



LOS ANGELES
CITY PLANNING

Westside Community Plans Advisory Group (WCPAG)

Meeting 1: Monday, April 3, 2023 5-7PM

Audio Settings / Configuraciones de audio

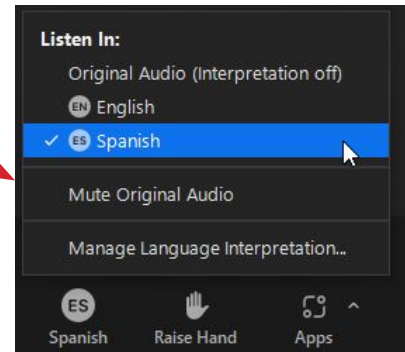
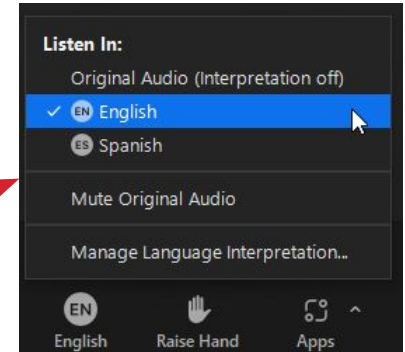
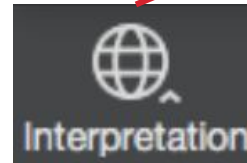
To access audio, select your preferred language

- Click on the “Interpretation” button (see figure on the right) and select English or Spanish.
- Note: All attendees must select a language for best audio quality. English speakers select English.

Traducción a Español

Seleccione su idioma preferido

- Haga clic en el botón de "Interpretación" (vea la figura a la derecha) y seleccione Inglés o Español.
- Si tiene alguna pregunta por favor mande mensaje al personal con su nombre: escribe “Ayuda en español” en el chat.

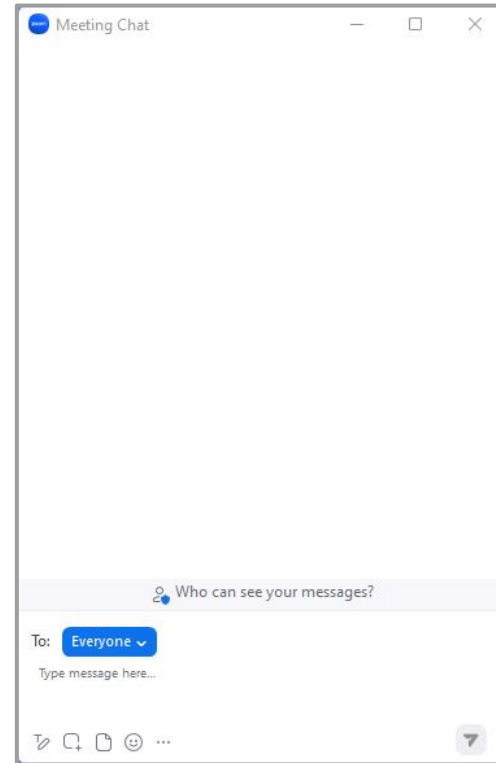


Sharing Comments / Speaking

- If you are joining us with the Zoom app, click the **raise hand button** located at the bottom of your screen. If you are calling in please press ***9**.
- Staff will place you into the speaker queue to share your thoughts. You may also type your comments/questions into the chat.
- Due to the size of the group, you will be muted. You will be asked to unmute yourself when speaking.
- Following your comment you will be removed from the queue and muted. If you have additional comments please raise hand again or input comments into the chat.

Technical Difficulties

- **If you are having technical difficulties, please:**
 - Send a direct message to IT using the chat for assistance
 - Or email staff at planning.thewestside@lacity.org



Meeting Participation

Initial Ground Rules

- Be courteous and respectful to all members and staff
- Focus on problem solving, not just problem identifying
- Share information and perspectives
- Address the theme and topic at hand
- Be present and fully engaged
- Modify cell phone alerts and background noise/distractions when speaking
- Allow everyone an opportunity to comment
- Hold one conversation at a time

Agenda

- **Overview**
 - Los Angeles City Planning
 - Westside Community Plan Updates
 - Brief Q&A
- **Breakout Session 1 - Policy:**
 - Vision Statements
 - Guiding Principles
 - Report Back
- **Breakout Session 2 - Land Use:**
 - General Plan Land Uses (GPLU)
 - Zoning
 - Report Back
- **Closing | End**





Los Angeles City Planning

Role of City Planning

Mobility



Jobs



Infrastructure



Housing



Open Space



Design





Introduction to Community Planning

What is the General Plan?



