

Draft Zoning Strategies Industrial Areas Westside Community Plans Update

August 2023

Zoning Strategy: Industrial Districts

Intent and Considerations

- Maximize opportunities to support quality employment and productive industries within the City's industrial land
- Accommodate emerging industrial sectors by encouraging the clustering of jobs and amenities
- Prioritize industry while ensuring protections for the health and livability of surrounding communities
- Ensure building form and frontage standards provide the necessary flexibility while considering building scale and relationship to the street

Zoning Strategies



Zoning Strategy: Industrial Districts

Form and Frontage options:

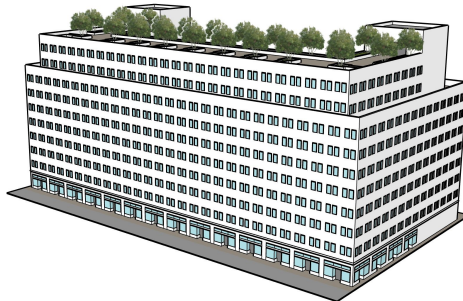
Midrise ~ 5-story Live/Work	
FAR	3.0 (bonus)
Building Width	160' (bonus)
Lot Amenity	20%
Frontage	Shopfront



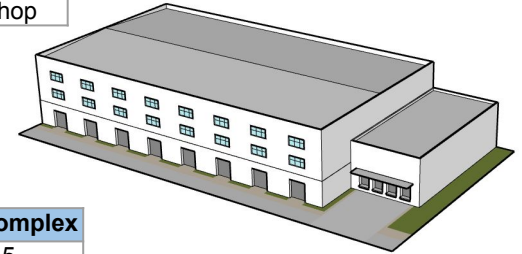
Midrise ~ 8-story Live/Work	
FAR	5.0 (bonus)
Building Width	280' (bonus)
Lot Amenity	20%
Frontage	Shopfront



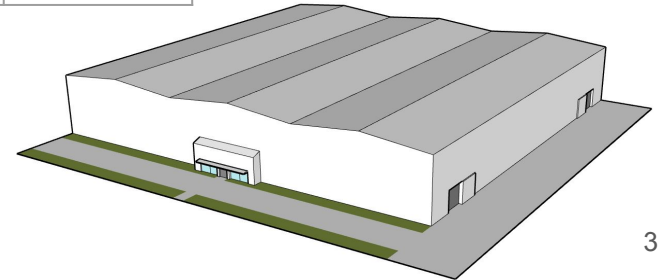
Midrise ~10-story Live/Work	
FAR	6.0 (bonus)
Building Width	280' (bonus)
Lot Amenity	20%
Frontage	Shopfront



Midrise Production Complex	
FAR	3.0 (bonus)
Building Width	350' (bonus)
Lot Amenity	20%
Frontage	Workshop



Lowrise Warehouse Complex	
FAR	1.5
Building Width	unlimited
Lot Amenity	n/a
Frontage	Warehouse



Zoning Strategy: Industrial Districts

Live/Work Neighborhood (IX5)

Intent: Accommodate small production workshops and commercial amenities in a dynamic and livable jobs-rich environment.

Primary use

- Production workshops

Supporting uses

- Live/work Housing
- Offices
- Fine-grained shops
- Small restaurants
- Local entertainment venues
- Community facilities

Use Standards

- 10,000 sqft maximum tenant size

Example Subarea

- VEN 32 (Victoria Ave/Narcissus Ct)
- VEN 33 (Main St / Sunset Ave)
- WLA 55 (Olympic/Bundy); WLA 60 (Sepulveda/Pico)
- WPDR 27 (Arizona Circle / Centinela Ave)
- WPDR 28 (Manchester Ave East)
- PMVDR 81 (Area H)
- PMVDR 87 & 88 (Venice/Exposition Blvd)

Form and Frontage options:

Midrise ~ 5-story Live/Work

FAR	3.0 (bonus)
Building Width	160' (bonus)
Lot Amenity	20%
Frontage	Shopfront



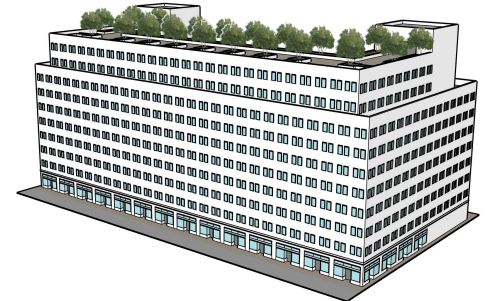
Midrise ~ 8-story Live/Work

FAR	5.0 (bonus)
Building Width	280' (bonus)
Lot Amenity	20%
Frontage	Shopfront



Midrise ~10-story Live/Work

FAR	6.0 (bonus)
Building Width	280' (bonus)
Lot Amenity	20%
Frontage	Shopfront



Zoning Strategy: Industrial Districts

Heavy Commercial Transition (IX6)

Intent: Accommodate production workshops, auto uses and commercial amenities providing the jobs and services needed for a community

Primary use

- Production workshops

Supporting uses

- Warehouses & Factories
- Live/work Housing
- Offices
- Large-format retail
- Quick service restaurants
- Automotive Services

Use Standards

- Automotive services require a CUP within 200' of residential
- Self-storage permitted only with active use at ground-story, limits on over-concentration
- Warehousing requires a CUP with findings considering truck traffic impacts

Example Subarea

- WLA 60 (Sepulveda- South of Olympic)
- PMVDR 85 (Glencoe Ave/Maxella Ave)
- WPDR 29 (Westchester-Veterans Station)
- WPDR 31 (Arizona Circle)

Form and Frontage options:

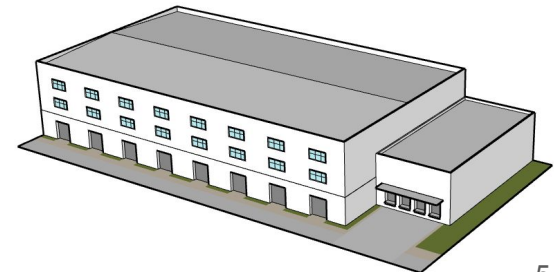
Midrise ~ 5-story Live/Work	
FAR	3.0 (bonus)
Building Width	160' (bonus)
Lot Amenity	20%
Frontage	Shopfront



Midrise ~ 8-story Live/Work	
FAR	5.0 (bonus)
Building Width	280' (bonus)
Lot Amenity	20%
Frontage	Shopfront



Midrise Production Complex	
FAR	3.0 (bonus)
Building Width	350' (bonus)
Lot Amenity	20%
Frontage	Workshop



Zoning Strategy: Industrial Districts

Industrial Transition (IX7)

Intent: Accommodate a full range of commercial, automobile service, and production use while limiting residential, serving as a transition from residential to industrial.

Primary use

- Production workshops

Supporting uses

- Warehouses & Factories
- Live/work housing by-way of Adaptive Reuse only
- Offices
- Large-format retail
- Quick service restaurants
- Automotive Services

Use Standards

- Automotive services require a CUP within 200' of residential
- Self-storage permitted only with active use at ground-story, limits on over-concentration
- Warehousing requires a CUP with findings considering truck traffic impacts

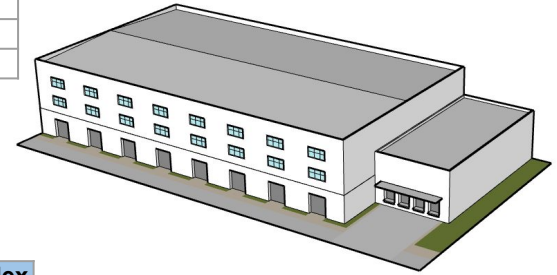
Example Subarea

- WLA 49 (Sepulveda- North of Olympic)
- PMVDR 83 (Mesmer Triangle)
- WPDR 30 (Airport Blvd - Bellanca Ave)

Form and Frontage options:

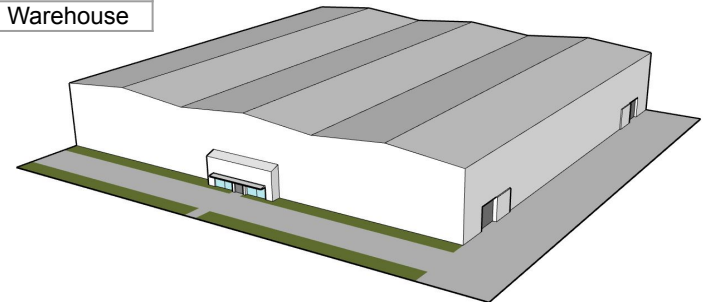
Midrise Production Complex

FAR	3.0 (bonus)
Building Width	350' (bonus)
Lot Amenity	20%
Frontage	Workshop



Lowrise Warehouse Complex

FAR	1.5
Building Width	unlimited
Lot Amenity	n/a
Frontage	Warehouse



Zoning Strategy: Industrial Districts

Light Industrial Park (I4)

Intent: Establish environments for innovative business and industry clustering with the necessary employee amenities

Primary uses

- Office
- Warehouses & Factories

Supporting uses

- Production workshops
- Large-format retail
- Hotels
- Quick service restaurants

Use Standards

- Self-storage permitted only with active use at ground-story, limits on over-concentration
- Warehousing permitted only with active use at ground-story

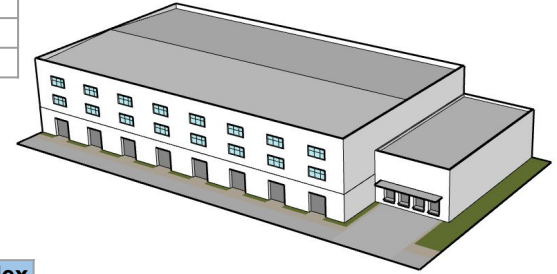
Example Subarea:

- PMVDR 85 (Culver Blvd and McConnell Ave)

Form and Frontage options:

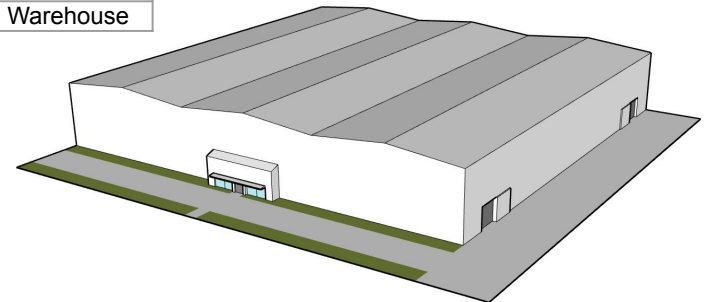
Midrise Production Complex

FAR	3.0 (bonus)
Building Width	350' (bonus)
Lot Amenity	20%
Frontage	Workshop



Lowrise Warehouse Complex

FAR	1.5
Building Width	unlimited
Lot Amenity	n/a
Frontage	Warehouse



Zoning Strategy: Industrial Districts

Light Industrial, Sensitive (I5)

Intent: Accommodate broad range of light industrial uses while ensuring protections for sensitive surrounding uses and zones while mitigating against potential land use conflicts

Primary uses

- Production workshops

Supporting uses

- Office
- Warehouses & Factories
- Large-format retail
- Automobile Services
- Quick service restaurants

Use Standards

- Automotive services require a CUP within 200' of residential
- Self-storage permitted only with active use at ground-story, limits on over-concentration
- Warehousing requires a CUP with findings considering truck traffic impacts

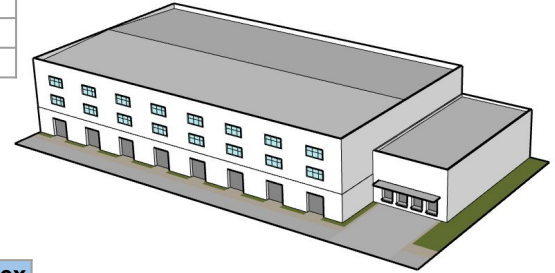
Example Subarea:

- VEN 31 (Venice Blvd - between Irving Tabor Ct / Electric Ave)
- WPDR 32 (Bellanca Ave - Portal Ave)

Form and Frontage options:

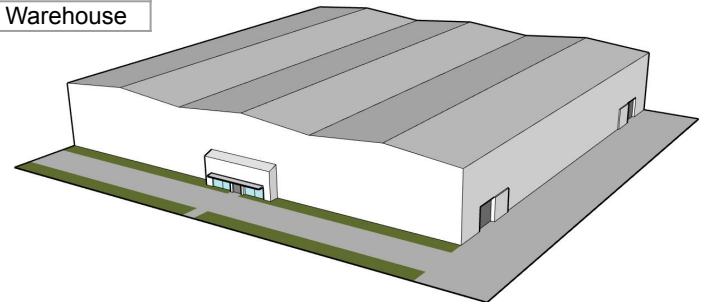
Midrise Production Complex

FAR	3.0 (bonus)
Building Width	350' (bonus)
Lot Amenity	20%
Frontage	Workshop



Lowrise Warehouse Complex

FAR	1.5
Building Width	unlimited
Lot Amenity	n/a
Frontage	Warehouse



Zoning Strategy: Industrial Districts

Light Industrial, Preserve (I6)

Intent: Maximize industrially zone land by allowing light industrial uses to function efficiently without being diminished by incompatible land uses

Primary uses

- Production workshops

Supporting uses

- Warehouses & Factories
- Office
- Automobile Services
- Storage

Use Standards

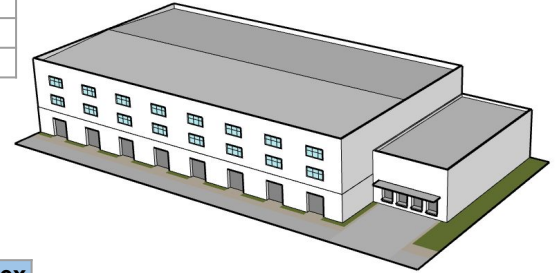
- Retail and Dining permitted only in conjunction with a manufacturing use
- Automotive services require a CUP within 200' of residential
- Self-storage permitted only in conjunction with another use, limits on over-concentration

Example Subarea

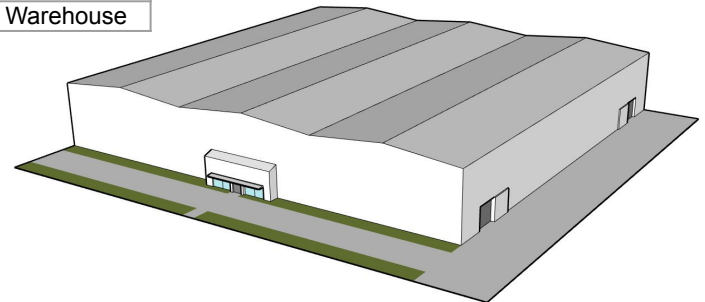
- WLA 47 & 48 (Cotner/Pontius/Santa Monica/Olympic)
- WPDR 33 - 35 (LAX subareas)

Form and Frontage options:

Midrise Production Complex	
FAR	3.0 (bonus)
Building Width	350' (bonus)
Lot Amenity	20%
Frontage	Workshop



Lowrise Warehouse Complex	
FAR	1.5
Building Width	unlimited
Lot Amenity	n/a
Frontage	Warehouse



Zoning Strategy: Industrial Districts

Heavy Industrial, Sensitive (I7)

Intent: Accommodate broad range of heavy industrial uses while ensuring protections for sensitives surrounding uses and zones mitigate against potential land use conflicts

Primary uses

- Warehouses & Factories
- Production workshops

Supporting uses

- Office
- Automobile Services
- Storage
- Waste & Recycling
- Large Format Retail

Use Standards

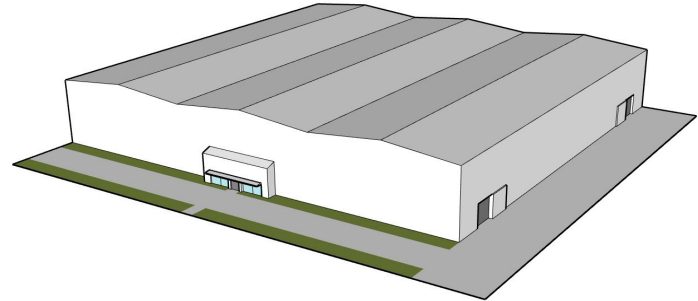
- Automotive services require a CUP within 200' of residential
- Heavy Industrial uses require a CUP within 500' to 1,000' of residential, depending on specific use

