



Breakout Session:
Room #1, PMVDR
Industrial GPLU

Facilitator: Steve | **Notetaker:** Natasha

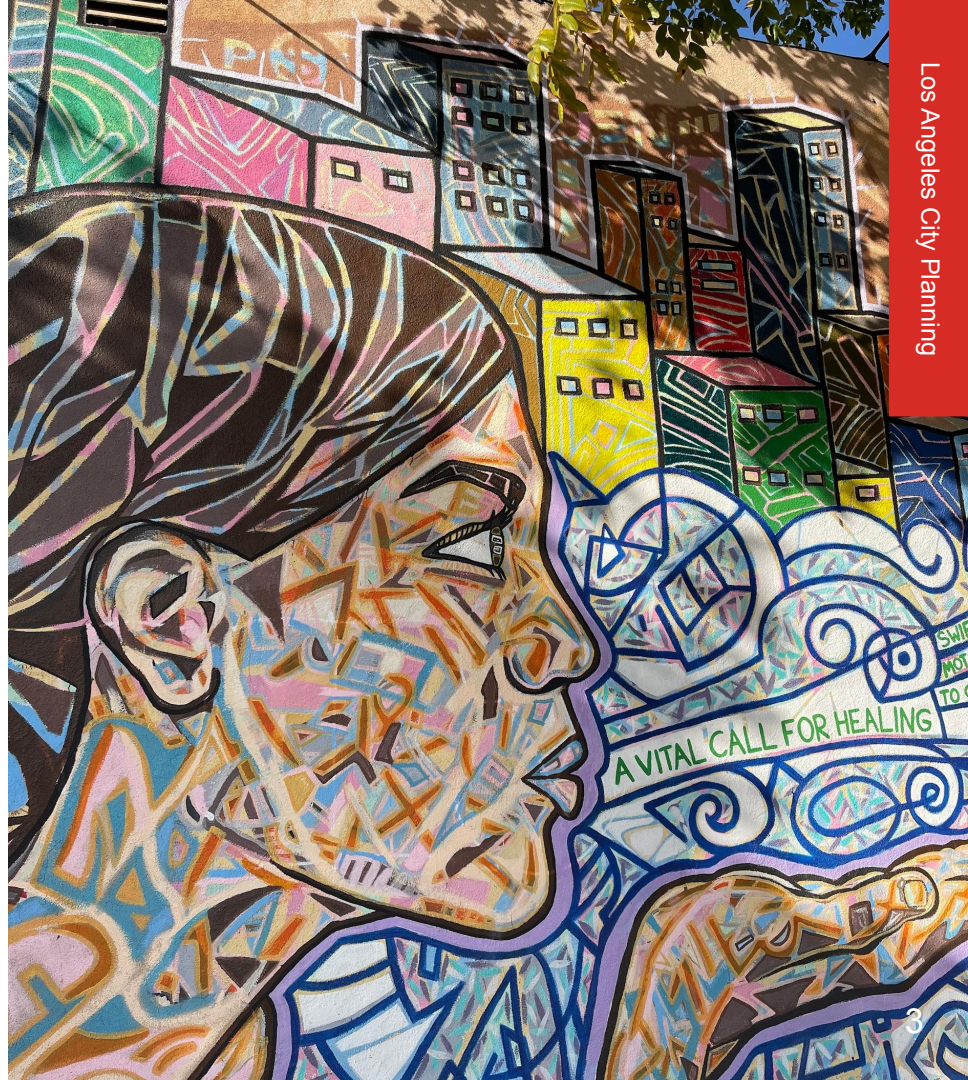
Agenda

- **Community Plan Policies**
- **New Draft Industrial GPLUs**
 - *Designations*
 - *Maps*
 - *Correspondence Table*
- **Report Back**



Report Back and Feedback Structure

- Select 1 member to report back
- Summarize highlights of what the small group discussed to the larger group
- Focus on one area or topic at a time before moving on to the next



Policy Document

Los Angeles City Planning

PALMS-MAR VISTA-DEL Community Plan

August 2023
DRAFT



Los Angeles City Planning

VENICE Community Plan

August 2023
DRAFT



Los Angeles City Planning

WESTCHESTER-PLAYA DEL Community Plan

August 2023
DRAFT



Los Angeles City Planning

WEST LOS ANGELES Community Plan

August 2023
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Policy Document

Example of Topics/Issues Addressed:

- Diversity of Housing Options
- Affordable Housing
- Housing Near Transit
- Displacement
- Commercial Corridors
- Design and Urban Form
- Jobs and Economic Development
- Cultural & Historic Resources
- Ecological & Biological Resources
- Mobility Access and Options
- Open Space, Trees, Green Spaces
- Health, Wellness and Sustainability
- Industrial Development

Policy Document

- **Goals**
- **Policies**
- **Programs**

GOAL LU 1

NEW HOUSING OPPORTUNITIES ARE MAXIMIZED NEAR TRANSIT AT DENSITIES THAT SUPPORT A DIVERSITY OF SMALL BUSINESSES, PUBLIC SPACES, INCREASED TRANSIT RIDERSHIP, AND REDUCED VEHICULAR TRIPS.

LU 3.1 Permit greater development scale and density around existing and future transit for projects that provide high quality housing that is affordable and accessible to the surrounding community.

LU 3.2 Ensure that a significant portion of new housing around transit is affordable to low-income households in order to accommodate the City's core transit riders.

LU 3.3 Disaggregate the cost of parking from the cost of housing and eliminate residential parking requirements to allow flexibility and reduce the cost of housing.

LU 3.4 Promote new housing in mixed-use projects along major corridors supported by existing transportation infrastructure, and in pedestrian-oriented areas.

LU 3.5 Locate higher residential densities near commercial centers and major transit routes, where public service facilities, utilities, and topography may accommodate this development.

LU 3.8 Foster effective collaboration and coordination between public agencies and community organizations to identify displacement concerns and efficiently respond with resources and strategies.

Policy Document

- Goals
- Policies
- **Programs** →

Program Number	Description	Policy Reference	Coordinating Agency
Land Use & Urban Form: Housing & Livable Communities			
P15	No Net Loss Program Explore the creation of a Citywide no net loss program to minimize the displacement of residents and ensure that there is no loss of affordable rental housing, covenanted or not, including affordable rent-stabilized units, in targeted Transit Oriented District (TOD) geographies. This can be achieved through preservation of existing affordable housing, covenanted or not, or the production of new affordable housing.	LU 8.3	LAHD

COMMUNITY PLAN POLICY DOCUMENT

What other topics/issues should the Policy Document address?

Is there a new policy idea that you would like to put forward?

Any other considerations?

New Draft Industrial GPLU Designations

HYBRID INDUSTRIAL

Hybrid Industrial areas preserve productive activity and prioritize employment uses, but may accommodate live/work uses or limited residential uses. The building form ranges from Very Low Rise to Mid Rise. Uses include light industrial, commercial, and office, with selective live/work uses.

MARKETS

Markets are bustling centers of commercial activity, each with its own mini-economy of specialized commercial uses, including wholesale. The building form generally ranges from Very Low Rise to Low Rise, and Mid Rise to Moderate Rise. Adaptive-reuse and rehabilitation of structures and warehouses maintain the built environment and support sustainable development. Uses also include retail, limited housing, and goods movement activities.

New Draft Industrial GPLU Designations

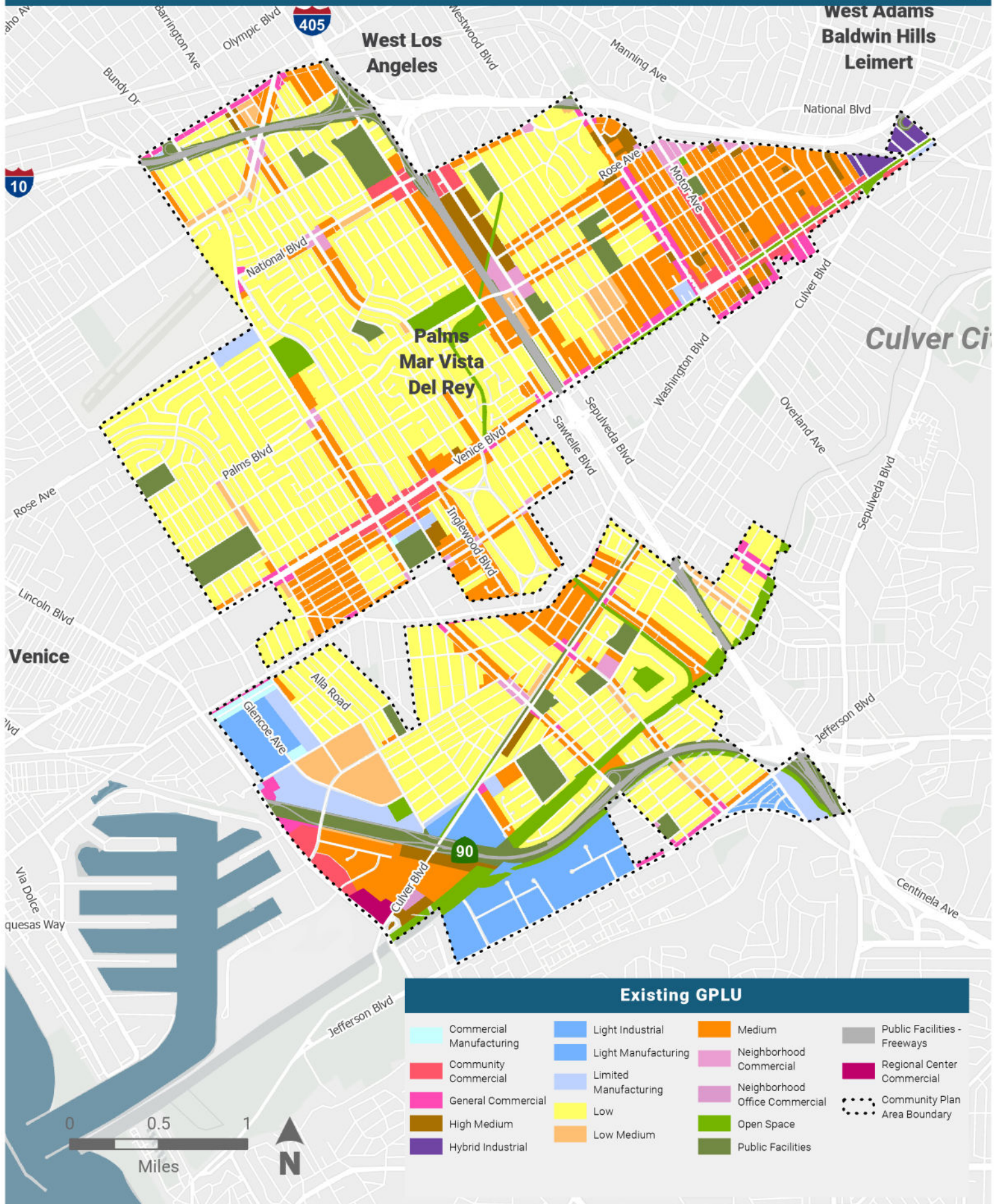
LIGHT INDUSTRIAL

Light Industrial areas preserve and sustain industrial activity while serving as a jobs base. The building form ranges from Very Low Rise to Low Rise, and the site layout typically varies to accommodate a range of industries. Uses include manufacturing, warehouse and distribution, research and development, office, and limited commercial. Housing is generally not permitted in Light Industrial areas but limited residential uses may be allowed, for example, through adaptive reuse of existing buildings.

PRODUCTION

Production areas preserve and sustain industrial activity while serving as a regional jobs base. The building form ranges from Very Low Rise to Low Rise. Site layout and development in these areas are flexible to accommodate goods movement, loading, and distribution needs. Uses include heavy industrial and evolving and innovative industries, such as light assembly and manufacturing, clean technology, incubators, and research and development facilities. Housing is generally not permitted in Production areas but limited residential uses may be allowed, for example, through adaptive reuse of existing buildings.

Palms - Mar Vista - Del Rey

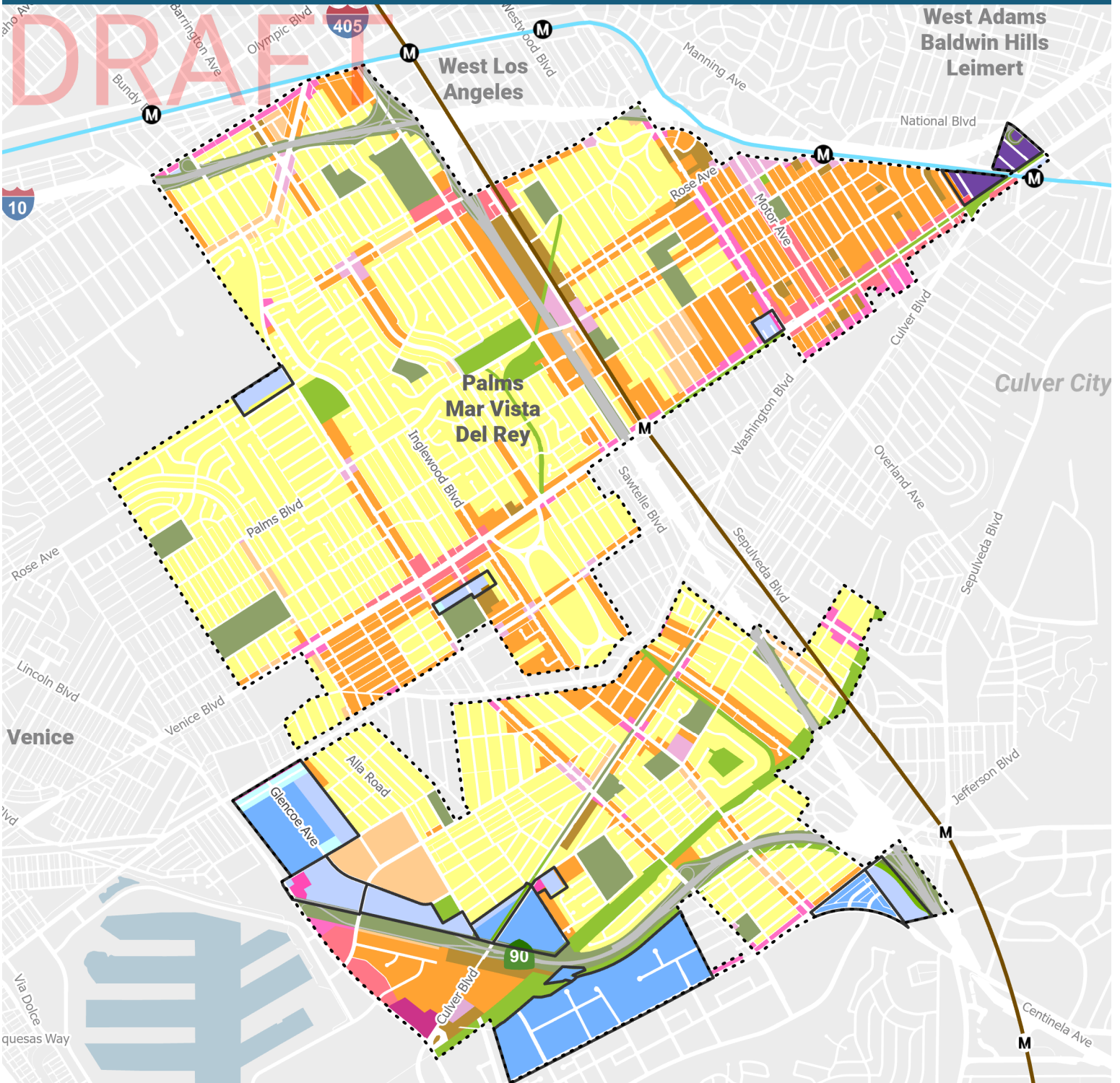


Existing GPLU

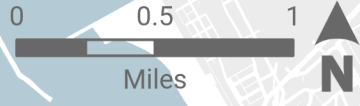
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|--------------------------|-----------------------|--------------------------------|------------------------------|
| Commercial Manufacturing | Light Industrial | Medium | Public Facilities - Freeways |
| Community Commercial | Light Manufacturing | Neighborhood Commercial | Regional Center Commercial |
| General Commercial | Limited Manufacturing | Neighborhood Office Commercial | Community Plan Area Boundary |
| High Medium | Low | Open Space | |
| Hybrid Industrial | Low Medium | Public Facilities | |



Palms - Mar Vista - Del Rey



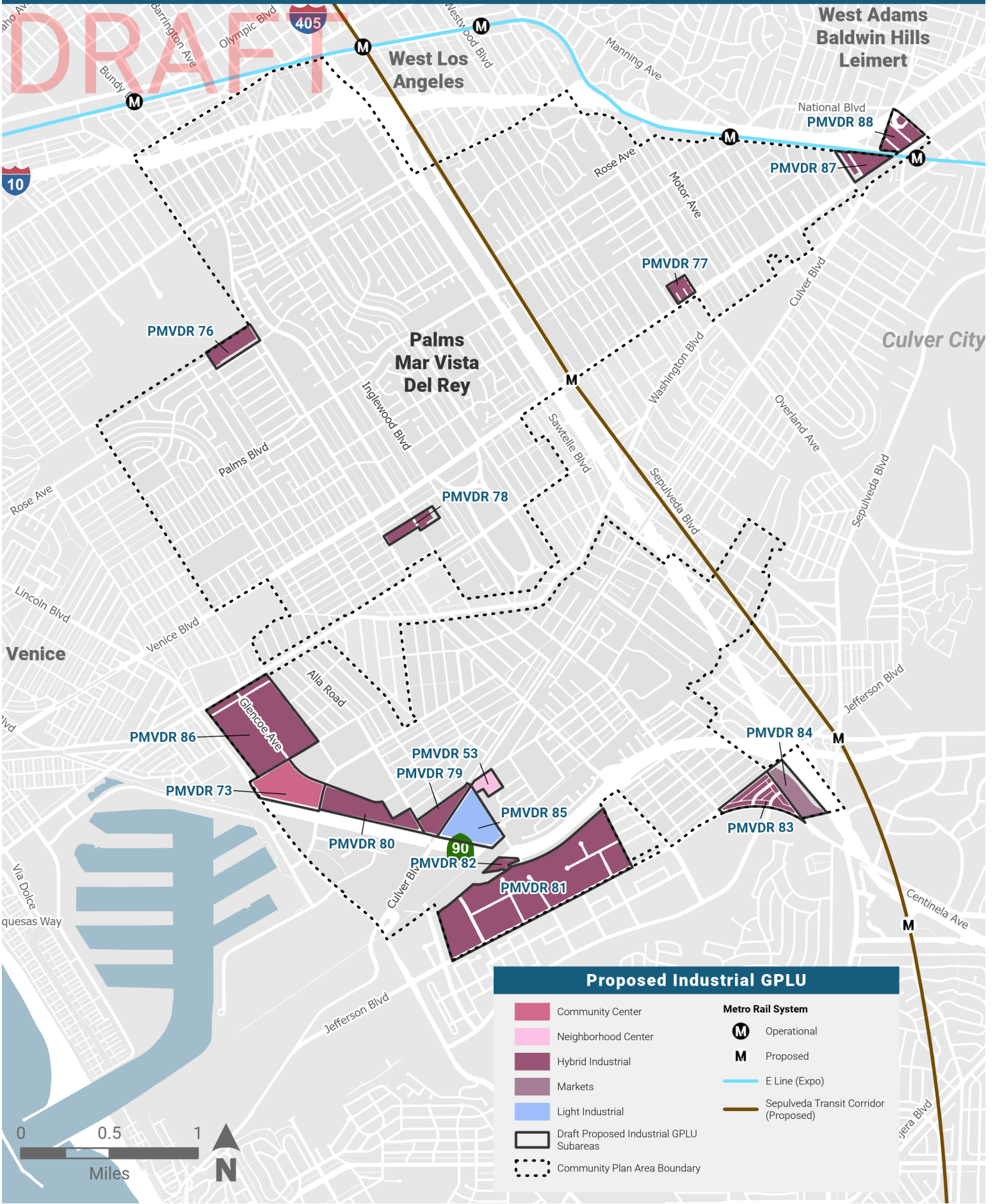
Existing GPLU			
	Commercial Manufacturing		Light Manufacturing
	Community Commercial		Limited Manufacturing
	General Commercial		Low
	High Medium		Low Medium
	Hybrid Industrial		Medium
	Light Industrial		Neighborhood Commercial
	Neighborhood Office Commercial		Open Space
	Public Facilities		Public Facilities - Freeways
	Regional Center Commercial		Draft Proposed Industrial GPLU Subareas
	Community Plan Area Boundary		Operational
	Proposed		E Line (Expo)
	Sepulveda Transit Corridor (Proposed)		



Palms - Mar Vista - Del Rey



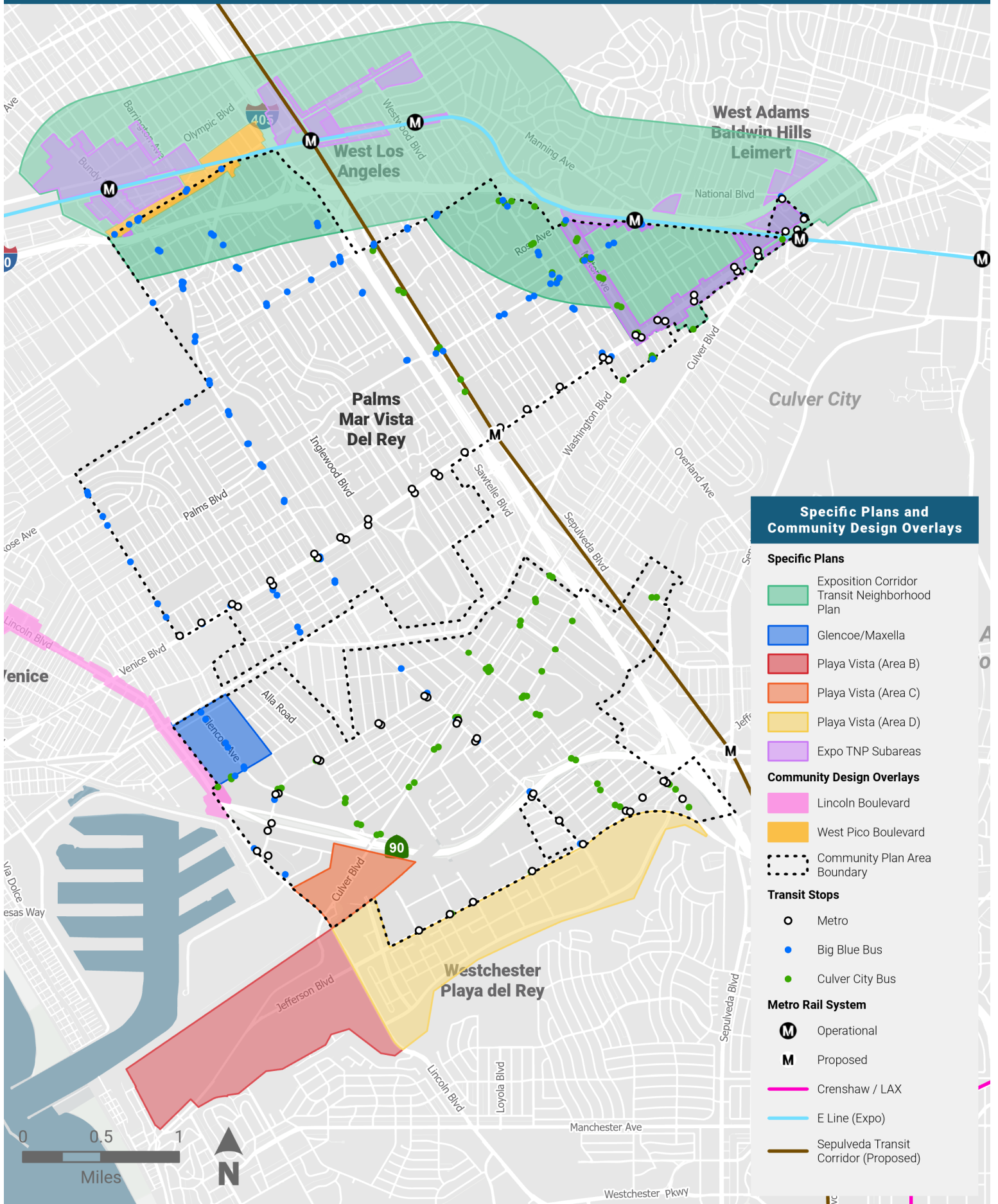
DRAFT



Proposed Industrial GPU

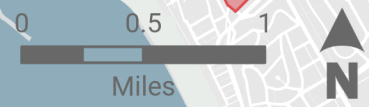
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|--|--|--|---------------------------------------|
| | Community Center | | Operational |
| | Neighborhood Center | | Proposed |
| | Hybrid Industrial | | E Line (Expo) |
| | Markets | | Sepulveda Transit Corridor (Proposed) |
| | Light Industrial | | |
| | Draft Proposed Industrial GPU Subareas | | |
| | Community Plan Area Boundary | | |

Palms - Mar Vista - Del Rey



Specific Plans and Community Design Overlays

- Specific Plans**
- Exposition Corridor
 - Transit Neighborhood Plan
 - Glencoe/Maxella
 - Playa Vista (Area B)
 - Playa Vista (Area C)
 - Playa Vista (Area D)
 - Expo TNP Subareas
- Community Design Overlays**
- Lincoln Boulevard
 - West Pico Boulevard
 - Community Plan Area Boundary
- Transit Stops**
- Metro
 - Big Blue Bus
 - Culver City Bus
- Metro Rail System**
- Operational
 - Proposed
 - Crenshaw / LAX
 - E Line (Expo)
 - Sepulveda Transit Corridor (Proposed)



PALMS- MAR VISTA-DEL REY Proposed Draft General Plan Land Uses (GPLU)

Proposed GPLU & Subareas	Proposed Density Base	Proposed Height Base (Stories/Feet)	Proposed Height Bonus (Stories/Feet)	Proposed FAR Base (Floor Area Ratio)	Proposed FAR Bonus (Floor Area Ratio)
Neighborhood Center					
PMVDR 53	8	3	5	1.5	3.0
Community Center					
PMVDR 73	4	6	8	3.5	5.0
Hybrid Industrial					
PMVDR 81	4	Unlimited	Unlimited	3.5	6.0
PMVDR 77, 79, 80, 83	8	Unlimited	Unlimited	1.5	3.0
PMVDR 76, 78	8	3	5	1.5	3.0
PMVDR 82	12	3	5	1.5	3.0
Markets					
PMVDR 84	8	Unlimited	Unlimited	1.5	3.0
Light Industrial					
PMVDR 85	Not allowed	Unlimited	Unlimited	1.5	3.0
Specific Plans: Exposition TNP & Glencoe Maxella					
Hybrid Industrial					
PMVDR 87, 88 (Exposition TNP Specific Plan)	4	Unlimited	Unlimited	3.5	5.0
PMVDR 86 (Glencoe/Maxella Specific Plan)	8	3	5	1.5	3.0

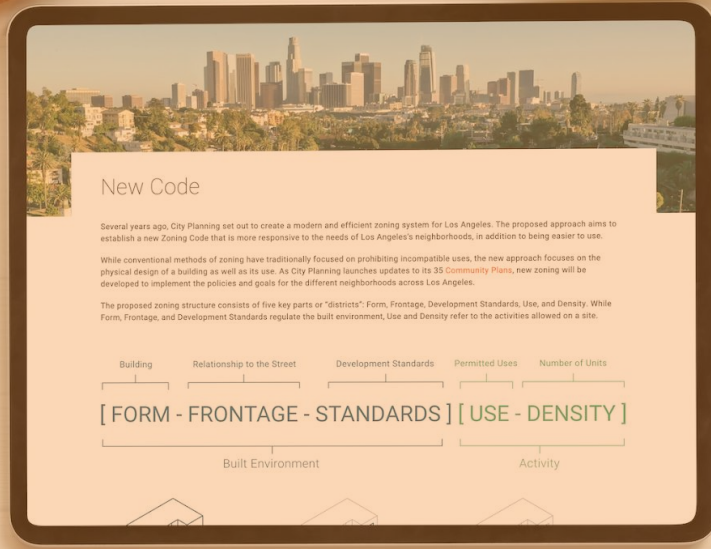
DRAFT INDUSTRIAL GPLU MAPS

What do we like?

What should be reconsidered?

Other considerations?

Additional Resources



Zoning Strategies Industrial Areas

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:

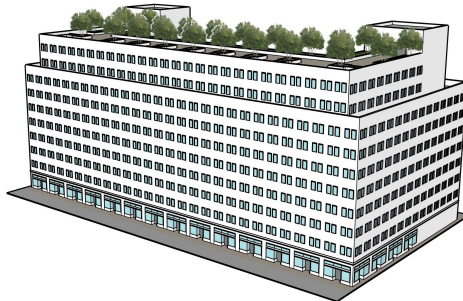
Midrise ~ 5-story Live/Work	
FAR	3.0 (bonus)
Building Width	160' (bonus)
Lot Amenity	20%
Frontage	Shopfront



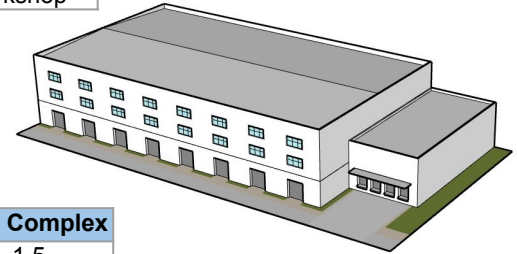
Midrise ~ 8-story Live/Work	
FAR	5.0 (bonus)
Building Width	280' (bonus)
Lot Amenity	20%
Frontage	Shopfront



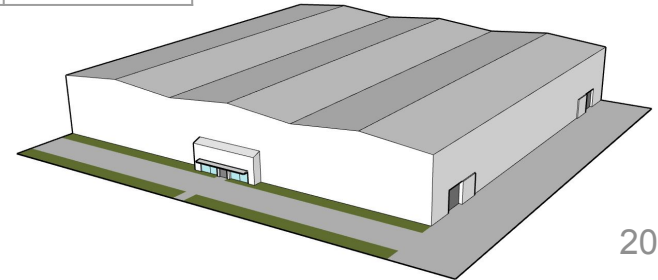
Midrise ~10-story Live/Work	
FAR	6.0 (bonus)
Building Width	280' (bonus)
Lot Amenity	20%
Frontage	Shopfront



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:

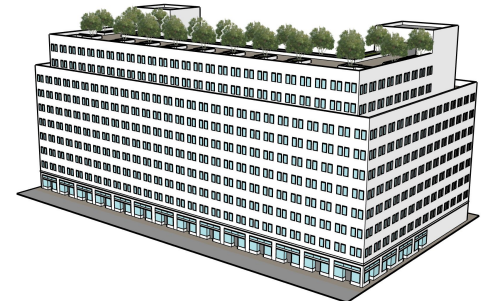
Midrise ~ 5-story Live/Work	
FAR	3.0 (bonus)
Building Width	160' (bonus)
Lot Amenity	20%
Frontage	Shopfront



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



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



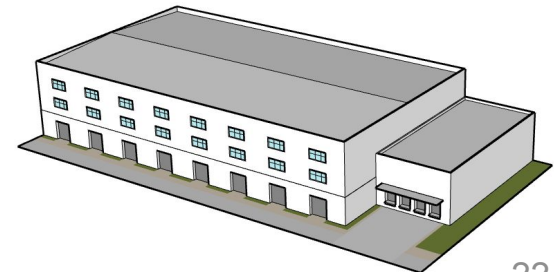
Midrise ~ 8-story Live/Work

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

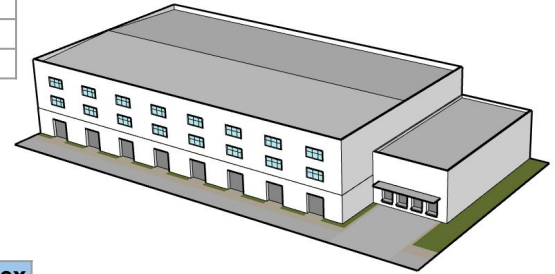
Example Subarea

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

Form and Frontage options:

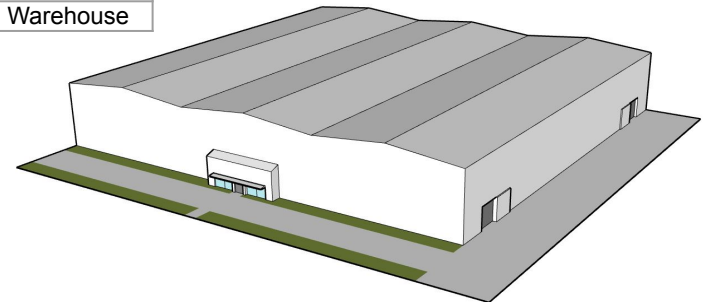
Midrise Production Complex

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

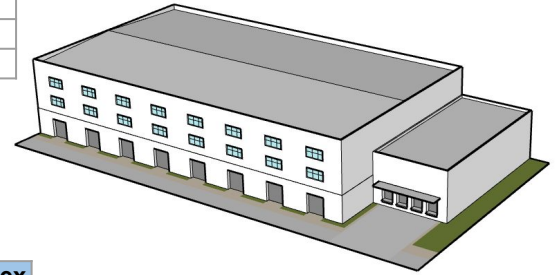
Example Subarea:

- PMVDR 85 (Culver Blvd and McConnell Ave)

Form and Frontage options:

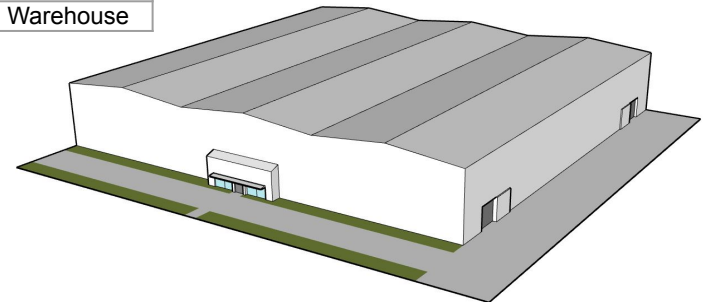
Midrise Production Complex

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

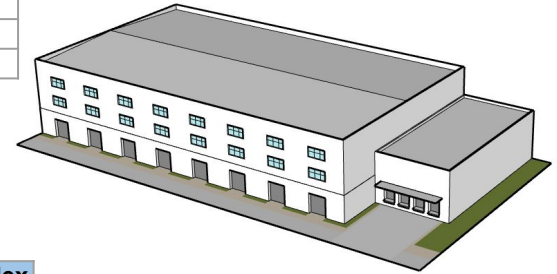
Example Subarea:

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

Form and Frontage options:

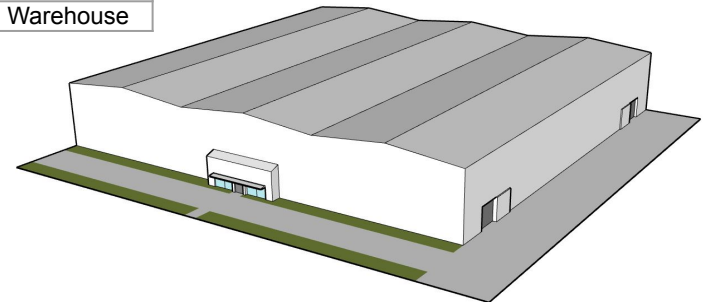
Midrise Production Complex

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

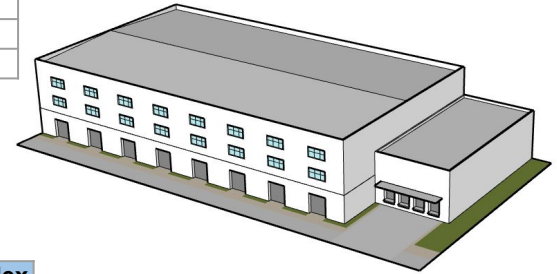
- Retail and Dining permitted only in conjunction with a manufacturing use
- Automotive services require a CUP within 200' of residential
- Self-storage permitted only in conjunction with another use, limits on over-concentration

Example Subarea

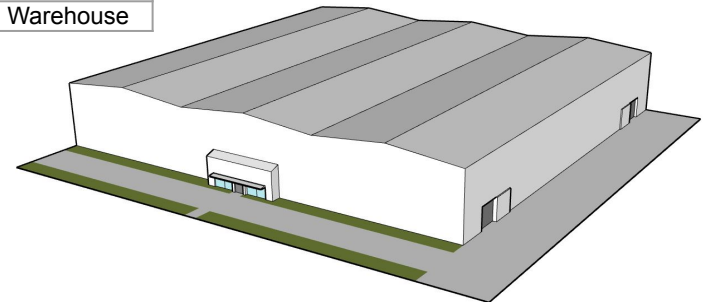
- WLA 47 & 48 (Cotner/Pontius/Santa Monica/Olympic)
- WPDR 33 - 35 (LAX subareas)

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

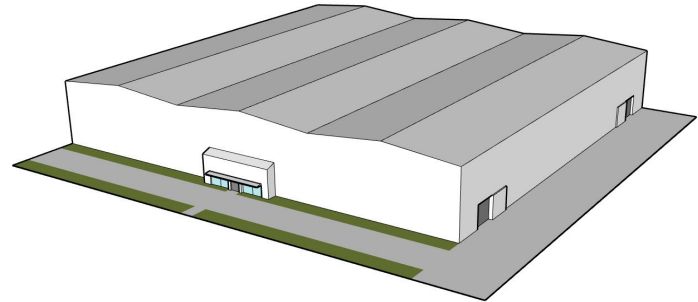
- Automotive services require a CUP within 200' of residential
- Heavy Industrial uses require a CUP within 500' to 1,000' of residential, depending on specific use

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

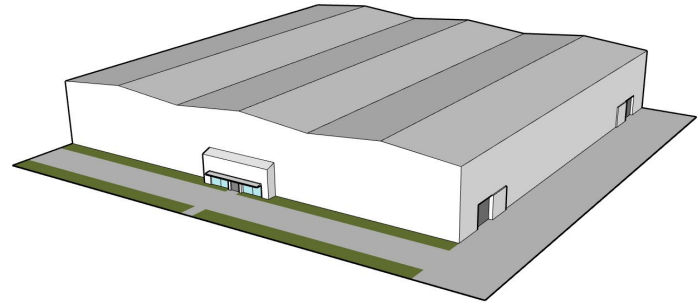
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FAR	1.5
Building Width	unlimited
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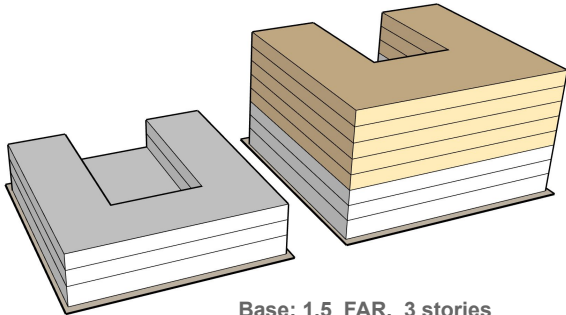
Non-residential Community Benefits

Target uses

- Office
- Public Storage

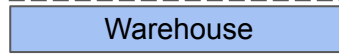
Community benefits

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

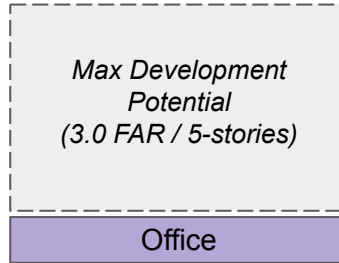


Base: 1.5 FAR, 3 stories
 Bonus: 5.0 FAR, 8 stories

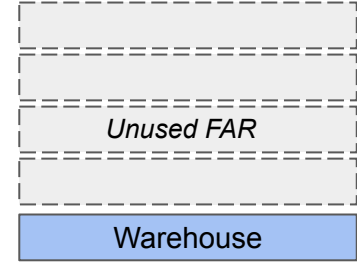
Max Development Potential
 (0.5 FAR / 1-story)



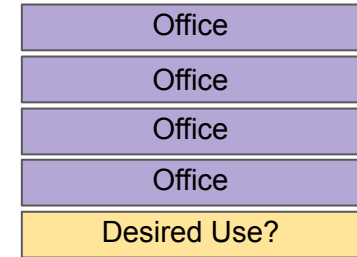
Base: 1.5 FAR / 3-stories



Base: 1.5 FAR / 3-stories



Bonus: 3.0 FAR / 5-stories



Bonus: 3.0 FAR / 5-stories



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Industrial GPLU



Facilitator: Ben | **Notetaker:** Andy

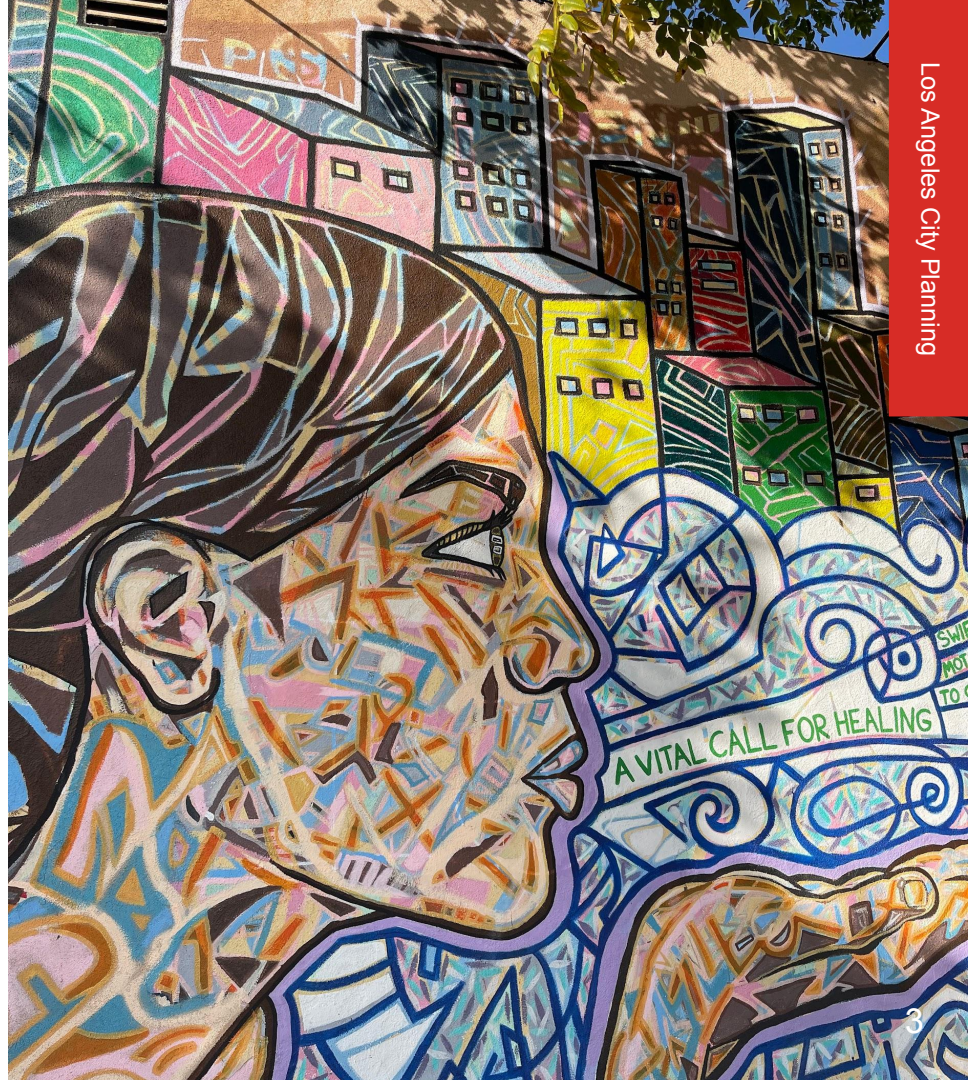
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- Goals
- Policies
- **Programs** →

Program Number	Description	Policy Reference	Coordinating Agency
Land Use & Urban Form: Housing & Livable Communities			
P15	No Net Loss Program Explore the creation of a Citywide no net loss program to minimize the displacement of residents and ensure that there is no loss of affordable rental housing, covenanted or not, including affordable rent-stabilized units, in targeted Transit Oriented District (TOD) geographies. This can be achieved through preservation of existing affordable housing, covenanted or not, or the production of new affordable housing.	LU 8.3	LAHD

COMMUNITY PLAN POLICY DOCUMENT

What other topics/issues should the Policy Document address?

Is there a new policy idea that you would like to put forward?

Any other considerations?

New Draft Industrial GPLU Designations

HYBRID INDUSTRIAL

Hybrid Industrial areas preserve productive activity and prioritize employment uses, but may accommodate live/work uses or limited residential uses. The building form ranges from Very Low Rise to Mid Rise. Uses include light industrial, commercial, and office, with selective live/work uses.

MARKETS

Markets are bustling centers of commercial activity, each with its own mini-economy of specialized commercial uses, including wholesale. The building form generally ranges from Very Low Rise to Low Rise, and Mid Rise to Moderate Rise. Adaptive-reuse and rehabilitation of structures and warehouses maintain the built environment and support sustainable development. Uses also include retail, limited housing, and goods movement activities.

New Draft Industrial GPLU Designations

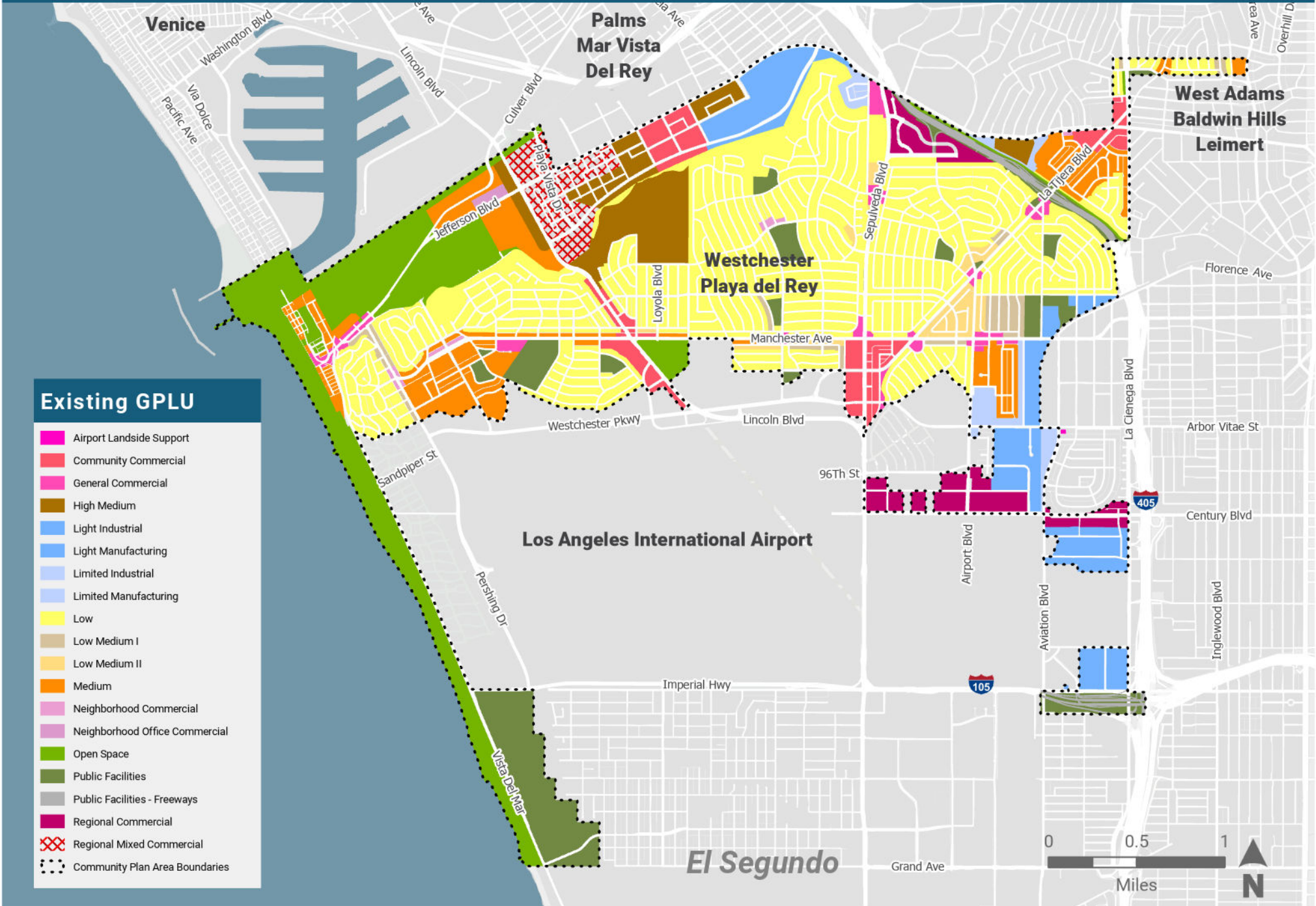
LIGHT INDUSTRIAL

Light Industrial areas preserve and sustain industrial activity while serving as a jobs base. The building form ranges from Very Low Rise to Low Rise, and the site layout typically varies to accommodate a range of industries. Uses include manufacturing, warehouse and distribution, research and development, office, and limited commercial. Housing is generally not permitted in Light Industrial areas but limited residential uses may be allowed, for example, through adaptive reuse of existing buildings.

