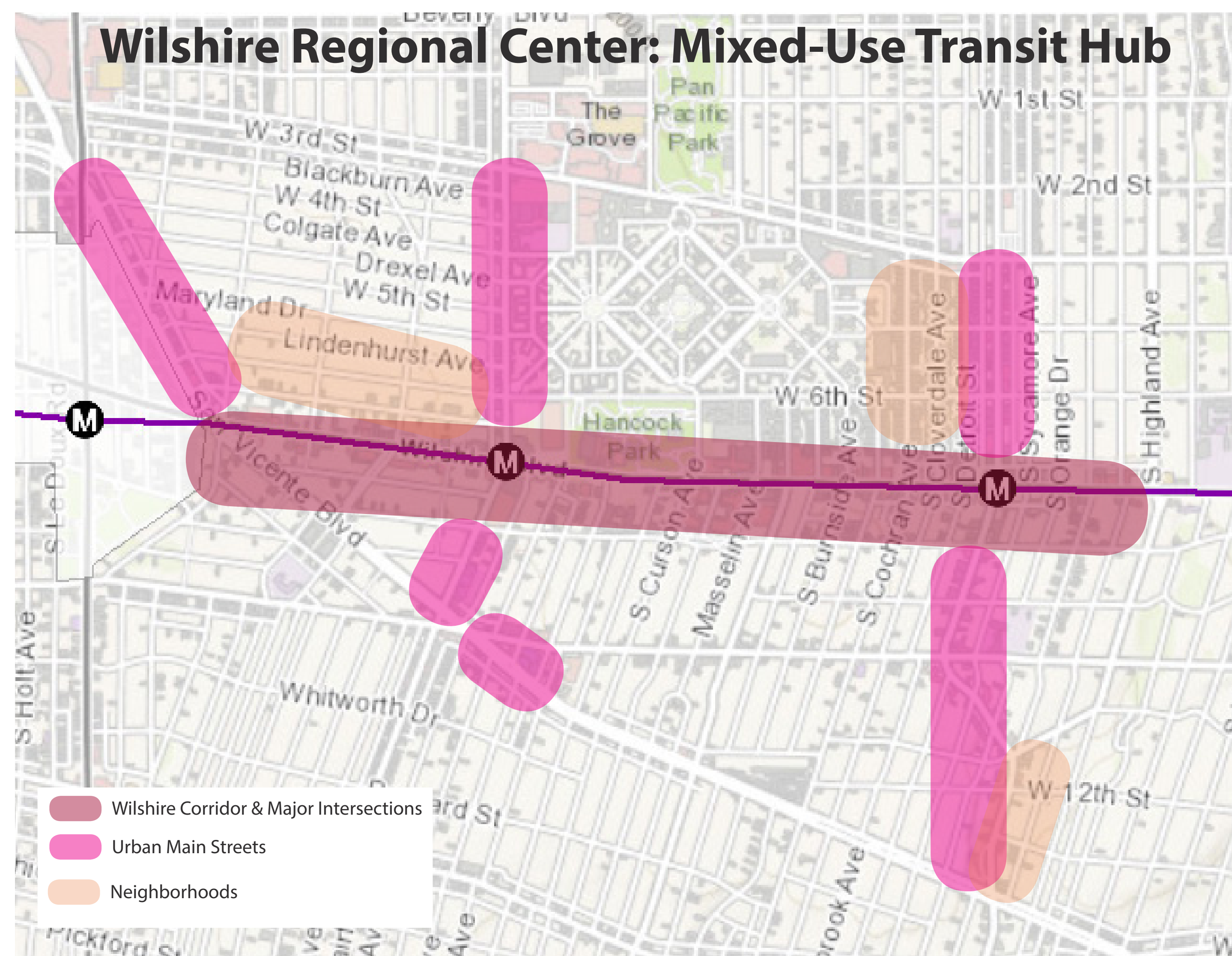
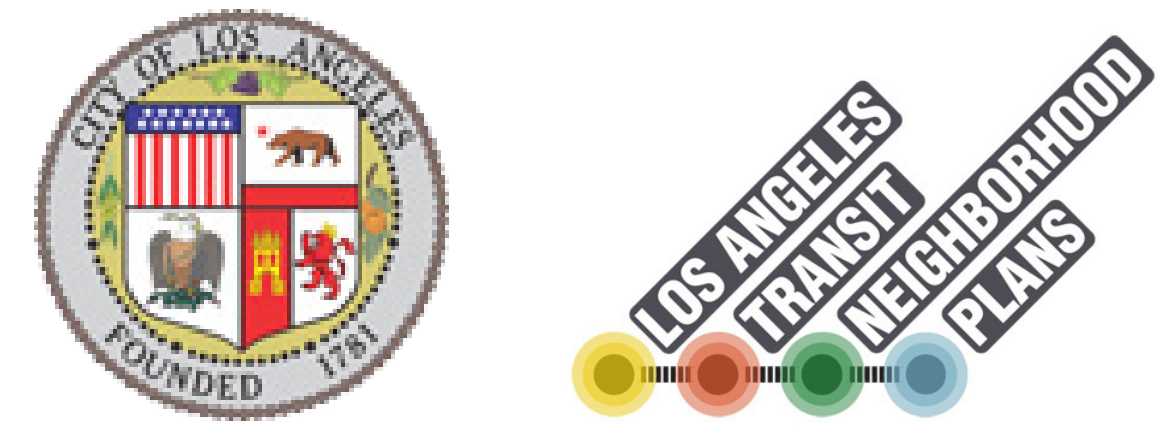


