

Westside Community Plans Advisory Group (WCPAG)

Meeting 4:
Tuesday, October 29, 2024
5-6:30pm



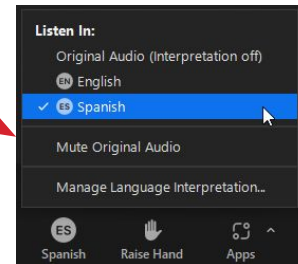
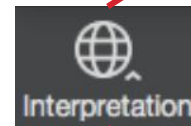
Audio Settings / Configuraciones de audio

To access audio, select your preferred language

- Click on the “Interpretation” button (see figure on the right) and select English or Spanish.
- Note: **All attendees must select a language** for best audio quality. English speakers select English.

Traducción a Español Seleccione su idioma preferido

- Haga clic en el botón de "Interpretación" (vea la figura a la derecha) y seleccione Inglés o Español.
- Si tiene alguna pregunta por favor mande mensaje al personal con su nombre: escribe “Ayuda en español” en el chat.



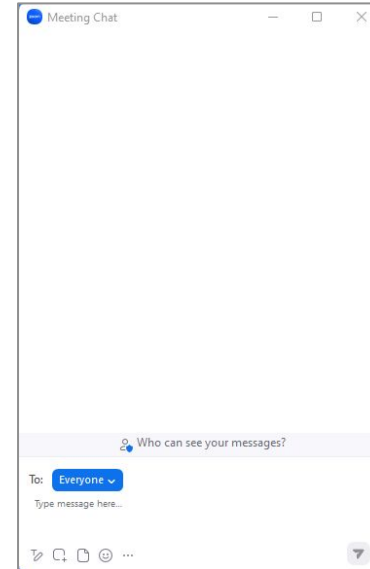
Sharing Comments / Speaking

- If you are joining us with the Zoom app, click the **raise hand button** located at the bottom of your screen. If you are calling in please press ***9**.
- Staff will place you into the speaker queue to share your thoughts. You may also type your comments/questions into the chat.
- Due to the size of the group, you will be muted. You will be asked to unmute yourself when speaking.
- Following your comment you will be removed from the queue and muted. If you have additional comments please raise hand again or input comments into the chat.

Technical Difficulties

If you are having technical difficulties, please:

- Send a direct message to “Technical Support” using the chat for assistance
- Or email staff at planning.thewestside@lacity.org



Meeting Participation

Ground Rules

- Be courteous and respectful to all members and staff
- Focus on problem solving, not just problem identifying
- Share information and perspectives
- Address the theme and topic at hand
- Be present and fully engaged
- Modify cell phone alerts and background noise/distractions when speaking
- Allow everyone an opportunity to comment
- Hold one conversation at a time

Meeting Participation

Names and Organizations

- **Rename** yourself (click three dots next to your name>rename):
 - *First and Last Name, any relevant organization*
- **Identify** yourself with your **name** and any **organization** affiliation before speaking

Agenda

Introductions (5pm-5:10pm)

- Team Introductions & 2023 Recap

Presentations (5:10pm-6pm)

- Overview of 2024 Draft Land Use Maps
 - Limited Form and Density Metrics
- Overview of New Zoning Code
 - Zoning Code Tools
 - Strategies & Policy Objectives

Closing | Q&A (6pm-6:30pm)

- Next Steps, Feedback, and Q&A





Introductions

Westside Community Plan Update (CPU) Team

Zuriel Espinosa, City Planner

Palms Mar Vista Del Rey, Westchester Playa Del Rey

Tereza Agesyan, Planning Assistant

Palms Mar Vista Del Rey

Charlotte Kings, Planning Assistant

Westchester Playa Del Rey

Nick Vasuthasawat, City Planner

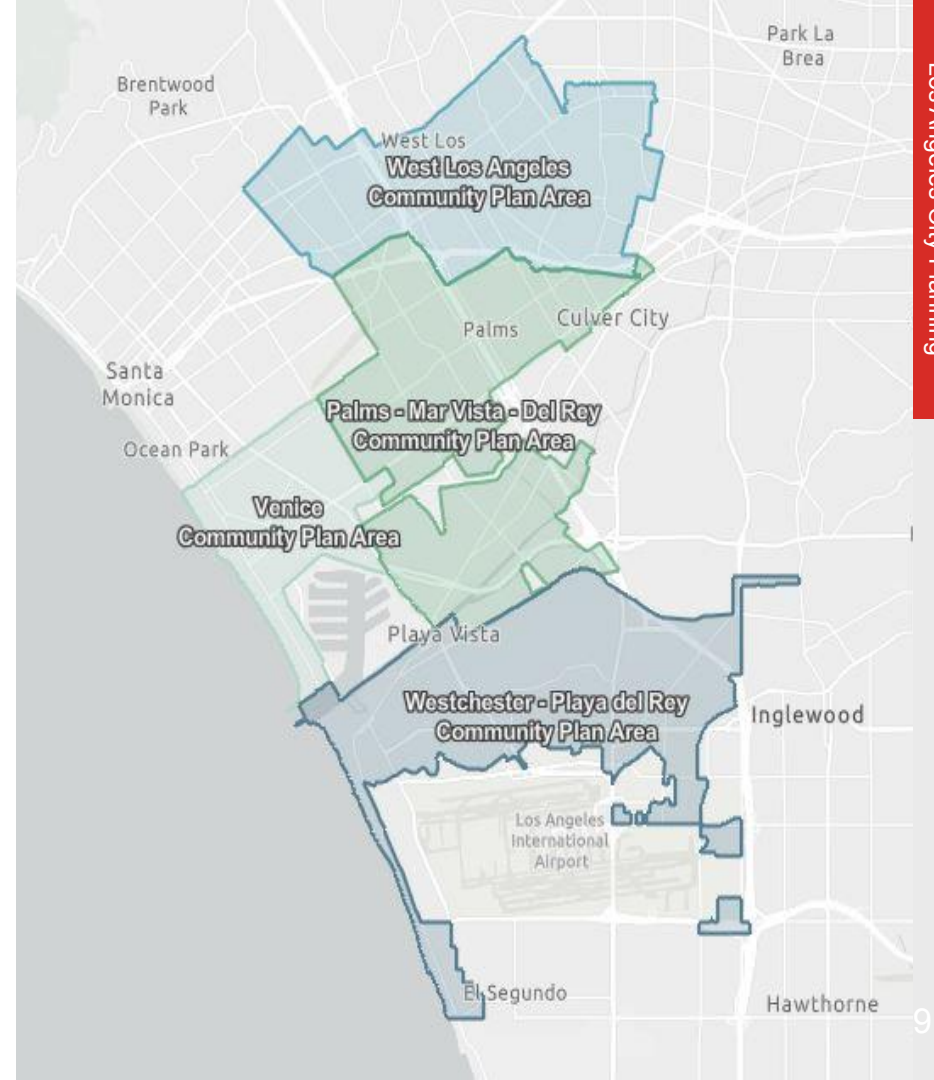
West LA, Venice

Melissa Lim, Planning Assistant

West LA

Eva Chang-Person, Planning Assistant

Venice





SUMMARY OF FEEDBACK

Recap: Past WCPAG TOPICS

Meeting 1 - April



Residential
General Plan
Land Uses
(GPLU)

Vision
Statements
&
Guiding
Principles

Meeting 2 - June



Commercial
General Plan
Land Uses
(GPLU)

Vision for
Commercial
Corridors

Meeting 3 - August

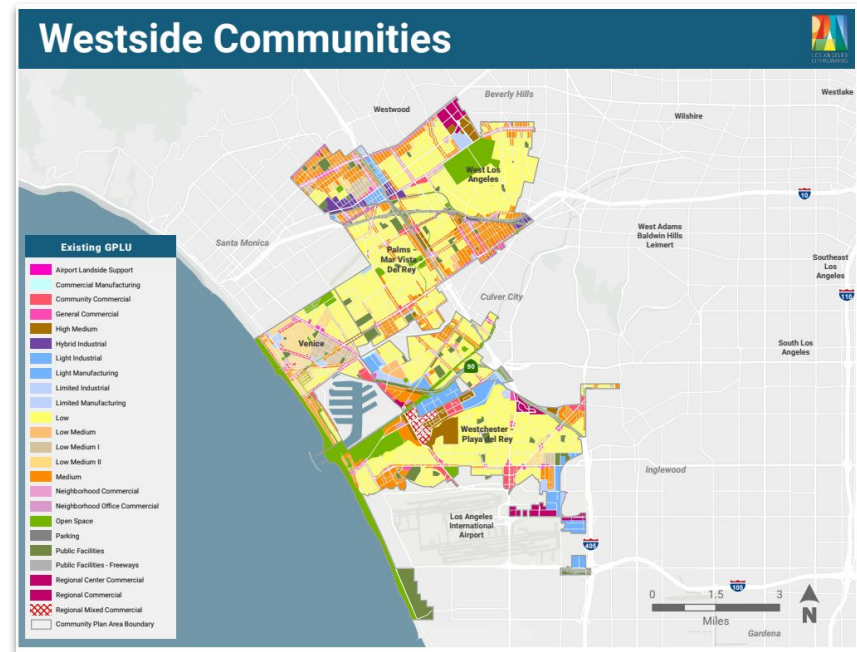


Industrial
General Plan
Land Uses
(GPLU)

Introduction
to Draft
Policy
Documents

General Plan Land Use (GPLU) Map

- Identifies the different types of land use categories
- Identifies where the types of different land use categories can be built
- Influences where people can live, work, recreate, and access amenities



Summary of Feedback & Themes

Vision Statement

- Create diversity of housing opportunities
- Plan for more walkable neighborhoods, open space, and recreation

Guiding Principles

- Accommodate growth in a strategic and inclusive manner
- Support and expand existing job centers
- Promote multi-modal transportation options



Summary of Feedback & Themes

Residential GPLU

- Protection of low density residential neighborhoods
- Greater height transitions between low density and medium density residential areas

Commercial GPLU

- Promote density along commercial corridors
- Create strong mix of commercial services with small business protections
- Create better linkages to open space, pocket parks, and playgrounds



Summary of Feedback & Themes

Industrial GPLU

- Protect existing light industrial uses
- Promote adaptive reuse for residential in appropriate areas
- Promote more trees and landscaping on ground floors

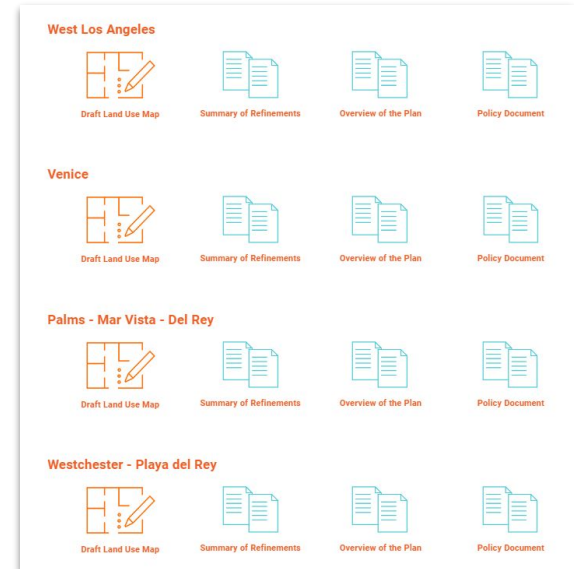
Draft Policy Document

- Acknowledge City's past exclusionary zoning practices
- Further fair housing and home ownership to promote missing middle housing



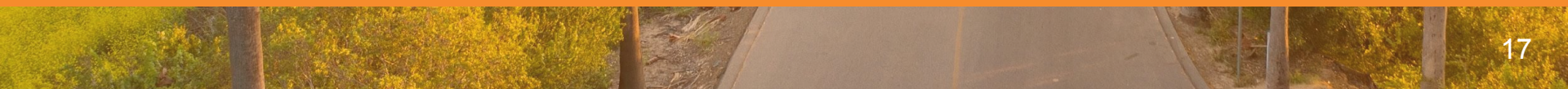
Source of Feedback

- Public Comments
- WCPAG Comments
- Subarea (Change Areas)
- New Code Equivalent Zoning Translations (All Parcels)
- Resources:
 - [StoryMap](#)
 - [Subarea Refinement Sheets](#)
 - [Current Summary of Zoning Regulations](#)
 - [New Code](#)



