

FACT SHEET

Westside Community Plans Update

Subarea Refinements: Palms - Mar Vista - Del Rey Community Plan

Summary

Throughout 2023, City Planning showcased Subarea Maps to demonstrate Change Areas as part of the Community Plan Updates. The Subareas included draft General Plan Land Use Designations and draft zoning metrics, such as Height Limits, Floor Area Ratio (FAR) regulations, and allowed Density. Based on feedback and comments received over the last year, City Planning has made adjustments and refinements to the drafts. As part of the Community Plan Updates, every property within a Community Plan will be rezoned to implement the New Zoning Code. However, in many instances, there will not be a change to the density or intensity of what can be built on a property.

In the most recent draft maps published in Early 2024, City Planning has mapped “equivalent zones” for the areas of the Community Plan that were not identified as Subareas. The tables below demonstrate where Subareas from the 2023 drafts have been refined, removed, or added, to adequately address the input received. If a Subarea is not listed here, there has not been a substantial change to the GPLU and zoning in that Subarea since the 2023 drafts. For detailed information about what is proposed for individual properties, please visit our interactive [StoryMap](#), where you can search by address and find specific land use and zoning regulations for each property.

Subarea Refinements

Subarea ID (2023)	2023 Draft Land Use	2024 Draft Land Use	Summary of Changes
PMVDR 1, 13, 28	Low Medium Residential	Low Medium Residential	Refinement to reduce draft density and FAR from prior draft.
PMVDR 19	Low Medium Residential	Low Medium Residential	Refinement to remove draft Bonus Height.

PMVDR 39	Low Medium Residential	Low Medium Residential	Refinement to adjust the boundaries of the Subarea
PMVDR 23	Low Neighborhood Residential	Low Neighborhood Residential	Refinement to increase draft density and FAR from prior draft.
PMVDR 38	Low Neighborhood Residential	Low Neighborhood Residential	Refinement to remove draft Bonus Height.
PMVDR 42	Low Neighborhood Residential	Low Neighborhood Residential	Refinement to reduce draft density and remove Bonus Height Limit from prior draft.
PMVDR 7, 8	Low Medium Residential	Neighborhood Center	Refined to allow for a mix of commercial and residential uses, combined with adjacent Subarea 50.
PMVDR 9, 10	Low Neighborhood Residential	Neighborhood Center	Refined to allow for a greater mix of commercial and residential uses, combined with adjacent Subarea 50.
PMVDR 2	Medium Residential	Medium Residential	Refinements to slightly increase draft density and FAR and slightly decrease draft height limits.
PMVDR 16	Medium Residential	Medium Residential	Refined to slightly increase draft density and slightly reduce draft Bonus Height limit.
PMVDR 17	Medium Residential	Medium Residential	Refinement to adjust the boundaries of the Subarea
PMVDR 32	Medium Residential	Medium Residential	Refinement to decrease draft Height Limit.
PMVDR 44	Medium Residential	Medium Residential	Refinement to reduce draft Height Limit and increase draft FAR.
PMVDR 12	Low Neighborhood Residential	Medium Neighborhood Residential	Land Use refinement to better align draft zoning with GPLU.

PMVDR 4	Medium Neighborhood Residential	Medium Neighborhood Residential	Refinement to slightly decrease draft Height Limit and draft FAR.
PMVDR 24	Medium Neighborhood Residential	Medium Neighborhood Residential	Refinement to increase draft Height Limit and draft FAR.
PMVDR 37	Medium Neighborhood Residential	Medium Neighborhood Residential	Refinement to slightly decrease draft Height Limits and slightly increase Draft Bonus FAR.
PMVDR 47	High Residential	Medium Residential	Refinement to better align draft zoning with GPLU. Refinement to increase draft FAR.
PMVDR 41	Low Medium Residential	Neighborhood Center	Refinements to increase draft density, draft FAR, and allow for residential and commercial uses.
PMVDR 46	Medium Neighborhood Residential	Neighborhood Center	Refined to combine with adjacent subarea, refine draft GPLU, and allow a great mix of commercial and residential uses.
PMVDR 50	Neighborhood Center	Neighborhood Center	Subarea expanded to include other adjacent Subareas, including 7, 8, 9, 10.
PMVDR 53, 54, 55	Neighborhood Center	Neighborhood Center	Refinement to expand subarea boundaries.
PMVDR 56	Neighborhood Center	Villages	Refined to increase draft density, Bonus Height, and Bonus FAR.
PMVDR 30	Medium Neighborhood Residential	Villages	Refined to change draft GPLU and increase draft Height and draft FAR.
PMVDR 31	Medium Neighborhood Residential	Villages	Refined to change draft GPLU, increase draft Density, draft Height, and draft FAR.
PMVDR 25	Low Neighborhood Residential	Community Center	Refinements to draft GPLU, increases to draft Height Limits and FAR.