Purple Line Transit Neighborhood Plan

Initial Concept



Strategies

- **Enhance the vibrancy of the regional commercial uses and cultural assets along Wilshire** by allowing for density of uses and housing throughout the Boulevard that supports restaurants and retail beyond the 9 to 5 hours
- **Support commercial main streets along La Brea, Fairfax, and San Vicente** by allowing for a mix of uses and density that will support neighborhood-serving, active uses at a lower scale.
- **Connect the stations to employment hubs** by encouraging active uses and requiring pedestrian-friendly design.
- **Preserve and protect rent-stabilized multifamily residential areas with a unique historic character, as identified in SurveyLA**, by requiring consistent design of buildings for the Ridgeley Drive/Detroit Street, Citrus Avenue, and 6th Street/Orange Street areas.

Wilshire Corridor & Major Intersections



- Support regional housing and jobs uses with core retail; encourage indoor/outdoor restaurants and other active uses.
- Incorporate design standards from the Miracle Mile Community Design Overlay into new zones.
- Regulate height and number of residential units by total floor area based on lot size.
- **Max Floor Area Ratio (FAR): 4.0 to 8.5**
- **Max Height: Unlimited***

Urban Main Streets



- Activate commercial corridors with a variety of uses that serve the local community, such as cafes, restaurants, and shops, while providing housing at a greater density.
- Promote reuse of historic buildings by allowing changes of use without additional parking.
- **Max FAR: 2.0 to 4.5**
- **Max Height: Unlimited in some areas, 4 stories in others***

Neighborhoods



- Continue to allow medium density multifamily residential uses.
- Allow a mix of larger apartment buildings, fourplexes, and duplexes consistent with existing building forms and prominent architectural features.
- **Max FAR: 3.0 to 4.5**
- **Max Height: 3 to 6 stories***

*Estimated, but can differ depending on type of building and area; see chart for details

Initial Land Use and Zoning Concept

	Allowable Uses		Floor Area Ratio (Base / Bonus) ²		Height (Base / Bonus) ²		Residential Density (Base / Bonus ² ; Square feet of Lot Area per Unit)	
	Proposed	Existing	Proposed	Existing	Proposed	Existing	Proposed	Existing
A1 Regional Center	Regional Commercial	Regional Commercial	6 / 8.5	6 / 9	Restricted by FAR	Restricted by FAR	Restricted by Form	400 / 235
A2 Regional Center	Regional Commercial	Regional Commercial	6 / 8.5	4.5 / 6.75	Restricted by FAR	Restricted by FAR	Restricted by Form	400 / 235
B Regional Commercial	Community Commercial	Community Commercial	4 / 6	3 / 4.5	Restricted by FAR	Restricted by FAR	Restricted by Form	400 / 235
C Community Commercial	General Commercial	General Commercial	3 / 4.5	1.5 / 4.25	Restricted by FAR	Restricted by FAR	400 / Restricted by Form	400 / 222
D Community Commercial	General Commercial	General Commercial	2.5 / 4	1.5 / 3.75	Restricted by FAR	Restricted by FAR	400 / Restricted by Form	400 / 235
E Neighborhood Commercial	General Commercial, Neighborhood Commercial	General Commercial, Neighborhood Commercial	2 / 3.5	1.5 / 3.75	Restricted by FAR	Restricted by FAR	400 / 235	400 / 235
F Neighborhood Commercial	General Commercial, Limited Commercial	General Commercial, Limited Commercial	2 / 3.5	1.5 / 3.75	3 stories / 4 stories	45' / 67'	400 / 235	400 / 235
G Residential Multifamily (1/600) ¹	High Medium Residential	High Medium Residential	3 / 4.5	3 / 4.5	45' / 67'	45' / 67'	600 / 352	600 / 352
H Residential Multifamily (RD1.5) ¹	Medium Residential	Medium Residential	3 / 4.35	3 / 4.5	45' / 67'	45' / 67'	1500 / 1000 or 1200 / 706	800 / 500 or 1200 / 706
I Residential Duplex (R2) ¹	Low Medium Residential	Low Medium Residential	3	3	33'	33'	2 per lot	2 per lot

1. Form districts to promote compatibility of new development with existing patterns of development
 2. "Base" indicates the maximum allowable FAR, Height, and Density per the zoning regulations. Existing "Bonus" indicates the allowable increase obtained by providing public benefits as outlined in the TOC guidelines authorized by voter approved Measure JJJ; Proposed Bonus would represent tailored TOC regulations. Existing metrics shown are for the parcels in the most prevalent TOC tier, uses near the stations may fall into a higher tier and allow for more FAR and Density than what is shown.