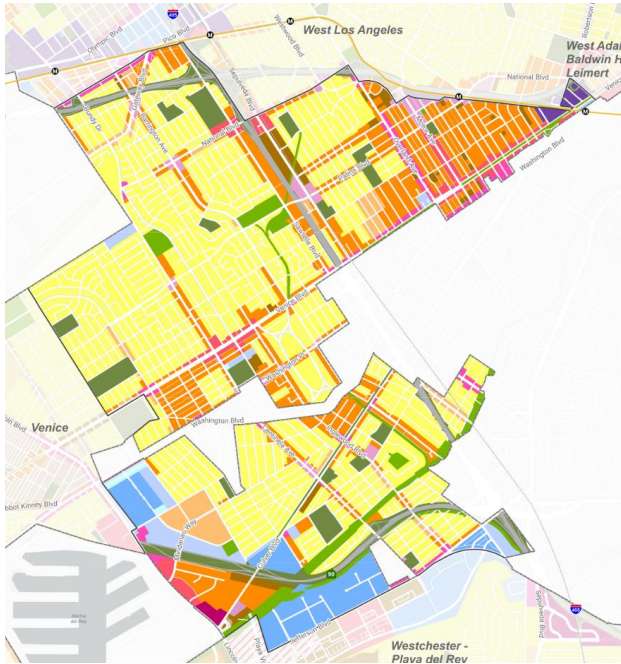


KEY GPLU CHANGE AREAS

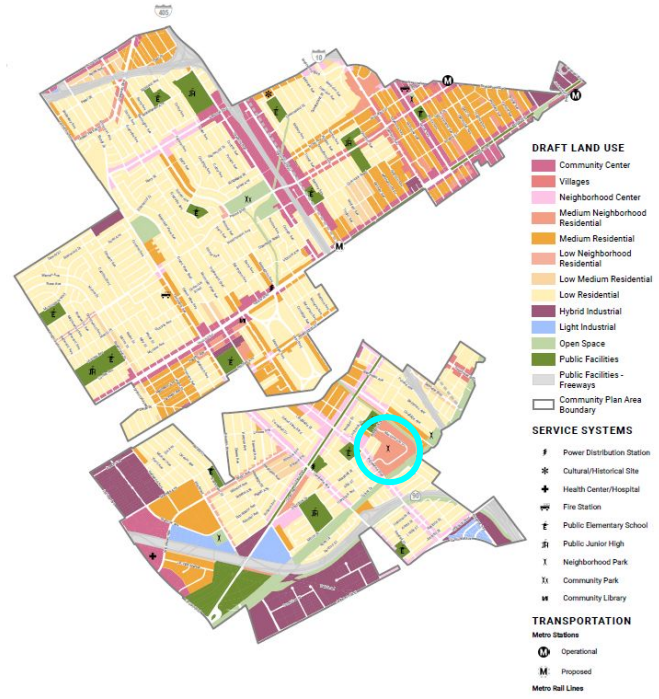


PMVDR: Key Residential Change Areas

Existing Land Use Map

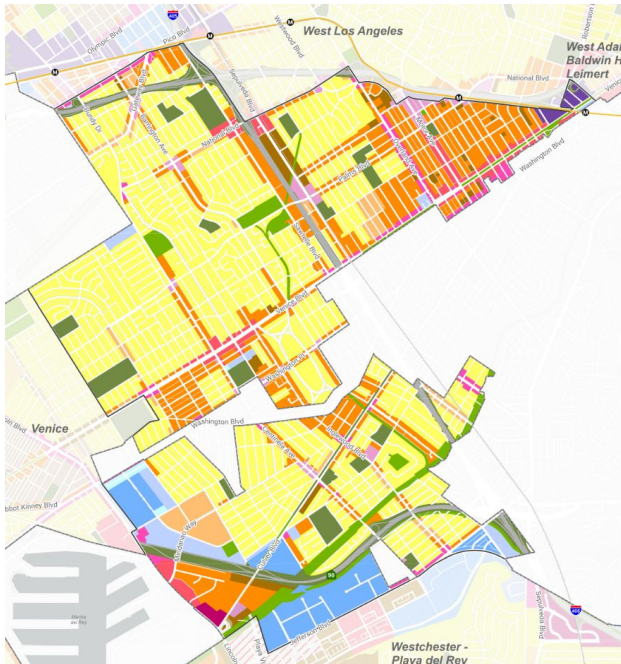


Draft Land Use Map (March 2024)

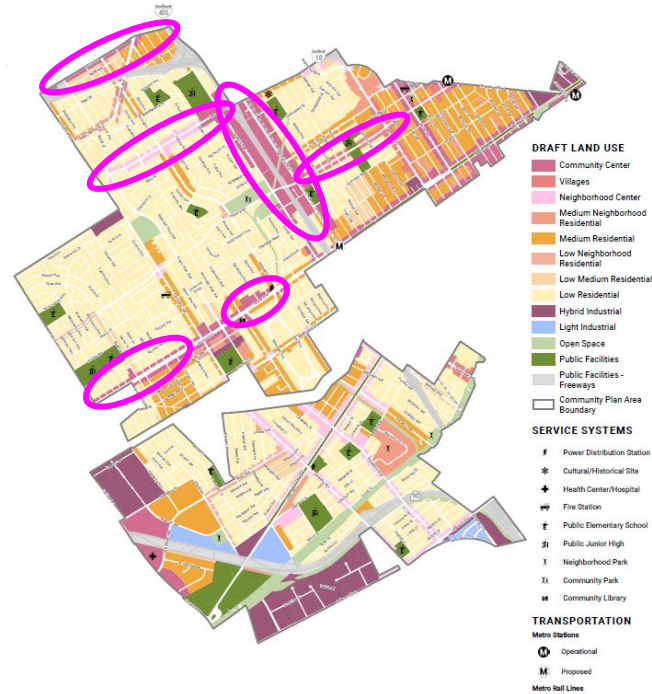


PMVDR: Key Commercial Change Areas

Existing Land Use Map

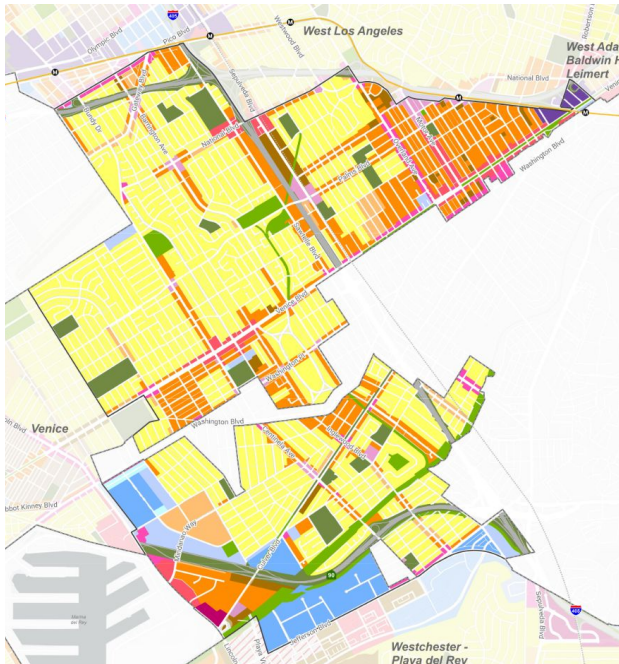


Draft Land Use Map (March 2024)



PMVDR: Key Industrial Change Areas

Existing Land Use Map

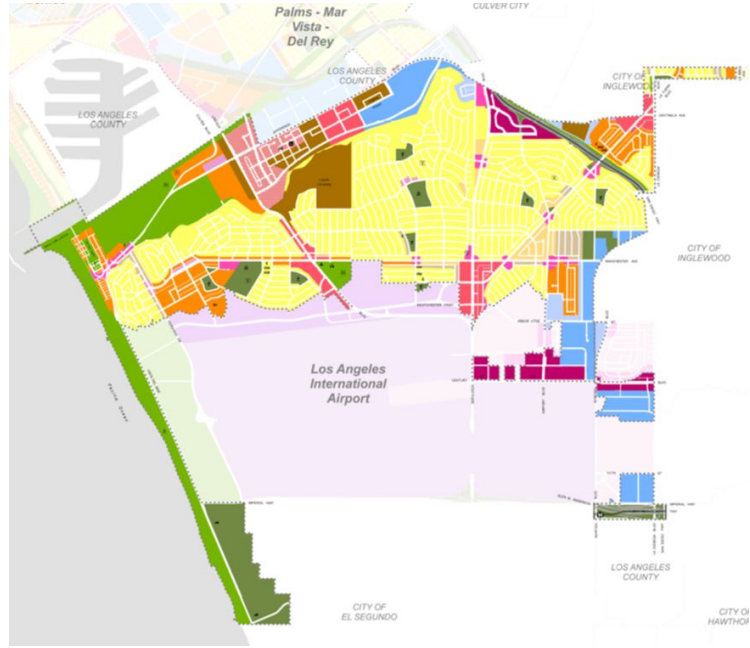


Draft Land Use Map (March 2024)



WPDR: Key Residential Change Areas

Existing Land Use Map

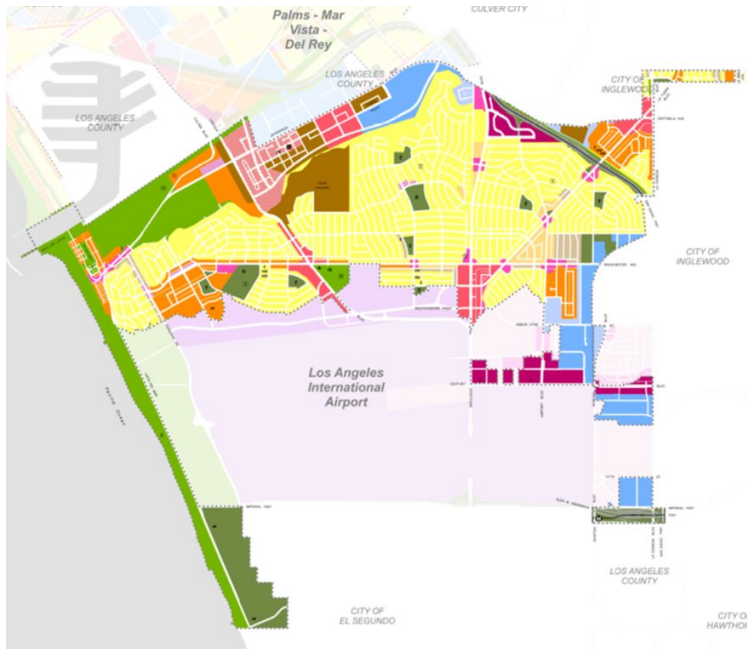


Draft Land Use Map (March 2024)



WPDR: Key Commercial Change Areas

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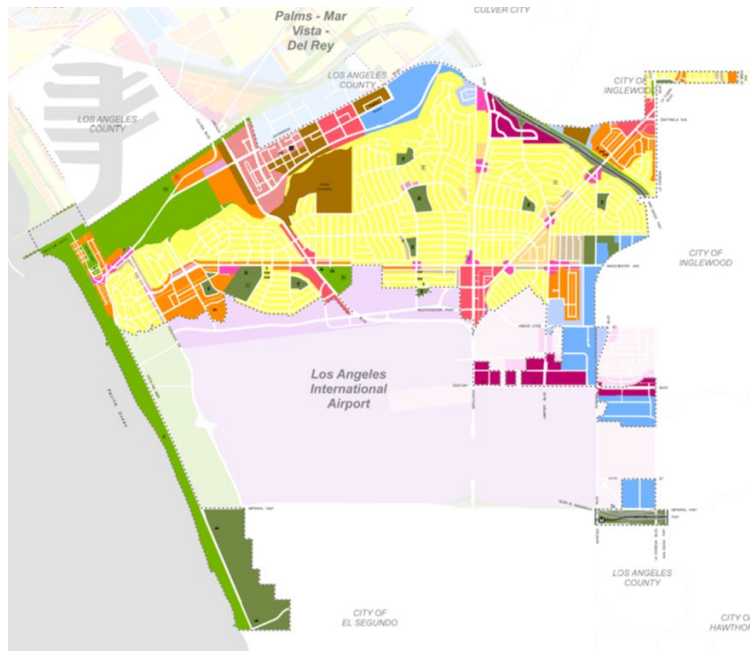


Draft Land Use Map (March 2024)



