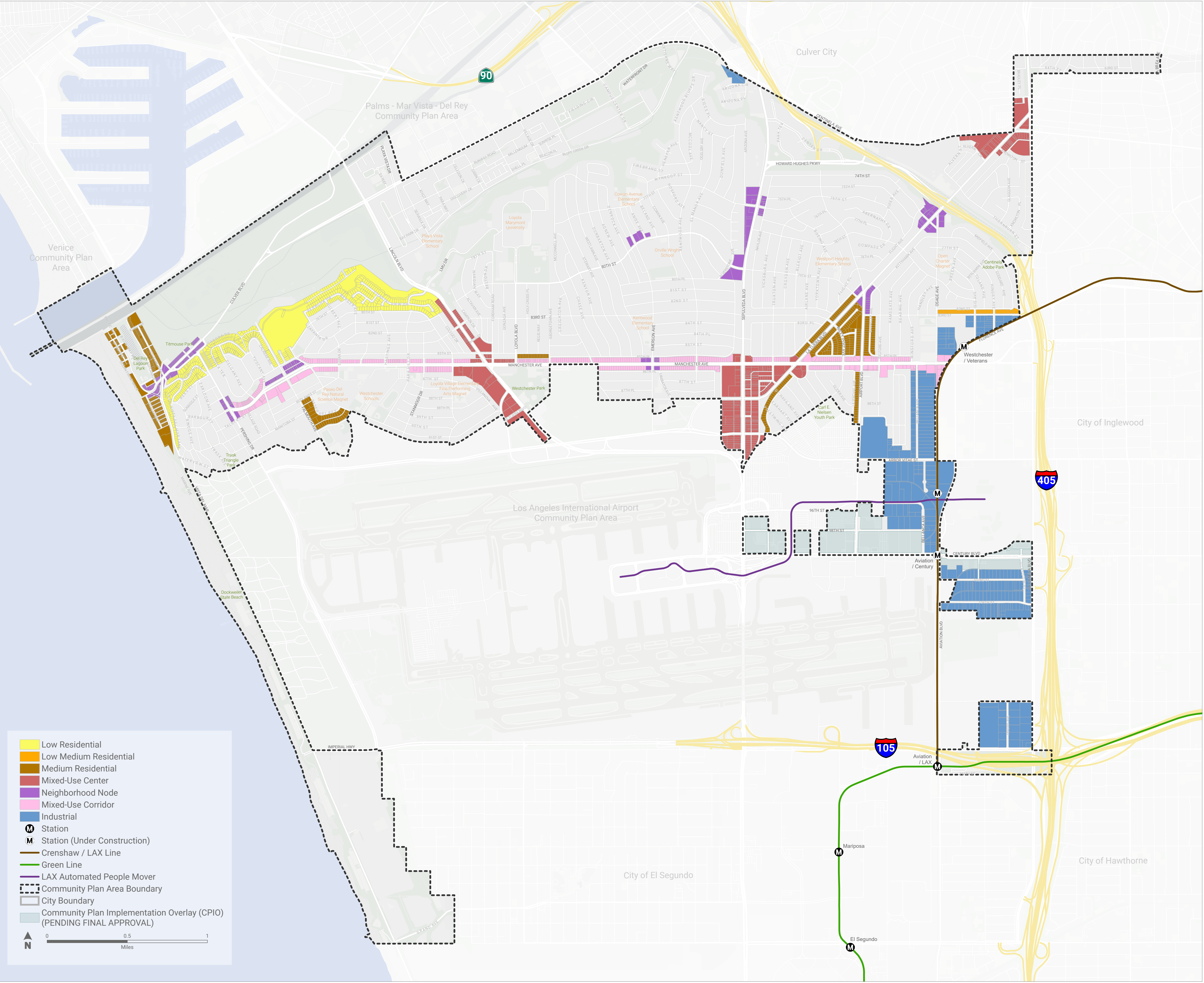


OVERVIEW OF DRAFT CONCEPTS

Westchester–Playa Del Rey

Preserve natural resources, strengthen resilience, create more housing opportunities, and support local and regional commercial and industrial growth



MORE HOUSING OPPORTUNITIES

LOW RESIDENTIAL:

Coastal Bluffs

Support low-scale residential development that preserves the visual continuity of the coastal bluffs.



