

# FACT SHEET

## Westside Community Plans Update

### Subarea Refinements: Westchester – Playa del Rey Community Plan

#### Summary

Throughout 2023, City Planning showcased Subarea Maps to demonstrate Change Areas as part of the Community Plan Updates. The Subareas included draft General Plan Land Use Designations and draft zoning metrics, such as Height Limits, Floor Area Ratio (FAR) regulations, and allowed Density. Based on feedback and comments received over the last year, City Planning has made adjustments and refinements to the drafts. As part of the Community Plan Updates, every property within a Community Plan will be rezoned to implement the New Zoning Code. However, in many instances, there will not be a change to the density or intensity of what can be built on a property.

In the most recent draft maps published in Early 2024, City Planning has mapped “equivalent zones” for the areas of the Community Plan that were not identified as Subareas. The tables below demonstrate where Subareas from the 2023 drafts have been refined, removed, or added, to adequately address the input received. If a Subarea is not listed here, there has not been a substantial change to the GPLU and zoning in that Subarea since the 2023 drafts. For detailed information about what is proposed for individual properties, please visit our interactive [StoryMap](#), where you can search by address and find specific land use and zoning regulations for each property.

#### Subarea Refinements

Subarea ID (2023)	2023 Draft Land Use	2024 Draft Land Use	Summary of Changes
WPDR 12	Neighborhood Center	Neighborhood Center, Low & Low Medium Residential	Some proposed reductions in Land Use and Zoning intensity, in order to reflect existing conditions
WPDR 17, 20	Community Center	Community Center, Low & Low Medium Residential	Some proposed reductions in Land Use and Zoning intensity, in

			order to reflect existing conditions
WPDR 22	Community Center	Community Center	Proposed change in Zoning intensity, in order to accommodate growth in areas currently zoned for greater intensity
WPDR 37	Community Center	Community Center	Proposed reduction in Zoning intensity, in order to allow for more gentle transitions
WPDR 24, 25	Regional Center	Regional Center	Proposed change in Zoning intensity, in order to accommodate slightly lesser or greater levels of growth in areas currently zoned for greater intensity
WPDR 29, 30, 31	Markets	Hybrid Industrial	Proposed change in Land Use and Zoning intensity, in order to accommodate growth in areas currently zoned for greater intensity
WPDR 32	Production	Hybrid Industrial	Proposed change in Land Use and Zoning intensity, in order to accommodate growth in areas currently zoned for greater intensity
WPDR 38	Community Center	Neighborhood Center	Proposed reduction in Land Use and Zoning Intensity in order to protect small local businesses

## Subareas Removed

Subarea ID (2023)	2023 Draft Land Use	2024 Draft Land Use	Summary of Changes
WPDR 1, 2, 3, 4, 5, 6	Low Medium Residential	Low Residential	Proposed reduction in Land Use and Zoning intensity, in order to reflect existing conditions

WPDR 7	Low Neighborhood Residential	Low Residential	Proposed reduction in Land Use and Zoning intensity, in order to reflect existing conditions
WPDR 8	Medium Residential	Low Medium Residential	Proposed reduction in Land Use and Zoning intensity, in order to reflect existing conditions
WPDR 9,10	Medium Neighborhood Residential	Low Residential	Proposed reduction in Land Use and Zoning intensity, in order to reflect existing conditions
WPDR 13, 14, 15	Neighborhood Center	Low & Low Medium Residential	Proposed reduction in Land Use and Zoning intensity, in order to reflect existing conditions
WPDR 19	Community Center	Low Residential	Proposed reduction in Land Use and Zoning intensity, in order to reflect existing conditions

### Subareas Added

New Subarea ID	2024 Draft Land Use	Summary of Changes
WPDR 36 (Howard Hughes/I-405)	Production	Proposed additional area for accommodating industrial land use that promotes greater local and regional job and economic opportunities
WPDR 40, 41, 42, 43, 44 (Playa Vista, Coastal Bluffs, LMU, Del Rey Lagoon)	Miscellaneous	Land Use designation translations proposed for existing Overlays and Specific Plans.