WPDR: Key Industrial Change Areas

Existing Land Use Map



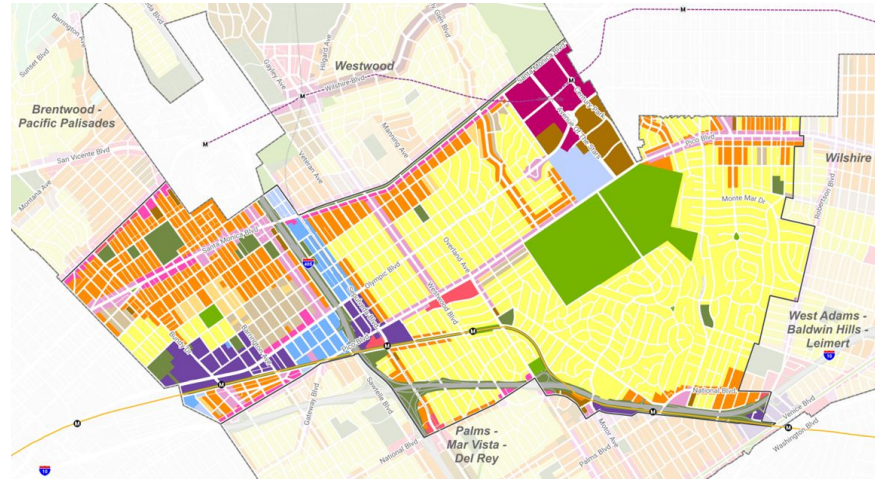
Draft Land Use Map (March 2024)



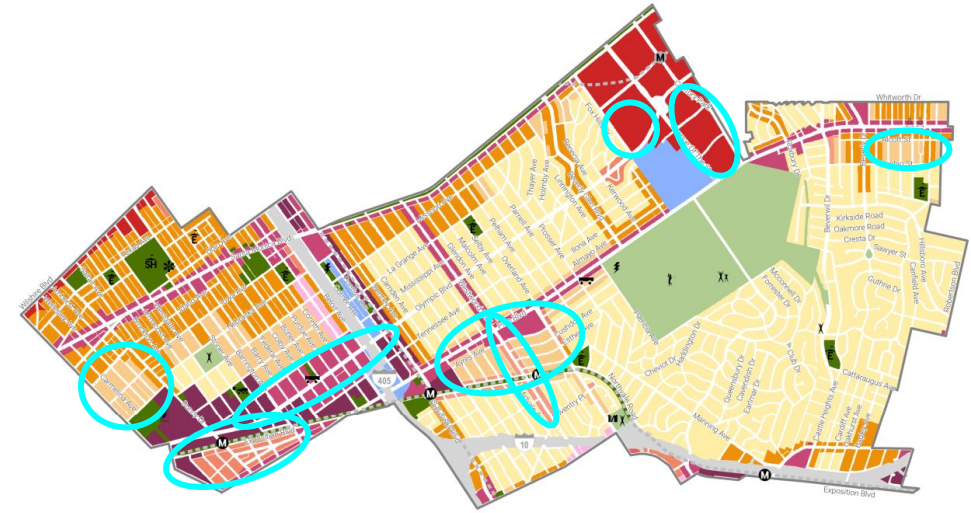
- DRAFT LAND USE**
- Regional Center
 - Community Center
 - Neighborhood Center
 - Medium Neighborhood Residential
 - Medium Residential
 - Low Medium Residential
 - Low Residential
 - Hybrid Industrial
 - Light Industrial
 - Production
 - Open Space
 - Public Facilities
 - Public Facilities - Freeways
 - Community Plan Area Boundary

West LA: Key Residential Change Areas

Existing Land Use Map



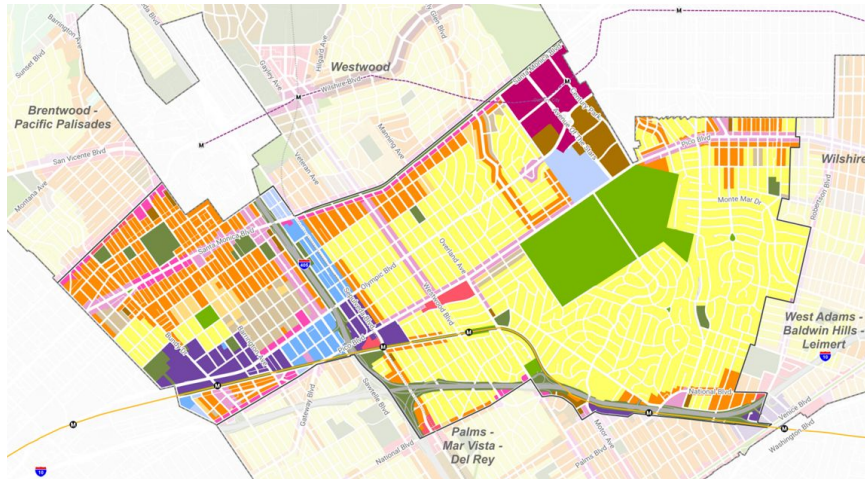
Draft Land Use Map (March 2024)



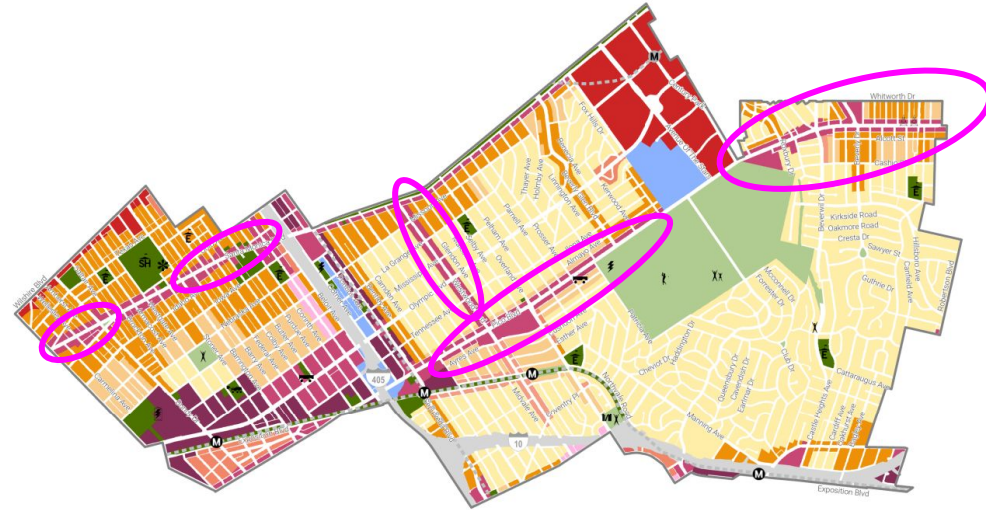
West LA: Key Commercial Change Areas

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Existing Land Use Map



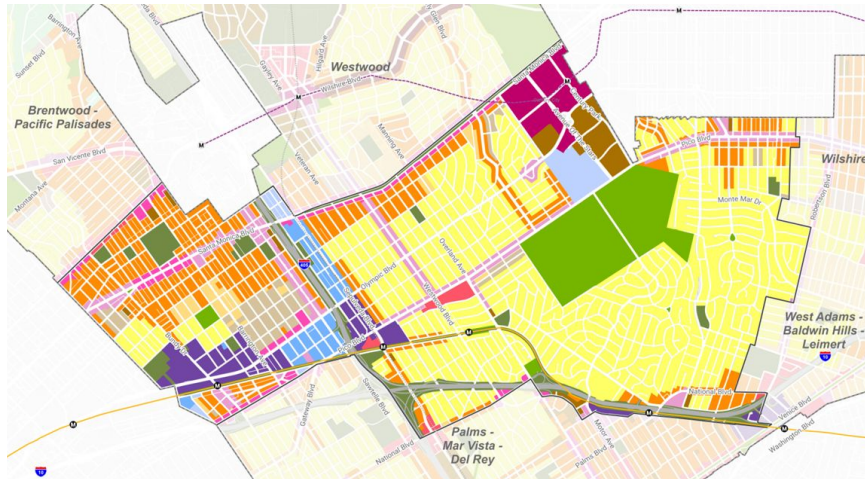
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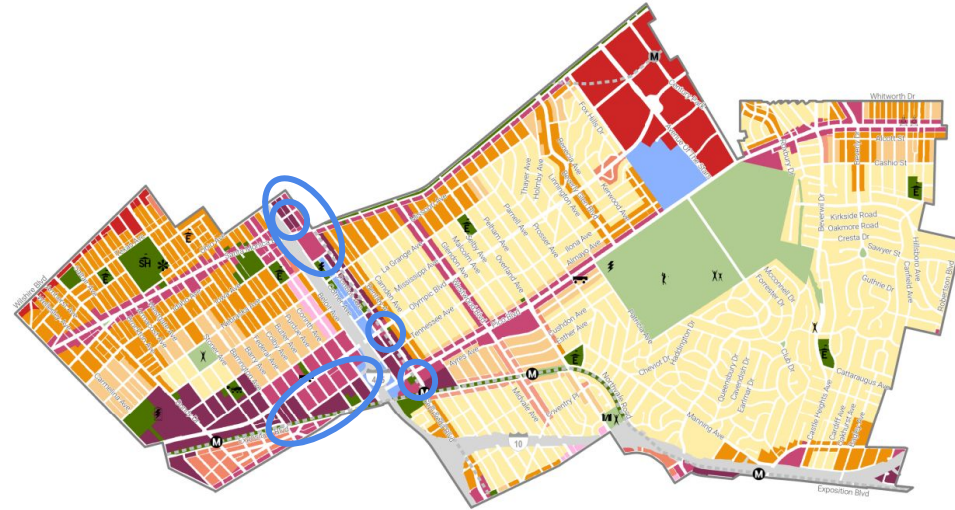
West LA: Key Industrial Change Areas

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Existing Land Use Map

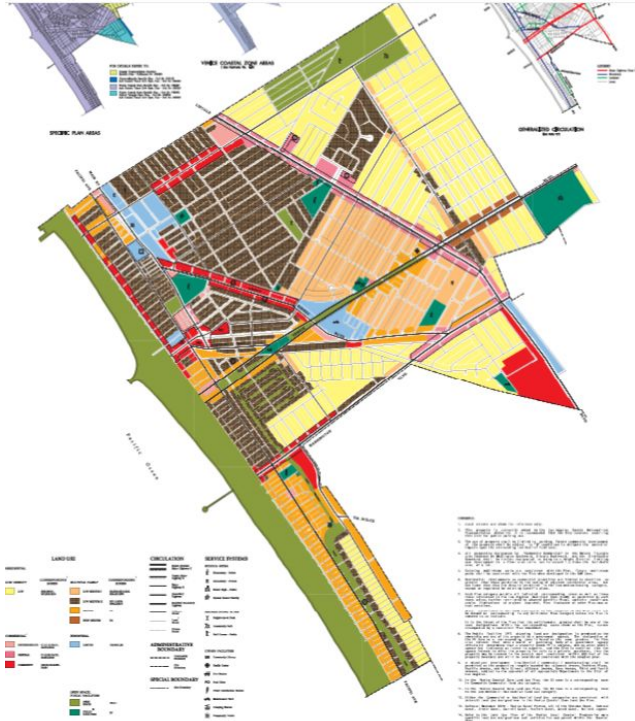


Draft Land Use Map (March 2024)