LOW MEDIUM RESIDENTIAL:

Transition

Prioritize increasing housing opportunities near transit, sensitivity to surrounding building character, and pedestrian friendly streets.



MEDIUM RESIDENTIAL:

Transition, Core, Coastal Resilience, and Potential Historic District

Support more housing near commercial and transit areas; encourage appropriate building scale, density, and character; and, address challenges ranging from sea level rise adaptation to housing affordability.



ENHANCING MANCHESTER AVENUE

MIXED-USE CORRIDOR:

West, Center, East

Support a mix of neighborhood-serving commercial and residential uses; encourage appropriate building scale, density, and character; and, promote a safe and active street corridor along Manchester Avenue.



WALKABLE COMMERCIAL AREAS

MIXED-USE CENTERS:

Downtown Westchester, Pedestrian District, Loyola Village, and La Tijera/Centinela

Support active commercial centers with a mix of neighborhood and community-serving commercial and residential uses; encourage appropriate building scale, density, and character; promote pedestrian-oriented design and public amenities; and, incorporate existing design guidelines.



NEIGHBORHOOD NODES:

Low, Medium, and Coastal Resilience

Support neighborhood-serving commercial uses; encourage appropriate building scale; and, address sea level rise adaptation challenges as needed.



EXPLORING INDUSTRIAL OPPORTUNITIES

INDUSTRIAL NODE & INDUSTRIAL CENTERS:

LAX and Transit Area

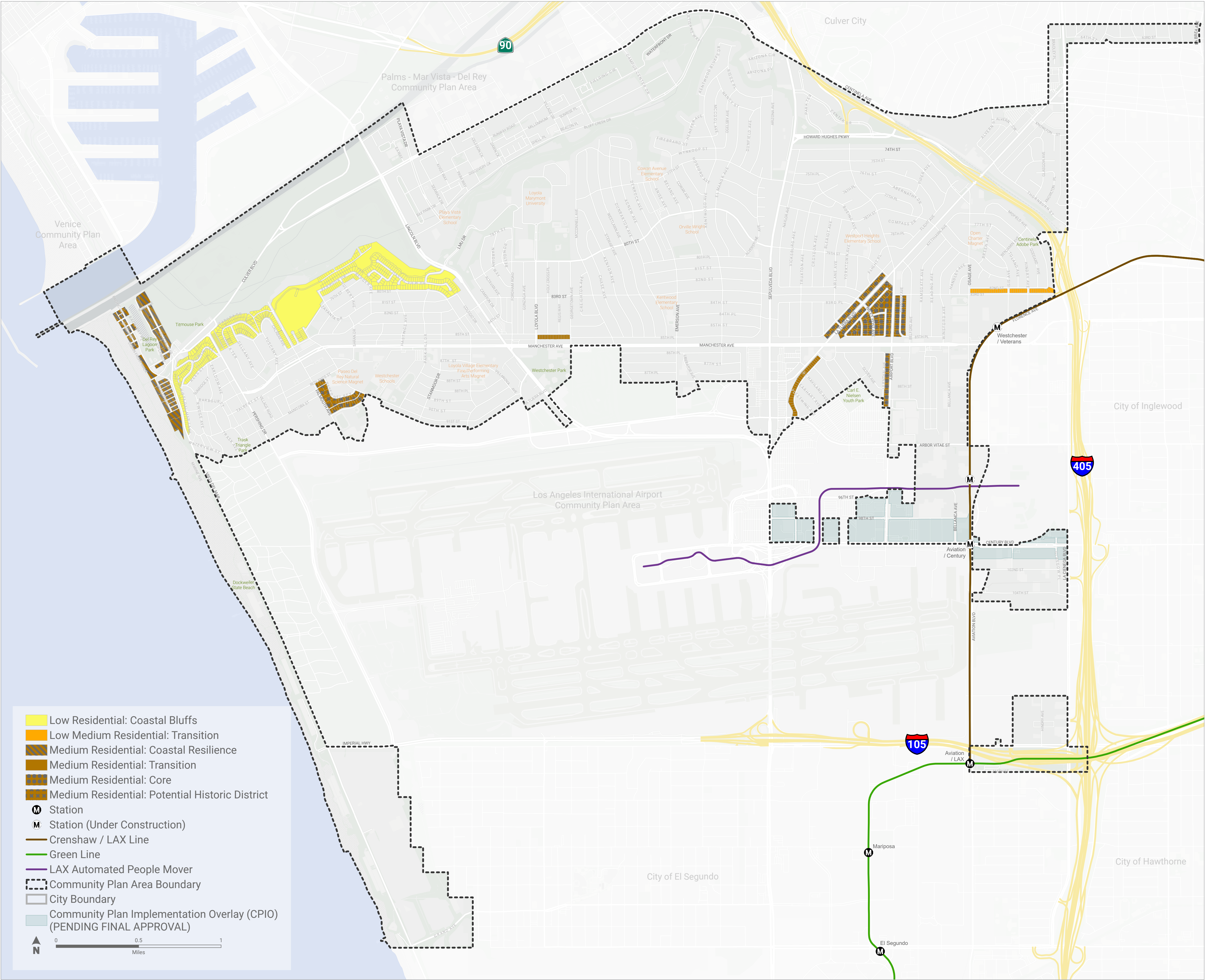
Explore potential opportunities through the lens of land use, height, and urban design.



