

Draft General Plan Land Use (GPLU)

Draft Commercial General Plan Land Use (GPLU) Maps Correspondence Tables

The following draft correspondence tables are associated with the Draft Commercial General Plan Land Use (GPLU) Maps provided to the Westside Community Plans Advisory Group (WCPAG) for review in June 2023. They represent a selection of Draft GPLU subareas and provide an overview of the applicable GPLU, subarea, density, height, and floor area ratio (FAR) for each of the four Westside Community Plan Areas, including base and bonus development metrics.

Bonus development standards in the way of bonus FAR, bonus height, or bonus stories would be granted by participating in the community benefits program through the production of restricted affordable units and improvements, community facilities, resources, and services for the benefit and enjoyment of the general public. See [Article 9](#) of the new code for more information on the community benefits program.

Glossary of terms here: <https://planning.lacity.org/resources/glossary>

New Code Website and Articles: <https://planning.lacity.org/zoning/new-code>

See correspondence tables:

- Page 2** Palms-Mar Vista-Del Rey: Draft GPLU Maps Correspondence Table
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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)
Neighborhood Center					
PMVDR: 49, 50, 51, 52, 53, 54, 55, 56, 57, 58	8	3	5	1.5	3.0
Villages					
PMVDR: 59, 60, 61, 62, 63, 63, 64, 65, 66, 67	4	3	8	1.5	5.0
Community Center					
PMVDR: 68, 69, 70, 73	4	6	8	3.5	5.0
PMVDR: 71, 72, 74	FA	7	15	4.5	6.0
Regional Center					
PMVDR: 75	FA	Unlimited	Unlimited	6.0	8.5

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)
Neighborhood Center					
WPDR: 11, 12, 13, 14, 15, 16	8	3	5	1.5	3
Community Center					
WPDR: 17, 18, 19, 20, 21, 23	4	5	8	1.5	5
WPDR: 22	3	7	15	4.5	6
Regional Center					
WPDR: 24	3	7	15	4.5	6
WPDR: 25, 26	FA	Unlimited	Unlimited	6	8.5

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)
Neighborhood Center					
WLA: 35, 36, 37, 38, 39	8	3	5	1.5	3.0
Villages					
WLA: 40	4	3	8	1.5	5.0
Community Center					
WLA: 41, 42	4	6	8	3.5	5.0
WLA: 43, 44, 45	4	Unlimited	Unlimited	3.5	5.0
Regional Center					
WLA: 46	FA	Unlimited	Unlimited	6.0	8.5

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)
Neighborhood Center					
VEN: 15, 16, 18, 19, 28	8	3	5	1.5	3
Villages					
VEN: 20, 21	8	3	5	1.5	3
Community Center					
VEN: 22, 27	4	3	8	1.5	5
VEN: 23	4	6	8	3.5	8
VEN: 24, 26	FA	7	15	4.5	6

DENSITY DISTRICTS AND DENSITY CALCULATIONS

LOT AREA-BASED DISTRICTS

In FA, 2, 3, 4, 6, 8, 10, 12, 15, 20, 25, 30, 40, 50, 60, and N Density Districts, the maximum density of household dwelling units and efficiency dwelling units permitted on a lot is limited according to the table below. A lot may contain any combination of household dwelling units and efficiency dwelling units.

LOT AREA-BASED DISTRICTS		
Density District	Lot Area per Household Dwelling Unit (min SF) Sec. 6C.1.2.	Lot Area per Efficiency Dwelling Unit (min SF) Sec. 6C.1.3.
FA	Limited by Floor Area	Limited by Floor Area
2	200	100
3	300	150
4	400	200
6	600	300
8	800	400
10	1000	500
12	1200	600
15	1500	750
20	2000	1000
25	2500	1250
30	3000	1500
40	4000	2000
50	5000	2500
60	6000	3000
N	Not Permitted	Not Permitted

Source: Article 6. Density. New Code. https://planning.lacity.org/odocument/b0c5f347-b375-445e-b363-3502d3714ce7/recodelA_Art06-Density_DT_CPC_Recommendation_Draft_Sept2022.pdf

1. The maximum number of household dwelling units is calculated by dividing the lot area by the lot area per household dwelling unit value outlined in Sec. 6B.1.2. (Lot Area-Based Districts), and can be provided in conjunction with efficiency dwelling units where permitted, as calculated in Sec. 6C.1.3. (Lot Area per Efficiency Dwelling Unit). For lots that are adjacent to one or more alley, the maximum number of household dwelling units may be calculated using the lot area plus the area between the exterior lot lines and the centerline of the alley.

2. Lot area is counted only once - for either a household dwelling unit or an efficiency dwelling unit. For example, a 5,000 square-foot lot with a 10 Density District could have 5 household dwelling units, or 3 household dwelling units plus 4 efficiency dwelling units, or any combination that does not exceed the maximum number of dwelling units permitted by the ratios.