

OVERALL DRAFT CONCEPTS

Palms–Mar Vista–Del Rey

Create opportunities for equitable transit oriented developments that support affordable housing, walkability, complete streets and liveable places.



this is an informational map provided for reference purposes only. it is not adopted as a part of the community plan.

OVERALL DRAFT CONCEPTS

WALKABLE COMMERCIAL DISTRICTS:

- Mixed-Use Boulevard
- Transit Oriented Development (TOD) District
- Neighborhood Serving Nodes
- Neighborhood District (Village)
- Marina Marketplace
- Downtown Mar Vista

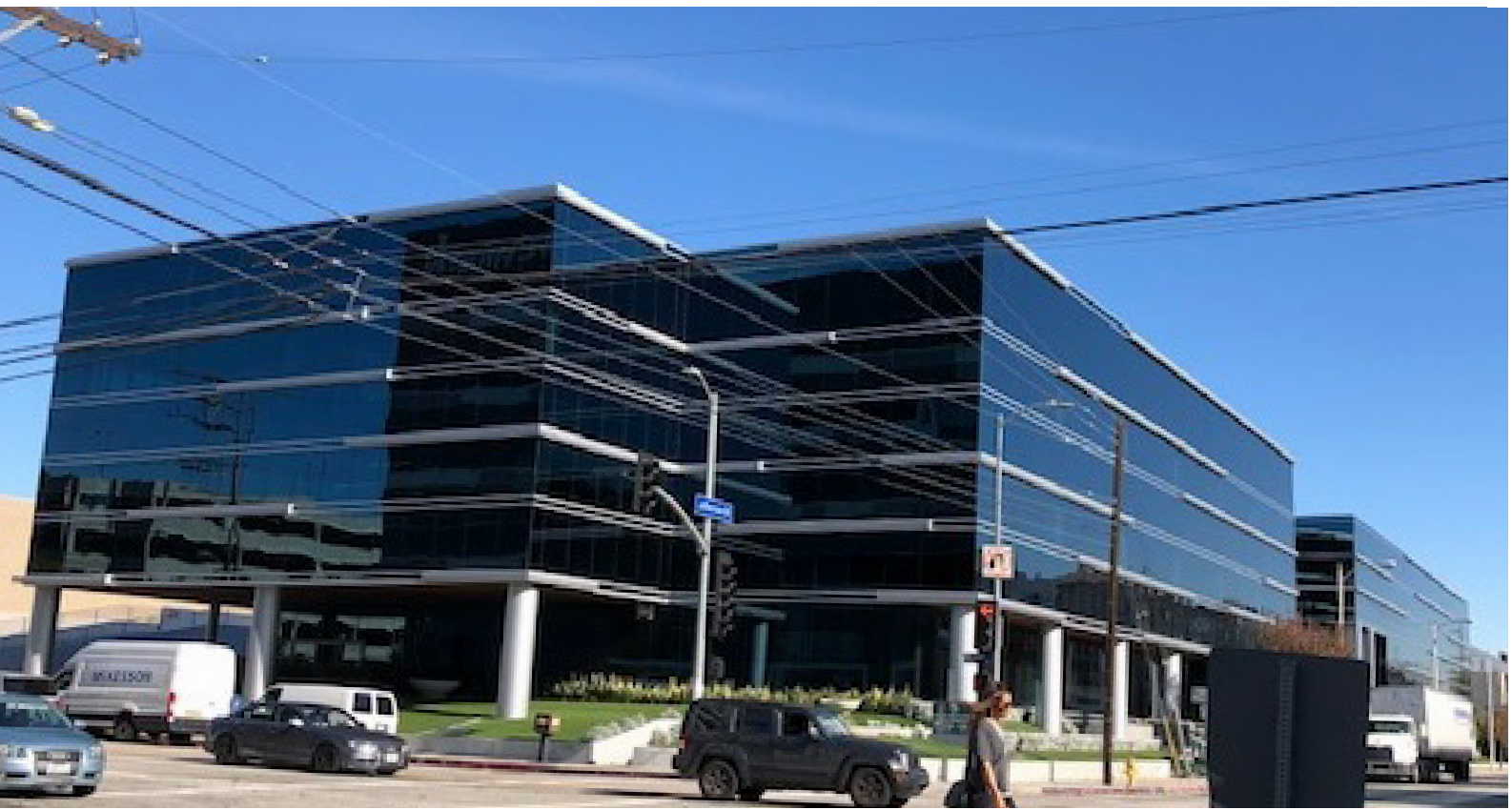
For details, review "Commercial Draft Concepts" board