General Plan Elements



Framework



Land Use
(Community
Plans)



Air
Quality



Conservation



Health



Housing



Safety



Mobility



Infrastructure
Systems



Open Space

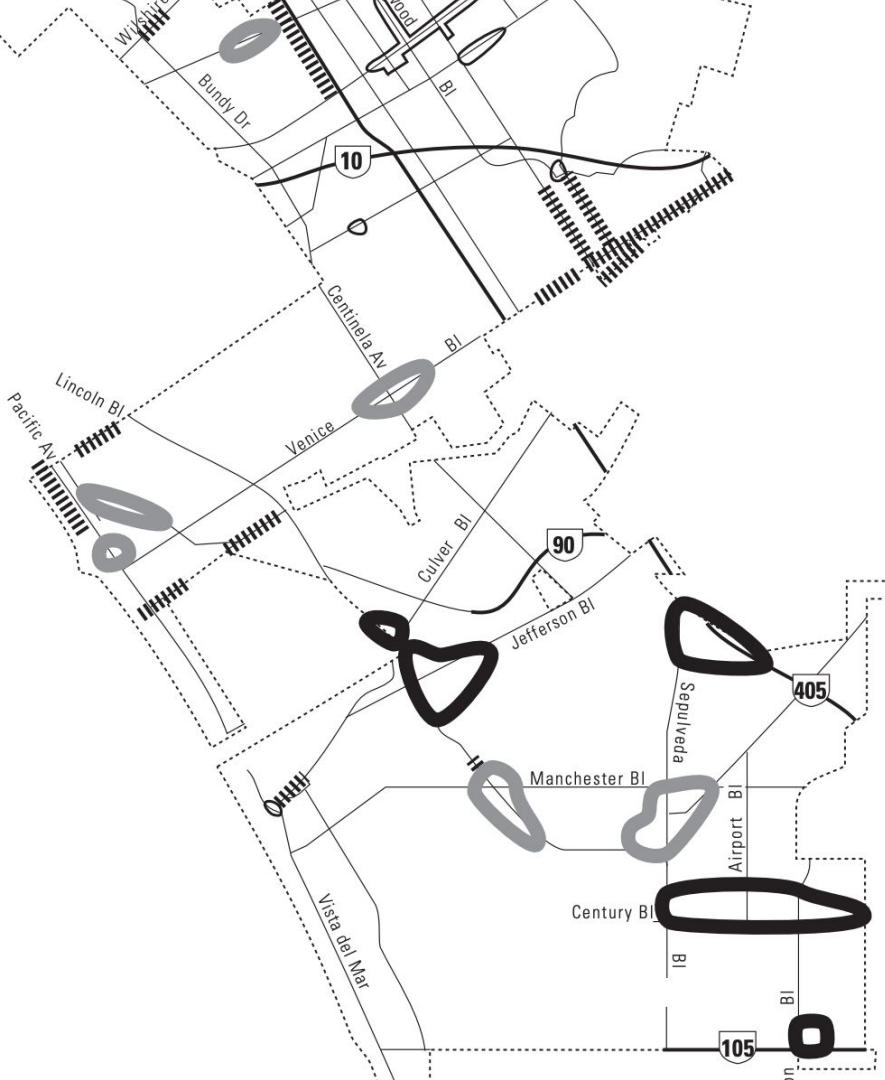


Public
Facilities
& Services



Noise

Framework Element



LEGEND

Districts, Centers & Mixed Use Boulevards



Neighborhood District

A focal point for surrounding residential neighborhoods and containing a diversity of land uses such as restaurants, retail outlets, grocery stores, child care facilities, small professional offices, community meeting rooms, pharmacies, religious facilities and other similar services. The clustering of uses minimizes automobile trip-making and encourages walking to and from adjacent neighborhoods. Pedestrian-oriented areas are encouraged, and the district may be served by a local shuttle service. Generally, Neighborhood Districts are at a floor area ratio of 1.5:1 or less and characterized by 1- or 2-story buildings.



Community Center

A focal point for surrounding residential neighborhoods and containing a diversity of uses such as small offices and overnight accommodations, cultural and entertainment facilities, schools and libraries, in addition to neighborhood oriented services. Community Centers range from floor area ratios of 1.5:1 to 3.0:1. Generally, the height of different types of Community Centers will also range from 2- to 6-story buildings, *e.g.*, some will be 2-story Centers, some 4- or 6-story Centers depending on the character of the surrounding area. Community Centers are served by small shuttles, local buses in addition to automobiles and/or may be located along rail transit stops.



Regional Center

A focal point of regional commerce, identity and activity and containing a diversity of uses such as corporate and professional offices, residential, retail commercial malls, government buildings, major health facilities, major entertainment and cultural facilities and supporting services. Generally, different types of Regional Centers will fall within the range of floor area ratios from 1.5:1 to 6.0:1. Some will only be commercially oriented; others will contain a mix of residential and commercial uses. Generally, Regional Centers are characterized by 6- to 20-stories (or higher). Regional Centers are usually major transportation hubs.