PRODUCTION

Production areas preserve and sustain industrial activity while serving as a regional jobs base. The building form ranges from Very Low Rise to Low Rise. Site layout and development in these areas are flexible to accommodate goods movement, loading, and distribution needs. Uses include heavy industrial and evolving and innovative industries, such as light assembly and manufacturing, clean technology, incubators, and research and development facilities. Housing is generally not permitted in Production areas but limited residential uses may be allowed, for example, through adaptive reuse of existing buildings.

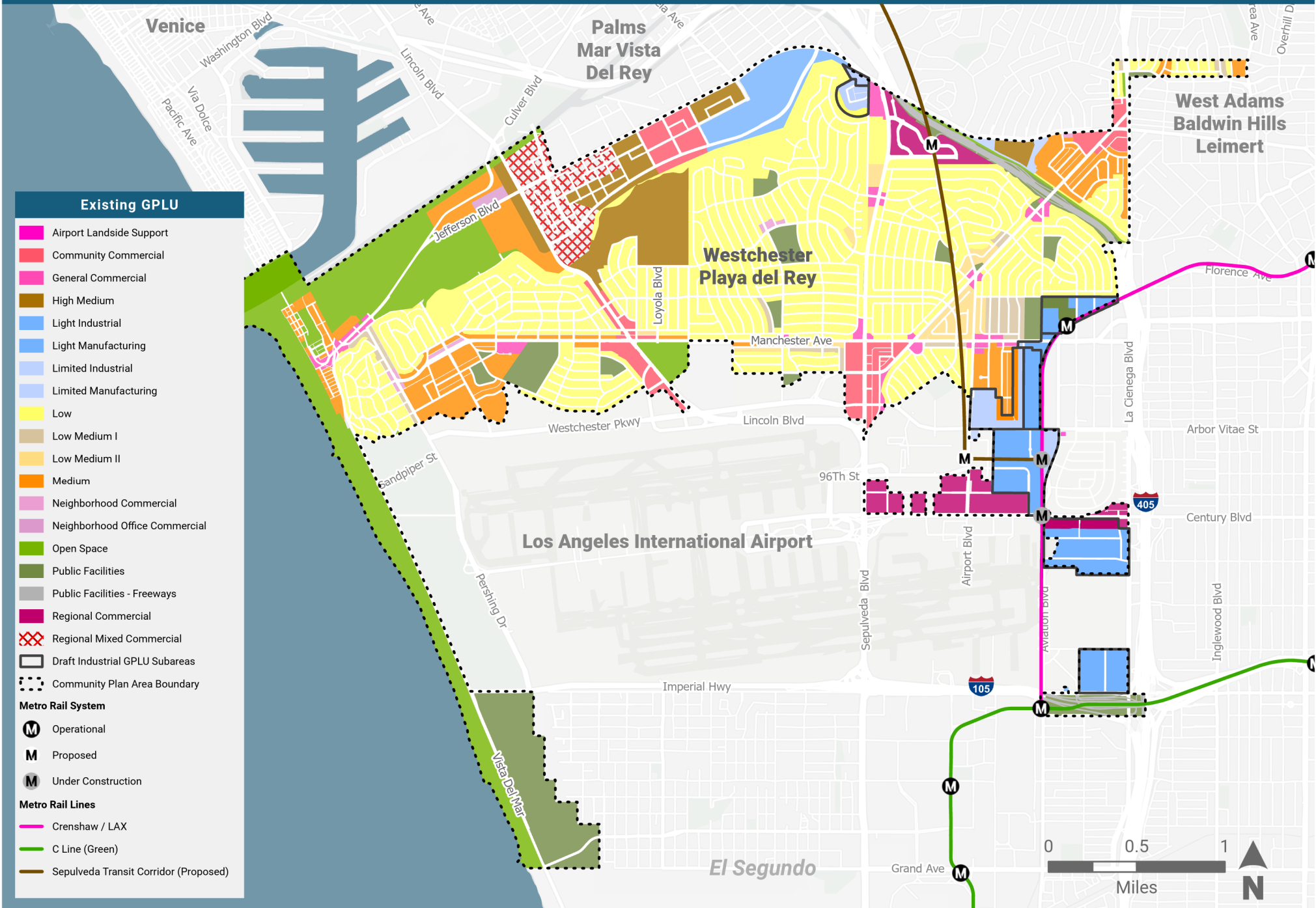
Westchester - Playa Del Rey



Existing GPLU

- Airport Landside Support
- Community Commercial
- General Commercial
- High Medium
- Light Industrial
- Light Manufacturing
- Limited Industrial
- Limited Manufacturing
- Low
- Low Medium I
- Low Medium II
- Medium
- Neighborhood Commercial
- Neighborhood Office Commercial
- Open Space
- Public Facilities
- Public Facilities - Freeways
- Regional Commercial
- Regional Mixed Commercial
- Community Plan Area Boundaries

Westchester - Playa Del Rey



Westchester - Playa Del Rey

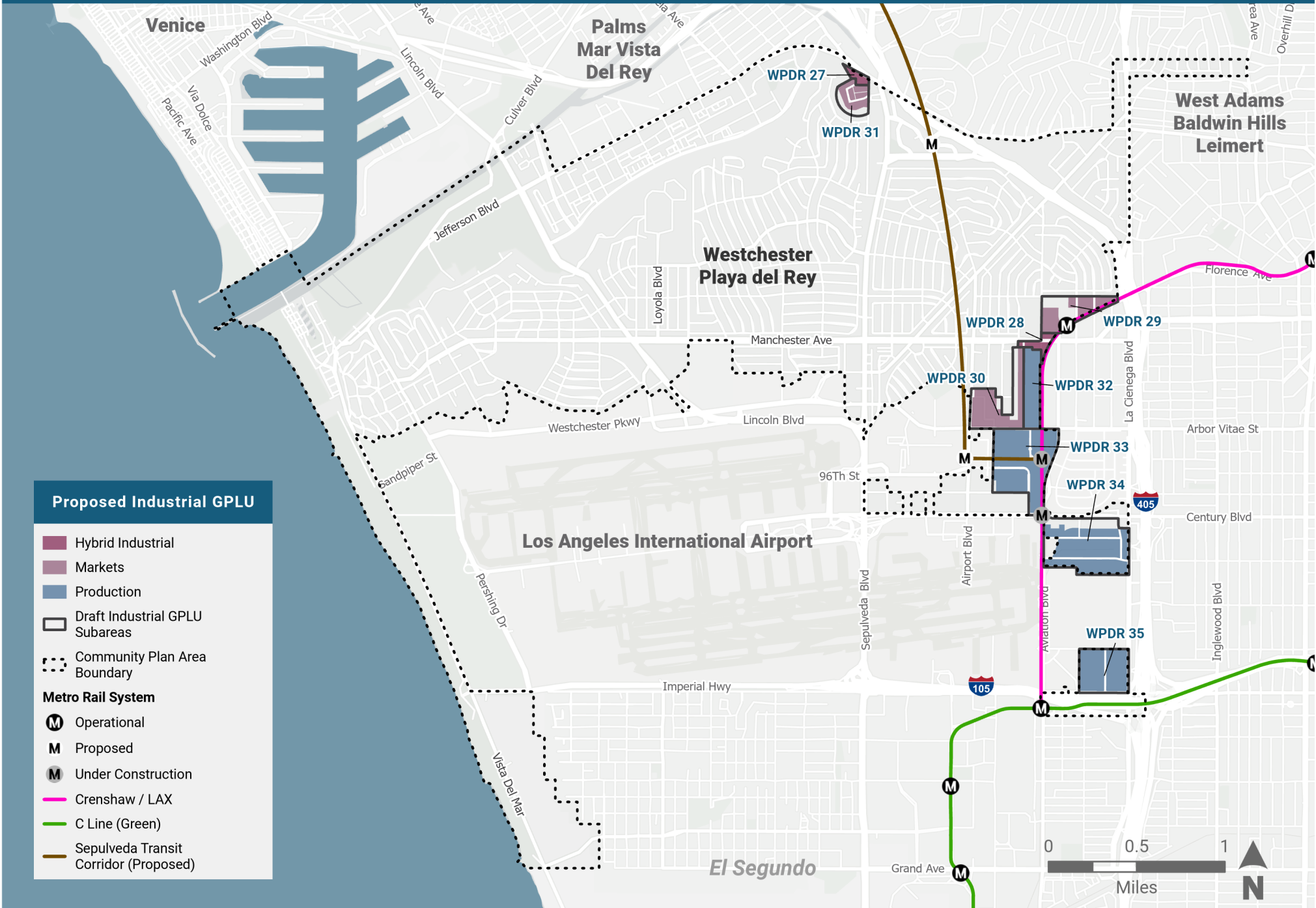


Proposed Industrial GPU

- Hybrid Industrial
- Markets
- Production
- Draft Industrial GPU Subareas
- Community Plan Area Boundary

Metro Rail System

- M Operational
- Proposed
- Under Construction
- Crenshaw / LAX
- C Line (Green)
- Sepulveda Transit Corridor (Proposed)



Westchester - Playa Del Rey



Specific Plans

Specific Plans

- Coastal Bluffs
- Del Rey Lagoon
- Loyola Marymount University
- Playa Vista (Area B)
- Playa Vista (Area D)

Community Design Overlays

- Downtown Westchester
- Loyola Village
- Century Blvd Streetscape Plan

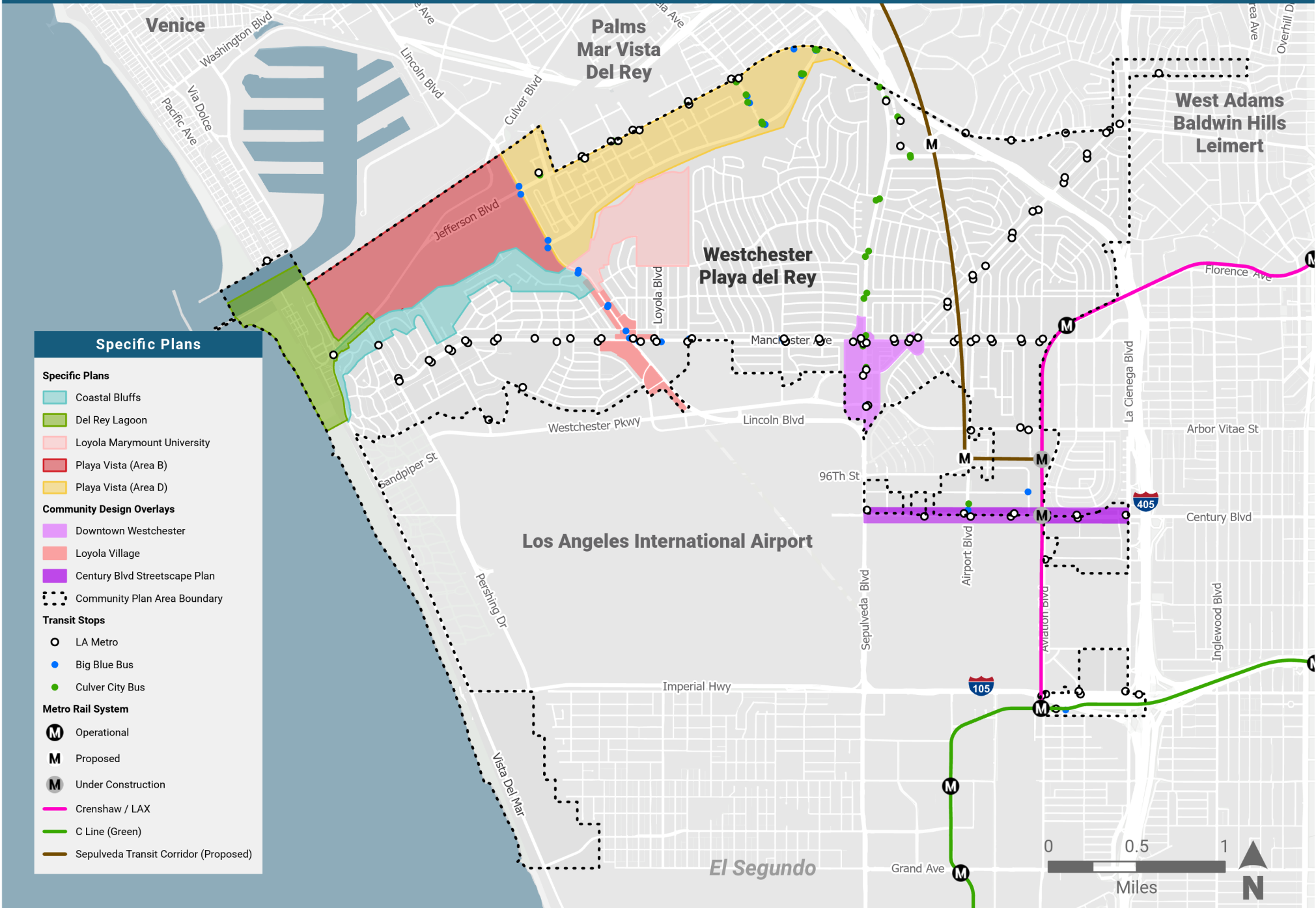
Community Plan Area Boundary

Transit Stops

- LA Metro
- Big Blue Bus
- Culver City Bus

Metro Rail System

- M Operational
- M Proposed
- M Under Construction
- Crenshaw / LAX
- C Line (Green)
- Sepulveda Transit Corridor (Proposed)



WESTCHESTER-PLAYA DEL REY Proposed Draft General Plan Land Uses (GPLU)

Proposed GPLU & Subareas	Proposed Density Base	Proposed Height Base (Stories/Feet)	Proposed Height Bonus (Stories/Feet)	Proposed FAR Base (Floor Area Ratio)	Proposed FAR Bonus (Floor Area Ratio)
Hybrid Industrial					
WPDR 27, 28	4	Unlimited	Unlimited	3.5	5.0
Markets					
WPDR 29, 30, 31	8	Unlimited	Unlimited	1.5	3.0
Production					
WPDR 32, 33, 34, 35	Not allowed	Unlimited	Unlimited	1.5	3.0

DRAFT

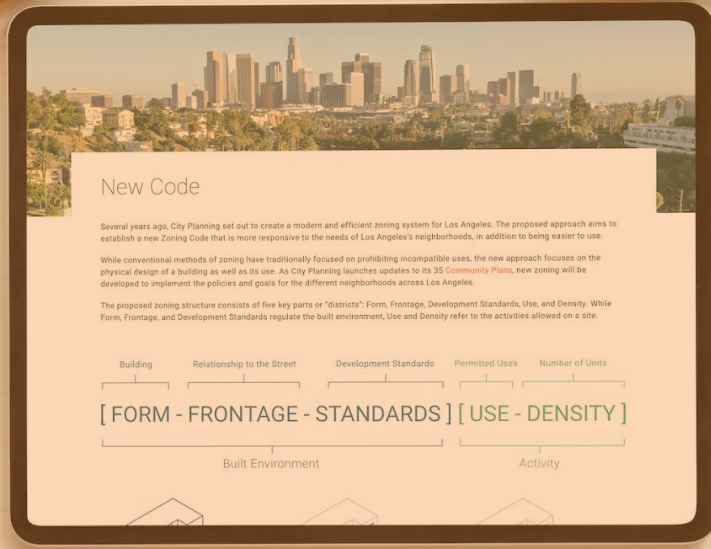
DRAFT INDUSTRIAL GPLU MAPS

What do we like?

What should be reconsidered?

Other considerations?

Additional Resources



Zoning Strategies Industrial Areas

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:

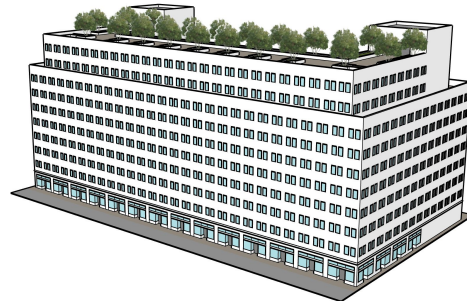
Midrise ~ 5-story Live/Work	
FAR	3.0 (bonus)
Building Width	160' (bonus)
Lot Amenity	20%
Frontage	Shopfront



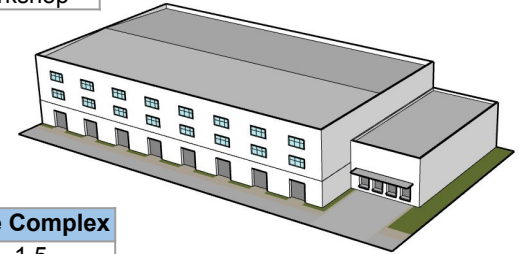
Midrise ~ 8-story Live/Work	
FAR	5.0 (bonus)
Building Width	280' (bonus)
Lot Amenity	20%
Frontage	Shopfront



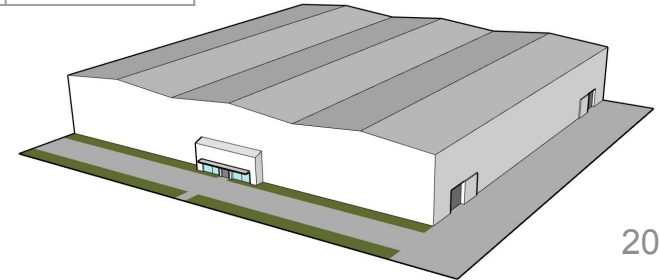
Midrise ~10-story Live/Work	
FAR	6.0 (bonus)
Building Width	280' (bonus)
Lot Amenity	20%
Frontage	Shopfront



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:

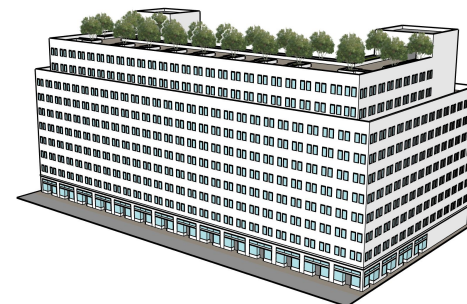
Midrise ~ 5-story Live/Work	
FAR	3.0 (bonus)
Building Width	160' (bonus)
Lot Amenity	20%
Frontage	Shopfront



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:

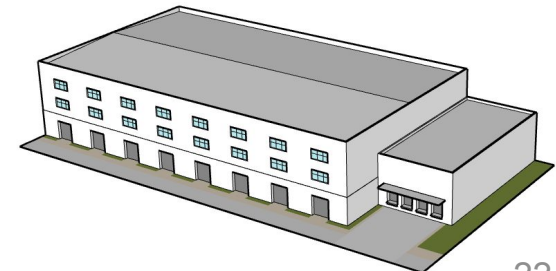
Midrise ~ 5-story Live/Work	
FAR	3.0 (bonus)
Building Width	160' (bonus)
Lot Amenity	20%
Frontage	Shopfront



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



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

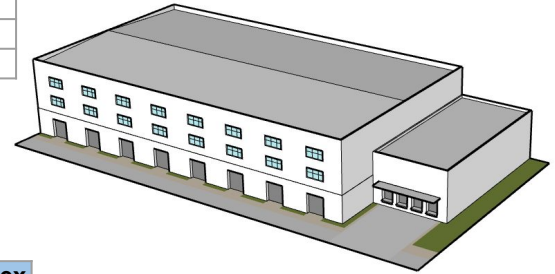
Example Subarea

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

Form and Frontage options:

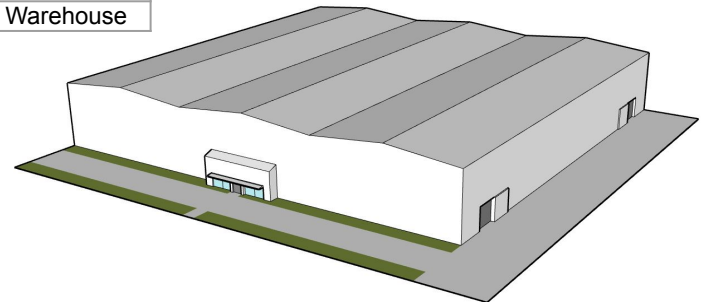
Midrise Production Complex

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

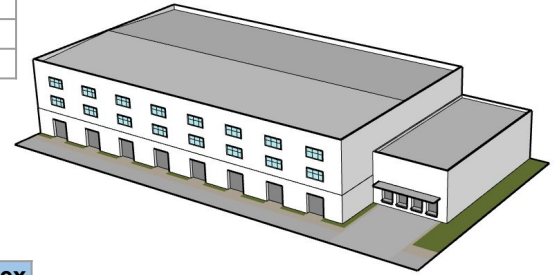
Example Subarea:

- PMVDR 85 (Culver Blvd and McConnell Ave)

Form and Frontage options:

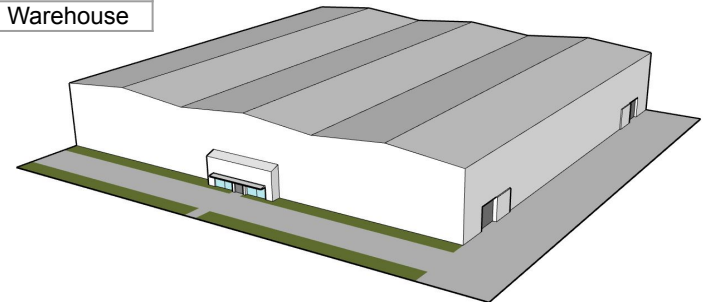
Midrise Production Complex

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

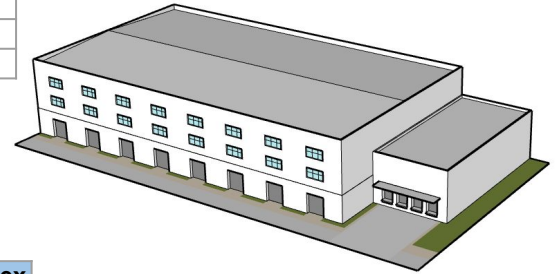
Example Subarea:

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

Form and Frontage options:

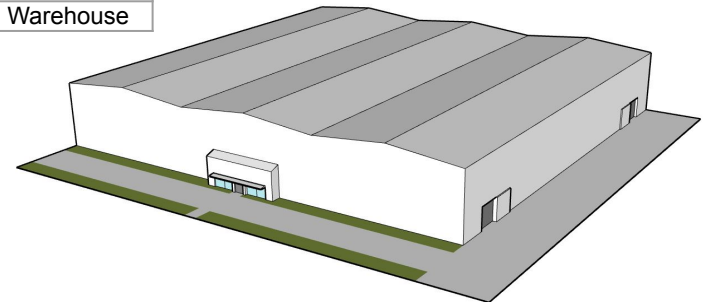
Midrise Production Complex

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

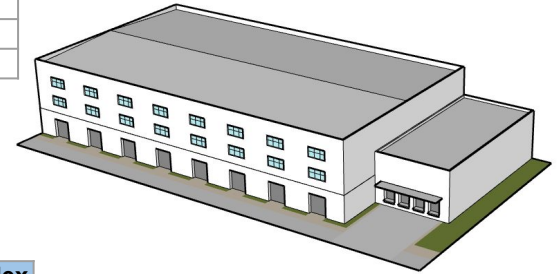
- Retail and Dining permitted only in conjunction with a manufacturing use
- Automotive services require a CUP within 200' of residential
- Self-storage permitted only in conjunction with another use, limits on over-concentration

Example Subarea

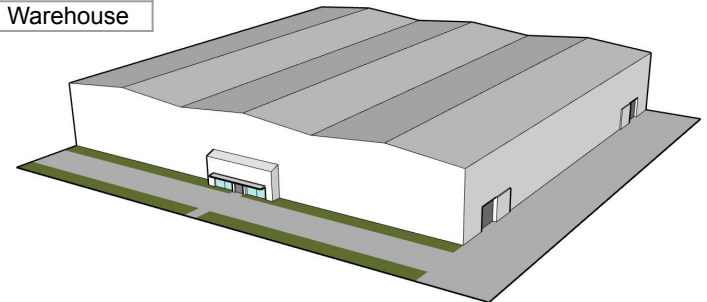
- WLA 47 & 48 (Cotner/Pontius/Santa Monica/Olympic)
- WPDR 33 - 35 (LAX subareas)

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

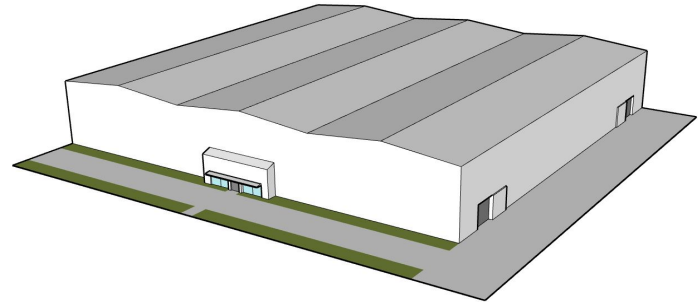
- Automotive services require a CUP within 200' of residential
- Heavy Industrial uses require a CUP within 500' to 1,000' of residential, depending on specific use

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

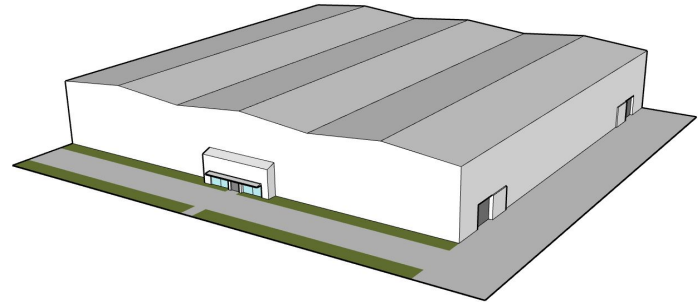
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Example Subarea

- 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



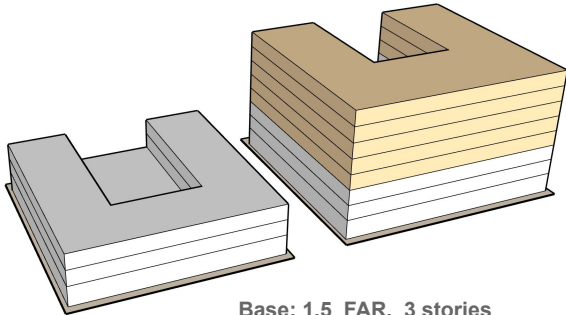
Non-residential Community Benefits

Target uses

- Office
- Public Storage

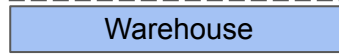
Community benefits

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

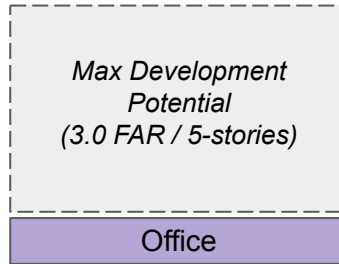


Base: 1.5 FAR, 3 stories
 Bonus: 5.0 FAR, 8 stories

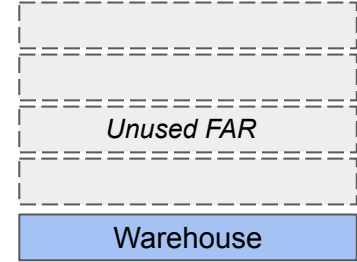
Max Development Potential
 (0.5 FAR / 1-story)



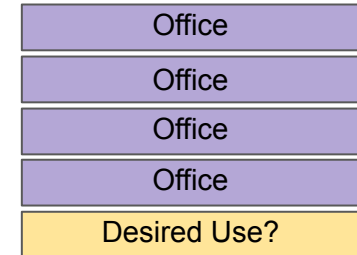
Base: 1.5 FAR / 3-stories



Base: 1.5 FAR / 3-stories



Bonus: 3.0 FAR / 5-stories



Bonus: 3.0 FAR / 5-stories



Breakout Session: Room #3, WLA Industrial GPLU

Facilitator: Nick | **Notetaker:** Maren

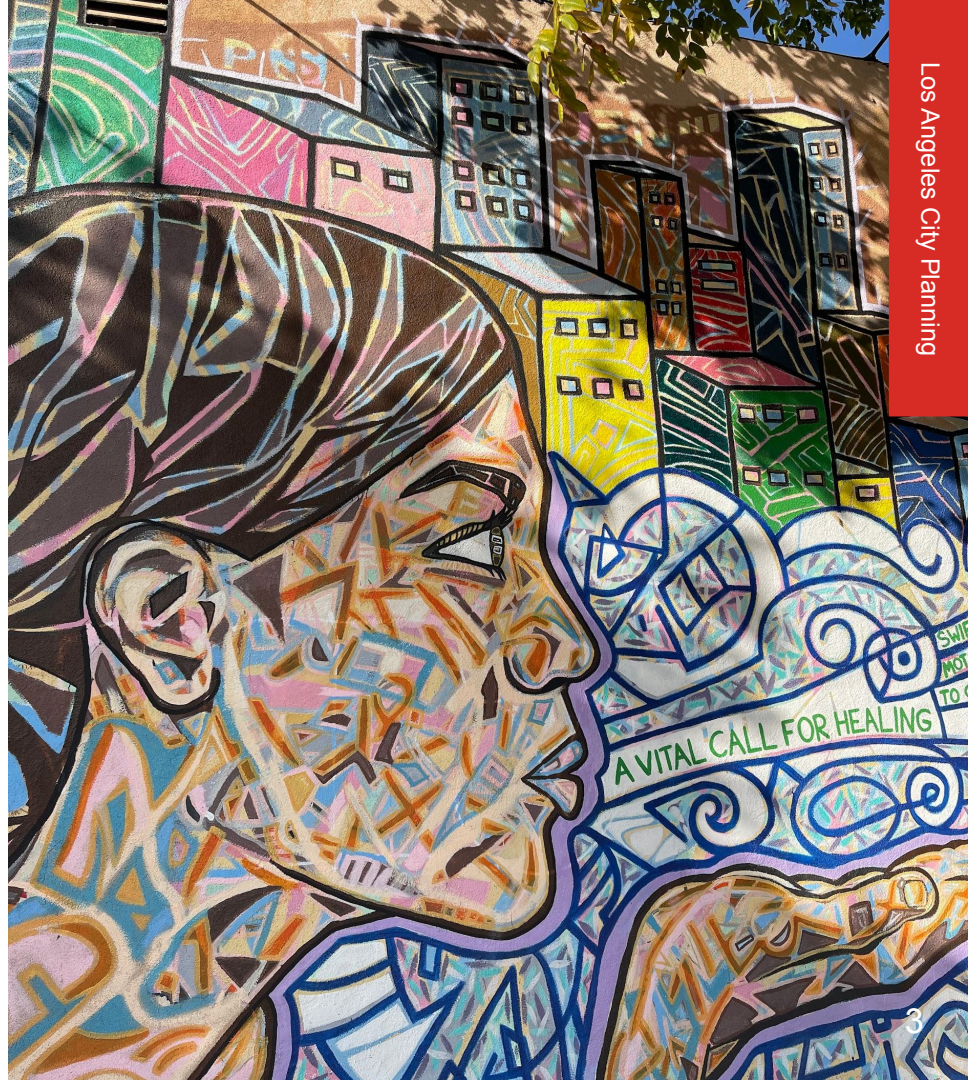
Agenda

- **Community Plan Policies**
- **New Draft Industrial GPLUs**
 - *Designations*
 - *Maps*
 - *Correspondence Table*
- **Report Back**



Report Back and Feedback Structure

- Select 1 member to report back
- Summarize highlights of what the small group discussed to the larger group
- Focus on one area or topic at a time before moving on to the next



Policy Document

Los Angeles City Planning

PALMS-MAR VISTA-DEL Community Plan

August 2023
DRAFT



Los Angeles City Planning

VENICE Community Plan

August 2023
DRAFT



Los Angeles City Planning

WESTCHESTER-PLAYA D Community Plan

August 2023
DRAFT



Los Angeles City Planning

WEST LOS ANGELES Community Plan

August 2023
DRAFT



Policy Document

Example of Topics/Issues Addressed:

- Diversity of Housing Options
- Affordable Housing
- Housing Near Transit
- Displacement
- Commercial Corridors
- Design and Urban Form
- Jobs and Economic Development
- Cultural & Historic Resources
- Ecological & Biological Resources
- Mobility Access and Options
- Open Space, Trees, Green Spaces
- Health, Wellness and Sustainability
- Industrial Development

Policy Document

- **Goals**
- **Policies**
- **Programs**

GOAL LU 1

NEW HOUSING OPPORTUNITIES ARE MAXIMIZED NEAR TRANSIT AT DENSITIES THAT SUPPORT A DIVERSITY OF SMALL BUSINESSES, PUBLIC SPACES, INCREASED TRANSIT RIDERSHIP, AND REDUCED VEHICULAR TRIPS.

LU 3.1 Permit greater development scale and density around existing and future transit for projects that provide high quality housing that is affordable and accessible to the surrounding community.

LU 3.2 Ensure that a significant portion of new housing around transit is affordable to low-income households in order to accommodate the City's core transit riders.

LU 3.3 Disaggregate the cost of parking from the cost of housing and eliminate residential parking requirements to allow flexibility and reduce the cost of housing.

LU 3.4 Promote new housing in mixed-use projects along major corridors supported by existing transportation infrastructure, and in pedestrian-oriented areas.

LU 3.5 Locate higher residential densities near commercial centers and major transit routes, where public service facilities, utilities, and topography may accommodate this development.

LU 3.8 Foster effective collaboration and coordination between public agencies and community organizations to identify displacement concerns and efficiently respond with resources and strategies.

Policy Document

- Goals
- Policies
- **Programs** →

Program Number	Description	Policy Reference	Coordinating Agency
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P15	No Net Loss Program Explore the creation of a Citywide no net loss program to minimize the displacement of residents and ensure that there is no loss of affordable rental housing, covenanted or not, including affordable rent-stabilized units, in targeted Transit Oriented District (TOD) geographies. This can be achieved through preservation of existing affordable housing, covenanted or not, or the production of new affordable housing.	LU 8.3	LAHD

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MARKETS

Markets are bustling centers of commercial activity, each with its own mini-economy of specialized commercial uses, including wholesale. The building form generally ranges from Very Low Rise to Low Rise, and Mid Rise to Moderate Rise. Adaptive-reuse and rehabilitation of structures and warehouses maintain the built environment and support sustainable development. Uses also include retail, limited housing, and goods movement activities.

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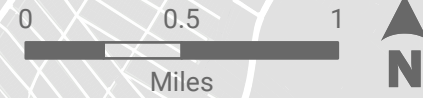
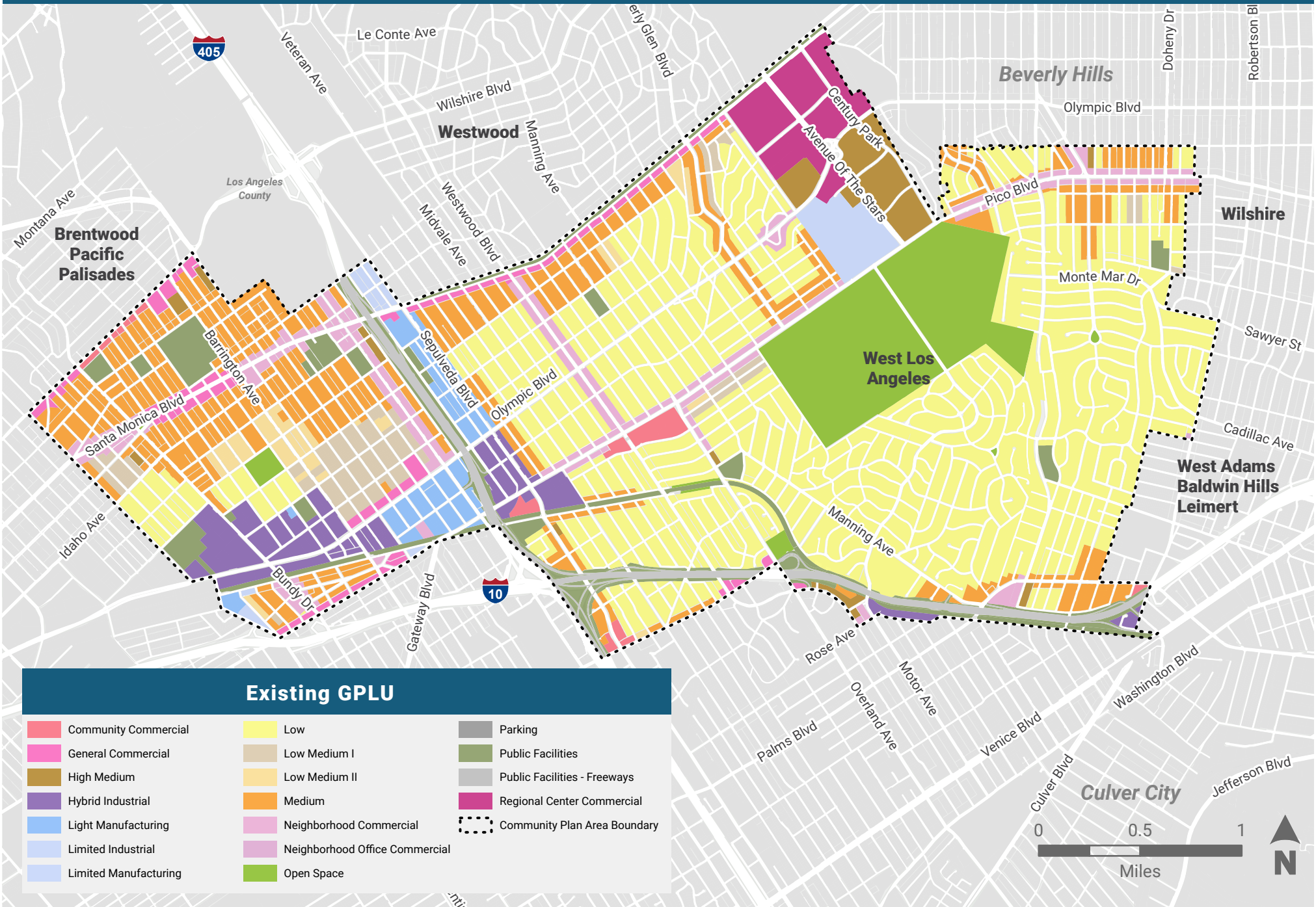
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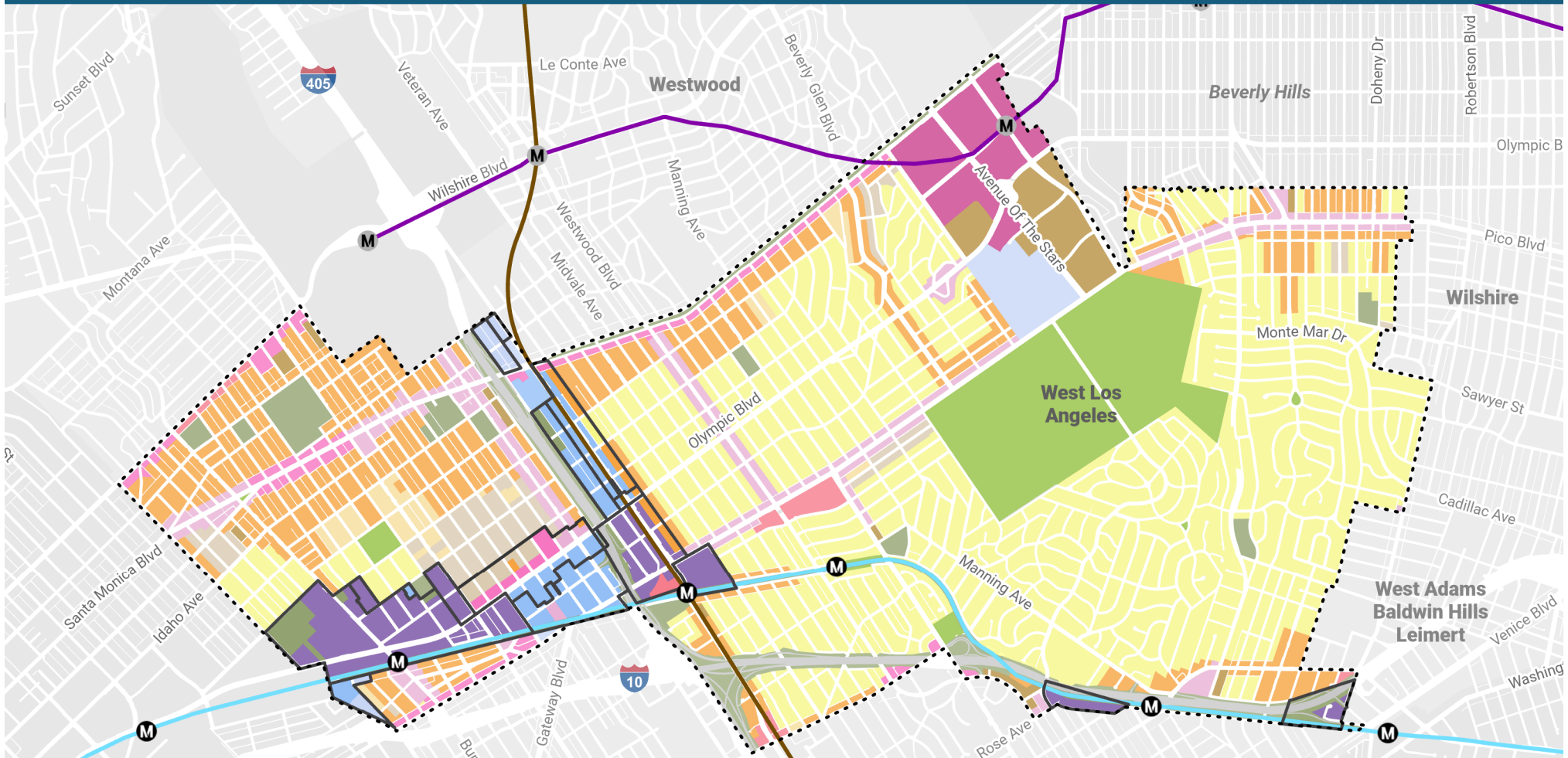
PRODUCTION

Production areas preserve and sustain industrial activity while serving as a regional jobs base. The building form ranges from Very Low Rise to Low Rise. Site layout and development in these areas are flexible to accommodate goods movement, loading, and distribution needs. Uses include heavy industrial and evolving and innovative industries, such as light assembly and manufacturing, clean technology, incubators, and research and development facilities. Housing is generally not permitted in Production areas but limited residential uses may be allowed, for example, through adaptive reuse of existing buildings.

West Los Angeles



West Los Angeles

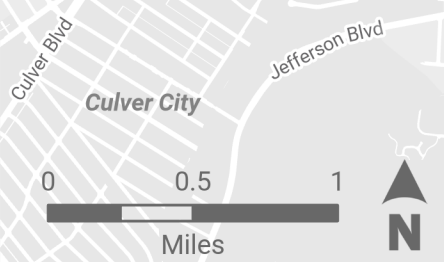


Existing GPLU

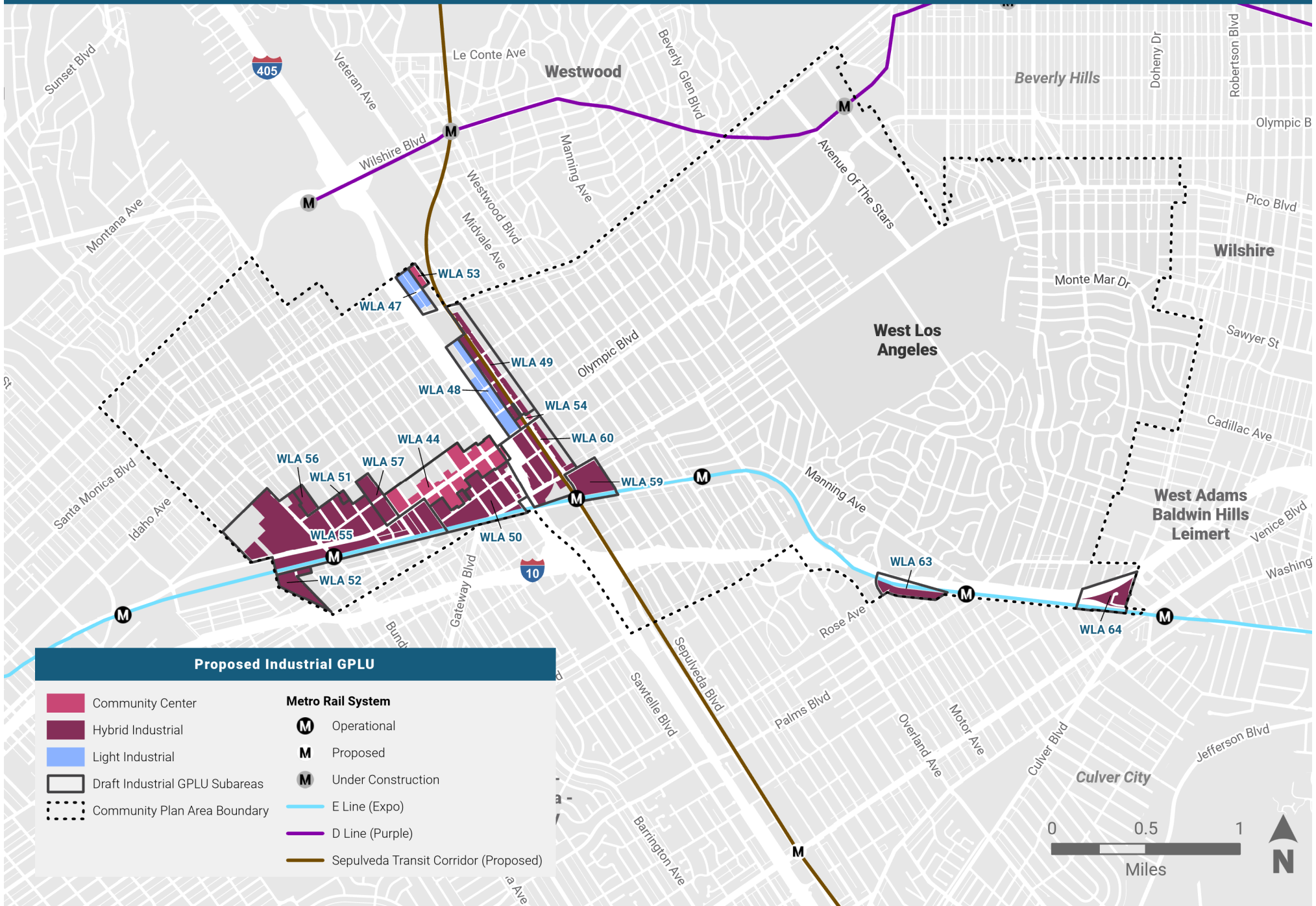
Community Commercial	Low	Parking
General Commercial	Low Medium I	Public Facilities
High Medium	Low Medium II	Public Facilities - Freeways
Hybrid Industrial	Medium	Regional Center Commercial
Light Manufacturing	Neighborhood Commercial	Draft Industrial GPLU Subareas
Limited Industrial	Neighborhood Office Commercial	Community Plan Area Boundary
Limited Manufacturing	Open Space	

Metro Rail System

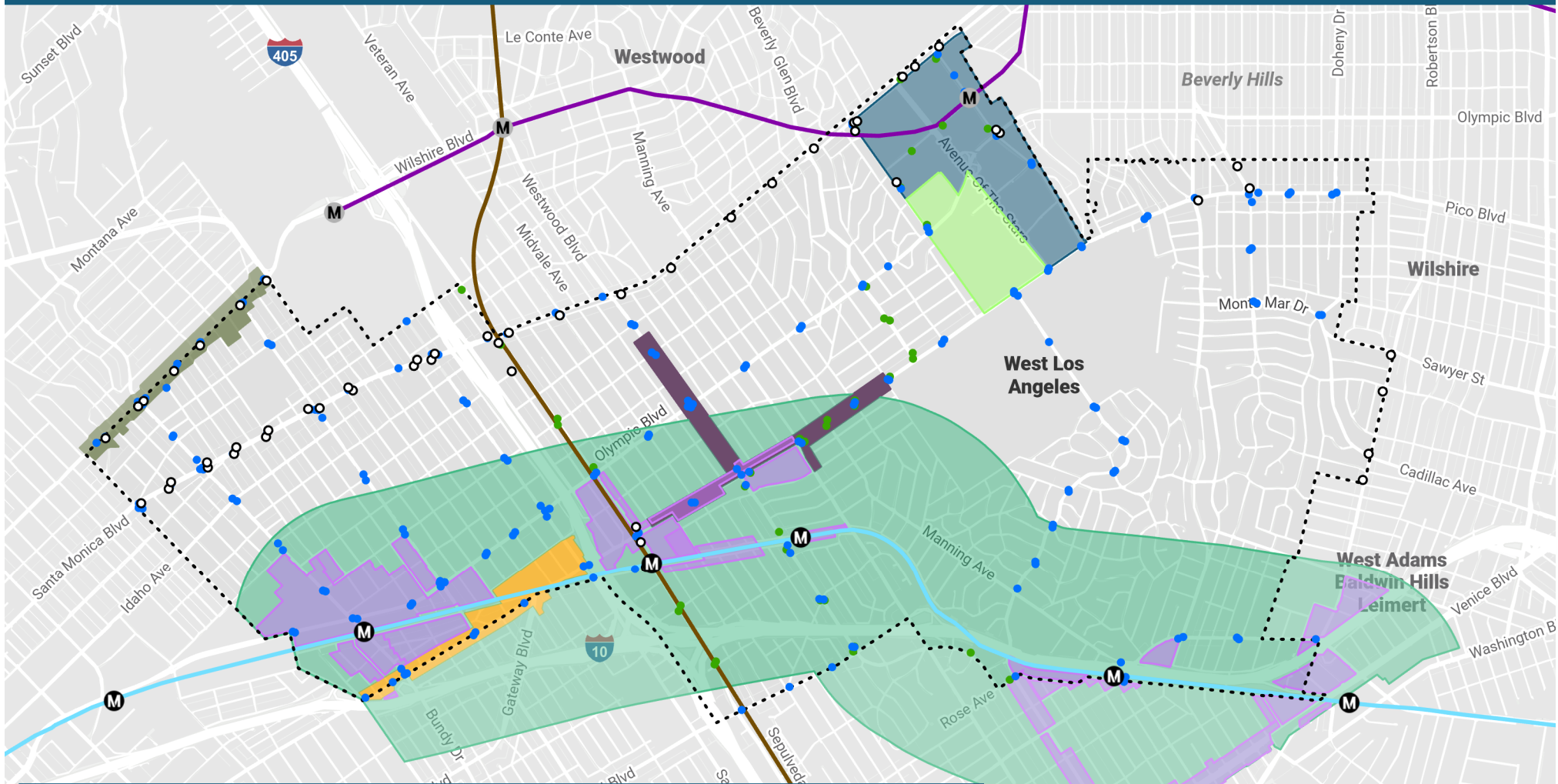
Operational
Proposed
Under Construction
E Line (Expo)
D Line (Purple)
Sepulveda Transit Corridor (Proposed)