Example Subarea

- Option not utilized in the draft maps but may be incorporated in future versions

Form and Frontage options:

Lowrise Warehouse Complex	
FAR	1.5
Building Width	unlimited
Lot Amenity	n/a
Frontage	Warehouse



Zoning Strategy: Industrial Districts

Heavy Industrial, Preserve (I8)

Intent: Maximize industrially zone land by allowing heavy industrial uses to function efficiently without being diminished by incompatible land uses

Primary uses

- Warehouses & Factories
- Production workshops

Supporting uses

- Office
- Automobile Services
- Storage
- Waste & Recycling
- Large Format Retail

Use Standards

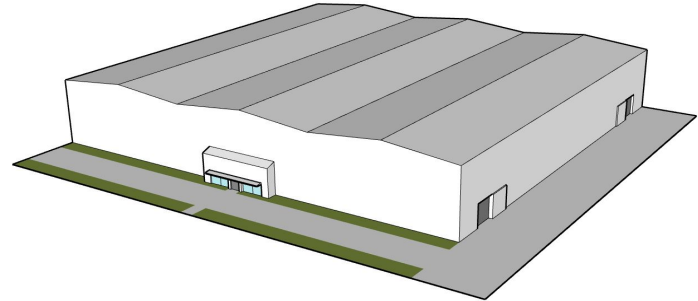
- Retail and Dining permitted only in conjunction with a manufacturing use
- Automotive services require a CUP within 200' of residential
- Heavy Industrial uses require a CUP within 500' to 1,000' of residential, depending on specific use

Example Subarea

- Option not utilized in the draft maps but may be incorporated in future versions

Form and Frontage options:

Lowrise Warehouse Complex	
FAR	1.5
Building Width	unlimited
Lot Amenity	n/a
Frontage	Warehouse



Zoning Strategy: Industrial Districts

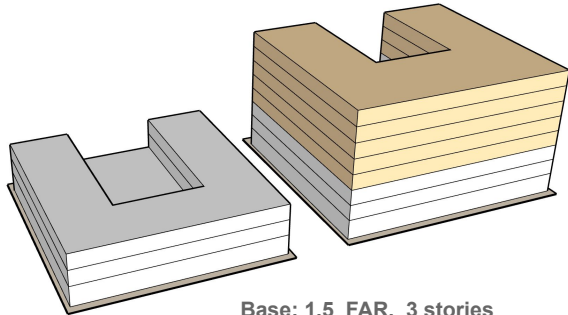
Non-residential Community Benefits

Target uses

- Office
- Public Storage

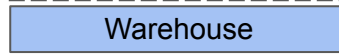
Community benefits

- Ground story small business space
- Publically accessible outdoor amenity space
- Other desired uses? Please provide public input

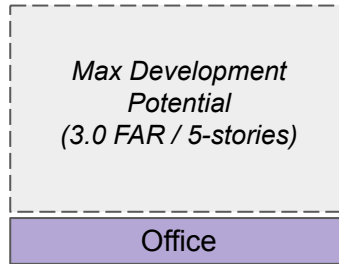


Base: 1.5 FAR, 3 stories
Bonus: 5.0 FAR, 8 stories

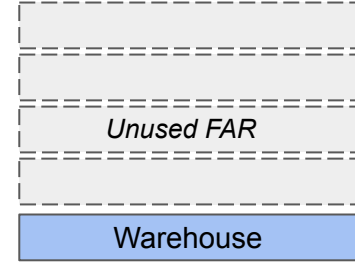
Max Development Potential
(0.5 FAR / 1-story)



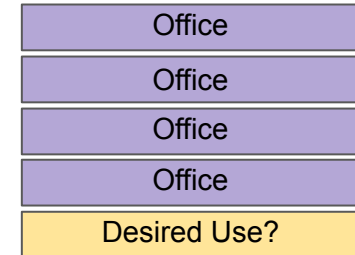
Base: 1.5 FAR / 3-stories



Base: 1.5 FAR / 3-stories



Bonus: 3.0 FAR / 5-stories



Bonus: 3.0 FAR / 5-stories