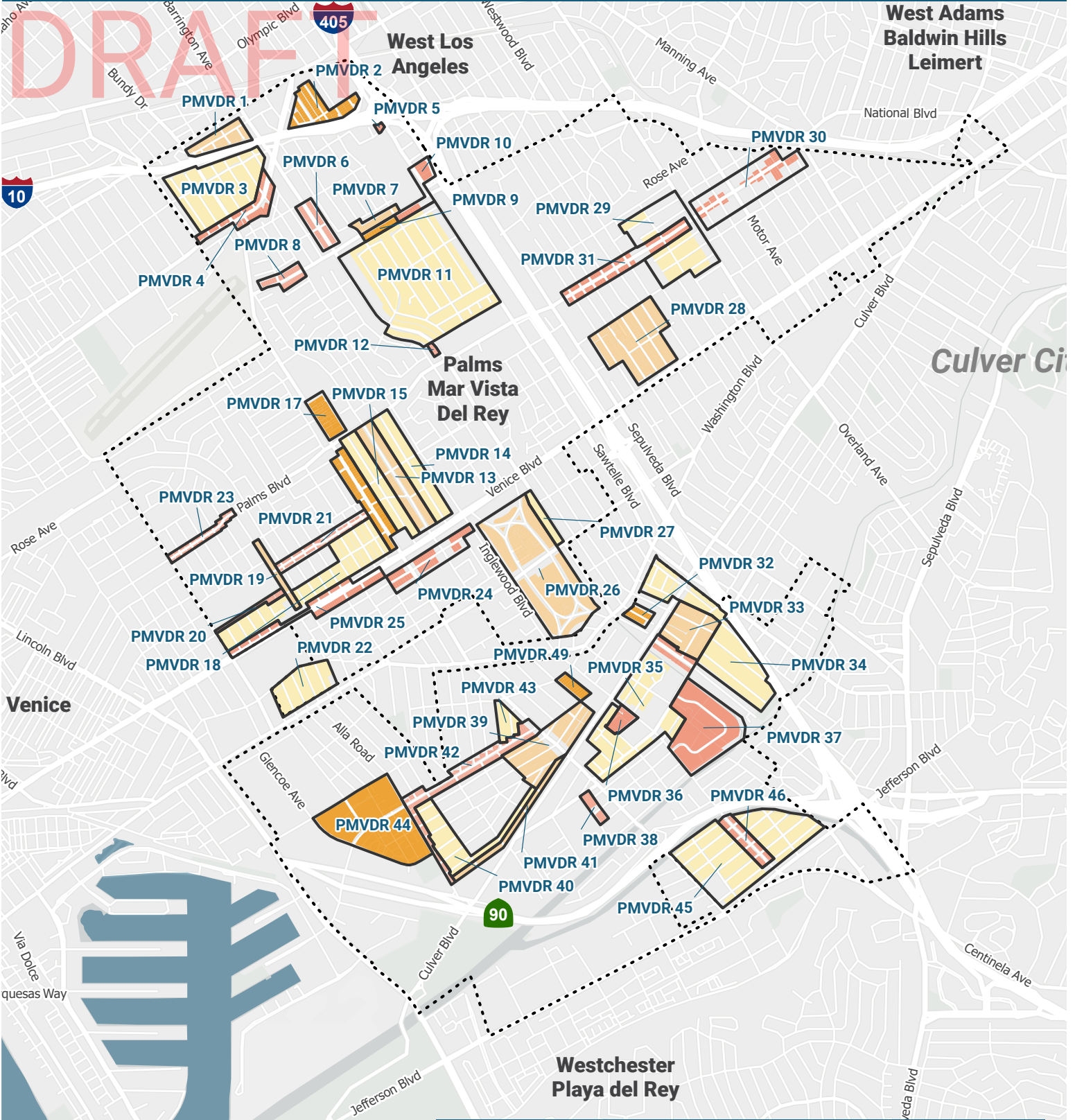
Medium Neighborhood Residential

Medium Neighborhood Residential areas are primarily residential and **may integrate limited local-serving commercial uses**; these neighborhoods are adjacent and connected to commercial and employment areas. The building form ranges from Very Low Rise to Low Rise, and buildings are typically oriented toward the street. The residential density generally ranges from 1 unit per 1,000 square feet of lot area to 1 unit per 200 square feet of lot area; the residential density of Medium Neighborhood Residential that are close to transportation hubs and/or Regional Centers may be limited by floor area.

High Residential

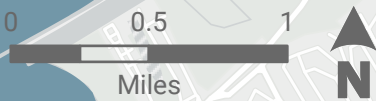
High Residential areas are typically located **near commercial or employment centers and provide concentrated multi-unit housing** with no commercial uses or limited commercial uses under certain Residential Use Districts. The building form ranges from Mid Rise to Moderate Rise. The residential density generally ranges from 1 unit per 400 or 200 square feet of lot area; residential density may also be limited by floor area.

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Proposed Residential GPU

- | | | |
|---------------------------------|------------------------------|------------------------------|
| Medium Neighborhood Residential | Low Neighborhood Residential | Community Plan Area Boundary |
| Medium Residential | Low Medium Residential | Draft GPU Subareas |
| Low Residential | | |



PALMS- MAR VISTA-DEL REY Proposed Draft General Plan Land Uses (GPLU)

Proposed GPLU & Subareas	Proposed Density Base	Proposed Height Base (Stories/Feet)	Proposed Height Bonus (Stories/Feet)	Proposed FAR Base (Floor Area Ratio)	Proposed FAR Bonus (Floor Area Ratio)
Low Residential					
PMVDR: 3, 11, 14, 15, 18, 22, 27, 29, 34, 35, 43, 45	4L	3	no bonus	1.0	no bonus
Low Medium Residential					
PMVDR 1	10	3	5	1.25	1.75
PMVDR 7, 13, 19, 28, 33, 39, 41	12	3	4	1.0	1.25
PMVDR 26	20	3	4	1.0	1.25
Low Neighborhood Residential					
PMVDR: 21, 23	1L	33'	No Bonus	0.45	no bonus
PMVDR 20	4L	3	No Bonus	1.0	no bonus
PMVDR 25	4	5	7	1.75	3.0
PMVDR: 12, 38	10	3	5	1.25	1.75
PMVDR: 6, 42	12	3	4	1.0	1.25
Medium Residential					
PMVDR: 9, 17, 32, 49	8	4	6	1.5	2.5
PMVDR 44	8	5	7	1.75	3.0
PMVDR: 2, 16	10	3	5	1.25	1.75
Medium Neighborhood Residential					
PMVDR 30	4	4	8	2.0	4.0
PMVDR 4	8	3	5	1.5	2.5
PMVDR: 5, 10, 24, 31, 36, 37, 46	8	4	6	1.5	2.5
High Residential					
PMVDR: 47, 48	4	6	8	2.0	4.0

GPLU RESIDENTIAL MAPS

What do we like?

What should be reconsidered?

Other considerations?

Additional Resources

Intent and Considerations

- Accommodate one to four residential units per lot
- Provide a spacious amenity space at grade as a central courtyard or rear yard
- Property's connection to the street served by landscaped front yard
- Ensure parking is located behind street frontage
- Limit uses to residential supported by small scale institutional uses



Zoning Strategy: Residential Limited

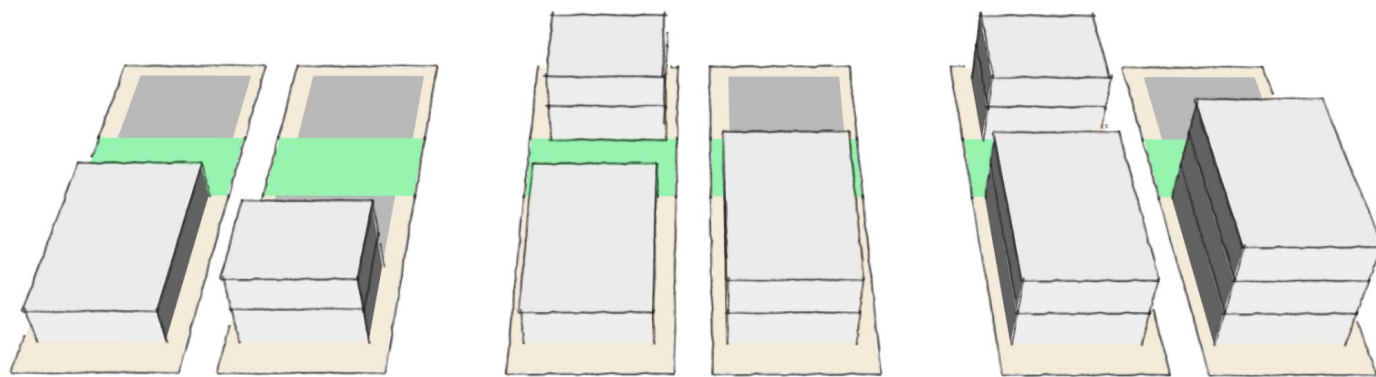
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Form District Options:

FORM			
FAR	0.45	0.75	1.0
Lot Size	4,000 sf	4,000 sf	4,000 sf
Lot width, street loaded	50'	50'	50'
Lot width, alley loaded	40'	40'	40'
Building Coverage	2 stories	2 stories	3 stories
Height	50'	50'	50'
Building Width	20'	10'	10'
Primary St. Setbacks	20'	10'	10'
Outdoor Amenity Space	20%	20%	20%

Frontage Options:

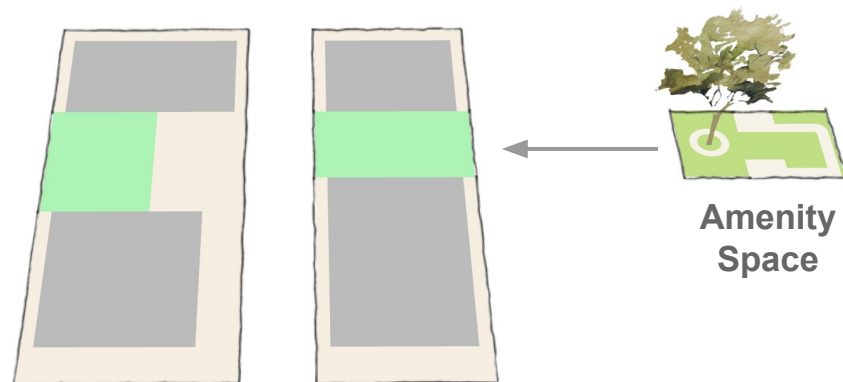
FRONTAGE	Front Yard 1
Build-to depth / width	10' / 50%
Parking setback	10'
Frontage planting area	50%
Entry features	Porch Projecting entry Recessed entry Forecourt
Ground story height	9'



0.45 FAR

0.75 FAR

1.0 FAR



Porch

Projecting Entry

Recessed Entry

Forecourt

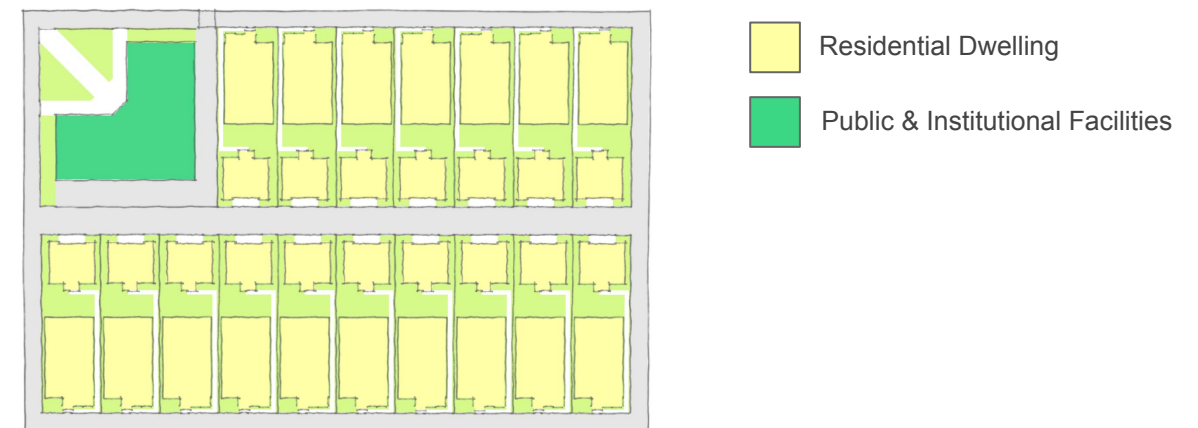
Development Standard District Options:

DEVELOPMENT STANDARDS	
Pedestrian access	Linked
Spacing	100'
Vehicle Access	
Number of automobile access lanes	
<i>Boulevard or Avenue</i>	
0'-200' lot width	2
> 200' lot width	4
<i>Collector or Local</i>	
0'-80' lot width	1
81'-200' lot width	2
> 200' lot width	4
Access lane width	
Boulevard or Avenue (min/max)	9' / 12'
Collector or Local (min/max)	8' / 12'



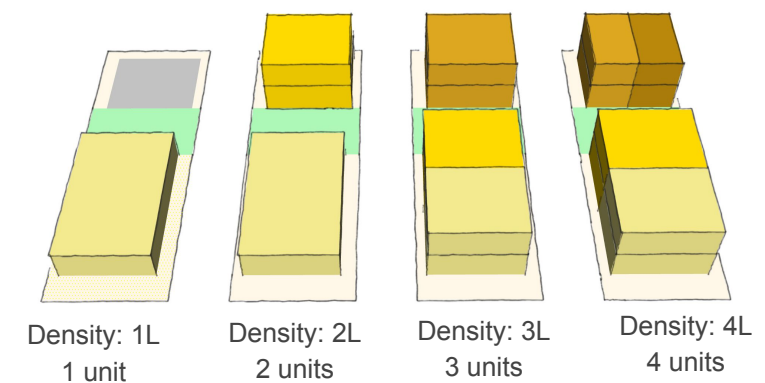
Use District Options:

USE	Residential Limited
Primary use	Household dwelling
Supporting uses	Community center Childcare K-12 School Farmer's market Community garden



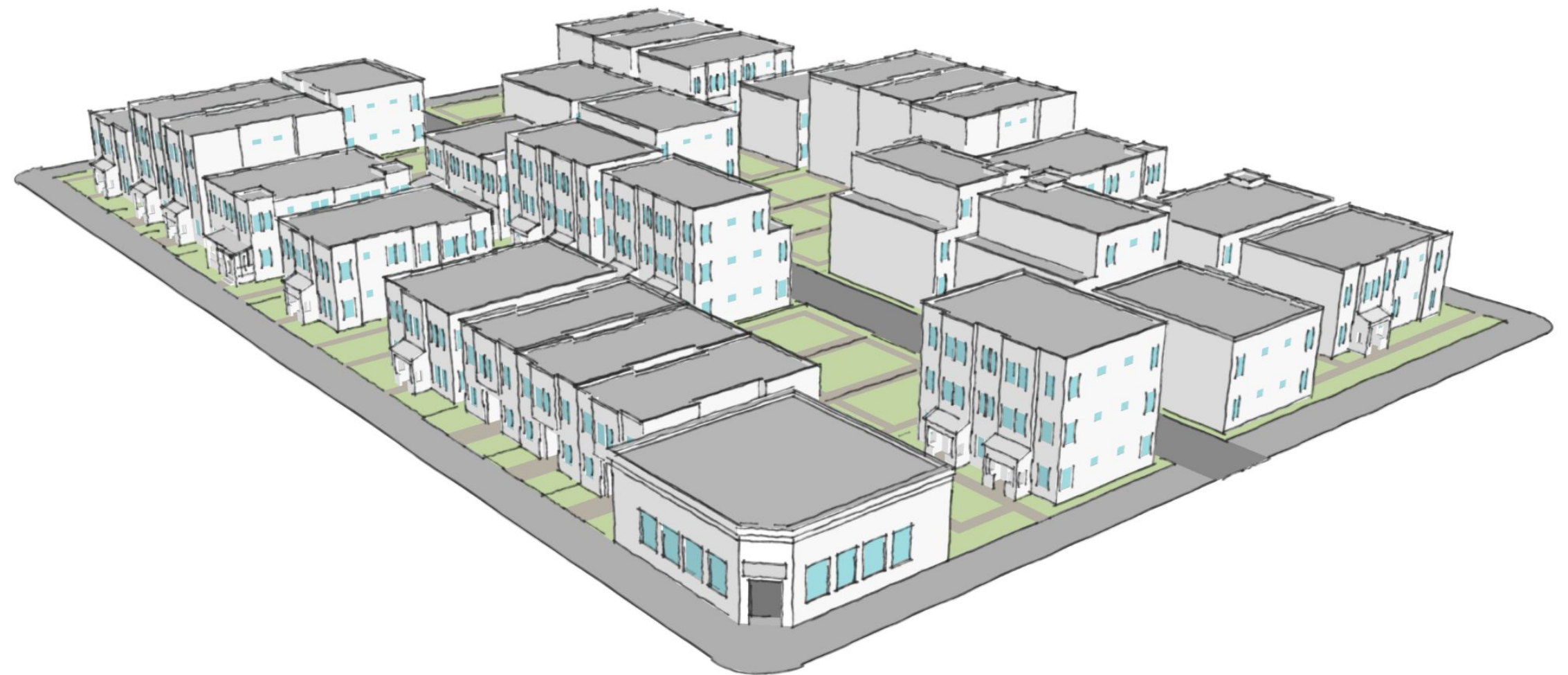
Density Options:

DENSITY	Corresponding FAR	Avg. Unit Size
1L	0.45	2,000 - 2,500 sf
2L	0.75	1,900 sf
3L	1.0	1,700 sf
4L	1.0	1,300 sf



Intent and Considerations

- Accommodate lower density multi-family
- Provide a spacious amenity space at grade
- Property's connection to the street served by landscaped front yard
- Ensure parking is located behind street frontage
- Allow small-scale corner shops, services, and dining to support neighborhood life

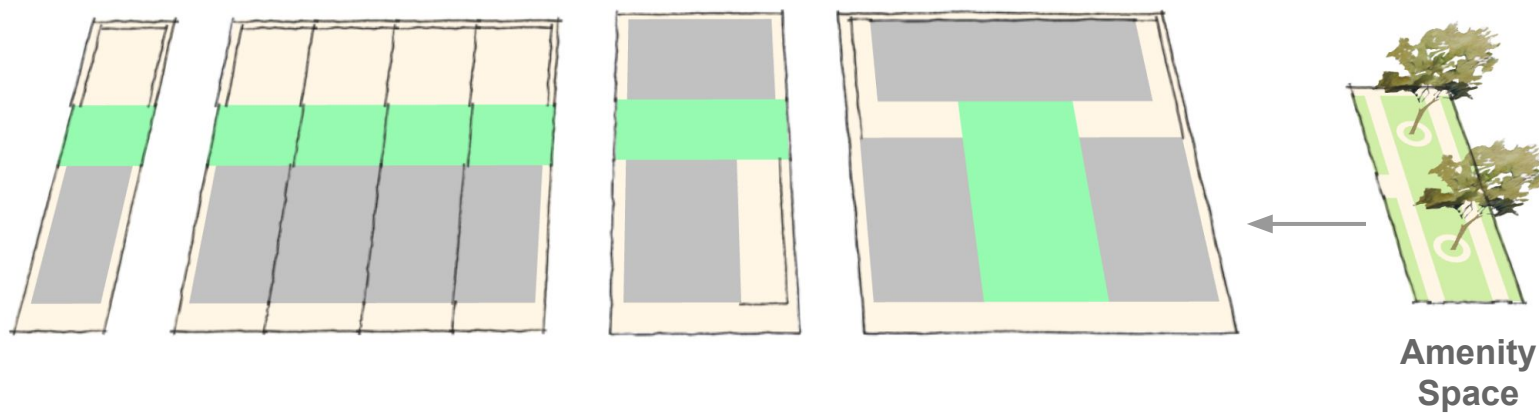
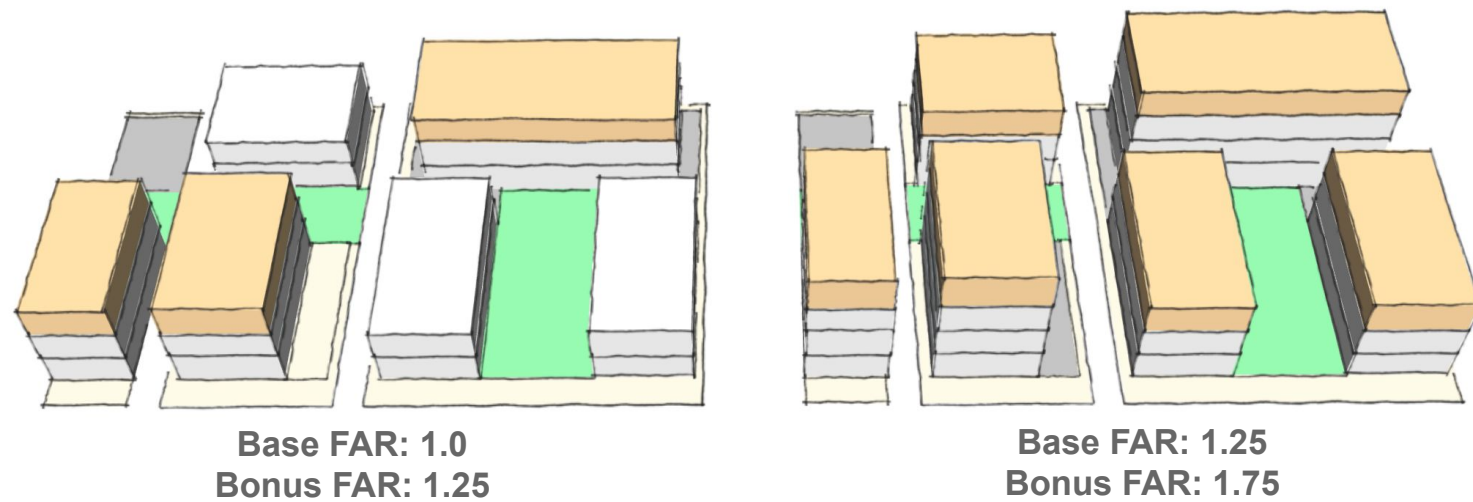


Zoning Strategy: Corner Shop Neighborhood

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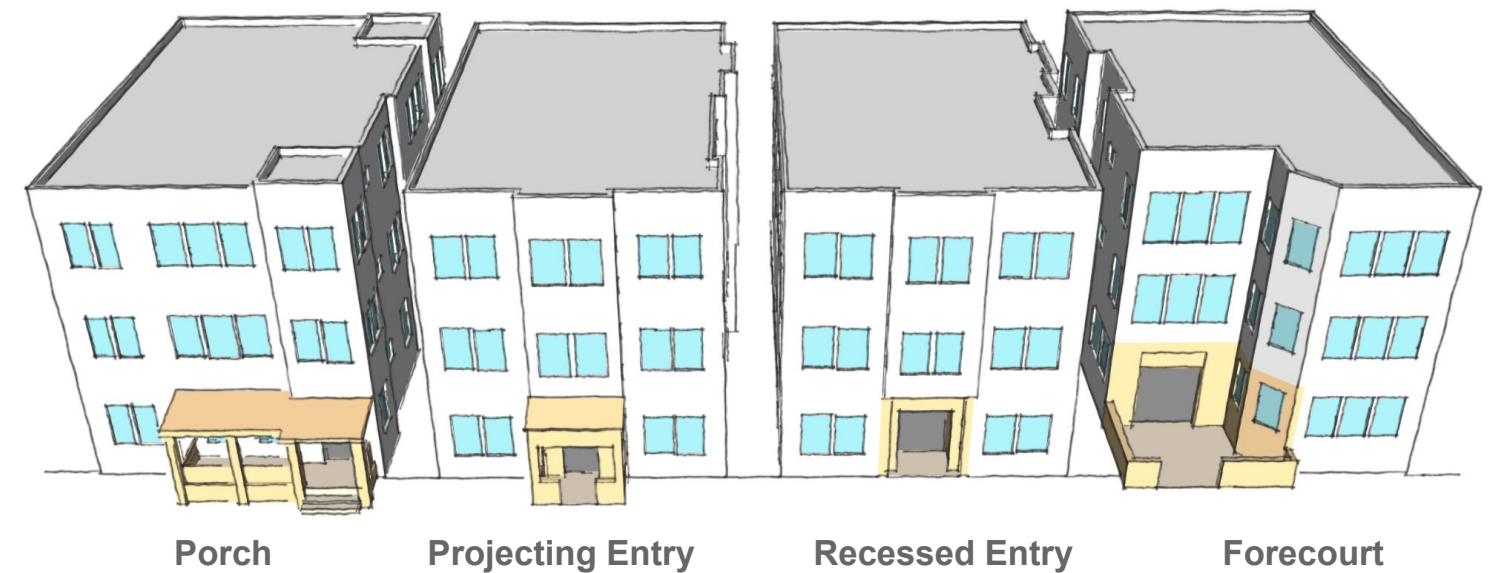
Form District Options:

FORM		
FAR Base	1.0	1.25
FAR Bonus	1.25	1.75
Lot Size	2,000 sf	2,000 sf
Lot width, street loaded	35'	35'
Lot width, alley loaded	25'	25'
Height Base	3 stories	3 stories
Height Bonus	4 stories	5 stories
Building Width Base	50'	50'
Building Width Bonus	75'	75'



Frontage Options:

FRONTAGE	Front Yard 1
Build-to depth / width	10' / 50%
Parking setback	10'
Frontage planting area	50%
Entry features	Porch Projecting entry Recessed entry Forecourt
Ground story height	9'



Zoning Strategy: Corner Shop Neighborhood

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Development Standard District Options:

DEVELOPMENT STANDARDS	
Pedestrian access	Linked
Spacing	100'
Vehicle Access	
Number of automobile access lanes	
<i>Boulevard or Avenue</i>	
0'-200' lot width	2
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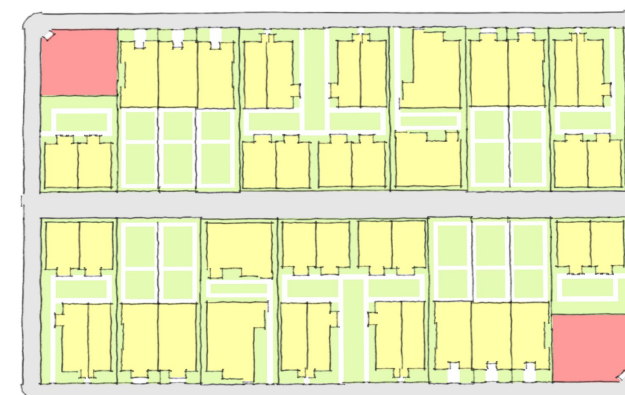


Lot width:: 50 feet
Access lane width allowed: 12' max

Lot width:: 100 feet
Access lane width allowed: 24' max

Use District Options:

USE	Residential Limited
Primary use	Household dwelling
Supporting uses	Corner Retail Cafe Community center Childcare K-12 School Farmer's market Community garden

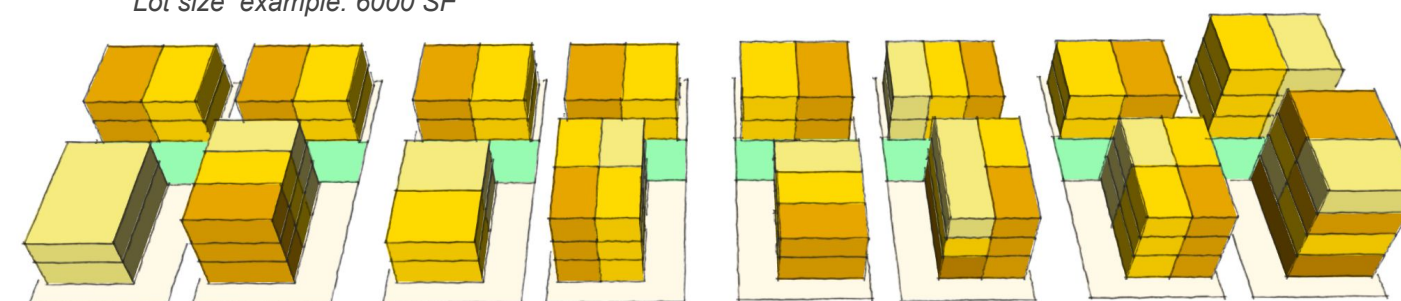


- Residential Dwelling
- Neighborhood Commercial

Density Options:

DENSITY	Corresponding Base FAR	Avg. Unit Size	Corresponding Base FAR	Avg. Unit Size
20	1.0	1,800 sf	1.25	1,400 sf
15	1.0	1,400 sf	1.25	1,000 sf
12	1.0	1,100 sf	1.25	800 sf
10	1.25	1,000 sf	1.75	850 sf

Lot size example: 6000 SF



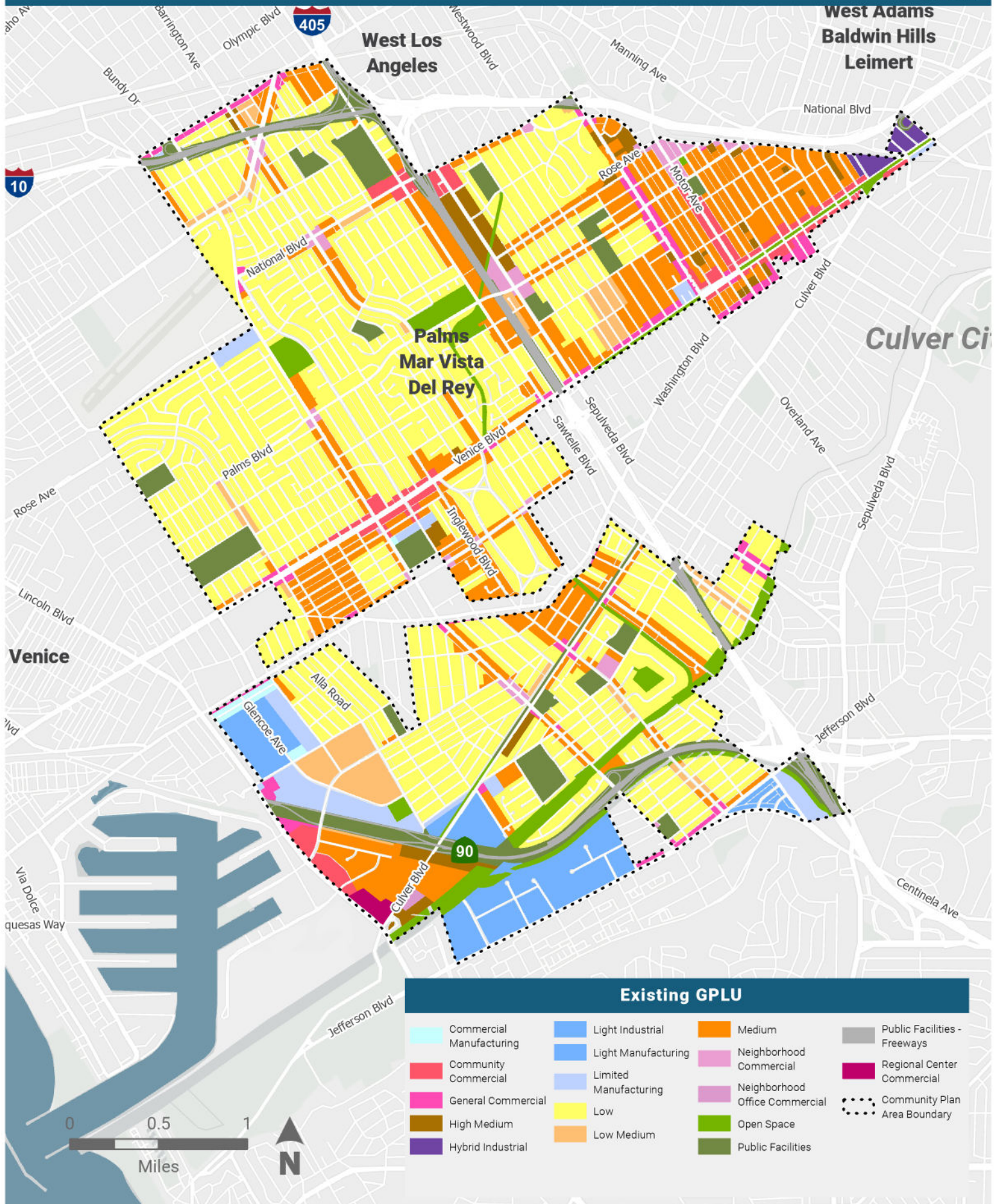
Density: 1/2000
Base: 3 units
Bonus: 5 units

Density: 1/1500
Base: 4 units
Bonus: 6 units

Density: 1/1200
Base: 5 units
Bonus: 8 units

Density: 1/1000
Base: 6 units
Bonus: 9 units

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Existing GPLU

- | | | | |
|--------------------------|-----------------------|--------------------------------|------------------------------|
| Commercial Manufacturing | Light Industrial | Medium | Public Facilities - Freeways |
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| High Medium | Low | Open Space | |
| Hybrid Industrial | Low Medium | Public Facilities | |

Glossary of Terms

Density:

The number of residential units permitted per square feet of lot area or per lot area.

Height:

Establishes a zone's height or story limitations.

Floor Area Ratio (FAR):

The ratio of the gross floor area of a building to the area of the lot where it is located. (This [video](#) explains FAR.)



Breakout Session #2:

Room 2 WPDR

Residential General Plan Land Use (GPLU)

Facilitator: Ben Sullivan | **Notetaker:** Andy Pasillas

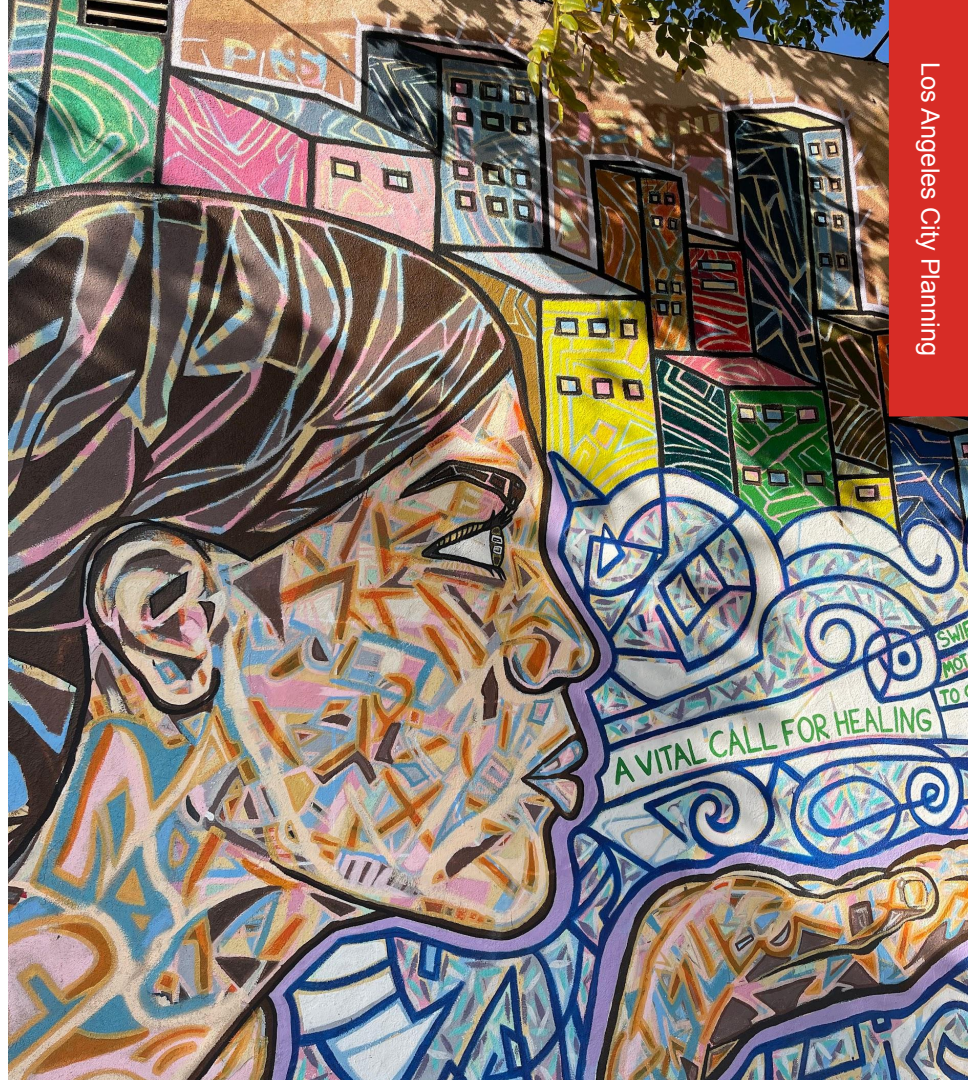
Agenda

- Existing GPLU Map
- New Residential GPLU
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 - *Correspondence Table*
- Report Back

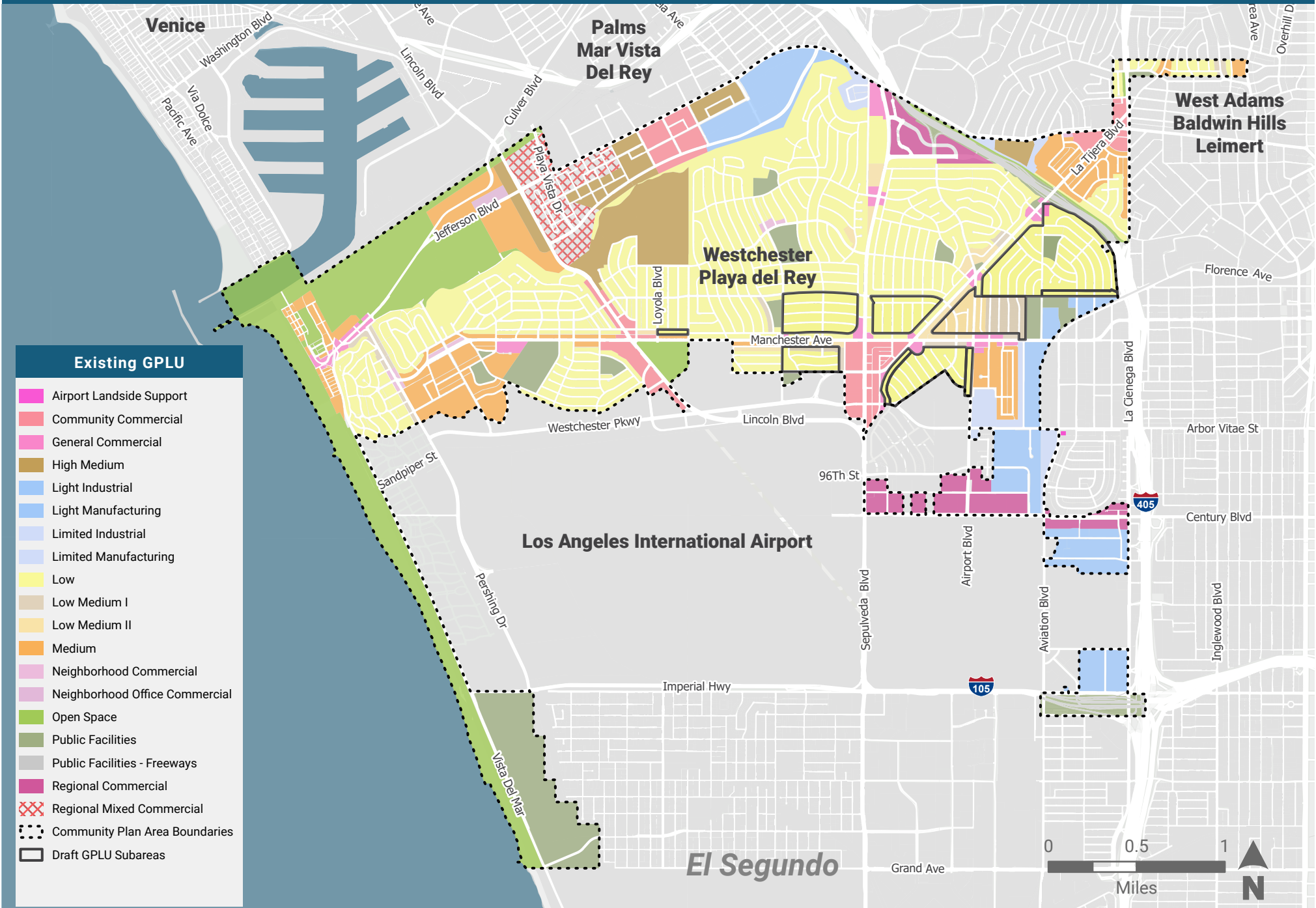


Report Back

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Westchester - Playa Del Rey



New Residential GPLU: Designations

Low Residential

Low Residential areas provide **housing ranging from single family to fourplexes** in various contexts, typically set away from centers of activity. The building form ranges from House Scale to Very Low Rise. The minimum size of each lot typically ranges from 5,000 square feet to 7,500 square feet. The residential density generally ranges from 1 unit per 6,000 square feet of lot area to 1 unit per 4,000 square feet of lot area; in some areas, the residential density may be limited to the number of units on a lot, from 1 unit per lot to 4 units per lot.

Low Medium Residential

Low Medium Residential areas provide multi-unit housing, **ranging from duplexes to small scale apartments**, generally near neighborhood-serving uses. The building form ranges from House Scale to Very Low Rise. The residential density generally ranges from 1 unit per 3,000 square feet of lot area to 1 unit per 1,000 square feet of lot area.

Low Neighborhood Residential

Low Neighborhood Residential areas are **primarily residential and may integrate limited local-serving commercial uses**; these neighborhoods are adjacent and connected to commercial and employment areas. The building form ranges from House Scale to Very Low Rise, and buildings are typically oriented toward the street. The residential density generally ranges from 2 to 4 units per lot, or 1 unit per 4,000 square feet of lot area to 1 unit per 1,000 square feet of lot area.

New Residential GPLU: Designations

Medium Residential

Medium Residential areas **provide a concentration of multi-unit housing** and are typically located near commercial or employment centers. Supportive institutional uses may also be provided in certain Residential Use Districts. The building form ranges from Very Low Rise to Low Rise. The residential density generally ranges from 1 unit per 1,000 square feet of lot area to 1 unit per 400 square feet of lot area.

Medium Neighborhood Residential

Medium Neighborhood Residential areas are primarily residential and **may integrate limited local-serving commercial uses**; these neighborhoods are adjacent and connected to commercial and employment areas. The building form ranges from Very Low Rise to Low Rise, and buildings are typically oriented toward the street. The residential density generally ranges from 1 unit per 1,000 square feet of lot area to 1 unit per 200 square feet of lot area; the residential density of Medium Neighborhood Residential that are close to transportation hubs and/or Regional Centers may be limited by floor area.

High Residential

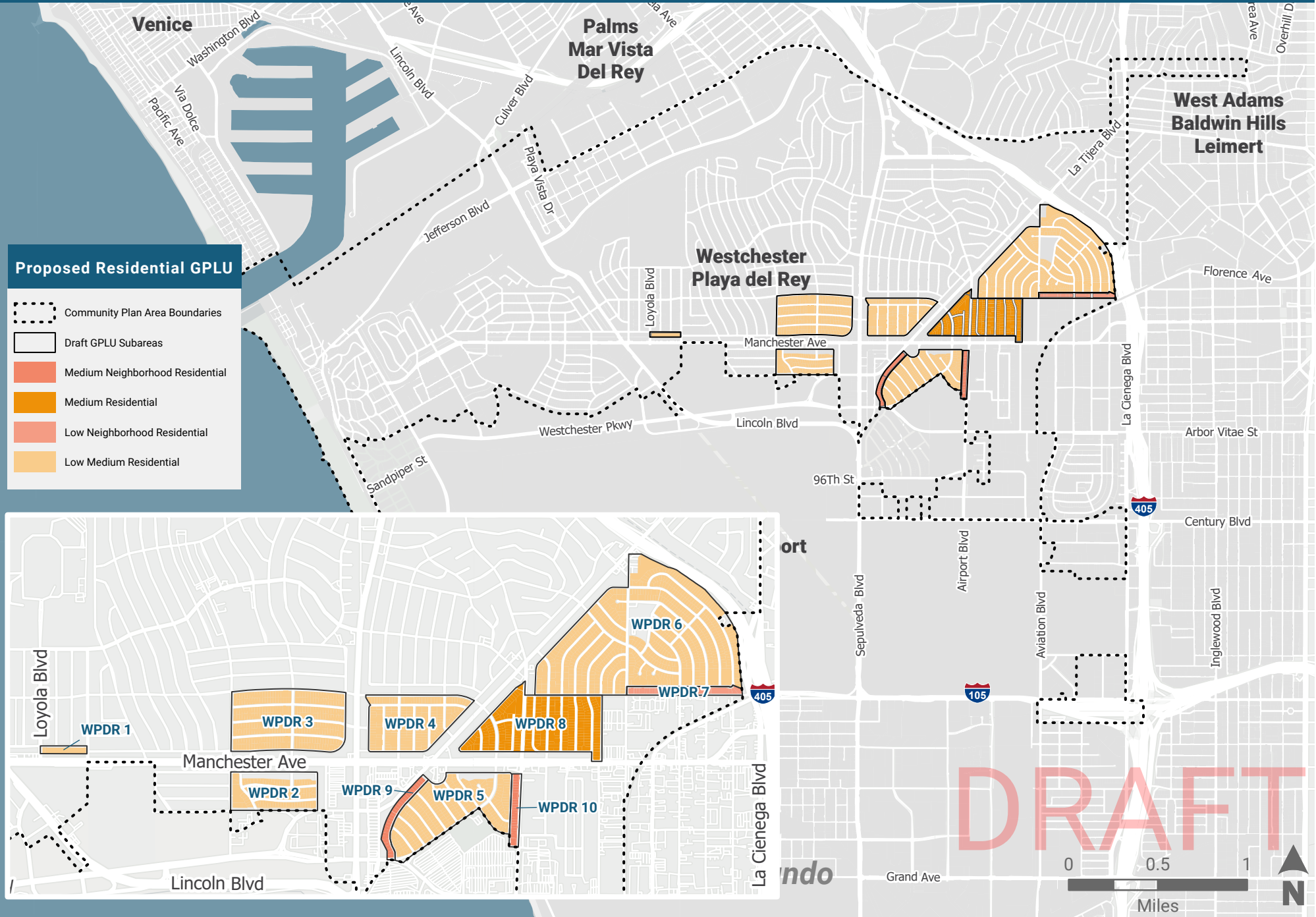
High Residential areas are typically located **near commercial or employment centers and provide concentrated multi-unit housing** with no commercial uses or limited commercial uses under certain Residential Use Districts. The building form ranges from Mid Rise to Moderate Rise. The residential density generally ranges from 1 unit per 400 or 200 square feet of lot area; residential density may also be limited by floor area.

Westchester - Playa Del Rey



Proposed Residential GPLU

- Community Plan Area Boundaries
- Draft GPLU Subareas
- Medium Neighborhood Residential
- Medium Residential
- Low Neighborhood Residential
- Low Medium Residential



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WESTCHESTER-PLAYA DEL REY Proposed Draft General Plan Land Uses (GPLU)

Proposed GPLU & Subareas	Proposed Density Base	Proposed Height Base (Stories/Feet)	Proposed Height Bonus (Stories/Feet)	Proposed FAR Base (Floor Area Ratio)	Proposed FAR Bonus (Floor Area Ratio)
Low Medium Residential					
WPDR: 1, 2, 3, 4, 5, 6	4L	3	no bonus	1.0	no bonus
Low Neighborhood Residential					
WPDR 7	4L	3	no bonus	1.0	no bonus
Medium Residential					
WPDR 8	10	3	5	1.5	2.5
Medium Neighborhood Residential					
WPDR: 9, 10	10	3	5	1.5	2.5

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GPLU RESIDENTIAL MAPS

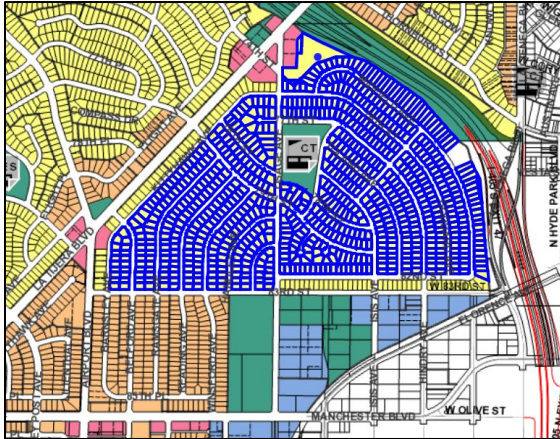
What do we like?

What should be reconsidered?

Other considerations?

Additional Resources

Draft GPLU Subarea #6



Existing Context

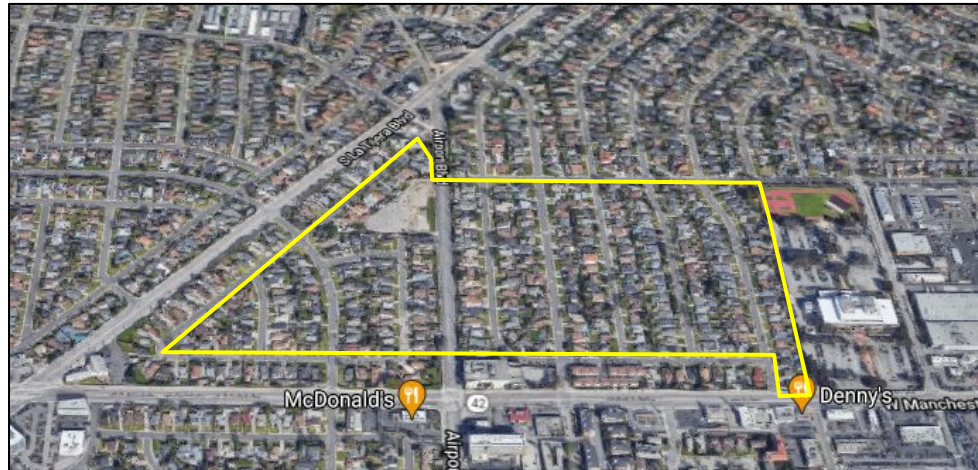
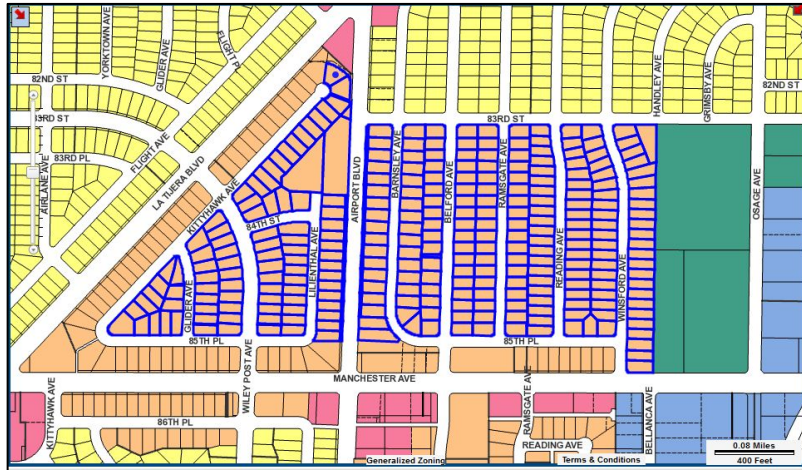
- **GPLU:** *Low Residential*
- **Zoning:** *R1-1*
- **TOC:** *Tier 3 (Majority of Subarea)*
- **Allowable Height:** *28-33'*
- **Allowable Density** *5,000 Sq Ft Min Area / Unit*
- **Allowable FAR:** *0.45*



GPLU Proposal

- **GPLU:** *Low Medium Residential*
- **Height (Base):** *3 (No Bonus)*
- **Density District:** *4L (4 Units / Lot)*
- **FAR (Base):** *1.0 (No Bonus)*

Draft GPLU Subarea #8



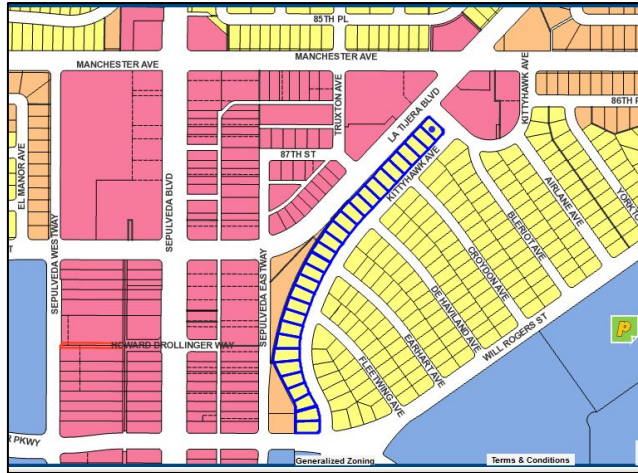
Existing Context

- **GPLU:** *Low Medium Residential (I & II)*
- **Zoning:** *R2-1*
- **TOC:** *Tier 3 (~½ Subarea)*
- **Allowable Height:** *33'*
- **Allowable Density** *2,500 Sq ft Min Area / Unit*
- **Allowable FAR:** *3:1*

GPLU Proposal

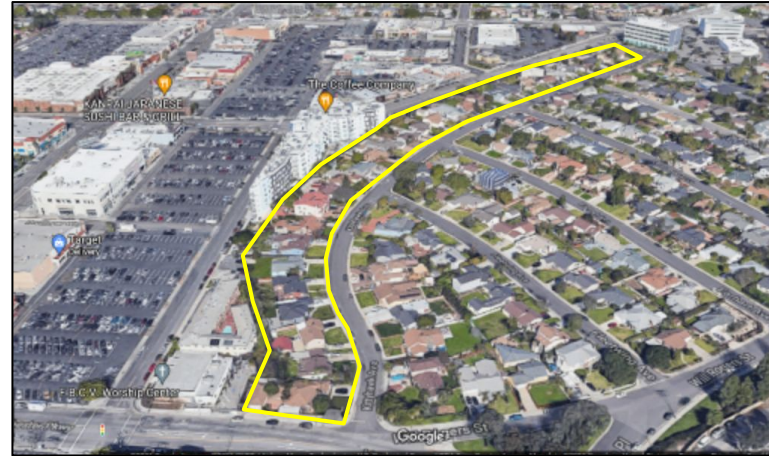
- **GPLU:** *Medium Residential*
- **Height (Base & Bonus):** *3 - 5 Stories*
- **Density District:** *10 (1 Unit / 1,000 Sq ft)*
- **FAR (Base & Bonus):** *1.5 - 2.5*

Draft GPLU Subarea #9



Existing Context

- **GPLU:** *Low Residential*
- **Zoning:** *R1-1*
- **TOC:** *Tier 3 (2 Lots)*
- **Allowable Height:** *28-33'*
- **Allowable Density** *5,000 Sq ft Min Area / Unit*
- **Allowable FAR:** *0.45*



GPLU Proposal

- **GPLU:** *Medium Neighborhood Residential*
- **Height (Base & Bonus):** *3 - 5 Stories*
- **Density District:** *10 (1 Unit / 1,000 Sq ft)*
- **FAR (Base & Bonus):** *1.5 - 2.5*

Intent and Considerations

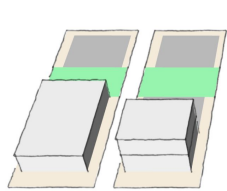
- Accommodate one to four residential units per lot
- Provide a spacious amenity space at grade as a central courtyard or rear yard
- Property's connection to the street served by landscaped front yard
- Ensure parking is located behind street frontage
- Limit uses to residential supported by small scale institutional uses



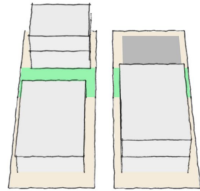
Zoning Strategy: Residential Limited

Form District Options:

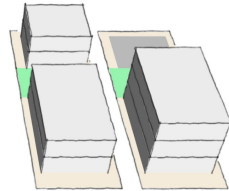
FORM			
FAR	0.45	0.75	1.0
Lot Size	4,000 sf	4,000 sf	4,000 sf
Lot width, street loaded	50'	50'	50'
Lot width, alley loaded	40'	40'	40'
Building Coverage	2 stories	2 stories	3 stories
Height	50'	50'	50'
Building Width	20'	10'	10'
Primary St. Setbacks	20'	10'	10'
Outdoor Amenity Space	20%	20%	20%



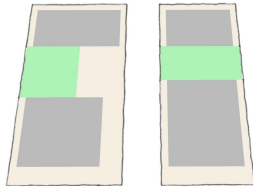
0.45 FAR



0.75 FAR



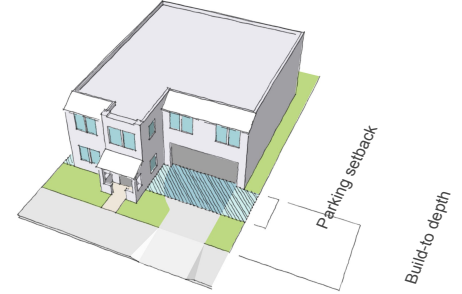
1.0 FAR



Amenity Space

Frontage Options:

FRONTAGE	Front Yard 1
Build-to depth / width	10' / 50%
Parking setback	10'
Frontage planting area	50%
Entry features	Porch Projecting entry Recessed entry Forecourt
Ground story height	9'



Porch

Projecting Entry

Recessed Entry

Forecourt

Development Standard District Options:

DEVELOPMENT STANDARDS	
Pedestrian access	Linked
Spacing	100'
Vehicle Access	
Number of automobile access lanes	
<i>Boulevard or Avenue</i>	
0'-200' lot width	2
> 200' lot width	4
<i>Collector or Local</i>	
0'-80' lot width	1
81'-200' lot width	2
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Access lane width	
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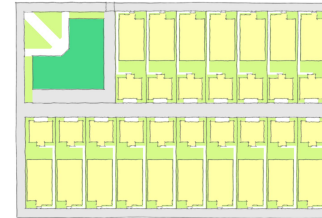


Lot width:: 50 feet
Access lane width allowed: 12' max

Lot width:: 100 feet
Access lane width allowed: 24' max

Use District Options:

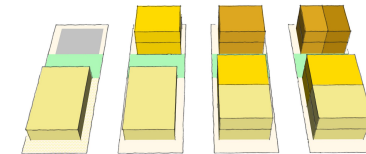
USE	Residential Limited
Primary use	Household dwelling
Supporting uses	Community center Childcare K-12 School Farmer's market Community garden



- Residential Dwelling
- Public & Institutional Facilities

Density Options:

DENSITY	Corresponding FAR	Avg. Unit Size
1L	0.45	2,000 - 2,500 sf
2L	0.75	1,900 sf
3L	1.0	1,700 sf
4L	1.0	1,300 sf



Density: 1L
1 unit

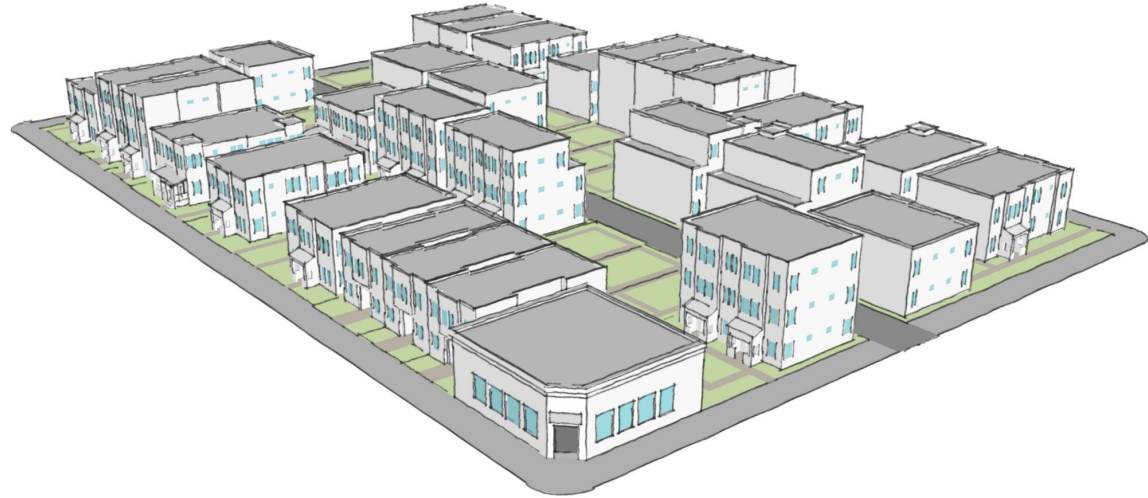
Density: 2L
2 units

Density: 3L
3 units

Density: 4L
4 units

Intent and Considerations

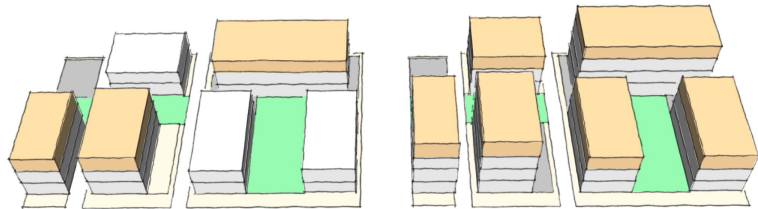
- Accommodate lower density multi-family
- Provide a spacious amenity space at grade
- Property's connection to the street served by landscaped front yard
- Ensure parking is located behind street frontage
- Allow small-scale corner shops, services, and dining to support neighborhood life



Zoning Strategy: Corner Shop Neighborhood

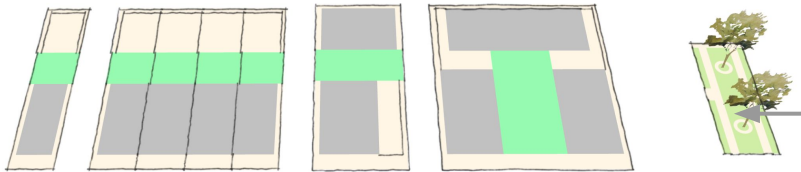
Form District Options:

FORM		
FAR Base	1.0	1.25
FAR Bonus	1.25	1.75
Lot Size	2,000 sf	2,000 sf
Lot width, street loaded	35'	35'
Lot width, alley loaded	25'	25'
Height Base	3 stories	3 stories
Height Bonus	4 stories	5 stories
Building Width Base	50'	50'
Building Width Bonus	75'	75'



Base FAR: 1.0
Bonus FAR: 1.25

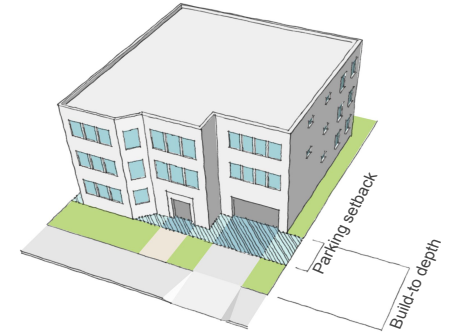
Base FAR: 1.25
Bonus FAR: 1.75



Amenity Space

Frontage Options:

FRONTAGE	Front Yard 1
Build-to depth / width	10' / 50%
Parking setback	10'
Frontage planting area	50%
Entry features	Porch Projecting entry Recessed entry Forecourt
Ground story height	9'



Porch

Projecting Entry

Recessed Entry

Forecourt

Zoning Strategy: Corner Shop Neighborhood

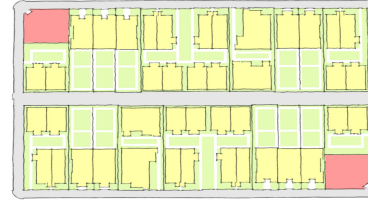
Development Standard District Options:

DEVELOPMENT STANDARDS	
Pedestrian access	Linked
Spacing	100'
Vehicle Access	
Number of automobile access lanes	
<i>Boulevard or Avenue</i>	
0'-200' lot width	2
> 200' lot width	4
<i>Collector or Local</i>	
0'-80' lot width	1
81'-200' lot width	2
> 200' lot width	4
Access lane width	
Boulevard or Avenue (min/max)	9' / 12'
Collector or Local (min/max)	8' / 12'



Use District Options:

USE	Residential Limited
Primary use	Household dwelling
Supporting uses	Corner Retail Cafe Community center Childcare K-12 School Farmer's market Community garden

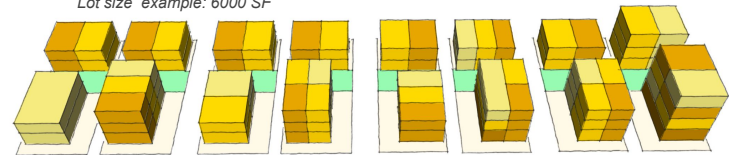


- Residential Dwelling
- Neighborhood Commercial

Density Options:

DENSITY	Corresponding Base FAR	Avg. Unit Size	Corresponding Base FAR	Avg. Unit Size
20	1.0	1,800 sf	1.25	1,400 sf
15	1.0	1,400 sf	1.25	1,000 sf
12	1.0	1,100 sf	1.25	800 sf
10	1.25	1,000 sf	1.75	850 sf

Lot size example: 6000 SF



Density: 1/2000
Base: 3 units
Bonus: 5 units

Density: 1/1500
Base: 4 units
Bonus: 6 units

Density: 1/1200
Base: 5 units
Bonus: 8 units

Density: 1/1000
Base: 6 units
Bonus: 9 units

Glossary of Terms

Density:

The number of residential units permitted per square feet of lot area or per lot area.

Height:

Establishes a zone's height or story limitations.

Floor Area Ratio (FAR):

The ratio of the gross floor area of a building to the area of the lot where it is located. (This [video](#) explains FAR.)



Breakout Session #2:

Room 3 West LA

Residential General Plan Land Use (GPLU)

Facilitator: Steve Garcia | Notetaker: Dominik Ortiz

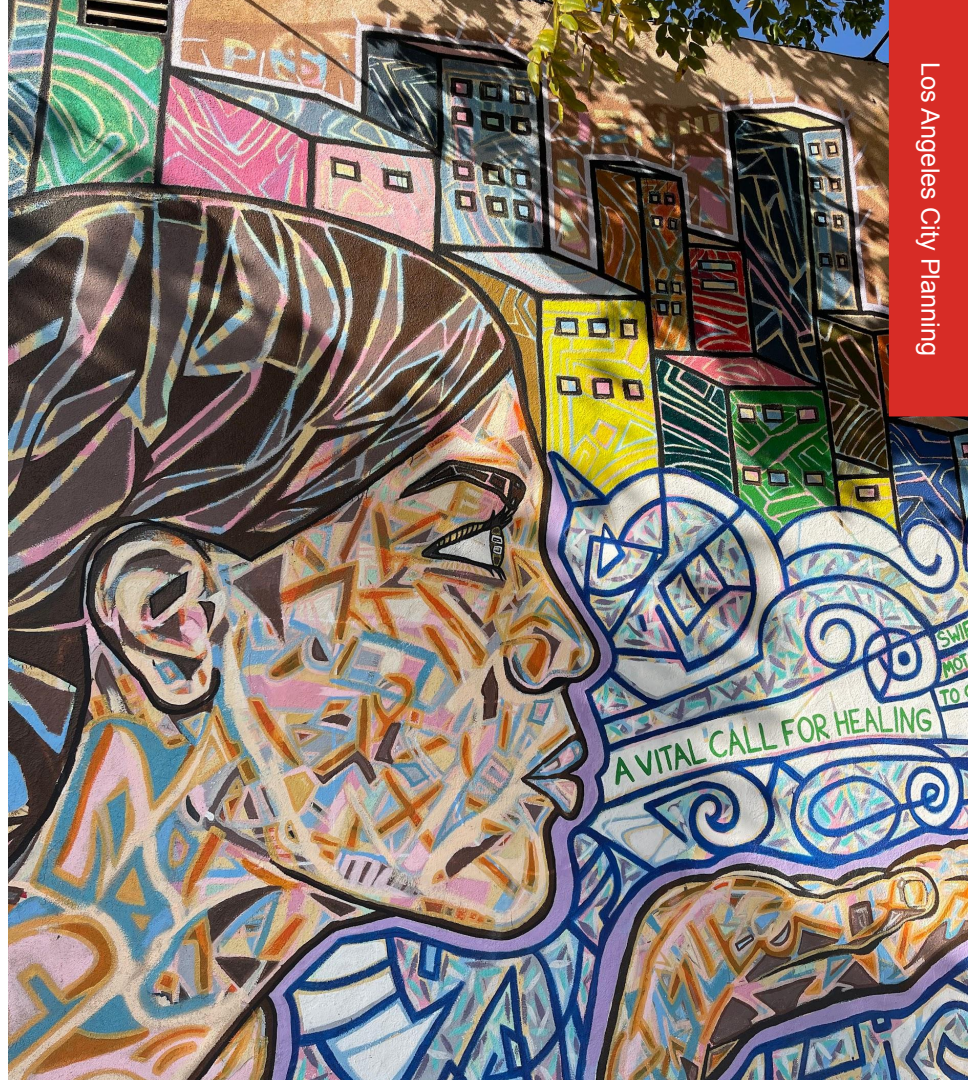
Agenda

- Existing GPLU Map
- New Residential GPLU
 - *Designations*
 - *Map*
 - *Correspondence Table*
- Report Back

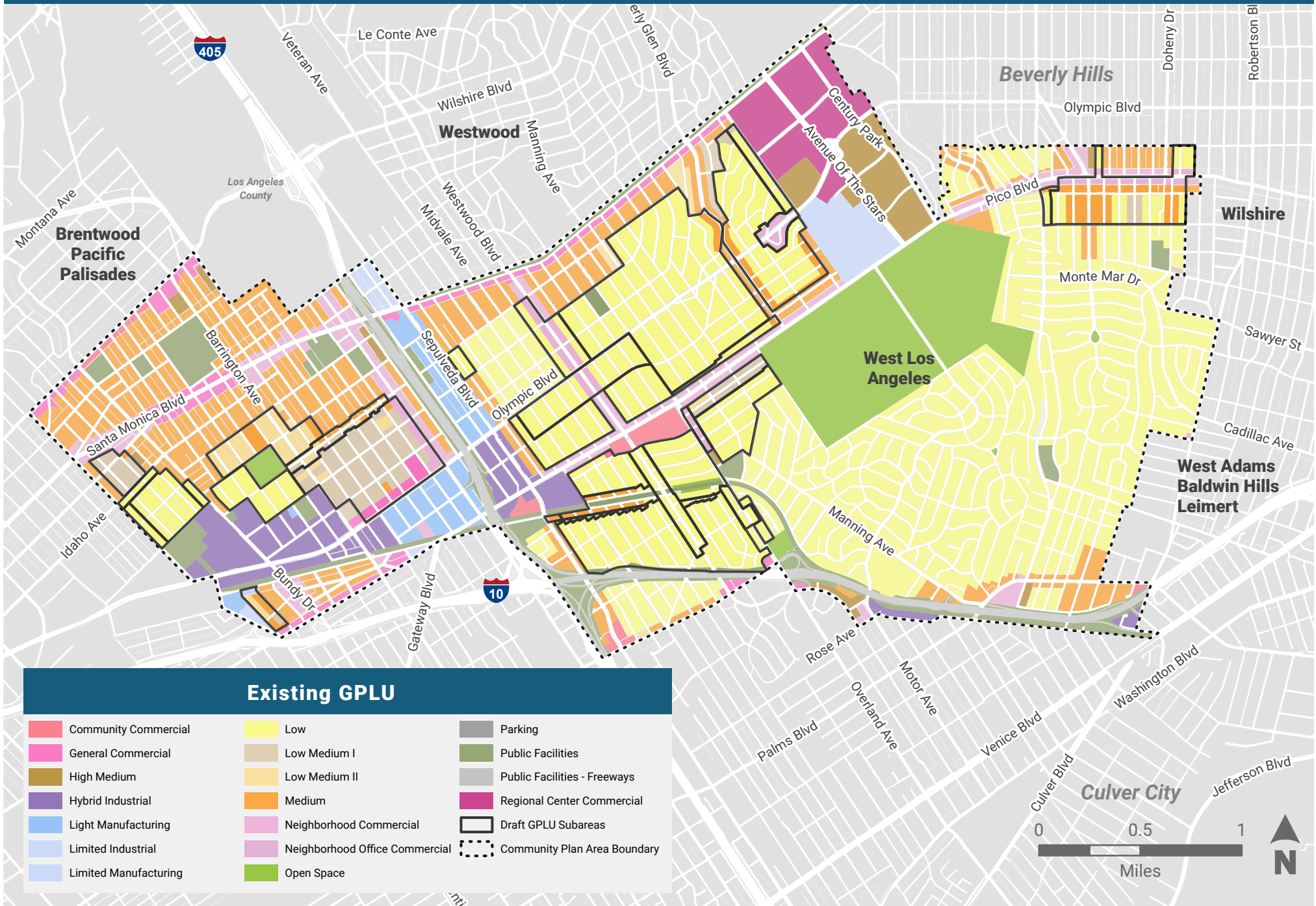


Report Back

- Select 1 member to report back
- Summarize highlights of what the small group discussed to the larger group



West Los Angeles



Existing GPLU

- | | | |
|-----------------------|--------------------------------|------------------------------|
| Community Commercial | Low | Parking |
| General Commercial | Low Medium I | Public Facilities |
| High Medium | Low Medium II | Public Facilities - Freeways |
| Hybrid Industrial | Medium | Regional Center Commercial |
| Light Manufacturing | Neighborhood Commercial | Draft GPLU Subareas |
| Limited Industrial | Neighborhood Office Commercial | Community Plan Area Boundary |
| Limited Manufacturing | Open Space | |

New Residential GPLU: Designations

Low Residential

Low Residential areas provide **housing ranging from single family to fourplexes** in various contexts, typically set away from centers of activity. The building form ranges from House Scale to Very Low Rise. The minimum size of each lot typically ranges from 5,000 square feet to 7,500 square feet. The residential density generally ranges from 1 unit per 6,000 square feet of lot area to 1 unit per 4,000 square feet of lot area; in some areas, the residential density may be limited to the number of units on a lot, from 1 unit per lot to 4 units per lot.

Low Medium Residential

Low Medium Residential areas provide multi-unit housing, **ranging from duplexes to small scale apartments**, generally near neighborhood-serving uses. The building form ranges from House Scale to Very Low Rise. The residential density generally ranges from 1 unit per 3,000 square feet of lot area to 1 unit per 1,000 square feet of lot area.

Low Neighborhood Residential

Low Neighborhood Residential areas are **primarily residential and may integrate limited local-serving commercial uses**; these neighborhoods are adjacent and connected to commercial and employment areas. The building form ranges from House Scale to Very Low Rise, and buildings are typically oriented toward the street. The residential density generally ranges from 2 to 4 units per lot, or 1 unit per 4,000 square feet of lot area to 1 unit per 1,000 square feet of lot area.

New Residential GPLU: Designations

Medium Residential

Medium Residential areas **provide a concentration of multi-unit housing** and are typically located near commercial or employment centers. Supportive institutional uses may also be provided in certain Residential Use Districts. The building form ranges from Very Low Rise to Low Rise. The residential density generally ranges from 1 unit per 1,000 square feet of lot area to 1 unit per 400 square feet of lot area.

Medium Neighborhood Residential

Medium Neighborhood Residential areas are primarily residential and **may integrate limited local-serving commercial uses**; these neighborhoods are adjacent and connected to commercial and employment areas. The building form ranges from Very Low Rise to Low Rise, and buildings are typically oriented toward the street. The residential density generally ranges from 1 unit per 1,000 square feet of lot area to 1 unit per 200 square feet of lot area; the residential density of Medium Neighborhood Residential that are close to transportation hubs and/or Regional Centers may be limited by floor area.

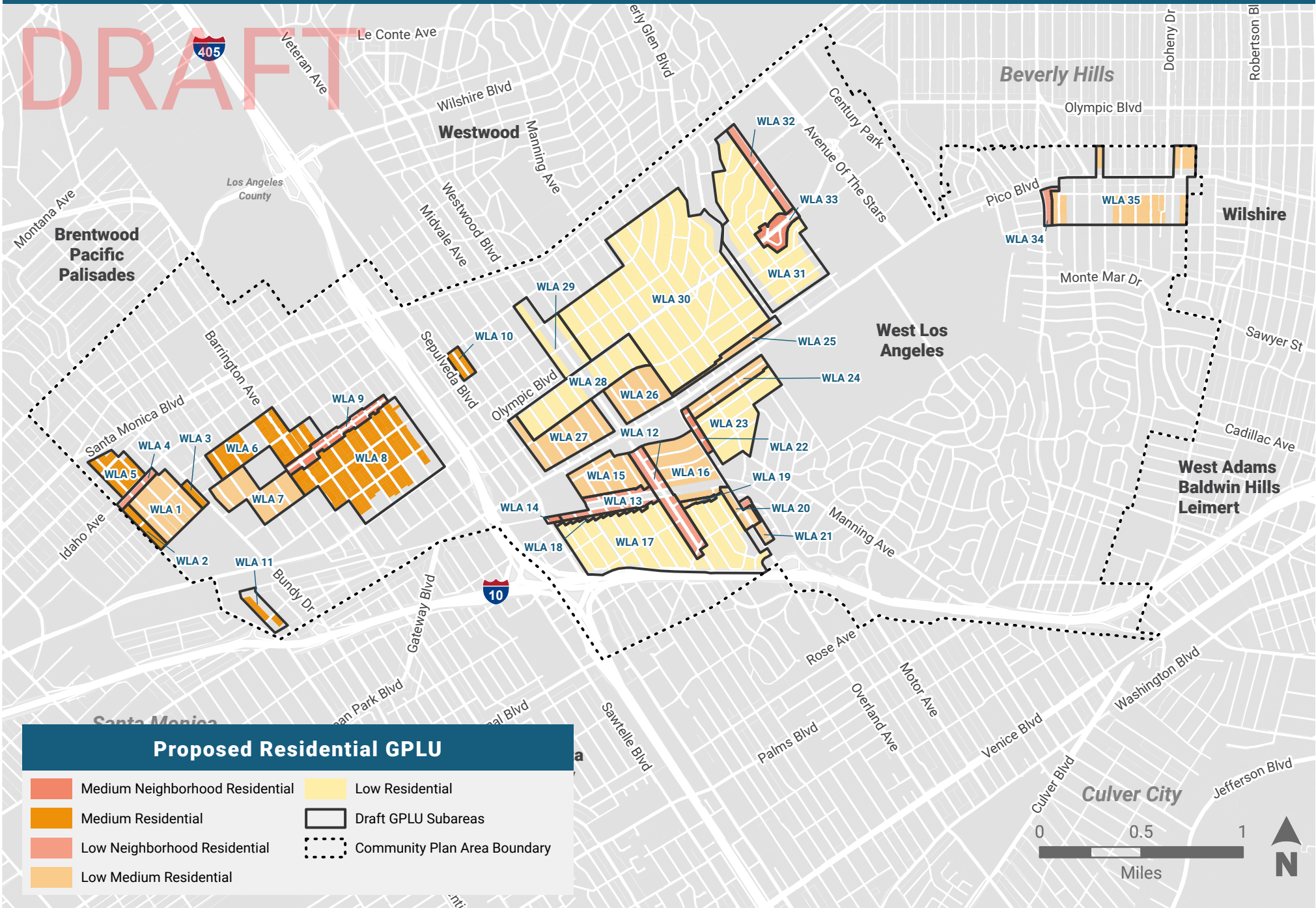
High Residential

High Residential areas are typically located **near commercial or employment centers and provide concentrated multi-unit housing** with no commercial uses or limited commercial uses under certain Residential Use Districts. The building form ranges from Mid Rise to Moderate Rise. The residential density generally ranges from 1 unit per 400 or 200 square feet of lot area; residential density may also be limited by floor area.

West Los Angeles

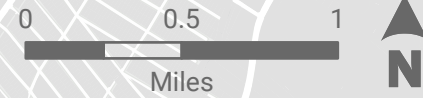


DRAFT



Proposed Residential GPLU

- Medium Neighborhood Residential
- Medium Residential
- Low Neighborhood Residential
- Low Medium Residential
- Low Residential
- Draft GPLU Subareas
- Community Plan Area Boundary



WEST LOS ANGELES Proposed Draft General Plan Land Uses (GPLU)

Proposed GPLU & Subareas	Proposed Density Base	Proposed Height Base (Stories/Feet)	Proposed Height Bonus (Stories/Feet)	Proposed FAR Base (Floor Area Ratio)	Proposed FAR Bonus (Floor Area Ratio)
Low Residential					
WLA: 17, 28, 29	4L	3	no bonus	1.0	no bonus
WLA 23	2L	33'	no bonus	0.75	no bonus
WLA: 30, 31	1L	33'	no bonus	0.45	no bonus
Low Medium Residential					
WLA: 20, 24	10	3	5	1.25	1.75
WLA: 1, 2, 7, 15, 16, 18, 19, 25, 26, 27	12	3	4	1.0	1.25
Low Neighborhood Residential					
WLA: 4, 12, 13, 21, 34, 35	10	3	5	1.25	1.75
WLA 32	12	3	4	1.00	1.25
Medium Residential					
WLA: 2, 3, 5, 6, 8, 10	8	4	6	1.5	2.5
WLA: 11	10	4	6	1.5	2.5
Medium Neighborhood Residential					
WLA: 11, 33	4	4	8	2.0	4.0
WLA: 9, 14, 22	8	4	6	1.5	2.5
WLA 34	10	3	5	1.25	1.75

GPLU RESIDENTIAL MAPS

What do we like?

What should be reconsidered?

Other considerations?