West Los Angeles



West Los Angeles



Specific Plans and Community Design Overlay Districts

Specific Plans

- Century City North
- Century City South
- Exposition Corridor Transit Neighborhood Plan
- Expo TNP Subareas

Community Design Overlays

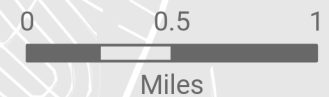
- West Pico Boulevard
- West Wilshire Boulevard
- Westwood - Pico Neighborhood Oriented District

Transit Stops

- Metro
- Big Blue Bus
- Culver City Bus

Metro Rail System

- Operational
- Proposed
- Under Construction
- E Line (Expo)
- D Line (Purple)
- Sepulveda Transit Corridor (Proposed)



WEST LOS ANGELES Proposed Draft General Plan Land Uses (GPLU)

Proposed GPLU & Subareas	Proposed Density Base	Proposed Height Base (Stories/Feet)	Proposed Height Bonus (Stories/Feet)	Proposed FAR Base (Floor Area Ratio)	Proposed FAR Bonus (Floor Area Ratio)
Community Center					
WLA: 44, 53, 54	4	Unlimited	Unlimited	3.5	5
Light Industrial					
WLA: 47,48	Not allowed	Unlimited	Unlimited	1.5	3
Hybrid Industrial					
WLA: 49, 50, 51, 52	4	Unlimited	Unlimited	3.5	5
Specific Plans: Exposition TNP					
Hybrid Industrial					
WLA 55, 56, 57, 59, 60, 63, 64	4	Unlimited	Unlimited	3.5	5

DRAFT

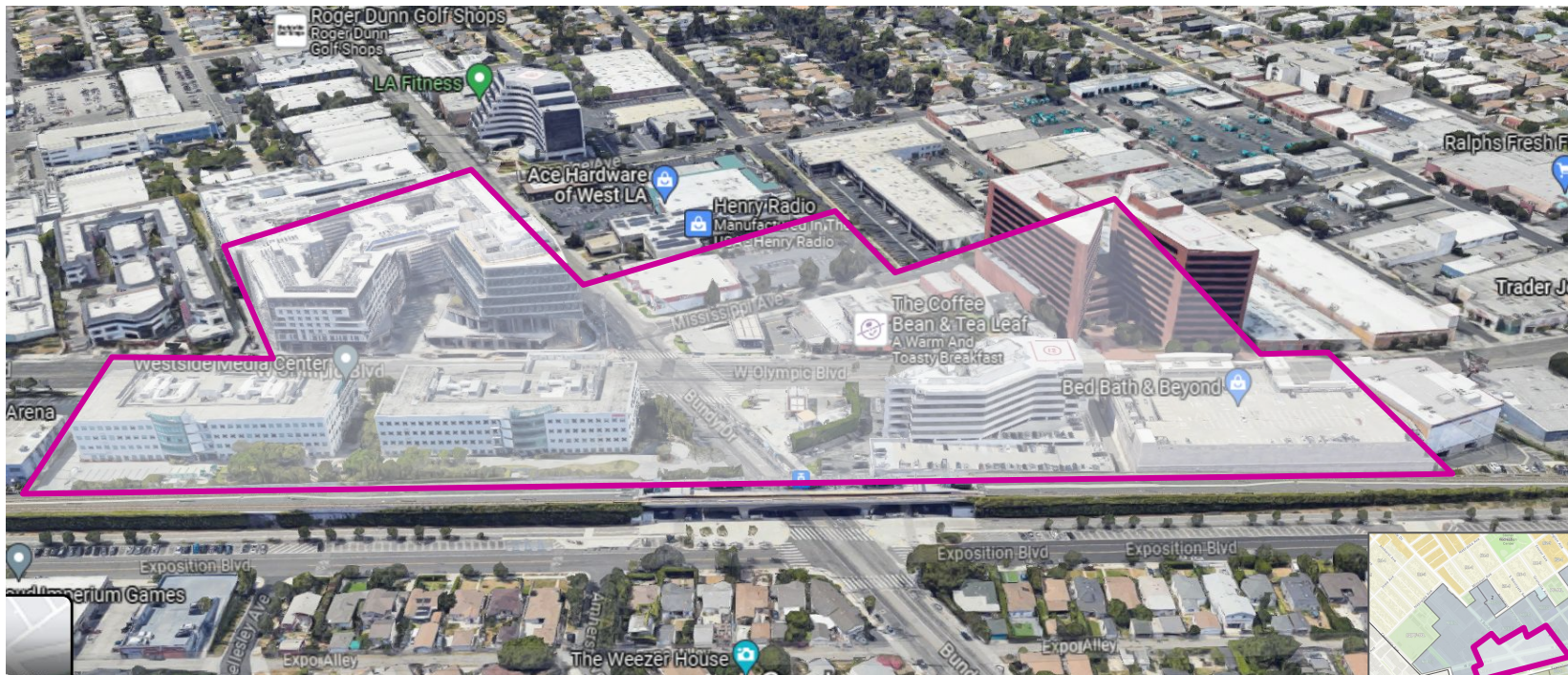


Commercial Node Considerations



SUB AREA 55- Option 2

(OLYMPIC/BUNDY)(EXPO TNP 1)



SUB AREA 55- Option 2

(OLYMPIC/BUNDY)(EXPO TNP 1)

EAST VIEW ON OLYMPIC

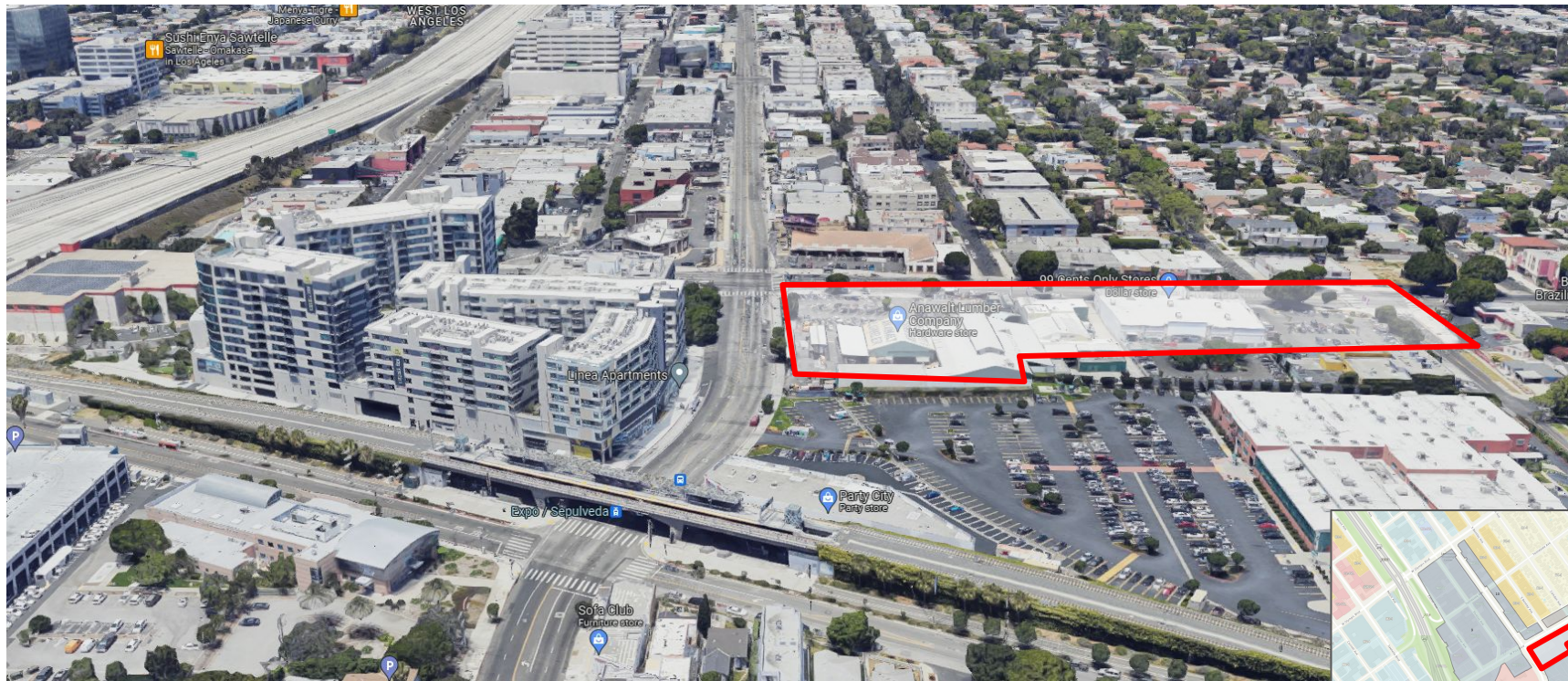


WEST VIEW ON OLYMPIC



SUB AREA 59- Option 2

(PICO/SEPULVEDA/EXPOSITION/MILITARY)(EXPO TNP 7-8)



SUB AREA 59- Option 2

(PICO/SEPULVEDA/EXPOSITION/MILITARY)(EXPO TNP 7-8)

EAST VIEW ON PICO

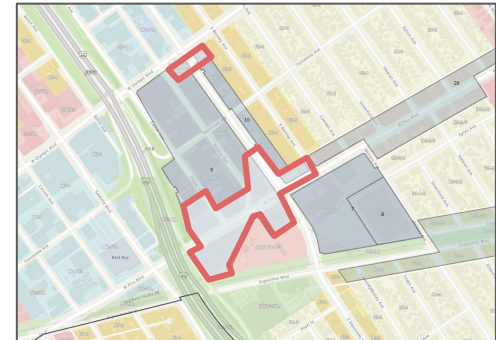
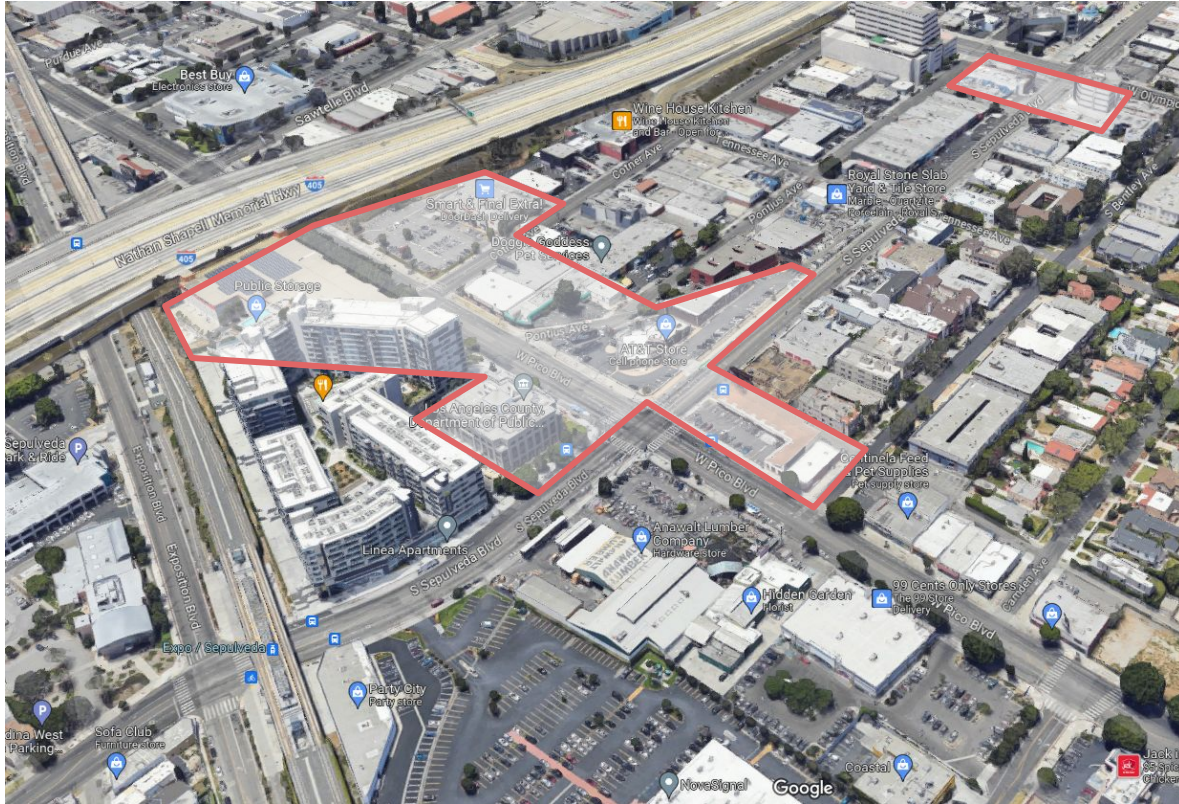


WEST VIEW ON PICO



SUB AREA 60- Option 2

(OLYMPIC/405/EXPOSITION/SEPULVEDA)(EXPO TNP 9-10)



SUB AREA 60- Option 2

(OLYMPIC/405/EXPOSITION/SEPULVEDA)(EXPO TNP 9-10)

PICO & SEPULVEDA



SUB AREA 60- Option 2

(OLYMPIC/405/EXPOSITION/SEPULVEDA)(EXPO TNP 9-10)

OLYMPIC & SEPULVEDA



SUB AREA 63- Option 2

(MOTOR/NATIONAL/10)(EXPO TNP 14)



SUB AREA 63- Option 2

(MOTOR/NATIONAL/10)(EXPO TNP 14)

NORTH VIEW ON MOTOR



EAST VIEW ON NATIONAL



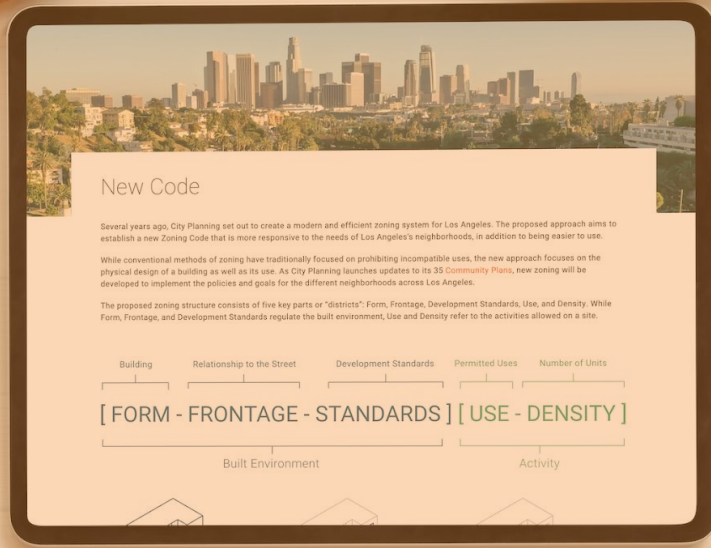
DRAFT INDUSTRIAL GPLU MAPS

What do we like?

What should be reconsidered?

Other considerations?

Additional Resources



Zoning Strategies Industrial Areas

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:

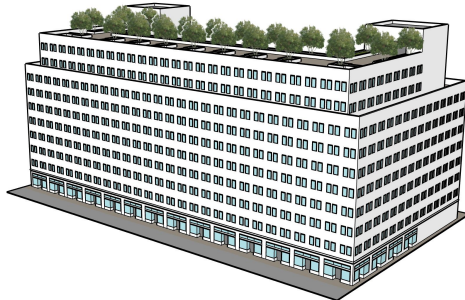
Midrise ~ 5-story Live/Work	
FAR	3.0 (bonus)
Building Width	160' (bonus)
Lot Amenity	20%
Frontage	Shopfront



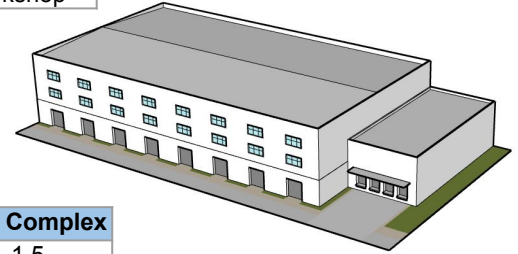
Midrise ~ 8-story Live/Work	
FAR	5.0 (bonus)
Building Width	280' (bonus)
Lot Amenity	20%
Frontage	Shopfront



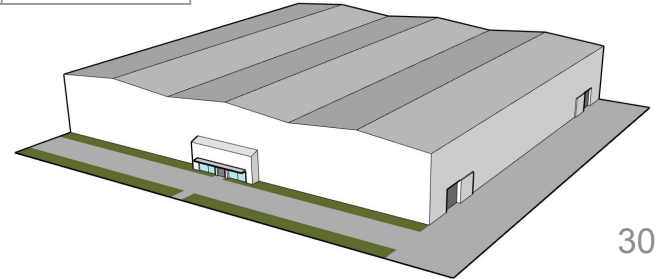
Midrise ~10-story Live/Work	
FAR	6.0 (bonus)
Building Width	280' (bonus)
Lot Amenity	20%
Frontage	Shopfront



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:

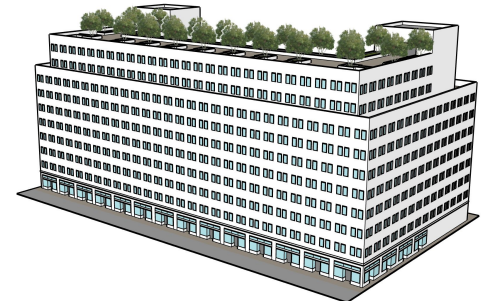
Midrise ~ 5-story Live/Work	
FAR	3.0 (bonus)
Building Width	160' (bonus)
Lot Amenity	20%
Frontage	Shopfront



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



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



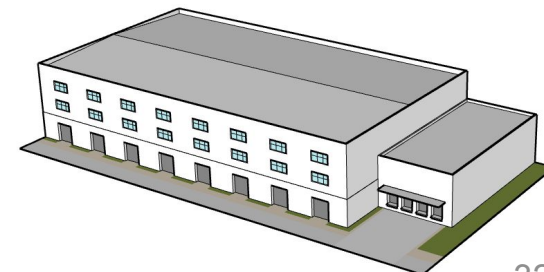
Midrise ~ 8-story Live/Work

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



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

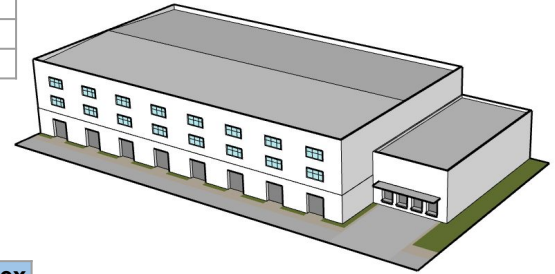
Example Subarea

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

Form and Frontage options:

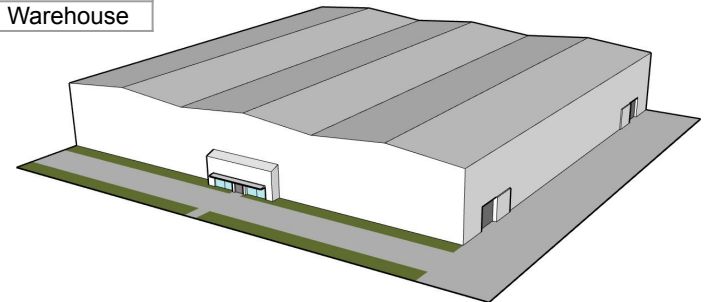
Midrise Production Complex

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

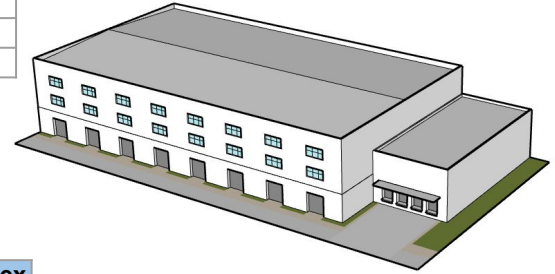
Example Subarea:

- PMVDR 85 (Culver Blvd and McConnell Ave)

Form and Frontage options:

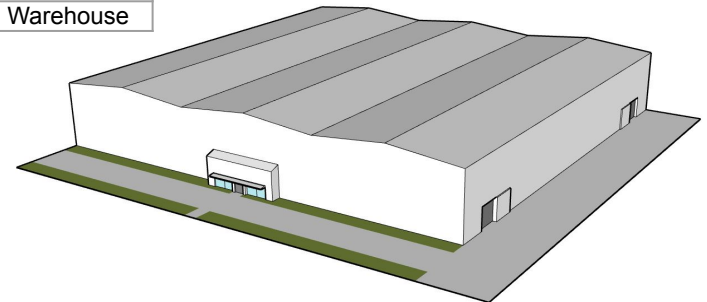
Midrise Production Complex

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

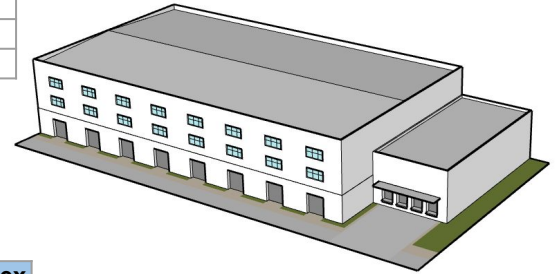
Example Subarea:

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

Form and Frontage options:

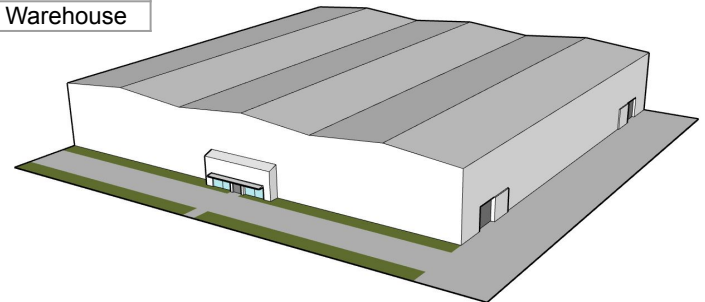
Midrise Production Complex

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

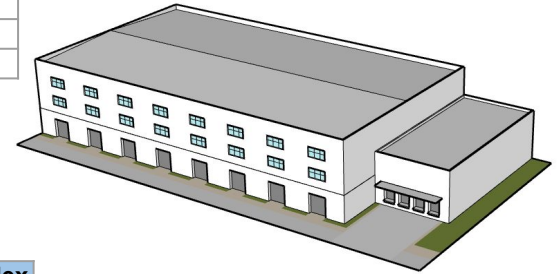
- Retail and Dining permitted only in conjunction with a manufacturing use
- Automotive services require a CUP within 200' of residential
- Self-storage permitted only in conjunction with another use, limits on over-concentration

Example Subarea

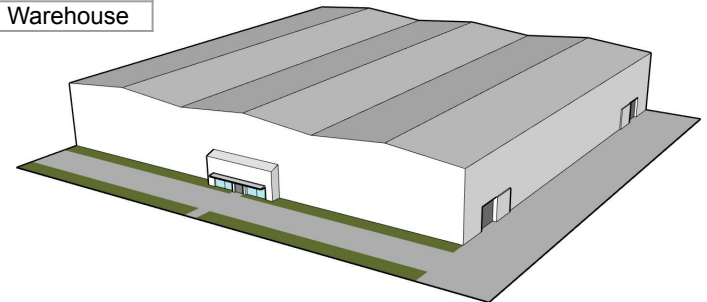
- WLA 47 & 48 (Cotner/Pontius/Santa Monica/Olympic)
- WPDR 33 - 35 (LAX subareas)

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

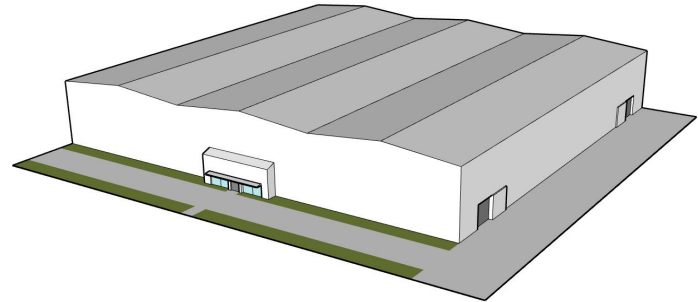
- Automotive services require a CUP within 200' of residential
- Heavy Industrial uses require a CUP within 500' to 1,000' of residential, depending on specific use

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

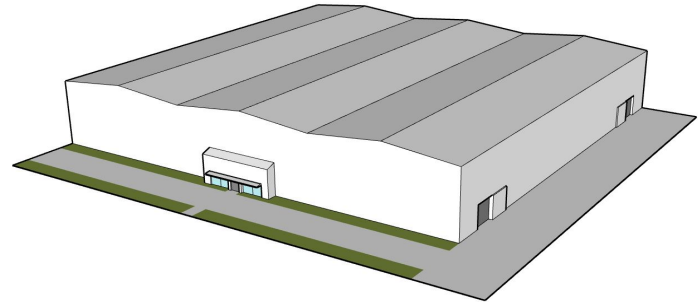
- Retail and Dining permitted only in conjunction with a manufacturing use
- Automotive services require a CUP within 200' of residential
- Heavy Industrial uses require a CUP within 500' to 1,000' of residential, depending on specific use

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



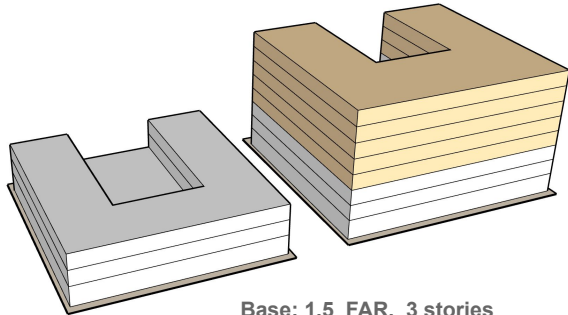
Non-residential Community Benefits

Target uses

- Office
- Public Storage

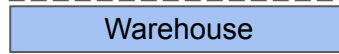
Community benefits

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

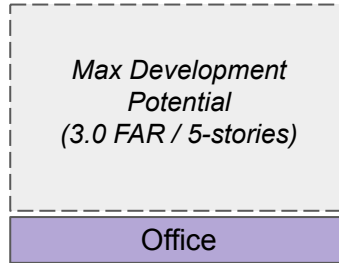


Base: 1.5 FAR, 3 stories
 Bonus: 5.0 FAR, 8 stories

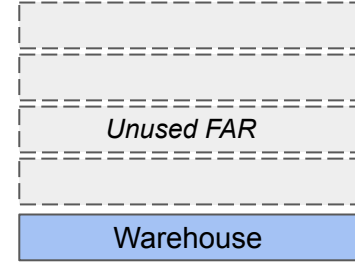
Max Development Potential
 (0.5 FAR / 1-story)



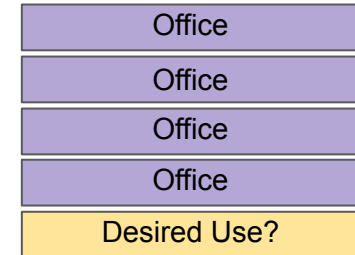
Base: 1.5 FAR / 3-stories



Base: 1.5 FAR / 3-stories



Bonus: 3.0 FAR / 5-stories



Bonus: 3.0 FAR / 5-stories



Breakout Session: Room #4, Venice Industrial GPLU

Facilitator: Eva | Notetaker: Lauren | Screen Sharer: Taylor

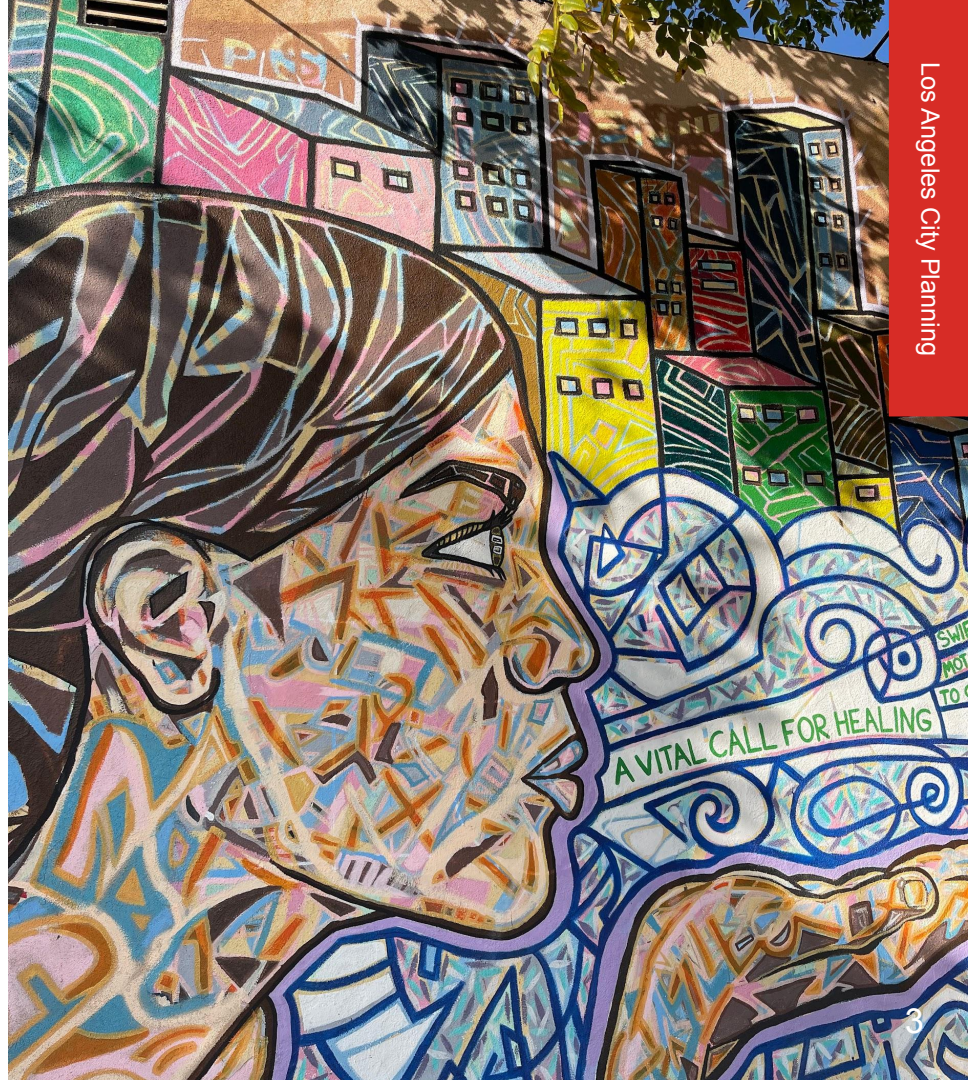
Agenda

- **Community Plan Policies**
- **New Draft Industrial GPLUs**
 - *Designations*
 - *Maps*
 - *Correspondence Table*
- **Report Back**



Report Back and Feedback Structure

- Select 1 member to report back
- Summarize highlights of what the small group discussed to the larger group
- Focus on one area or topic at a time before moving on to the next



Policy Document

Los Angeles City Planning

PALMS-MAR VISTA-DEL Community Plan

August 2023
DRAFT



Los Angeles City Planning

VENICE Community Plan

August 2023
DRAFT



Los Angeles City Planning

WESTCHESTER-PLAYA DEL Community Plan

August 2023
DRAFT



Los Angeles City Planning

WEST LOS ANGELES Community Plan

August 2023
DRAFT



Policy Document

Example of Topics/Issues Addressed:

- Diversity of Housing Options
- Affordable Housing
- Housing Near Transit
- Displacement
- Commercial Corridors
- Design and Urban Form
- Jobs and Economic Development
- Cultural & Historic Resources
- Ecological & Biological Resources
- Mobility Access and Options
- Open Space, Trees, Green Spaces
- Health, Wellness and Sustainability
- Industrial Development

Policy Document

- **Goals**
- **Policies**
- **Programs**

GOAL LU 1

NEW HOUSING OPPORTUNITIES ARE MAXIMIZED NEAR TRANSIT AT DENSITIES THAT SUPPORT A DIVERSITY OF SMALL BUSINESSES, PUBLIC SPACES, INCREASED TRANSIT RIDERSHIP, AND REDUCED VEHICULAR TRIPS.

LU 3.1 Permit greater development scale and density around existing and future transit for projects that provide high quality housing that is affordable and accessible to the surrounding community.

LU 3.2 Ensure that a significant portion of new housing around transit is affordable to low-income households in order to accommodate the City's core transit riders.

LU 3.3 Disaggregate the cost of parking from the cost of housing and eliminate residential parking requirements to allow flexibility and reduce the cost of housing.

LU 3.4 Promote new housing in mixed-use projects along major corridors supported by existing transportation infrastructure, and in pedestrian-oriented areas.

LU 3.5 Locate higher residential densities near commercial centers and major transit routes, where public service facilities, utilities, and topography may accommodate this development.

LU 3.8 Foster effective collaboration and coordination between public agencies and community organizations to identify displacement concerns and efficiently respond with resources and strategies.

Policy Document

- Goals
- Policies
- **Programs** →

Program Number	Description	Policy Reference	Coordinating Agency
Land Use & Urban Form: Housing & Livable Communities			
P15	No Net Loss Program Explore the creation of a Citywide no net loss program to minimize the displacement of residents and ensure that there is no loss of affordable rental housing, covenanted or not, including affordable rent-stabilized units, in targeted Transit Oriented District (TOD) geographies. This can be achieved through preservation of existing affordable housing, covenanted or not, or the production of new affordable housing.	LU 8.3	LAHD

COMMUNITY PLAN POLICY DOCUMENT

What other topics/issues should the Policy Document address?

Is there a new policy idea that you would like to put forward?

Any other considerations?

New Draft Industrial GPLU Designations

HYBRID INDUSTRIAL

Hybrid Industrial areas preserve productive activity and prioritize employment uses, but may accommodate live/work uses or limited residential uses. The building form ranges from Very Low Rise to Mid Rise. Uses include light industrial, commercial, and office, with selective live/work uses.

MARKETS

Markets are bustling centers of commercial activity, each with its own mini-economy of specialized commercial uses, including wholesale. The building form generally ranges from Very Low Rise to Low Rise, and Mid Rise to Moderate Rise. Adaptive-reuse and rehabilitation of structures and warehouses maintain the built environment and support sustainable development. Uses also include retail, limited housing, and goods movement activities.

New Draft Industrial GPLU Designations

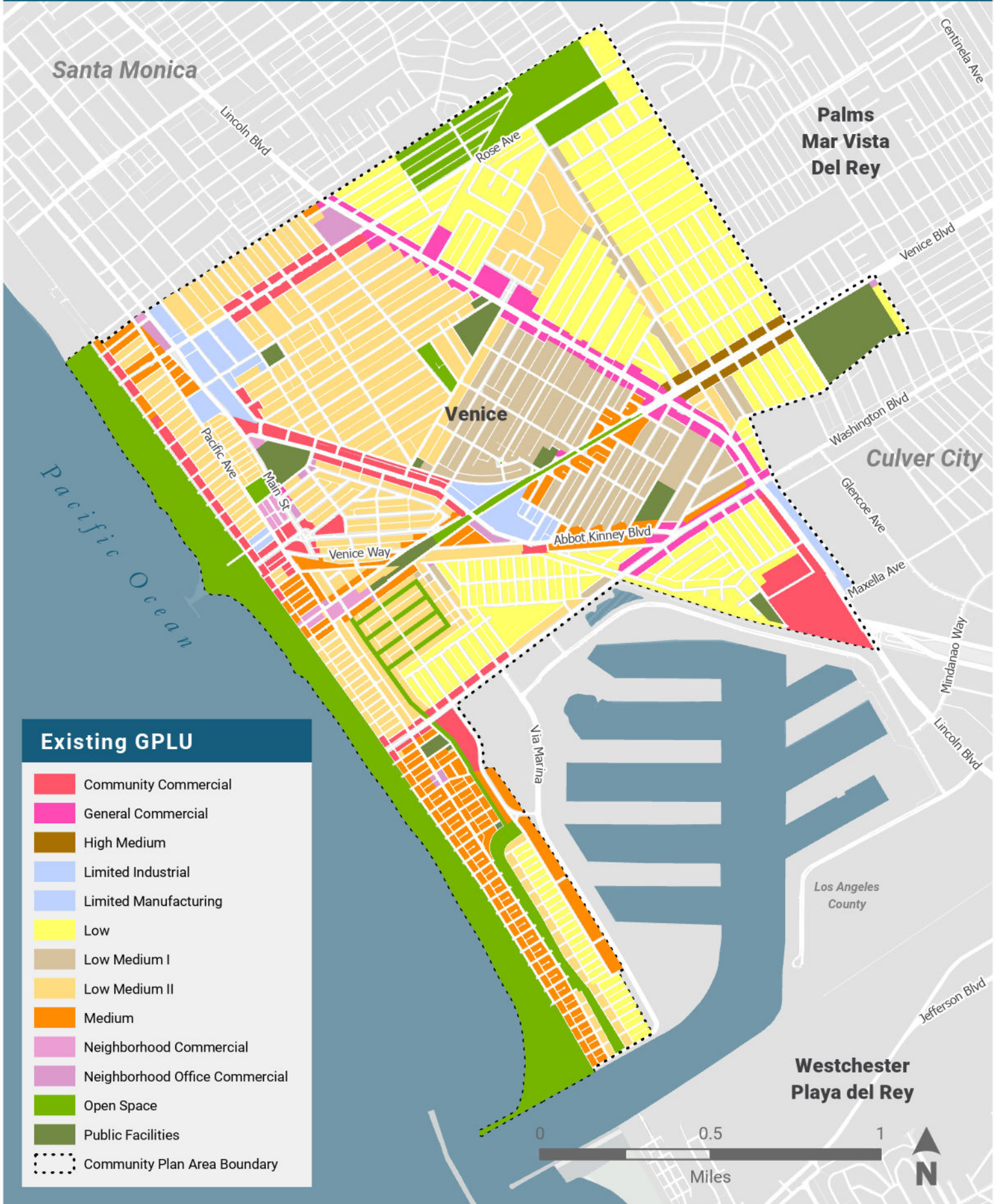
LIGHT INDUSTRIAL

Light Industrial areas preserve and sustain industrial activity while serving as a jobs base. The building form ranges from Very Low Rise to Low Rise, and the site layout typically varies to accommodate a range of industries. Uses include manufacturing, warehouse and distribution, research and development, office, and limited commercial. Housing is generally not permitted in Light Industrial areas but limited residential uses may be allowed, for example, through adaptive reuse of existing buildings.

PRODUCTION

Production areas preserve and sustain industrial activity while serving as a regional jobs base. The building form ranges from Very Low Rise to Low Rise. Site layout and development in these areas are flexible to accommodate goods movement, loading, and distribution needs. Uses include heavy industrial and evolving and innovative industries, such as light assembly and manufacturing, clean technology, incubators, and research and development facilities. Housing is generally not permitted in Production areas but limited residential uses may be allowed, for example, through adaptive reuse of existing buildings.

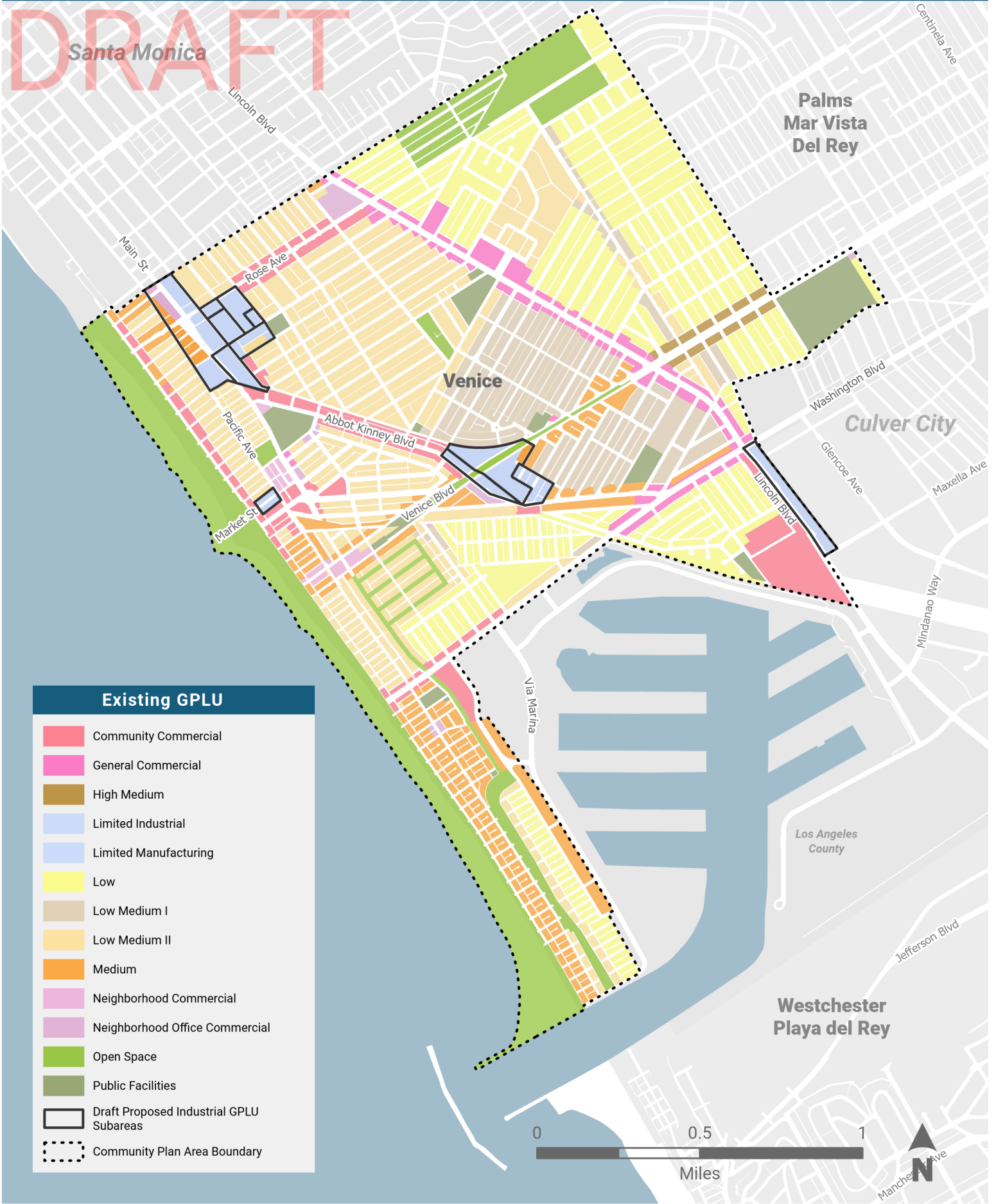
Venice



Venice

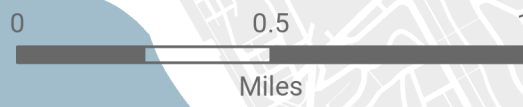


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Existing GPLU

- Community Commercial
- General Commercial
- High Medium
- Limited Industrial
- Limited Manufacturing
- Low
- Low Medium I
- Low Medium II
- Medium
- Neighborhood Commercial
- Neighborhood Office Commercial
- Open Space
- Public Facilities
- Draft Proposed Industrial GPLU Subareas
- Community Plan Area Boundary



Venice



DRAFT

Santa Monica

Palms
Mar Vista
Del Rey

Venice

Culver City

VEN 38

VEN 31

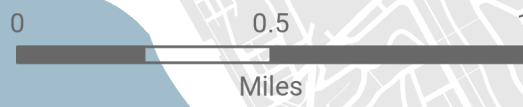
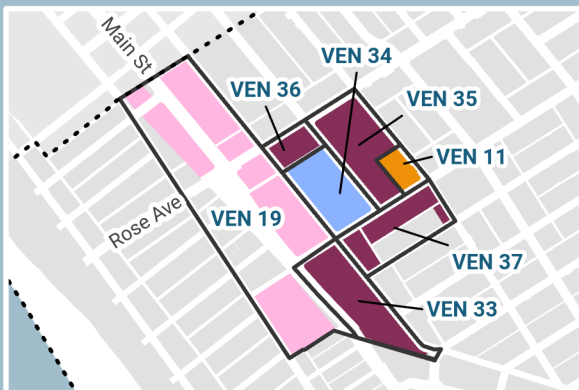
VEN 32

VEN 29

VEN 30

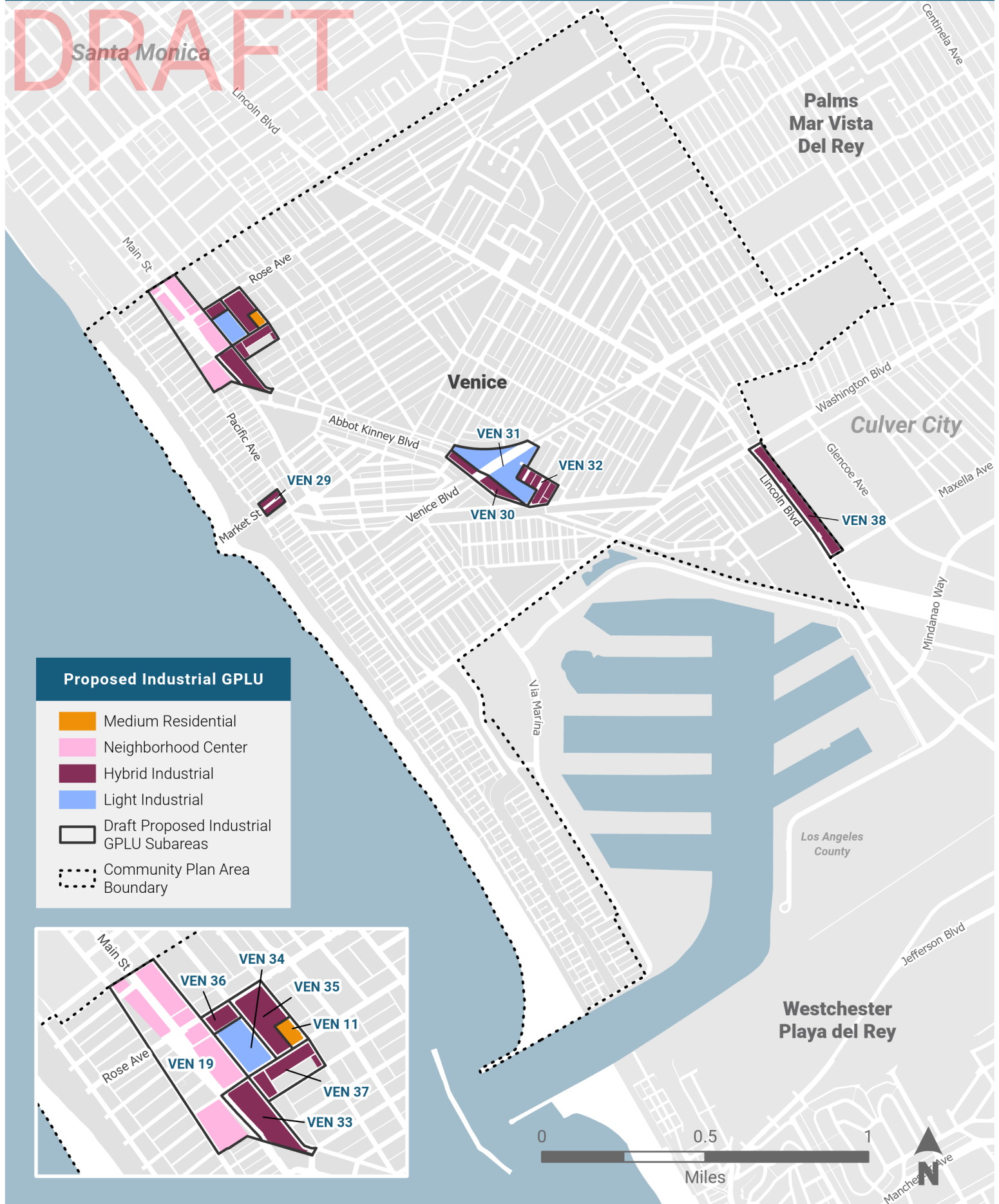
Proposed Industrial GPLU

- Medium Residential
- Neighborhood Center
- Hybrid Industrial
- Light Industrial
- Draft Proposed Industrial GPLU Subareas
- Community Plan Area Boundary