Downtown Center

An international center for finance and trade that serves the population of the five county metropolitan region. Downtown is the largest government center in the region and the location for major cultural and entertainment facilities, hotels, professional offices, corporate headquarters, financial institutions, high-rise residential towers, regional transportation facilities and the Convention Center. The Downtown Center is generally characterized by a floor area ratio up to 13:1 and high rise buildings.



Mixed Use Boulevard

These connect the city's neighborhood districts and community, regional and Downtown centers. Mixed Use development is encouraged along these boulevards, with the scale, density and height of development compatible with the surrounding areas. Generally, different types of Mixed Use Boulevards will fall within a range of floor area ratios from 1.5:1 up to 4.0:1 and be generally characterized by 1- to 2-story commercial structures, up to 3- to 6-story mixed use buildings between centers and higher buildings within centers. Mixed Use Boulevards are served by a variety of transportation facilities.

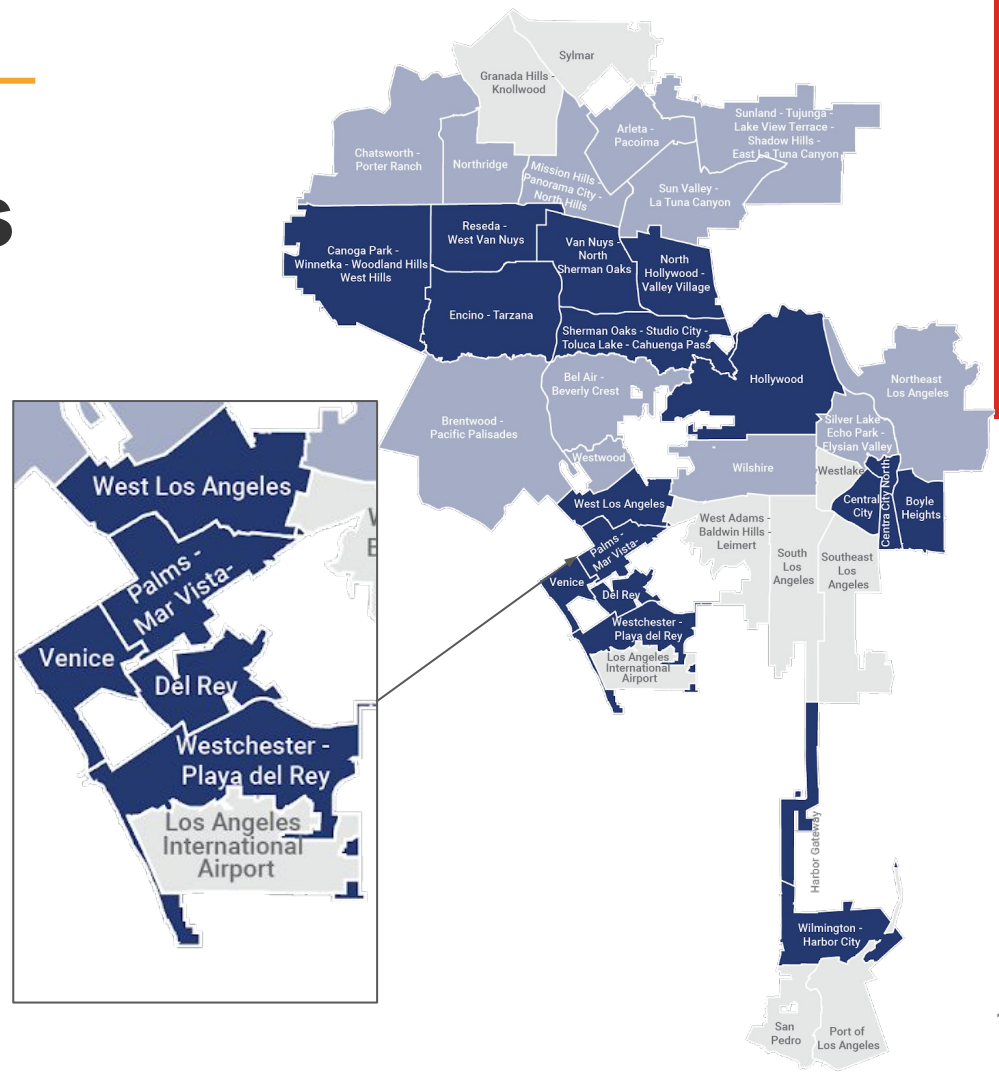
F33. Long Range Land Use Diagram

Community Plans

Land Use Element is made up of 35 Community Plans, helping set specific neighborhood-level policies, land uses, and zoning.