Additional Resources

Intent and Considerations

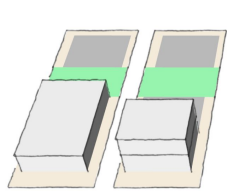
- Accommodate one to four residential units per lot
- Provide a spacious amenity space at grade as a central courtyard or rear yard
- Property's connection to the street served by landscaped front yard
- Ensure parking is located behind street frontage
- Limit uses to residential supported by small scale institutional uses



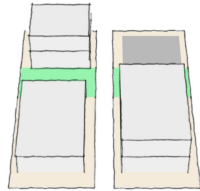
Zoning Strategy: Residential Limited

Form District Options:

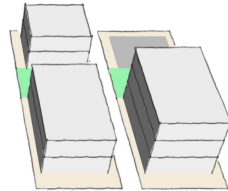
FORM			
FAR	0.45	0.75	1.0
Lot Size	4,000 sf	4,000 sf	4,000 sf
Lot width, street loaded	50'	50'	50'
Lot width, alley loaded	40'	40'	40'
Building Coverage	2 stories	2 stories	3 stories
Height	50'	50'	50'
Building Width	20'	10'	10'
Primary St. Setbacks	20'	10'	10'
Outdoor Amenity Space	20%	20%	20%



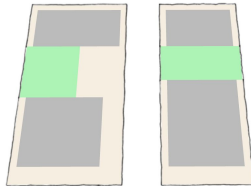
0.45 FAR



0.75 FAR



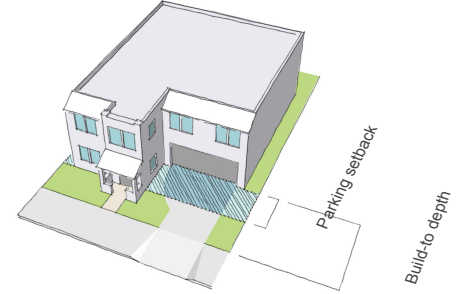
1.0 FAR



Amenity Space

Frontage Options:

FRONTAGE	Front Yard 1
Build-to depth / width	10' / 50%
Parking setback	10'
Frontage planting area	50%
Entry features	Porch Projecting entry Recessed entry Forecourt
Ground story height	9'



Porch

Projecting Entry

Recessed Entry

Forecourt

Development Standard District Options:

DEVELOPMENT STANDARDS	
Pedestrian access	Linked
Spacing	100'
Vehicle Access	
Number of automobile access lanes	
<i>Boulevard or Avenue</i>	
0'-200' lot width	2
> 200' lot width	4
<i>Collector or Local</i>	
0'-80' lot width	1
81'-200' lot width	2
> 200' lot width	4
Access lane width	
Boulevard or Avenue (min/max)	9' / 12'
Collector or Local (min/max)	8' / 12'

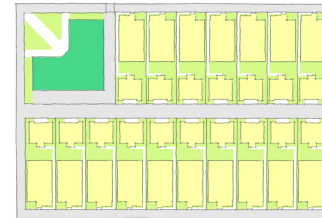


Lot width:: 50 feet
Access lane width allowed: 12' max

Lot width:: 100 feet
Access lane width allowed: 24' max

Use District Options:

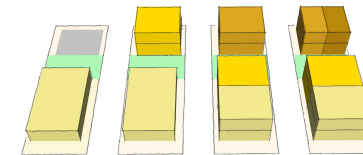
USE	Residential Limited
Primary use	Household dwelling
Supporting uses	Community center Childcare K-12 School Farmer's market Community garden



- Residential Dwelling
- Public & Institutional Facilities

Density Options:

DENSITY	Corresponding FAR	Avg. Unit Size
1L	0.45	2,000 - 2,500 sf
2L	0.75	1,900 sf
3L	1.0	1,700 sf
4L	1.0	1,300 sf



Density: 1L
1 unit

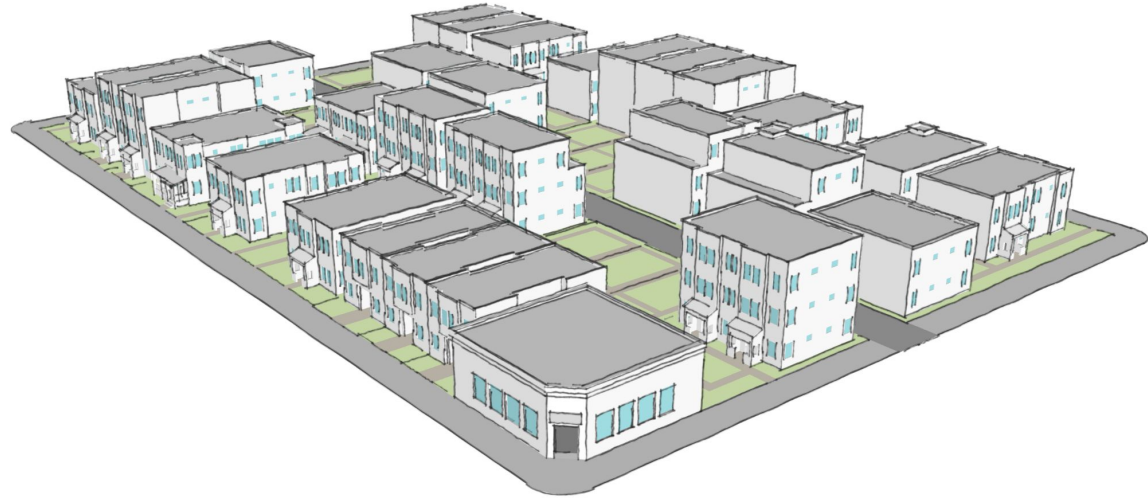
Density: 2L
2 units

Density: 3L
3 units

Density: 4L
4 units

Intent and Considerations

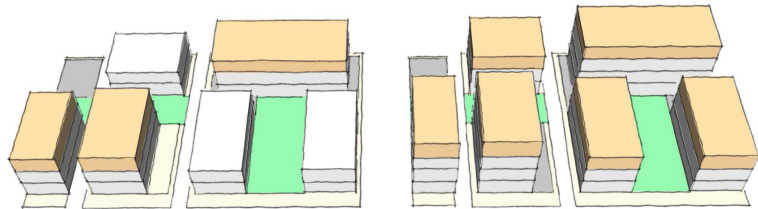
- Accommodate lower density multi-family
- Provide a spacious amenity space at grade
- Property's connection to the street served by landscaped front yard
- Ensure parking is located behind street frontage
- Allow small-scale corner shops, services, and dining to support neighborhood life



Zoning Strategy: Corner Shop Neighborhood

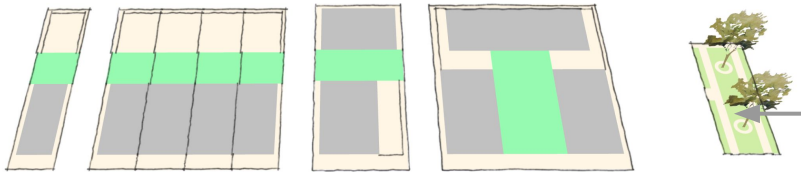
Form District Options:

FORM		
FAR Base	1.0	1.25
FAR Bonus	1.25	1.75
Lot Size	2,000 sf	2,000 sf
Lot width, street loaded	35'	35'
Lot width, alley loaded	25'	25'
Height Base	3 stories	3 stories
Height Bonus	4 stories	5 stories
Building Width Base	50'	50'
Building Width Bonus	75'	75'



Base FAR: 1.0
Bonus FAR: 1.25

Base FAR: 1.25
Bonus FAR: 1.75



Amenity Space

Frontage Options:

FRONTAGE	Front Yard 1
Build-to depth / width	10' / 50%
Parking setback	10'
Frontage planting area	50%
Entry features	Porch Projecting entry Recessed entry Forecourt
Ground story height	9'



Porch

Projecting Entry

Recessed Entry

Forecourt

Zoning Strategy: Corner Shop Neighborhood

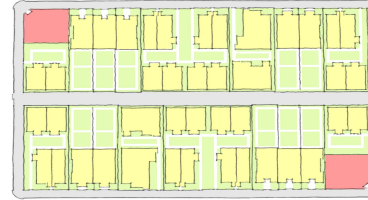
Development Standard District Options:

DEVELOPMENT STANDARDS	
Pedestrian access	Linked
Spacing	100'
Vehicle Access	
Number of automobile access lanes	
<i>Boulevard or Avenue</i>	
0'-200' lot width	2
> 200' lot width	4
<i>Collector or Local</i>	
0'-80' lot width	1
81'-200' lot width	2
> 200' lot width	4
Access lane width	
Boulevard or Avenue (min/max)	9' / 12'
Collector or Local (min/max)	8' / 12'



Use District Options:

USE	Residential Limited
Primary use	Household dwelling
Supporting uses	Corner Retail Cafe Community center Childcare K-12 School Farmer's market Community garden

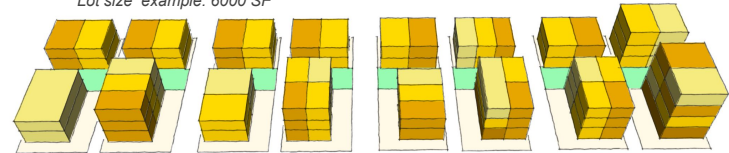


- Residential Dwelling
- Neighborhood Commercial

Density Options:

DENSITY	Corresponding Base FAR	Avg. Unit Size	Corresponding Base FAR	Avg. Unit Size
20	1.0	1,800 sf	1.25	1,400 sf
15	1.0	1,400 sf	1.25	1,000 sf
12	1.0	1,100 sf	1.25	800 sf
10	1.25	1,000 sf	1.75	850 sf

Lot size example: 6000 SF



Density: 1/2000
Base: 3 units
Bonus: 5 units

Density: 1/1500
Base: 4 units
Bonus: 6 units

Density: 1/1200
Base: 5 units
Bonus: 8 units

Density: 1/1000
Base: 6 units
Bonus: 9 units

Glossary of Terms

Density:

The number of residential units permitted per square feet of lot area or per lot area.

Height:

Establishes a zone's height or story limitations.

Floor Area Ratio (FAR):

The ratio of the gross floor area of a building to the area of the lot where it is located. (This [video](#) explains FAR.)



Breakout Session #2:

Room 4 Venice

Residential General Plan Land Use (GPLU)

Facilitator: Eva Chang-Person | Notetaker: Chris Piña

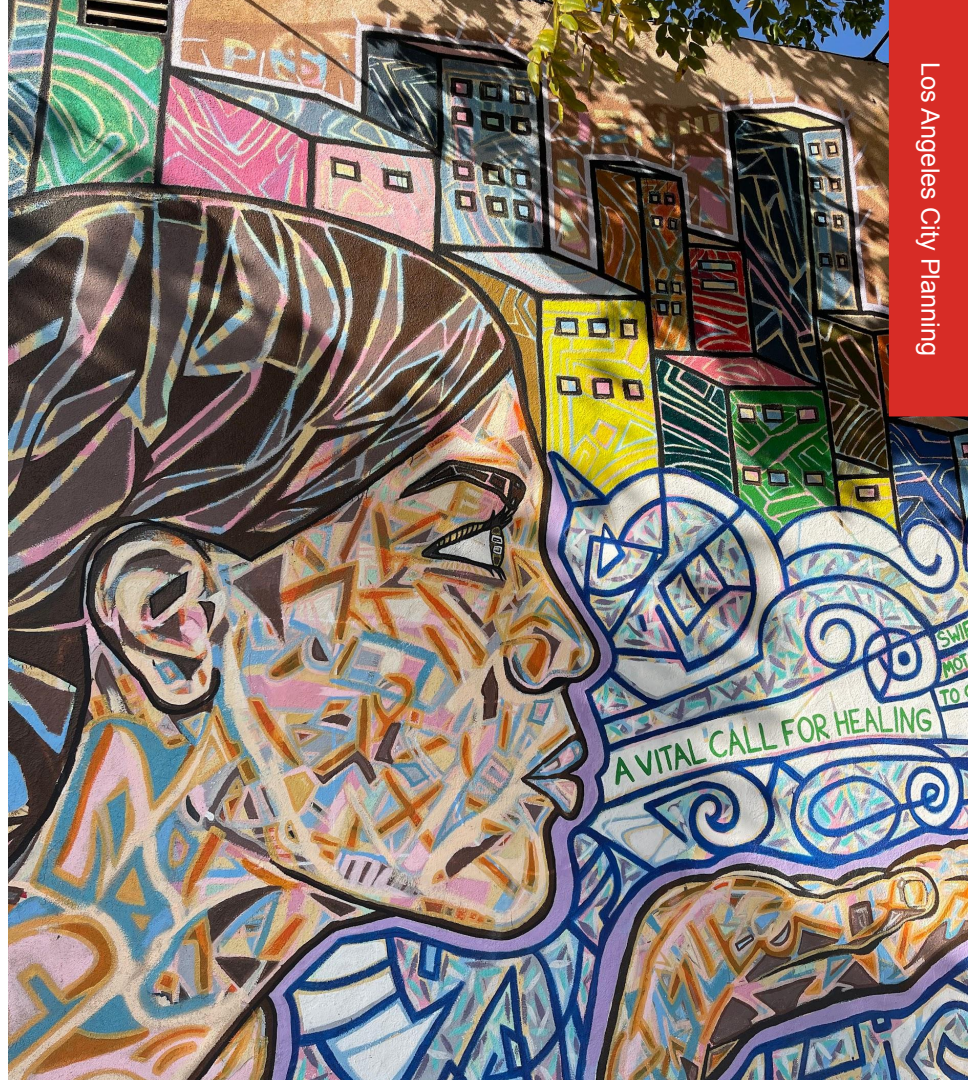
Agenda

- Existing GPLU Map
- New Residential GPLU
 - *Designations*
 - *Map*
 - *Correspondence Table*
- Report Back



Report Back

- Select 1 member to report back
- Summarize highlights of what the small group discussed to the larger group



Venice



Existing GPLU

- Community Commercial
- General Commercial
- High Medium
- Limited Industrial
- Limited Manufacturing
- Low
- Low Medium I
- Low Medium II
- Medium
- Neighborhood Commercial
- Neighborhood Office Commercial
- Open Space
- Public Facilities
- Community Plan Area Boundary
- Draft GPLU Subareas



New Residential GPLU: Designations

Low Residential

Low Residential areas provide **housing ranging from single family to fourplexes** in various contexts, typically set away from centers of activity. The building form ranges from House Scale to Very Low Rise. The minimum size of each lot typically ranges from 5,000 square feet to 7,500 square feet. The residential density generally ranges from 1 unit per 6,000 square feet of lot area to 1 unit per 4,000 square feet of lot area; in some areas, the residential density may be limited to the number of units on a lot, from 1 unit per lot to 4 units per lot.

Low Medium Residential

Low Medium Residential areas provide multi-unit housing, **ranging from duplexes to small scale apartments**, generally near neighborhood-serving uses. The building form ranges from House Scale to Very Low Rise. The residential density generally ranges from 1 unit per 3,000 square feet of lot area to 1 unit per 1,000 square feet of lot area.

Low Neighborhood Residential

Low Neighborhood Residential areas are **primarily residential and may integrate limited local-serving commercial uses**; these neighborhoods are adjacent and connected to commercial and employment areas. The building form ranges from House Scale to Very Low Rise, and buildings are typically oriented toward the street. The residential density generally ranges from 2 to 4 units per lot, or 1 unit per 4,000 square feet of lot area to 1 unit per 1,000 square feet of lot area.

New Residential GPLU: Designations

Medium Residential

Medium Residential areas **provide a concentration of multi-unit housing** and are typically located near commercial or employment centers. Supportive institutional uses may also be provided in certain Residential Use Districts. The building form ranges from Very Low Rise to Low Rise. The residential density generally ranges from 1 unit per 1,000 square feet of lot area to 1 unit per 400 square feet of lot area.

Medium Neighborhood Residential

Medium Neighborhood Residential areas are primarily residential and **may integrate limited local-serving commercial uses**; these neighborhoods are adjacent and connected to commercial and employment areas. The building form ranges from Very Low Rise to Low Rise, and buildings are typically oriented toward the street. The residential density generally ranges from 1 unit per 1,000 square feet of lot area to 1 unit per 200 square feet of lot area; the residential density of Medium Neighborhood Residential that are close to transportation hubs and/or Regional Centers may be limited by floor area.

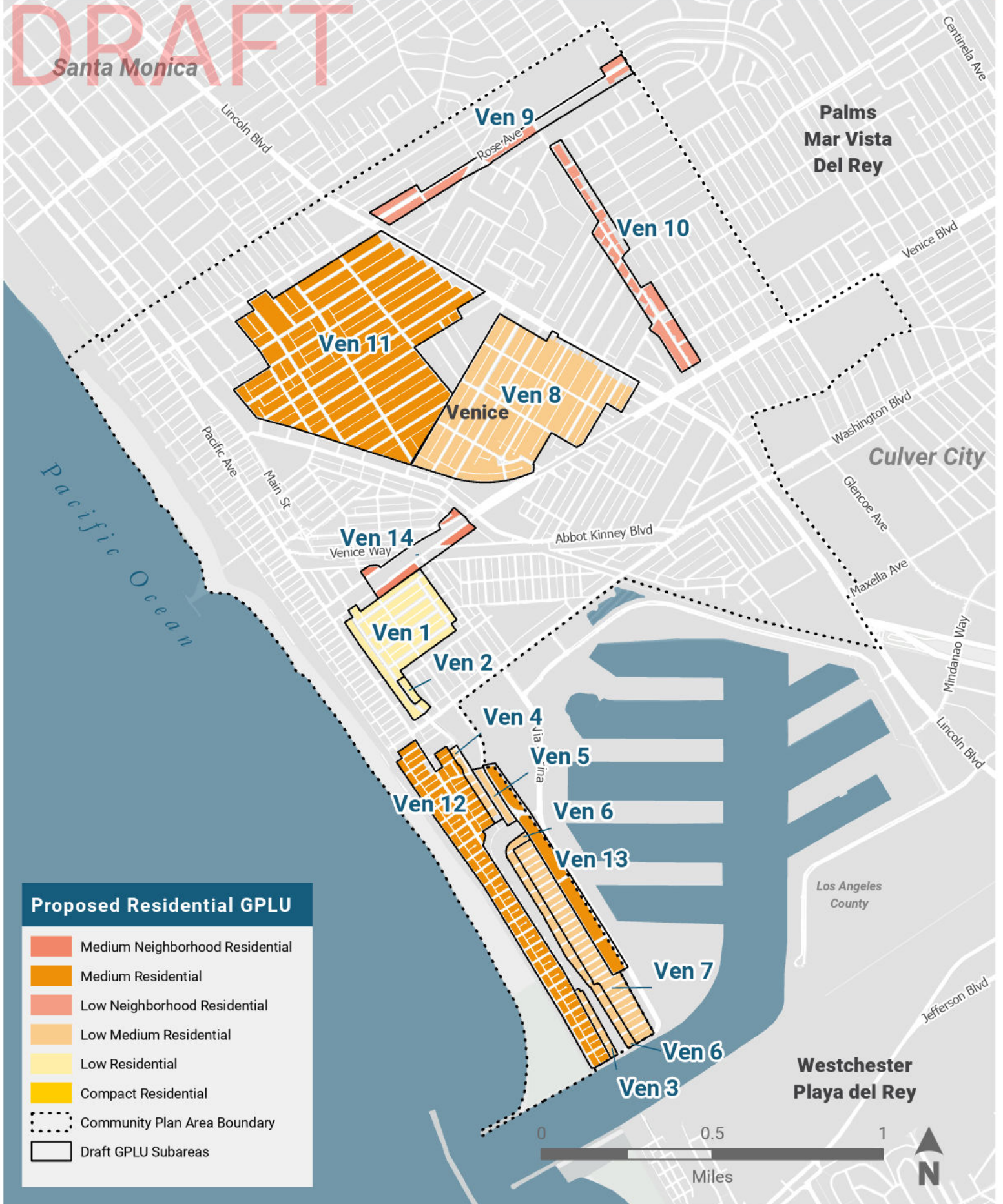
High Residential

High Residential areas are typically located **near commercial or employment centers and provide concentrated multi-unit housing** with no commercial uses or limited commercial uses under certain Residential Use Districts. The building form ranges from Mid Rise to Moderate Rise. The residential density generally ranges from 1 unit per 400 or 200 square feet of lot area; residential density may also be limited by floor area.

Venice



DRAFT
Santa Monica



VENICE Proposed Draft General Plan Land Uses (GPLU)

Proposed GPLU & Subareas	Proposed Density Base	Proposed Height Base (Stories/Feet)	Proposed Height Bonus (Stories/Feet)	Proposed FAR Base (Floor Area Ratio)	Proposed FAR Bonus (Floor Area Ratio)
Low Residential					
VEN 1	1L	33'	no bonus	0.45	no bonus
VEN 2	4L	3	no bonus	1.0	no bonus
Low Medium Residential					
VEN: 4, 5, 7	2L	33'	no bonus	0.75	no bonus
VEN 8	12	3	4	1.0	1.25
VEN: 3, 6	15	3	4	1.0	1.25
Low Neighborhood Residential					
VEN: 9, 10	12	3	4	1.0	1.25
Medium Residential					
VEN 11	8M	3	4	1.0	1.25
VEN: 12, 13	800	3	5	1.5	2.5
Medium Neighborhood Residential					
VEN 14	400	3	5	1.25	1.75

GPLU RESIDENTIAL MAPS

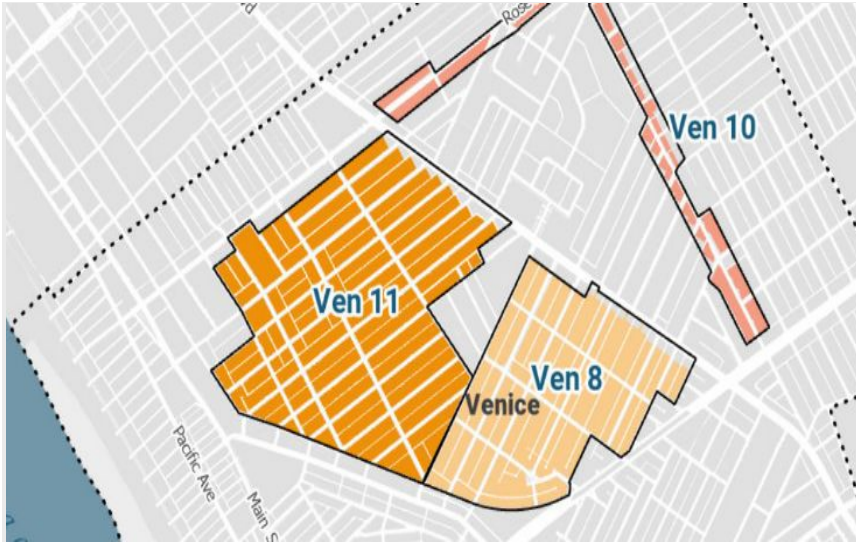
What do we like?

What should be reconsidered?

Other considerations?

Additional Resources

Proposed Example 1: Oakwood (Ven 11)

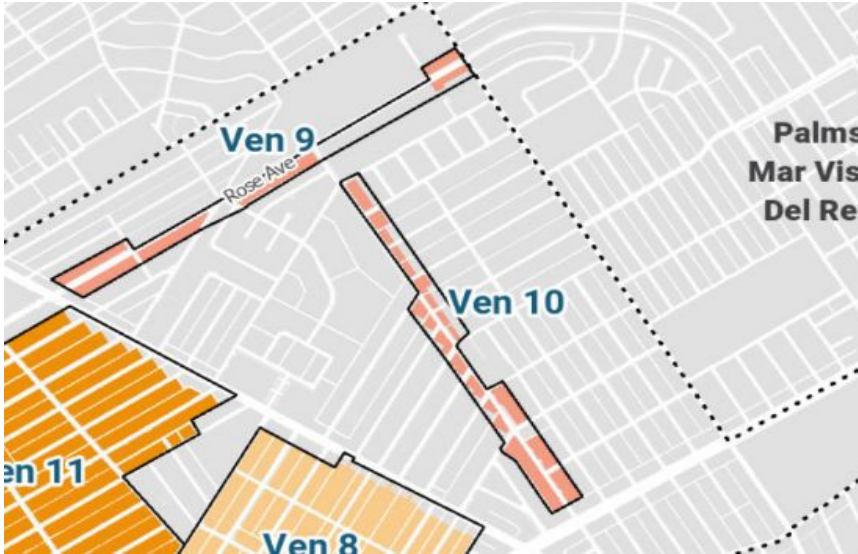


Proposed: Oakwood (Ven 11)



Courtyard example: Missing Middle Housing, Opticos Design

Proposed Example 2: East Venice (Ven 9 / Ven 10)

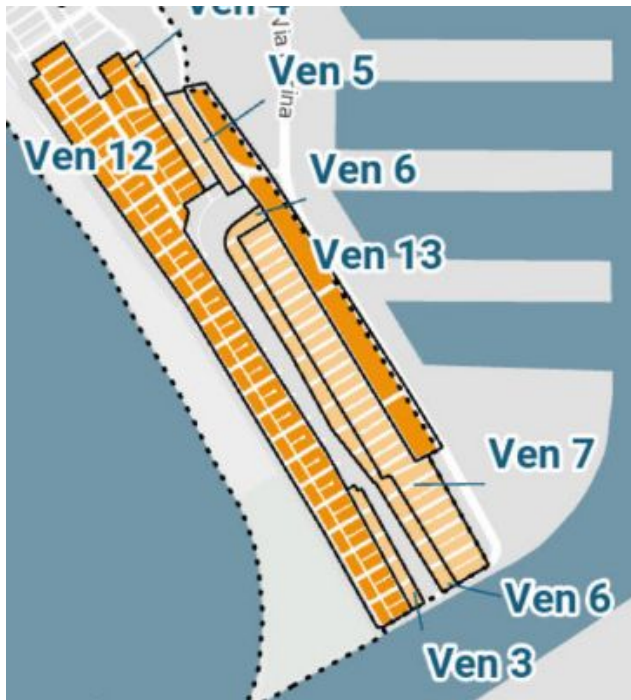


Proposed: East Venice - Rose Ave (Ven 9) / Penmar Ave (Ven 10)



Neighborhood Option: Jackson Market and Deli, 4065 Jackson Ave

Proposed Example 3: Marina Peninsula (Ven 12)



Proposed: Marina Peninsula (Ven 12)



Equivalent Zoning to Match Existing : Marina Peninsula

Intent and Considerations

- Accommodate one to four residential units per lot
- Provide a spacious amenity space at grade as a central courtyard or rear yard
- Property's connection to the street served by landscaped front yard
- Ensure parking is located behind street frontage
- Limit uses to residential supported by small scale institutional uses



Zoning Strategy: Residential Limited

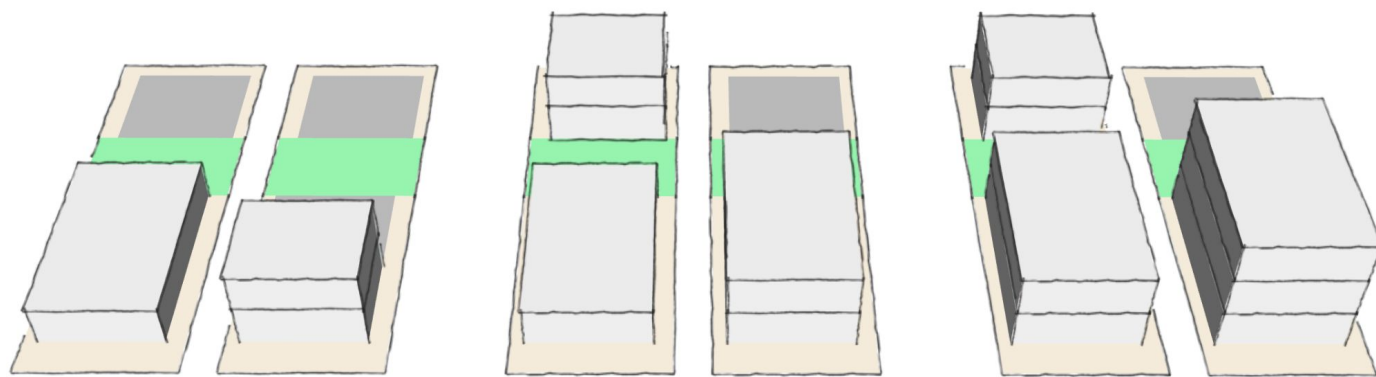
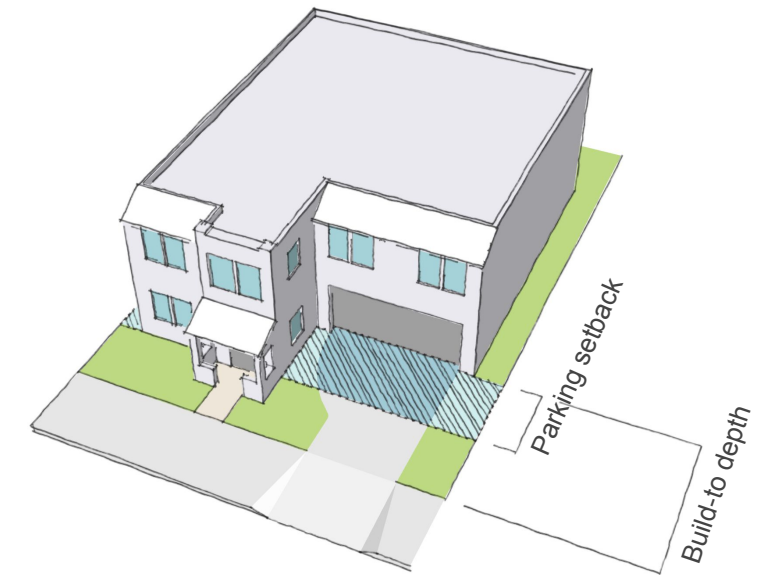
DRAFT

Form District Options:

FORM			
FAR	0.45	0.75	1.0
Lot Size	4,000 sf	4,000 sf	4,000 sf
Lot width, street loaded	50'	50'	50'
Lot width, alley loaded	40'	40'	40'
Building Coverage	2 stories	2 stories	3 stories
Height	50'	50'	50'
Building Width	20'	10'	10'
Primary St. Setbacks	20'	10'	10'
Outdoor Amenity Space	20%	20%	20%

Frontage Options:

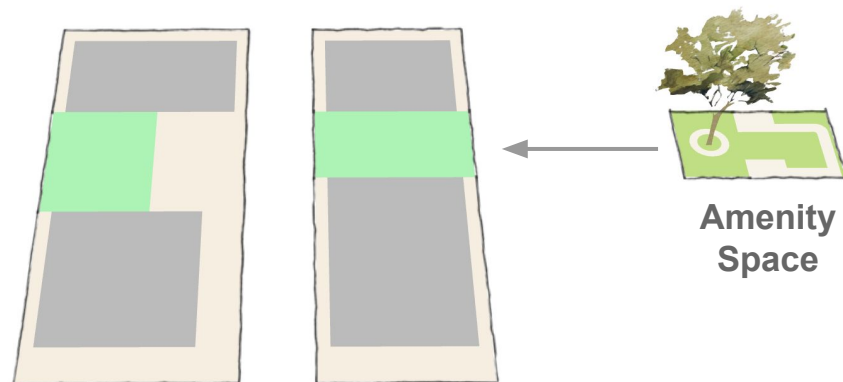
FRONTAGE	Front Yard 1
Build-to depth / width	10' / 50%
Parking setback	10'
Frontage planting area	50%
Entry features	Porch Projecting entry Recessed entry Forecourt
Ground story height	9'



