

FACT SHEET

Westside Community Plans Update

Subarea Refinements: West Los Angeles 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
WLA 1	Low Medium Residential	Low Medium Residential	Proposed reduction in Density, Height, and FAR.
WLA 2	Medium Residential	Low Medium Residential	Proposed reduction in Density, Height, and FAR.

WLA 4	Low Neighborhood Residential	Low Medium Residential	Proposed reduction in Density, Height, and FAR.
WLA 7	Low Medium Residential	Low Residential	Proposed reduction in Density, Height, and FAR.
WLA 8	Low Medium Residential	Low Medium Residential	Proposed reduction in Density, Height, and FAR.
WLA 9	Medium Neighborhood Residential	Medium Residential (Parcels north on Missouri) and Low Medium Residential (Parcels south on Missouri)	Proposed reduction in Density, Height, and FAR.
WLA 11	Medium Residential	Medium Neighborhood Residential	Proposed increase in Density, Height, and FAR.
WLA 12	Low Neighborhood Residential	Low Neighborhood Residential	Proposed reduction in Density, Height, and FAR.
WLA 13	Low Neighborhood Residential	Low Neighborhood Residential	Proposed reduction in Density, Height, and FAR.
WLA 15	Low Medium Residential	Low Medium Residential	Proposed reduction in Density and Height.
WLA 16	Low Medium Residential	Low Medium Residential	Proposed reduction in Density and Height.
WLA 25	Low Medium Residential	Low Medium Residential	Proposed increase in FAR.
WLA 26	Low Medium Residential	Low Residential & Low Medium Residential Buffer	Retain Low Medium Residential with increased FAR for parcels in close proximity to abutting alley north of Pico and existing zoning regulation equivalency for the remaining area.
WLA 27	Low Medium Residential	Low Residential & Low Medium Residential Buffer	Retain Low Medium Residential with increased FAR for parcels in close proximity to abutting alley north of Pico and existing zoning regulation equivalency for the remaining area.

WLA 36	Neighborhood Center	Community Center	Proposed increase in Density, Height, and FAR.
WLA 37	Neighborhood Center	Community Center	Proposed increase in Density, Height, and FAR.
WLA 38	Neighborhood Center	Community Center	Proposed increase in Density, Height, and FAR.
WLA 39	Neighborhood Center	Neighborhood Center	Proposed reduction in Density and Height.
WLA 40	Villages	Community Center	Proposed increase in Density, Height, and FAR.
WLA 41	Community Center	Community Center	Proposed decrease in base FAR.
WLA 44	Community Center	Community Center	Enlarged area to capture parcels bounded by Mississippi/Barrington/Tennessee/405 and proposed increase in bonus FAR.
WLA 47	Light Industrial	Hybrid Industrial	GPLU changed to allow residential. Proposed increase in Density, Height, and FAR.
WLA 50	Hybrid Industrial	Hybrid Industrial	Proposed increase in bonus FAR.
WLA 53	Community Center	Community Center	Proposed increase in bonus FAR.
WLA 60	Hybrid Industrial	Light Industrial	Proposed reduction in Density, Height, and FAR.

Subareas Removed

Subarea ID (2023)	2023 Draft Land Use	2024 Draft Land Use	Summary of Changes
WLA 6	Medium Residential	Low Medium Residential	Draft zoning regulations refined to reflect similar zoning regulation equivalency .
WLA 17	Low Residential	Low Residential	Draft regulations refined to reflect similar

			zoning regulation equivalency.
WLA 18	Low Medium Residential	Low Residential	Draft regulations refined to reflect similar zoning regulation equivalency.
WLA 19	Low Medium Residential	Low Residential	Draft regulations refined to reflect similar zoning regulation equivalency.
WLA 30	Low Residential	Low Residential	Draft regulations refined to reflect similar zoning regulation equivalency.
WLA 31	Low Residential	Low Residential	Draft regulations refined to reflect similar zoning regulation equivalency.
WLA 32	Low Neighborhood Residential	Low Residential	Draft regulations refined to reflect similar zoning regulation equivalency.
WLA 48	Light Industrial	Light Industrial	Draft regulations refined to reflect similar zoning regulation equivalency.
WLA 51	Hybrid Industrial	Public Facilities	Draft regulations refined to reflect similar zoning regulation inconsistency and equivalency.
WLA 55	Hybrid Industrial	Hybrid Industrial	Draft regulations refined to reflect similar zoning regulation inconsistency and equivalency. Located in Expo TNP Overlay.
WLA 56	Hybrid Industrial	Hybrid Industrial	Draft regulations refined to reflect similar zoning regulation inconsistency and equivalency. Located in Expo TNP Overlay.
WLA 57	Hybrid Industrial	Hybrid Industrial	Draft regulations refined to reflect similar zoning regulation inconsistency and

			equivalency. Located in Expo TNP Overlay.
WLA 59	Hybrid Industrial	Hybrid Industrial	Draft regulations refined to reflect similar zoning regulation inconsistency and equivalency. Located in Expo TNP Overlay.
WLA 63	Hybrid Industrial	Hybrid Industrial	Draft regulations refined to reflect similar zoning regulation inconsistency and equivalency. Located in Expo TNP Overlay.
WLA 64	Hybrid Industrial	Hybrid Industrial	Draft regulations refined to reflect similar zoning regulation inconsistency and equivalency. Located in Expo TNP Overlay.

Subareas Added

New Subarea ID	2024 Draft Land Use	Summary of Changes
WLA 58 (Exposition/Carmel ina/Pico/ Barrington)	Medium Neighborhood Residential	New Subarea created for parcels not previously identified as a change area/or given a Subarea ID. Area also located in an overlay (Expo TNP). Existing Low Residential GPLU. Proposed increase in Density, Height, and FAR.
WLA 61 (Pico/Westwood/ Ayres/Overland)	Community Center	New Subarea created for parcels not previously identified as a change area/or given a Subarea ID. Area also located in an overlay (Expo TNP). Proposed with similar equivalent zoning regulations.
WLA 62 (National/Manning/ Castle Heights)	Community Center	New Subarea created for parcels not previously identified as a change area/or given a Subarea ID. Proposed with similar equivalent zoning regulations.
WLA 68 (National & Sepulveda)	Community Commercial	New Subarea created based on community input as growth opportunity.
WLA 71 (NWC of Motor & Rose)	Community Center	New Subarea created as a growth opportunity for commercial corner at the intersection.
WLA 78	Neighborhood Center	This was issued a New Subarea ID due to being a duplicated WLA 35 Subarea ID in the 2023 Draft GPLU (Commercial) Maps. No changes

(National btw Midvale & Overland)		from 2023 Draft Land Use Concepts and 2024 Draft Land Use Concepts.
WLA 79 (Sepulveda/Pico)	Community Center	New Subarea created as a growth opportunity for commercial corner at the intersection. Area also located in an overlay (Expo TNP)
WLA 80 (Motor/National)	Community Center	New Subarea created as a growth opportunity for commercial corner at the intersection. Area also located in an overlay (Expo TNP)