RESIDENTIAL DRAFT CONCEPTS

Westchester–Playa Del Rey

Increase housing opportunities — including affordable housing — near commercial and transit areas, promote coastal resilience, and preserve natural resources and neighborhood character



LOW RESIDENTIAL: COASTAL BLUFFS

- Preserve the visual continuity of the coastal bluffs — apply height regulations that promote low-scale residential development
- Protect the coastal bluffs — apply grading regulations that minimize changes to the topography of individual sites



LOW MEDIUM RESIDENTIAL: TRANSITION

- Allow more housing opportunities, including affordable housing, near transit centers
- Promote pedestrian-friendly streets with adequate sidewalks and building frontages that are in character with single-family homes
- Provide a transition between low-scale residential areas and development around the Metro station — allow 2–3 story buildings
- Encourage more density — allow 4 units on a lot



MEDIUM RESIDENTIAL: COASTAL RESILIENCE

- Promote best practices in sea level rise adaptation — develop building design standards
- Preserve unique building orientations and walk streets
- Preserve existing multi-family scale — allow 3–4 stories
- Preserve existing density — allow 3–5 units on a lot



MEDIUM RESIDENTIAL: POTENTIAL HISTORIC DISTRICT

- Preserve architecturally significant residential buildings — apply design standards
- Protect Rent Stabilization Ordinance (RSO) units
- Preserve existing multi-family scale — allow 3–4 stories
- Preserve existing density — allow 10–25 units on a lot



MEDIUM RESIDENTIAL: TRANSITION

- Allow more housing opportunities, including affordable housing, near commercial centers
- Provide transitions between low-scale residential areas and areas with higher scale and/or intensity — allow 3–4 stories
- Support greater density — allow 6–10 units on a lot