0.45 FAR

0.75 FAR

1.0 FAR



Amenity Space



Porch

Projecting Entry

Recessed Entry

Forecourt

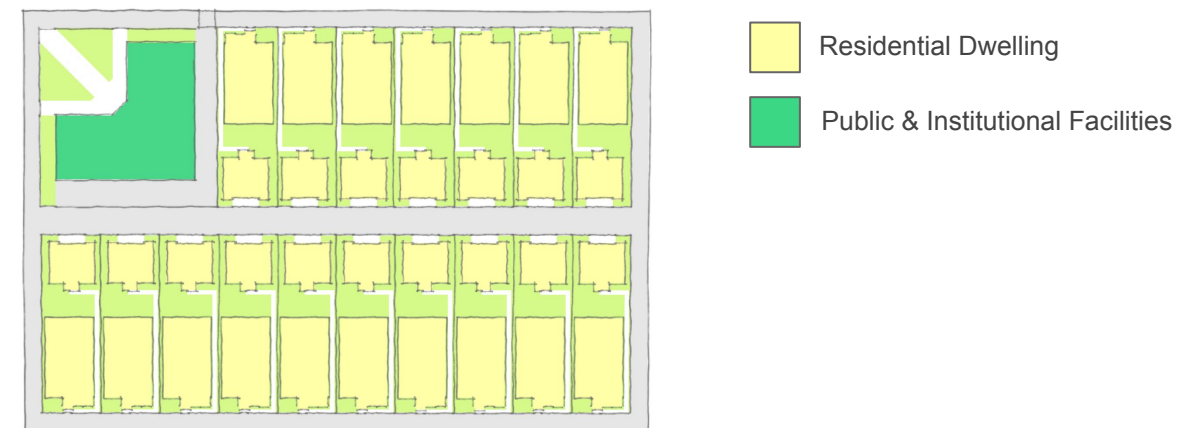
Development Standard District Options:

DEVELOPMENT STANDARDS	
Pedestrian access	Linked
Spacing	100'
Vehicle Access	
Number of automobile access lanes	
<i>Boulevard or Avenue</i>	
0'-200' lot width	2
> 200' lot width	4
<i>Collector or Local</i>	
0'-80' lot width	1
81'-200' lot width	2
> 200' lot width	4
Access lane width	
Boulevard or Avenue (min/max)	9' / 12'
Collector or Local (min/max)	8' / 12'



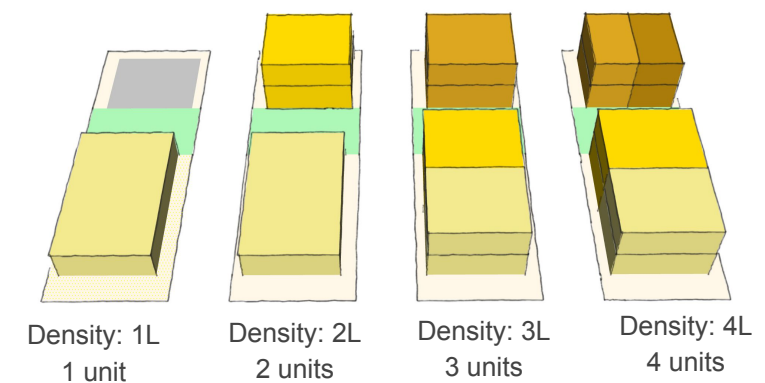
Use District Options:

USE	Residential Limited
Primary use	Household dwelling
Supporting uses	Community center Childcare K-12 School Farmer's market Community garden



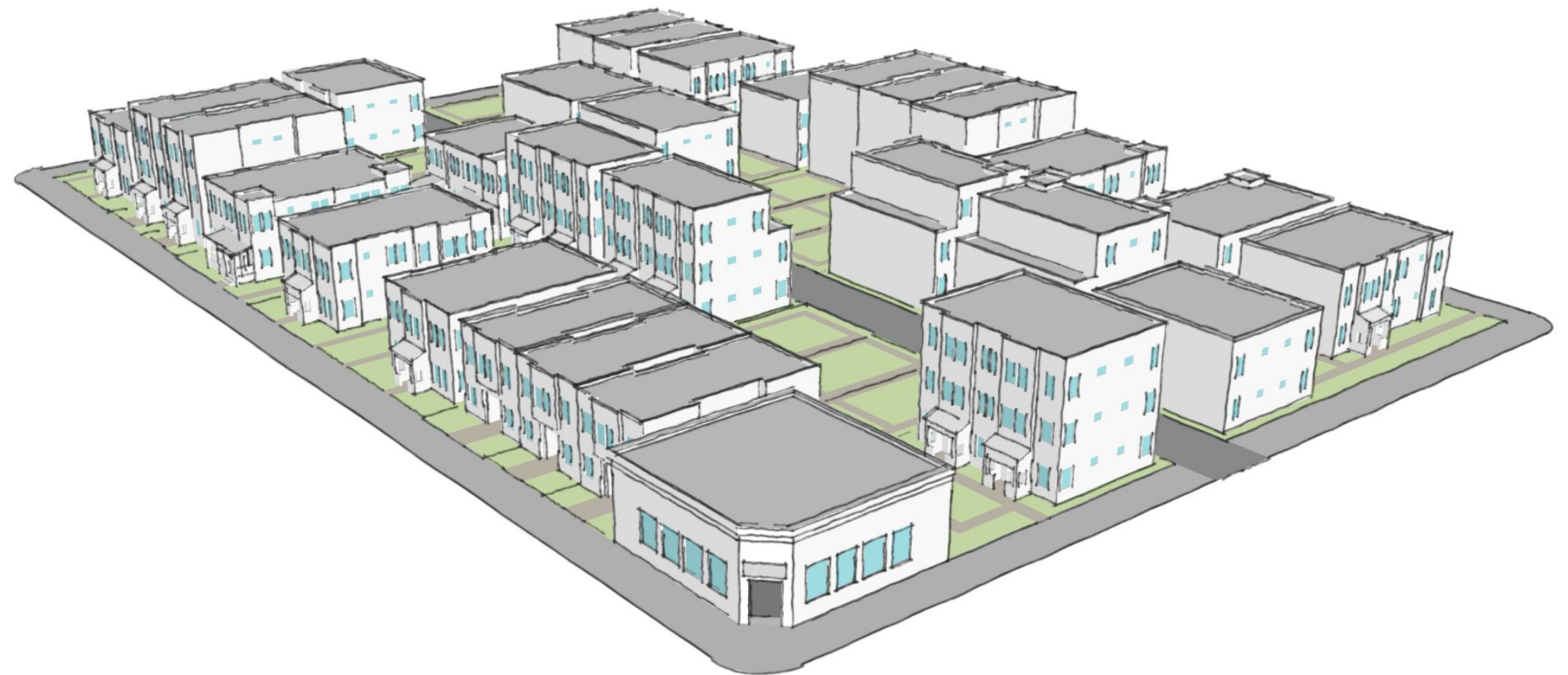
Density Options:

DENSITY	Corresponding FAR	Avg. Unit Size
1L	0.45	2,000 - 2,500 sf
2L	0.75	1,900 sf
3L	1.0	1,700 sf
4L	1.0	1,300 sf



Intent and Considerations

- Accommodate lower density multi-family
- Provide a spacious amenity space at grade
- Property's connection to the street served by landscaped front yard
- Ensure parking is located behind street frontage
- Allow small-scale corner shops, services, and dining to support neighborhood life

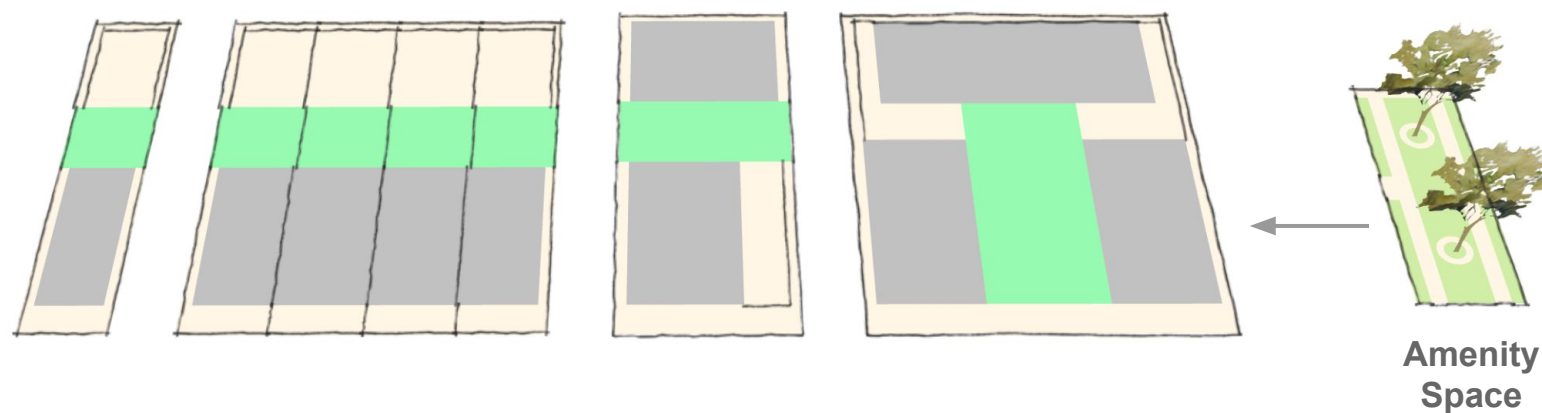
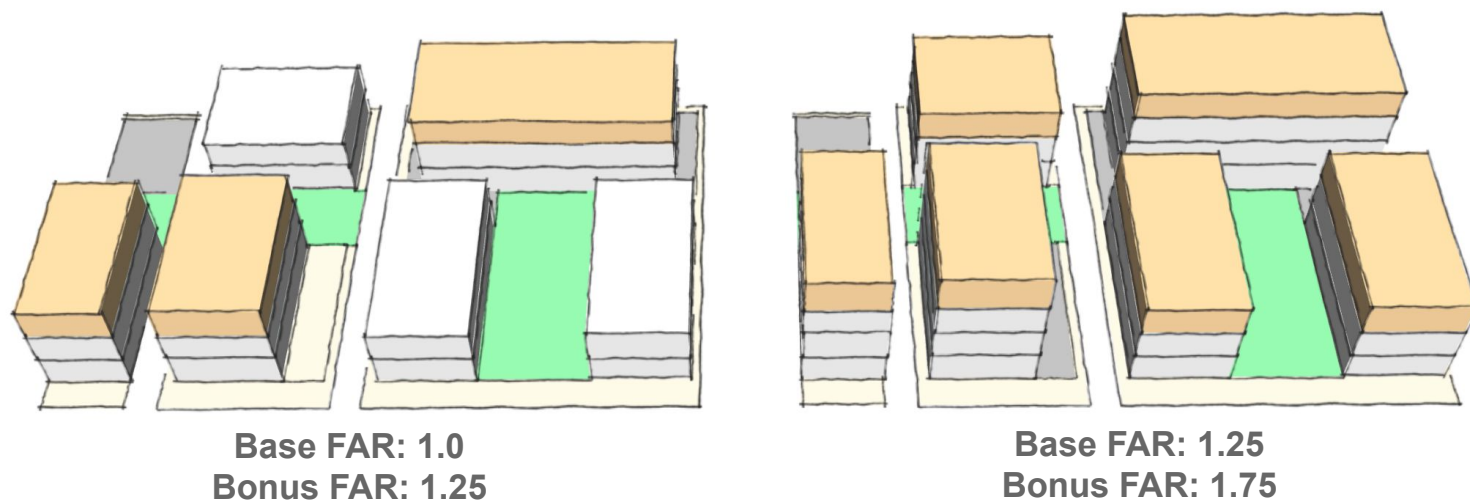


Zoning Strategy: Corner Shop Neighborhood

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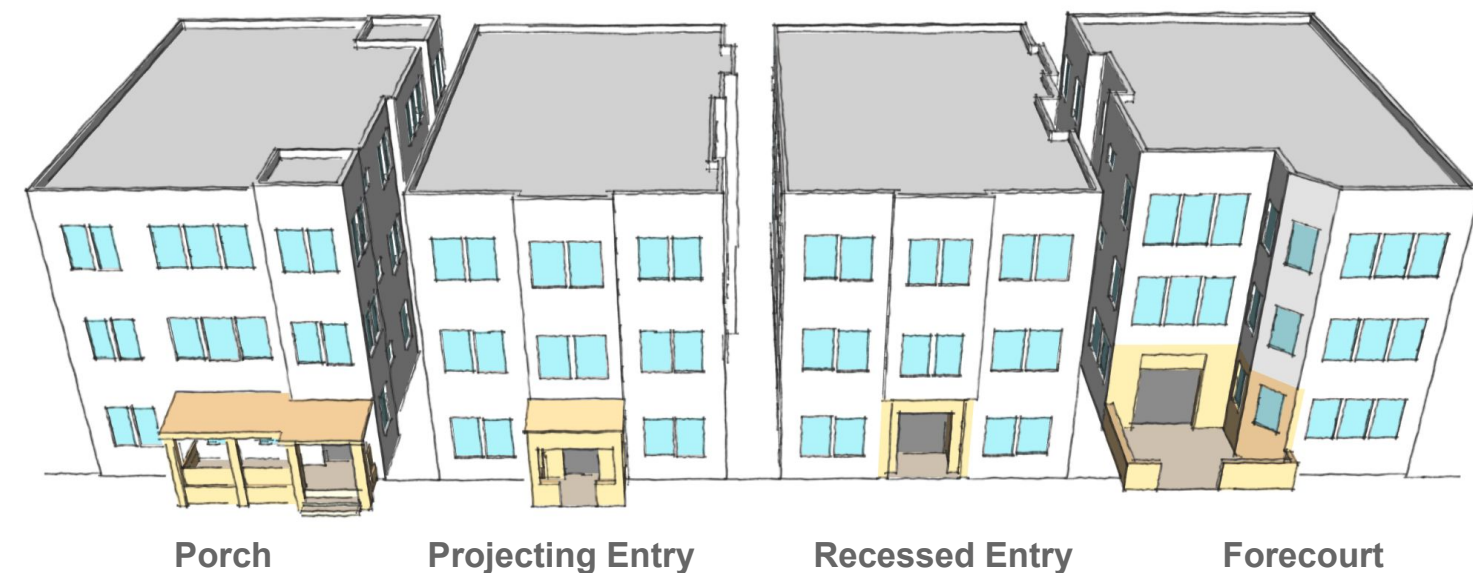
Form District Options:

FORM		
FAR Base	1.0	1.25
FAR Bonus	1.25	1.75
Lot Size	2,000 sf	2,000 sf
Lot width, street loaded	35'	35'
Lot width, alley loaded	25'	25'
Height Base	3 stories	3 stories
Height Bonus	4 stories	5 stories
Building Width Base	50'	50'
Building Width Bonus	75'	75'



Frontage Options:

FRONTAGE	Front Yard 1
Build-to depth / width	10' / 50%
Parking setback	10'
Frontage planting area	50%
Entry features	Porch Projecting entry Recessed entry Forecourt
Ground story height	9'



Zoning Strategy: Corner Shop Neighborhood

DRAFT

Development Standard District Options:

DEVELOPMENT STANDARDS	
Pedestrian access	Linked
Spacing	100'
Vehicle Access	
Number of automobile access lanes	
<i>Boulevard or Avenue</i>	
0'-200' lot width	2
> 200' lot width	4
<i>Collector or Local</i>	
0'-80' lot width	1
81'-200' lot width	2
> 200' lot width	4
Access lane width	
Boulevard or Avenue (min/max)	9' / 12'
Collector or Local (min/max)	8' / 12'



Use District Options:

USE	Residential Limited
Primary use	Household dwelling
Supporting uses	Corner Retail Cafe Community center Childcare K-12 School Farmer's market Community garden

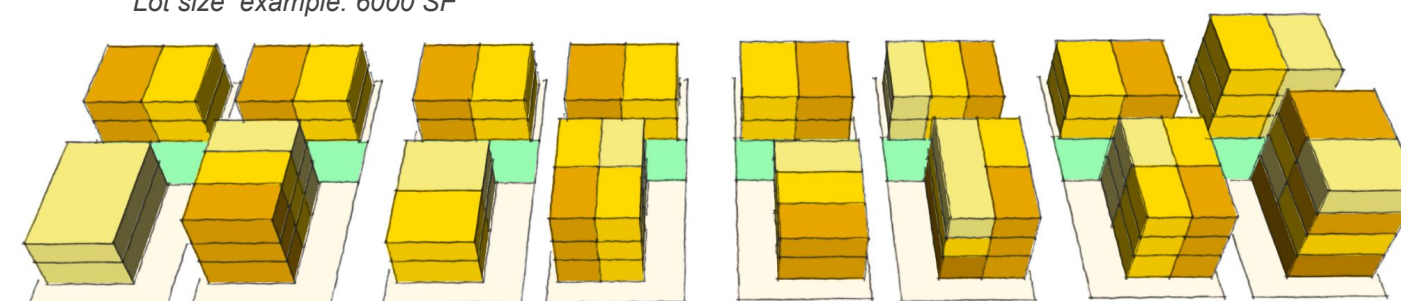


- Residential Dwelling
- Neighborhood Commercial

Density Options:

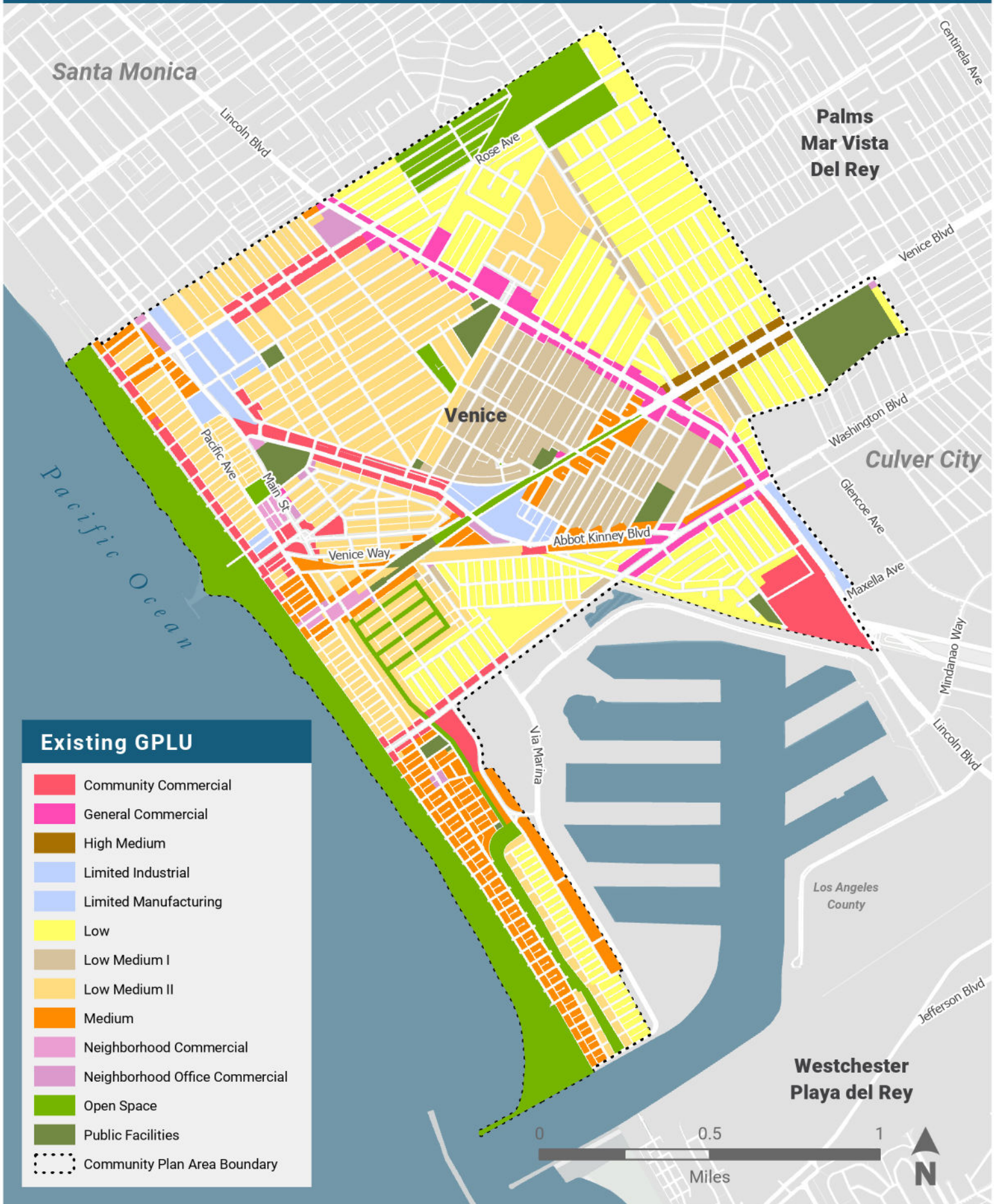
DENSITY	Corresponding Base FAR	Avg. Unit Size	Corresponding Base FAR	Avg. Unit Size
20	1.0	1,800 sf	1.25	1,400 sf
15	1.0	1,400 sf	1.25	1,000 sf
12	1.0	1,100 sf	1.25	800 sf
10	1.25	1,000 sf	1.75	850 sf

Lot size example: 6000 SF



- Density: 1/2000
Base: 3 units
Bonus: 5 units
- Density: 1/1500
Base: 4 units
Bonus: 6 units
- Density: 1/1200
Base: 5 units
Bonus: 8 units
- Density: 1/1000
Base: 6 units
Bonus: 9 units

Venice



Glossary of Terms

Density:

The number of residential units permitted per square feet of lot area or per lot area.

Height:

Establishes a zone's height or story limitations.

Floor Area Ratio (FAR):

The ratio of the gross floor area of a building to the area of the lot where it is located. (This [video](#) explains FAR.)



Breakout Session #2:

Room 5 Regional

Residential General Plan Land Use (GPLU)

Facilitator: Julia Heidelman | Notetaker: Alice Okumura

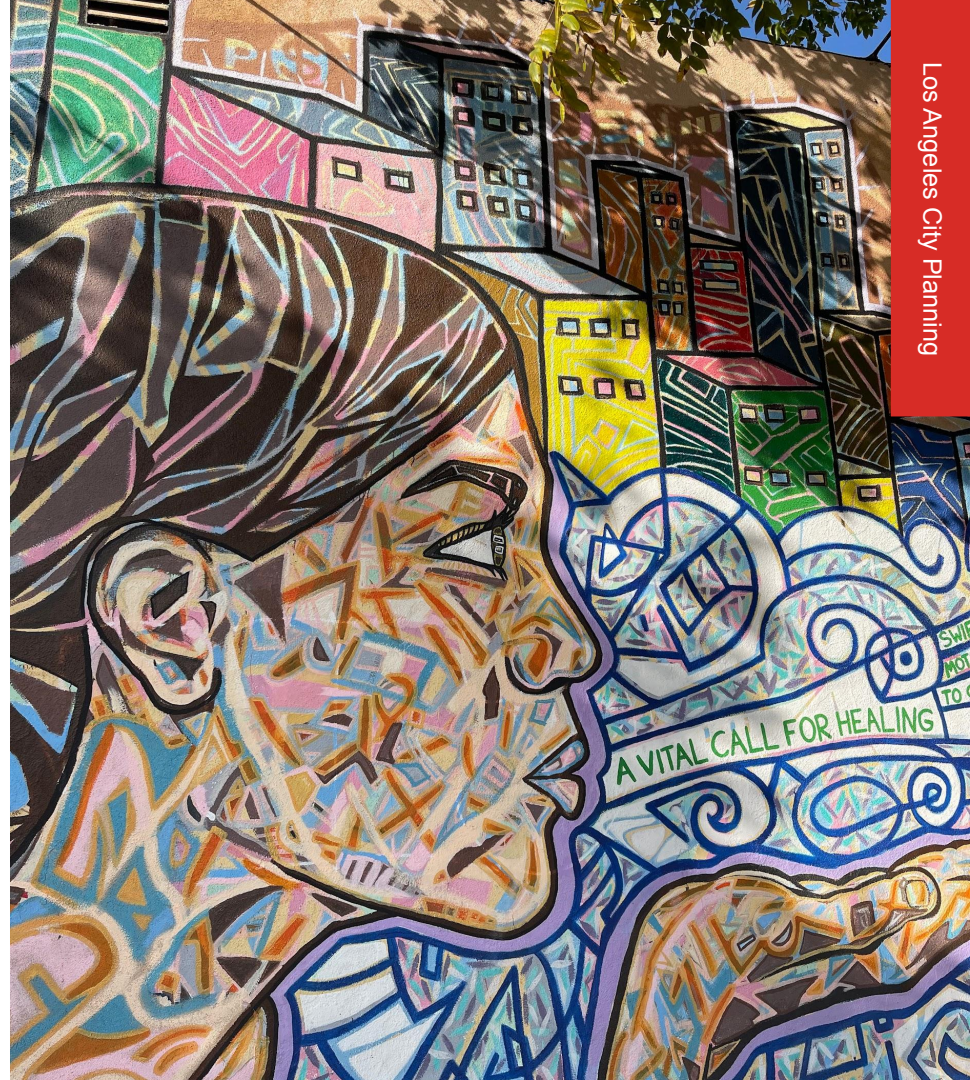
Agenda

- Existing GPLU Map
- New Residential GPLU
 - *Designations*
 - *Map*
 - *Correspondence Table*
- Report Back

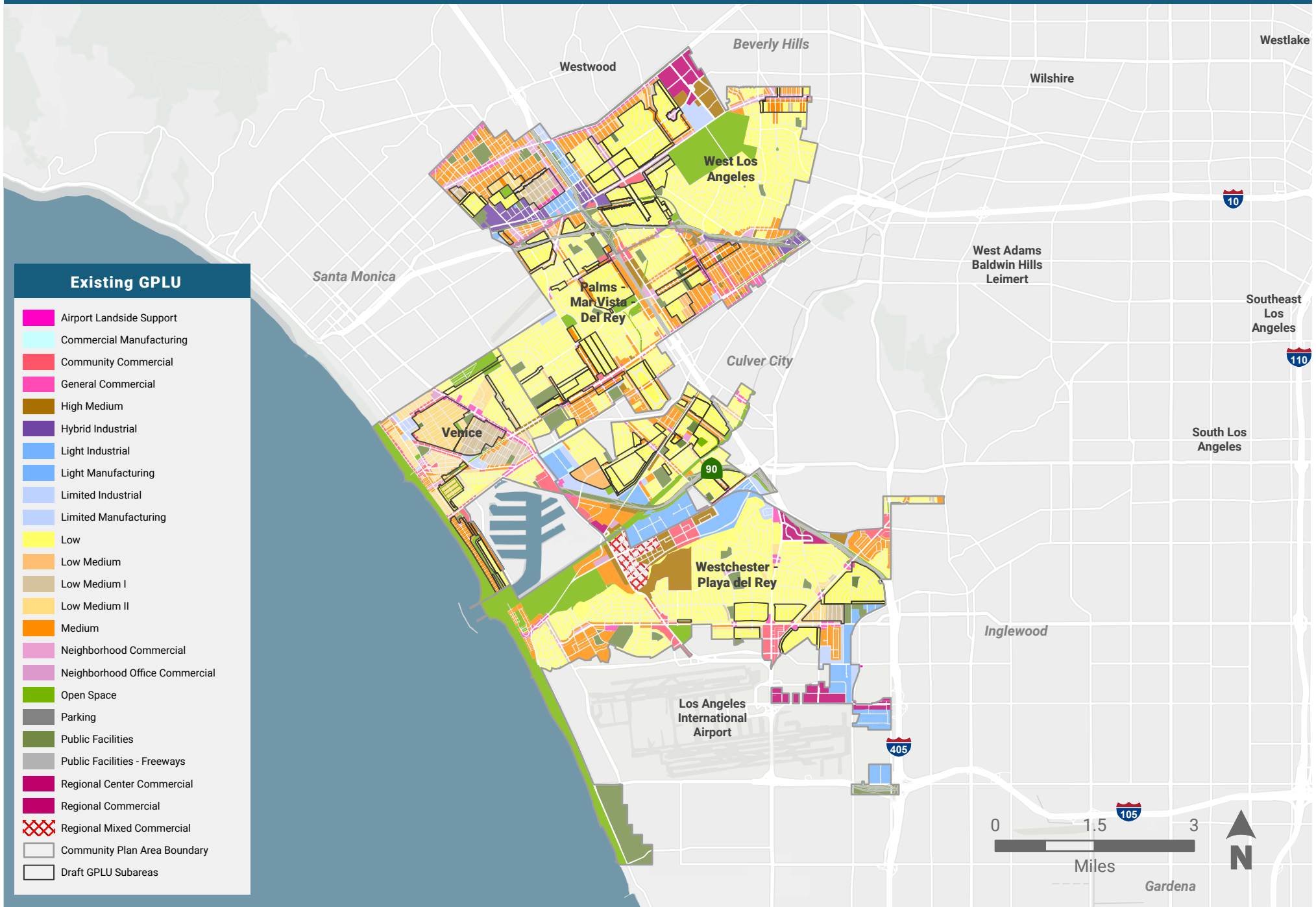


Report Back

- Select 1 member to report back
- Summarize highlights of what the small group discussed to the larger group

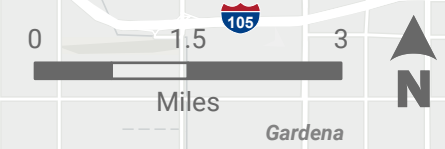


Westside Communities



Existing GPLU

- Airport Landside Support
- Commercial Manufacturing
- Community Commercial
- General Commercial
- High Medium
- Hybrid Industrial
- Light Industrial
- Light Manufacturing
- Limited Industrial
- Limited Manufacturing
- Low
- Low Medium
- Low Medium I
- Low Medium II
- Medium
- Neighborhood Commercial
- Neighborhood Office Commercial
- Open Space
- Parking
- Public Facilities
- Public Facilities - Freeways
- Regional Center Commercial
- Regional Commercial
- Regional Mixed Commercial
- Community Plan Area Boundary
- Draft GPLU Subareas



New Residential GPLU: Designations

Low Residential

Low Residential areas provide **housing ranging from single family to fourplexes** in various contexts, typically set away from centers of activity. The building form ranges from House Scale to Very Low Rise. The minimum size of each lot typically ranges from 5,000 square feet to 7,500 square feet. The residential density generally ranges from 1 unit per 6,000 square feet of lot area to 1 unit per 4,000 square feet of lot area; in some areas, the residential density may be limited to the number of units on a lot, from 1 unit per lot to 4 units per lot.