Venice: Key Residential Change Areas

Existing Land Use Map

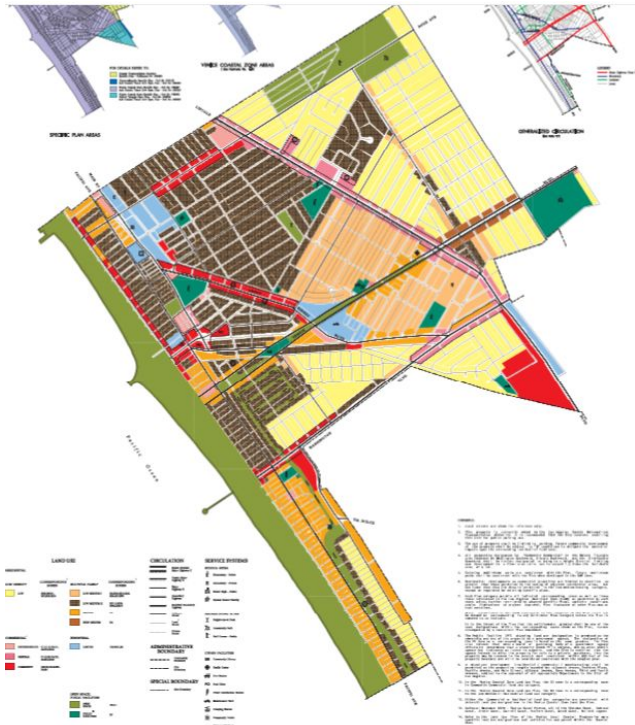


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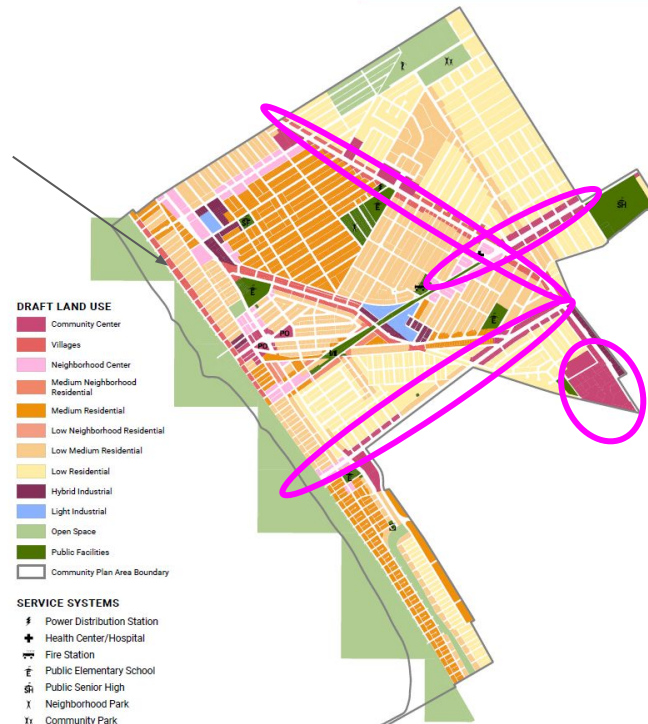


Venice: Key Commercial Change Areas

Existing Land Use Map

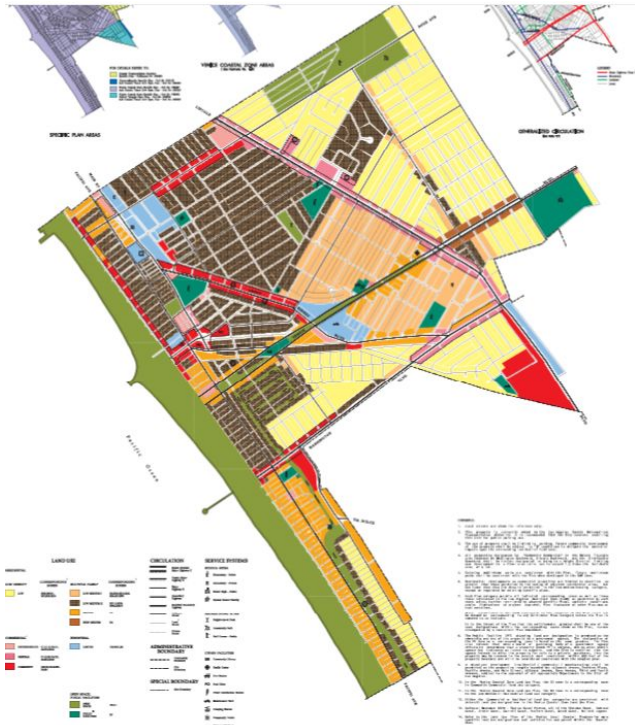


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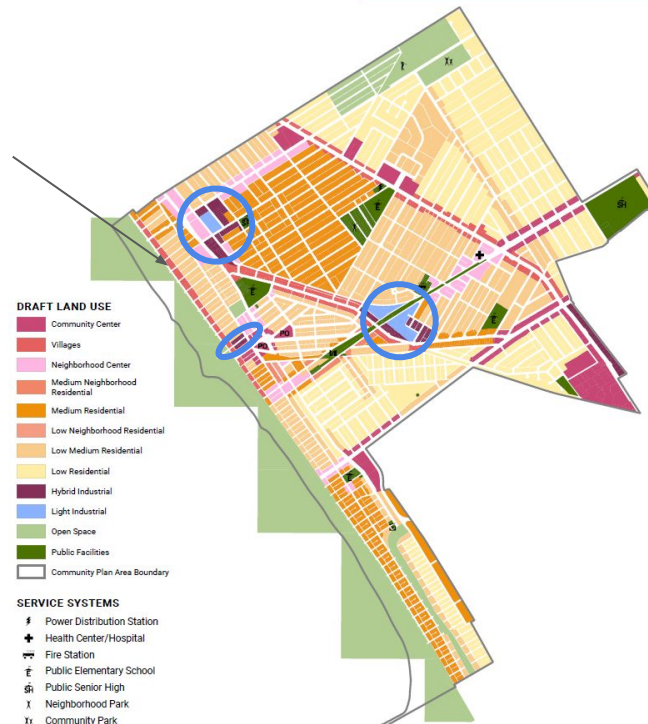


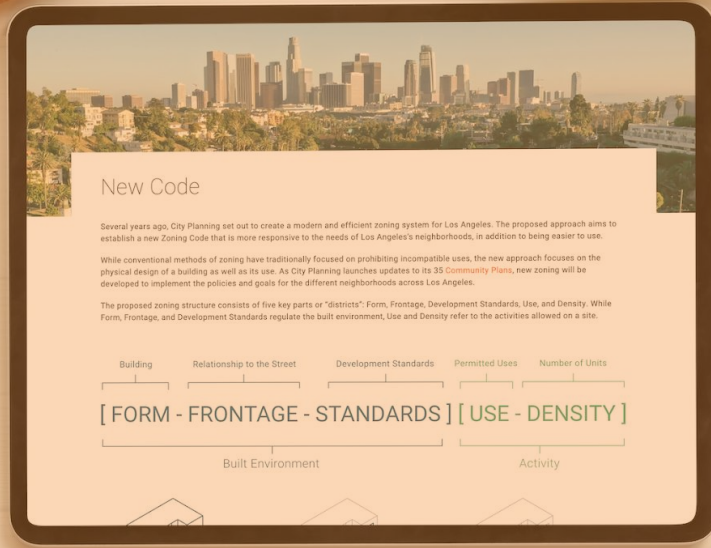
Venice: Key Industrial Change Areas

Existing Land Use Map



Draft Land Use Map (March 2024)



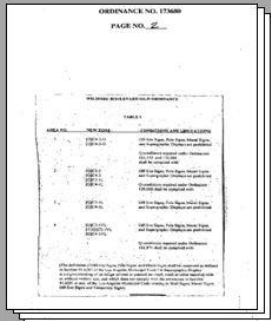


Overview of New Zoning Code

Current Zoning System

[Q]C2-2D-CDO

QUALIFIED CONDITIONS



Sign Prohibitions:
Off-Site Signs
Pole Signs
Mural Signs
Supergraphic Displays

ZONE CLASS (LAMC)

Commercial
 Zone:
Permitted Uses
Setbacks
Lot Standards

HEIGHT DISTRICT (LAMC)

Floor Area
 Ratio: 6:1
 Height:
Unlimited

Other LAMC Provisions

Section 12.21 – General Provision
Parking, Open Space, Walls/Fences
 Section 12.22 – General Exceptions
 Section 12.24 – Conditional Use
 Section 12.37 – Dedication and
 Improvement
 Article 4.4 – Signs

DEVELOPMENT LIMITATIONS



Restrict:
Heights
Floor Area Ratio
% of lot coverage
Building setbacks

SUPPLEMENTAL USE DISTRICT

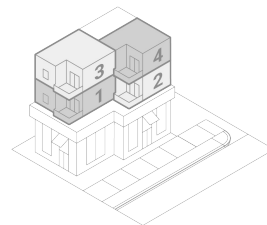
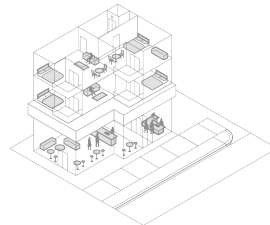
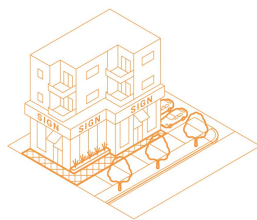
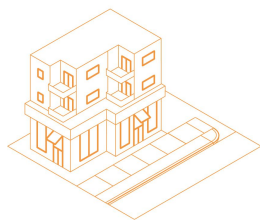
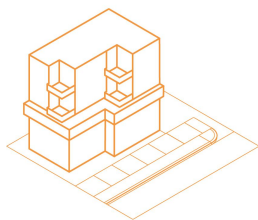


28 Pages of Design
 Standards:
Building, Pedestrian,
Open Space, Circulation,
Parking, Landscaping,
Signs

Objectives for the Zoning Code

- Tools to implement **wide range of community visions**
- Structured to align with **contemporary planning needs** and objectives
- **Adaptable** to current and future policy needs
- **Unbundling of regulations** for built environment from activities allowed on a site and other requirements
- **Primary source** for zoning regulations
- Visual, **easy to understand** and navigate
- Incorporation of existing design **guidelines into objective standards**

New Zoning System



Building

Relationship
to the Street

Development
Standards

Permitted
Uses

Number
of Units

[FORM-FRONTAGE-STANDARDS]

[USE-DENSITY]

Built Environment

Activity

New Zoning Code Structure

Article 1. Introductory & Emergency Provisions

Article 2. Form

Article 3. Frontage

Article 4. Development Standards

Article 5. Use

Article 6. Density

Article 7. Alternate Typologies

Article 8. Specific Plans, Supplemental & Special Districts

Article 9. Public Benefit Systems

Article 10. Streets & Parks

Article 11. Division of Land

Article 12. Nonconformities

Article 13. Administration

Article 14. General Rules

District Article Structure

PART A: INTRODUCTION

DIV. 2A.1 ORIENTATION

SEC. 2A.1.1 RELATIONSHIP TO ZONE STRING

A zone string is composed of the following districts:



The Form District is a separate and independent component of each zone.

SEC. 2A.1.2 HOW TO USE ARTICLE 2 (FORM)

A. Identify the Applied Form District

The first component in a zone string identifies the Form District applied to a property.

B. Form District Standards

Form Districts standards are outlined in Part 2B. (Form Districts). Each Form District page identifies the standards specific to that Form District.

C. Interpreting Form District Standards

Each standard on a Form District page in Part 2B. (Form Districts) provides a reference to Part 2C. (Form Rules) where the standard is explained in detail.

PART B: DISTRICTS

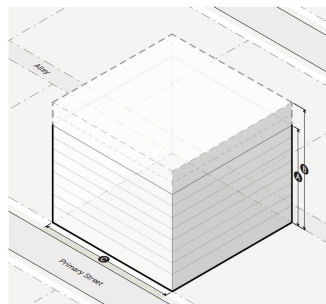
SEC. 2B.9.1. LOW-RISE MEDIUM 1 (LM1)

A. Lot Parameters



1. LOT SIZE		Div. 2C.1
Lot area (min)	n/a	
1 Lot width (min)	25'	
2. COVERAGE		Div. 2C.2
2 Building coverage (max)	100%	
Building setbacks		
3 Primary street (min)	0'	
4 Side street (min)	0'	
5 Side (min)	0'	
6 Rear (min)	0'	
7 Alley (min)	0'	
8 Special: All (min)	0'	
3. AMENITY		Div. 2C.3
9 Lot amenity space (min)	15%	
Residential amenity space (min)	10%	

B. Bulk and Mass



1. FAR & HEIGHT		Div. 2C.4
Base FAR (max)	1.5	
4 Base height in stories (max)	8	
Bonus FAR (max)	3.0	
5 Bonus height in stories (max)	10	
2. BUILDING MASS		Div. 2C.6
6 Building width (max)	160'	
Building break (min)	15'	

PART C: RULES

DIV. 2C.1 LOT SIZE

SEC. 2C.1.1 LOT AREA

The total area within the boundaries of a lot.

A. Intent

To ensure that newly established lots are consistent in size with surrounding lots.

B. Applicability

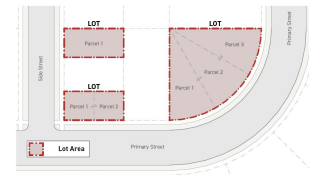
Minimum lot area requirements apply to all lots.

C. Standards

- No lot may have an area less than the minimum specified in the applied Form District (Part 2B).
- For the purpose of meeting minimum lot size standards, multiple lots may be grouped together as a lot when a lot tie affidavit is filed and approved by the Department of Building and Safety.