MEDIUM RESIDENTIAL: CORE

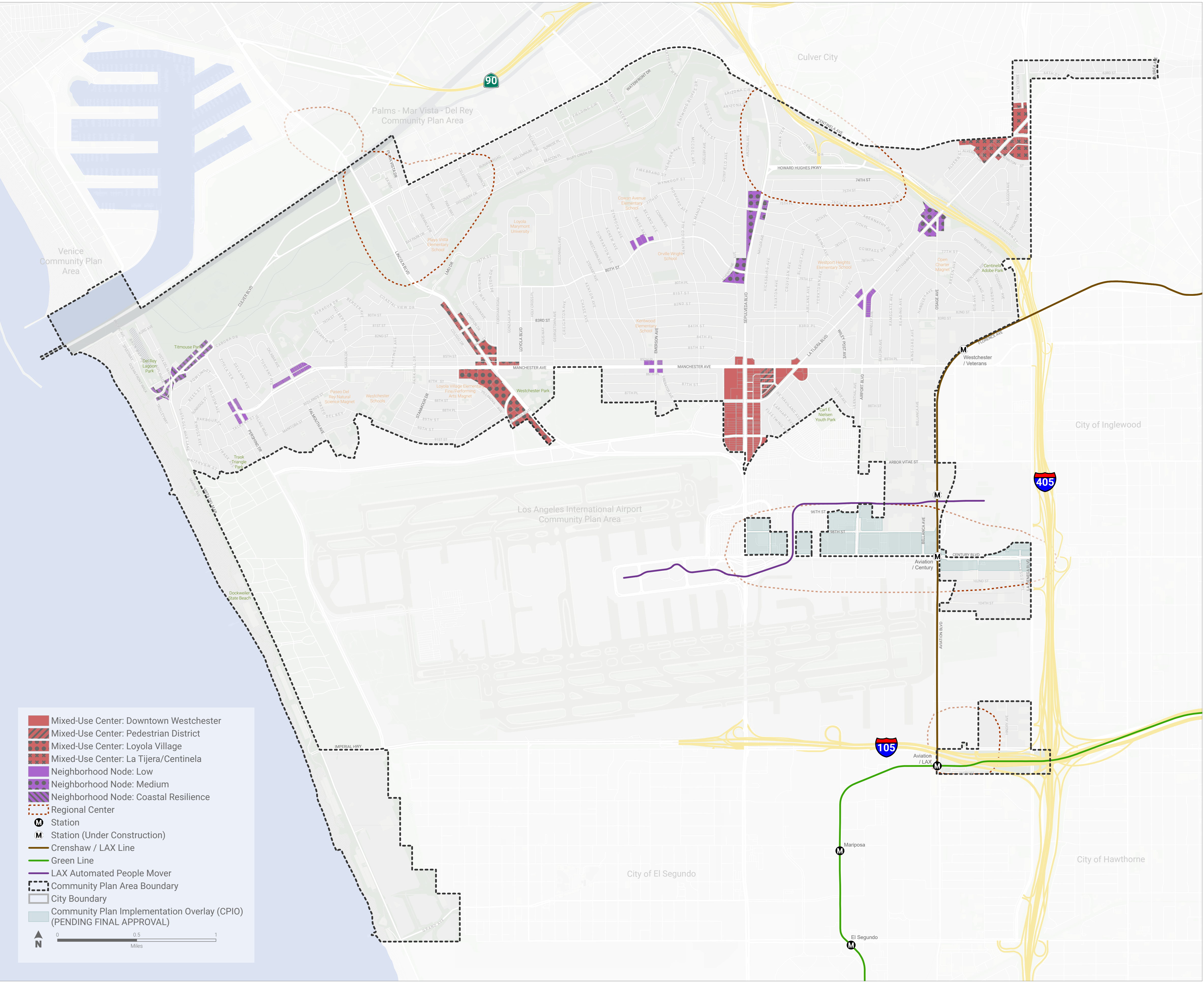
- Encourage more housing, including affordable housing, near commercial areas and transit
- Support greater scale in residential development — allow 3–5 stories
- Support greater density — allow 3–10 units per lot, based on proximity to major boulevards



COMMERCIAL DRAFT CONCEPTS

Westchester–Playa Del Rey

Create more walkable commercial areas that serve the community’s needs, as well as building design standards that address climate change and sea level rise