Low Medium Residential

Low Medium Residential areas provide multi-unit housing, **ranging from duplexes to small scale apartments**, generally near neighborhood-serving uses. The building form ranges from House Scale to Very Low Rise. The residential density generally ranges from 1 unit per 3,000 square feet of lot area to 1 unit per 1,000 square feet of lot area.

Low Neighborhood Residential

Low Neighborhood Residential areas are **primarily residential and may integrate limited local-serving commercial uses**; these neighborhoods are adjacent and connected to commercial and employment areas. The building form ranges from House Scale to Very Low Rise, and buildings are typically oriented toward the street. The residential density generally ranges from 2 to 4 units per lot, or 1 unit per 4,000 square feet of lot area to 1 unit per 1,000 square feet of lot area.

New Residential GPLU: Designations

Medium Residential

Medium Residential areas **provide a concentration of multi-unit housing** and are typically located near commercial or employment centers. Supportive institutional uses may also be provided in certain Residential Use Districts. The building form ranges from Very Low Rise to Low Rise. The residential density generally ranges from 1 unit per 1,000 square feet of lot area to 1 unit per 400 square feet of lot area.

Medium Neighborhood Residential

Medium Neighborhood Residential areas are primarily residential and **may integrate limited local-serving commercial uses**; these neighborhoods are adjacent and connected to commercial and employment areas. The building form ranges from Very Low Rise to Low Rise, and buildings are typically oriented toward the street. The residential density generally ranges from 1 unit per 1,000 square feet of lot area to 1 unit per 200 square feet of lot area; the residential density of Medium Neighborhood Residential that are close to transportation hubs and/or Regional Centers may be limited by floor area.

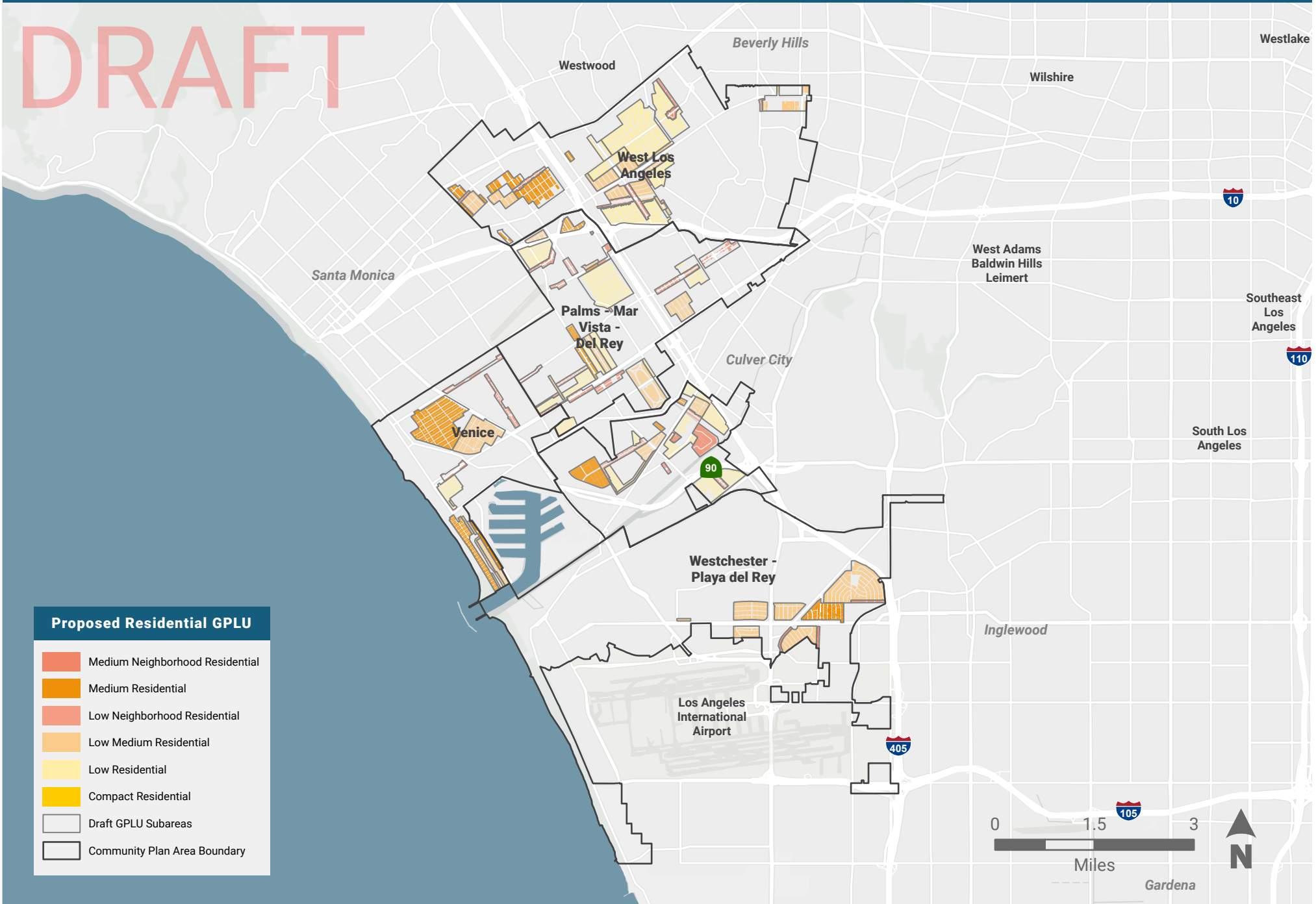
High Residential

High Residential areas are typically located **near commercial or employment centers and provide concentrated multi-unit housing** with no commercial uses or limited commercial uses under certain Residential Use Districts. The building form ranges from Mid Rise to Moderate Rise. The residential density generally ranges from 1 unit per 400 or 200 square feet of lot area; residential density may also be limited by floor area.

Westside Communities



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Proposed Residential GPU

- Medium Neighborhood Residential
- Medium Residential
- Low Neighborhood Residential
- Low Medium Residential
- Low Residential
- Compact Residential
- Draft GPU Subareas
- Community Plan Area Boundary

PALMS- MAR VISTA-DEL REY Proposed Draft General Plan Land Uses (GPLU)

Proposed GPLU & Subareas	Proposed Density Base	Proposed Height Base (Stories/Feet)	Proposed Height Bonus (Stories/Feet)	Proposed FAR Base (Floor Area Ratio)	Proposed FAR Bonus (Floor Area Ratio)
Low Residential					
PMVDR: 3, 11, 14, 15, 18, 22, 27, 29, 34, 35, 43, 45	4L	3	no bonus	1.0	no bonus
Low Medium Residential					
PMVDR 1	10	3	5	1.25	1.75
PMVDR 7, 13, 19, 28, 33, 39, 41	12	3	4	1.0	1.25
PMVDR 26	20	3	4	1.0	1.25
Low Neighborhood Residential					
PMVDR: 21, 23	1L	33'	No Bonus	0.45	no bonus
PMVDR 20	4L	3	No Bonus	1.0	no bonus
PMVDR 25	4	5	7	1.75	3.0
PMVDR: 12, 38	10	3	5	1.25	1.75
PMVDR: 6, 42	12	3	4	1.0	1.25
Medium Residential					
PMVDR: 9, 17, 32, 49	8	4	6	1.5	2.5
PMVDR 44	8	5	7	1.75	3.0
PMVDR: 2, 16	10	3	5	1.25	1.75
Medium Neighborhood Residential					
PMVDR 30	4	4	8	2.0	4.0
PMVDR 4	8	3	5	1.5	2.5
PMVDR: 5, 10, 24, 31, 36, 37, 46	8	4	6	1.5	2.5
High Residential					
PMVDR: 47, 48	4	6	8	2.0	4.0

WESTCHESTER-PLAYA DEL REY Proposed Draft General Plan Land Uses (GPLU)

Proposed GPLU & Subareas	Proposed Density Base	Proposed Height Base (Stories/Feet)	Proposed Height Bonus (Stories/Feet)	Proposed FAR Base (Floor Area Ratio)	Proposed FAR Bonus (Floor Area Ratio)
Low Medium Residential					
WPDR: 1, 2, 3, 4, 5, 6	4L	3	no bonus	1.0	no bonus
Low Neighborhood Residential					
WPDR 7	4L	3	no bonus	1.0	no bonus
Medium Residential					
WPDR 8	10	3	5	1.5	2.5
Medium Neighborhood Residential					
WPDR: 9, 10	10	3	5	1.5	2.5

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WEST LOS ANGELES Proposed Draft General Plan Land Uses (GPLU)

Proposed GPLU & Subareas	Proposed Density Base	Proposed Height Base (Stories/Feet)	Proposed Height Bonus (Stories/Feet)	Proposed FAR Base (Floor Area Ratio)	Proposed FAR Bonus (Floor Area Ratio)
Low Residential					
WLA: 17, 28, 29	4L	3	no bonus	1.0	no bonus
WLA 23	2L	33'	no bonus	0.75	no bonus
WLA: 30, 31	1L	33'	no bonus	0.45	no bonus
Low Medium Residential					
WLA: 20, 24	10	3	5	1.25	1.75
WLA: 1, 2, 7, 15, 16, 18, 19, 25, 26, 27	12	3	4	1.0	1.25
Low Neighborhood Residential					
WLA: 4, 12, 13, 21, 34, 35	10	3	5	1.25	1.75
WLA 32	12	3	4	1.00	1.25
Medium Residential					
WLA: 2, 3, 5, 6, 8, 10	8	4	6	1.5	2.5
WLA: 11	10	4	6	1.5	2.5
Medium Neighborhood Residential					
WLA: 11, 33	4	4	8	2.0	4.0
WLA: 9, 14, 22	8	4	6	1.5	2.5
WLA 34	10	3	5	1.25	1.75

VENICE Proposed Draft General Plan Land Uses (GPLU)

Proposed GPLU & Subareas	Proposed Density Base	Proposed Height Base (Stories/Feet)	Proposed Height Bonus (Stories/Feet)	Proposed FAR Base (Floor Area Ratio)	Proposed FAR Bonus (Floor Area Ratio)
Low Residential					
VEN 1	1L	33'	no bonus	0.45	no bonus
VEN 2	4L	3	no bonus	1.0	no bonus
Low Medium Residential					
VEN: 4, 5, 7	2L	33'	no bonus	0.75	no bonus
VEN 8	12	3	4	1.0	1.25
VEN: 3, 6	15	3	4	1.0	1.25
Low Neighborhood Residential					
VEN: 9, 10	12	3	4	1.0	1.25
Medium Residential					
VEN 11	8M	3	4	1.0	1.25
VEN: 12, 13	800	3	5	1.5	2.5
Medium Neighborhood Residential					
VEN 14	400	3	5	1.25	1.75

GPLU RESIDENTIAL MAPS

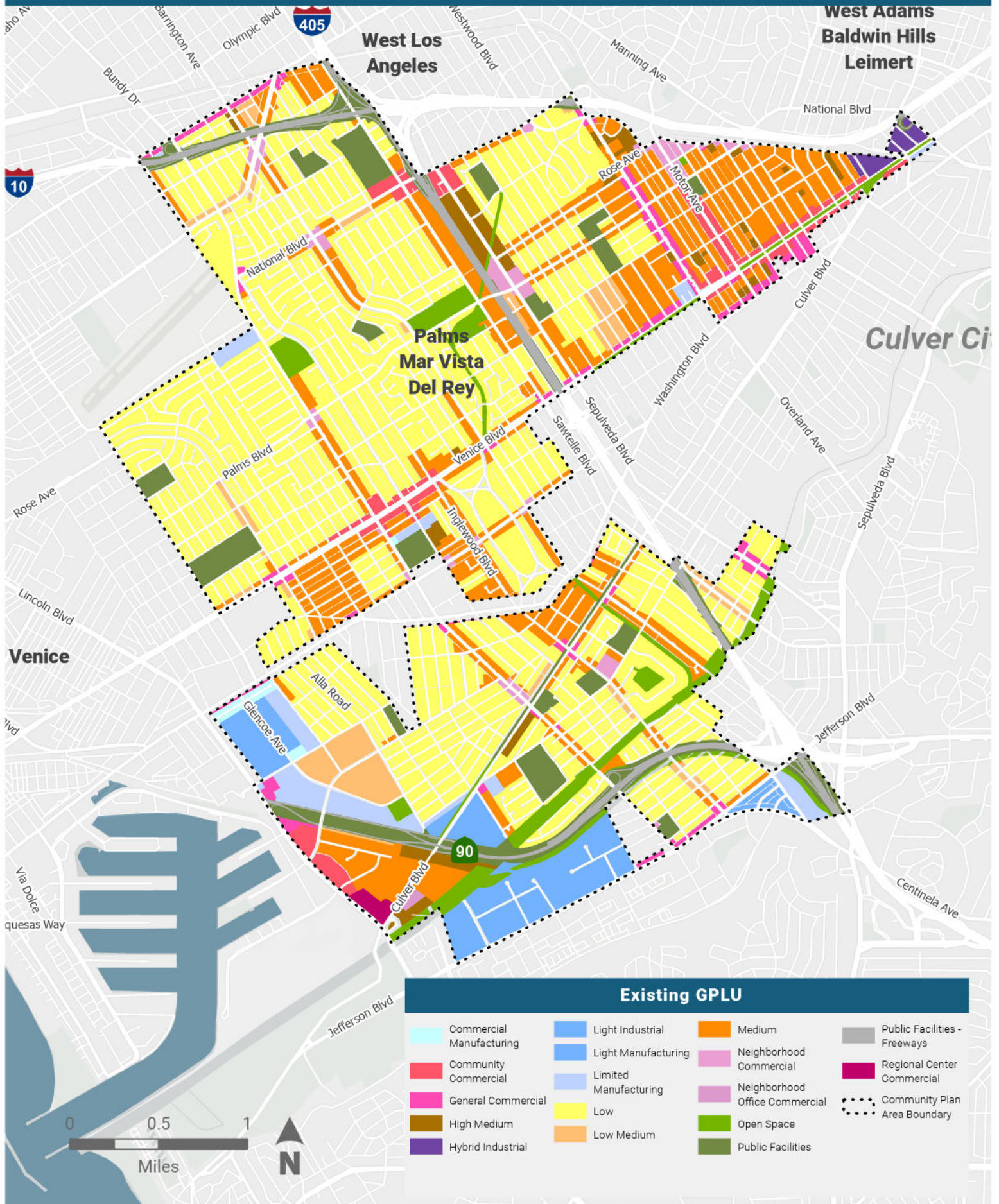
What do we like?

What should be reconsidered?

Other considerations?

Additional Resources

Palms - Mar Vista - Del Rey

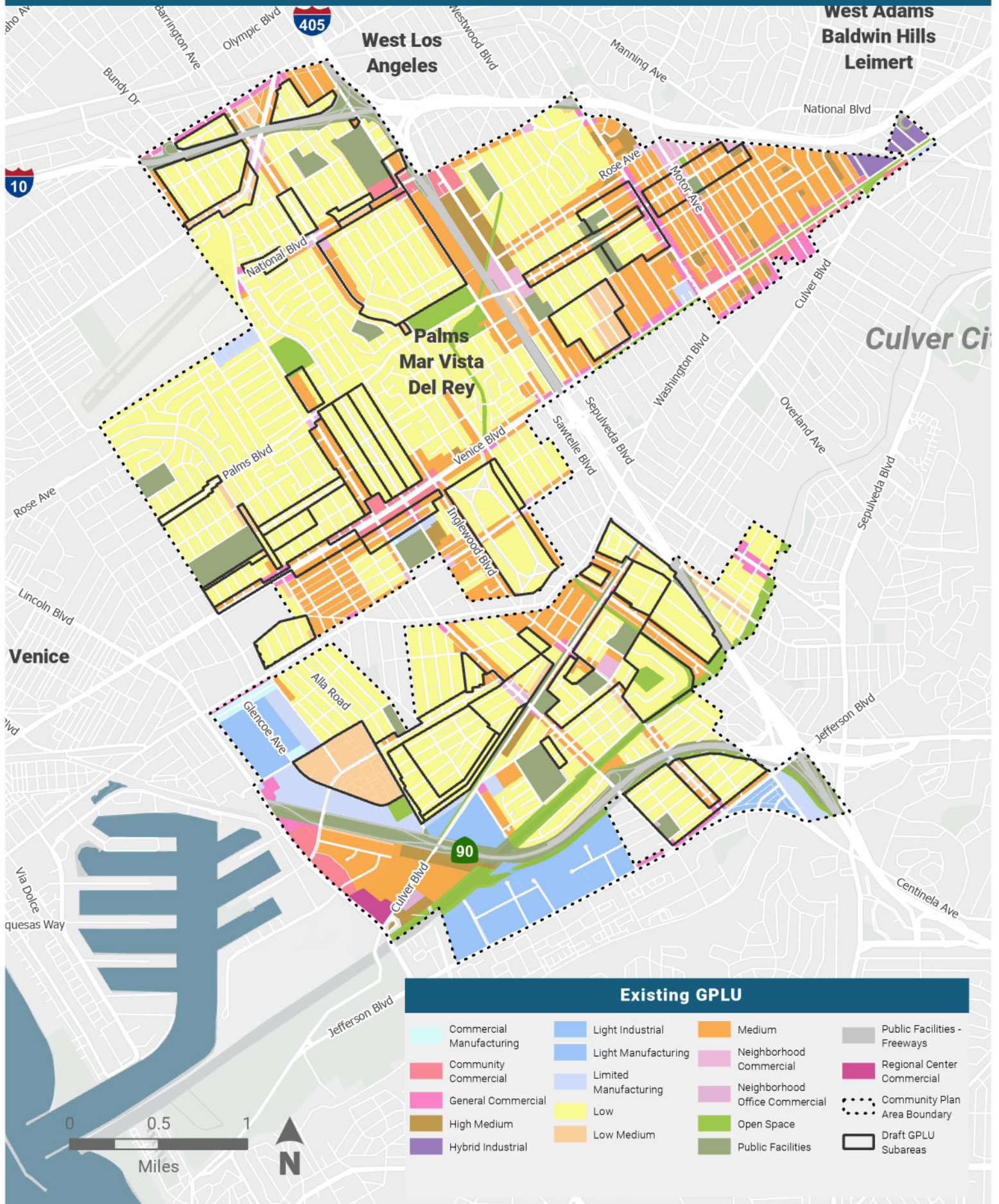


Existing GPLU

- | | | | |
|--------------------------|-----------------------|--------------------------------|------------------------------|
| Commercial Manufacturing | Light Industrial | Medium | Public Facilities - Freeways |
| Community Commercial | Light Manufacturing | Neighborhood Commercial | Regional Center Commercial |
| General Commercial | Limited Manufacturing | Neighborhood Office Commercial | Community Plan Area Boundary |
| High Medium | Low | Open Space | |
| Hybrid Industrial | Low Medium | Public Facilities | |



Palms - Mar Vista - Del Rey



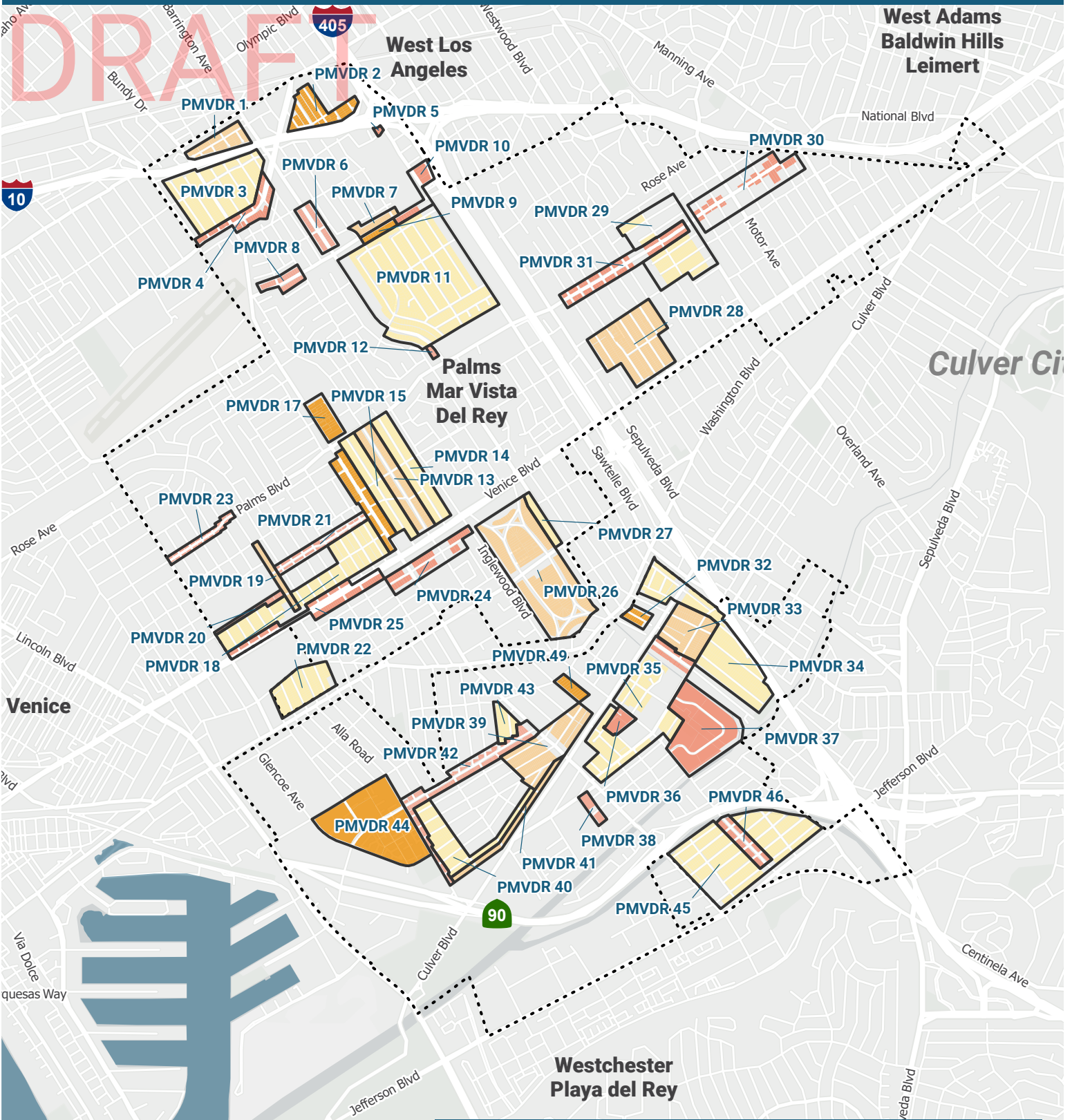
Existing GPLU

- | | | | |
|--------------------------|-----------------------|--------------------------------|------------------------------|
| Commercial Manufacturing | Light Industrial | Medium | Public Facilities - Freeways |
| Community Commercial | Light Manufacturing | Neighborhood Commercial | Regional Center Commercial |
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| High Medium | Low | Open Space | Draft GPLU Subareas |
| Hybrid Industrial | Low Medium | Public Facilities | |








Palms - Mar Vista - Del Rey



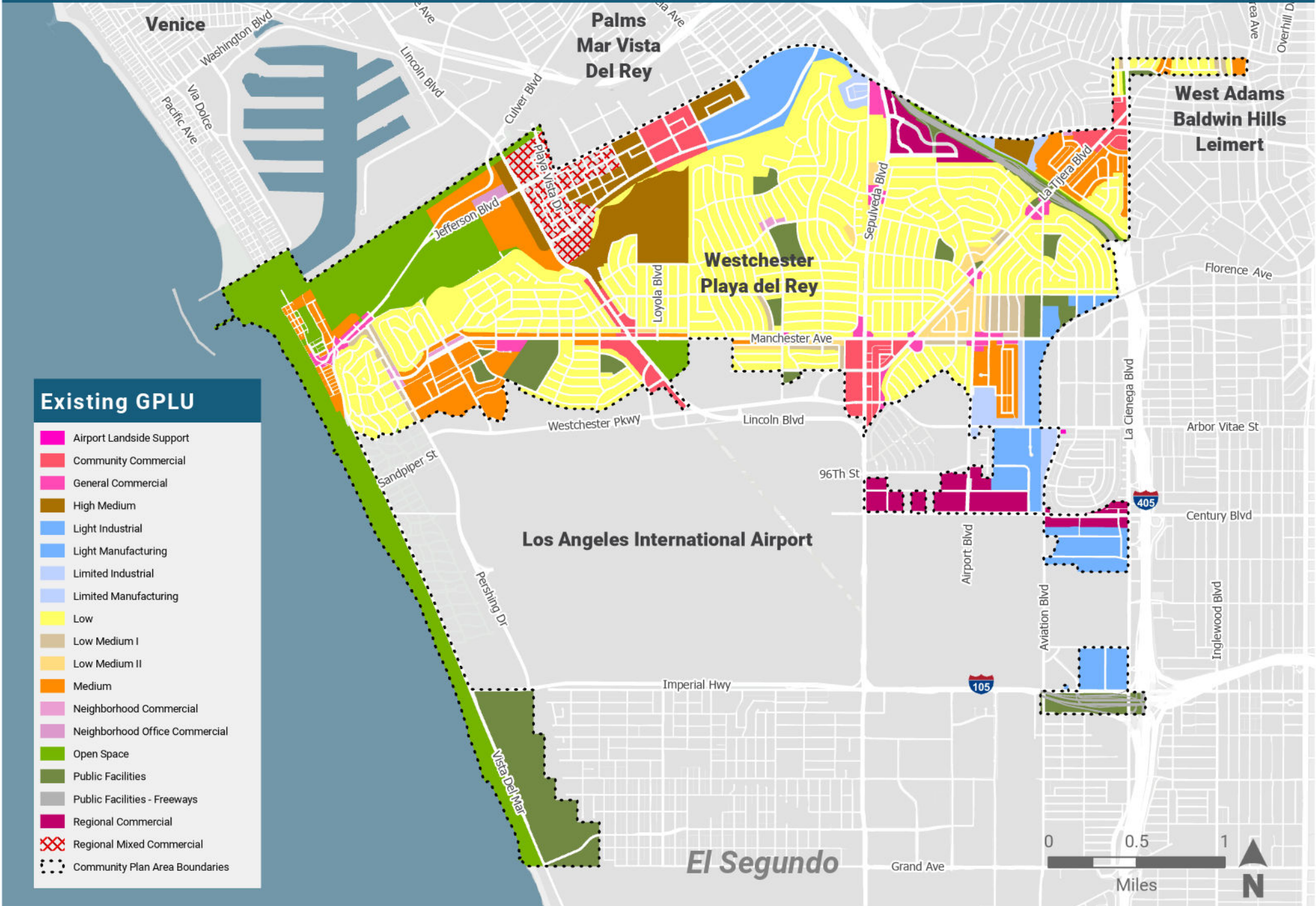
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Proposed Residential GPU