D. Measurement

- Lot area is measured as the total area within the boundary of a lot, measured horizontally.
- Lot area includes all portions of a lot allocated for required easements.
- Lot area does not include portions of a lot required for land dedication with the exception of required street corner dedications and dedications for street widening according to Sec. 10.1.8. (Lots Affected By Street Widening).



Anatomy of a Rule

General Structure

- Intent
- Applicability
- Standards
- Measurement
- Exceptions
- Relief

[FORM - FRONTAGE - STANDARDS | USE - DENSITY]
- Build-To -

SEC. 3C.1.2 BUILD-TO DEPTH

The depth of the build-to-zone. The build-to-zone is the area on a lot starting at the minimum building setback and continuing inward for the maximum build-to depth for the full width of the lot. A building is required to occupy the build-to-zone for the required minimum build-to width.

A. Intent

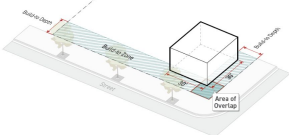
To regulate the placement of buildings along the public realm such that buildings frame the public realm with a consistent street wall.

B. Applicability

Build-to depth standards apply to all portions of buildings and structures required to satisfy minimum build-to width and applicable stories standards.

C. Standards

1. The build-to zone shall be no deeper than the maximum build-to depth specified by the applied Frontage District (Part 3B).
2. Buildings shall occupy the build-to zone for at least the minimum required build-to width.
3. Once the minimum build-to width standard has been satisfied, buildings and structures may occupy the area behind the build-to zone.
4. On a corner lot where intersecting frontage lot lines have build-to requirements, a building shall occupy the portion of the lot area where the build-to-zones of the two intersecting frontage lot lines overlap, as described below:
 - a. The building shall occupy the build-to zones for both frontage lot lines for a minimum of 30 feet from the corner. Distance is measured away from the corner, starting at the edge of the building occupying the area of overlap, parallel to the frontage lot line. This building width counts toward the required build-to width for both frontage lot lines.
 - b. This standard does not apply when a pedestrian amenity space occupies some portion of the area of overlap and is being used as a pedestrian amenity allowance. See Sec. 3C.2.4. (Pedestrian Amenity Allowance).

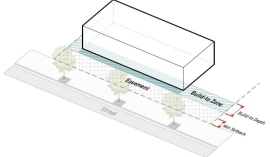


PROPOSED DRAFT June 2, 2021 City of Los Angeles Zoning Code | 3-51

[FORM - FRONTAGE - STANDARDS | USE - DENSITY]
- Build-To -

D. Measurement

1. The build-to depth is measured perpendicular to the frontage lot line starting from the minimum building setback and continuing inward away from the frontage lot line.
2. Where a lot includes an easement that abuts the frontage lot line and the easement is deeper than the minimum building setback, the applicant may choose to measure the required build-to depth from the interior edge of the easement rather than the lot line.




E. Exceptions

See Sec. 3C.1.4. (Pedestrian Amenity Allowance).

F. Relief

1. To preserve existing trees, the Zoning Administrator may grant relief from the maximum build-to depth, increasing the build-to depth a maximum of 30 feet for the minimum width necessary to protect the tree, pursuant to Section 138.5.2. (Adjustment).
2. An increase in build-to depth of 20% may be requested in accordance with Sec. 138.5.2. (Adjustments).
3. A deviation from maximum build-to depth may be requested as a variance in accordance with Sec. 138.5.3. (Variance).



3-52 | City of Los Angeles Zoning Code June 2, 2021 PROPOSED DRAFT

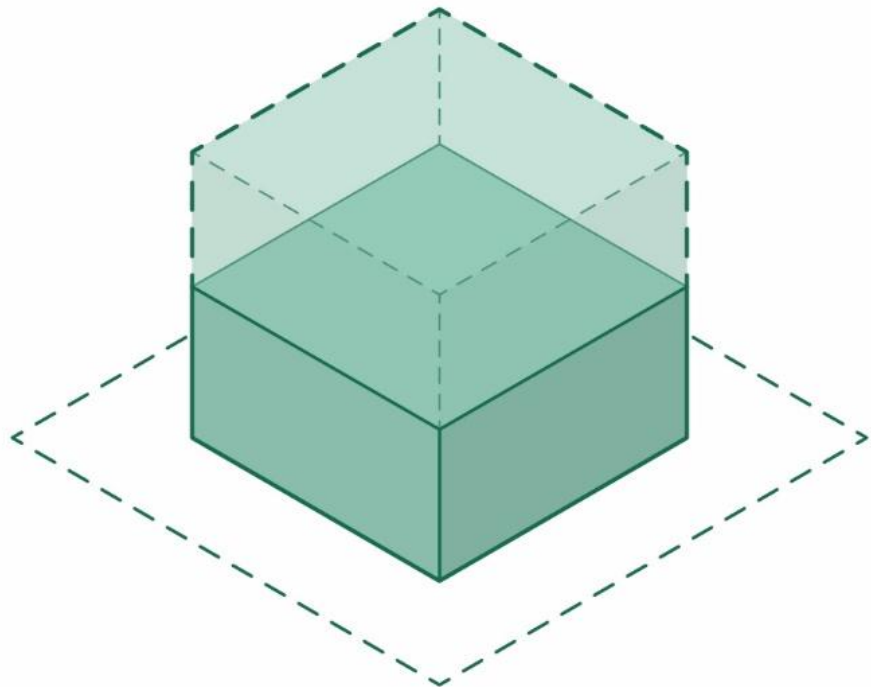
WebCode System

The screenshot shows the Los Angeles City Planning website's 'Zoning Code' page. The header includes the 'LOS ANGELES' logo, a '311' service icon, and a search icon. The 'CITY PLANNING' logo is on the left, and navigation links for 'ZONING CODE', 'BROWSE', 'REPORT', 'FAQS', and 'ABOUT' are in the center. Social media icons for search, Facebook, Instagram, Twitter, and YouTube are on the right. The main content area has a breadcrumb trail: 'City Planning > Zoning > Zoning Code'. Below this are three cards: 1) 'Search the Zoning Code and common questions.' with a search input field containing a magnifying glass icon and the text 'Search the Zoning Code'. 2) 'Browse the Los Angeles Zoning Code.' with an orange 'BROWSE' button. 3) 'See the Zoning regulations for a specific property' with a location pin icon and an input field containing 'Example 421 N Vista St'.



FORM





Form Districts

What should the scale of buildings be in the neighborhood?

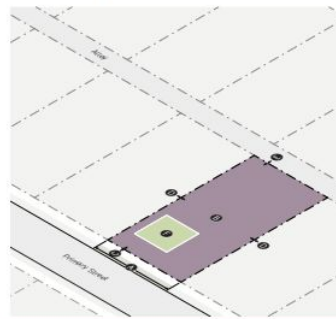
Form Districts

[FORM-FRONTAGE-STANDARDS] [USE-DENSITY]

- Allowable development envelopes for buildings
 - Lot Size
 - Building Placement (Coverage)
 - Lot Amenity Space (Open Space)
 - FAR & Height
 - Building Mass

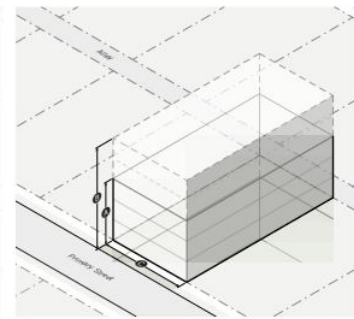
SEC. 28.12.1. MID-RISE NARROW 1 (MN1)

A. Lot Parameters

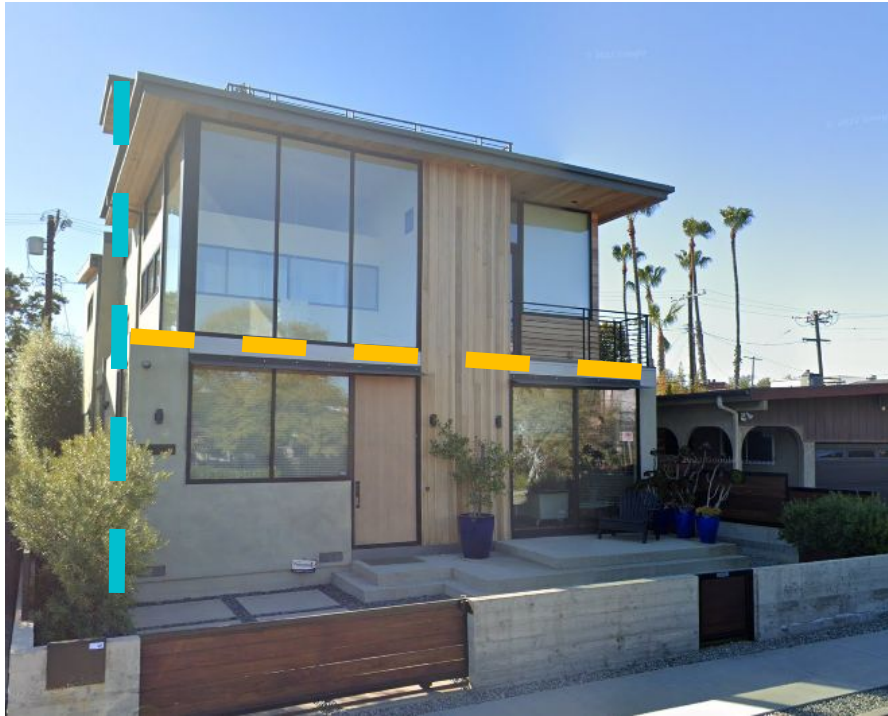


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Lot area (min)		n/a
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2. COVERAGE		Div. 2C.2.
B Building coverage (max)		100%
Building setbacks		
C Primary street (min)		0'
Side street (min)		0'
D Side (min)		0'
Rear (min)		0'
E Alley (min)		0'
Special: Alley (min)		0'
Special: Other (min)		0'
3. AMENITY		Div. 2C.3.
F Lot amenity space (min)		10%
Residential amenity space (min)		10%

B. Bulk and Mass



1. FAR & HEIGHT		Div. 2C.4.
Base FAR (max)		2.0
A Base height in stories (max)		3
FAR (max)		6.0
B Bonus height in stories (max)		5
2. BUILDING MASS		Div. 2C.6.
C Building width (max)		75'
Building break (min)		6'



Width

Height

Form Districts

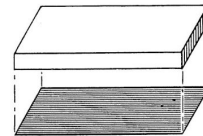
- Form Districts regulate features such as the **width** and **height** of a building, building breaks, Floor Area Ratio (FAR), and wall plate height



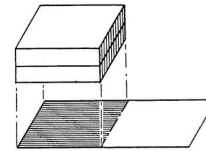
Floor Area Ratio (FAR)

Form Districts

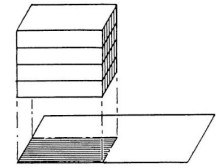
- Form Districts regulate features such as the width and height of a building, building breaks, **Floor Area Ratio (FAR)**, and wall plate height