PMVDR 62	Villages	Community Center	Refined to change draft GPLU for consistency along Venice Boulevard.
PMVDR 48	High Residential	Medium Residential, Community Center	Refined to allow for residential and commercial uses in Community Center areas, increase draft Height, and draft Bonus FAR.
PMVDR 59, 63, 64	Villages	Community Center	Refinement to GPLU.
PMVDR 60	Villages	Community Center	Refinement to GPLU and expansion of Subarea.
PMVDR 65	Villages	Community Center	Refined to remove draft Height Limit.
PMVDR 68, 69	Community Center	Community Center	Refined to slightly reduce draft Base Height Limit.
PMVDR 70, 71, 72, 74	Community Center	Community Center	Refined to remove draft Height Limit and reduce draft Base FAR for value capture.
PMVDR 73	Community Center	Community Center	Refined to slightly reduce draft Height Limits and draft FAR.
PMVDR 75	Regional Center	Hybrid Industrial	Refinement to Draft GPLU, Density, and FAR to better reflect existing regulations and conditions.
PMVDR 76	Hybrid Industrial	Hybrid Industrial	Refined to remove height limitations.
PMVDR 81, 82	Hybrid Industrial	Hybrid Industrial	Refined to slightly reduce draft Height Limits, Density, and FAR.
PMVDR 83	Hybrid Industrial	Hybrid Industrial	Refined to adjust Subarea boundaries and introduce draft Base and Bonus Height Limit.

PMVDR 84	Markets	Hybrid Industrial	Refinement to draft GPLU. No change to Draft Height, FAR, or Density.
PMVDR 87, 88 (Expo TNP)	Hybrid Industrial	Hybrid Industrial	Refined to slightly increase Bonus FAR and remove Density Limitation.

Subareas Removed

Subarea ID (2023)	2023 Draft Land Use	2024 Draft Land Use	Summary of Changes
PMDVDR 3, 11, 14, 15, 18, 22, 27, 29, 34, 35, 36, 40, 43, 45	Low Residential	Low Residential	Draft zoning density changed from 4L to 1L refined to reflect existing zoning regulations.
PMVDR 26, 33	Low Medium Residential	Low Residential	Draft Density changed from multi unit zone to 1L refined to reflect existing zoning regulations.
PMVDR 6, 20, 21,	Low Medium Neighborhood Residential	Low Residential	Draft Density changed from multi unit, corner store zone to 1L to refined to reflect existing zoning regulations.
PMVDR 49	Medium Residential	Low Residential	Draft Density changed from multi unit, corner store zone to 1L to refined to reflect existing zoning regulations.
PMVDR 5	Medium Neighborhood Residential	Medium	Refined to reflect equivalent zoning regulations.
PMVDR 75	Regional Center		
PMVDR 80	Hybrid Industrial	Light Industrial	Refinements to reflect equivalent zoning regulations.

Subareas Added

New Subarea ID	2024 Draft Land Use	Summary of Changes
PMVDR 101 (Venice/Jasmine)	Medium Neighborhood Residential	Introduction of new draft GPLU change from existing Medium and High Medium Residential to Medium Neighborhood Residential, to allow limited commercial uses, such as corner stores.
PMVDR 102 (Venice/Keystone)	Medium Neighborhood Residential	Introduction of new draft GPLU change from existing Medium and High Medium Residential to Medium Neighborhood Residential, to allow limited commercial uses, such as corner stores.
PMVDR 103 (Overland/Rose)	Medium Neighborhood Residential	Introduction of new draft GPLU change from existing Medium and High Medium Residential to Medium Neighborhood Residential, to allow limited commercial uses, such as corner stores.
PMVDR 104 (Inglewood Blvd)	Neighborhood Center	Introduction of new draft GPLU change from existing Medium Residential to Neighborhood Center.