EMERGING INDUSTRIES:

- Hybrid Industrial Live/Work
- Hybrid Industrial Live/Work - Low Scale
- Hybrid Industrial (Jobs Emphasis)
- Industrial Preservation

For details, review "Industrial Draft Concepts" board



THRIVING RESIDENTIAL NEIGHBORHOODS:

- High Residential
- Medium Residential
- Low Residential - Duplex
- Reduction in Heights Consideration

For details, review "Residential Draft Concepts" board



HISTORIC PRESERVATION AND ECOLOGICAL GREEN SPACES

HISTORIC PRESERVATION AREAS:

- Survey LA Historic Residential District
- Survey LA Planning District
- Survey LA Historic Commercial District
- Gregory Ain Historic Preservation Overlay Zone (HPOZ)
- Mar Vista Gardens (*National Register of Historic Places)



ECOLOGICAL GREEN SPACES:

- Open Space Change Area
- Public Facilities Change Area
- Ballona Wetlands Ecological Buffer
- Ballona Creek Bike Path Extension
- Pedestrian Street Stairs

For details, review "Historic Preservation and Ecological Green Spaces" board



RESIDENTIAL DRAFT CONCEPTS

Palms–Mar Vista–Del Rey

SUPPORT THRIVING RESIDENTIAL NEIGHBORHOODS WITH PROXIMITY TO JOBS, SCHOOLS, TRANSIT OPTIONS AND COMMERCIAL AREAS.



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MISSING MIDDLE HOUSING

LOW RESIDENTIAL | LOW RESIDENTIAL-DUPLEX

- Located in areas near major corridors, neighborhood serving-commercial, schools, and high quality transit corridors to promote sustainable and walkable urban communities.
- Allows multi-unit housing typologies that are compatible with the form and scale of single family residential homes in the area.
- Provides transitional buffers to more dense general commercial and more intensive land uses:
 - Low Residential - Duplex includes two primary residences
 - Low Residential may include duplex, triplex, fourplex, courtyard apartments, bungalow courts, and townhouses.
- Allows development with heights ranging from 1-4 stories depending on surrounding land uses and lot sizes.