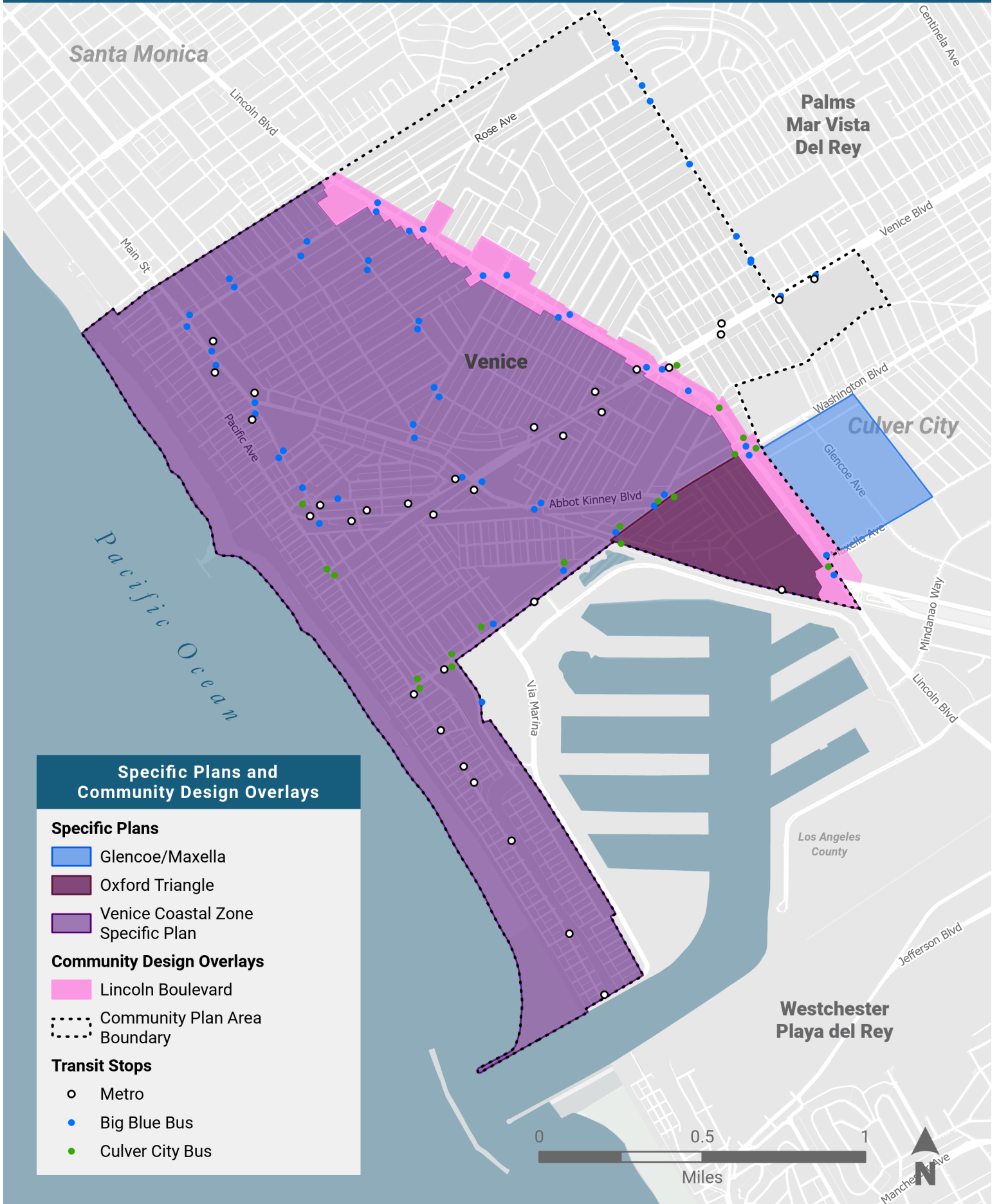


Westchester
Playa del Rey

Los Angeles
County



Venice



Specific Plans and Community Design Overlays

Specific Plans

- Glencoe/Maxella
- Oxford Triangle
- Venice Coastal Zone Specific Plan

Community Design Overlays

- Lincoln Boulevard
- Community Plan Area Boundary

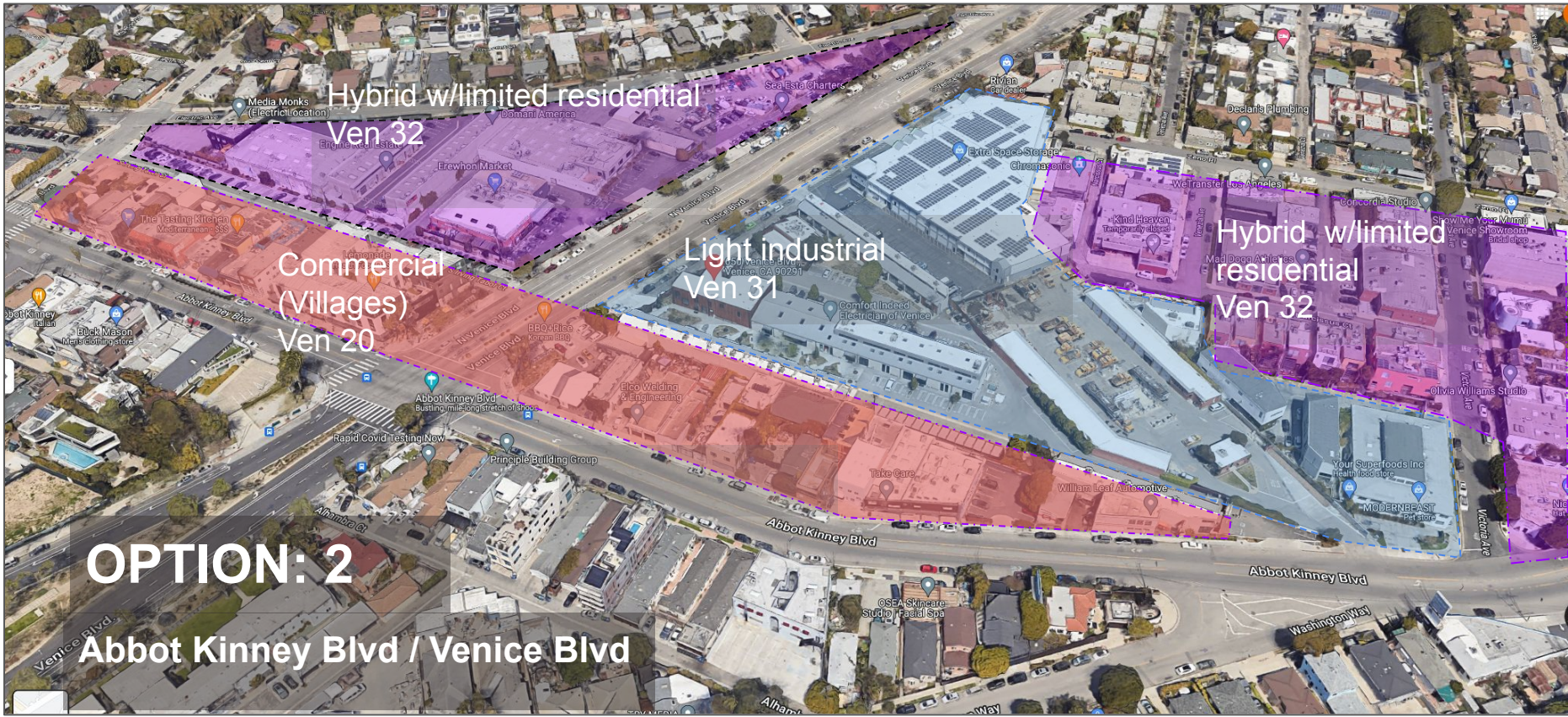
Transit Stops

- Metro
- Big Blue Bus
- Culver City Bus

VENICE Proposed Draft General Plan Land Uses (GPLU)

Proposed GPLU & Subareas	Proposed Density Base	Proposed Height Base (Stories/Feet)	Proposed Height Bonus (Stories/Feet)	Proposed FAR Base (Floor Area Ratio)	Proposed FAR Bonus (Floor Area Ratio)
Medium Residential					
VEN 11	8M	3	4	1.0	1.25
Neighborhood Center					
VEN 19	8	3	5	1.5	3.0
Hybrid Industrial					
VEN 29, 30, 33, 35, 36, 37	8	3	5	1.5	3.0
VEN 32	12	3	5	1.5	3.0
Light Industrial					
VEN 31, 34	Not allowed	3	5	1.5	3.0
Specific Plans: Glencoe Maxella					
Hybrid Industrial					
Ven 38	8	3	5	1.5	3.0





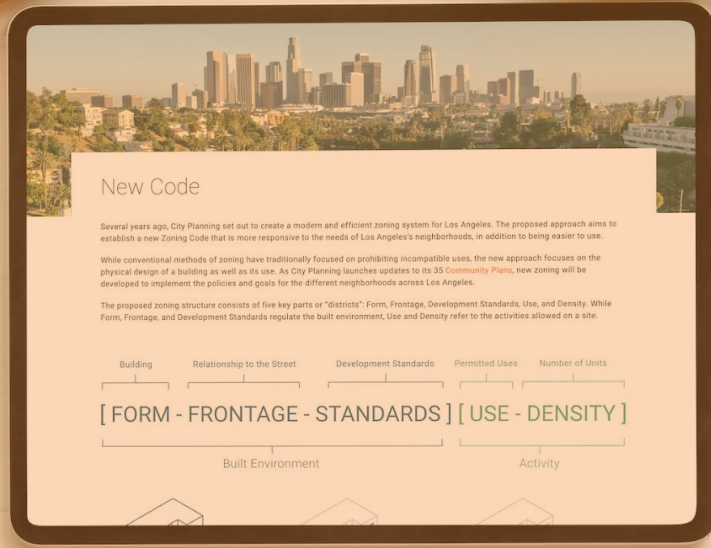
DRAFT INDUSTRIAL GPLU MAPS

What do we like?

What should be reconsidered?

Other considerations?

Additional Resources



Zoning Strategies Industrial Areas

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

Live/Work Neighborhood

Light Industrial Park

Heavy Industrial, Sensitive

Heavy Commercial Transition

Light Industrial, Sensitive

Heavy Industrial, Preserve

Industrial Transition

Light Industrial, Preserve

Options allow for Live/Work Housing

Zoning Strategy: Industrial Districts

Form and Frontage options:

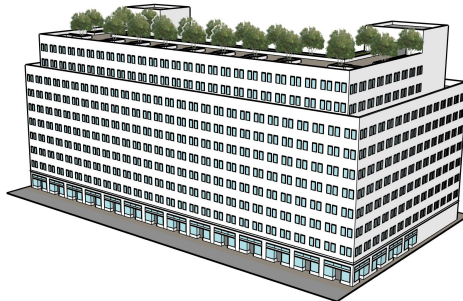
Midrise ~ 5-story Live/Work	
FAR	3.0 (bonus)
Building Width	160' (bonus)
Lot Amenity	20%
Frontage	Shopfront



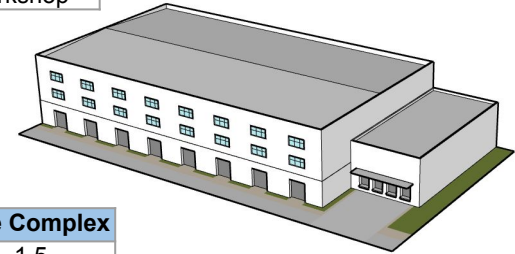
Midrise ~ 8-story Live/Work	
FAR	5.0 (bonus)
Building Width	280' (bonus)
Lot Amenity	20%
Frontage	Shopfront



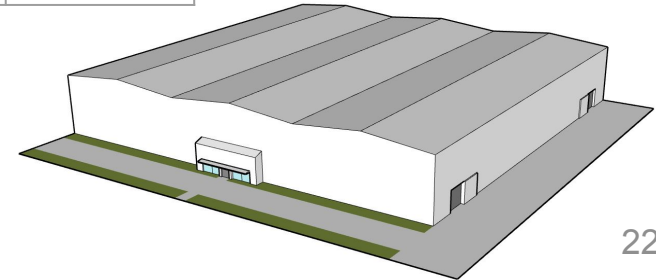
Midrise ~10-story Live/Work	
FAR	6.0 (bonus)
Building Width	280' (bonus)
Lot Amenity	20%
Frontage	Shopfront



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:

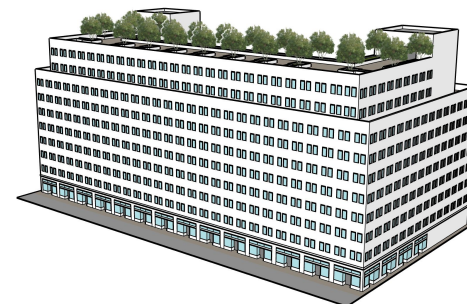
Midrise ~ 5-story Live/Work	
FAR	3.0 (bonus)
Building Width	160' (bonus)
Lot Amenity	20%
Frontage	Shopfront



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



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:

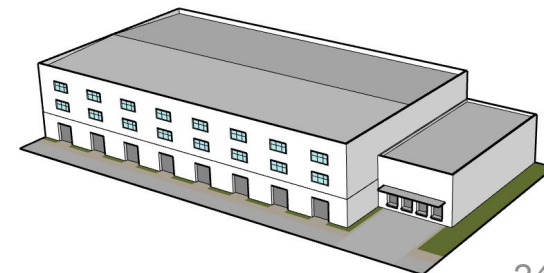
Midrise ~ 5-story Live/Work	
FAR	3.0 (bonus)
Building Width	160' (bonus)
Lot Amenity	20%
Frontage	Shopfront



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

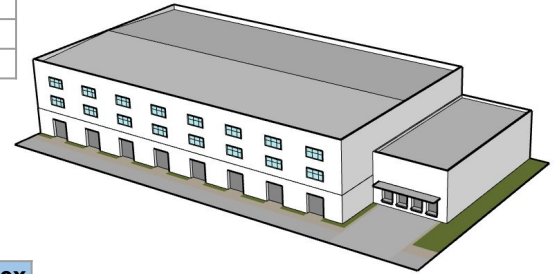
Example Subarea

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

Form and Frontage options:

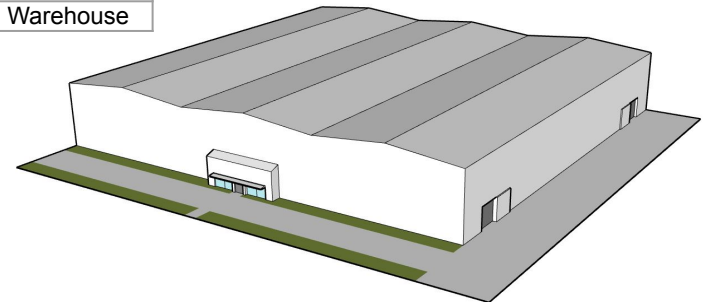
Midrise Production Complex

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

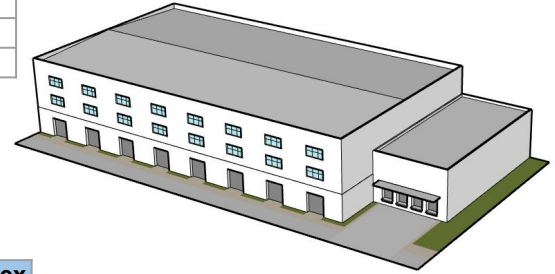
Example Subarea:

- PMVDR 85 (Culver Blvd and McConnell Ave)

Form and Frontage options:

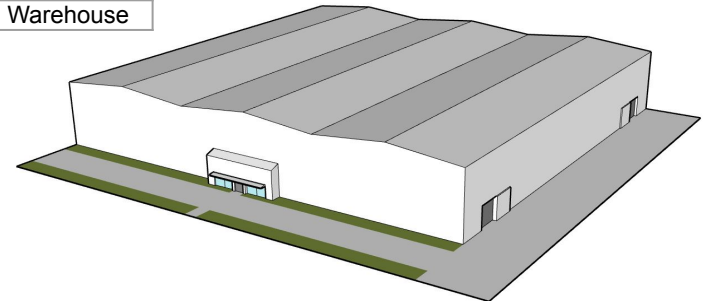
Midrise Production Complex

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

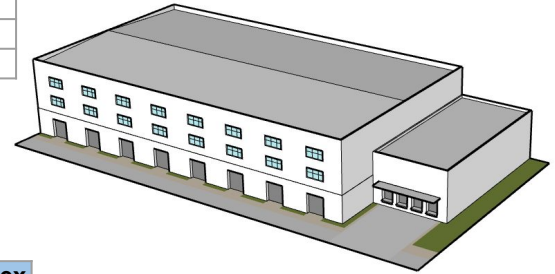
Example Subarea:

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

Form and Frontage options:

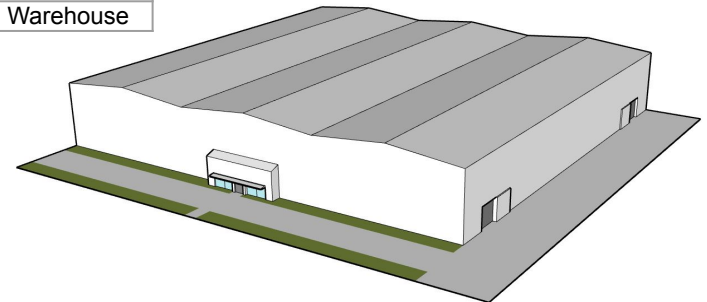
Midrise Production Complex

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

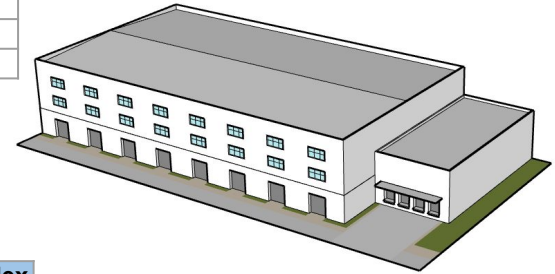
- Retail and Dining permitted only in conjunction with a manufacturing use
- Automotive services require a CUP within 200' of residential
- Self-storage permitted only in conjunction with another use, limits on over-concentration

Example Subarea

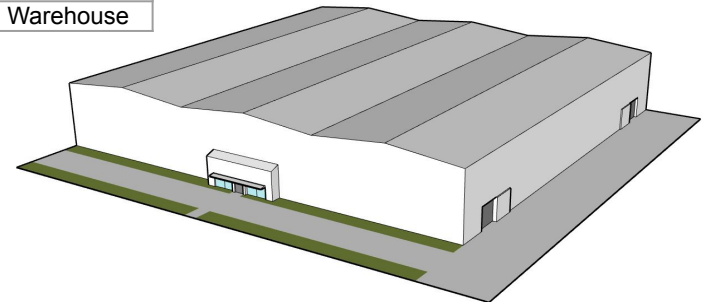
- WLA 47 & 48 (Cotner/Pontius/Santa Monica/Olympic)
- WPDR 33 - 35 (LAX subareas)

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

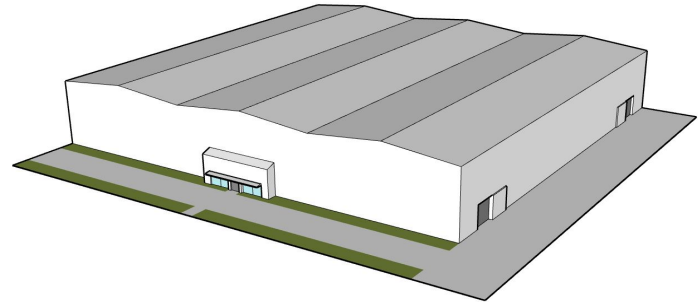
- Automotive services require a CUP within 200' of residential
- Heavy Industrial uses require a CUP within 500' to 1,000' of residential, depending on specific use

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

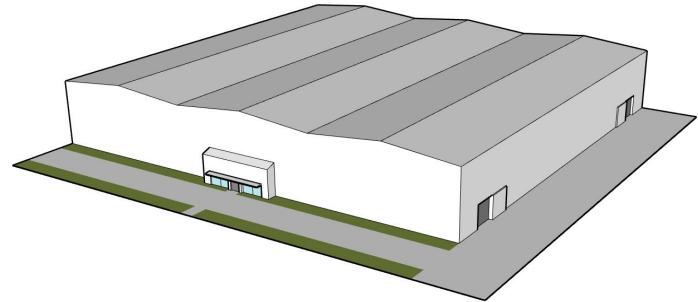
- Retail and Dining permitted only in conjunction with a manufacturing use
- Automotive services require a CUP within 200' of residential
- Heavy Industrial uses require a CUP within 500' to 1,000' of residential, depending on specific use

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



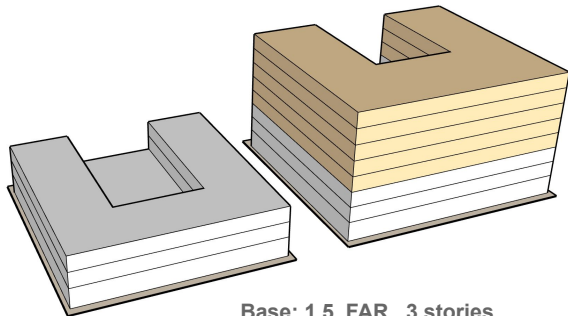
Non-residential Community Benefits

Target uses

- Office
- Public Storage

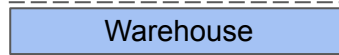
Community benefits

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

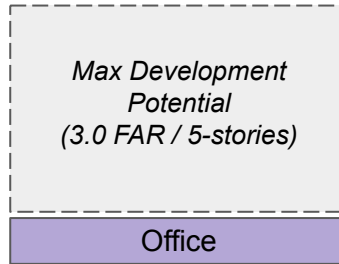


Base: 1.5 FAR, 3 stories
 Bonus: 5.0 FAR, 8 stories

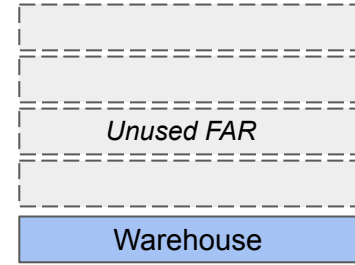
Max Development Potential
 (0.5 FAR / 1-story)



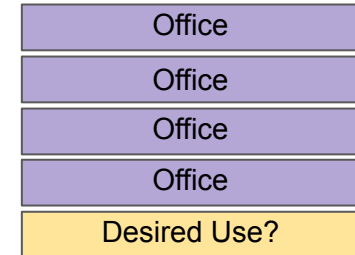
Base: 1.5 FAR / 3-stories



Base: 1.5 FAR / 3-stories



Bonus: 3.0 FAR / 5-stories



Bonus: 3.0 FAR / 5-stories



Breakout Session:
Room #5, Region
Industrial GPLU

Facilitator: Jonathan | **Notetaker:** Dominick | **Screen Sharer:** Angela

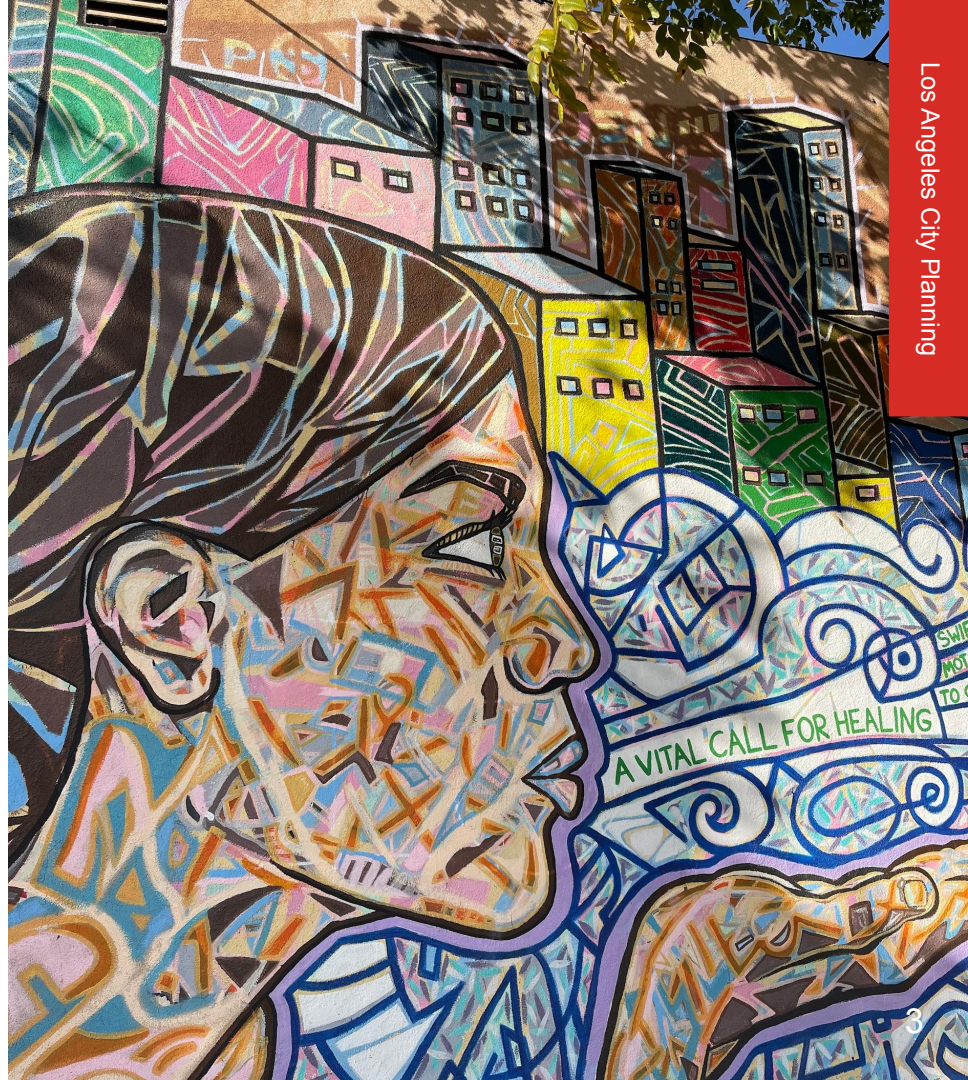
Agenda

- **Community Plan Policies**
- **New Draft Industrial GPLUs**
 - *Designations*
 - *Maps*
 - *Correspondence Table*
- **Report Back**



Report Back and Feedback Structure

- Select 1 member to report back
- Summarize highlights of what the small group discussed to the larger group
- Focus on one area or topic at a time before moving on to the next



Policy Document

Los Angeles City Planning

PALMS-MAR VISTA-DEL Community Plan

August 2023
DRAFT



Los Angeles City Planning

VENICE Community Plan

August 2023
DRAFT



Los Angeles City Planning

WESTCHESTER-PLAYA D Community Plan

August 2023
DRAFT



Los Angeles City Planning

WEST LOS ANGELES Community Plan

August 2023
DRAFT



Policy Document

Example of Topics/Issues Addressed:

- Diversity of Housing Options
- Affordable Housing
- Housing Near Transit
- Displacement
- Commercial Corridors
- Design and Urban Form
- Jobs and Economic Development
- Cultural & Historic Resources
- Ecological & Biological Resources
- Mobility Access and Options
- Open Space, Trees, Green Spaces
- Health, Wellness and Sustainability
- Industrial Development

Policy Document

- **Goals**
- **Policies**
- **Programs**

GOAL LU 1

NEW HOUSING OPPORTUNITIES ARE MAXIMIZED NEAR TRANSIT AT DENSITIES THAT SUPPORT A DIVERSITY OF SMALL BUSINESSES, PUBLIC SPACES, INCREASED TRANSIT RIDERSHIP, AND REDUCED VEHICULAR TRIPS.

LU 3.1 Permit greater development scale and density around existing and future transit for projects that provide high quality housing that is affordable and accessible to the surrounding community.

LU 3.2 Ensure that a significant portion of new housing around transit is affordable to low-income households in order to accommodate the City's core transit riders.

LU 3.3 Disaggregate the cost of parking from the cost of housing and eliminate residential parking requirements to allow flexibility and reduce the cost of housing.

LU 3.4 Promote new housing in mixed-use projects along major corridors supported by existing transportation infrastructure, and in pedestrian-oriented areas.

LU 3.5 Locate higher residential densities near commercial centers and major transit routes, where public service facilities, utilities, and topography may accommodate this development.

LU 3.8 Foster effective collaboration and coordination between public agencies and community organizations to identify displacement concerns and efficiently respond with resources and strategies.

Policy Document

- Goals
- Policies
- **Programs** →

Program Number	Description	Policy Reference	Coordinating Agency
Land Use & Urban Form: Housing & Livable Communities			
P15	No Net Loss Program Explore the creation of a Citywide no net loss program to minimize the displacement of residents and ensure that there is no loss of affordable rental housing, covenanted or not, including affordable rent-stabilized units, in targeted Transit Oriented District (TOD) geographies. This can be achieved through preservation of existing affordable housing, covenanted or not, or the production of new affordable housing.	LU 8.3	LAHD

COMMUNITY PLAN POLICY DOCUMENT

What other topics/issues should the Policy Document address?

Is there a new policy idea that you would like to put forward?

Any other considerations?

New Draft Industrial GPLU Designations

HYBRID INDUSTRIAL

Hybrid Industrial areas preserve productive activity and prioritize employment uses, but may accommodate live/work uses or limited residential uses. The building form ranges from Very Low Rise to Mid Rise. Uses include light industrial, commercial, and office, with selective live/work uses.

MARKETS

Markets are bustling centers of commercial activity, each with its own mini-economy of specialized commercial uses, including wholesale. The building form generally ranges from Very Low Rise to Low Rise, and Mid Rise to Moderate Rise. Adaptive-reuse and rehabilitation of structures and warehouses maintain the built environment and support sustainable development. Uses also include retail, limited housing, and goods movement activities.

New Draft Industrial GPLU Designations

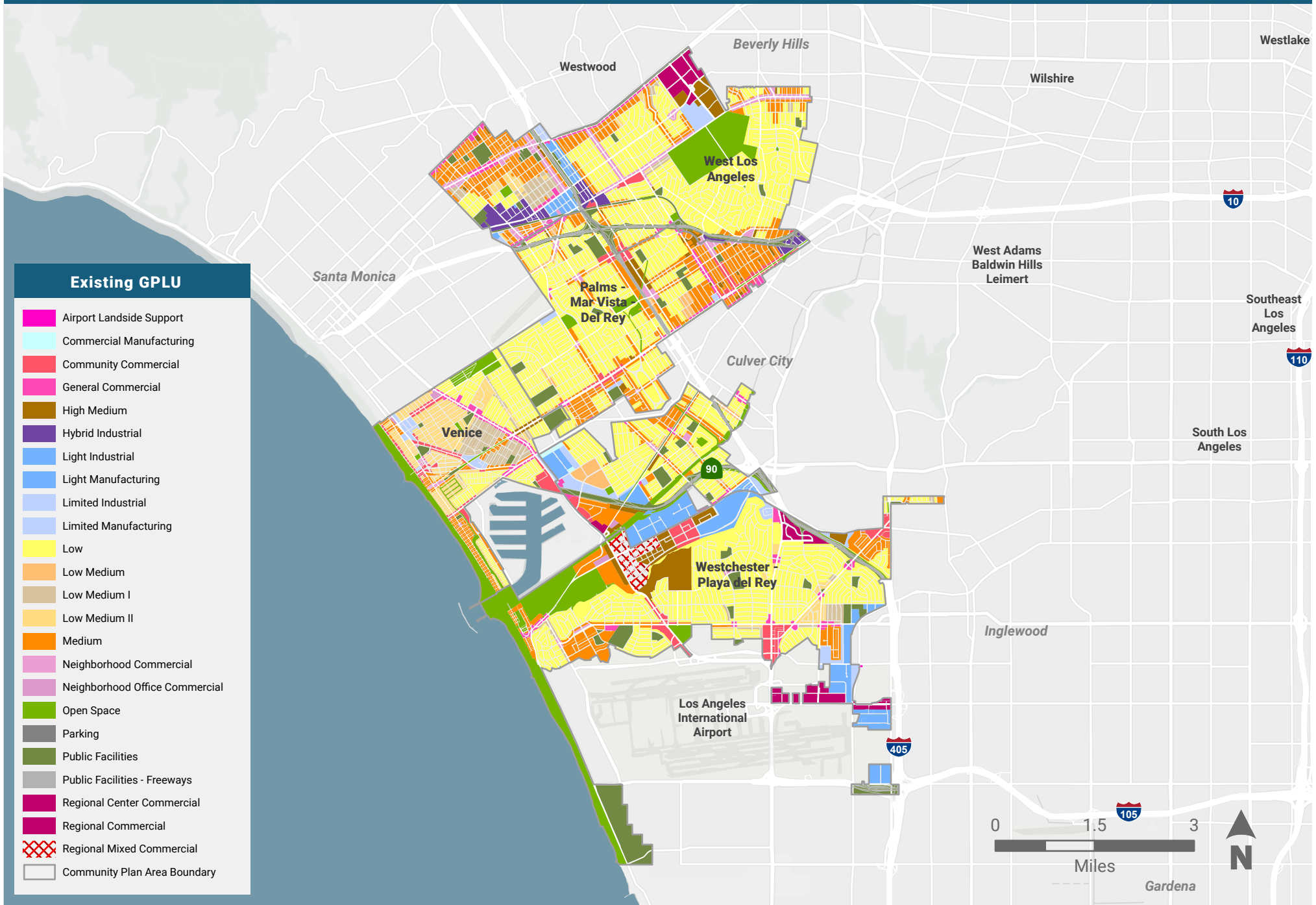
LIGHT INDUSTRIAL

Light Industrial areas preserve and sustain industrial activity while serving as a jobs base. The building form ranges from Very Low Rise to Low Rise, and the site layout typically varies to accommodate a range of industries. Uses include manufacturing, warehouse and distribution, research and development, office, and limited commercial. Housing is generally not permitted in Light Industrial areas but limited residential uses may be allowed, for example, through adaptive reuse of existing buildings.

PRODUCTION

Production areas preserve and sustain industrial activity while serving as a regional jobs base. The building form ranges from Very Low Rise to Low Rise. Site layout and development in these areas are flexible to accommodate goods movement, loading, and distribution needs. Uses include heavy industrial and evolving and innovative industries, such as light assembly and manufacturing, clean technology, incubators, and research and development facilities. Housing is generally not permitted in Production areas but limited residential uses may be allowed, for example, through adaptive reuse of existing buildings.

Westside Communities



Westside Communities



DRAFT

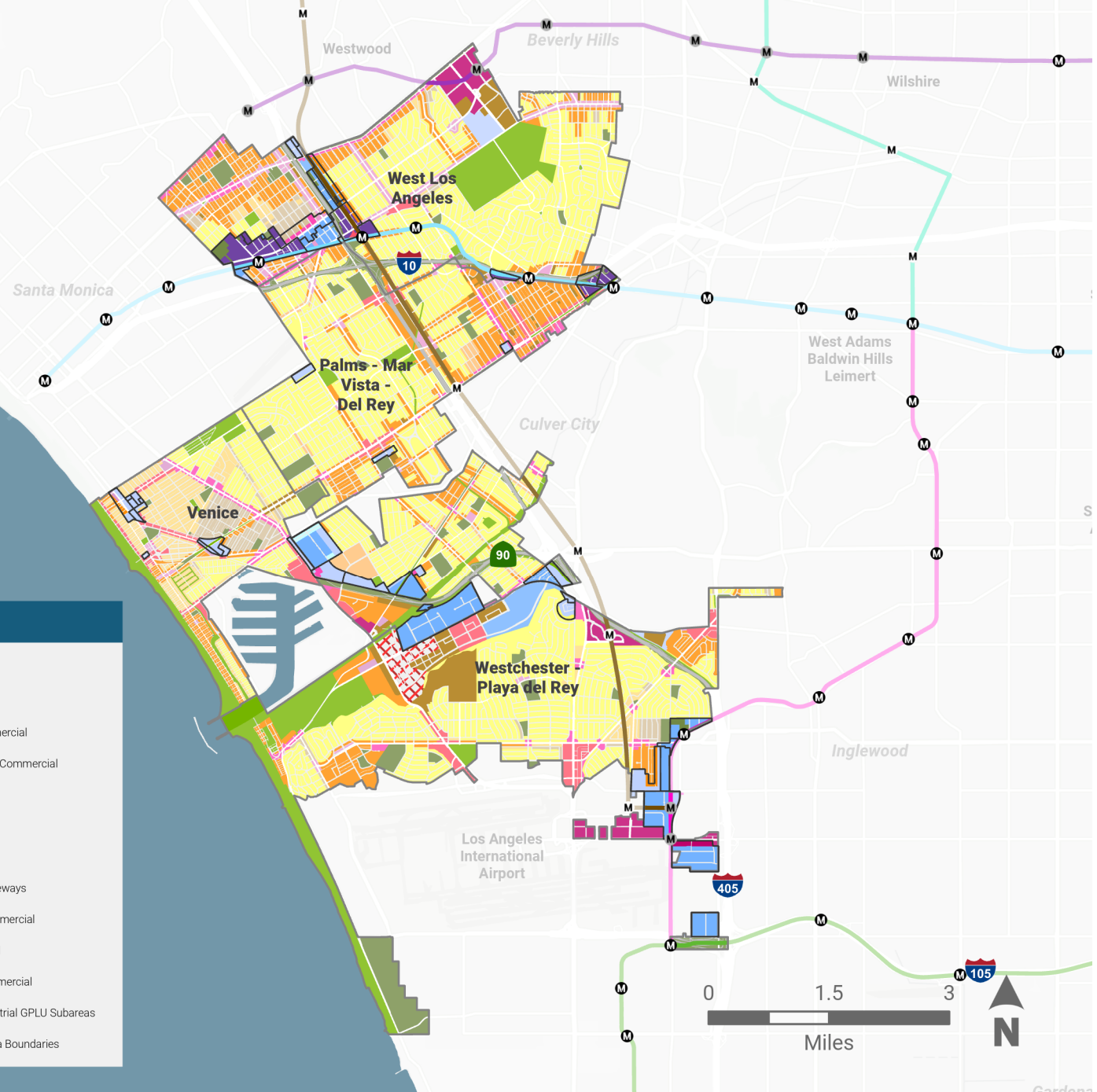
Metro Rail System

Metro Rail System

- Operational
- Proposed
- Under Construction
- C Line (Green)
- D Line (Purple)
- E Line (Expo)
- Crenshaw / LAX
- Crenshaw Northern Extension (Proposed)
- Sepulveda Transit Corridor (Proposed)

Existing GPLU

- | | |
|--------------------------|---|
| Airport Landside Support | Low Medium II |
| Commercial Manufacturing | Medium |
| Community Commercial | Neighborhood Commercial |
| General Commercial | Neighborhood Office Commercial |
| High Medium | Open Space |
| Hybrid Industrial | Parking |
| Light Industrial | Public Facilities |
| Light Manufacturing | Public Facilities - Freeways |
| Limited Industrial | Regional Center Commercial |
| Limited Manufacturing | Regional Commercial |
| Low | Regional Mixed Commercial |
| Low Medium | Draft Proposed Industrial GPLU Subareas |
| Low Medium I | Community Plan Area Boundaries |



Westside Communities



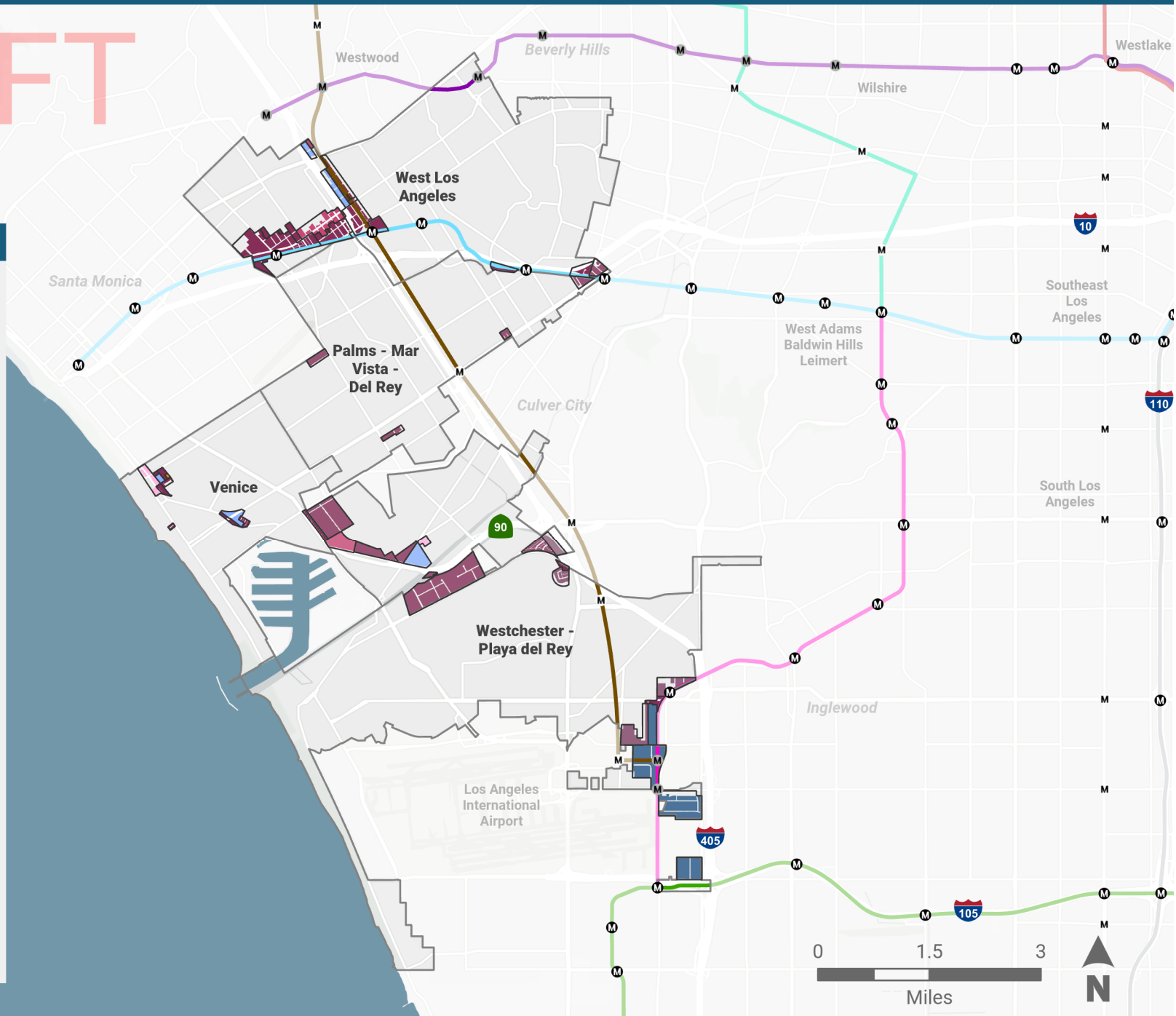
DRAFT

Proposed Industrial GPU

- Hybrid Industrial
- Markets
- Light Industrial
- Production
- Industrial
- Medium Residential
- Neighborhood Center
- Community Center
- Draft Proposed Industrial GPU Subareas
- Community Plan Area Boundaries

Metro Rail System

- Operational
- Proposed
- Under Construction
- B Line (Red)
- C Line (Green)
- D Line (Purple)
- E Line (Expo)
- J Line (Silver)
- Red/Purple
- Crenshaw / LAX
- Crenshaw Northern Extension (Proposed)
- Sepulveda Transit Corridor (Proposed)



PALMS- MAR VISTA-DEL REY Proposed Draft General Plan Land Uses (GPLU)

Proposed GPLU & Subareas	Proposed Density Base	Proposed Height Base (Stories/Feet)	Proposed Height Bonus (Stories/Feet)	Proposed FAR Base (Floor Area Ratio)	Proposed FAR Bonus (Floor Area Ratio)
Neighborhood Center					
PMVDR 53	8	3	5	1.5	3.0
Community Center					
PMVDR 73	4	6	8	3.5	5.0
Hybrid Industrial					
PMVDR 81	4	Unlimited	Unlimited	3.5	6.0
PMVDR 77, 79, 80, 83	8	Unlimited	Unlimited	1.5	3.0
PMVDR 76, 78	8	3	5	1.5	3.0
PMVDR 82	12	3	5	1.5	3.0
Markets					
PMVDR 84	8	Unlimited	Unlimited	1.5	3.0
Light Industrial					
PMVDR 85	Not allowed	Unlimited	Unlimited	1.5	3.0
Specific Plans: Exposition TNP & Glencoe Maxella					
Hybrid Industrial					
PMVDR 87, 88 (Exposition TNP Specific Plan)	4	Unlimited	Unlimited	3.5	5.0
PMVDR 86 (Glencoe/Maxella Specific Plan)	8	3	5	1.5	3.0

WESTCHESTER-PLAYA DEL REY Proposed Draft General Plan Land Uses (GPLU)

Proposed GPLU & Subareas	Proposed Density Base	Proposed Height Base (Stories/Feet)	Proposed Height Bonus (Stories/Feet)	Proposed FAR Base (Floor Area Ratio)	Proposed FAR Bonus (Floor Area Ratio)
Hybrid Industrial					
WPDR 27, 28	4	Unlimited	Unlimited	3.5	5.0
Markets					
WPDR 29, 30, 31	8	Unlimited	Unlimited	1.5	3.0
Production					
WPDR 32, 33, 34, 35	Not allowed	Unlimited	Unlimited	1.5	3.0

WEST LOS ANGELES Proposed Draft General Plan Land Uses (GPLU)

Proposed GPLU & Subareas	Proposed Density Base	Proposed Height Base (Stories/Feet)	Proposed Height Bonus (Stories/Feet)	Proposed FAR Base (Floor Area Ratio)	Proposed FAR Bonus (Floor Area Ratio)
Community Center					
WLA: 44, 53, 54	4	Unlimited	Unlimited	3.5	5
Light Industrial					
WLA: 47,48	Not allowed	Unlimited	Unlimited	1.5	3
Hybrid Industrial					
WLA: 49, 50, 51, 52	4	Unlimited	Unlimited	3.5	5
Specific Plans: Exposition TNP					
Hybrid Industrial					
WLA 55, 56, 57, 59, 60, 63, 64	4	Unlimited	Unlimited	3.5	5

VENICE Proposed Draft General Plan Land Uses (GPLU)

Proposed GPLU & Subareas	Proposed Density Base	Proposed Height Base (Stories/Feet)	Proposed Height Bonus (Stories/Feet)	Proposed FAR Base (Floor Area Ratio)	Proposed FAR Bonus (Floor Area Ratio)
Medium Residential					
VEN 11	8M	3	4	1.0	1.25
Neighborhood Center					
VEN 19	8	3	5	1.5	3.0
Hybrid Industrial					
VEN 29, 30, 33, 35, 36, 37	8	3	5	1.5	3.0
VEN 32	12	3	5	1.5	3.0
Light Industrial					
VEN 31, 34	Not allowed	3	5	1.5	3.0
Specific Plans: Glencoe Maxella					
Hybrid Industrial					
Ven 38	8	3	5	1.5	3.0

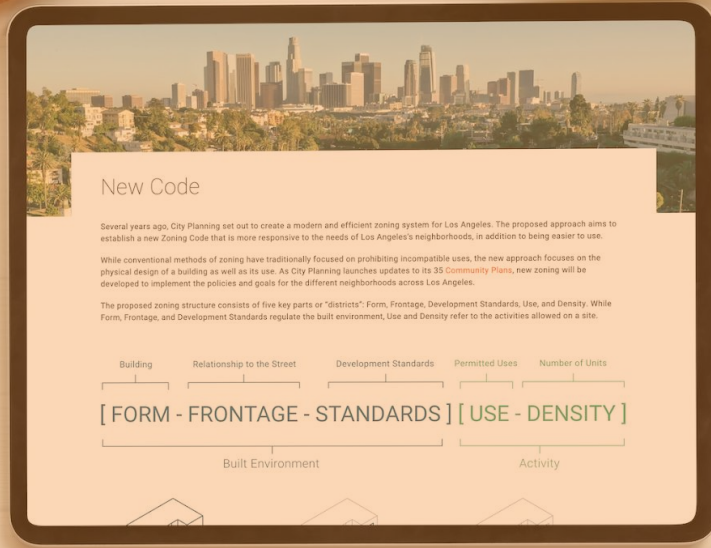
DRAFT INDUSTRIAL GPLU MAPS

What do we like?

What should be reconsidered?

Other considerations?