The four Westside Community Plans being update now are:

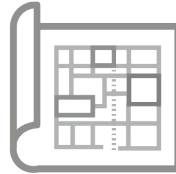
- West Los Angeles
- Palms-Mar Vista-Del Rey
- Westchester-Playa Del Rey
- Venice



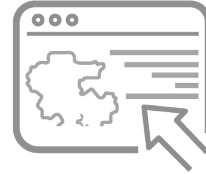
Community Plans



Policy Document



Land Use Map



Zoning Tools

Policy Document

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

LU GOAL 3

ACCESSIBLE, HEALTHY, AND SAFE HOUSING OPPORTUNITIES AFFORDABLE TO LOW INCOME HOUSEHOLDS.

LU 3.1 Recognize additional housing unit options to accommodate a variety of household sizes, including larger households, such as those with children, multigenerational living, and special needs populations.

LU 3.2 Facilitate the preservation of existing residential units, and avoid displacement of current Downtown residents

LU 3.3 Foster healthy communities composed of mixed-income housing in proximity to transit, jobs, amenities, services, cultural resources, and recreational facilities.

LU 3.4 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 3.5 Support community land trusts as a tool for producing affordable housing options.

LU 3.6 Coordinate with nonprofits and community-land trusts to take advantage of off-site acquisition options.

LU 3.7 Promote safe building practices that support healthy homes and support the rights of tenants to live in habitable housing.

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.

LU 3.9 Facilitate the renewal of existing affordable housing covenants and promote opportunities for acquisition of units with expiring covenants by affordable housing developers, community-based organizations, or community land trusts to preserve affordability.

Policy Document

- Goals
- **Policies**
- Programs

LU GOAL 3

ACCESSIBLE, HEALTHY, AND SAFE HOUSING OPPORTUNITIES
AFFORDABLE TO LOW INCOME HOUSEHOLDS.












- LU 3.2** Facilitate the preservation of existing residential units,
and avoid displacement of current Downtown residents

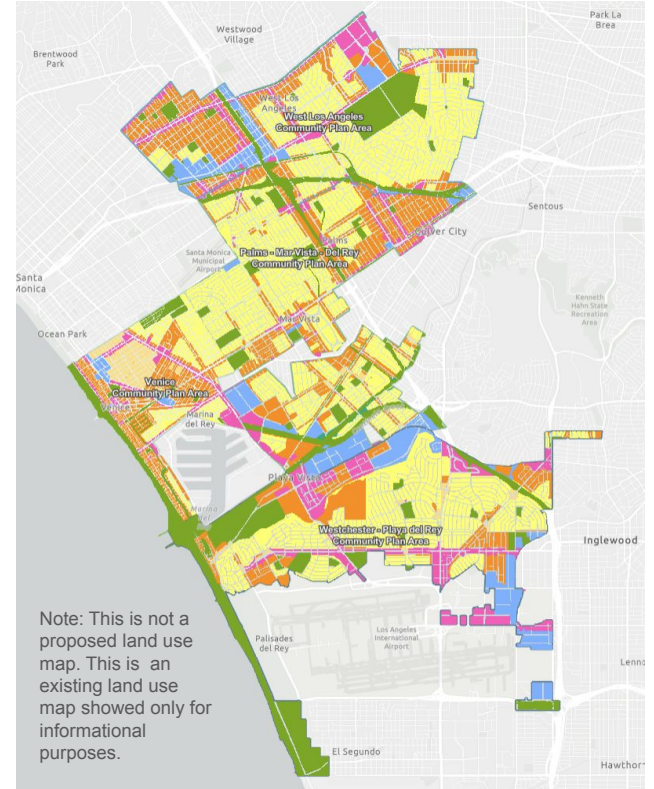
Policy Document

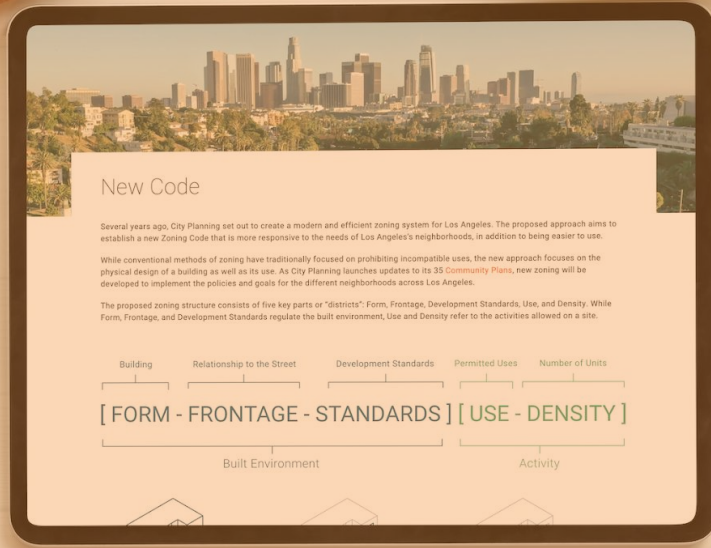
- Goals
- Policies
- **Programs**

Program Number	Description	Policy Reference	Coordinating Agency
Land Use & Urban Form: Housing & Complete Neighborhoods			
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 3.2 LU 3.3	HCIDLA City Attorney