100 % LOT COVERED



50 % LOT COVERED



25 % LOT COVERED

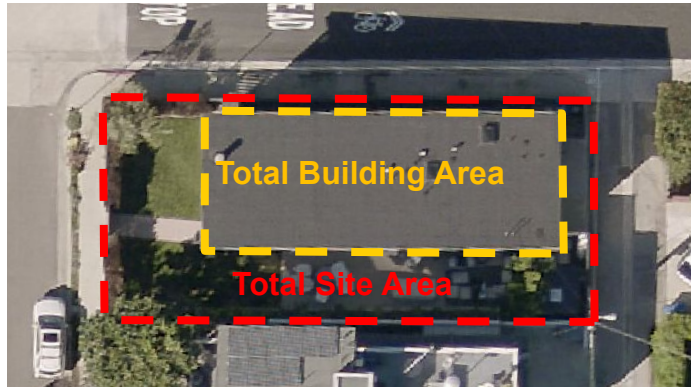
F.A.R. 1.0



Wall Plate Height

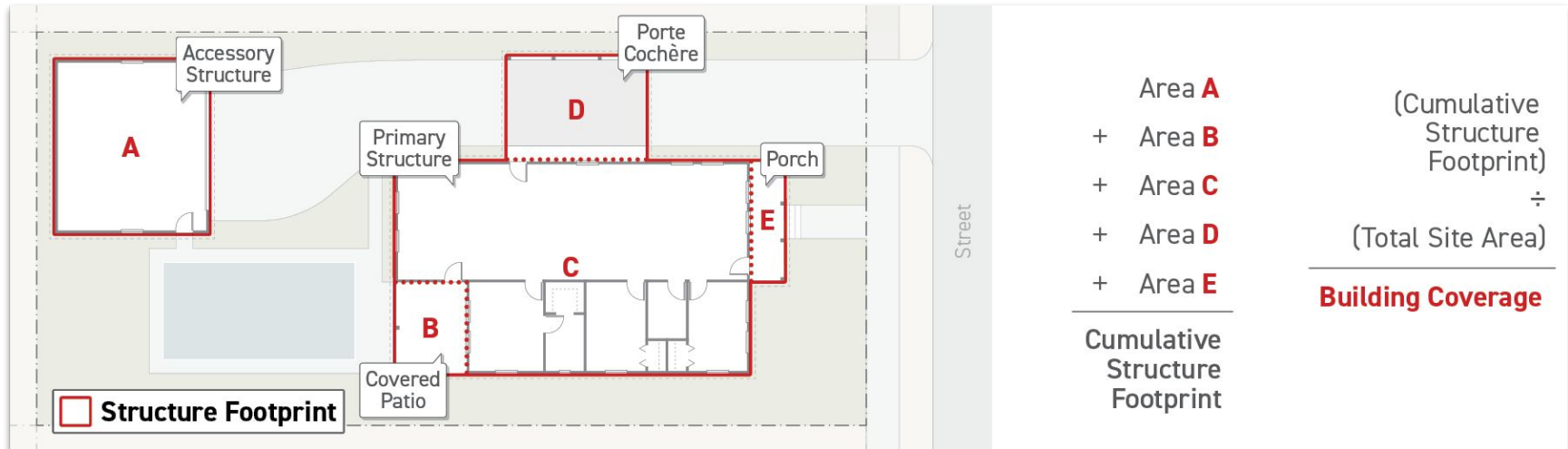
Form Districts

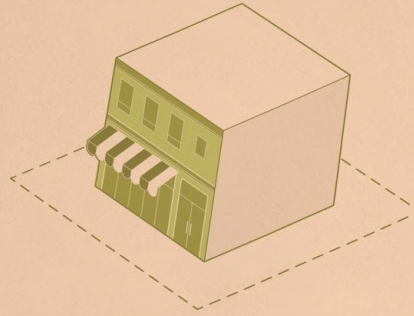
- Form Districts regulate features such as the width and height of a building, building breaks, Floor Area Ratio (FAR), and **wall plate height**



Form Districts

- Regulate features such as **building coverage**, which limits how much of a property can be built on.

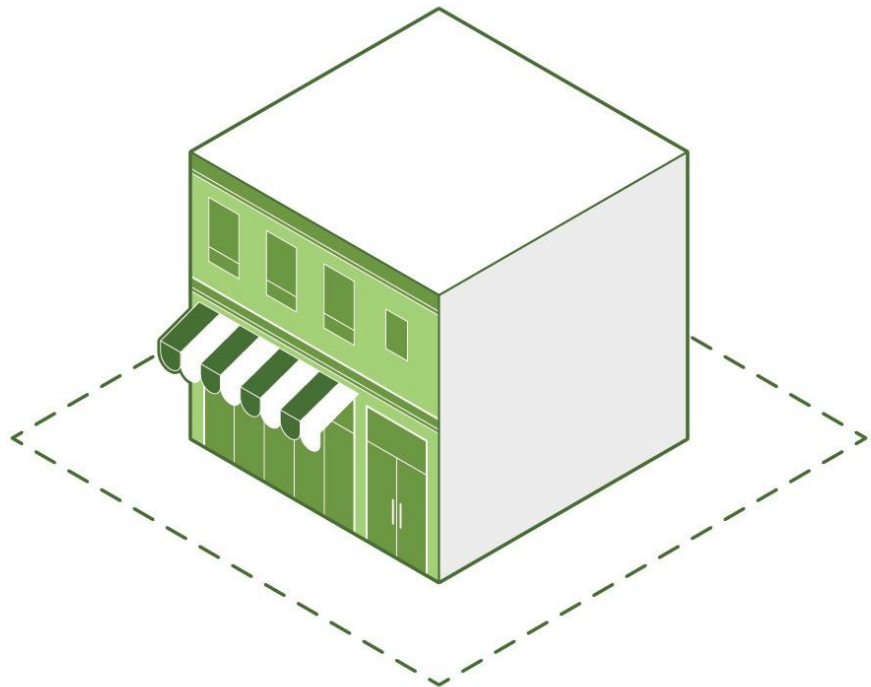




ARTICLE 3. **FRONTAGE**

[FORM - **FRONTAGE** - STANDARDS] [USE - DENSITY]

FRONTAGE



Frontage Districts

How should buildings be experienced from the street?

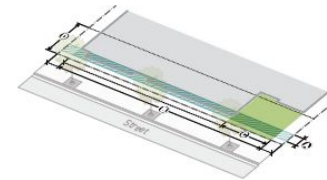
Frontage Districts

[FORM-FRONTAGE-STANDARDS] [USE-DENSITY]

- Requirements for how site & building addresses the right-of-way:
 - Build-To
 - Parking Setback
 - Landscape
 - Windows (Transparency)
 - Articulation
 - Entrances
 - Ground Story
- Many existing overlay requirements will be reflected in the Frontages

SEC. 3B.4.1. SHOPFRONT 1 (SH1)

A. Lot



	Primary	Side
BUILD-TO	Div. 3C.1	
Applicable stories (min)	5	5
1 Build-to depth (max)	5'	10'
2 Build-to width (min)	90%	70%
3 Pedestrian amenity allowance (max)	20%	10%
PARKING	Div. 3C.2	
4 Parking setback (min)	20'	5'
LANDSCAPING	Div. 3C.3	
Frontage planting area (min)	30%	30%
Frontage yard fence & wall type allowed:	A2	A2

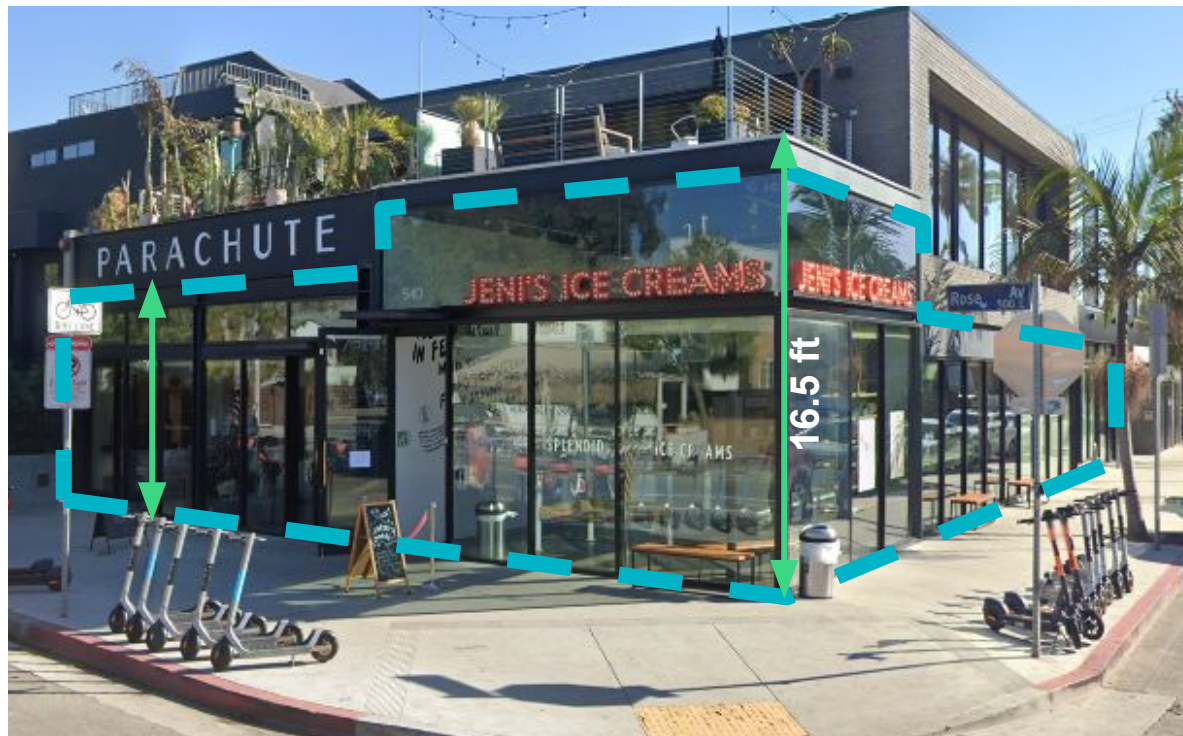
B. Facade



	Primary	Side
TRANSPARENCY	Div. 3C.4	
1 Ground story (min)	70%	50%
2 Upper stories (min)	30%	30%
3 Active wall spacing (max)	15'	25'
ENTRANCES	Div. 3C.5	
4 Street-facing entrance	Required	Required
5 Entrance spacing (max)	50'	75'
Entry feature	n/a	n/a
GROUND STORY	Div. 3C.6	
6 Ground story height (min)		
Residential	16'	16'
Nonresidential	16'	16'
7 Ground floor elevation(min/max)		
Residential	-2'/2'	-2'/2'
Nonresidential	-2'/2'	-2'/2'

Frontage Districts

- Frontage Districts determine how buildings are oriented in relation to the street, and how they interact with the public realm.
- Frontage Districts regulate features such as **transparency requirements** and **ground story height**.



Transparency

Ground Story Height

Character Frontages

- Character Frontages require new buildings to reflect the historic development patterns and design features
- Character Frontages are applied within surveyed and eligible historic districts
- Character Frontages do not protect existing structures, but ensure new development is compatible with surrounding properties

Character Frontages - Residential

Character Frontages regulates:

- Street facing entrance
- Upper story window recession
- High transparency
- Exterior materials



Location: Venice - 428 E Rialto Ave
 Lost Venice Canals Historic District
 Architectural Style: Craftsman Bungalow
 Period: Early 20th Century (1910-1920's)

Character Frontages - Commercial

Character Frontages regulates:

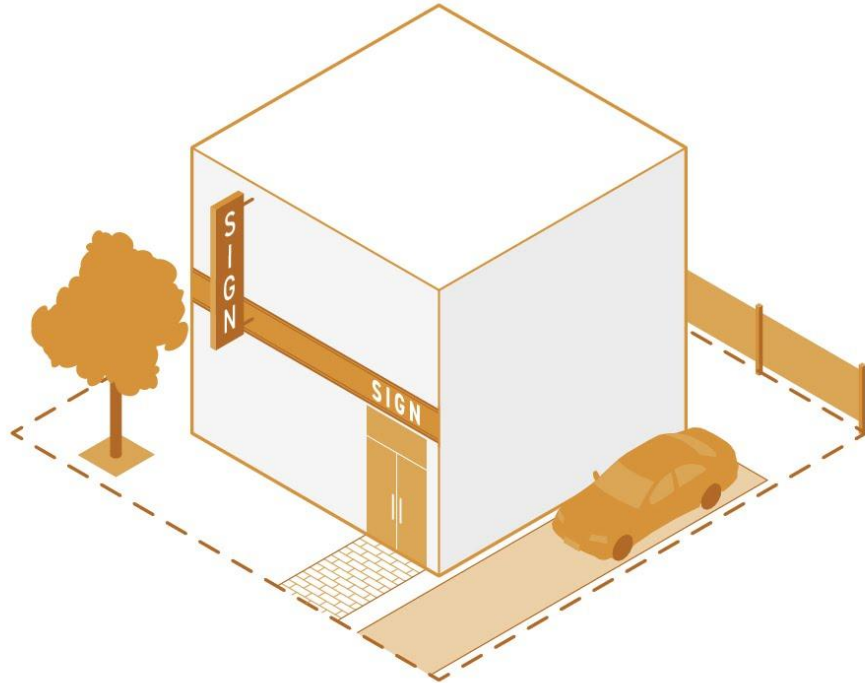
- Street facing entrance
- Upper story window recession
- High transparency
- Exterior materials



Location: Venice - 1401 S Abbot Kinney Blvd
 Abbot Kinney Blvd Historic District
 Architectural Style: Vernacular
 Period: Early 20th Century (1920's)



Development Standards



Development Standards Districts

What should the site characteristics be in the neighborhood?