Additional Resources



Zoning Strategies Industrial Areas

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

Live/Work Neighborhood

Light Industrial Park

Heavy Industrial, Sensitive

Heavy Commercial Transition

Light Industrial, Sensitive

Heavy Industrial, Preserve

Industrial Transition

Light Industrial, Preserve

Options allow for Live/Work Housing

Zoning Strategy: Industrial Districts

Form and Frontage options:

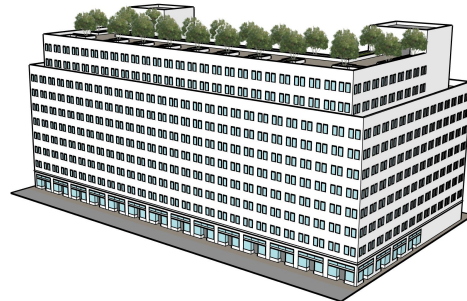
Midrise ~ 5-story Live/Work	
FAR	3.0 (bonus)
Building Width	160' (bonus)
Lot Amenity	20%
Frontage	Shopfront



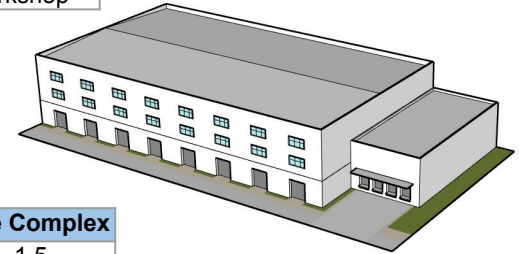
Midrise ~ 8-story Live/Work	
FAR	5.0 (bonus)
Building Width	280' (bonus)
Lot Amenity	20%
Frontage	Shopfront



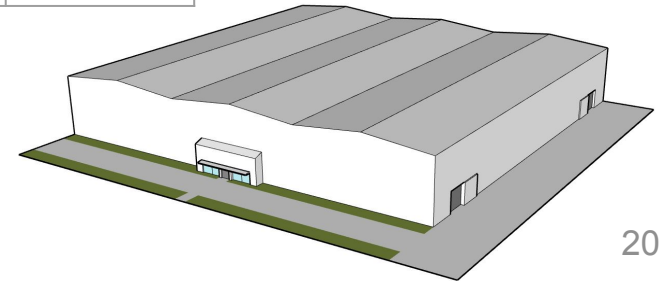
Midrise ~10-story Live/Work	
FAR	6.0 (bonus)
Building Width	280' (bonus)
Lot Amenity	20%
Frontage	Shopfront



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:

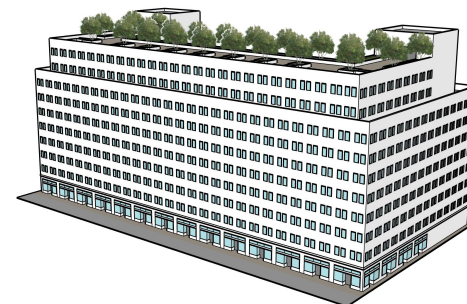
Midrise ~ 5-story Live/Work	
FAR	3.0 (bonus)
Building Width	160' (bonus)
Lot Amenity	20%
Frontage	Shopfront



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



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:

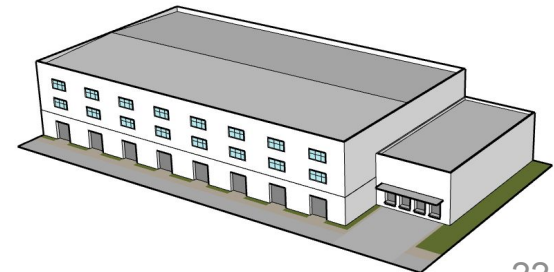
Midrise ~ 5-story Live/Work	
FAR	3.0 (bonus)
Building Width	160' (bonus)
Lot Amenity	20%
Frontage	Shopfront



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



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

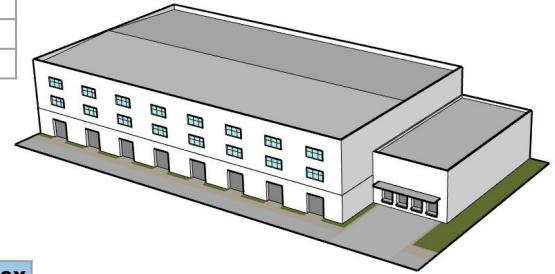
Example Subarea

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

Form and Frontage options:

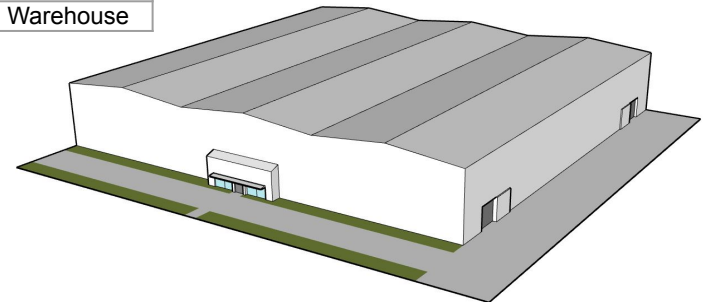
Midrise Production Complex

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

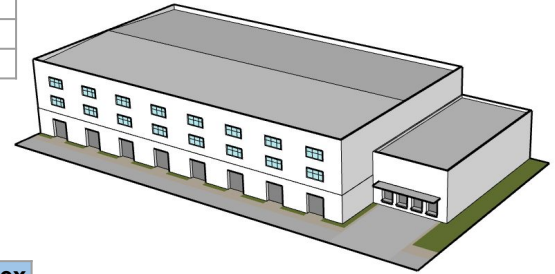
Example Subarea:

- PMVDR 85 (Culver Blvd and McConnell Ave)

Form and Frontage options:

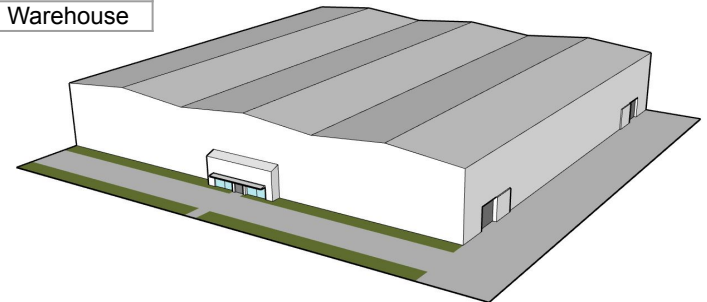
Midrise Production Complex

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

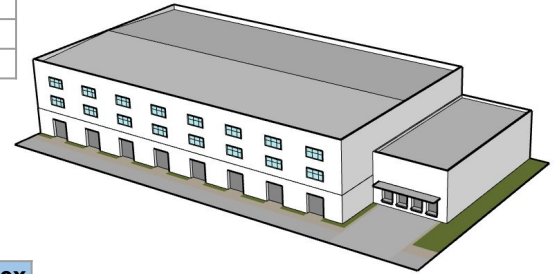
Example Subarea:

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

Form and Frontage options:

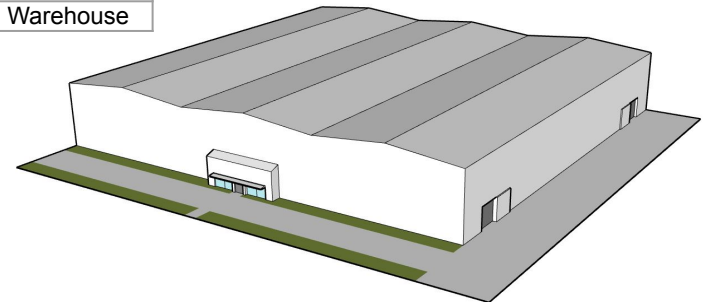
Midrise Production Complex

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

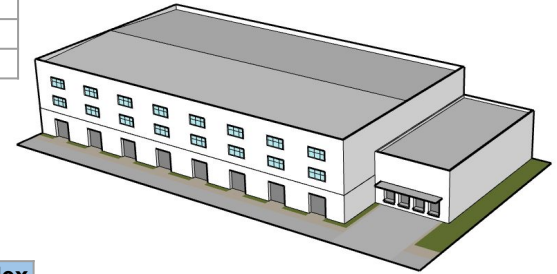
- Retail and Dining permitted only in conjunction with a manufacturing use
- Automotive services require a CUP within 200' of residential
- Self-storage permitted only in conjunction with another use, limits on over-concentration

Example Subarea

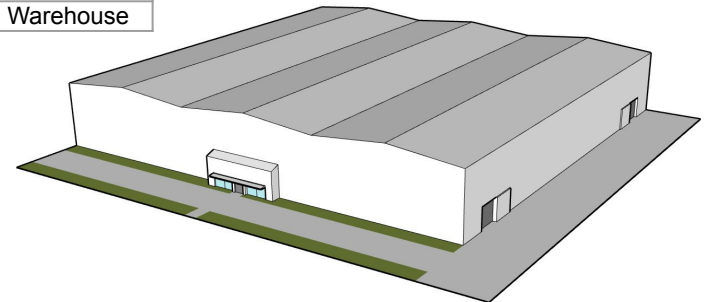
- WLA 47 & 48 (Cotner/Pontius/Santa Monica/Olympic)
- WPDR 33 - 35 (LAX subareas)

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

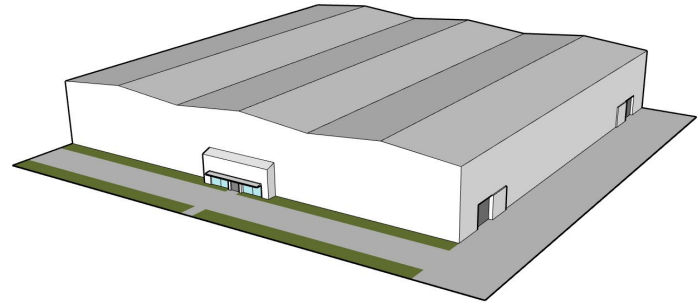
- Automotive services require a CUP within 200' of residential
- Heavy Industrial uses require a CUP within 500' to 1,000' of residential, depending on specific use

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

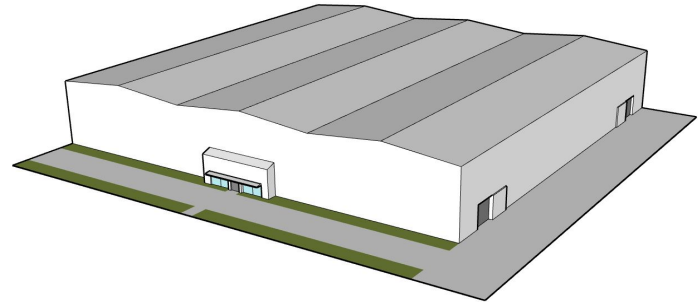
- Retail and Dining permitted only in conjunction with a manufacturing use
- Automotive services require a CUP within 200' of residential
- Heavy Industrial uses require a CUP within 500' to 1,000' of residential, depending on specific use

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



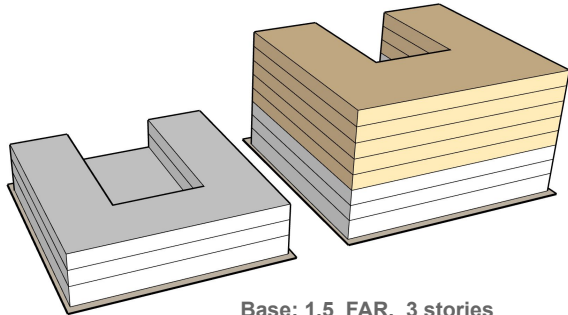
Non-residential Community Benefits

Target uses

- Office
- Public Storage

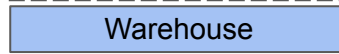
Community benefits

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

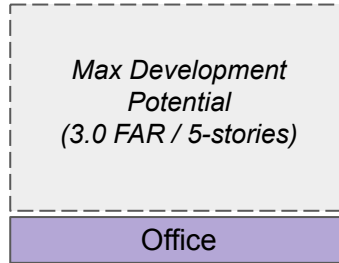


Base: 1.5 FAR, 3 stories
 Bonus: 5.0 FAR, 8 stories

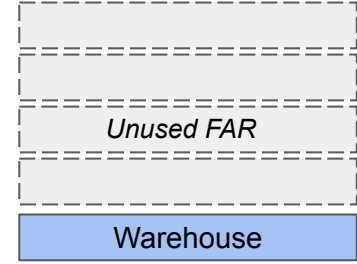
Max Development Potential
 (0.5 FAR / 1-story)



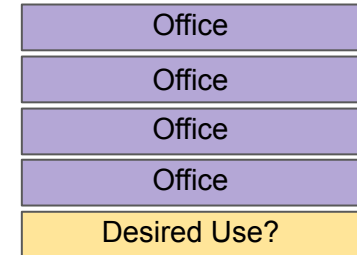
Base: 1.5 FAR / 3-stories



Base: 1.5 FAR / 3-stories

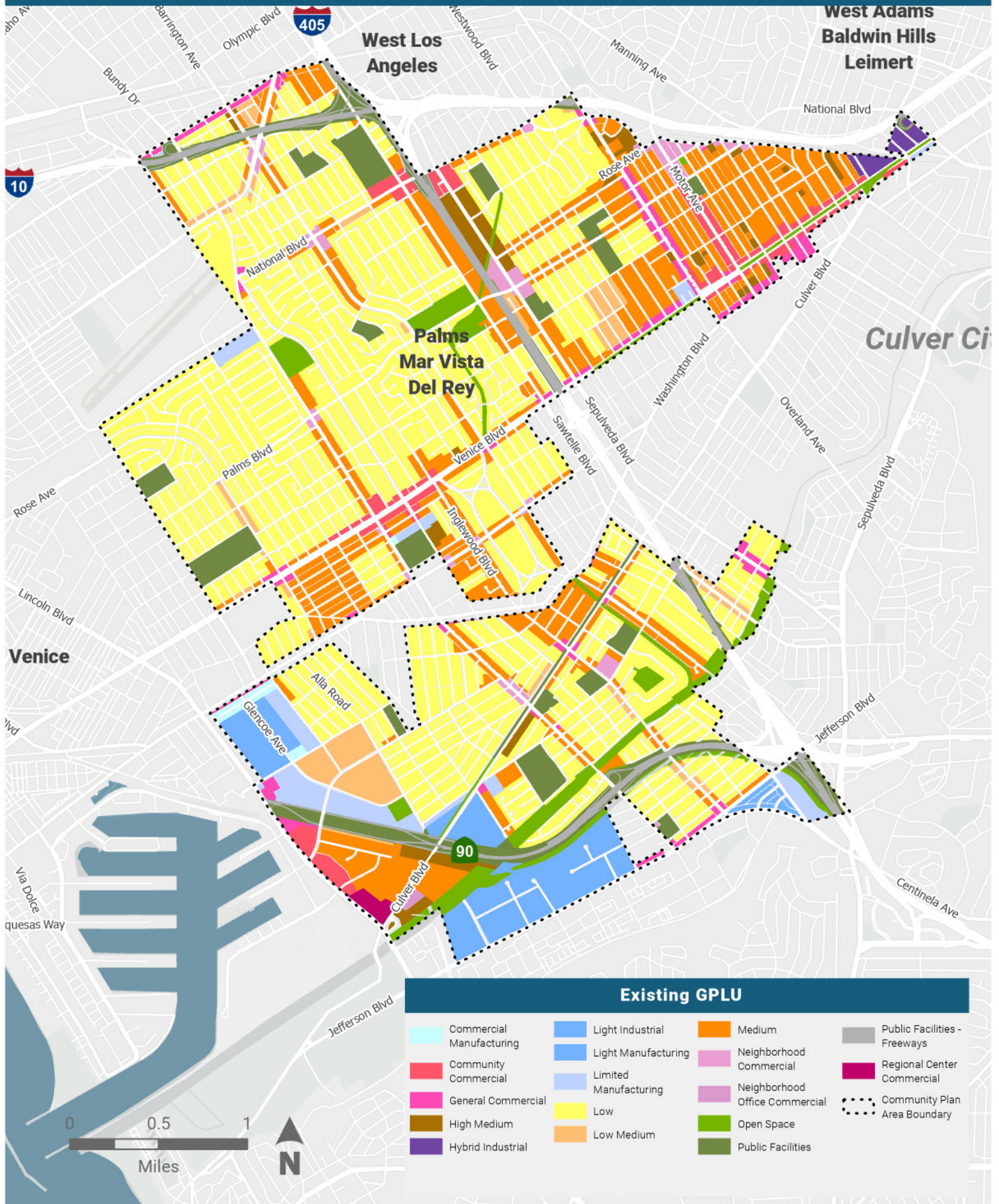


Bonus: 3.0 FAR / 5-stories



Bonus: 3.0 FAR / 5-stories

Palms - Mar Vista - Del Rey

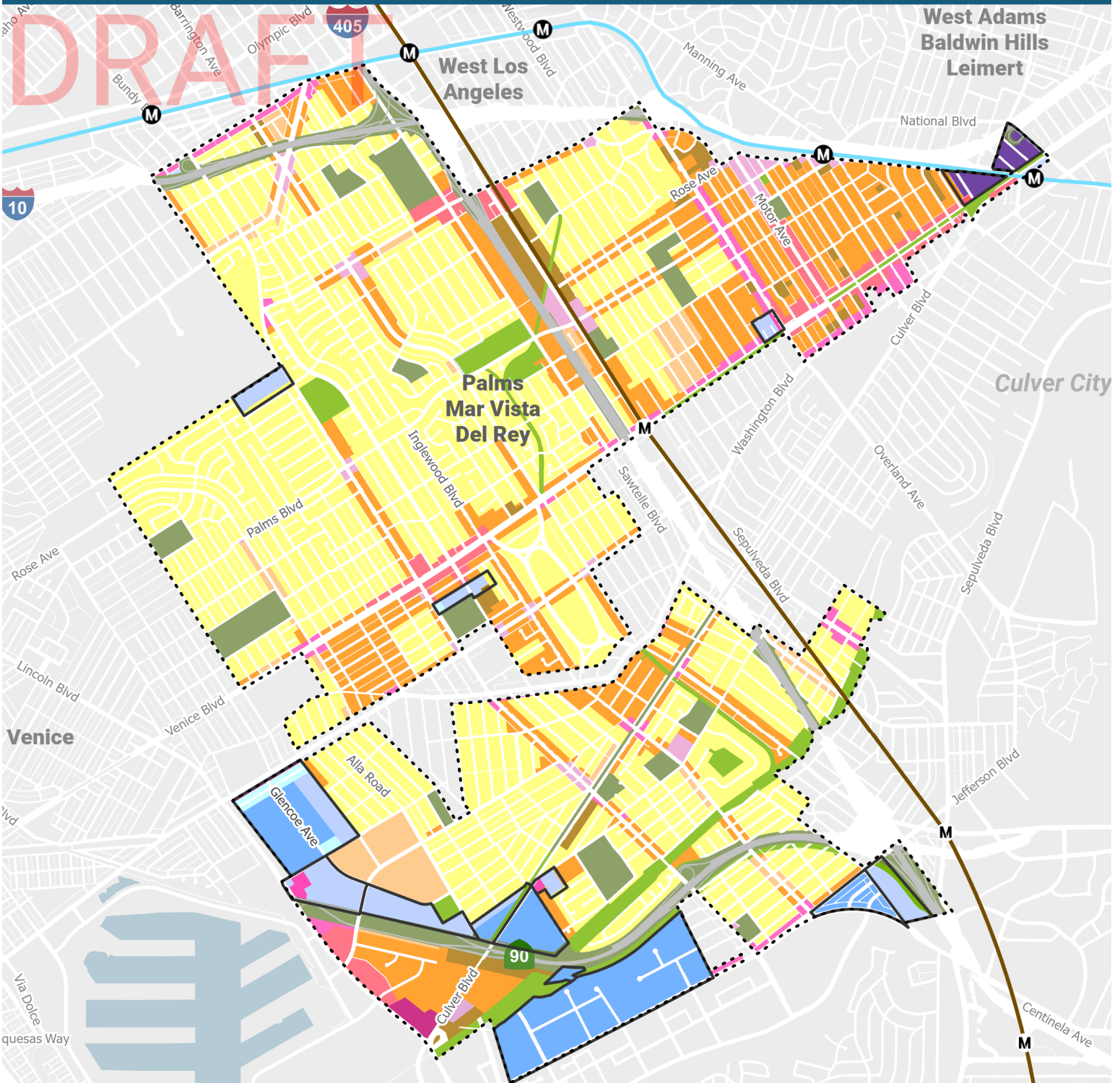


Existing GPLU

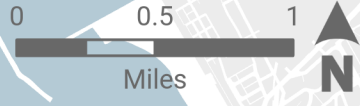
- | | | | |
|--------------------------|-----------------------|--------------------------------|------------------------------|
| Commercial Manufacturing | Light Industrial | Medium | Public Facilities - Freeways |
| Community Commercial | Light Manufacturing | Neighborhood Commercial | Regional Center Commercial |
| General Commercial | Limited Manufacturing | Neighborhood Office Commercial | Community Plan Area Boundary |
| High Medium | Low | Open Space | |
| Hybrid Industrial | Low Medium | Public Facilities | |



Palms - Mar Vista - Del Rey



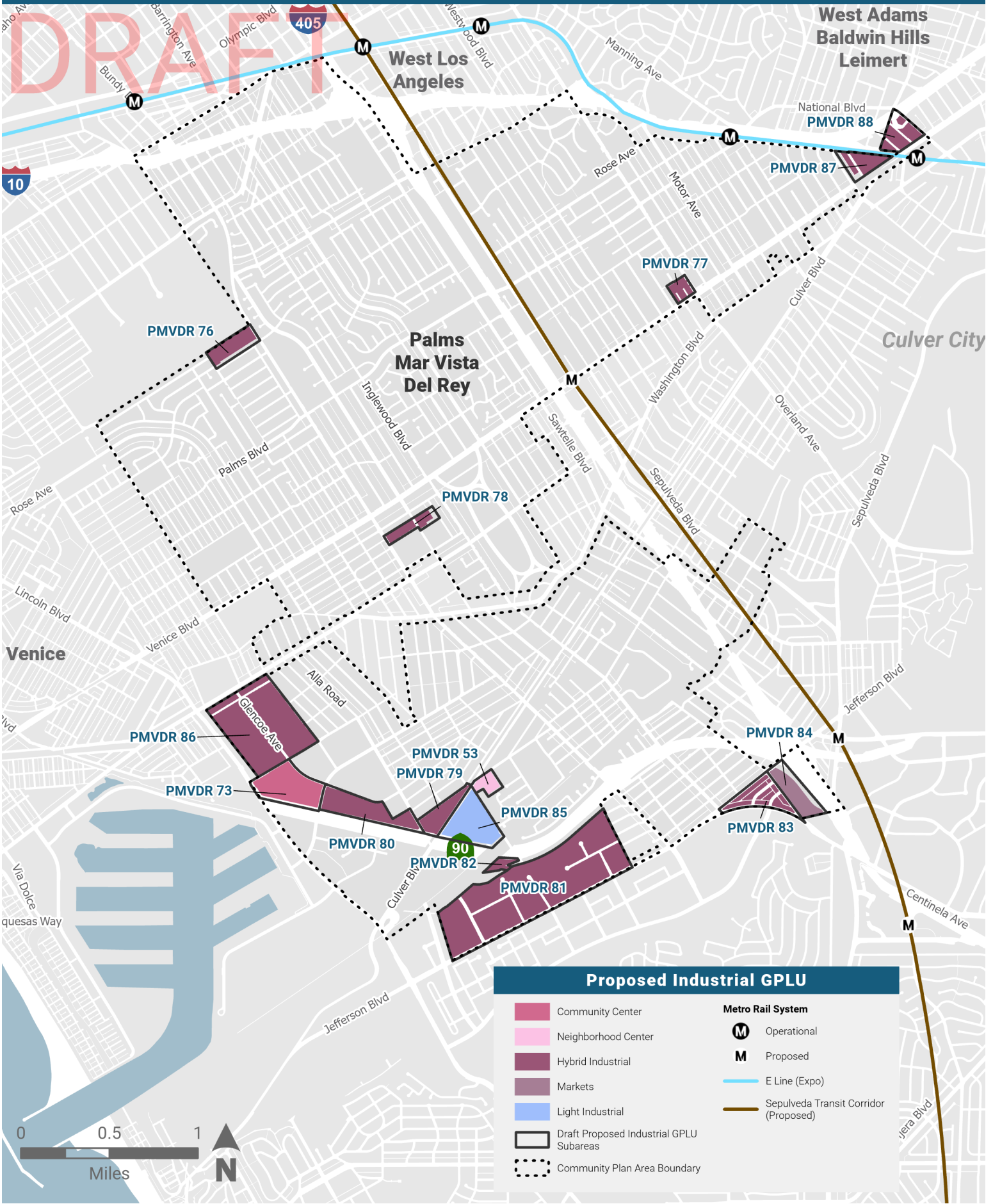
Existing GPLU			
	Commercial Manufacturing		Light Manufacturing
	Community Commercial		Limited Manufacturing
	General Commercial		Low
	High Medium		Low Medium
	Hybrid Industrial		Medium
	Light Industrial		Neighborhood Commercial
	Neighborhood Office Commercial		Open Space
	Public Facilities		Public Facilities - Freeways
	Regional Center Commercial		Draft Proposed Industrial GPLU Subareas
	Community Plan Area Boundary	Metro Rail System	
	Operational		E Line (Expo)
	Proposed		Sepulveda Transit Corridor (Proposed)



Palms - Mar Vista - Del Rey



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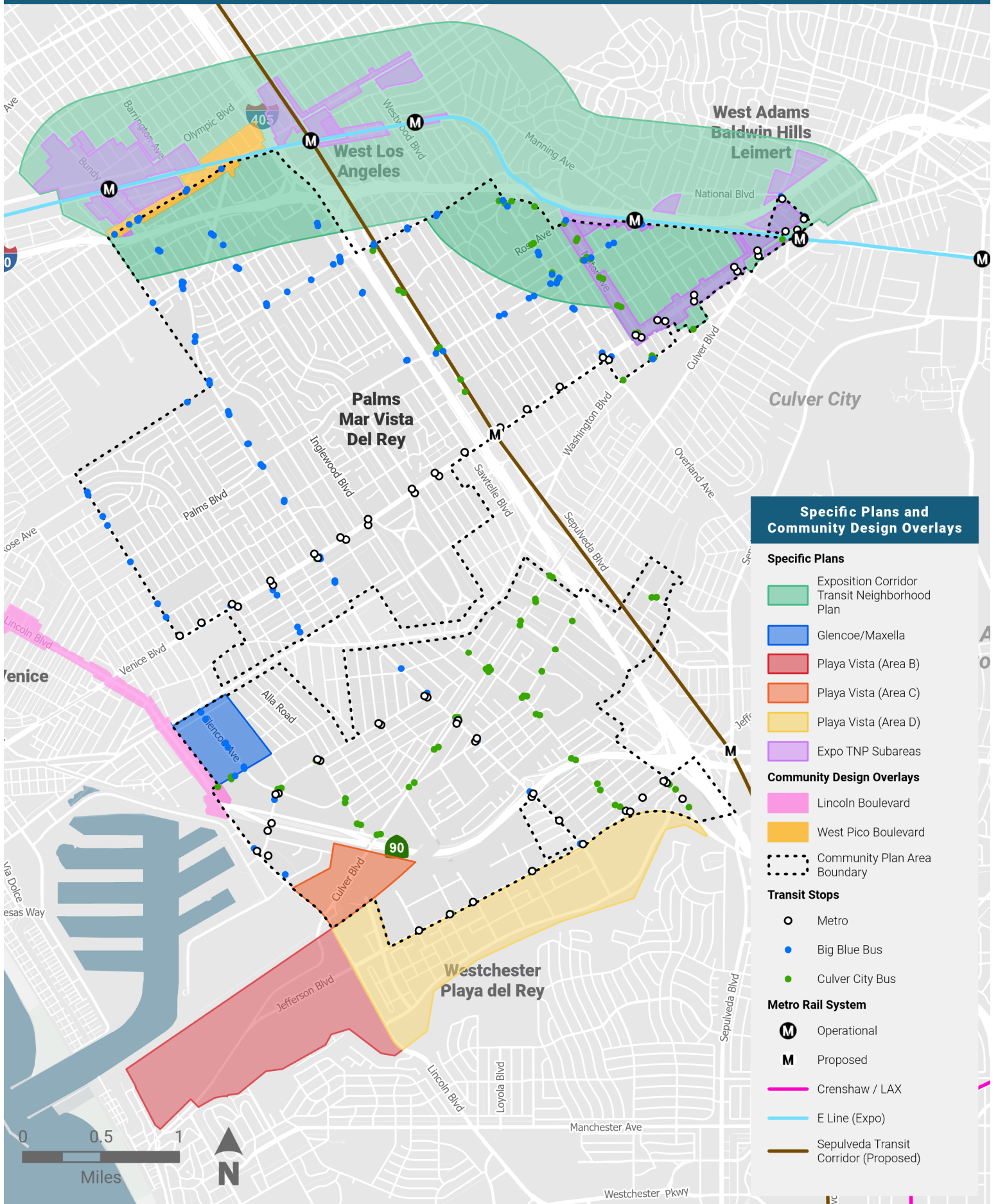


Proposed Industrial GPU

- Community Center
- Neighborhood Center
- Hybrid Industrial
- Markets
- Light Industrial
- Draft Proposed Industrial GPU Subareas
- Community Plan Area Boundary

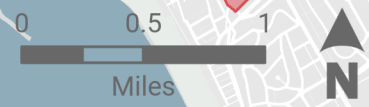
- ### Metro Rail System
- Operational
 - Proposed
 - E Line (Expo)
 - Sepulveda Transit Corridor (Proposed)

Palms - Mar Vista - Del Rey



Specific Plans and Community Design Overlays

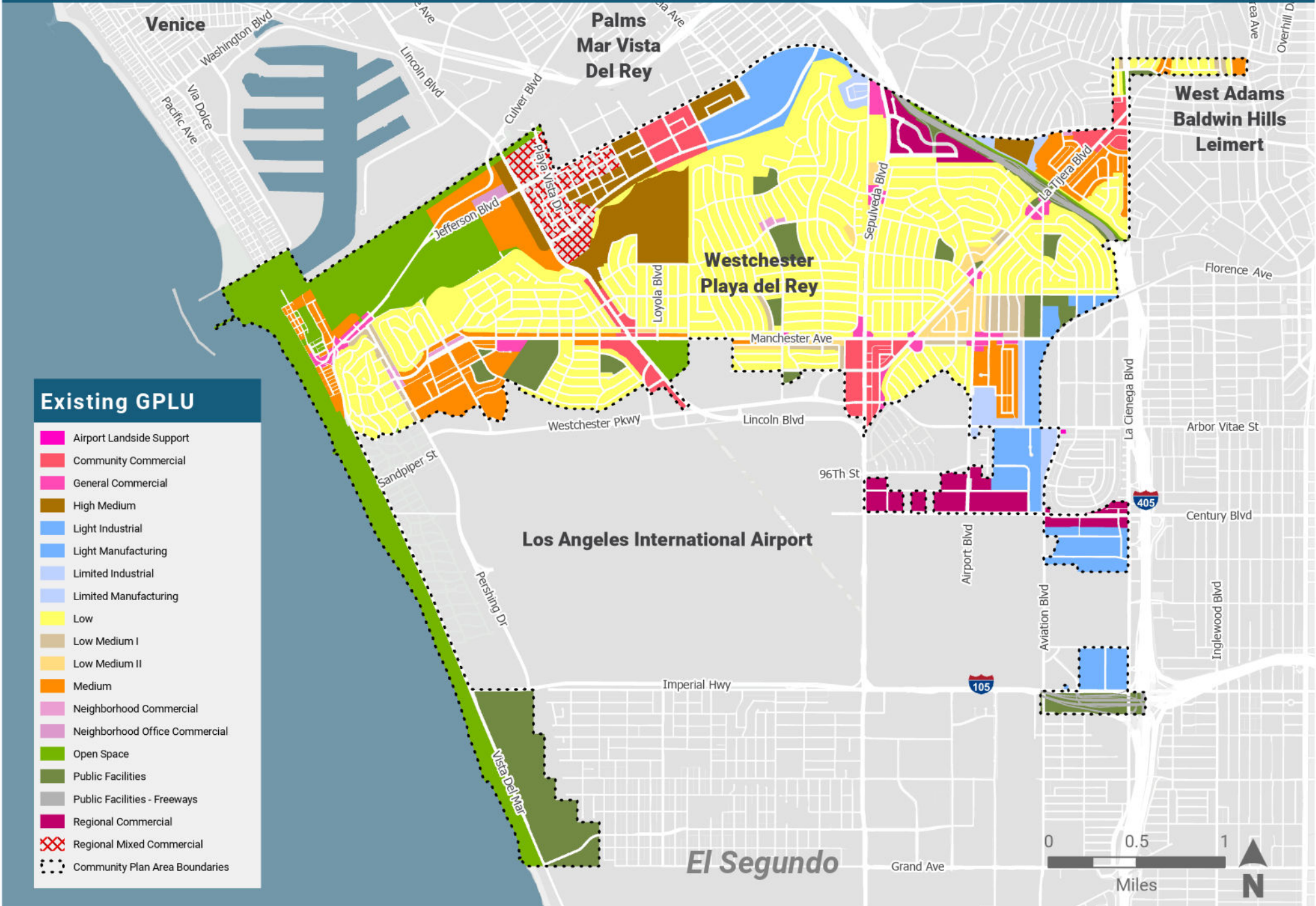
- Specific Plans**
- Exposition Corridor
 - Transit Neighborhood Plan
 - Glencoe/Maxella
 - Playa Vista (Area B)
 - Playa Vista (Area C)
 - Playa Vista (Area D)
 - Expo TNP Subareas
- Community Design Overlays**
- Lincoln Boulevard
 - West Pico Boulevard
 - Community Plan Area Boundary
- Transit Stops**
- Metro
 - Big Blue Bus
 - Culver City Bus
- Metro Rail System**
- Operational
 - Proposed
 - Crenshaw / LAX
 - E Line (Expo)
 - Sepulveda Transit Corridor (Proposed)



PALMS- MAR VISTA-DEL REY Proposed Draft General Plan Land Uses (GPLU)

Proposed GPLU & Subareas	Proposed Density Base	Proposed Height Base (Stories/Feet)	Proposed Height Bonus (Stories/Feet)	Proposed FAR Base (Floor Area Ratio)	Proposed FAR Bonus (Floor Area Ratio)
Neighborhood Center					
PMVDR 53	8	3	5	1.5	3.0
Community Center					
PMVDR 73	4	6	8	3.5	5.0
Hybrid Industrial					
PMVDR 81	4	Unlimited	Unlimited	3.5	6.0
PMVDR 77, 79, 80, 83	8	Unlimited	Unlimited	1.5	3.0
PMVDR 76, 78	8	3	5	1.5	3.0
PMVDR 82	12	3	5	1.5	3.0
Markets					
PMVDR 84	8	Unlimited	Unlimited	1.5	3.0
Light Industrial					
PMVDR 85	Not allowed	Unlimited	Unlimited	1.5	3.0
Specific Plans: Exposition TNP & Glencoe Maxella					
Hybrid Industrial					
PMVDR 87, 88 (Exposition TNP Specific Plan)	4	Unlimited	Unlimited	3.5	5.0
PMVDR 86 (Glencoe/Maxella Specific Plan)	8	3	5	1.5	3.0

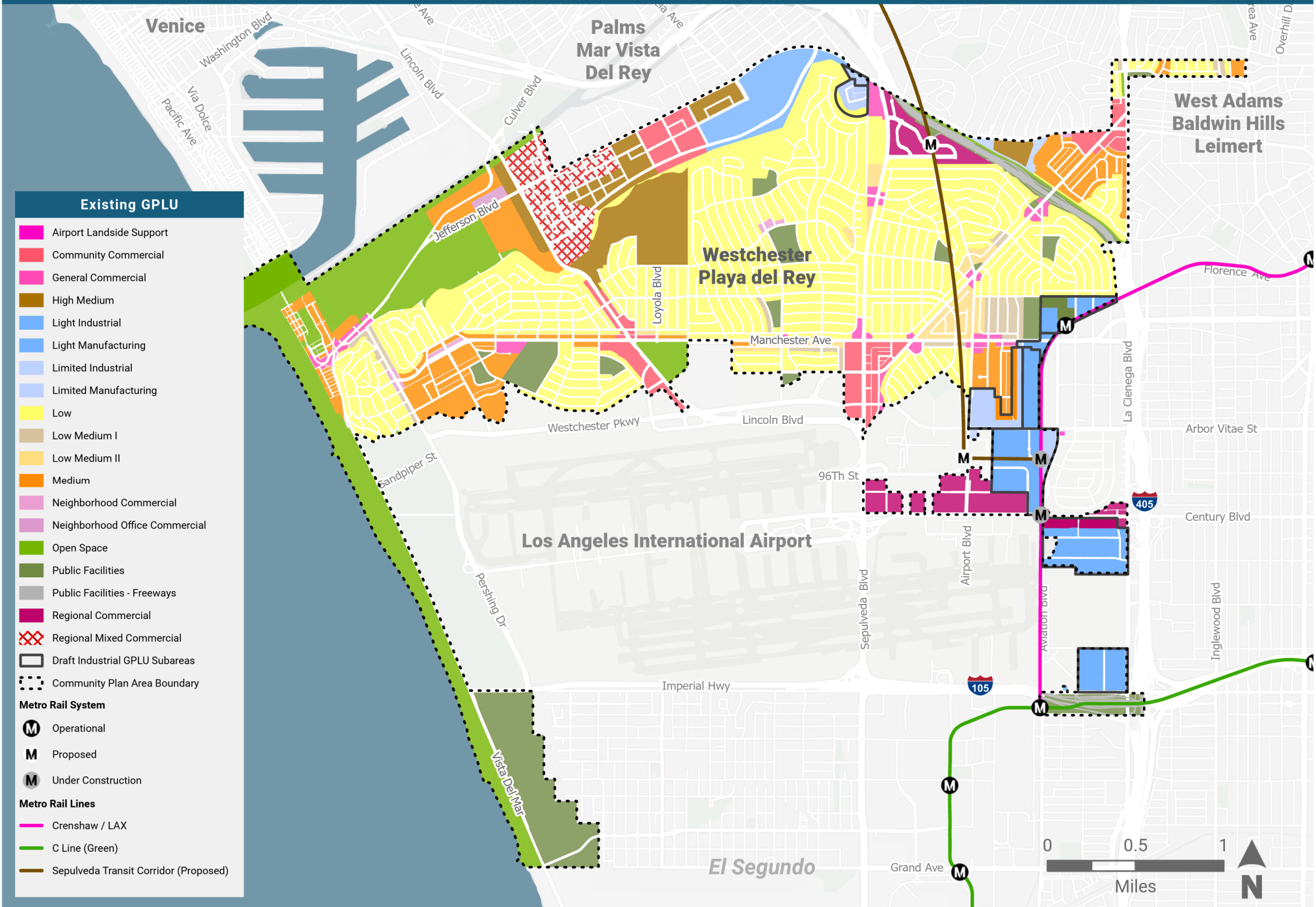
Westchester - Playa Del Rey



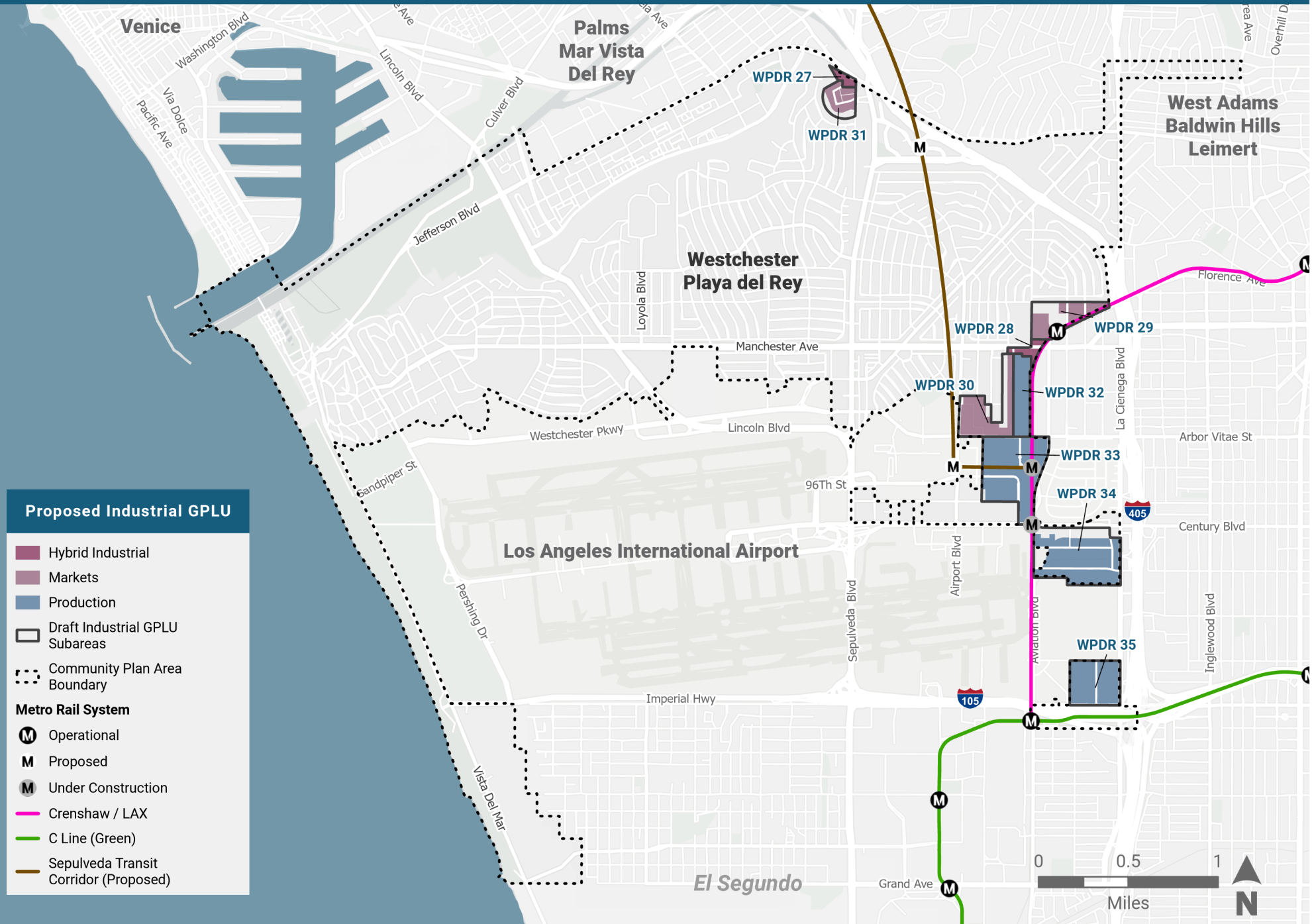
Existing GPLU

- Airport Landside Support
- Community Commercial
- General Commercial
- High Medium
- Light Industrial
- Light Manufacturing
- Limited Industrial
- Limited Manufacturing
- Low
- Low Medium I
- Low Medium II
- Medium
- Neighborhood Commercial
- Neighborhood Office Commercial
- Open Space
- Public Facilities
- Public Facilities - Freeways
- Regional Commercial
- Regional Mixed Commercial
- Community Plan Area Boundaries

Westchester - Playa Del Rey



Westchester - Playa Del Rey



Westchester - Playa Del Rey



Specific Plans

Specific Plans

- Coastal Bluffs
- Del Rey Lagoon
- Loyola Marymount University
- Playa Vista (Area B)
- Playa Vista (Area D)

Community Design Overlays

- Downtown Westchester
- Loyola Village
- Century Blvd Streetscape Plan

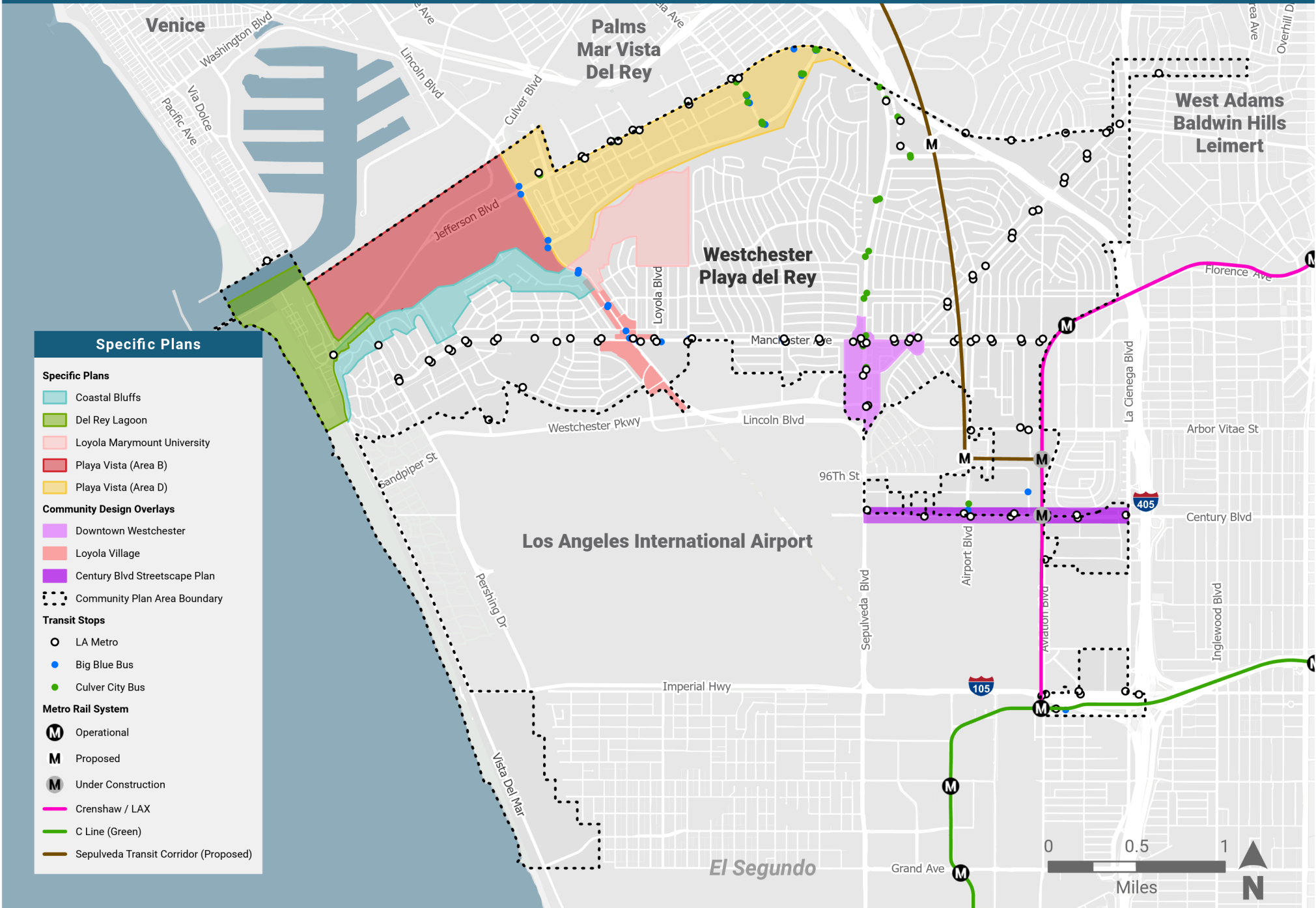
Community Plan Area Boundary

Transit Stops

- LA Metro
- Big Blue Bus
- Culver City Bus

Metro Rail System

- M Operational
- M Proposed
- M Under Construction
- Crenshaw / LAX
- C Line (Green)
- Sepulveda Transit Corridor (Proposed)

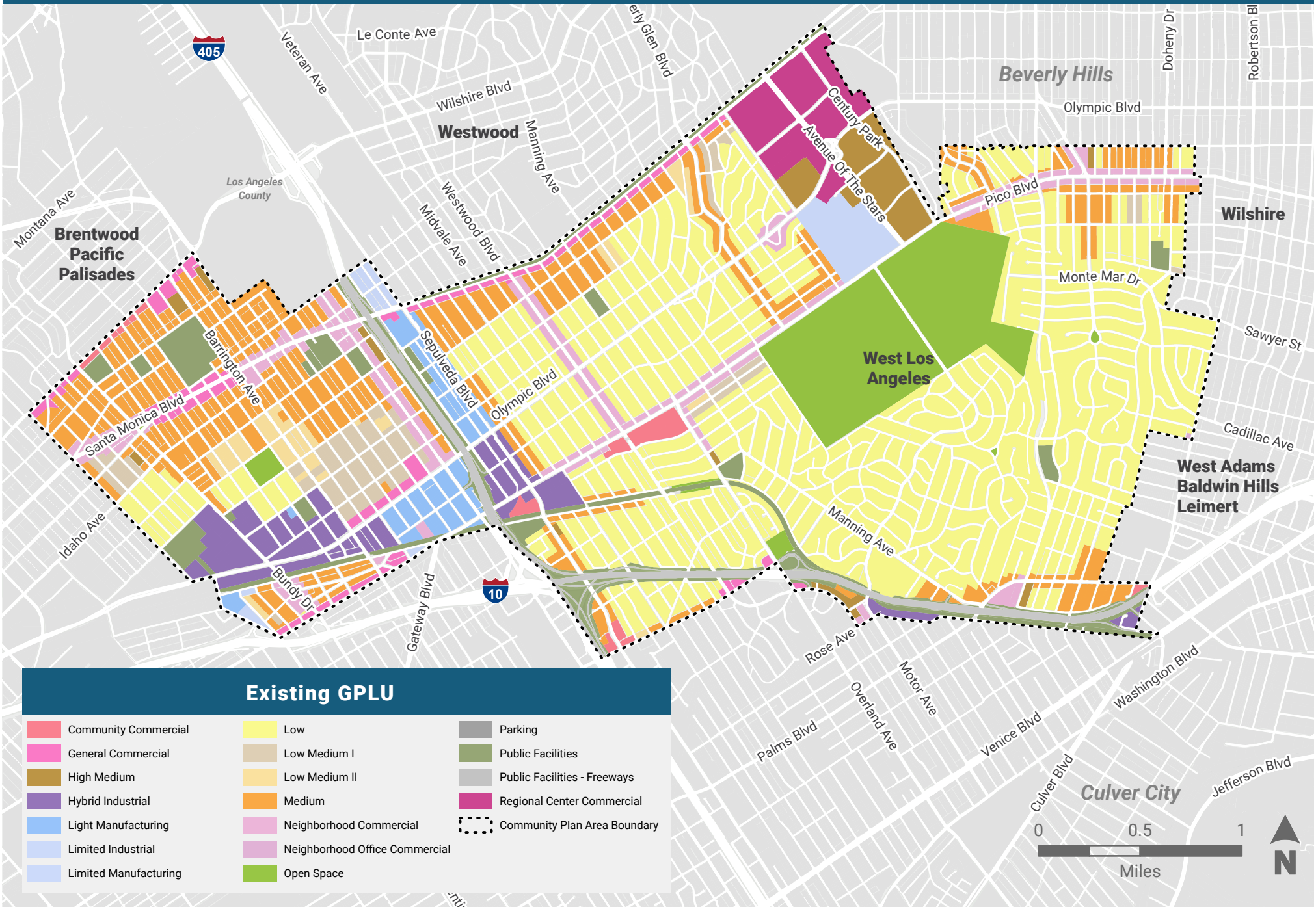


WESTCHESTER-PLAYA DEL REY Proposed Draft General Plan Land Uses (GPLU)