Land Use Map

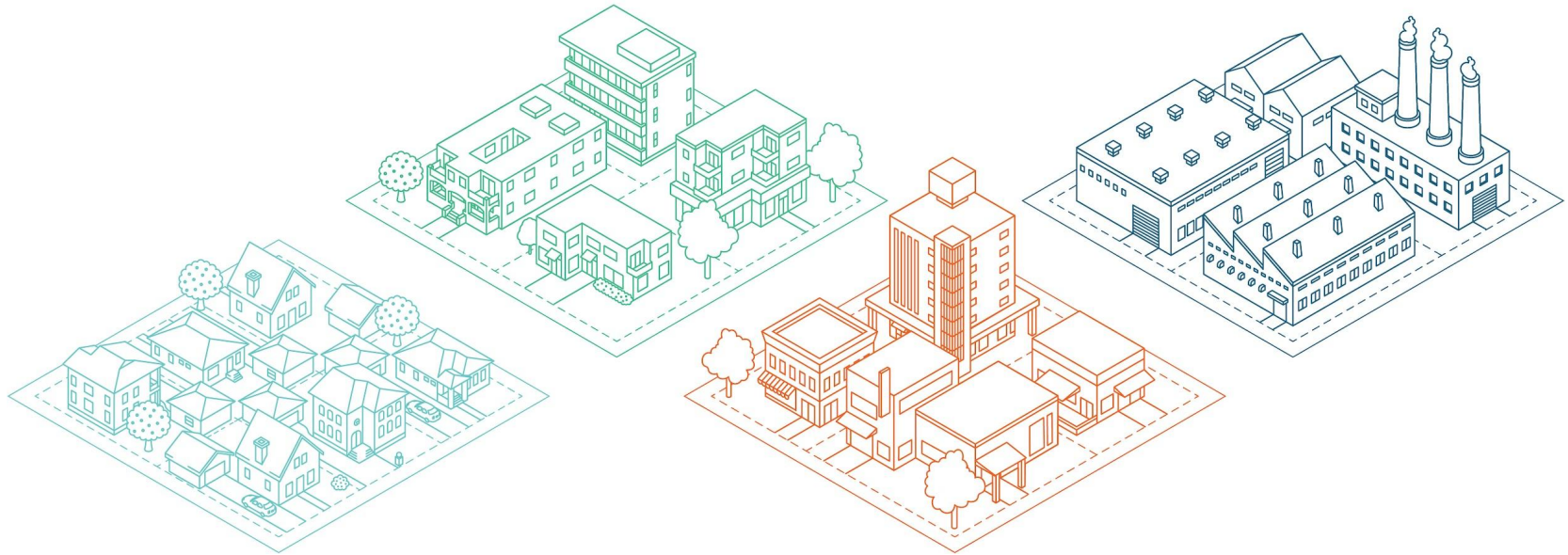
Designation	Form	Use	Density
 Transit Core	TBD	TBD	TBD
 Traditional Core	TBD	TBD	TBD
 Community Center	TBD	TBD	TBD
 Hybrid Industrial	TBD	TBD	TBD
 Markets	TBD	TBD	TBD
 Village	TBD	TBD	TBD
 Open Space	TBD	TBD	TBD
 Public Facilities	TBD	TBD	TBD
 Public Facilities - Freeways	TBD	TBD	TBD
 Medium Neighborhood Residential	TBD	TBD	TBD
 Open Space	TBD	TBD	TBD



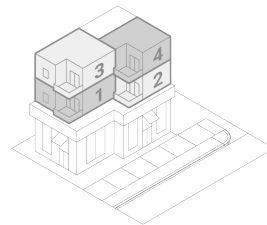
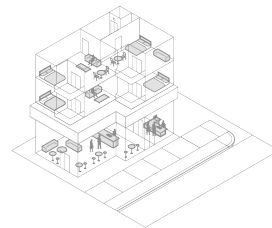
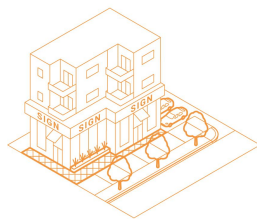
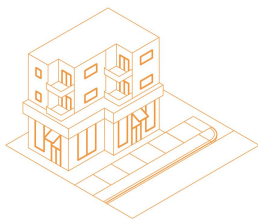
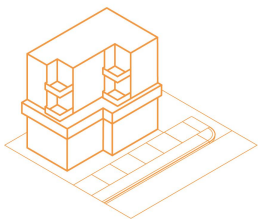