NEIGHBORHOOD NODE: LOW NEIGHBORHOOD NODE: MEDIUM

- Allow mixed-use buildings with ground floor commercial (serving neighborhood needs) and residential stories above
- Provide transitions to adjacent lower scale neighborhoods — allow 2–4 stories (low) or 3–6 stories (medium)



NEIGHBORHOOD NODE: COASTAL RESILIENCE

- Promote best practices in sea level rise adaptation — develop building design standards
- Allow mixed-use buildings with ground floor commercial (serving neighborhood needs) and residential stories above
- Preserve existing scale — allow 3–4 stories



MIXED-USE CENTER: PEDESTRIAN DISTRICT

- Support an active commercial center (serving neighborhood and community needs)
- Create a sense of place — promote a plaza or pedestrian-only street
- Preserve the historic character of the area



MIXED-USE CENTER: LA TIJERA/CENTINELA

- Support an active commercial center — allow mixed-use buildings with ground floor commercial (serving neighborhood and community needs) and residential stories above
- Create a sense of place — promote public amenities such as plazas, paseos, and green spaces
- Support an appropriate scale — allow 5–7 stories



MIXED-USE CENTER: LOYOLA VILLAGE MIXED-USE CENTER: DOWNTOWN WESTCHESTER

- Support an active commercial center — allow mixed-use buildings with ground floor commercial (serving neighborhood and community needs) and commercial and/or residential stories above
- Enhance sense of place — promote public amenities such as outdoor dining, plazas, paseos, and green spaces
- Promote pedestrian-friendly design — maintain existing Community Design Overlay regulations
- Provide transitions to adjacent lower scale neighborhoods — allow 3-8 stories



REGIONAL CENTERS

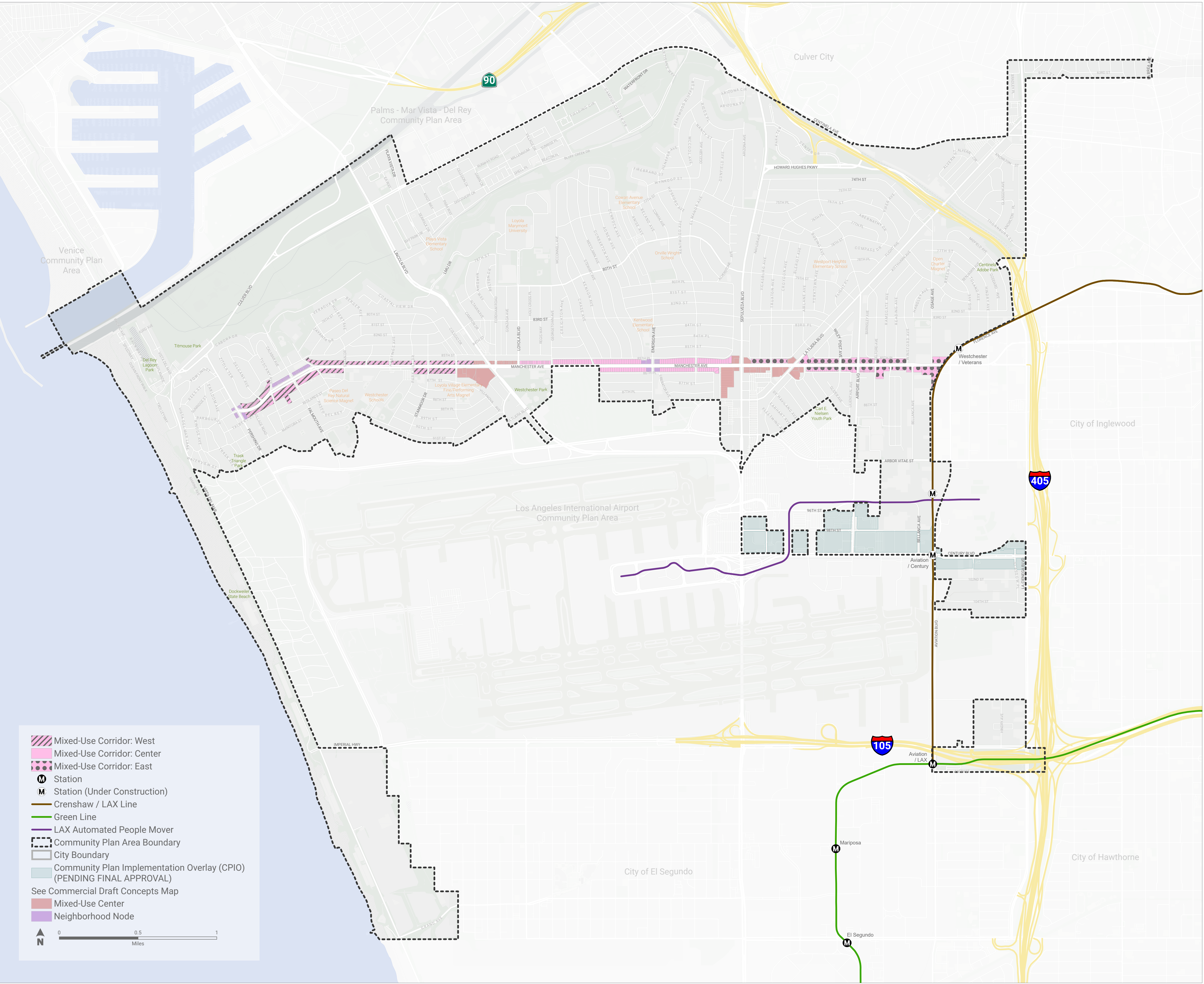
Playa Vista, Howard Hughes Center, and CenturyBoulevard/98th Street Corridor