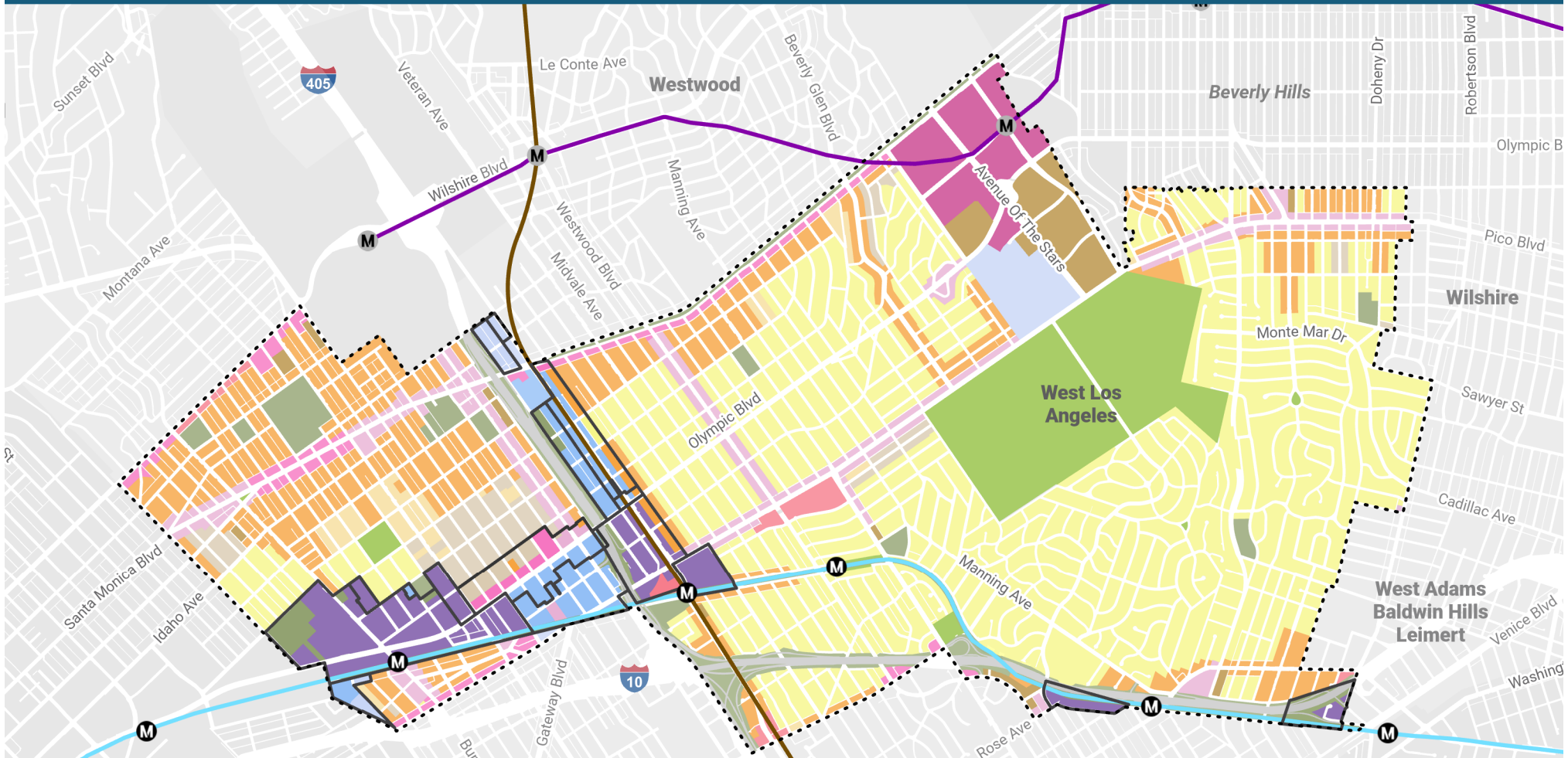
Proposed GPLU & Subareas	Proposed Density Base	Proposed Height Base (Stories/Feet)	Proposed Height Bonus (Stories/Feet)	Proposed FAR Base (Floor Area Ratio)	Proposed FAR Bonus (Floor Area Ratio)
Hybrid Industrial					
WPDR 27, 28	4	Unlimited	Unlimited	3.5	5.0
Markets					
WPDR 29, 30, 31	8	Unlimited	Unlimited	1.5	3.0
Production					
WPDR 32, 33, 34, 35	Not allowed	Unlimited	Unlimited	1.5	3.0

DRAFT

West Los Angeles



West Los Angeles

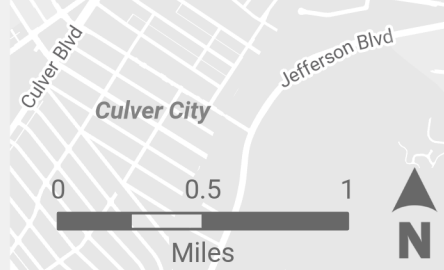


Existing GPLU

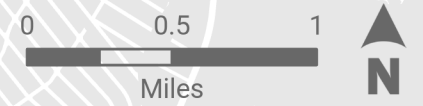
Community Commercial	Low	Parking
General Commercial	Low Medium I	Public Facilities
High Medium	Low Medium II	Public Facilities - Freeways
Hybrid Industrial	Medium	Regional Center Commercial
Light Manufacturing	Neighborhood Commercial	Draft Industrial GPLU Subareas
Limited Industrial	Neighborhood Office Commercial	Community Plan Area Boundary
Limited Manufacturing	Open Space	

Metro Rail System

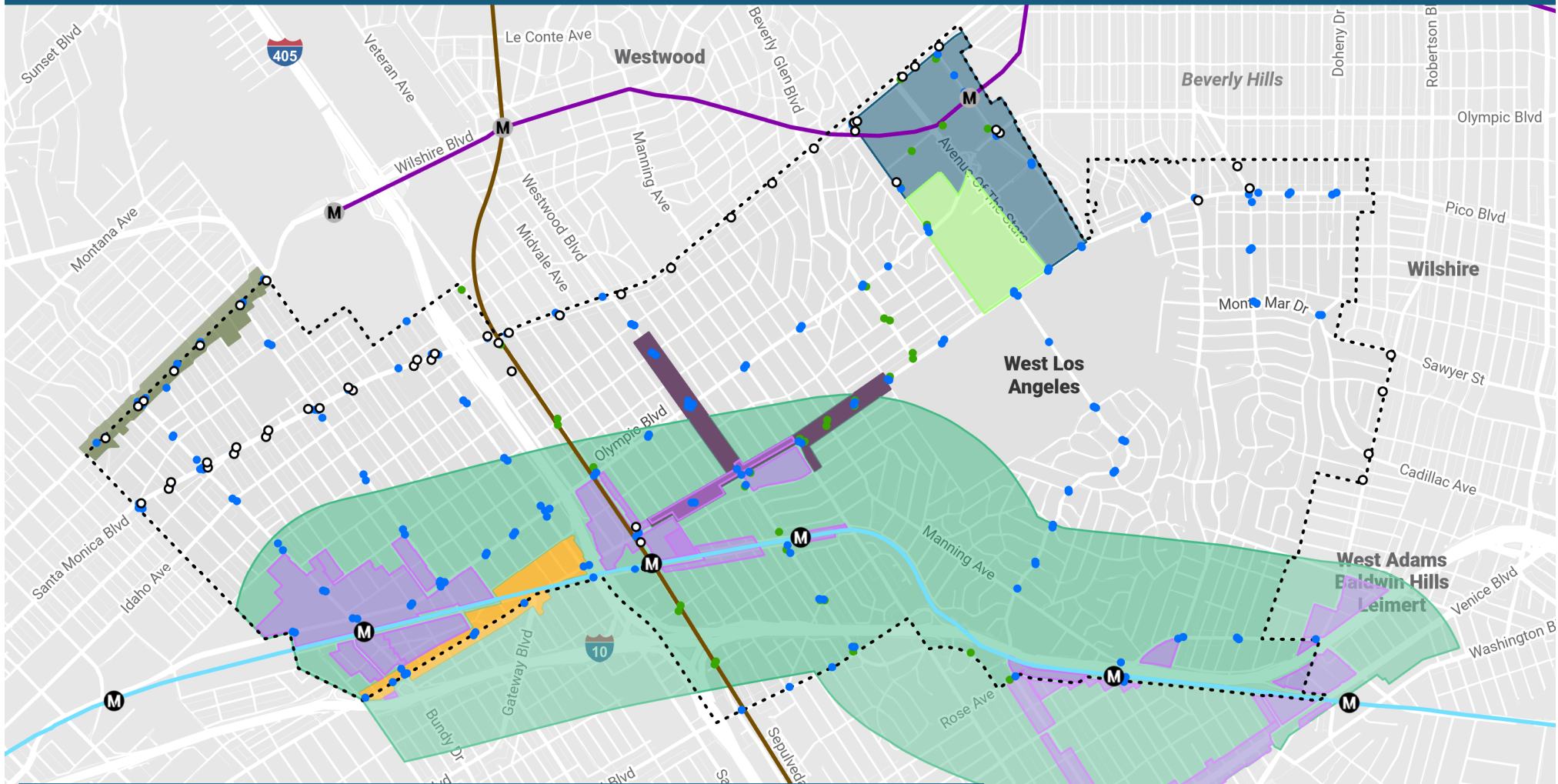
Operational
Proposed
Under Construction
E Line (Expo)
D Line (Purple)
Sepulveda Transit Corridor (Proposed)



West Los Angeles



West Los Angeles



Specific Plans and Community Design Overlay Districts

Specific Plans

- Century City North
- Century City South
- Exposition Corridor Transit Neighborhood Plan
- Expo TNP Subareas

Community Design Overlays

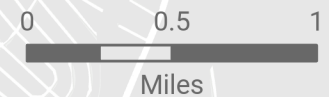
- West Pico Boulevard
- West Wilshire Boulevard
- Westwood - Pico Neighborhood Oriented District

Transit Stops

- Metro
- Big Blue Bus
- Culver City Bus

Metro Rail System

- M Operational
- M Proposed
- M Under Construction
- E Line (Expo)
- D Line (Purple)
- Sepulveda Transit Corridor (Proposed)

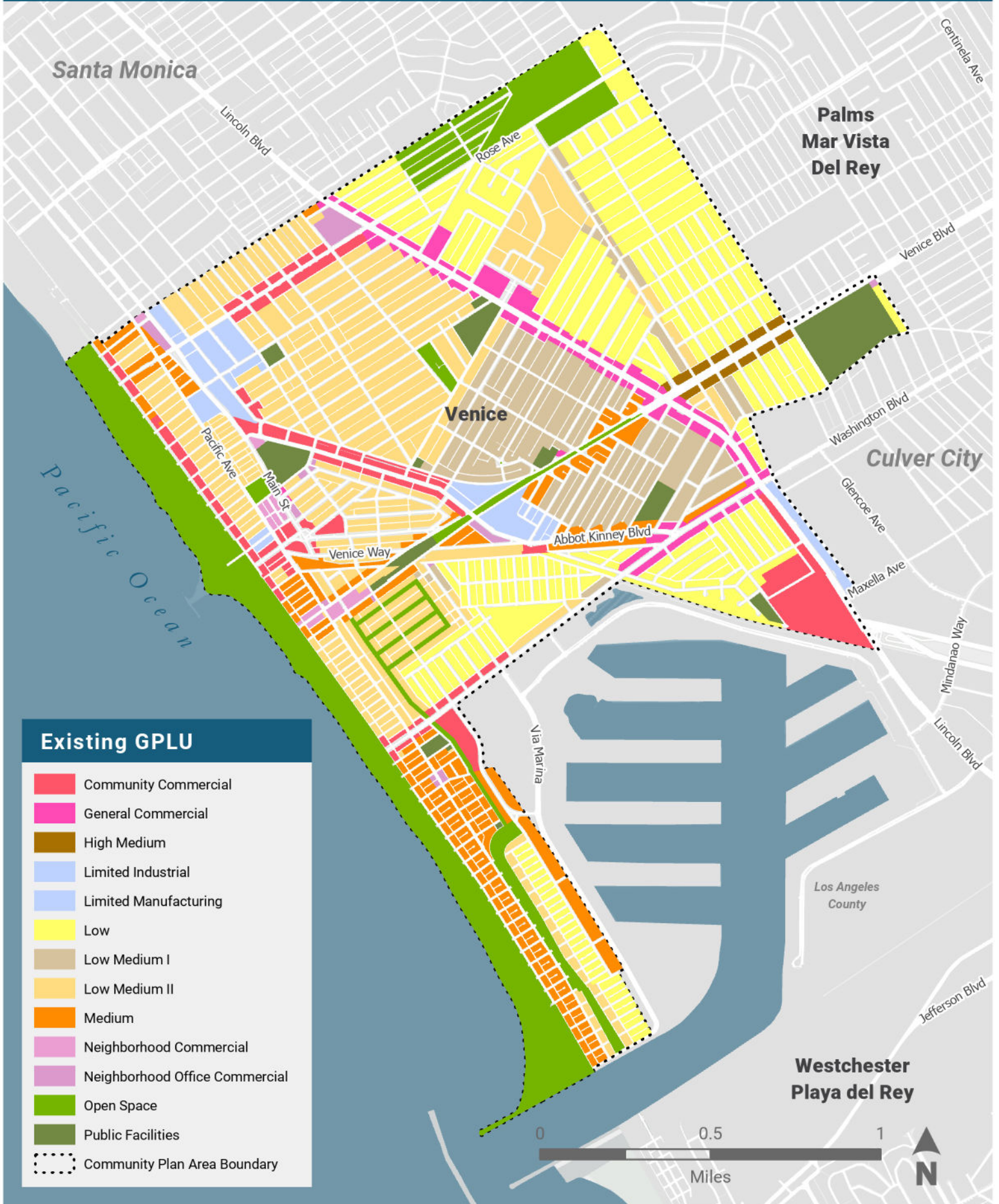


WEST LOS ANGELES Proposed Draft General Plan Land Uses (GPLU)

Proposed GPLU & Subareas	Proposed Density Base	Proposed Height Base (Stories/Feet)	Proposed Height Bonus (Stories/Feet)	Proposed FAR Base (Floor Area Ratio)	Proposed FAR Bonus (Floor Area Ratio)
Community Center					
WLA: 44, 53, 54	4	Unlimited	Unlimited	3.5	5
Light Industrial					
WLA: 47,48	Not allowed	Unlimited	Unlimited	1.5	3
Hybrid Industrial					
WLA: 49, 50, 51, 52	4	Unlimited	Unlimited	3.5	5
Specific Plans: Exposition TNP					
Hybrid Industrial					
WLA 55, 56, 57, 59, 60, 63, 64	4	Unlimited	Unlimited	3.5	5

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Venice



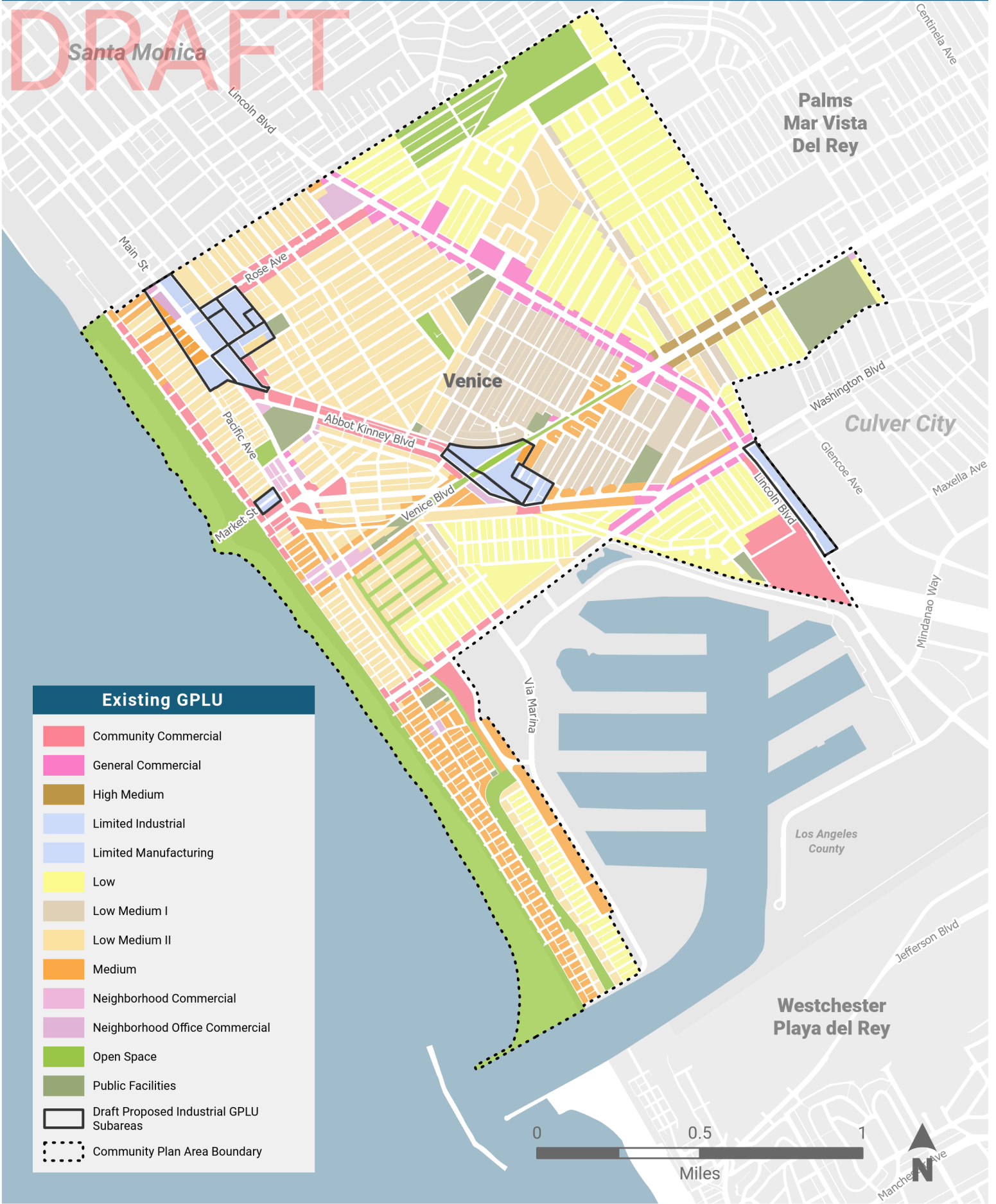
Existing GPLU

- Community Commercial
- General Commercial
- High Medium
- Limited Industrial
- Limited Manufacturing
- Low
- Low Medium I
- Low Medium II
- Medium
- Neighborhood Commercial
- Neighborhood Office Commercial
- Open Space
- Public Facilities
- Community Plan Area Boundary

Venice

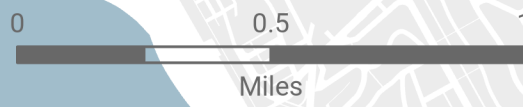


DRAFT



Existing GPLU

- Community Commercial
- General Commercial
- High Medium
- Limited Industrial
- Limited Manufacturing
- Low
- Low Medium I
- Low Medium II
- Medium
- Neighborhood Commercial
- Neighborhood Office Commercial
- Open Space
- Public Facilities
- Draft Proposed Industrial GPLU Subareas
- Community Plan Area Boundary



Venice



DRAFT

Santa Monica

Palms
Mar Vista
Del Rey

Venice

Culver City

VEN 38

VEN 31

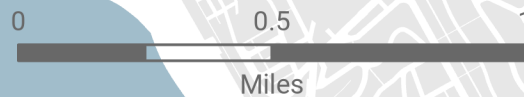
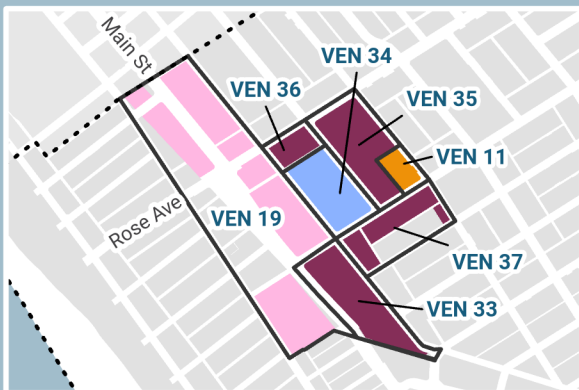
VEN 32

VEN 29

VEN 30

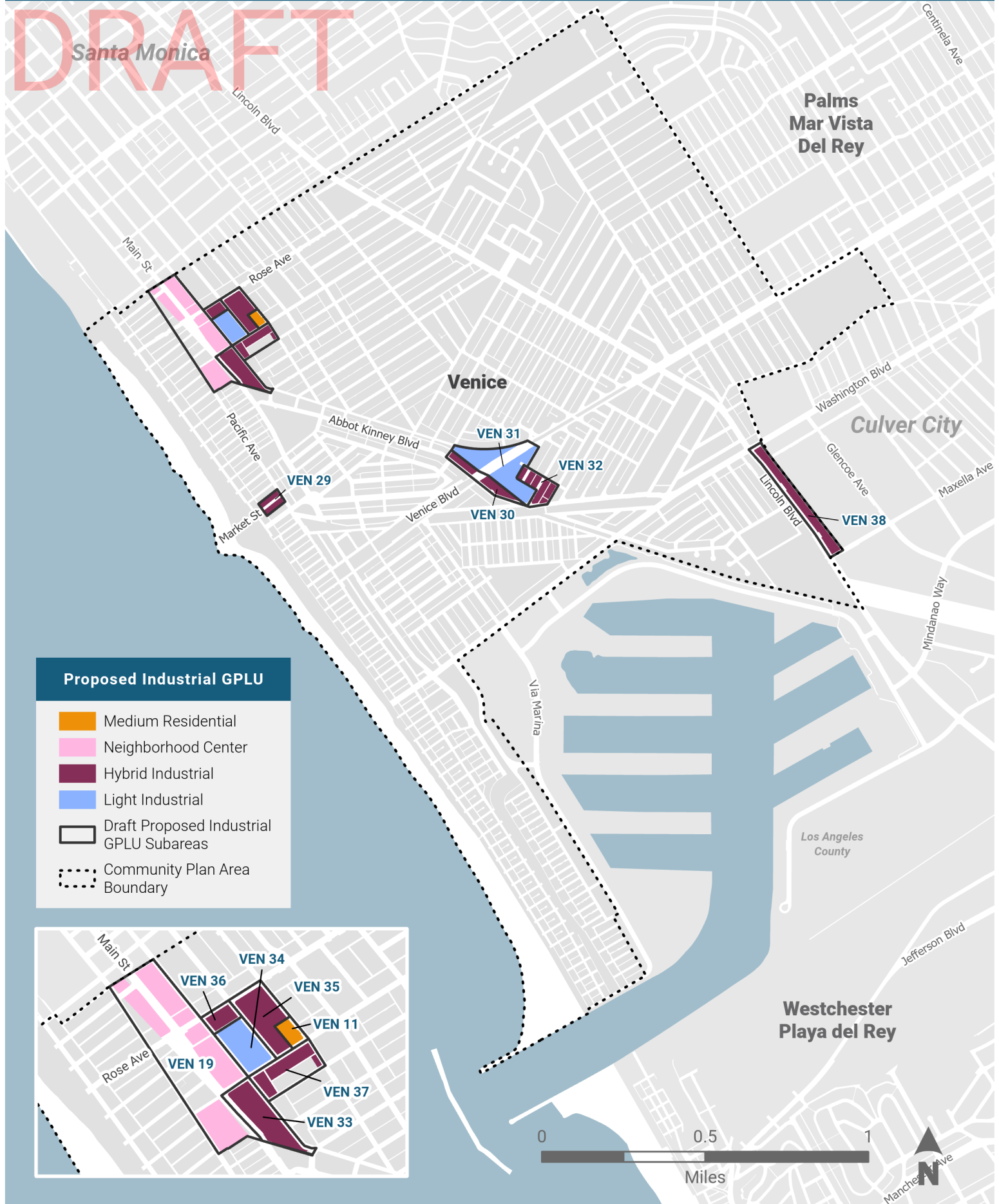
Proposed Industrial GPU

- Medium Residential
- Neighborhood Center
- Hybrid Industrial
- Light Industrial
- Draft Proposed Industrial GPU Subareas
- Community Plan Area Boundary

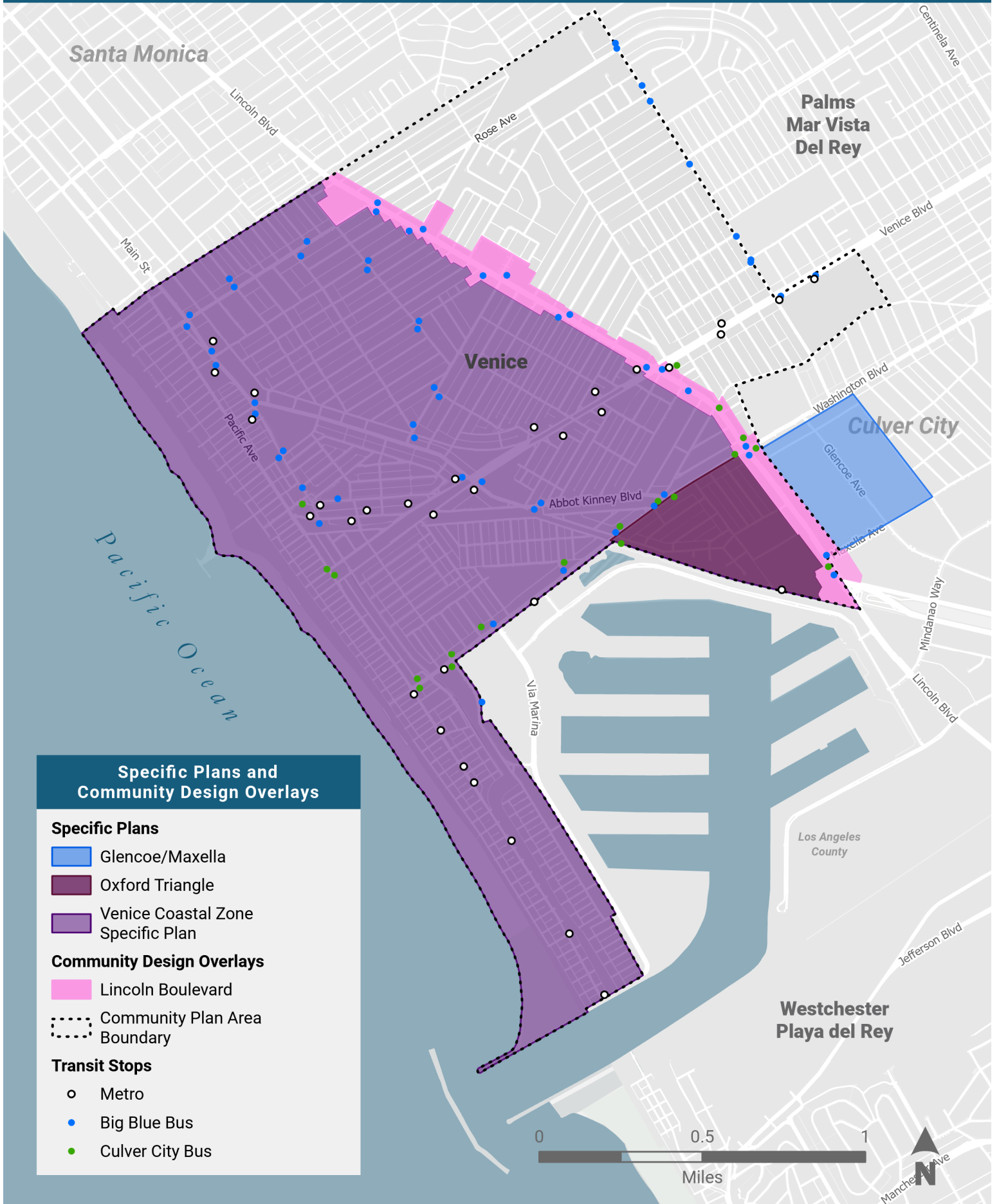


Westchester
Playa del Rey

Los Angeles
County



Venice



Specific Plans and Community Design Overlays

Specific Plans

- Glencoe/Maxella
- Oxford Triangle
- Venice Coastal Zone Specific Plan

Community Design Overlays

- Lincoln Boulevard
- Community Plan Area Boundary

Transit Stops

- Metro
- Big Blue Bus
- Culver City Bus

VENICE Proposed Draft General Plan Land Uses (GPLU)

Proposed GPLU & Subareas	Proposed Density Base	Proposed Height Base (Stories/Feet)	Proposed Height Bonus (Stories/Feet)	Proposed FAR Base (Floor Area Ratio)	Proposed FAR Bonus (Floor Area Ratio)
Medium Residential					
VEN 11	8M	3	4	1.0	1.25
Neighborhood Center					
VEN 19	8	3	5	1.5	3.0
Hybrid Industrial					
VEN 29, 30, 33, 35, 36, 37	8	3	5	1.5	3.0
VEN 32	12	3	5	1.5	3.0
Light Industrial					
VEN 31, 34	Not allowed	3	5	1.5	3.0
Specific Plans: Glencoe Maxella					
Hybrid Industrial					
Ven 38	8	3	5	1.5	3.0



Sesion de trabajo: Sala #6

Facilitator: Sara | Notetaker: Delia | Screen Sharer: EJ

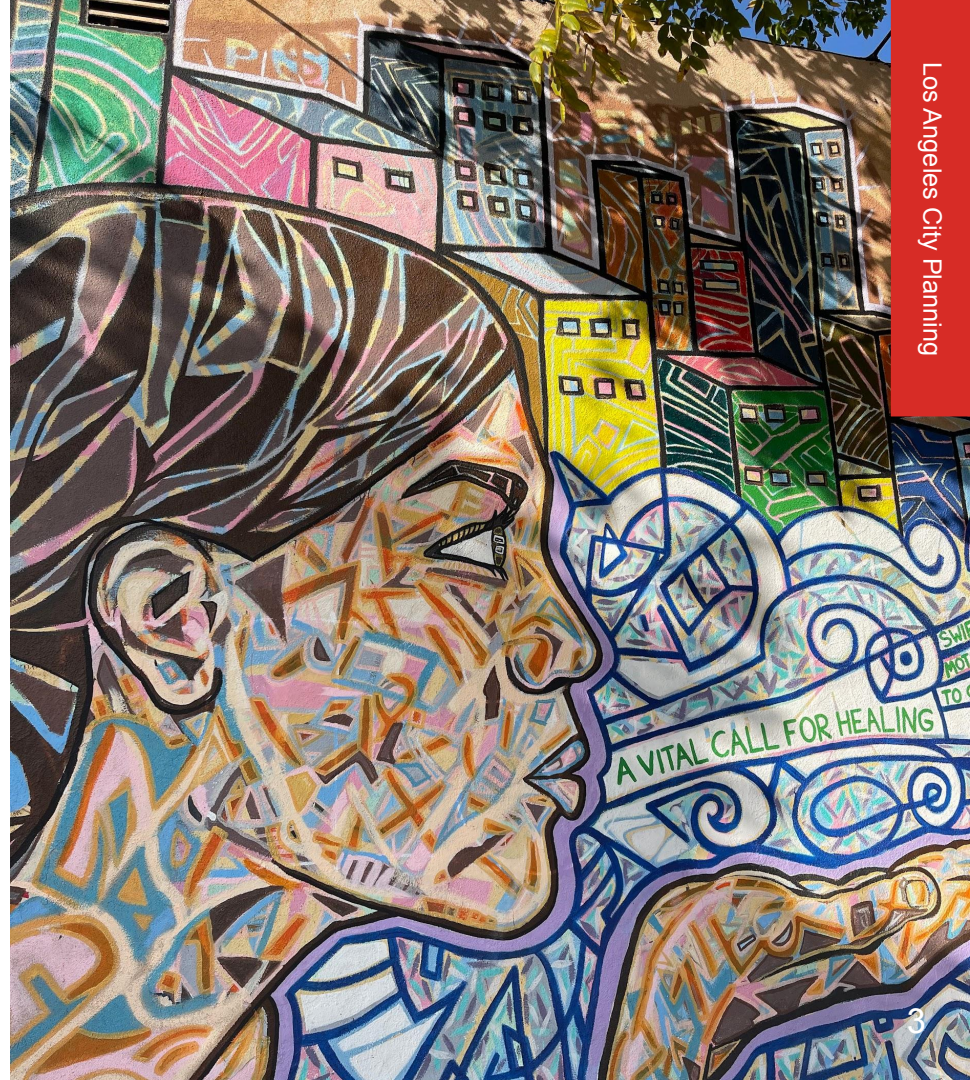
Agenda

- **Políticas del Plan Comunitario**
- **Nuevo Borrador de GPLU Industriales**
 - Designaciones
 - Mapas
 - Tabla de correspondencia
- **Informe al Grupo**



Estructura de informes y comentarios

- Resuma lo más destacado de lo discutido en el pequeño grupo al grupo más grande.
- Centrarse en un área o tema cada vez antes de pasar al siguiente



Documentos de Política

Los Angeles City Planning

PALMS-MAR VISTA-DEL Community Plan

August 2023
DRAFT



Los Angeles City Planning

VENICE Community Plan

August 2023
DRAFT



Los Angeles City Planning

WESTCHESTER-PLAYA D Community Plan

August 2023
DRAFT



Los Angeles City Planning

WEST LOS ANGELES Community Plan

August 2023
DRAFT



Documentos de Política

- **Ejemplo de temas abordados:**

- Diversidad de opciones de vivienda
- Viviendas asequibles
- Viviendas cerca del transporte público
- Desplazamiento
- Corredores comerciales
- Diseño y forma urbana
- Empleo y desarrollo económico
- Recursos culturales e históricos
- Recursos ecológicos y biológicos
- Acceso y opciones de movilidad
- Espacios abiertos, árboles y zonas verdes
- Salud, bienestar y sostenibilidad
- Desarrollo industrial

Documento de Política

- **Metas**
- **Políticas**
- **Programas**

META LU 1

LAS NUEVAS OPORTUNIDADES DE VIVIENDA SE MAXIMIZAN CERCA DEL TRANSPORTE PÚBLICO CON DENSIDADES QUE APOYAN UNA DIVERSIDAD DE PEQUEÑAS EMPRESAS, ESPACIOS PÚBLICOS, UN MAYOR NÚMERO DE USUARIOS DEL TRANSPORTE PÚBLICO Y UNA REDUCCIÓN DE LOS VIAJES EN VEHÍCULO.

LU 3.1 Permitir una mayor escala de desarrollo y densidad alrededor del tránsito existente y futuro para proyectos que proporcionen viviendas de alta calidad que sean asequibles y accesibles a la comunidad circundante.

LU 3.2 Asegurar que una porción significativa de las nuevas viviendas alrededor del transporte público sean asequibles para los hogares de bajos ingresos con el fin de dar alojamiento a los principales usuarios del transporte público de la ciudad.

LU 3.3 Desagregar el coste del aparcamiento del coste de la vivienda y eliminar los requisitos de aparcamiento residencial para permitir flexibilidad y reducir el coste de la vivienda.

LU 3.4 Promover nuevas viviendas en proyectos de uso mixto a lo largo de los corredores principales que cuenten la infraestructura de transporte existente, y en áreas orientadas a los peatones.

LU 3.5 Ubicar densidades residenciales más altas cerca de centros comerciales y rutas de tránsito principales, donde las instalaciones de servicios públicos, los servicios públicos y la topografía puedan acomodar este desarrollo.

LU 3.8 Fomentar la colaboración efectiva y la coordinación entre las agencias públicas y las organizaciones comunitarias para identificar las causas del desplazamiento y responder eficientemente con recursos y estrategias.

Documento de Política

- Metas
- Políticas
- **Programas (cap. 5)**

Programa Número	Descripción	Política de referencia	Agencia coordinadora
Uso del suelo y forma urbana: Vivienda y comunidades de vida agradable			
P15	Programa Sin Pérdidas Netas Explorar la creación de un programa de no pérdida neta de vivienda en toda la ciudad para minimizar el desplazamiento de residentes y garantizar que no haya pérdida de viviendas de renta asequible, pactadas o no, incluyendo unidades asequibles de renta estabilizada, en áreas geográficas de Distritos Orientados al Tránsito (TOD). Esto puede lograrse mediante la protección de las viviendas asequibles existentes, acordadas o no, o la producción de nuevas viviendas asequibles.	LU 8.3	LAHD Departamento de Vivienda de Los Ángeles

DOCUMENTO DE POLÍTICA DEL PLAN COMUNITARIO

¿Qué otros temas/asuntos debería contemplarse en el Documento Político?

¿Hay alguna nueva política que le gustaría proponer?

¿Alguna otra consideración?

DESIGNACIONES PARA USO DE SUELO INDUSTRIAL

HÍBRIDO INDUSTRIAL | HYBRID INDUSTRIAL

Las áreas industriales híbridas preservan la actividad productiva y priorizan los usos de empleo, pero pueden acomodar usos para vivir/trabajar o usos residenciales limitados. La forma del edificio varía de Muy Baja Altura a Media Altura. Los usos incluyen industria ligera, comercial y de oficina, con usos selectivos para vivir/trabajar.

MERCADOS | MARKETS

Los mercados son bulliciosos centros de actividad comercial, cada uno con su propia mini-economía de usos comerciales especializados, incluida la venta al por mayor. La forma de construcción generalmente varía de muy baja altura a poca altura y de altura media a altura moderada. La reutilización adaptativa y la rehabilitación de estructuras y almacenes mantienen el entorno construido y apoyan el desarrollo sostenible. Los usos también incluyen actividades de venta al por menor, viviendas limitadas y movimiento de mercancías.

DESIGNACIONES PARA USO DE SUELO INDUSTRIAL

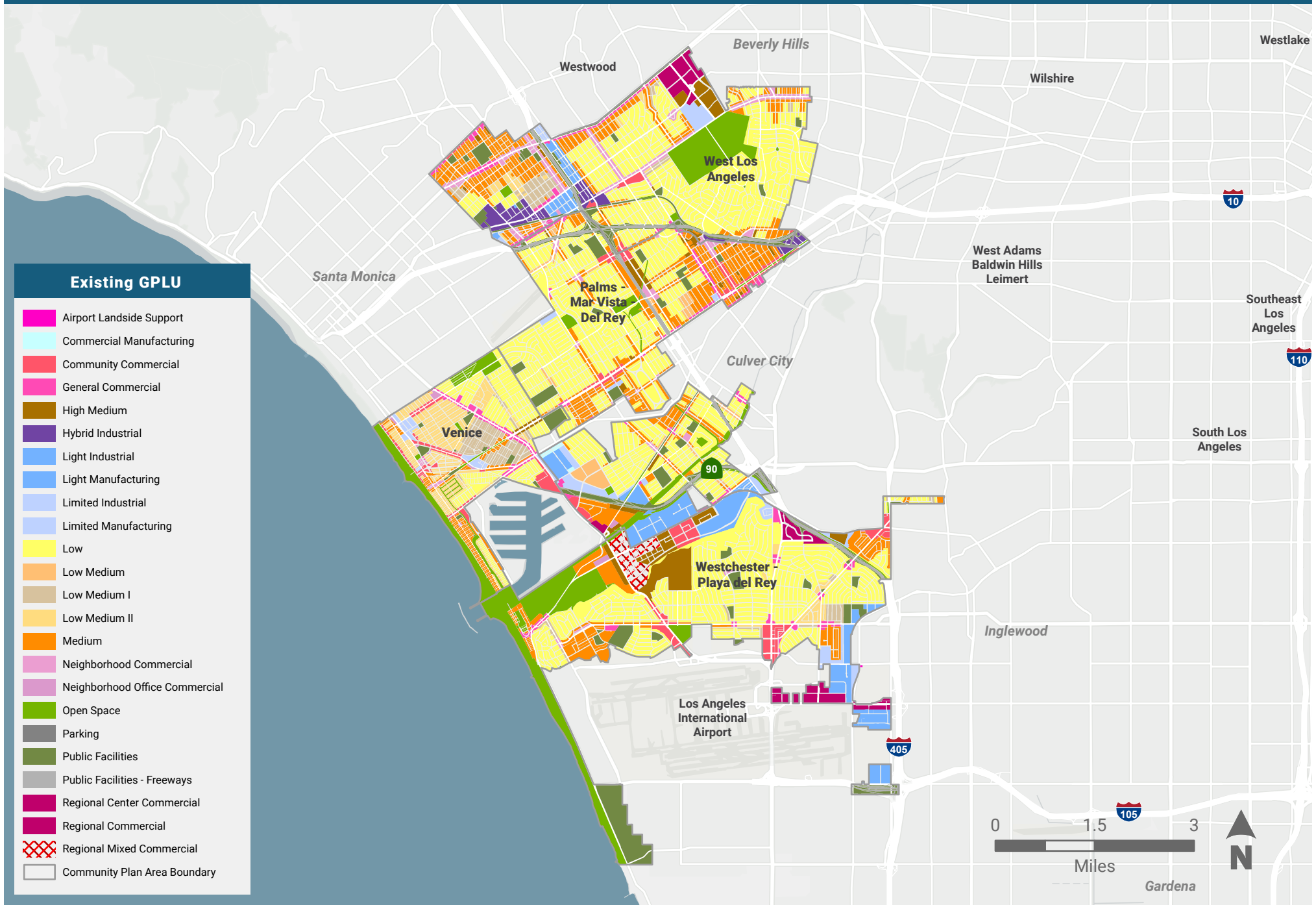
INDUSTRIAL LIVIANO | LIGHT INDUSTRIAL

Las áreas industriales ligeras preservan y sostienen la actividad industrial mientras sirven como base de trabajo. La forma del edificio varía de altura muy baja a poca altura, y el diseño del sitio generalmente varía para adaptarse a una variedad de industrias. Los usos incluyen fabricación, almacenamiento y distribución, investigación y desarrollo, oficina y comercio limitado. Por lo general, no se permite la vivienda en áreas industriales ligeras, pero se pueden permitir usos residenciales limitados, por ejemplo, a través de la reutilización adaptativa de edificios existentes.

PRODUCCIÓN | PRODUCTION

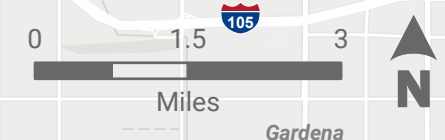
Las áreas de producción preservan y sustentan la actividad industrial mientras sirven como base de empleo regional. La forma de construcción varía de Muy Baja Altura a Baja Altura. El diseño y el desarrollo del sitio en estas áreas son flexibles para adaptarse a las necesidades de movimiento, carga y distribución de mercancías. Los usos incluyen industrias pesadas e industrias en evolución e innovadoras, como ensamblaje y fabricación ligeros, tecnología limpia, incubadoras e instalaciones de investigación y desarrollo. Por lo general, no se permite la vivienda en las áreas de producción, pero se pueden permitir usos residenciales limitados, por ejemplo, mediante la reutilización adaptativa de edificios existentes.

Westside Communities



Existing GPLU

- Airport Landside Support
- Commercial Manufacturing
- Community Commercial
- General Commercial
- High Medium
- Hybrid Industrial
- Light Industrial
- Light Manufacturing
- Limited Industrial
- Limited Manufacturing
- Low
- Low Medium
- Low Medium I
- Low Medium II
- Medium
- Neighborhood Commercial
- Neighborhood Office Commercial
- Open Space
- Parking
- Public Facilities
- Public Facilities - Freeways
- Regional Center Commercial
- Regional Commercial
- Regional Mixed Commercial
- Community Plan Area Boundary



Westside Communities



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Metro Rail System

Metro Rail System

- Operational
- Proposed
- Under Construction
- C Line (Green)
- D Line (Purple)
- E Line (Expo)
- Crenshaw / LAX
- Crenshaw Northern Extension (Proposed)
- Sepulveda Transit Corridor (Proposed)

Existing GPLU

- | | |
|--------------------------|---|
| Airport Landside Support | Low Medium II |
| Commercial Manufacturing | Medium |
| Community Commercial | Neighborhood Commercial |
| General Commercial | Neighborhood Office Commercial |
| High Medium | Open Space |
| Hybrid Industrial | Parking |
| Light Industrial | Public Facilities |
| Light Manufacturing | Public Facilities - Freeways |
| Limited Industrial | Regional Center Commercial |
| Limited Manufacturing | Regional Commercial |
| Low | Regional Mixed Commercial |
| Low Medium | Draft Proposed Industrial GPLU Subareas |
| Low Medium I | Community Plan Area Boundaries |



Westside Communities



DRAFT

Proposed Industrial GPU

- Hybrid Industrial
- Markets
- Light Industrial
- Production
- Industrial
- Medium Residential
- Neighborhood Center
- Community Center
- Draft Proposed Industrial GPU Subareas
- Community Plan Area Boundaries

Metro Rail System

- Operational
- Proposed
- Under Construction
- B Line (Red)
- C Line (Green)
- D Line (Purple)
- E Line (Expo)
- J Line (Silver)
- Red/Purple
- Crenshaw / LAX
- Crenshaw Northern Extension (Proposed)
- Sepulveda Transit Corridor (Proposed)



PALMS- MAR VISTA-DEL REY Borrador propuesto del GPLU

FAR = Coeficiente de Utilización de Suelo

GPLU y subáreas propuestas	Base de densidad propuesta	Base de Altura propuesta (Plantas/Pies)	Bono de Altura propuesta (Plantas/Pies)	Base de FAR propuesto	Bono de FAR propuesto
Neighborhood Center Centro de Vecinal					
PMVDR 53	8	3	5	1.5	3.0
Community Center Centros Comunitarios					
PMVDR 73	4	6	8	3.5	5.0
Hybrid Industrial Industrial Híbrido					
PMVDR 81	4	Sin límite	Sin límite	3.5	6.0
PMVDR 77, 79, 80, 83	8	Sin límite	Sin límite	1.5	3.0
PMVDR 76, 78	8	3	5	1.5	3.0
PMVDR 82	12	3	5	1.5	3.0
Markets Mercados					
PMVDR 84	8	Sin límite	Sin límite	1.5	3.0
Light Industrial Industrial Ligera					
PMVDR 85	No permitido	Sin límite	Sin límite	1.5	3.0
Planes Específicos Exposition TNP & Glencoe/Maxella					
Hybrid Industrial Industrial Híbrido					
PMVDR 87, 88 (Plan Específico de Exposition TNP)	4	Sin límite	Sin límite	3.5	5.0
PMVDR 86 (Plan Específico de Glencoe/Maxella)	8	3	5	1.5	3.0

WESTCHESTER-PLAYA DEL REY Borrador propuesto del GPLU

FAR = Coeficiente de Utilización de Suelo

GPLU y subáreas propuestas	Base de densidad propuesta	Base de Altura propuesta (Plantas/Pies)	Bono de Altura propuesta (Plantas/Pies)	Base de FAR propuesto	Bono de FAR propuesto
Hybrid Industrial Industrial Híbrido					
WPDR 27, 28	4	Sin límite	Sin límite	3.5	5.0
Markets Mercados					
WPDR 29, 30, 31	8	Sin límite	Sin límite	1.5	3.0
Production Producción					
WPDR 32, 33, 34, 35	No permitido	Sin límite	Sin límite	1.5	3.0

WEST LOS ANGELES Borrador propuesto del GPLU

FAR = Coeficiente de Utilización de Suelo

GPLU y subáreas propuestas	Base de densidad propuesta	Base de Altura propuesta (Plantas/Pies)	Bono de Altura propuesta (Plantas/Pies)	Base de FAR propuesto	Bono de FAR propuesto
Community Center Centros Comunitarios					
WLA: 44, 53, 54	4	Sin límite	Sin límite	3.5	5
Light Industrial Industrial Ligera					
WLA: 47,48	No permitido	Sin límite	Sin límite	1.5	3
Hybrid Industrial Industrial Híbrido					
WLA: 49, 50, 51, 52	4	Sin límite	Sin límite	3.5	5
Planes Especificos Exposition TNP &					
Hybrid Industrial Industrial Híbrido					
WLA 55, 56, 57, 59, 60, 63, 64	4	Sin límite	Sin límite	3.5	5

VENICE Borrador propuesto del GPLU

FAR = Coeficiente de Utilización de Suelo

GPLU y subáreas propuestas	Base de densidad propuesta	Base de Altura propuesta (Plantas/Pies)	Bono de Altura propuesta (Plantas/Pies)	Base de FAR propuesto	Bono de FAR propuesto
Medium Residential Residencial Medio					
VEN 11	8M	3	4	1.0	1.25
Neighborhood Center Centro de Vecinal					
VEN 19	8	3	5	1.5	3.0
Hybrid Industrial Industrial Híbrido					
VEN 29, 30, 33, 35, 36, 37	8	3	5	1.5	3.0
VEN 32	12	3	5	1.5	3.0
Light Industrial Industrial Ligera					
VEN 31, 34	No permitido	3	5	1.5	3.0
Planes Específicos Glencoe/Maxella					
Hybrid Industrial Industrial Híbrido					
Ven 38	8	3	5	1.5	3.0

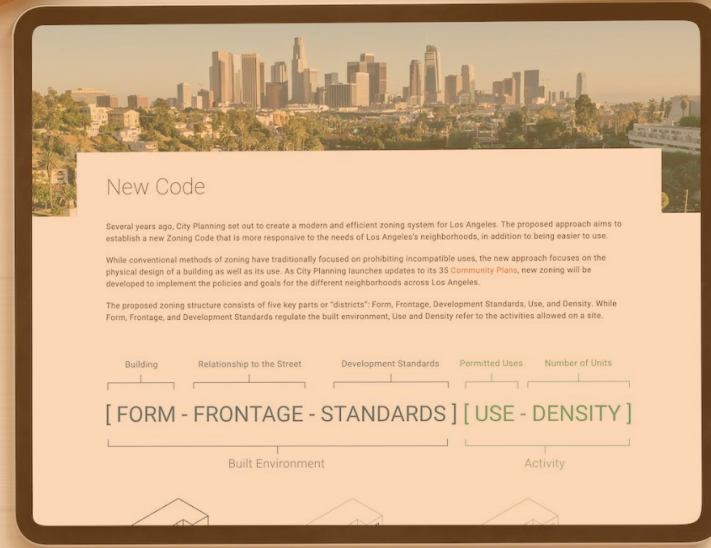
BORRADOR DE MAPAS INDUSTRIALES GPLU

¿Qué nos gusta?