New Zoning Framework

Existing Zoning



New Zoning



Building

Relationship
to the Street

Development
Standards

Permitted
Uses

Number
of Units

[FORM-FRONTAGE-STANDARDS]

[USE-DENSITY]

Built Environment

Activity

Project Review





Westside Community Plans



Westside PlansTeam

**EVA
CHANG-PERSON**
Venice

BEN SULLIVAN
Westchester-
Playa Del Rey

OPENING
West
Los Angeles

OPENING
Palms-Mar
Vista-Del Rey

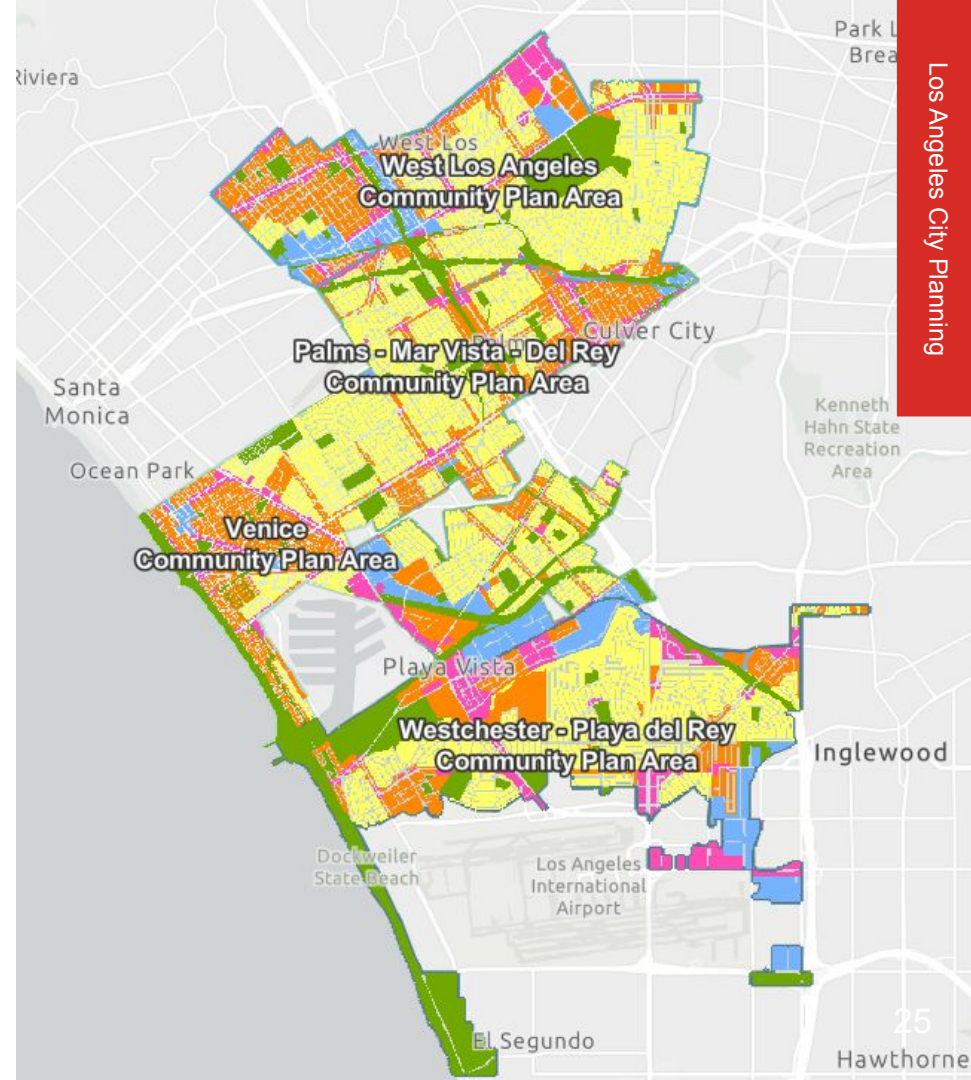
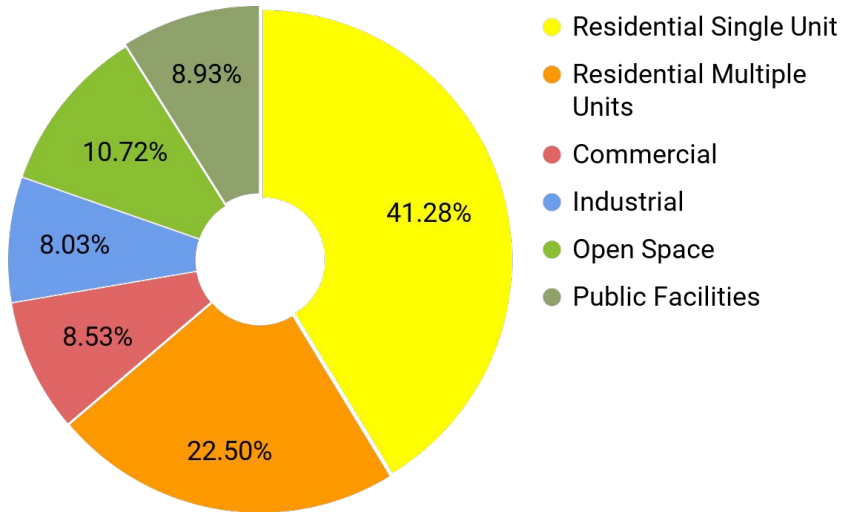
**DIEGO
JANACUA-CORTEZ**
City Planner