- | | | |
|---|---|--|
|  Medium Neighborhood Residential |  Low Neighborhood Residential |  Community Plan Area Boundary |
|  Medium Residential |  Low Medium Residential |  Draft GPU Subareas |
|  Low Residential | | |

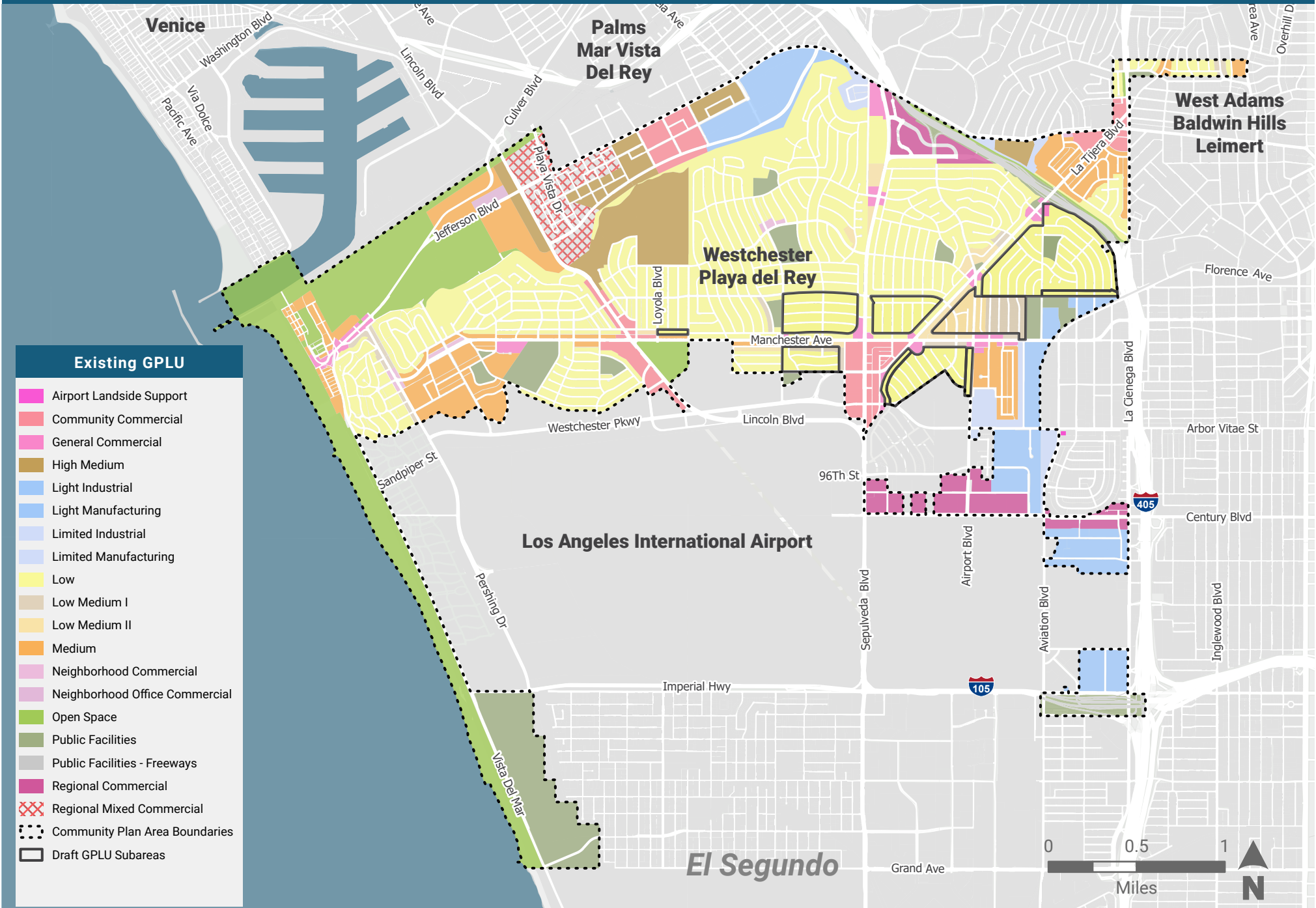
Westchester - Playa Del Rey



Existing GPLU

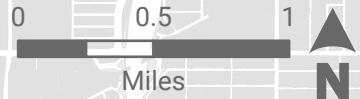
- Airport Landside Support
- Community Commercial
- General Commercial
- High Medium
- Light Industrial
- Light Manufacturing
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- Limited Manufacturing
- Low
- Low Medium I
- Low Medium II
- Medium
- Neighborhood Commercial
- Neighborhood Office Commercial
- Open Space
- Public Facilities
- Public Facilities - Freeways
- Regional Commercial
- Regional Mixed Commercial
- Community Plan Area Boundaries

Westchester - Playa Del Rey

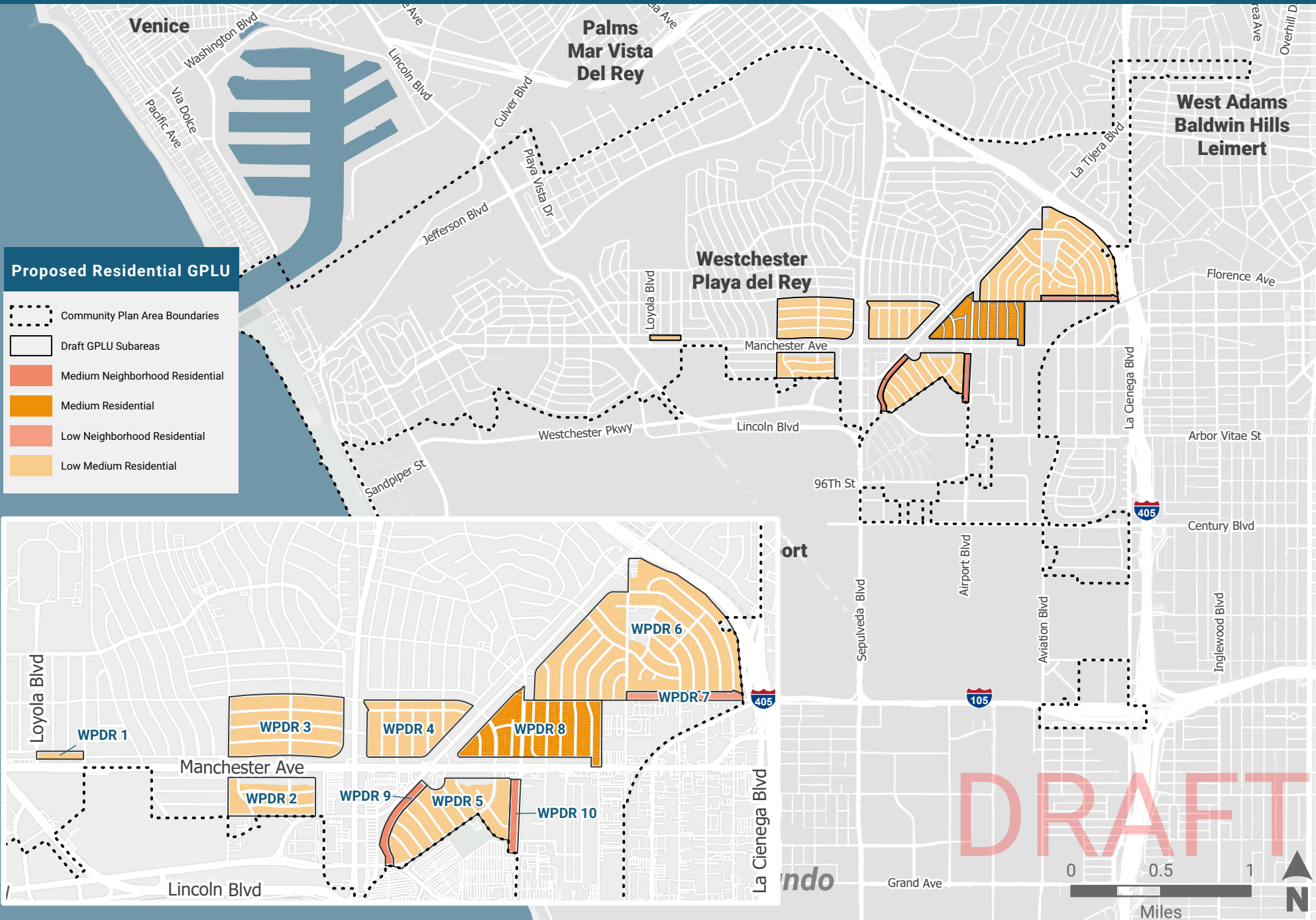


Existing GPLU

- Airport Landside Support
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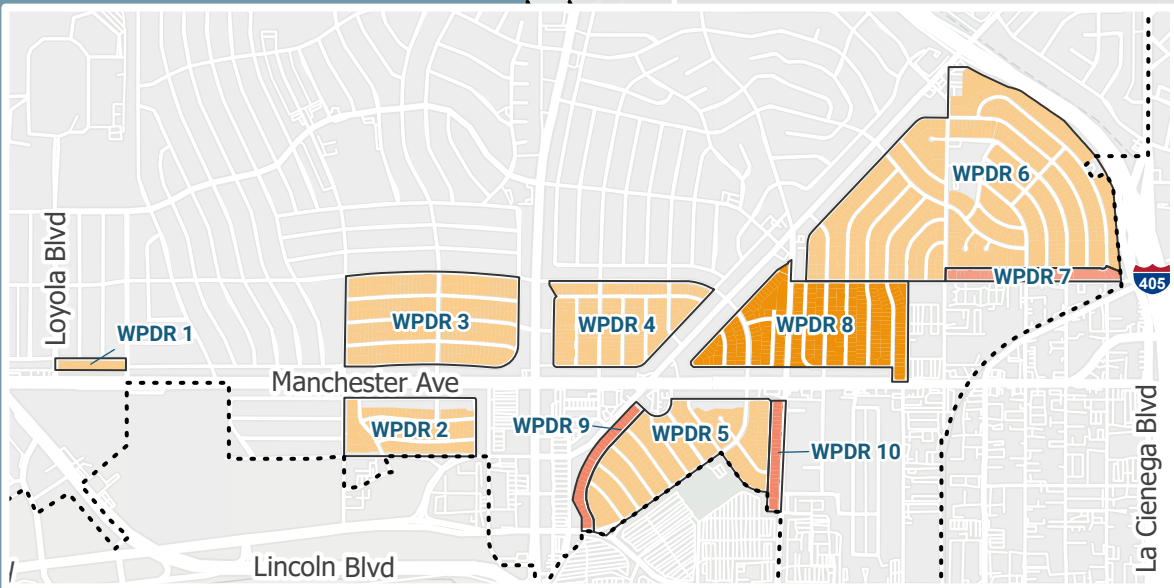


Westchester - Playa Del Rey



Proposed Residential GPLU

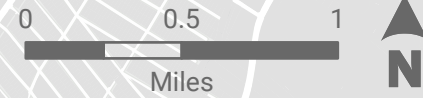
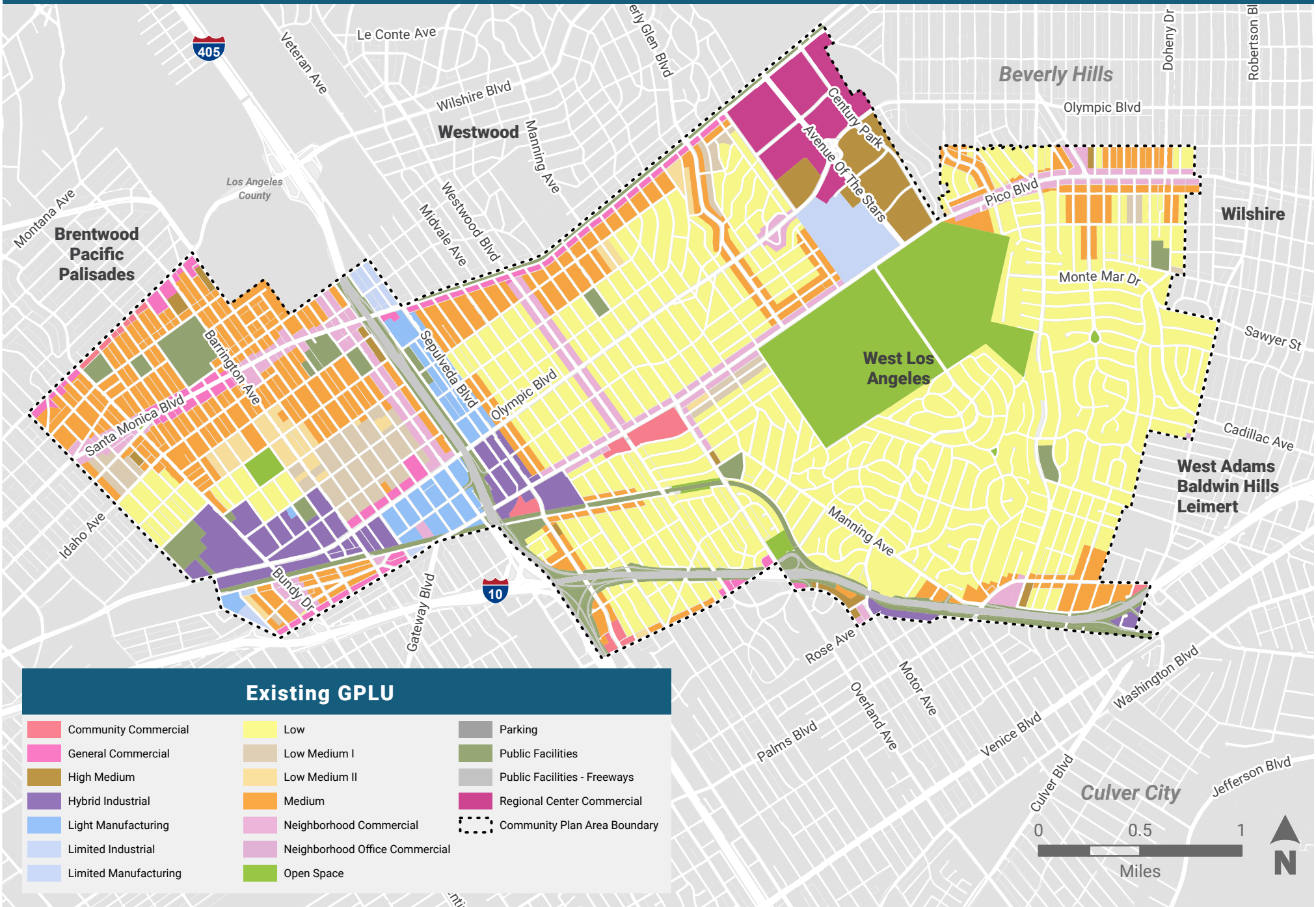
- Community Plan Area Boundaries
- Draft GPLU Subareas
- Medium Neighborhood Residential
- Medium Residential
- Low Neighborhood Residential
- Low Medium Residential



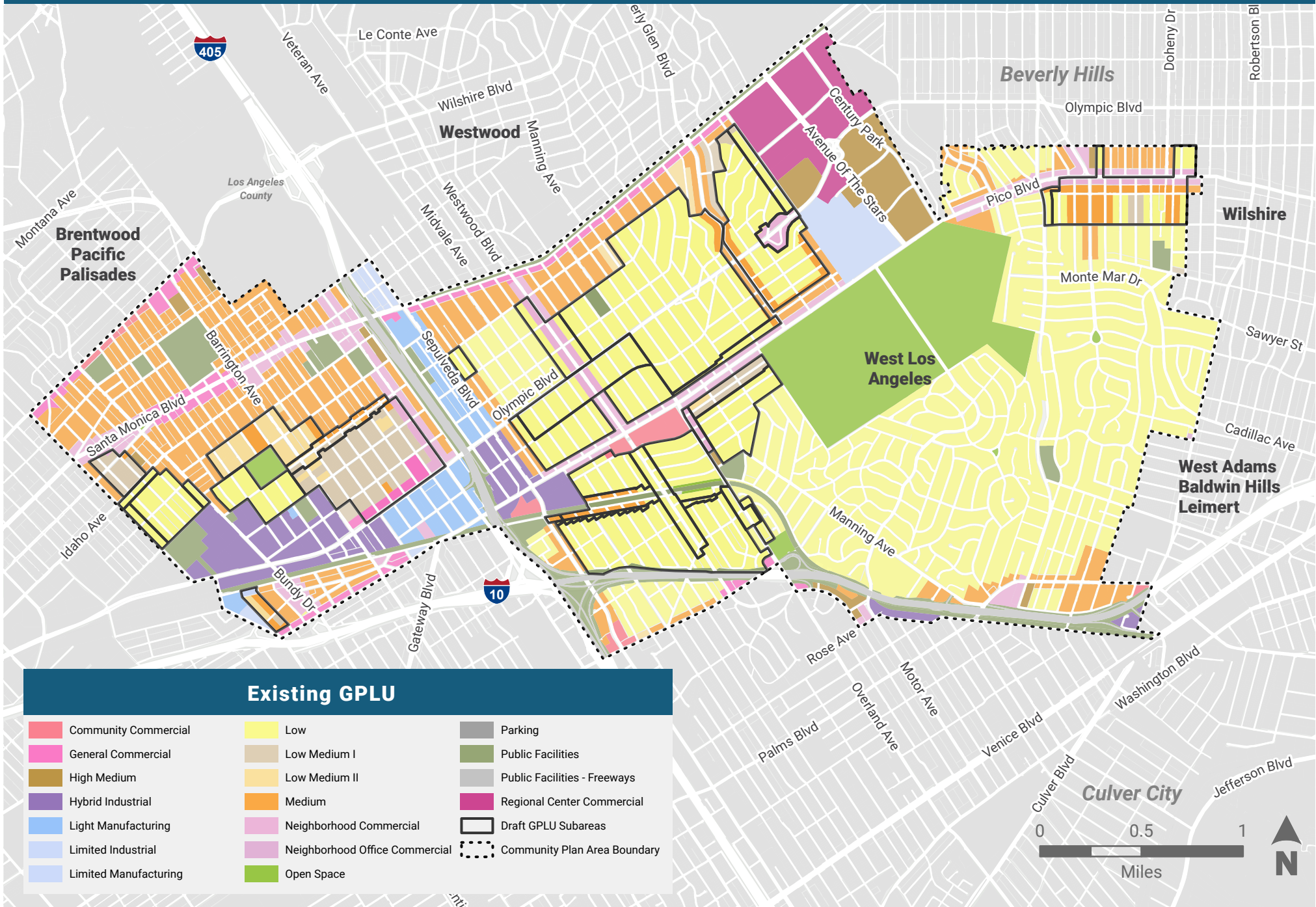
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Miles

West Los Angeles

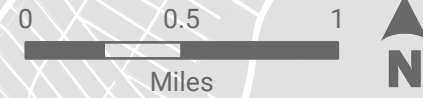


West Los Angeles



Existing GPLU

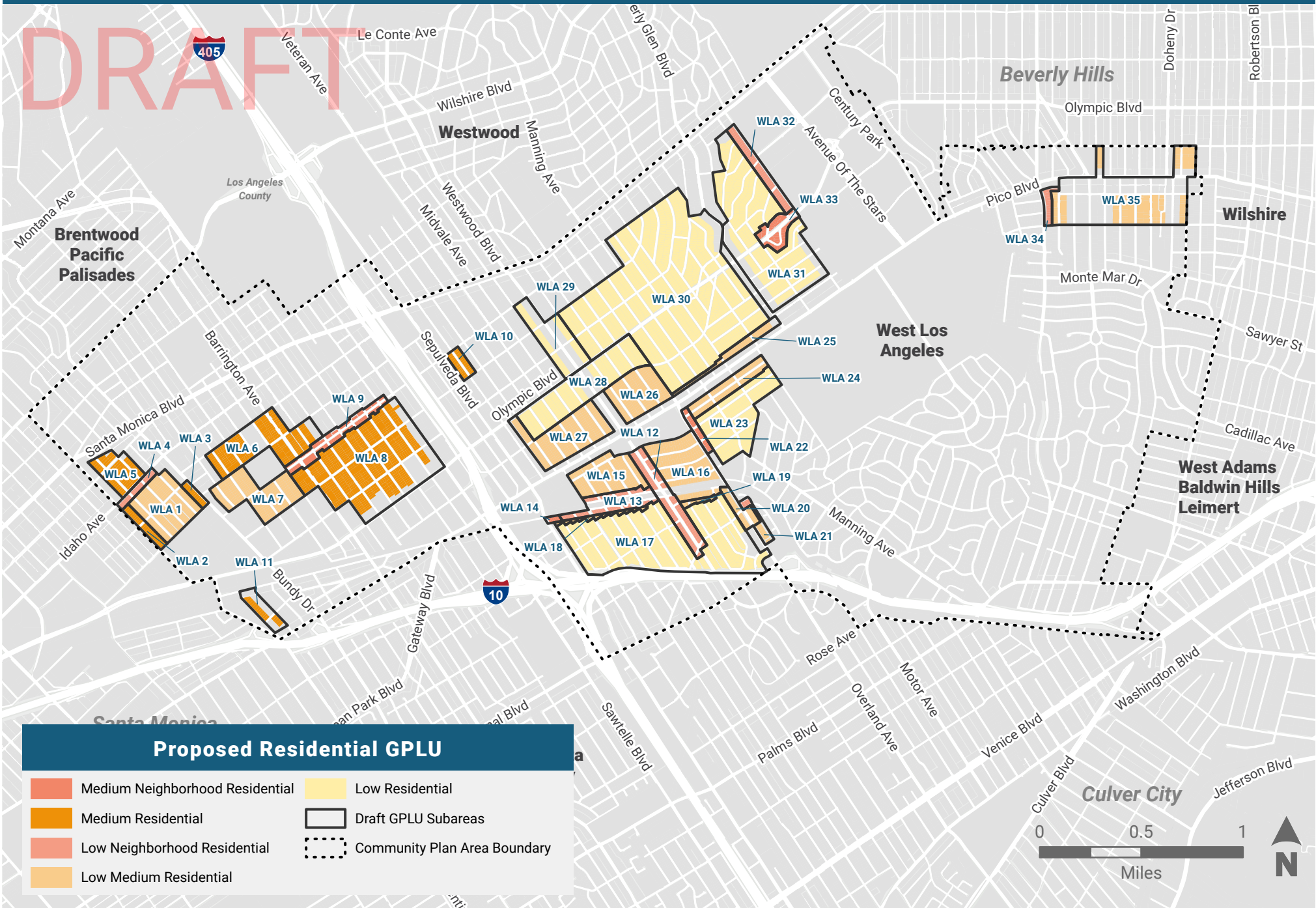
- | | | |
|-----------------------|--------------------------------|------------------------------|
| Community Commercial | Low | Parking |
| General Commercial | Low Medium I | Public Facilities |
| High Medium | Low Medium II | Public Facilities - Freeways |
| Hybrid Industrial | Medium | Regional Center Commercial |
| Light Manufacturing | Neighborhood Commercial | Draft GPLU Subareas |
| Limited Industrial | Neighborhood Office Commercial | Community Plan Area Boundary |
| Limited Manufacturing | Open Space | |



West Los Angeles

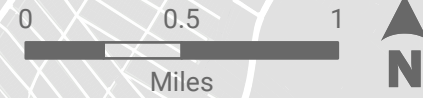


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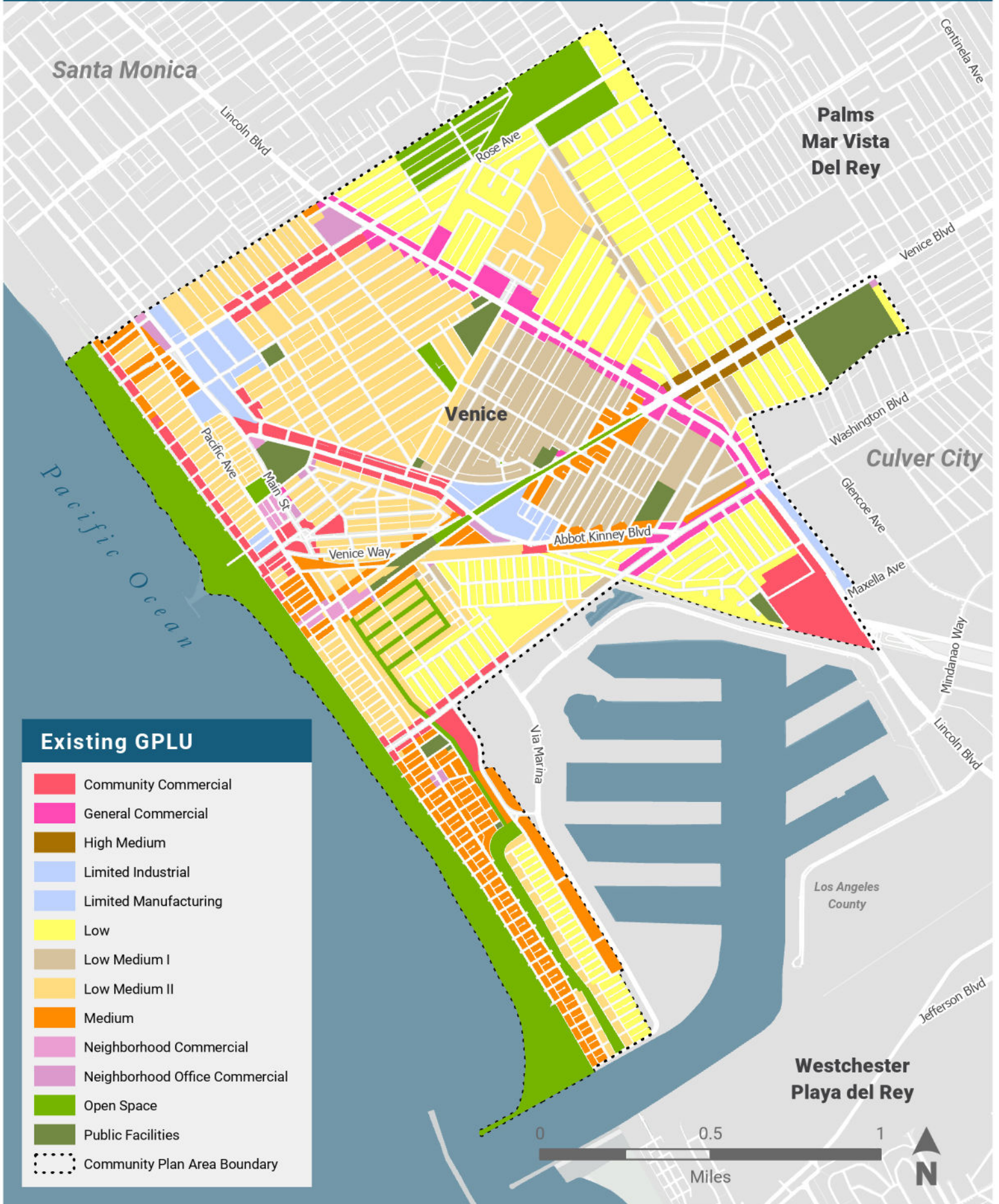


Proposed Residential GPLU

- Medium Neighborhood Residential
- Medium Residential
- Low Neighborhood Residential
- Low Medium Residential
- Low Residential
- Draft GPLU Subareas
- Community Plan Area Boundary