¿Qué se debe reconsiderar?

¿Alguna otra consideración?

Recursos adicionales



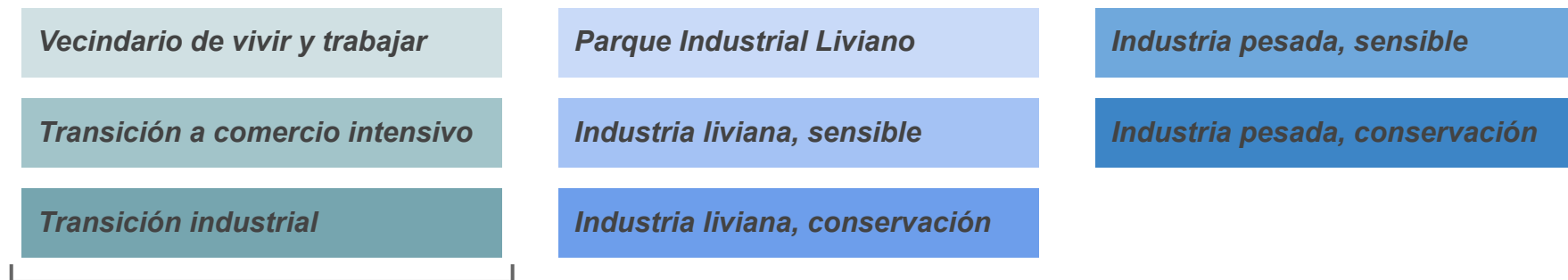
Borrador de estrategias de zonificación Áreas Industriales

Estrategia de zonificación: Distritos industriales

Intención y consideraciones

- Maximizar las oportunidades para apoyar el empleo de alta calidad y las industrias productivas dentro del suelo industrial de la ciudad.
- Apoyar a los sectores industriales emergentes fomentando la concentración de puestos de trabajo y servicios.
- Dar prioridad a la industria a la misma vez y garantizar la protección de la salud y la habitabilidad de las comunidades circundantes.
- Garantizar que la forma del edificio y las normas de fachada ofrecen la flexibilidad necesaria mientras se tiene en cuenta la escala del edificio y su relación con la calle.

Estrategias de zonificación



Las opciones permiten el alojamiento
para vivir y trabajar

Estrategia de zonificación: Distritos industriales

Opciones de forma y fachada:

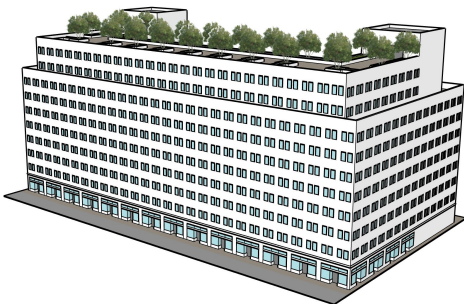
Media Altura ~ 5 pisos Vivir/Trabajar	
FAR	3.0 (bonus)
Ancho del edificio	160' (bonus)
Amenidad	20%
Fachada	Estilo Tienda



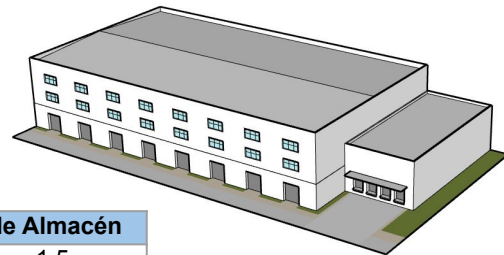
Media Altura ~ 8 pisos Vivir/Trabajar	
FAR	5.0 (bonus)
Ancho del edificio	280' (bonus)
Amenidad	20%
Fachada	Estilo Tienda



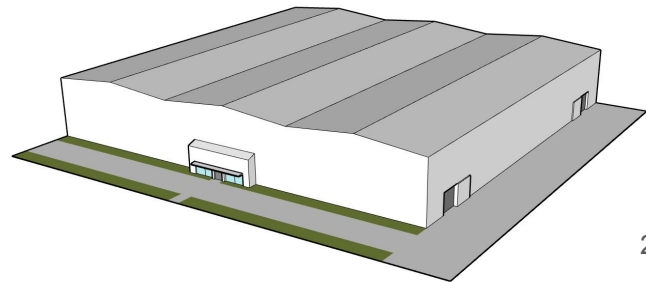
Media Altura ~ 10 pisos Vivir/Trabajar	
FAR	6.0 (bonus)
Ancho del edificio	280' (bonus)
Amenidad	20%
Fachada	Estilo Tienda



Media Altura-Desarrollo Productivo	
FAR	3.0 (bonus)
Ancho del edificio	350' (bonus)
Amenidad	20%
Fachada	Taller



Baja Altura-Desarrollo de Almacén	
FAR	1.5
Ancho del edificio	unlimited
Amenidad	n/a
Fachada	Almacen



Estrategia de zonificación: Distritos industriales

Vecindario de vivir y trabajar (IX5)

Intención: Establecer pequeños talleres de producción y servicios comerciales en un entorno dinámico, habitable y con abundante empleo.

Uso principal

- Talleres de producción

Usos auxiliares

- Alojamiento de vivienda/trabajo
- Oficinas
- Comercio fino
- Pequeños restaurantes
- Locales de entretenimiento local
- Centros públicos

Normas de uso

- *Tamaño máximo de inquilino comercial: 10.000 pies cuadrados*

Ejemplo de subárea

- 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)

Opciones de forma y fachada:

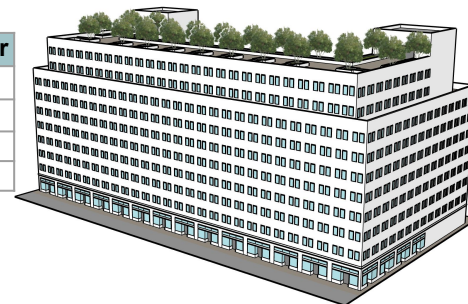
Media Altura ~ 5 pisos Vivir/Trabajar	
FAR	3.0 (bono)
Ancho del edificio	160' (bono)
Amenidad	20%
Fachada	Estilo Tienda



Media Altura ~ 8 pisos Vivir/Trabajar	
FAR	5.0 (bono)
Ancho del edificio	280' (bono)
Amenidad	20%
Fachada	Estilo Tienda



Media Altura ~ 10 pisos Vivir/Trabajar	
FAR	6.0 (bono)
Ancho del edificio	280' (bono)
Amenidad	20%
Fachada	Estilo Tienda



Estrategia de zonificación: Distritos industriales

Transición a comercio intensivo (IX6)

Intención: Dar alojamiento a talleres de producción, usos automovilísticos y amenidades comerciales que proporcionen los empleos y servicios necesarios para una comunidad.

Uso principal

- Talleres de producción

Usos auxiliares

- Almacenes y fábricas
- Residencia de vivienda/trabajo
- Oficinas
- Comercio de gran formato
- Restaurantes de servicio rápido
- Servicios de automoción

Normas de uso

- Los servicios de automoción requieren un permiso CUP a menos de 200' de zonas residenciales
- El autoalmacenaje sólo se permite con un uso activo en la planta baja y con límites a la concentración excesiva
- El almacenamiento requiere un permiso CUP con determinaciones que tengan en cuenta el impacto del tráfico de camiones.

Example Subarea

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

Opciones de forma y fachada:

Media Altura ~ 5 pisos Vivir/Trabajar

FAR	3.0 (bonus)
Ancho del edificio	160' (bonus)
Amenidad	20%
Fachada	Fachada de Tienda



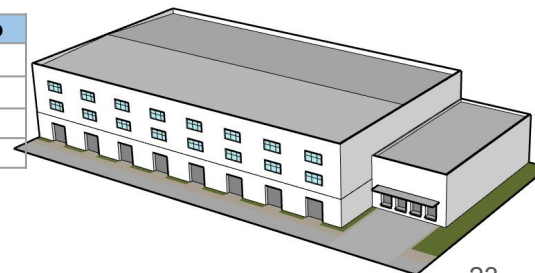
Media Altura ~ 8 pisos Vivir/Trabajar

FAR	5.0 (bonus)
Ancho del edificio	280' (bonus)
Amenidad	20%
Fachada	Fachada de Tienda



Media Altura-Desarrollo Productivo

FAR	3.0 (bonus)
Ancho del edificio	350' (bonus)
Amenidad	20%
Fachada	Taller



FAR = coeficiente de utilización de suelo

Estrategia de zonificación: Distritos industriales

Transición industrial (IX7)

Intención: Establecer una gran variedad de usos comerciales, de servicios al automóvil y de producción, limitando al mismo tiempo el uso residencial y funcionando como una transición de zonas residenciales a zonas industriales.

Uso principal

- Talleres de producción

Usos auxiliares

- Almacenes y fábricas
- Viviendas/trabajo sólo a través de la reutilización adaptativa
- Oficinas
- Comercio de gran formato
- Restaurantes de servicio rápido
- Servicios de automoción

Normas de uso

- Los servicios de automoción requieren un permiso CUP a menos de 200' de zonas residenciales
- El autoalmacenaje sólo se permite con un uso activo en la planta baja y con límites a la concentración excesiva
- El almacenamiento requiere un permiso CUP con conclusiones que tengan en cuenta el impacto del tráfico de camiones.

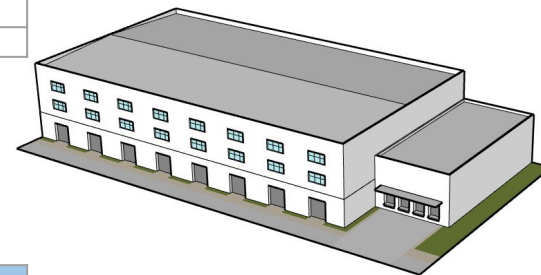
Ejemplo de subárea

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

Opciones de forma y fachada:

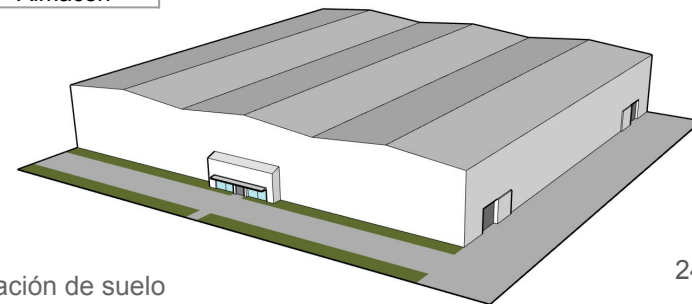
Media Altura-Desarrollo Productivo

FAR	3.0 (bonus)
Ancho del edificio	350' (bonus)
Amenidad	20%
Fachada	Taller



Baja Altura-Desarrollo de Almacén

FAR	1.5
Ancho del edificio	unlimited
Amenidad	n/a
Fachada	Almacen



FAR = coeficiente de utilización de suelo

Estrategia de zonificación: Distritos industriales

Parque Industrial Liviano (I4)

Intención: Establecer un ambiente para la agrupación de empresas e industrias innovadoras con los servicios necesarios para los empleados.

Usos principales

- Oficina
- Almacenes y fábricas

Usos auxiliares

- Talleres de producción
- Comercio de gran formato
- Hoteles
- Restaurantes de servicio rápido

Normas de uso

- Autoalmacenaje permitido sólo con uso activo en la planta baja, con límites a la concentración de estos usos.
- Almacenamiento permitido sólo con uso activo en la planta baja

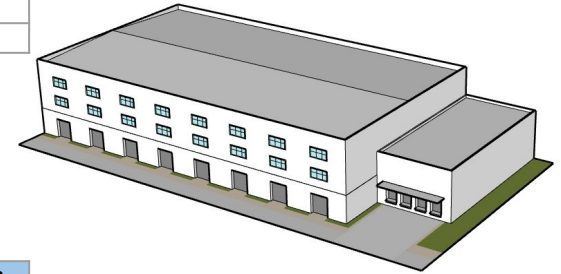
Ejemplo de subárea

- PMVDR 85 (Culver Blvd and McConnell Ave)

Opciones de forma y fachada:

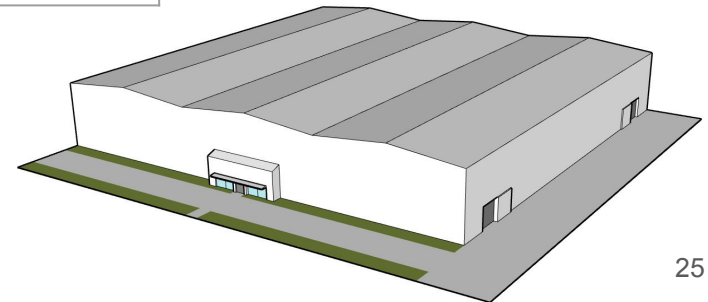
Media Altura-Desarrollo Productivo

FAR	3.0 (bonus)
Ancho del edificio	350' (bonus)
Amenidad	20%
Fachada	Taller



Baja Altura-Desarrollo de Almacén

FAR	1.5
Ancho del edificio	unlimited
Amenidad	n/a
Fachada	Almacén



Estrategia de zonificación: Distritos industriales

Industria liviana, sensible (I5)

Intención: Establecer una amplia variedad de usos industriales livianos garantizando al mismo tiempo la protección de los usos y zonas sensibles circundantes y mitigando los posibles conflictos de uso del suelo.

Usos principales

- Talleres de producción

Usos auxiliares

- Oficina
- Almacenes y fábricas
- Comercio de gran formato
- Servicios del automóvil
- Restaurantes de servicio rápido

Normas de uso

- Los servicios de automoción requieren un permiso CUP a menos de 200' de zonas residenciales
- El autoalmacenaje sólo se permite con un uso activo en la planta baja y con límites a la concentración excesiva
- El almacenamiento requiere un permiso CUP con conclusiones que tengan en cuenta el impacto del tráfico de camiones.

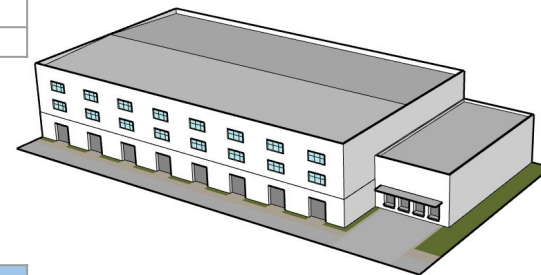
Ejemplo de subzona:

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

Opciones de forma y fachada:

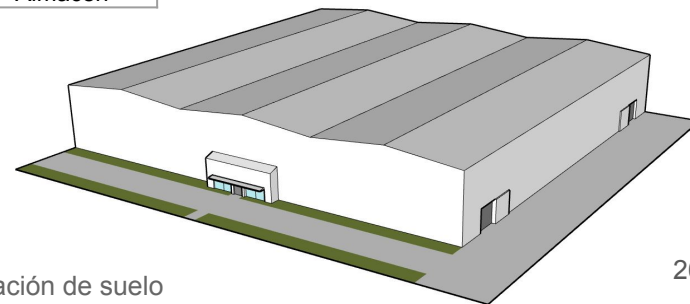
Media Altura-Desarrollo Productivo

FAR	3.0 (bonus)
Ancho del edificio	350' (bonus)
Amenidad	20%
Fachada	Taller



Baja Altura-Desarrollo de Almacén

FAR	1.5
Ancho del edificio	unlimited
Amenidad	n/a
Fachada	Almacén



FAR = coeficiente de utilización de suelo

Estrategia de zonificación: Distritos industriales

Industria liviana, conservación (I6)

Intención: Optimizar las zonas industriales permitiendo que los usos industriales livianos funcionen eficientemente sin verse disminuidos por usos incompatibles.

Usos principales

- Talleres de producción

Usos auxiliares

- Almacenes y fábricas
- Oficinas
- Servicios del automóvil
- Almacén

Normas de uso

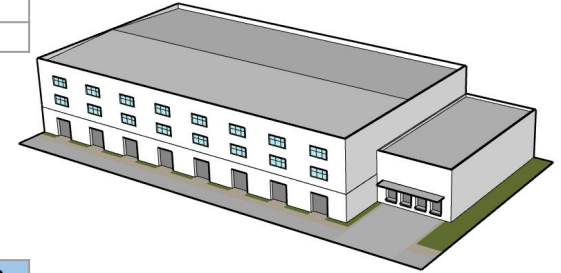
- Venta al por menor y restauración permitidos sólo en conjunción con un uso de fabricación
- Los servicios de automoción requieren un permiso CUP a menos de 200' de una zona residencial
- Autoalmacenaje permitido sólo en conjunción con otro uso, límites a la concentración excesiva

Ejemplo de subzona

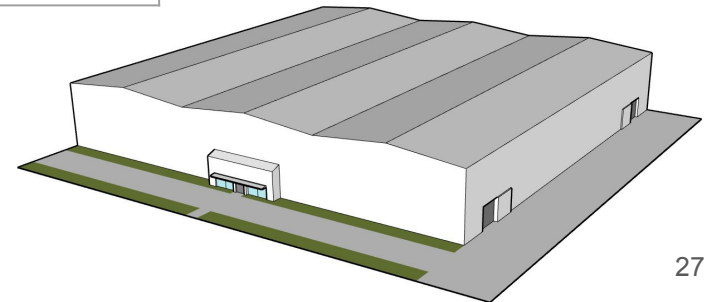
- WLA 47 & 48 (Cotner/Pontius/Santa Monica/Olympic)
- WPDR 33 - 35 (LAX subareas)

Opciones de forma y fachada:

Media Altura-Desarrollo Productivo	
FAR	3.0 (bonus)
Ancho del edificio	350' (bonus)
Amenidad	20%
Fachada	Taller



Baja Altura-Desarrollo de Almacén	
FAR	1.5
Ancho del edificio	unlimited
Amenidad	n/a
Fachada	Almacén



FAR = coeficiente de utili

Estrategia de zonificación: Distritos industriales

Industria pesada, sensible (I7)

Intención: Establecer una amplia variedad de usos industriales pesados garantizando al mismo tiempo la protección de los usos y zonas sensibles circundantes para mitigar los posibles conflictos de uso del suelo.

Usos principales

- Almacenes y fábricas
- Talleres de producción

Usos auxiliares

- Oficinas
- Servicios del automóvil
- Almacenaje
- Residuos y reciclaje
- Comercio de gran formato

Normas de uso

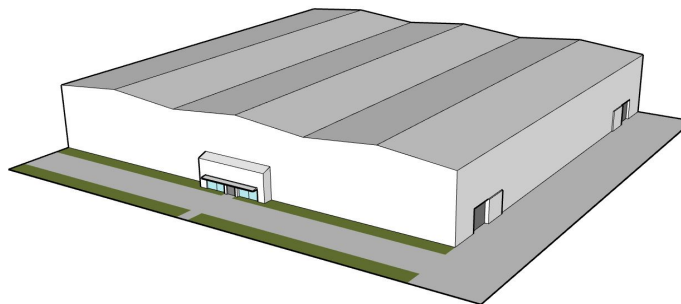
- Los servicios de automoción requieren un permiso CUP a menos de 200' de la zona residencial
- Los usos industriales pesados requieren un permiso CUP a una distancia de entre 500' y 1.000' de la zona residencial, dependiendo del uso específico.

Ejemplo de subárea

- Opción no utilizada en las subáreas de los mapas, pero que podría incorporarse en futuras versiones.

Opciones de forma y fachada:

Media Altura-Desarrollo Productivo	
FAR	3.0 (bonus)
Ancho del edificio	350' (bonus)
Amenidad	20%
Fachada	Taller



Estrategia de zonificación: Distritos industriales

Industria pesada, conservación (I8)

Intención: Optimizar las zonas industriales permitiendo que los usos industriales pesados funcionen con eficiencia sin que se vean disminuidos por usos incompatibles de suelo.

Usos principales

- Almacenes y fábricas
- Talleres de producción

Usos auxiliares

- Oficinas
- Servicios del automóvil
- Almacenaje
- Residuos y reciclaje
- Gran distribución

Normas de uso

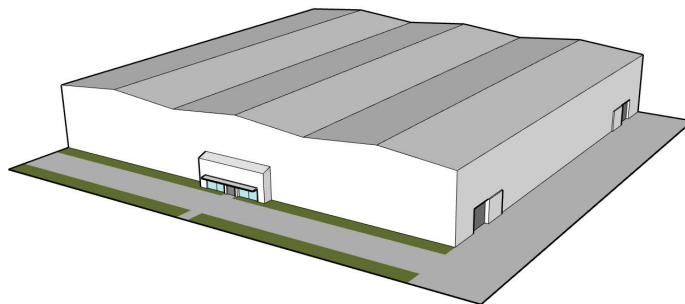
- Venta al por menor y restauración permitidos sólo en conjunción con un uso de fabricación
- Los servicios de automoción requieren un permiso CUP a menos de 200' de la zona residencial
- Los usos industriales pesados requieren un permiso en un radio de 500' a 1.000' de la zona residencial, dependiendo del uso específico.

Ejemplo de subárea

- Opción no utilizada en las subáreas de los mapas, pero que podría incorporarse en futuras versiones.

Opciones de forma y fachada:

Baja Altura-Desarrollo de Almacén	
FAR	1.5
Ancho del edificio	unlimited
Amenidad	n/a
Fachada	Almacen



FAR = coeficiente de utilización de suelo

Estrategia de zonificación: Distritos industriales

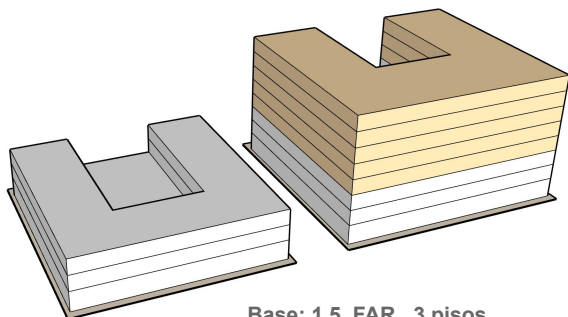
Beneficios comunitarios no residenciales

Usos deseados

- Oficina
- Almacén público

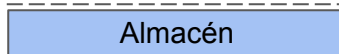
Beneficios Comunitarios

- Pequeño comercio en planta baja
- Espacios al aire libre accesibles al público
- ¿Otros usos deseados? Por favor, aporte su opinión

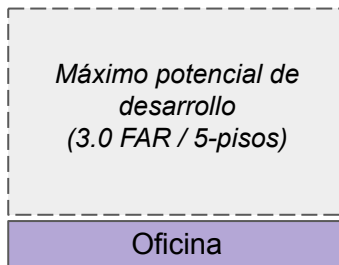


Base: 1.5 FAR, 3 pisos
Bono: 5.0 FAR, 8 pisos

Máximo potencial de desarrollo
(0.5 FAR / 1-piso)



Base: 1.5 FAR / 3-pisos

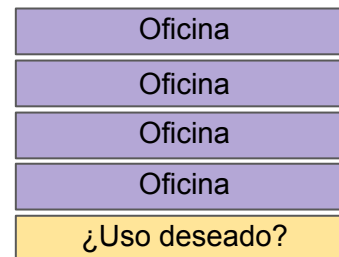


Base: 1.5 FAR / 3-pisos

BASE



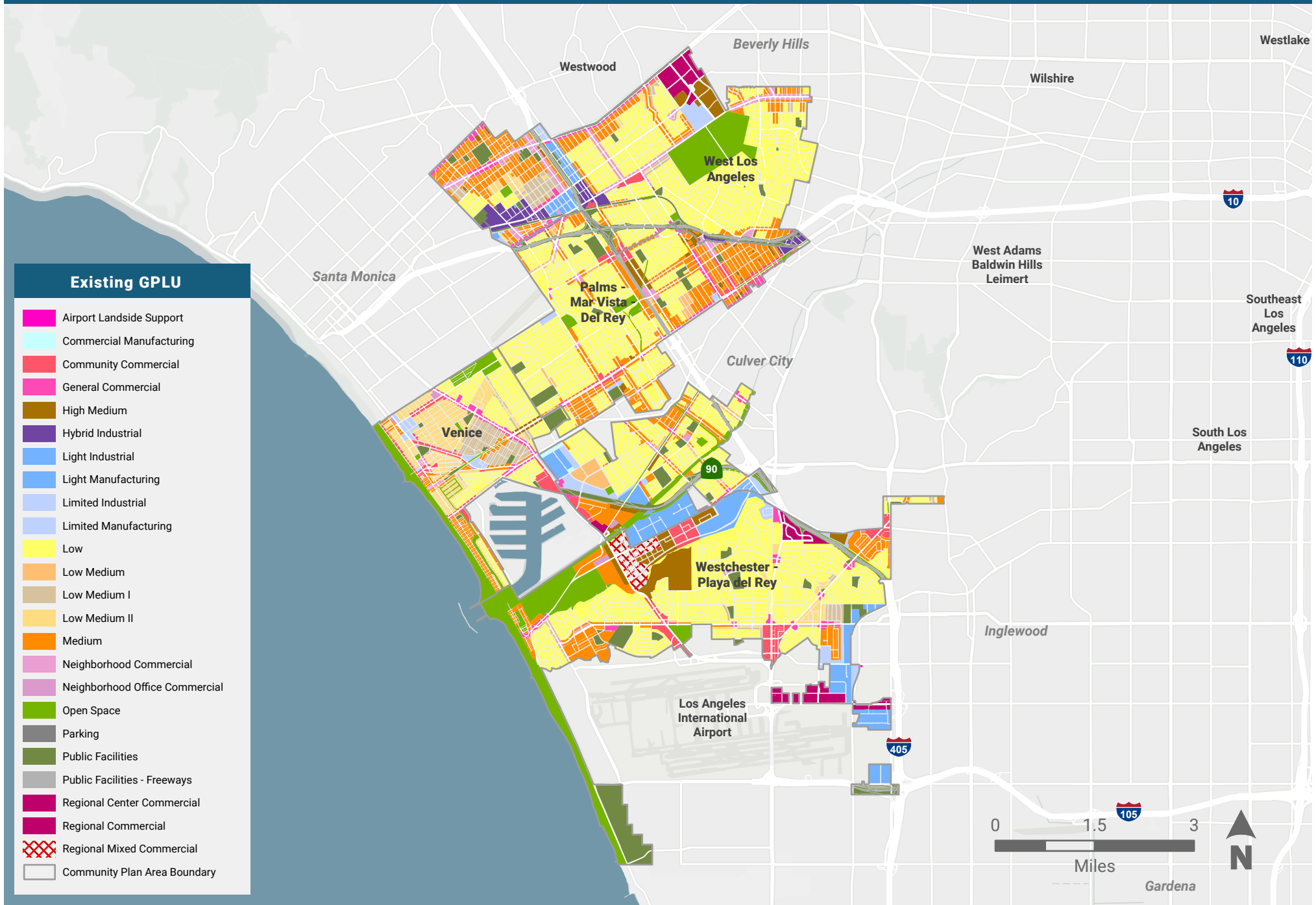
Bono: 3.0 FAR / 5-pisos



Bono: 3.0 FAR / 5-pisos

BONO

Westside Communities



Existing GPLU

- Airport Landside Support
- Commercial Manufacturing
- Community Commercial
- General Commercial
- High Medium
- Hybrid Industrial
- Light Industrial
- Light Manufacturing
- Limited Industrial
- Limited Manufacturing
- Low
- Low Medium
- Low Medium I
- Low Medium II
- Medium
- Neighborhood Commercial
- Neighborhood Office Commercial
- Open Space
- Parking
- Public Facilities
- Public Facilities - Freeways
- Regional Center Commercial
- Regional Commercial
- Regional Mixed Commercial
- Community Plan Area Boundary

Westside Communities



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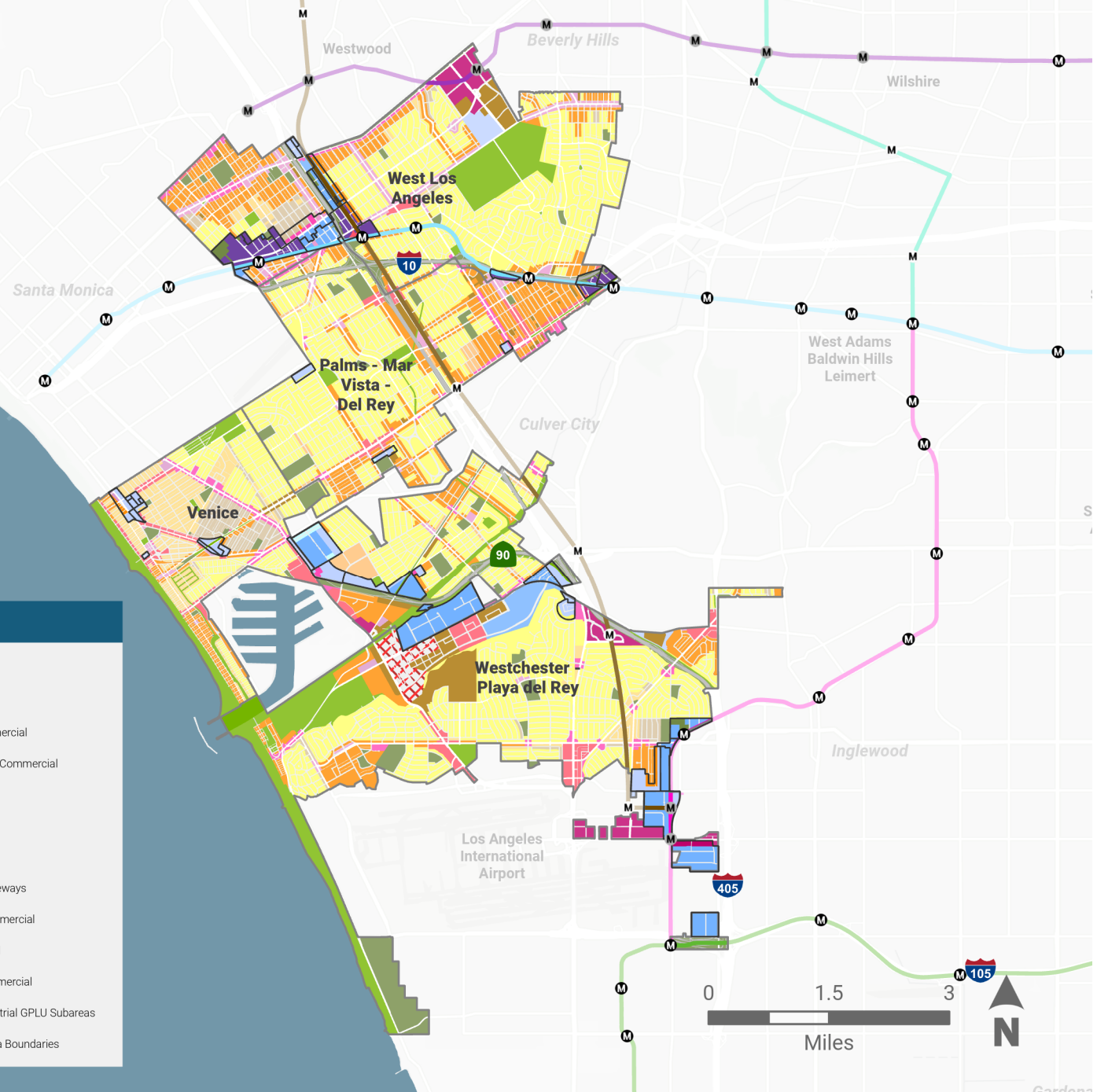
Metro Rail System

Metro Rail System

- Operational
- Proposed
- Under Construction
- C Line (Green)
- D Line (Purple)
- E Line (Expo)
- Crenshaw / LAX
- Crenshaw Northern Extension (Proposed)
- Sepulveda Transit Corridor (Proposed)

Existing GPLU

- | | |
|--------------------------|---|
| Airport Landside Support | Low Medium II |
| Commercial Manufacturing | Medium |
| Community Commercial | Neighborhood Commercial |
| General Commercial | Neighborhood Office Commercial |
| High Medium | Open Space |
| Hybrid Industrial | Parking |
| Light Industrial | Public Facilities |
| Light Manufacturing | Public Facilities - Freeways |
| Limited Industrial | Regional Center Commercial |
| Limited Manufacturing | Regional Commercial |
| Low | Regional Mixed Commercial |
| Low Medium | Draft Proposed Industrial GPLU Subareas |
| Low Medium I | Community Plan Area Boundaries |



Westside Communities



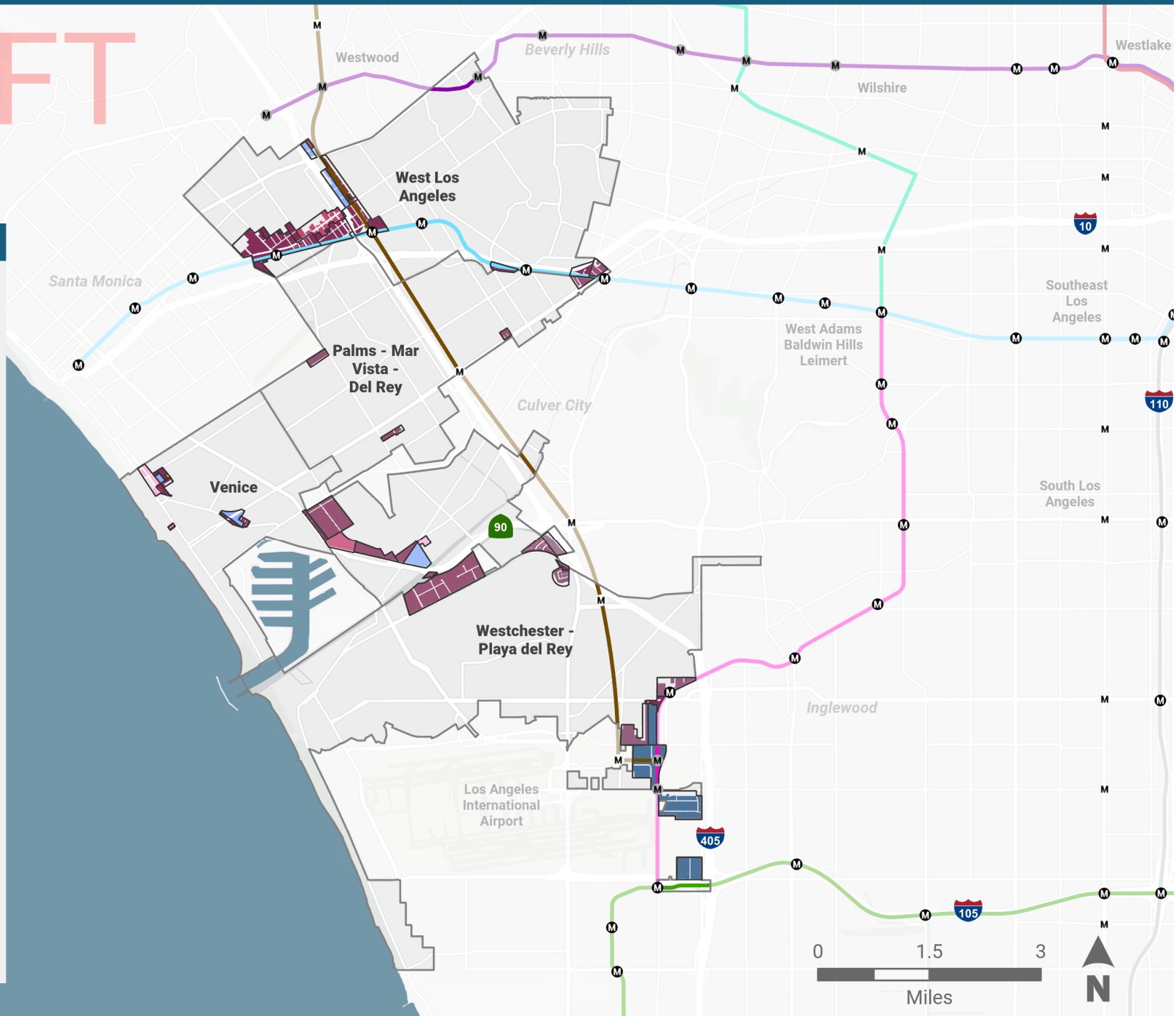
DRAFT

Proposed Industrial GPU

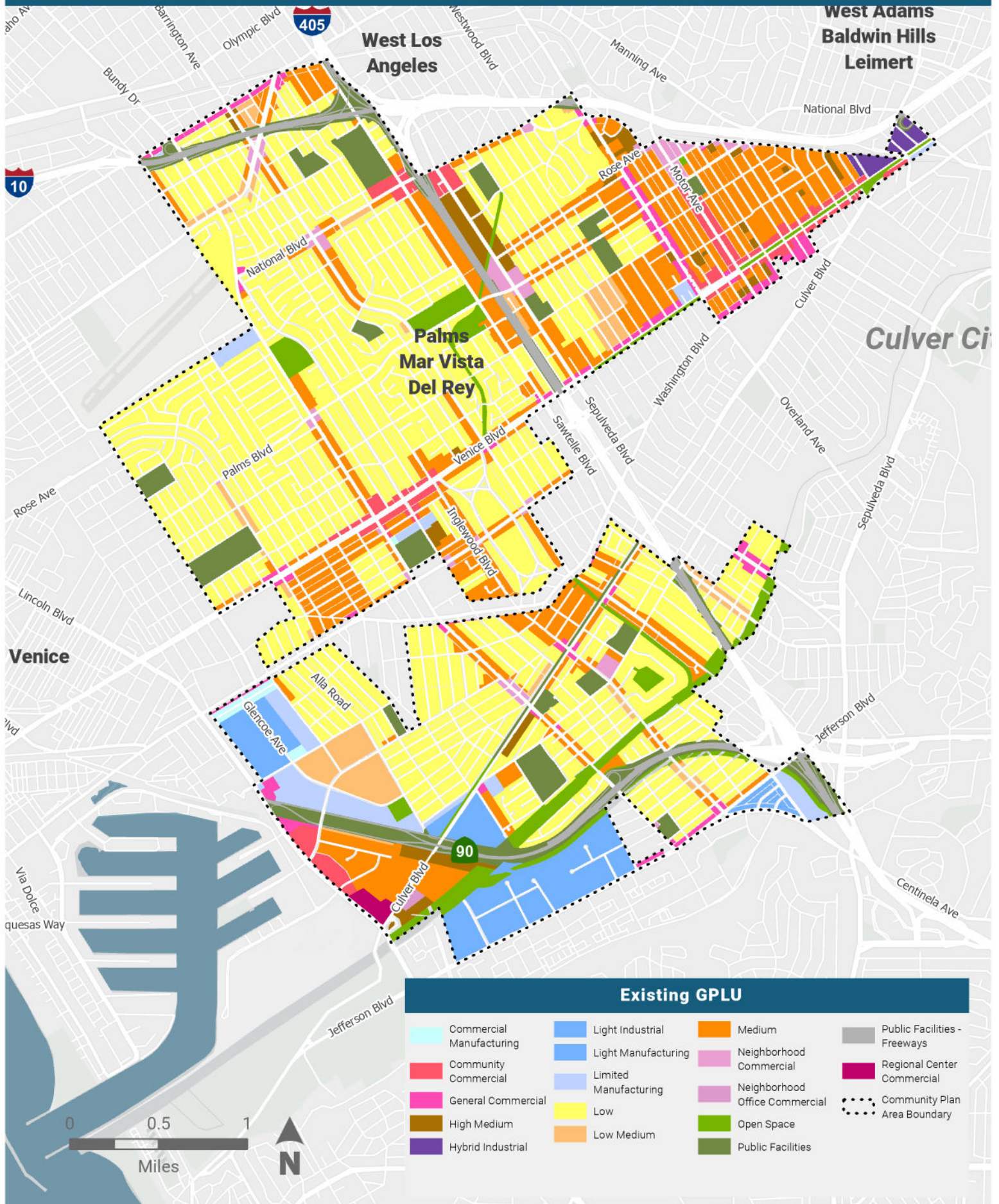
- Hybrid Industrial
- Markets
- Light Industrial
- Production
- Industrial
- Medium Residential
- Neighborhood Center
- Community Center
- Draft Proposed Industrial GPU Subareas
- Community Plan Area Boundaries

Metro Rail System

- Operational
- Proposed
- Under Construction
- B Line (Red)
- C Line (Green)
- D Line (Purple)
- E Line (Expo)
- J Line (Silver)
- Red/Purple
- Crenshaw / LAX
- Crenshaw Northern Extension (Proposed)
- Sepulveda Transit Corridor (Proposed)



Palms - Mar Vista - Del Rey

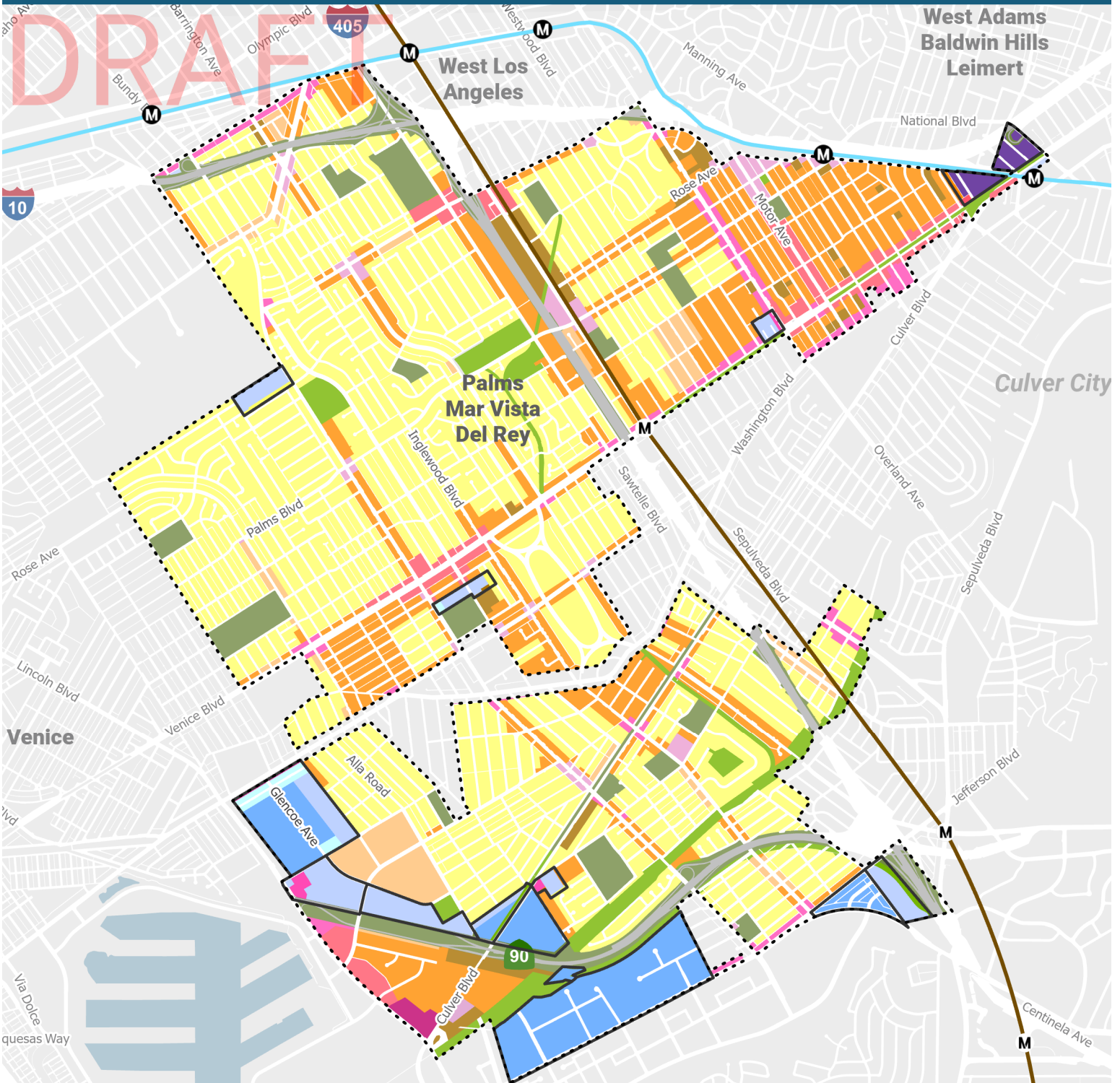


Existing GPLU

- | | | | |
|--------------------------|-----------------------|--------------------------------|------------------------------|
| Commercial Manufacturing | Light Industrial | Medium | Public Facilities - Freeways |
| Community Commercial | Light Manufacturing | Neighborhood Commercial | Regional Center Commercial |
| General Commercial | Limited Manufacturing | Neighborhood Office Commercial | Community Plan Area Boundary |
| High Medium | Low | Open Space | |
| Hybrid Industrial | Low Medium | Public Facilities | |



Palms - Mar Vista - Del Rey



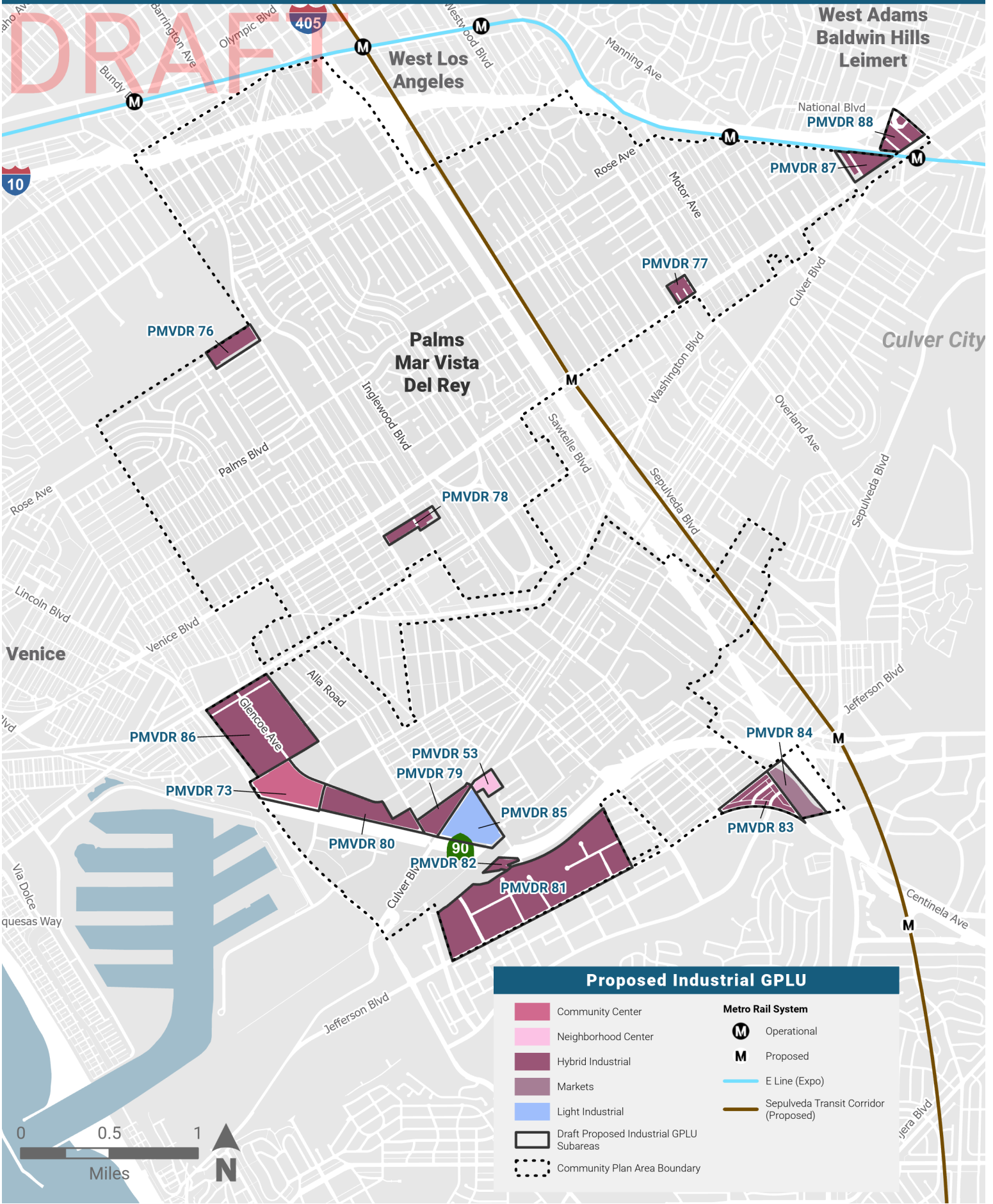
Existing GPLU

Commercial Manufacturing	Light Manufacturing	Neighborhood Office Commercial	Community Plan Area Boundary
Community Commercial	Limited Manufacturing	Open Space	Metro Rail System
General Commercial	Low	Public Facilities	Operational
High Medium	Low Medium	Public Facilities - Freeways	Proposed
Hybrid Industrial	Medium	Regional Center Commercial	E Line (Expo)
Light Industrial	Neighborhood Commercial	Draft Proposed Industrial GPLU Subareas	Sepulveda Transit Corridor (Proposed)