OPENING
Senior
Planner

**HAYDEE
URITA- LOPEZ**
Principal
Planner

OPENING
Student
Professional
Worker

Land Use



Process Timeline

WE ARE HERE



Listen

Conduct background research, data collection, field visits, land use surveys and gather initial input



Share

Identify planning concepts along with plan goals and explore zoning tools



Consult

Refine the plan concepts, select new General Plan Land Use Designations (GPLU), build new zoning, draft Policy Document, and begin the Draft EIR process



Refine

Revise Draft GPLU Map, Draft Zoning Map, Draft Policy Document, publish Draft EIR, and Draft EIR public comment period



Adopt

Adoption process starts with a City Planning Commission (CPC) Hearing, followed by Planning Land Use Management (PLUM), and City Council Public Hearing

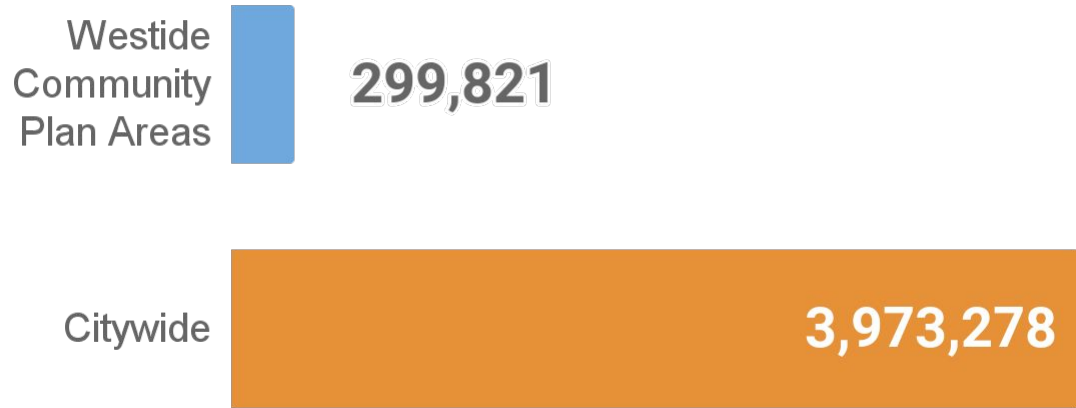
Public Process and Outreach



- Neighborhood Council Roadshow and Walking Tours
- Community Planning 101s
- Kick-Off Events
- Neighborhood Events, Farmers Markets, Ciclavia
- Youth Outreach

- Webinars
- Open House Events
- Pop Up Events
- In-person and Virtual Office Hours
- Westside Community Plans Advisory Group (WCPAG)