Development Standards Districts

[FORM-FRONTAGE-STANDARDS] [USE-DENSITY]

- Development standards that vary to address different types of neighborhoods
- Development standards currently varying:
 - Pedestrian Access
 - Automobile Access
 - Parking Ratios
 - Parking Structure Design
 - On-Site Sign Allocation / Permissions
 - Development Review Thresholds

DIV. 4B.5. DISTRICT 5

SEC. 4B.5.1. INTENT

Development Standards District 5 prioritizes the pedestrian experience. Development Standards District 5 prioritizes the pedestrian experience. Pedestrian access standards facilitate pedestrian circulation by improving pedestrian access from the public realm to the interior of buildings through frequent, direct and convenient access to building entrances. Parking for automobiles is not mandated, contributing to a dynamic and walkable environment. When parking is provided, it must meet high design standards to ensure pedestrian mobility, safety, and comfort are not hindered. On-site signs are sized and located to support a pedestrian-oriented public realm.

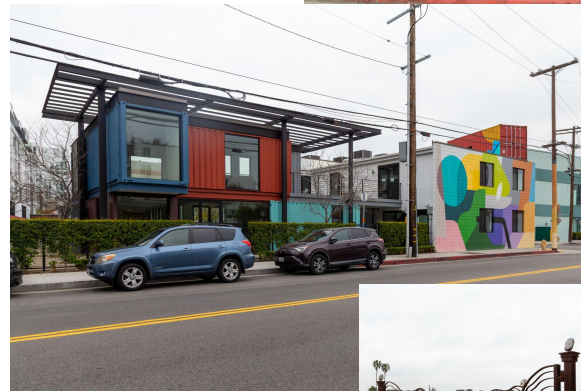
SEC. 4B.5.2. STANDARDS

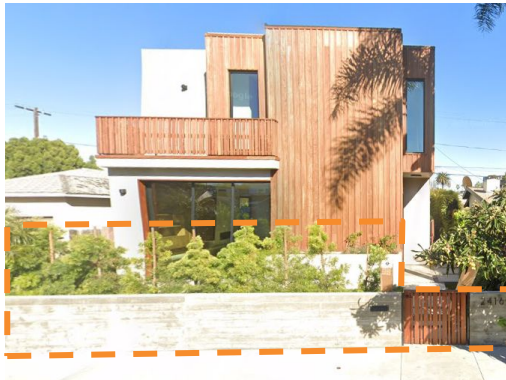
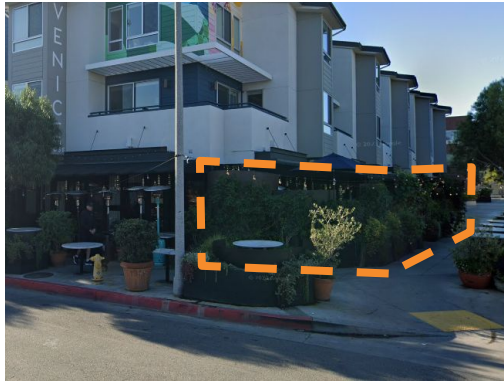
PEDESTRIAN ACCESS		
Pedestrian access package	Div. 4C.1 Package 1	
AUTOMOBILE ACCESS		
Automobile access package	Div. 4C.2 Package 1	
AUTOMOBILE PARKING		
Required parking stalls	Div. 4C.4 Package A	
Change of use parking exemption (max)	n/a	
Parking structure design		
	Primary St.	Side St.
Parking Garage		
Ground Story	Wrapped	Wrapped
Upper Stories	Adaptable	Adaptable
Integrated Parking		
Ground Story	Wrapped	Wrapped
Upper Stories	Wrapped	Adaptable
SIGNS		
	Div. 4C.11	
Sign package	2	
DEVELOPMENT REVIEW		
	Div. 4C.14	
Development review threshold	Package 2	

See Part 4C. (Development Standards Rules) for additional development standards that apply.

Development Standards

- Pedestrian Access
- Automobile Access
- **Bicycle Parking**
- Automobile Parking
- **Transportation Demand Management**
- **Plants**
- **Screening**
- **Grading & Retaining Walls**
- **Outdoor Lighting & Glare**
- **Signs**
- **Site Elements**
- **Environmental Protection**
- **Development Review**





Parking

Screening

Development Standards

- Development Standards outline regulations related to **parking**, **screening**, signs, landscaping, and pedestrian access.

Development Standards

- Parking Requirements
- Parking Design Standards
- AB 2097

[FORM - FRONTAGE - STANDARDS] | [USE - DENSITY]
 - Automobile Parking -

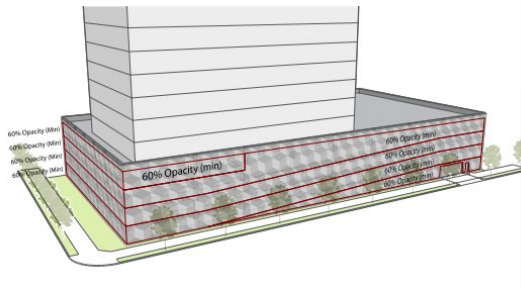
TABLE 1 - REQUIRED AUTOMOBILE PARKING

	PARKING PACKAGE				
	A	B	C	D	E
RESIDENTIAL					
Dwelling:					
Dwelling Units:					
1-4 Habitable Rooms	--	0.25/du	0.5/du	0.75/du	1/du
5+ Habitable Rooms	--	0.75/du	1/du	1.5/du	2/du
Accessory Dwelling Unit		See Div 9.5. (Accessory Dwelling Unit Incentive Program)			
Household Business:					
Family Child Care		See Dwelling (No additional parking required beyond Dwelling)			
Home Occupation		See Dwelling (No additional parking required beyond Dwelling)			
Home Sharing		See Dwelling (No additional parking required beyond Dwelling)			
Joint Live/Work Quarters		Entire Unit including workspace treated as Dwelling Unit			
Live Work		Entire Unit including workspace treated as Dwelling Unit			
Mobilehome Park		See Title 25 of the California Administrative Code			
Supportive Housing:					
Medical Care	--	0.05/bed	0.1/bed	0.15/bed	0.2/bed
Non-Medical	--	0.25/du	0.5/du	0.75/du	1/du
Permanent Supportive Housing	--	0.05/du	0.1/du	0.15/du	0.2/du
Transitional Shelter	--	--	--	--	--
Homeless Shelter	--	--	--	2/shelter	2/shelter
PUBLIC AND INSTITUTIONAL					
Cemetery	--	--	--	--	--
Civic Facility					
Detention					
Fleet Services					
Medical					
Local					
Regional					
Office, Government					
Parking					
Religious Assembly, excluding non assembly area					

3. Parking Structure Design Treatments

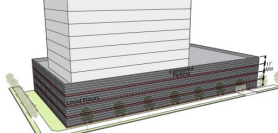
a. Screened Parking

Intended to limit the visual and environmental impact of motor vehicle use areas on the public realm.



c. Adaptable Parking

Intended to ensure floors used for parking are built in a way that allows motor vehicle use areas to change to active uses in the future without significant structural renovation.



d. Wrapped Parking

Intended to ensure active uses along the public right-of-way in order to provide a human-scale and visual interest to buildings along streets and sidewalks, contributing to public safety, walkability and social engagement.

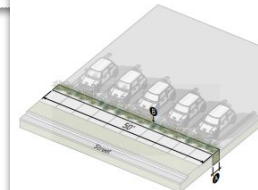


2. Frontage Screen Types

Packages of standards for required frontage screen

a. F-Screen 1

Intended for screening motor vehicle use areas that face a frontage lot line, including vehicle display areas.



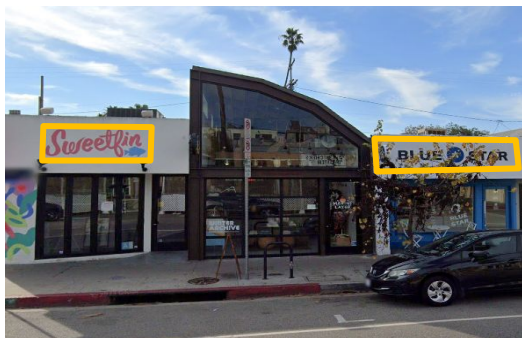
PLANTING AREA		Sec. 4C.8.1.D
① Width (min)	3'	
② Screening Plants (min per 50')	20	
WALLS		Sec. 4C.8.1.D
Height	n/a	
Opacity	n/a	

b. F-Screen 2

Intended for screening motor vehicle areas including drive-through lanes, drive aisles, maneuvering areas and fire lanes that face a frontage lot line.



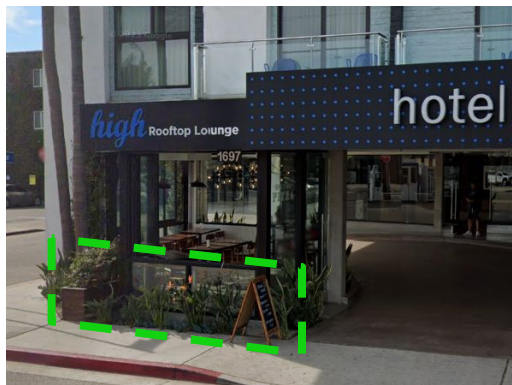
PLANTING AREA		Sec. 4C.8.1.D
① Width (min)	15'	
② Screening Plants (min per 50')	45	
③ Large Species Trees (min per 50')	3	
WALLS		Sec. 4C.8.1.D
Height	n/a	
Opacity	n/a	



Development Standards

- Development Standards outline regulations related to parking, screening, **signs**, landscaping, and pedestrian access.

Signs



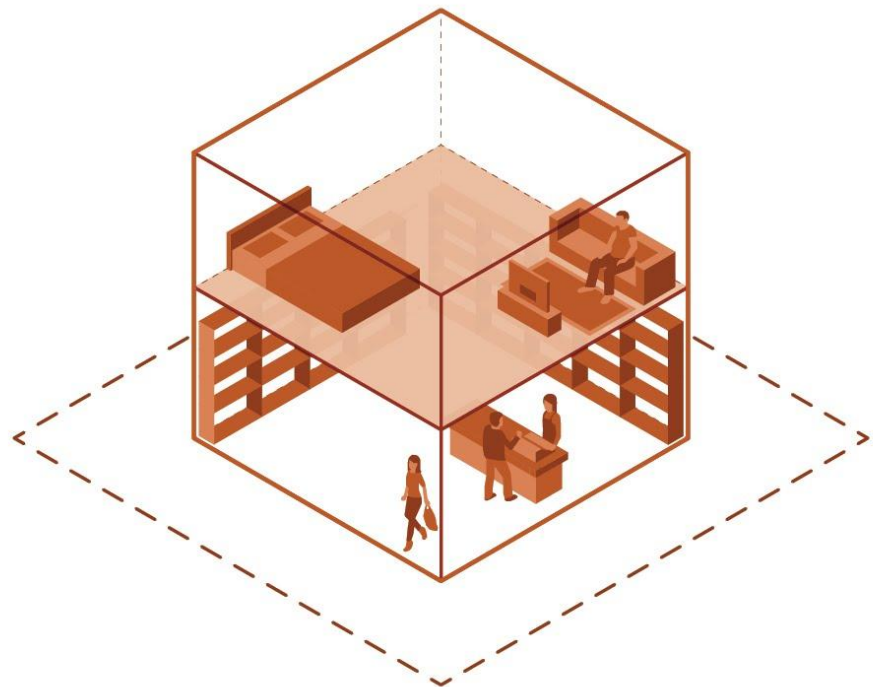
Landscaping

Development Standards

- Development Standards outline regulations related to parking, screening, signs, **landscaping**, and pedestrian access.



Use



Use Districts

What activities should be allowed?

Use Districts

[FORM-FRONTAGE-STANDARDS] [USE-DENSITY]

- Grouped system – retail, personal services, dwelling, schools
 - Uses are only separated out if they are regulated differently
- Each Use District has permission levels for every use:
 - P Permitted
 - P* Permitted with Standards
 - C Conditional
 - Not Permitted
- Use standards organized into tables to reference a consistent set of rules - minimize unnecessary variation.

[FORM - FRONTAGE - STANDARDS] | [USE - DENSITY]
- Commercial-Mixed Districts -

SEC. 5B.5.3 COMMERCIAL-MIXED 3 (CX3)

A. Intent

The CX3 Use District allows for primarily commercial uses. This District is intended to accommodate a variety of uses, mixing housing with small and large-scale commercial amenities and services.