HIGH CAPACITY HOUSING

MEDIUM | HIGH RESIDENTIAL

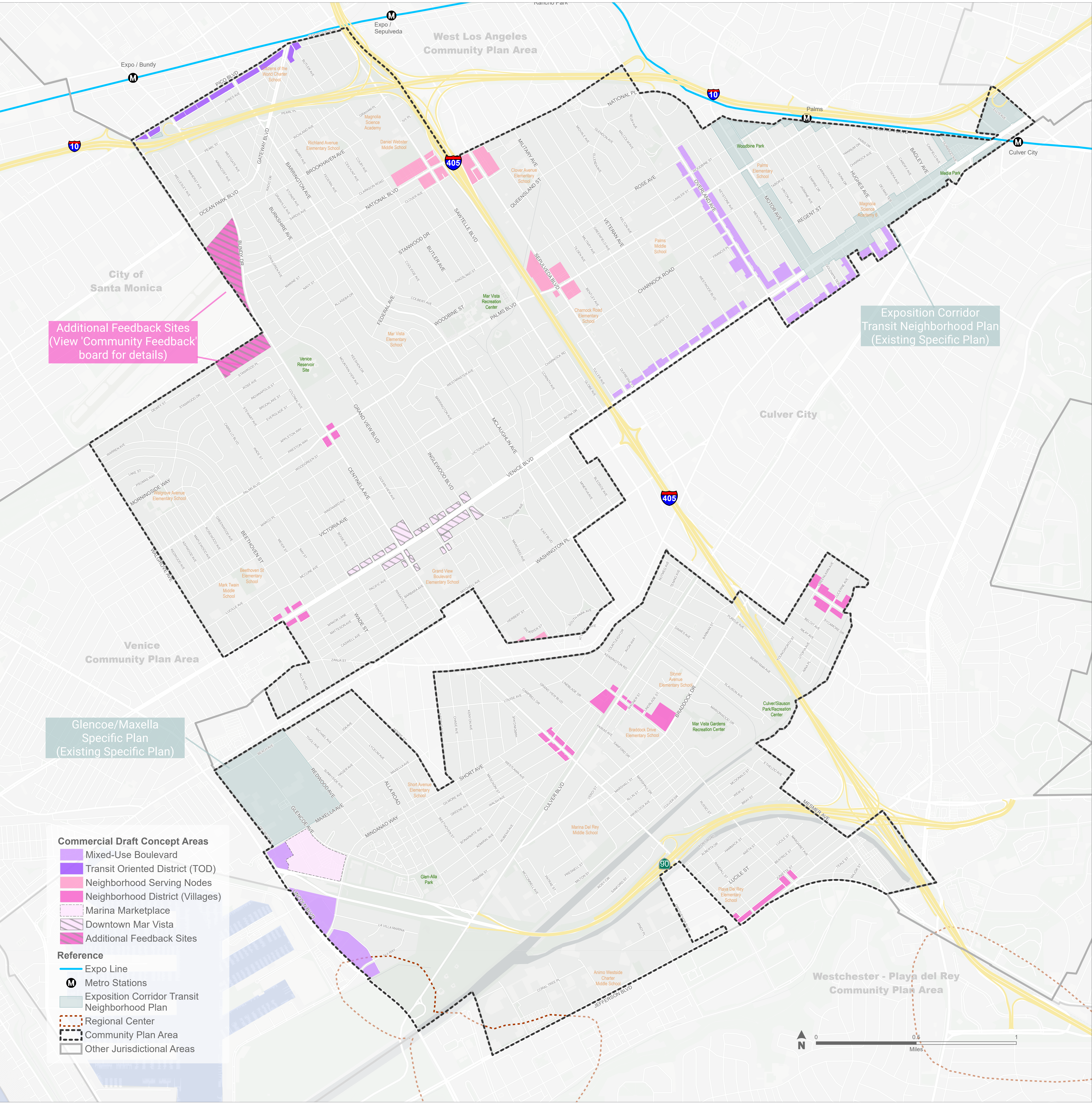
- Located along or near major corridors and high quality transit*.
- Allows residential only buildings typologies.
- Establish density requirements to ensure there is no net loss of housing units.
- Introduces a customized affordable housing incentive system that would provide more development rights in exchange for a higher number of affordable units.
- Allows development with heights ranging from 2-5 stories. A potential for additional height when affordable housing is provided.



COMMERCIAL DRAFT CONCEPTS

Palms–Mar Vista–Del Rey

Create walkable, well designed commercial districts with expanded housing opportunities.



NEIGHBORHOOD DISTRICT (VILLAGE):

- **Located along designated commercial areas** that are surrounded by low and medium scale residential development.
- **Allows commercial/residential mixed-use buildings featuring a diversity of local-neighborhood serving commercial uses on the ground-floor** such as markets, cafes, laundromats, hardware stores, bakeries, restaurants with outdoor dining, small professional offices, and community and wellness centers.
- **Establishes maximum commercial tenant sizes** to encourage small independent businesses.
- **Prohibits uses that do not support walkability** such as auto related uses and drive thrus.
- **Allows development with heights ranging from 2-4 stories.** A potential for additional height when affordable housing is provided.