Venice



Venice



Existing GPLU

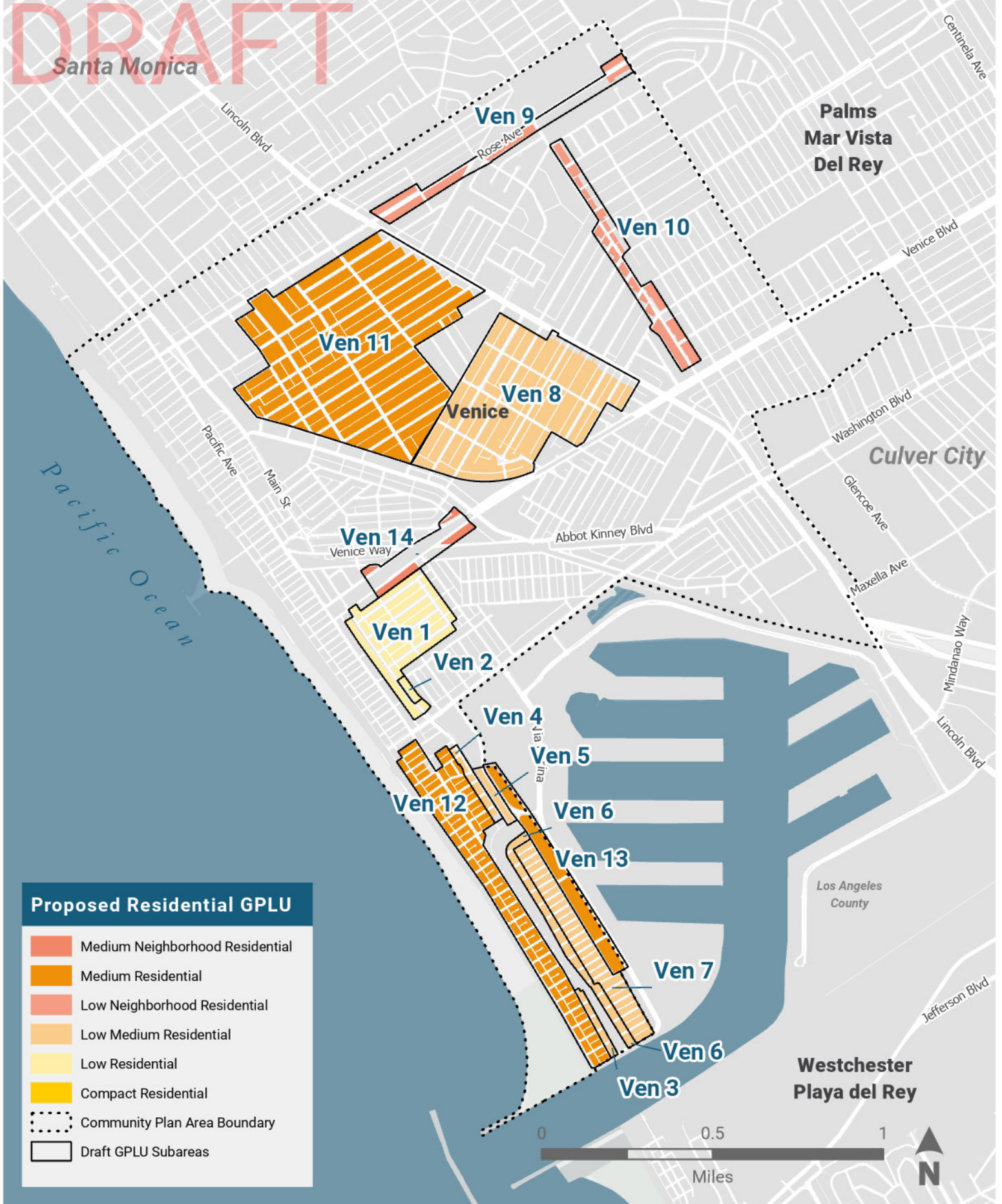
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Venice



DRAFT
Santa Monica



Intent and Considerations

- Accommodate one to four residential units per lot
- Provide a spacious amenity space at grade as a central courtyard or rear yard
- Property's connection to the street served by landscaped front yard
- Ensure parking is located behind street frontage
- Limit uses to residential supported by small scale institutional uses



Zoning Strategy: Residential Limited

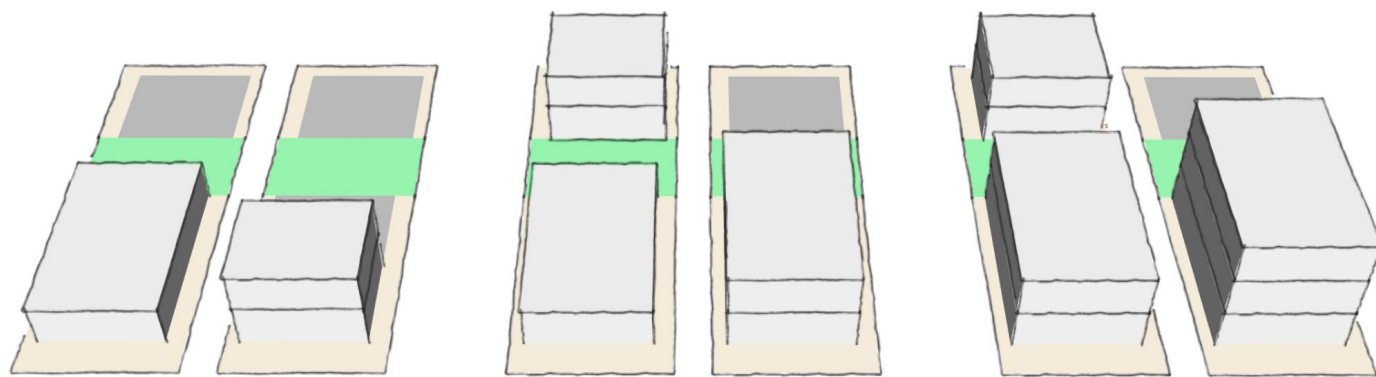
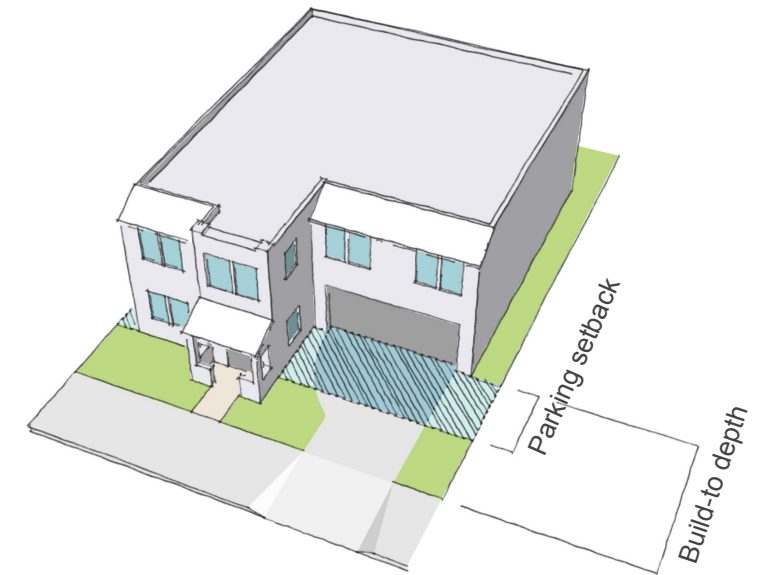
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Form District Options:

FORM			
FAR	0.45	0.75	1.0
Lot Size	4,000 sf	4,000 sf	4,000 sf
Lot width, street loaded	50'	50'	50'
Lot width, alley loaded	40'	40'	40'
Building Coverage	2 stories	2 stories	3 stories
Height	50'	50'	50'
Building Width	20'	10'	10'
Primary St. Setbacks	20'	10'	10'
Outdoor Amenity Space	20%	20%	20%

Frontage Options:

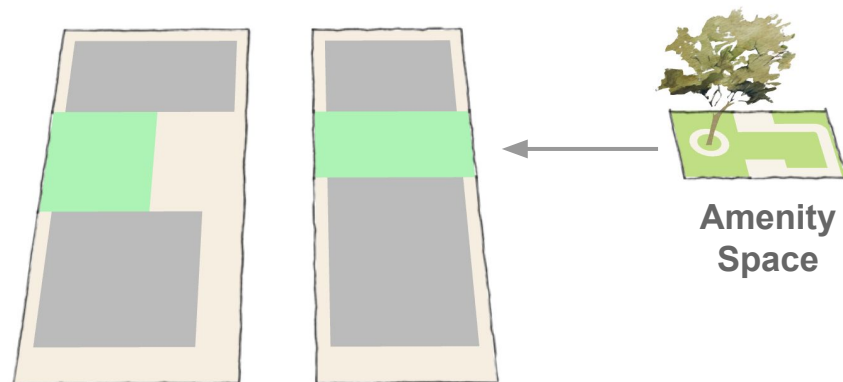
FRONTAGE	Front Yard 1
Build-to depth / width	10' / 50%
Parking setback	10'
Frontage planting area	50%
Entry features	Porch Projecting entry Recessed entry Forecourt
Ground story height	9'



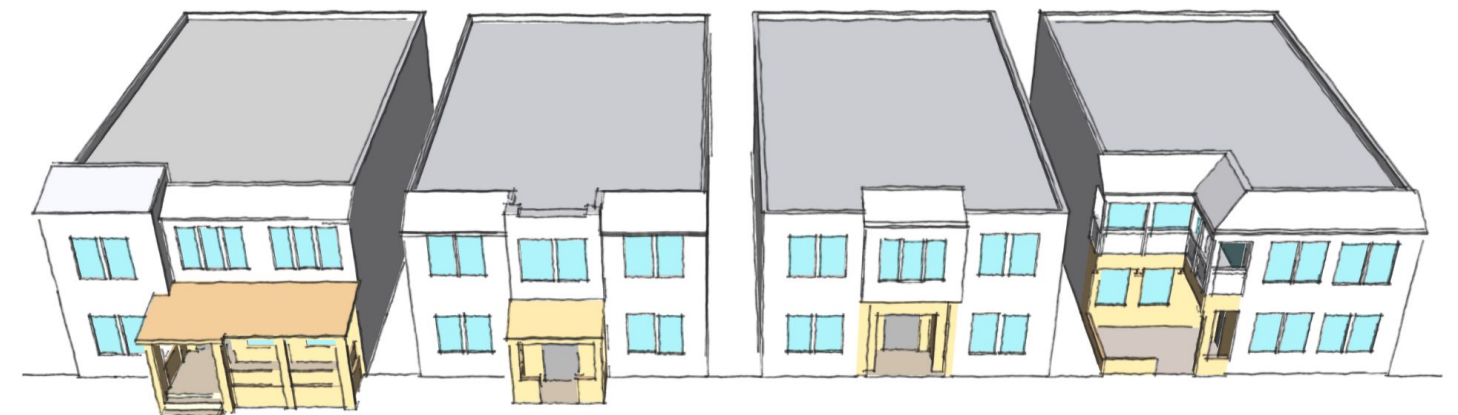
0.45 FAR

0.75 FAR

1.0 FAR



Amenity Space



Porch

Projecting Entry

Recessed Entry

Forecourt

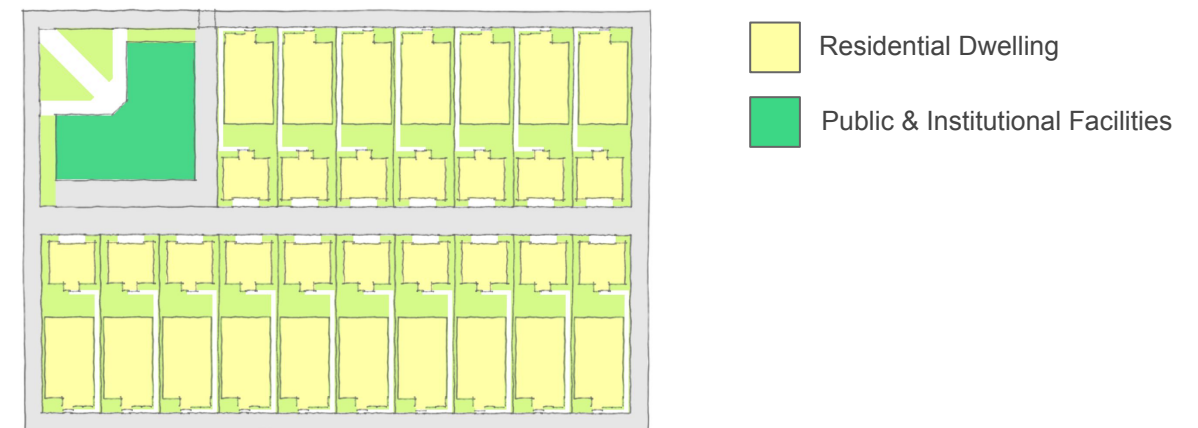
Development Standard District Options:

DEVELOPMENT STANDARDS	
Pedestrian access	Linked
Spacing	100'
Vehicle Access	
Number of automobile access lanes	
<i>Boulevard or Avenue</i>	
0'-200' lot width	2
> 200' lot width	4
<i>Collector or Local</i>	
0'-80' lot width	1
81'-200' lot width	2
> 200' lot width	4
Access lane width	
Boulevard or Avenue (min/max)	9' / 12'
Collector or Local (min/max)	8' / 12'



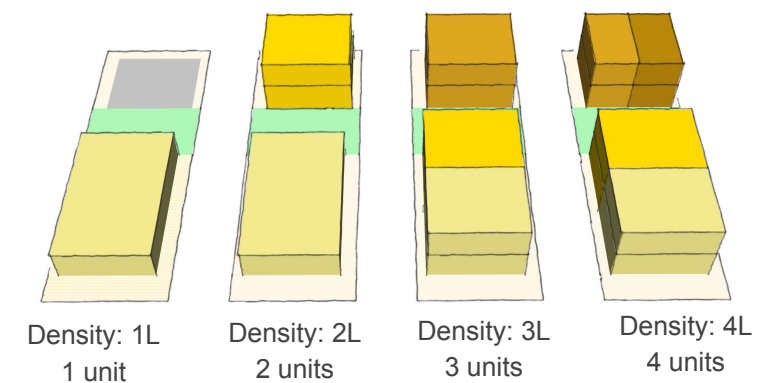
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Supporting uses	Community center Childcare K-12 School Farmer's market Community garden



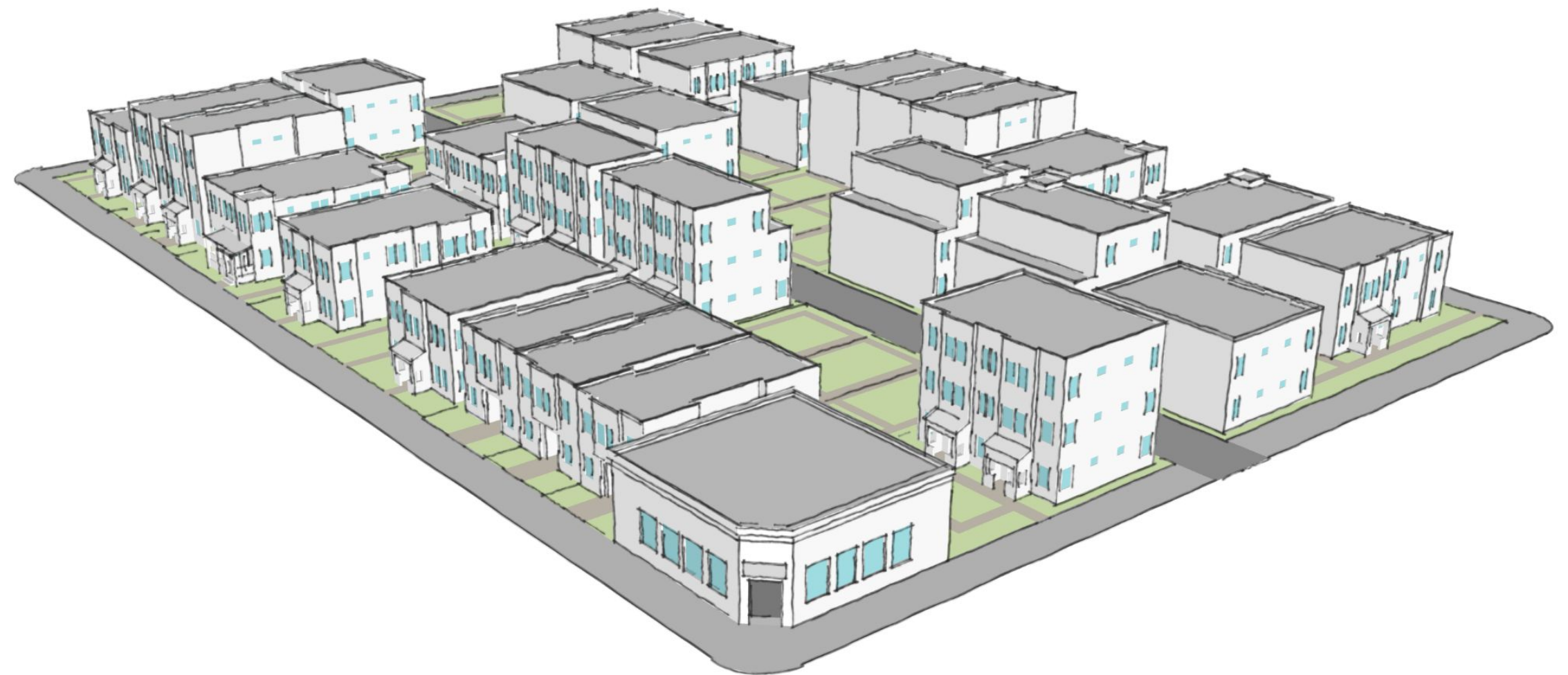
Density Options:

DENSITY	Corresponding FAR	Avg. Unit Size
1L	0.45	2,000 - 2,500 sf
2L	0.75	1,900 sf
3L	1.0	1,700 sf
4L	1.0	1,300 sf



Intent and Considerations

- Accommodate lower density multi-family
- Provide a spacious amenity space at grade
- Property's connection to the street served by landscaped front yard
- Ensure parking is located behind street frontage
- Allow small-scale corner shops, services, and dining to support neighborhood life



Zoning Strategy: Corner Shop Neighborhood

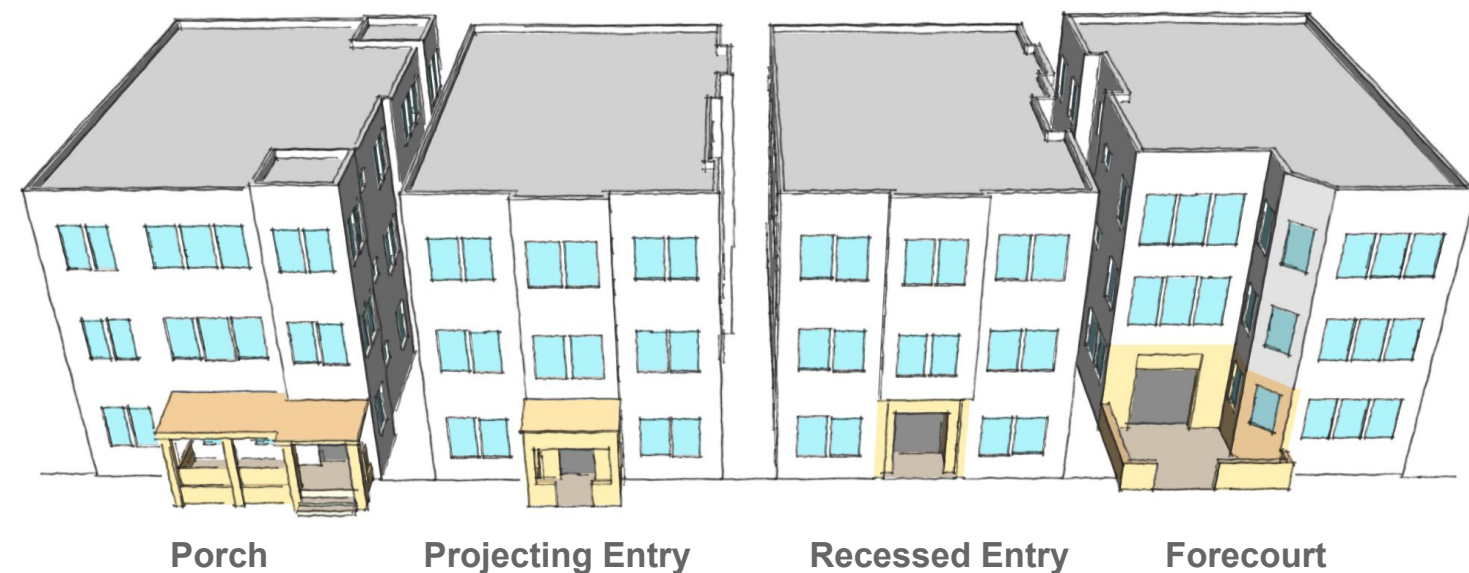
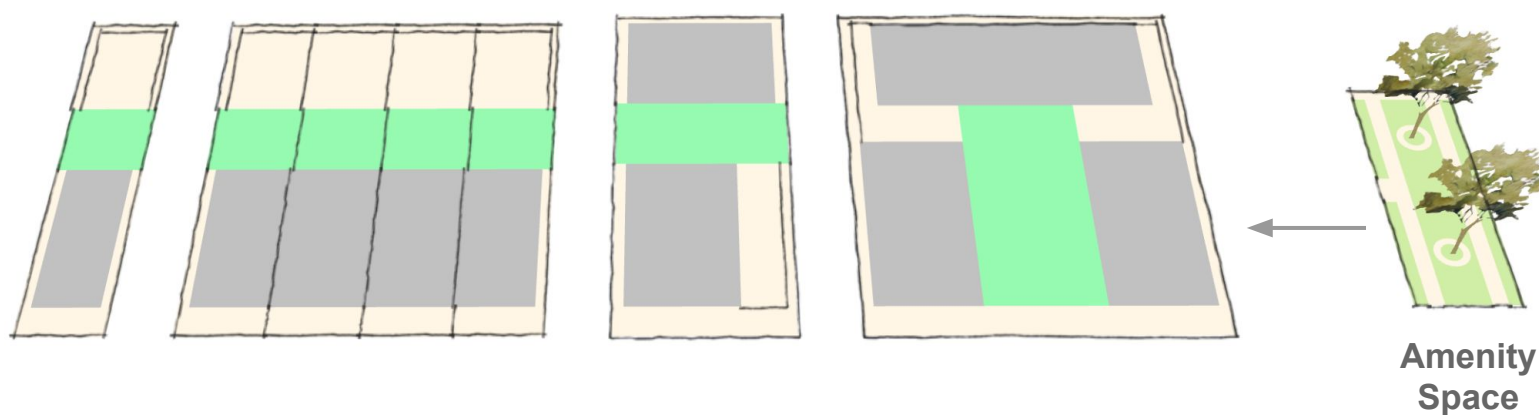
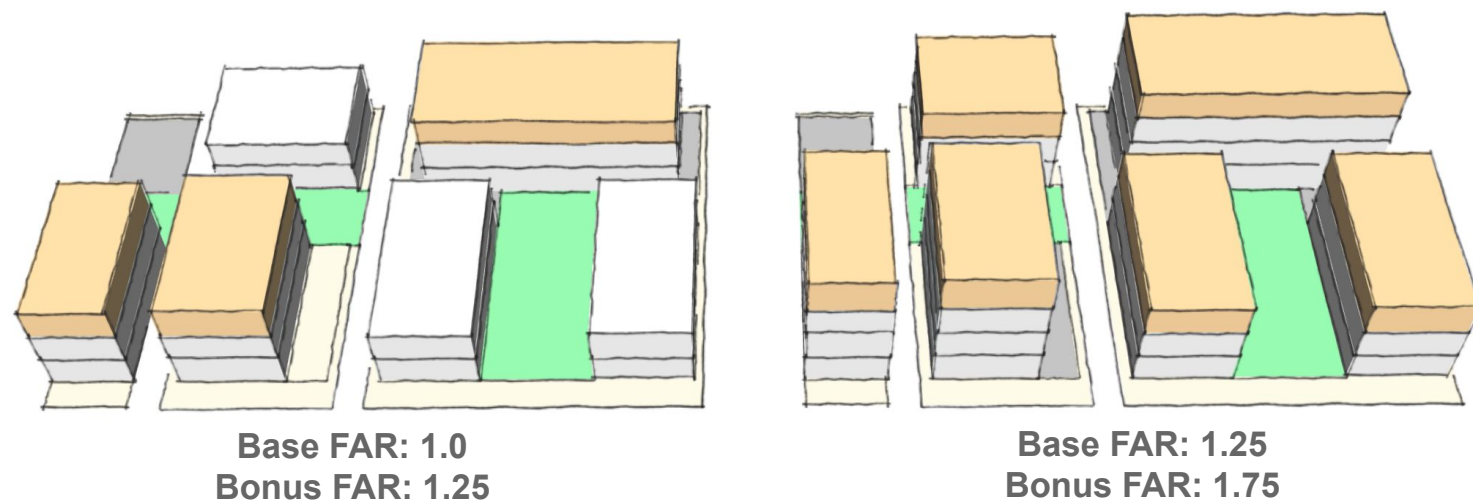
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Form District Options:

FORM		
FAR Base	1.0	1.25
FAR Bonus	1.25	1.75
Lot Size	2,000 sf	2,000 sf
Lot width, street loaded	35'	35'
Lot width, alley loaded	25'	25'
Height Base	3 stories	3 stories
Height Bonus	4 stories	5 stories
Building Width Base	50'	50'
Building Width Bonus	75'	75'

Frontage Options:

FRONTAGE	Front Yard 1
Build-to depth / width	10' / 50%
Parking setback	10'
Frontage planting area	50%
Entry features	Porch Projecting entry Recessed entry Forecourt
Ground story height	9'



Zoning Strategy: Corner Shop Neighborhood

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Development Standard District Options:

DEVELOPMENT STANDARDS	
Pedestrian access	Linked
Spacing	100'
Vehicle Access	
Number of automobile access lanes	
<i>Boulevard or Avenue</i>	
0'-200' lot width	2
> 200' lot width	4
<i>Collector or Local</i>	
0'-80' lot width	1
81'-200' lot width	2
> 200' lot width	4
Access lane width	
Boulevard or Avenue (min/max)	9' / 12'
Collector or Local (min/max)	8' / 12'

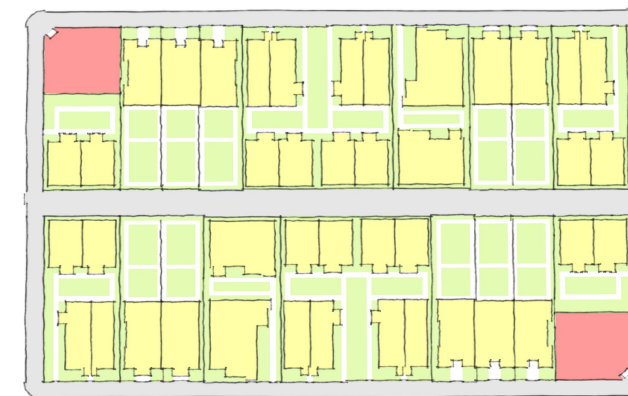


Lot width:: 50 feet
Access lane width allowed: 12' max

Lot width:: 100 feet
Access lane width allowed: 24' max

Use District Options:

USE	Residential Limited
Primary use	Household dwelling
Supporting uses	Corner Retail Cafe Community center Childcare K-12 School Farmer's market Community garden

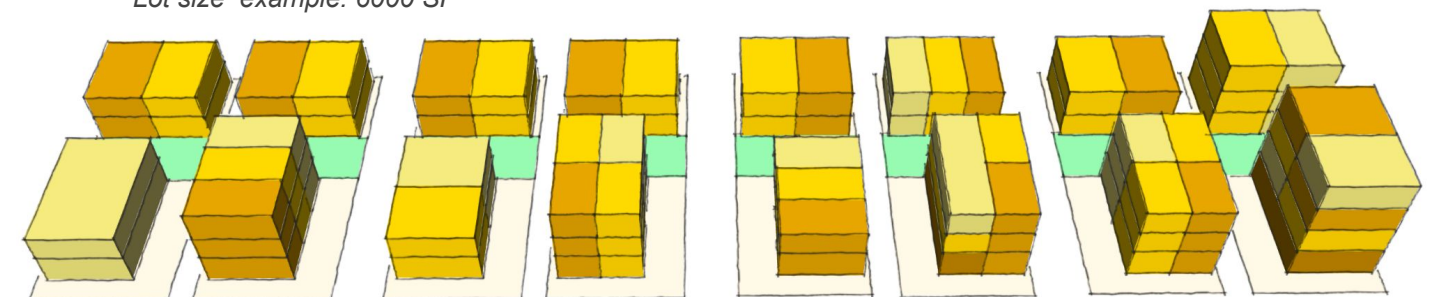


■ Residential Dwelling
■ Neighborhood Commercial

Density Options:

DENSITY	Corresponding Base FAR	Avg. Unit Size	Corresponding Base FAR	Avg. Unit Size
20	1.0	1,800 sf	1.25	1,400 sf
15	1.0	1,400 sf	1.25	1,000 sf
12	1.0	1,100 sf	1.25	800 sf
10	1.25	1,000 sf	1.75	850 sf

Lot size example: 6000 SF



Density: 1/2000
 Base: 3 units
 Bonus: 5 units

Density: 1/1500
 Base: 4 units
 Bonus: 6 units

Density: 1/1200
 Base: 5 units
 Bonus: 8 units

Density: 1/1000
 Base: 6 units
 Bonus: 9 units

Glossary of Terms

Density:

The number of residential units permitted per square feet of lot area or per lot area.

Height:

Establishes a zone's height or story limitations.

Floor Area Ratio (FAR):

The ratio of the gross floor area of a building to the area of the lot where it is located. (This [video](#) explains FAR.)