Palms - Mar Vista - Del Rey



DRAFT



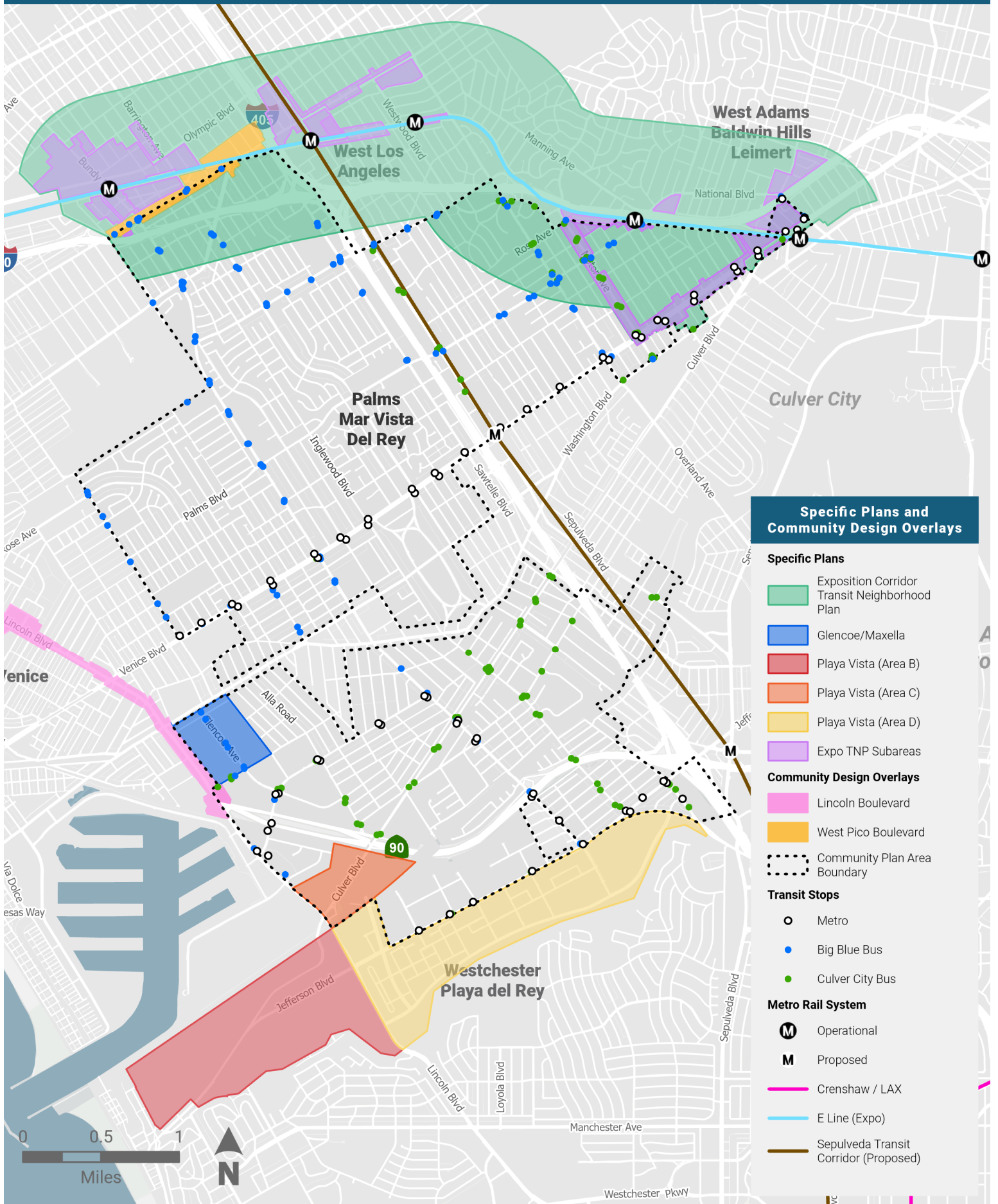
Proposed Industrial GPU

- Community Center
- Neighborhood Center
- Hybrid Industrial
- Markets
- Light Industrial
- Draft Proposed Industrial GPU Subareas
- Community Plan Area Boundary

Metro Rail System

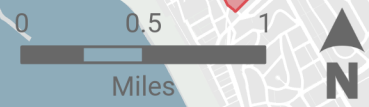
- M Operational
- M Proposed
- E Line (Expo)
- Sepulveda Transit Corridor (Proposed)

Palms - Mar Vista - Del Rey

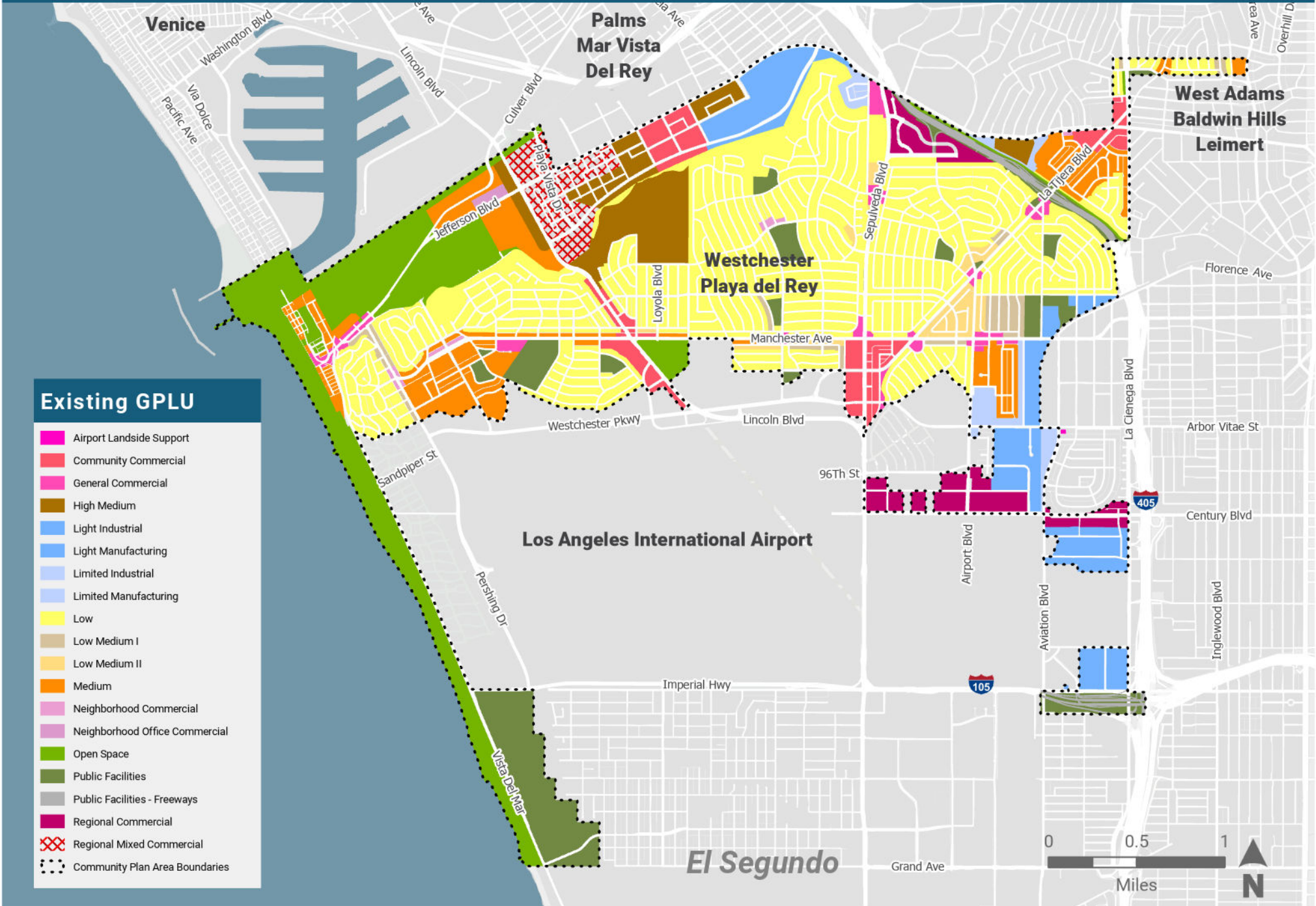


Specific Plans and Community Design Overlays

- Specific Plans**
- Exposition Corridor
 - Transit Neighborhood Plan
 - Glencoe/Maxella
 - Playa Vista (Area B)
 - Playa Vista (Area C)
 - Playa Vista (Area D)
 - Expo TNP Subareas
- Community Design Overlays**
- Lincoln Boulevard
 - West Pico Boulevard
 - Community Plan Area Boundary
- Transit Stops**
- Metro
 - Big Blue Bus
 - Culver City Bus
- Metro Rail System**
- Operational
 - Proposed
 - Crenshaw / LAX
 - E Line (Expo)
 - Sepulveda Transit Corridor (Proposed)



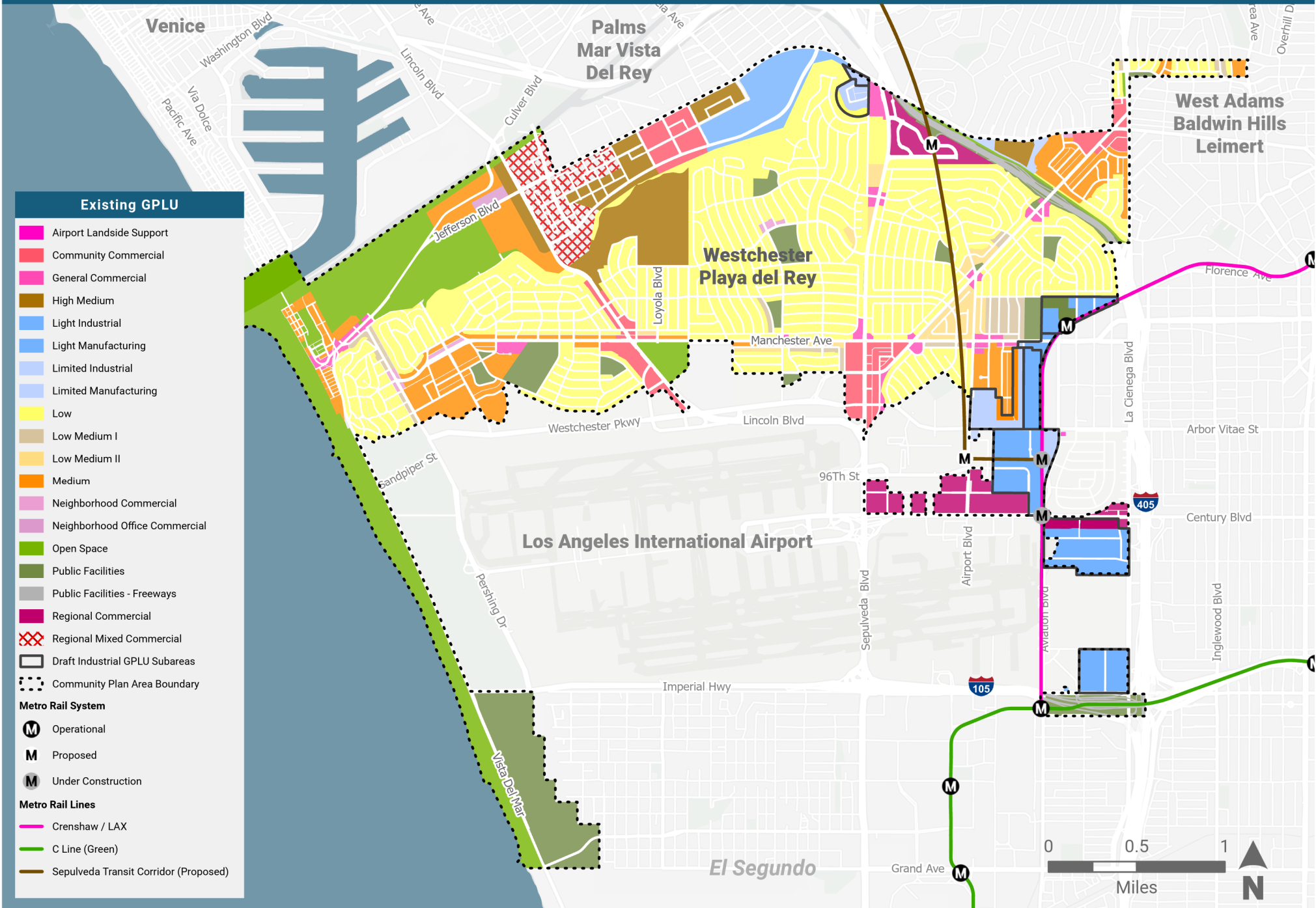
Westchester - Playa Del Rey



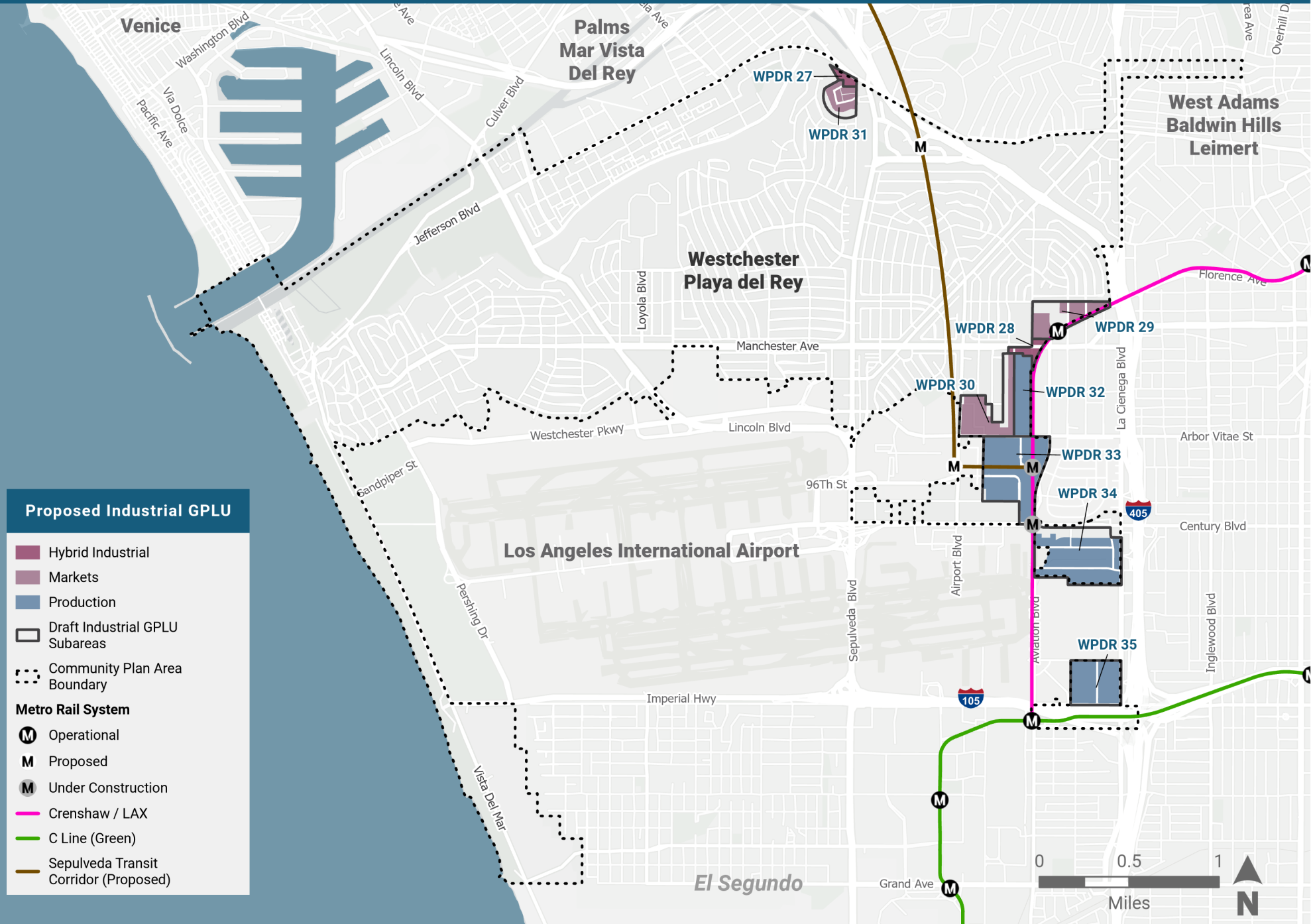
Existing GPLU

- Airport Landside Support
- Community Commercial
- General Commercial
- High Medium
- Light Industrial
- Light Manufacturing
- Limited Industrial
- Limited Manufacturing
- Low
- Low Medium I
- Low Medium II
- Medium
- Neighborhood Commercial
- Neighborhood Office Commercial
- Open Space
- Public Facilities
- Public Facilities - Freeways
- Regional Commercial
- Regional Mixed Commercial
- Community Plan Area Boundaries

Westchester - Playa Del Rey



Westchester - Playa Del Rey



Westchester - Playa Del Rey



Specific Plans

Specific Plans

- Coastal Bluffs
- Del Rey Lagoon
- Loyola Marymount University
- Playa Vista (Area B)
- Playa Vista (Area D)

Community Design Overlays

- Downtown Westchester
- Loyola Village
- Century Blvd Streetscape Plan

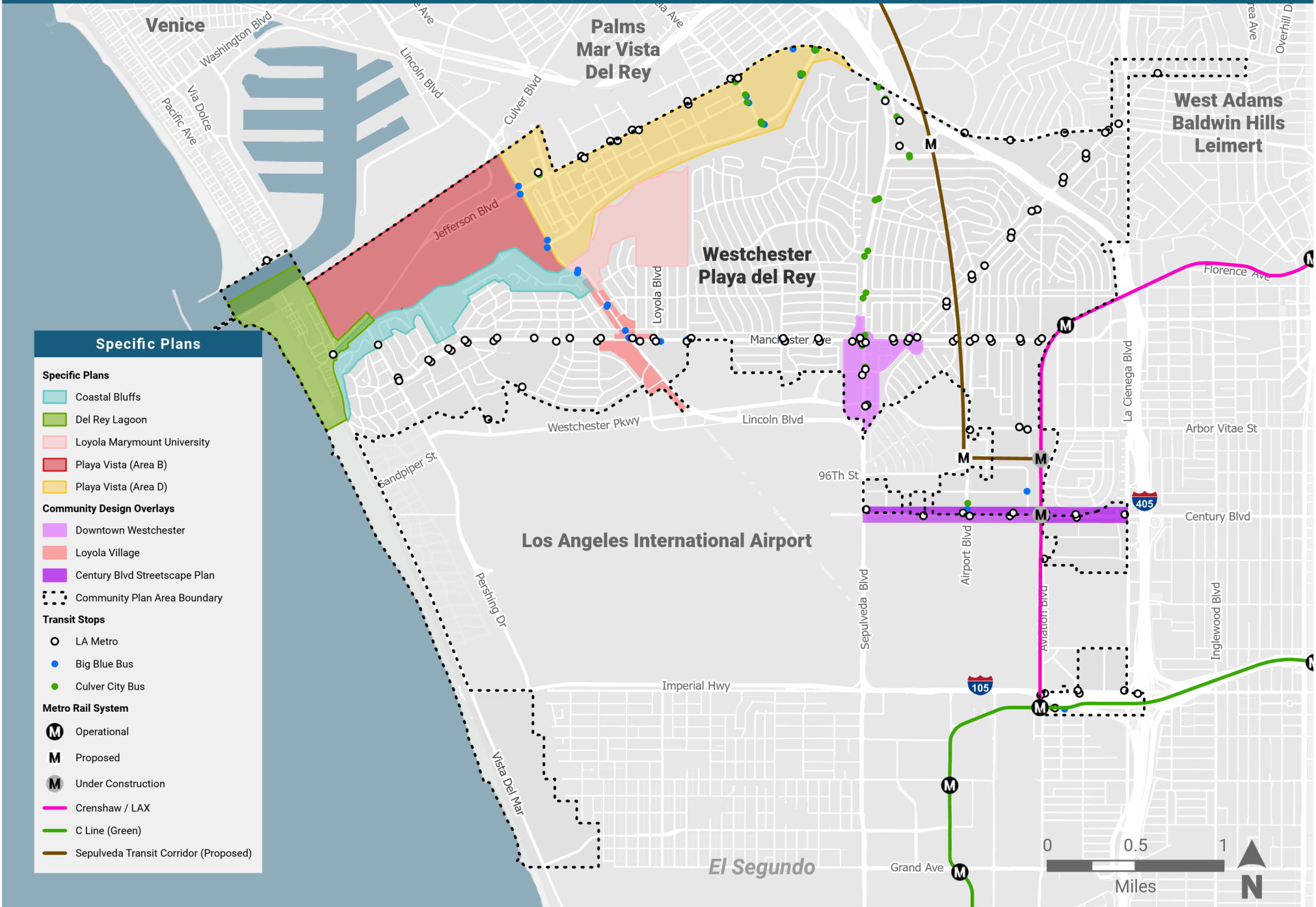
Community Plan Area Boundary

Transit Stops

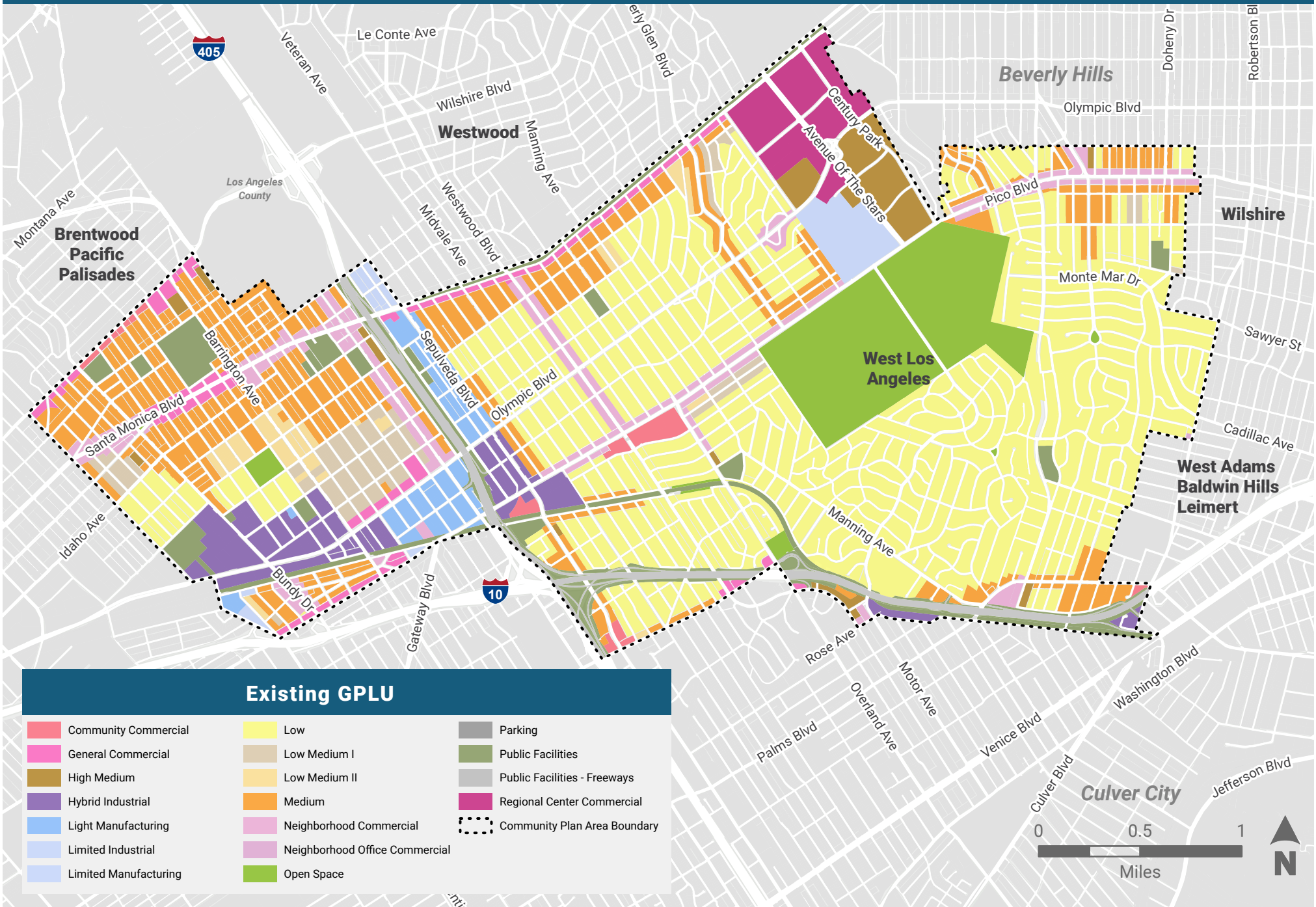
- LA Metro
- Big Blue Bus
- Culver City Bus

Metro Rail System

- Operational
- Proposed
- Under Construction
- Crenshaw / LAX
- C Line (Green)
- Sepulveda Transit Corridor (Proposed)

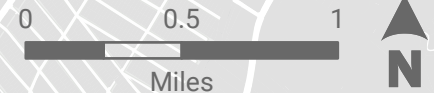


West Los Angeles

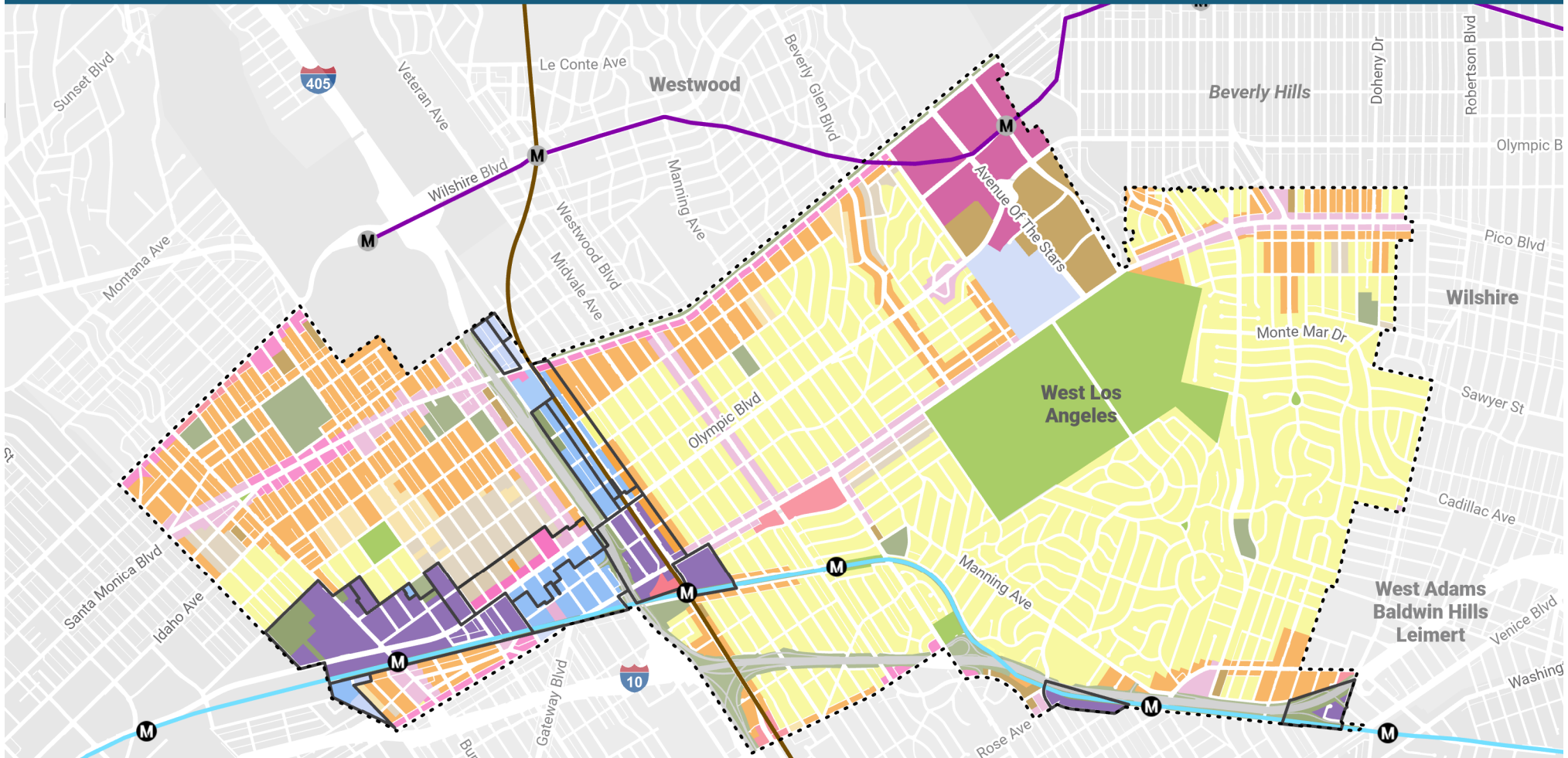


Existing GPLU

- | | | |
|-----------------------|--------------------------------|------------------------------|
| Community Commercial | Low | Parking |
| General Commercial | Low Medium I | Public Facilities |
| High Medium | Low Medium II | Public Facilities - Freeways |
| Hybrid Industrial | Medium | Regional Center Commercial |
| Light Manufacturing | Neighborhood Commercial | Community Plan Area Boundary |
| Limited Industrial | Neighborhood Office Commercial | |
| Limited Manufacturing | Open Space | |



West Los Angeles

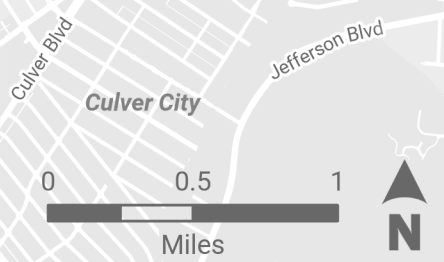


Existing GPLU

Community Commercial	Low	Parking
General Commercial	Low Medium I	Public Facilities
High Medium	Low Medium II	Public Facilities - Freeways
Hybrid Industrial	Medium	Regional Center Commercial
Light Manufacturing	Neighborhood Commercial	Draft Industrial GPLU Subareas
Limited Industrial	Neighborhood Office Commercial	Community Plan Area Boundary
Limited Manufacturing	Open Space	

Metro Rail System

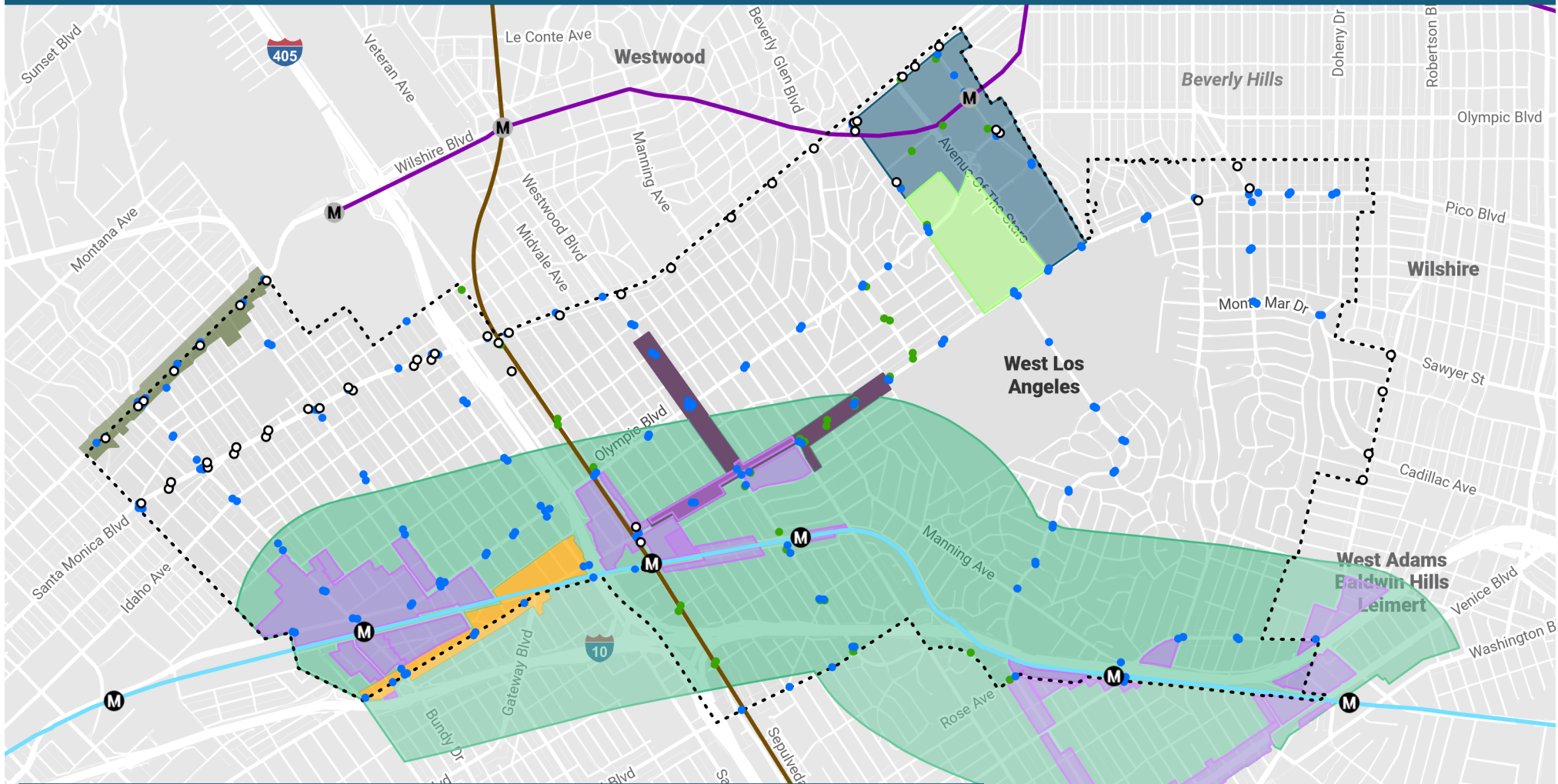
Operational
Proposed
Under Construction
E Line (Expo)
D Line (Purple)
Sepulveda Transit Corridor (Proposed)



West Los Angeles



West Los Angeles



Specific Plans and Community Design Overlay Districts

Specific Plans

- Century City North
- Century City South
- Exposition Corridor Transit Neighborhood Plan
- Expo TNP Subareas

Community Design Overlays

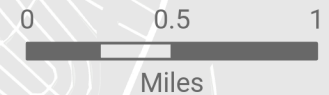
- West Pico Boulevard
- West Wilshire Boulevard
- Westwood - Pico Neighborhood Oriented District

Transit Stops

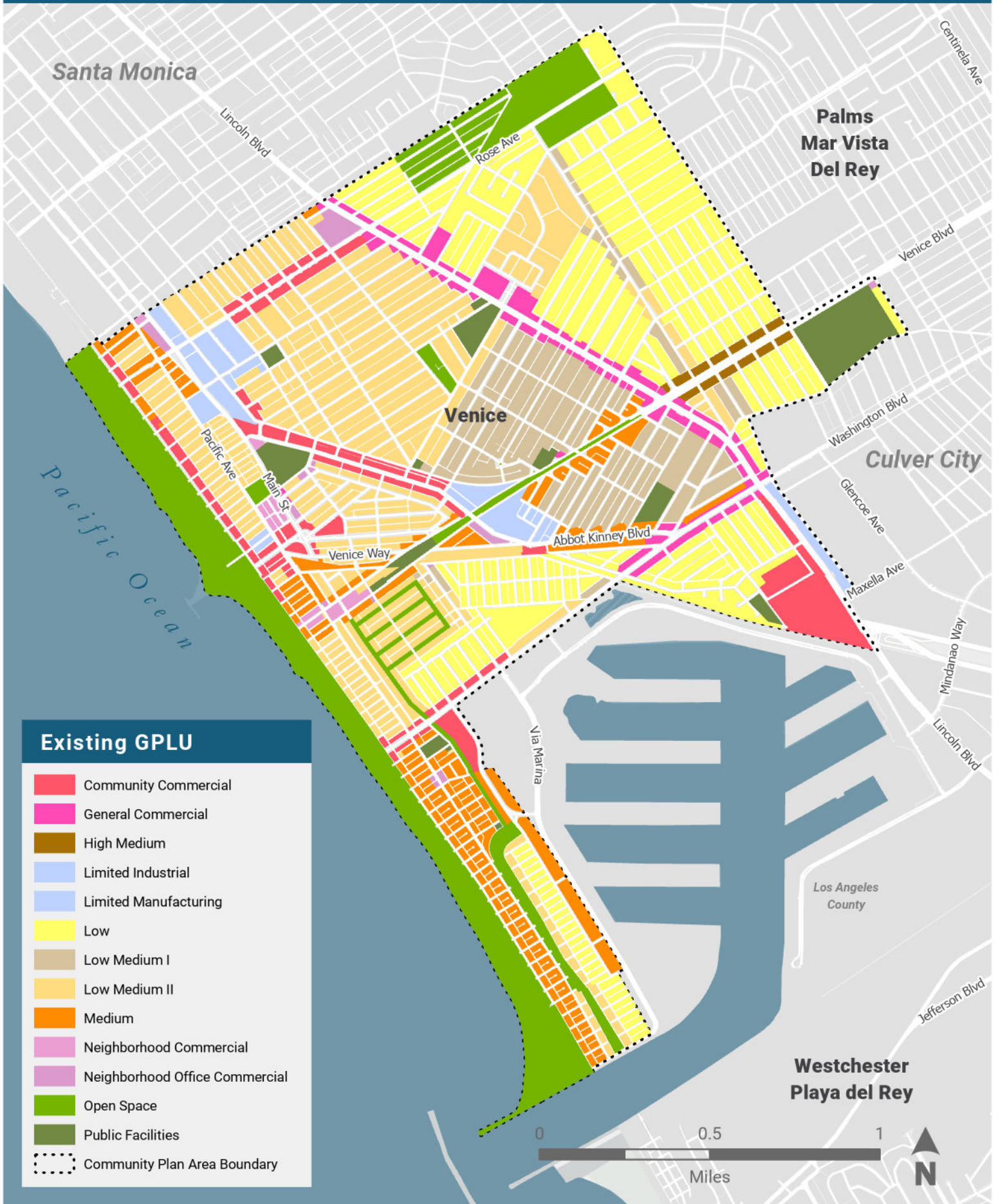
- Metro
- Big Blue Bus
- Culver City Bus

Metro Rail System

- M Operational
- M Proposed
- M Under Construction
- E Line (Expo)
- D Line (Purple)
- Sepulveda Transit Corridor (Proposed)



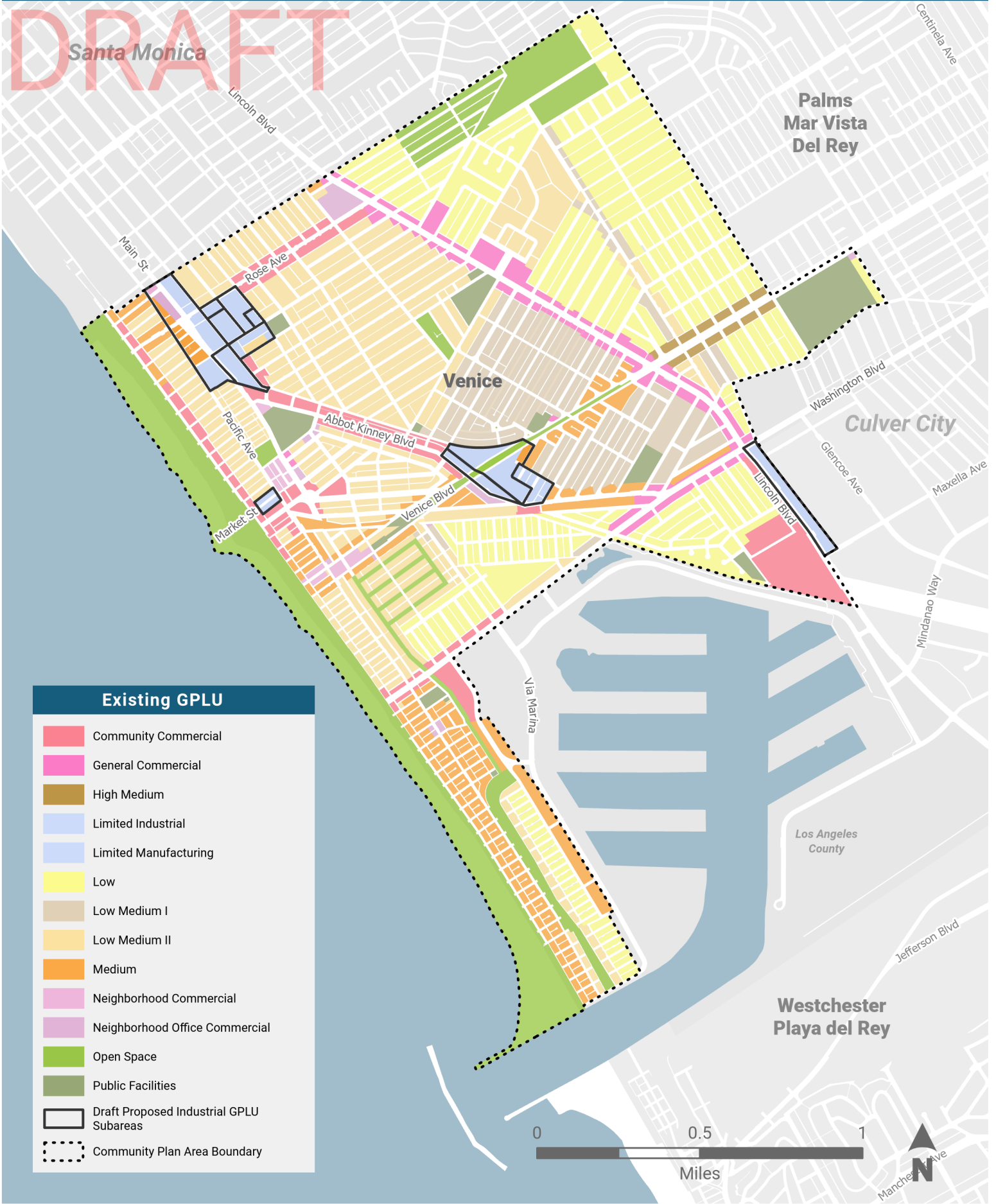
Venice



Venice

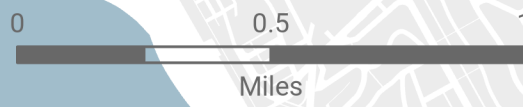


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Existing GPLU

- Community Commercial
- General Commercial
- High Medium
- Limited Industrial
- Limited Manufacturing
- Low
- Low Medium I
- Low Medium II
- Medium
- Neighborhood Commercial
- Neighborhood Office Commercial
- Open Space
- Public Facilities
- Draft Proposed Industrial GPLU Subareas
- Community Plan Area Boundary



Venice



DRAFT

Santa Monica

Palms
Mar Vista
Del Rey

Venice

Culver City

VEN 38

VEN 31

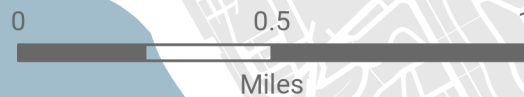
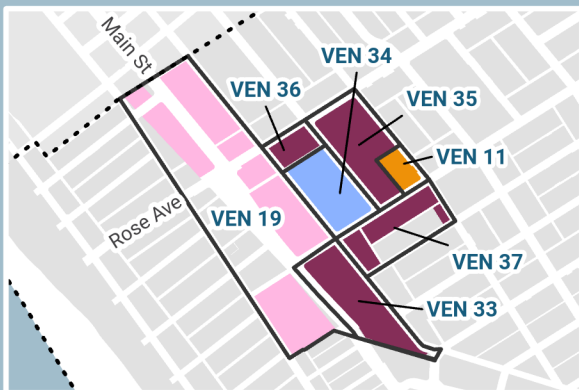
VEN 32

VEN 29

VEN 30

Proposed Industrial GPLU

- Medium Residential
- Neighborhood Center
- Hybrid Industrial
- Light Industrial
- Draft Proposed Industrial GPLU Subareas
- Community Plan Area Boundary



Westchester
Playa del Rey

Los Angeles
County

Centinela Ave

Main St

Lincoln Blvd

Rose Ave

Pacific Ave

Market St

Abbot Kinney Blvd

Venice Blvd

Via Marina

Washington Blvd

Glencoe Ave

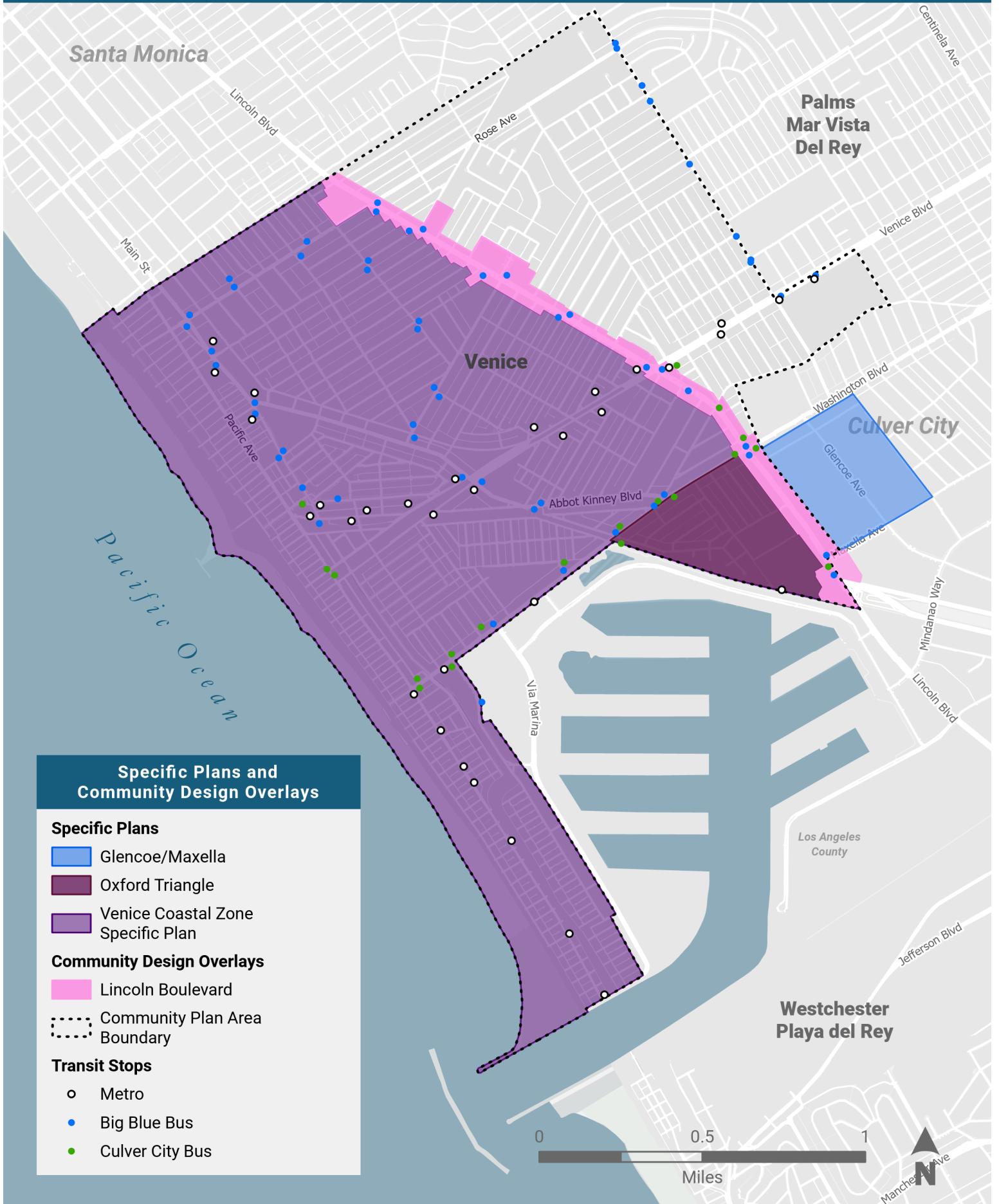
Maxella Ave

Mindanao Way

Jefferson Blvd

Manchester Ave

Venice



Santa Monica

Palms
Mar Vista
Del Rey

Venice

Culver City

Pacific Ocean

Los Angeles
County

Westchester
Playa del Rey

Specific Plans and Community Design Overlays

Specific Plans

- Glencoe/Maxella
- Oxford Triangle
- Venice Coastal Zone
Specific Plan

Community Design Overlays

- Lincoln Boulevard
- Community Plan Area
Boundary

Transit Stops

- Metro
- Big Blue Bus
- Culver City Bus