NEIGHBORHOOD SERVING-NODES | TOD DISTRICT:

- **Located at or near key intersections of major corridors** or existing Exposition Metro Line Stations.
- **Allows commercial/residential mixed-use** featuring neighborhood-serving uses such as grocery stores, medical offices, cafes, restaurants with outdoor dining, and other job generating uses.
- **Requires ground-floor commercial** and allows housing above the ground floor.
- **Establishes pedestrian-oriented design standards** that promote walkability.
- **Requires upper story setbacks and transitional heights** when adjacent to low-scale residential.
- **Allows development with heights ranging from 4-6 stories.** A potential for additional height when affordable housing is provided.



MIXED-USE BOULEVARDS:

- **Located along major corridors** that are serviced by high quality transit.
- **Allows a diversity of uses** that serve visitors and the local neighborhood such as large grocery stores, gyms, hospitals, and office buildings.
- **Allows office/retail/residential mixed-use.**
- **Establishes design standards that promote walkability** and active uses such as outdoor dining.
- **Allows developments with heights ranging from 6-8 stories.** A potential for additional height when affordable housing is provided.



DOWNTOWN MAR VISTA | MARINA MARKETPLACE:

- **Located in key areas of the community plan area.**
- **Allows community-serving commercial, multi-unit residential uses, offices, cultural and entertainment facilities, schools, libraries, and community and wellness centers.**
- **Requires ground-floor commercial in mixed-use projects** and encourages walkability through pedestrian-oriented design such as outdoor dining, building setbacks, landscaping, and public plazas.
- **Marina Marketplace** will allow scale development featuring retail and limited residential with heights ranging from 2-6 stories. A potential for additional height when affordable units are provided.
- **Downtown Mar Vista** will allow development with heights ranging from 2-4 stories. A potential for additional heights when affordable units are provided.



REGIONAL CENTERS:

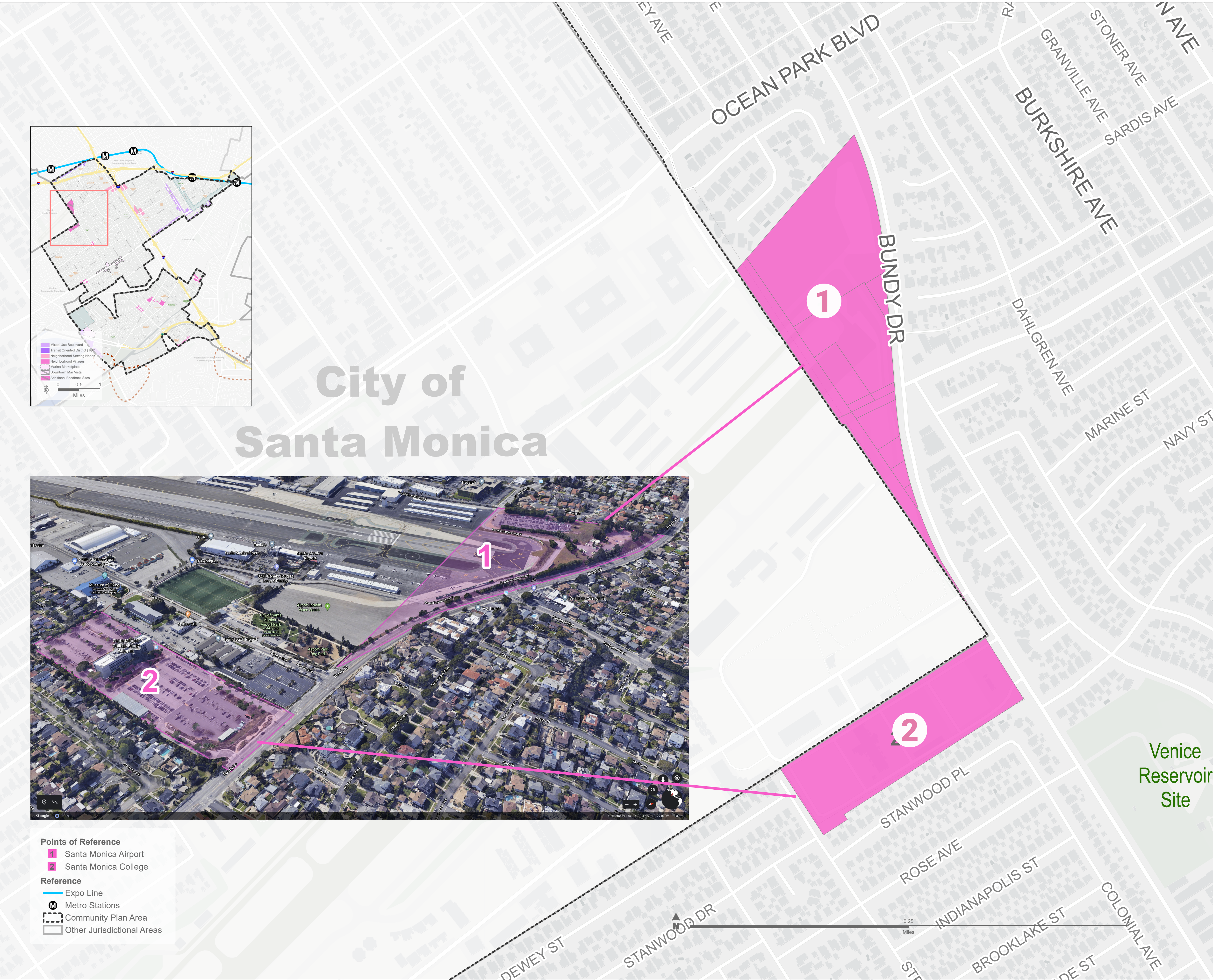
- **The General Plan currently identifies these areas as Regional Centers,** or focal points for regional commerce, identity, and activity; however, this area is part of the Ballona Wetlands and structural development is not permitted. Should we evaluate shifting this Regional Center north along Lincoln Boulevard to accommodate more jobs and housing in the area?

OPPORTUNITY SITES—COMMUNITY FEEDBACK MAP

Palms–Mar Vista–Del Rey



WHAT'S YOUR VISION FOR THESE AREAS:



1. SANTA MONICA AIRPORT

In early 2017, it was announced that the City of Santa Monica and the Federal Aviation Administration (FAA) had reached an agreement to close the Santa Monica Airport in late 2028 and return 227 acres of aviation land to the city for eventual redevelopment. The Santa Monica Airport currently has 17 acres that reside within the City of Los Angeles [see map]. Through the Palms-Mar Vista-Del Rey Community Plan Update the community has an opportunity to re-envision the site's future use.

What's your vision for the Santa Monica Airport?

What type of uses would you like to see here housing, open space, commercial, mixed-use? What scale of development is appropriate for this site? How many stories?

2. SANTA MONICA COMMUNITY COLLEGE - BUNDY CAMPUS

The Santa Monica College Bundy Campus is a 10.3 acre site within the City of Los Angeles. Currently, the site is home to a four-story campus building with a large portion of the site dedicated to surface parking and landscaping. Through the Palms-Mar Vista-Del Rey Community Plan Update the community has an opportunity to re-envision the site's future use.