- The General Plan currently identifies these areas as Regional Centers, or focal points for regional commerce, identity, and activity. Should we evaluate expanding and/or intensifying these areas to accommodate more jobs and housing?

MANCHESTER AVENUE CORRIDOR DRAFT CONCEPTS

Westchester–Playa Del Rey

Elevate Manchester Avenue’s identity as an active street corridor that incorporates a robust mix of housing opportunities and retail options



MIXED-USE CORRIDOR: WEST

- Support an active street corridor — allow residential and mixed-use buildings (ground floor commercial with neighborhood serving uses and residential above)
- Protect Rent Stabilization Ordinance (RSO) units
- Promote building frontages oriented towards Manchester Ave
- Provide transitions to adjacent lower density neighborhoods — allow 3-4 stories
- Preserve existing density — allow 6-7 units on a lot



MIXED-USE CORRIDOR: EAST

- Support an active street corridor and connection to the Westchester/Veterans Metro Station — allow residential, commercial, and mixed-use buildings
- Encourage more housing, including affordable housing, near commercial areas and transit centers
- Maintain existing retail and expand commercial activity
- Promote building frontages oriented towards Manchester Ave
- Provide transitions to adjacent lower density neighborhoods — allow 4-8 stories



MIXED-USE CORRIDOR: CENTER

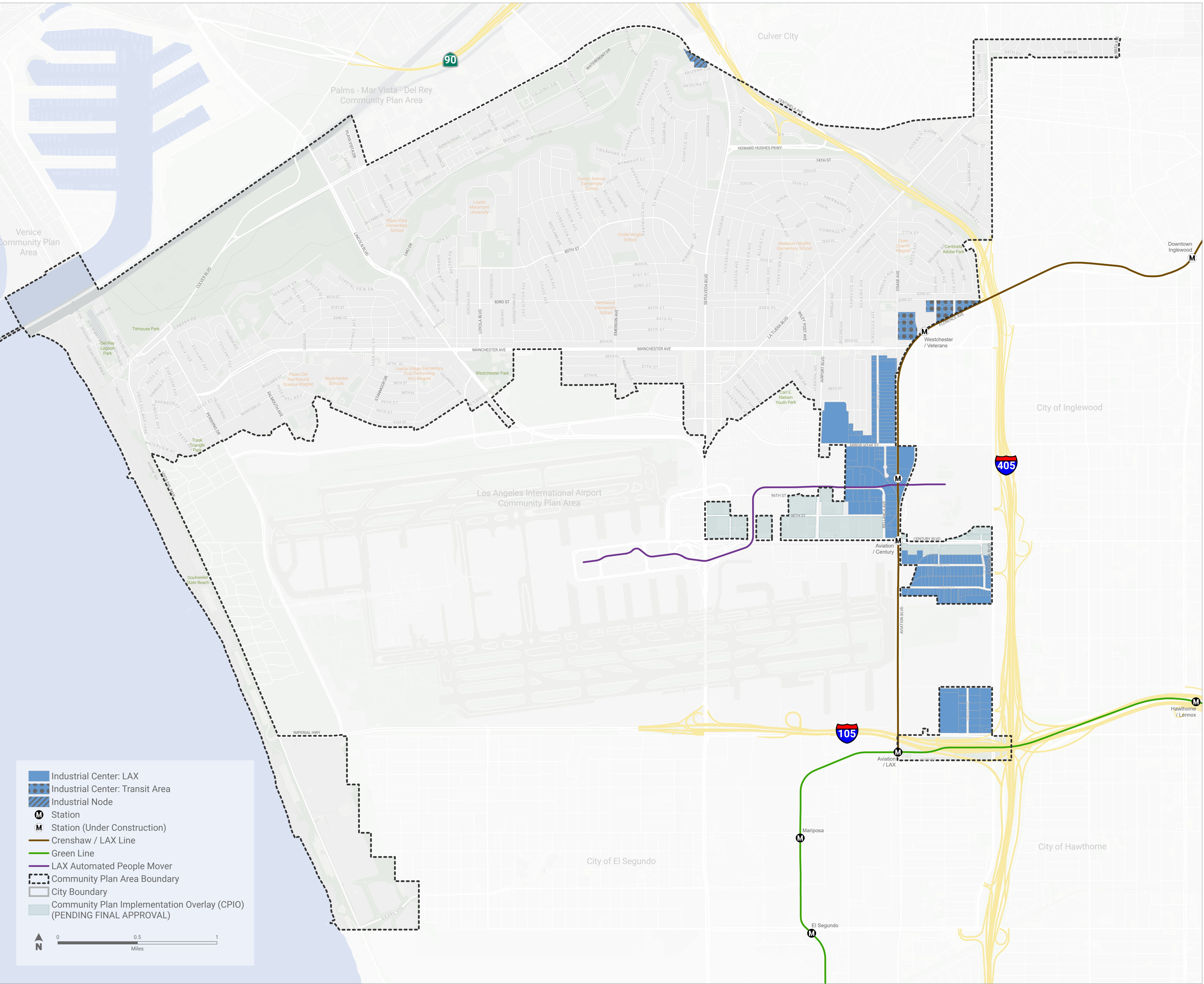
- Support an active street corridor — allow residential and mixed-use buildings (ground floor commercial with neighborhood serving uses and residential above)
- Encourage more housing, including affordable housing, near commercial areas
- Promote building frontages oriented towards Manchester Ave
- Provide transitions to adjacent lower density neighborhoods — allow 3-5 stories



INDUSTRIAL DRAFT CONCEPTS

Westchester–Playa Del Rey

Support industrial development serving the local and regional economy, while identifying potentially complementary housing, retail, commercial, and/or cleantech opportunities



HOW MIGHT THESE AREAS EVOLVE?

- What uses should be added?
- How many stories should be allowed?
- Which urban design elements (such as seating, landscaping, and public sidewalks/walkways) would enhance the area?
- Do you think there are any hybrid industrial uses that could help strengthen Los Angeles' economic recovery and workforce development efforts, while also supporting evolving cleantech industries?

INDUSTRIAL NODE



INDUSTRIAL CENTER: TRANSIT AREA



INDUSTRIAL CENTER: LAX