B. Allowed Uses & Use Limitations

Use	Permission	Use Standard	Specification
RESIDENTIAL			
Dwelling	P		
Household Business:			
Family Child Care	P*	In conjunction with:	Dwelling
		In conjunction with:	Dwelling
Home Occupation	P*	Hours of operation (early/late)	8AM/8PM
		Client visits per hour (max)	1
		Supplemental standards	Sec. 5B.5.3.C.1.
Home Sharing	P*	In conjunction with:	Dwelling
		Special use program	Sec. 5C.4.4.
		Designated work space:	
		Work space area (min/max)	10%/50%
Joint Living & Work Quarters	P*	Workspace uses	<ul style="list-style-type: none"> Office Personal Services: General Manufacturing, Light: General Manufacturing, Light: Artistic & Artisanal
Live/Work	P*	Unit size (min avg.)	750 SF
		Designated work space	
		Work space area (min/max)	48%/50%
		Work space dimensions (min)	10' X 15'
		Workspace uses	<ul style="list-style-type: none"> Office Personal Services: General Manufacturing, Light: General Manufacturing, Light: Artistic & Artisanal
		Open plan area (min)	70%
Mobilehome Park	--		
Supportive Housing:			
General	P		
Medical Care	P		
Transitional Shelter	P		

KEY: "P" = Permitted Use; "--" = Use Not Permitted; "*" = Use standard applies; "C1" = Approval by Zoning Administrator; "C2" = Public Hearing by Zoning Administrator; "C3" = Review by City Planning Commission

Use Districts

- Use Districts outline the types of the **activities and uses** that occur within a building or on the site



Use Districts

Residential Uses:

- Single-unit, multi-unit, and mixed-use housing types are found throughout the Westside
- Residential Use Districts emphasize residential uses and only minimal services and amenities
- Residential Mixed-Use Districts emphasise residential and limited commercial uses



Use Districts

Commercial Uses:

- Examples of Commercial uses include shopping centers, restaurants, coffee shops, grocery stores, offices, and other retail or service amenities.
- Commercial-Mixed Use Districts promote neighborhoods with a mix of uses including commercial and residential



Use Districts

Industrial Uses:

- Examples of Industrial uses include offices, studios, storage, retail, warehousing and distribution
- Industrial Use Districts allow for heavy commercial and light industrial
- Industrial-Mixed Use Districts allow a mix of light industrial, office, research and development, with residential



Neighborhood Commercial Use District

- Primarily a residential zone
- Opportunities to establish more limited Neighborhood Commercial Uses with Use Standards
 - Size Limitation
 - 1,500 SF
 - Hour of Operation Restrictions
 - 6am-10pm
 - No alcohol sales

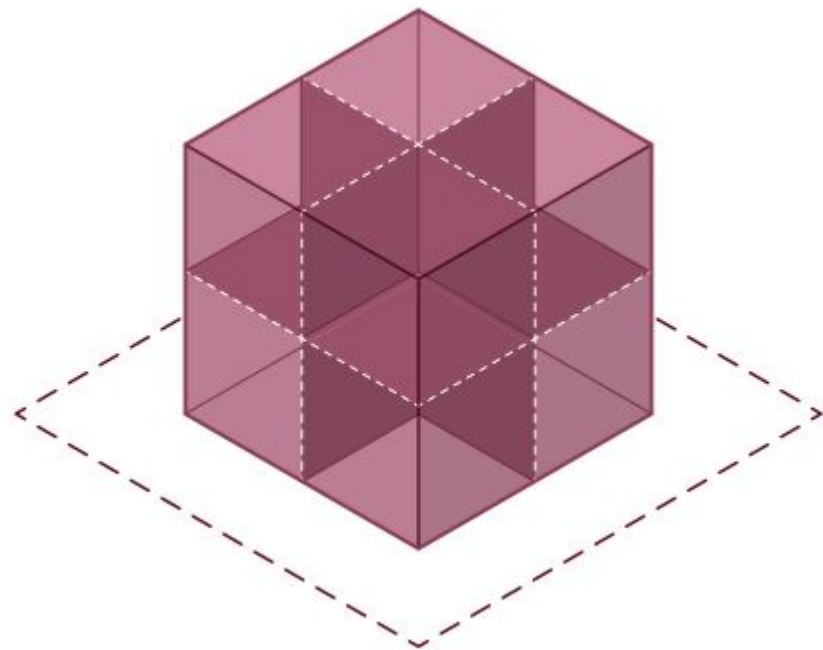


	Uses
Primary use	Household dwelling
Supporting uses	Corner Retail Cafe Community center Childcare K-12 School Farmer's market Community garden





Density

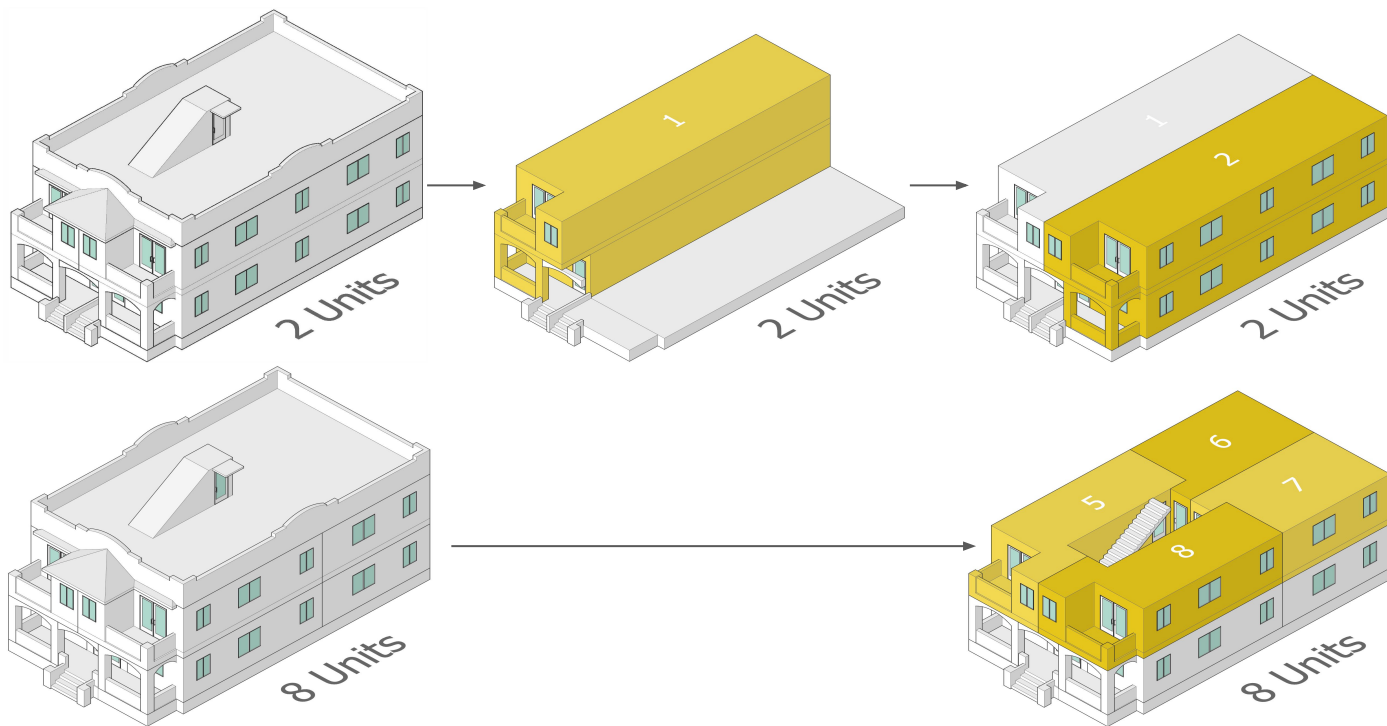


Density Districts

How should population be accommodated?

Density Districts

- Density Districts regulate the number of housing units allowed on a site.



Density Districts

[FORM-FRONTAGE-STANDARDS] [USE-DENSITY]

- Shows density at-a-glance
- Lot Area District or Lot Based District
 - Example: Lot Area Density District 8 allows 1 Household Dwelling Unit for every 800 sq-ft of Lot Area
 - Example: Lot Based Density District 1L allows 1 Household Dwelling Unit per Lot

SEC. 6B.1.2. 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

SEC. 6B.1.1. LOT-BASED DISTRICTS

In 1L, 2L, 3L and 4L Density Districts, the maximum number of dwelling units permitted on a lot is limited according to the table below.

LOT-BASED DISTRICTS	
Density District	Dwelling Units Per Lot (max) Sec. 6C.1.1
1L	1
2L	2
3L	3
4L	4



Policy Strategies & Objectives



Policy Strategies

Summary

- Promote design compatibility in new developments with unique architectural styles in existing neighborhoods
- Enhance environment for pedestrians through development standards and landscaping requirements
- Small business tenant space parameters to guide commercial development

Policy Strategies

- Improve compatibility between intense and less intensive uses by transitioning existing industrial uses to hybrid industrial.
- Establish zoning and land use that preserves jobs and encourages housing opportunities.

Community Plan Update Timeline

WE ARE HERE

2024

2025-2026*

2026-2027*



Listen

Conduct background research, data collection, field visits, land use surveys and gather initial input



Share

Identify planning concepts along with plan goals and explore zoning tools



Consult

Refine the plan concepts, release General Plan Land Use (GPLU) Maps, zoning, draft Policy Document,

Begin Draft EIR Process



Refine

Revise Draft GPLU Maps, Draft Zoning Map, Draft Policy Document

Publish Draft EIR (DEIR) with public comment period



Adopt

Hold Open House & Public Hearing

Adoption process starts with a City Planning Commission (CPC) Hearing, followed by Planning Land Use Management (PLUM), and City Council Public hearings

*** Tentative/Subject to Change**

What's Next?

Early 2025 - Mid 2025

- Public Release of an Updated ArcGIS Storymap showcasing General Plan Land Use (GPLU) Maps, and New Zones
- Additional refinements to the Draft Land Use Maps, Draft Zoning, and Draft Policy Documents based on feedback
- WCPAG reconvenes for (2025 WCPAG curriculum in progress)
- Environmental Clearance Phase kicks off

What's Next?

Environmental Clearance Phase: California Environmental Quality Act (CEQA)

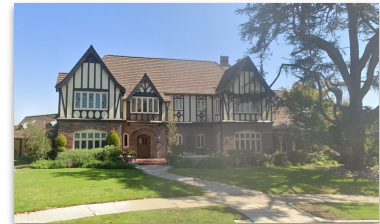
PURPOSE

- Disclose the significant environmental effects of proposed actions to the public and decision-makers.
- Identify ways to avoid or reduce environmental effects through mitigation measures or alternatives.
- Enhance public participation in the planning and environmental review process.

Targeted Policy Feedback

Questions (applicable to all plan areas)

- Where would you like to see character frontage standards applied?
 - Where are there unique architectural features (i.e. exterior materials, entryways, roof design, windows, etc.) that define a particular street or neighborhood?



Targeted Policy Feedback

Questions (applicable to all plan areas)

- Where would you like to see pedestrian friendly frontages applied?
 - Should fencing be applied along properties with more wide or narrow front yards and what level of transparency?
 - How much planting should be allowed in a residential setting? Commercial setting?
 - How much of a parking setback should be applied from the front property line or side property line?



Targeted Policy Feedback

Questions (applicable to all plan areas)

- Where would you like to see greater protections placed to preserve small businesses?
 - Should they be located along high traffic or low traffic streets?
 - What minimum or maximum square footage should be associated with these tenant spaces?



Targeted Policy Feedback

Questions (applicable to all plan areas)

- Where would you like to see limited commercial (corner stores)?
 - Are there residential areas that are located far from commercial amenities that can benefit from being in closer proximity?
 - What is a reasonable walking distance to consider?
 - What limited commercial/neighborhood serving uses would you like to see?



Advisory Group Feedback

Feedback Due 12/16/24

Feedback Tips

- Include specific locations. Referencing subareas, cross streets, or address is good.
- Maps, photos, aerial images help. You can highlight areas if needed. Hand drawn maps are fine.
- Staff is available for individual meetings
- Neighborhood Councils may need additional time, let us know

Advisory Group Feedback

Feedback Due 12/16/24



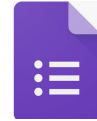
Email

planning.thewestside@lacity.org



Mail

Westside Community Planning
200 North Spring Street, Room 667
Los Angeles, CA 90012



[Google Form](#)



Planning4la.org/planningthewestside

Q & A

Next Meeting:
Early 2025