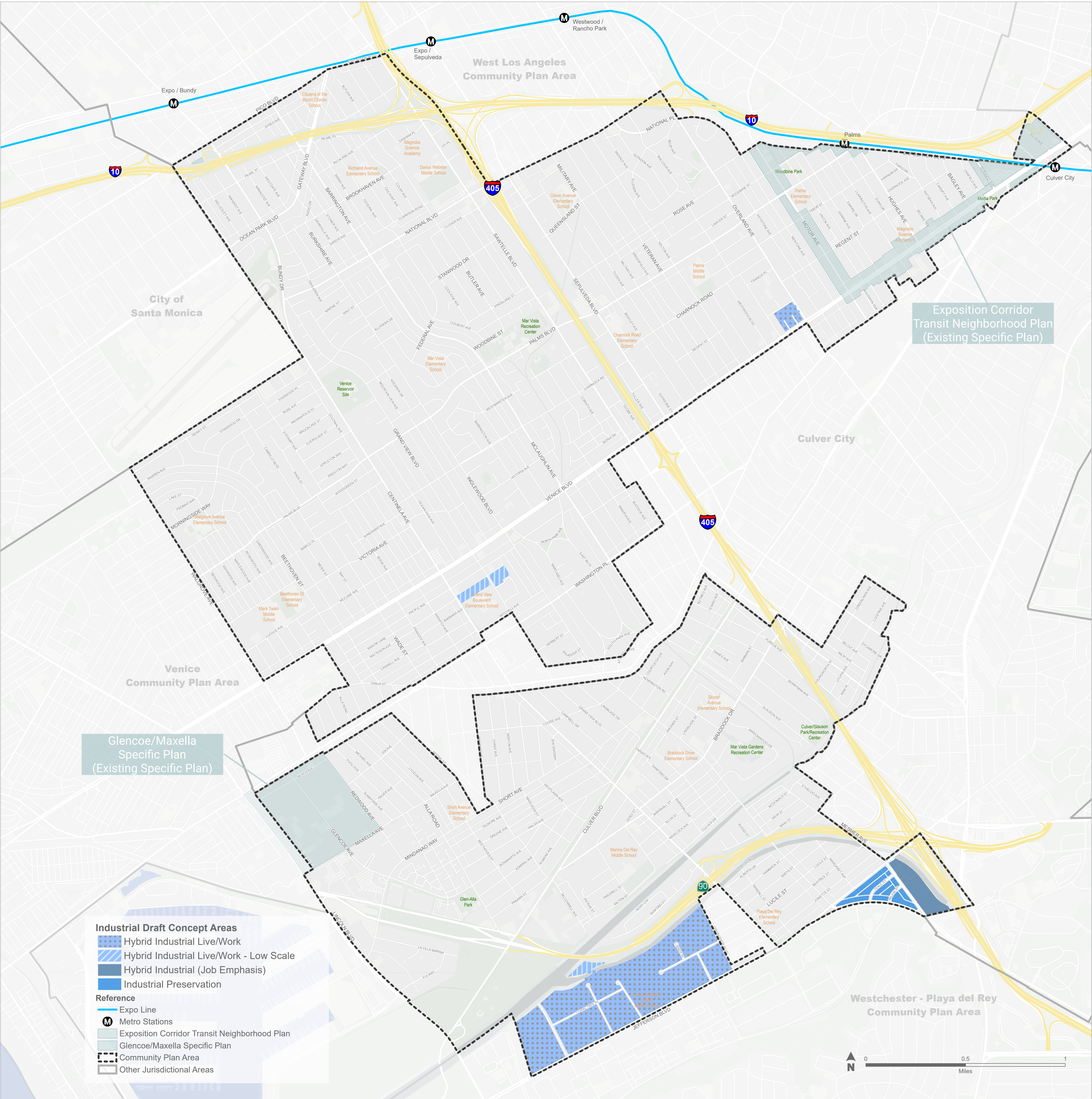
What's your vision for the Santa Monica College Bundy Campus?

What type of uses would you like to see here student housing, open space, commercial, mixed-use? What scale of development is appropriate for this site? How many stories?

INDUSTRIAL DRAFT CONCEPTS

Palms–Mar Vista–Del Rey

Support emerging industrial areas and workforce development for 21st century economies.



HYBRID INDUSTRIAL LIVE/WORK | LOW SCALE:

- **Retains and allows employment focused uses** such as clean tech, creative industries, and other light industrial uses.
- **Encourages live-work** (industrial/residential) uses.
- **Allows for supportive retail** to serve workers and residents in the area such as cafes, gyms, restaurants, bars, and grocery stores.
- **Prohibits schools and storage facilities.**
- **Establishes development standards** that promote pedestrian-oriented, high quality design and open space.
- The live/work residential areas:

Mar Vista: allows development with heights ranging from 2-4 stories.

Del Rey Area H and Palms: allows development with heights ranging from 4-6 stories.

Del Rey Beethoven Island: allows development with heights ranging from 2-4 stories and additional specific set of ecological design standards.

A potential for additional heights when affordable units are provided.



HYBRID INDUSTRIAL (JOB EMPHASIS):

- **Retains the employment focus** of the area.
- **Encourages a mix of light industrial and limited worker supportive commercial uses** such as small restaurants, bars, cafes, and retail.
- **Prohibits or limits any live/work and residential uses.**
- **Allows development with heights ranging from 6-8 stories.** A potential for additional heights when public benefits are provided.



MESMER TRIANGLE - INDUSTRIAL PRESERVATION:

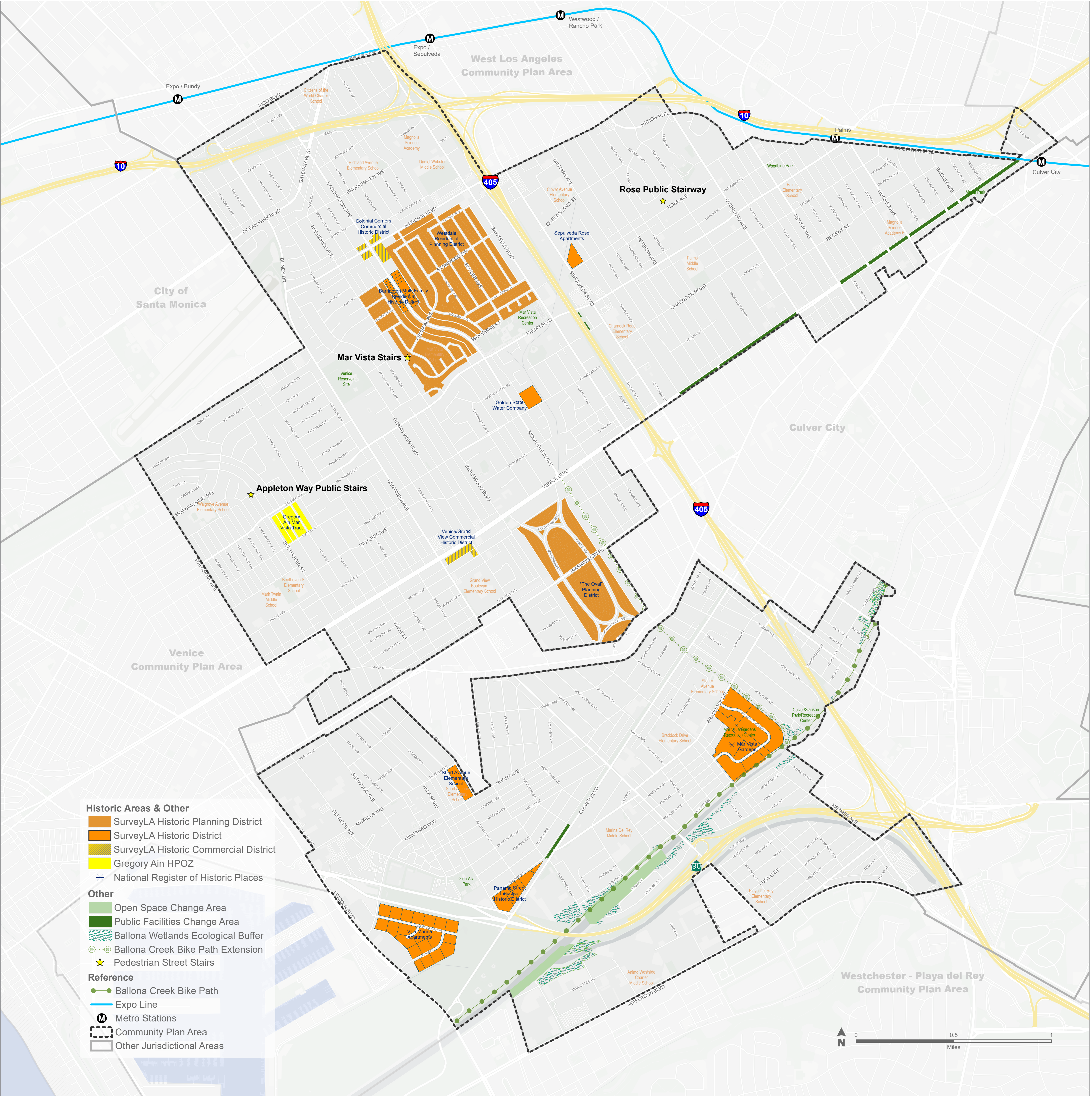
- **Retain the employment focus** and existing light industrial uses.
- **Encourage a mix of light industrial uses** such as clean tech & creative industries, and worker supportive commercial uses such as restaurants, bars, cafes, and retail.
- **Allows for limited live/work** residential uses.
- **Encourages the adaptive reuse** of existing buildings to prevent large scale redevelopment. Include development and design standards to retain the character of quonset huts.
- **Allows development with heights ranging from 1-4 stories.**



HISTORIC PRESERVATION & ECOLOGICAL GREEN SPACES

Palms–Mar Vista–Del Rey

Recognize historic and cultural resources and protect and expand access to ecological treasures.



HISTORIC PRESERVATION

SURVEY LA HISTORIC DISTRICTS:

- Retain character defining features and scale.
- Apply design and development preservation tools to retain character defining features of historic properties and require compatible design for new development.
- Apply a conservation overlay as part of the zoning to provide a layer of demolition review.



SURVEY LA PLANNING DISTRICT:

- Retain character defining features and scale.
- Apply design and development preservation tools to retain character defining features of historic properties and require compatible design for new development.



ECOLOGICAL GREEN SPACES

BALLONA WETLANDS ECOLOGICAL BUFFER:

- Apply a specific set of design standards to properties adjacent to the Ballona Creek to improve wildlife connectivity, provide connections to the Ballona Creek Bike Path, preserve important habitat areas, conserve water and protect water quality.
- Buffers may incorporate regulations that limit grading, vegetation removal and land disturbance; lot coverage limits; increased front or rear yard setbacks; additional setbacks from open space and sensitive habitats; lighting and window standards; as well as height limits and open space requirements.



BALLONA CREEK BIKE PATH EXTENSION:

- Extend the Ballona Creek Bike Path behind Mar Vista Gardens through McLaughlin Avenue ending at Venice Boulevard.
- Create north/south bicycle and pedestrian connectivity and expand access to ecological resources and open space.



MAR VISTA GARDENS:

- Preserve Mar Vista Gardens. No concept proposed.



PEDESTRIAN STREET STAIRS:

- Identify and memorialize Street Stairs in the plan area through community plan policies and potentially include in the circulation map of the Mobility Plan.
- Mar Vista Stairs and Kingsland/Rose Avenue Pedestrian Stairs.



OPEN SPACE:

- Preserve the Ballona Wetlands. There are specific areas currently zoned agricultural that will be rezoned as open space to match existing use.
- Change the zoning of the Culver Median from Residential to Open Space.

PUBLIC FACILITIES:

- Change the zoning of the Venice Boulevard Median in Palms from Open Space to Public Facility.