Westside Total Population



Population by Community Plan Area

Palms -Mar
Vista- Del Rey

114,241

West Los
Angeles

81,159

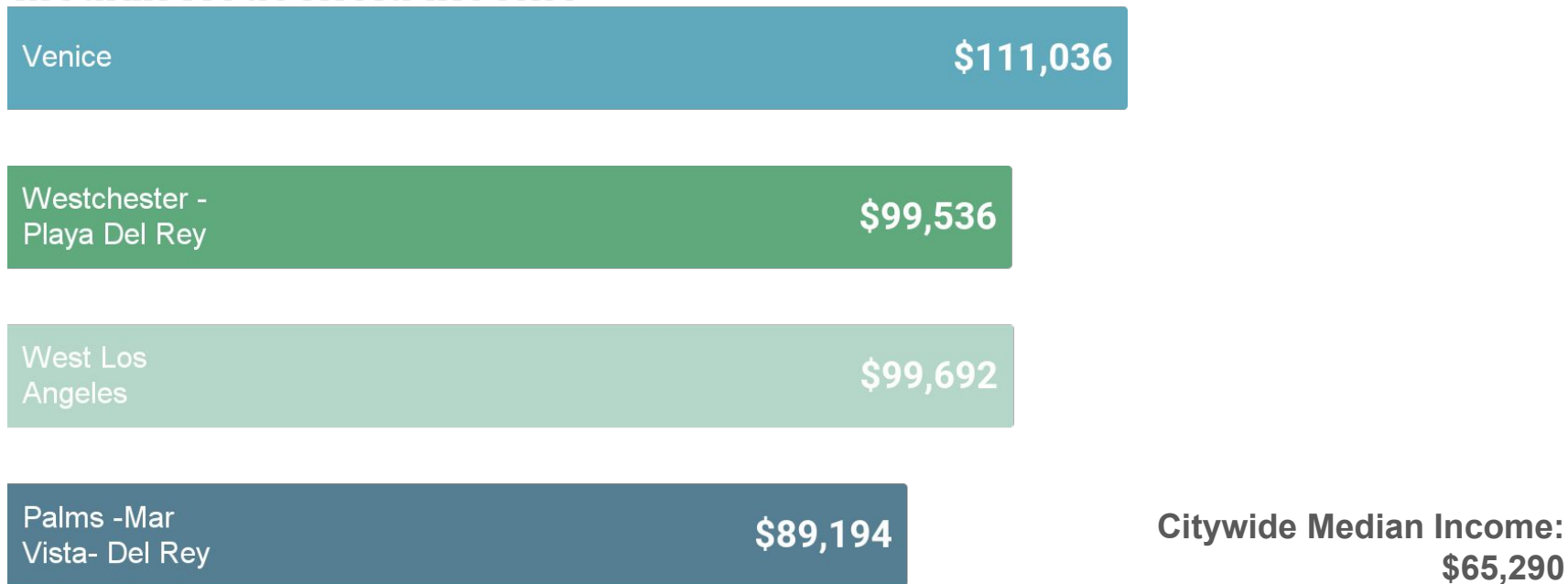
Westchester -
Playa Del Rey

66,250

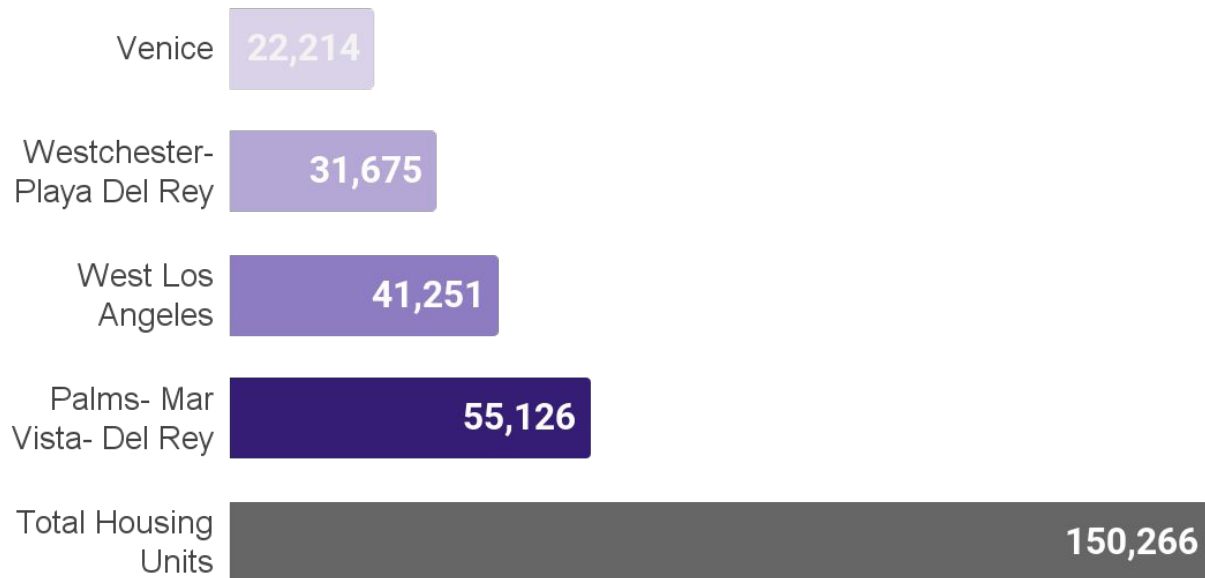
Venice

38,171

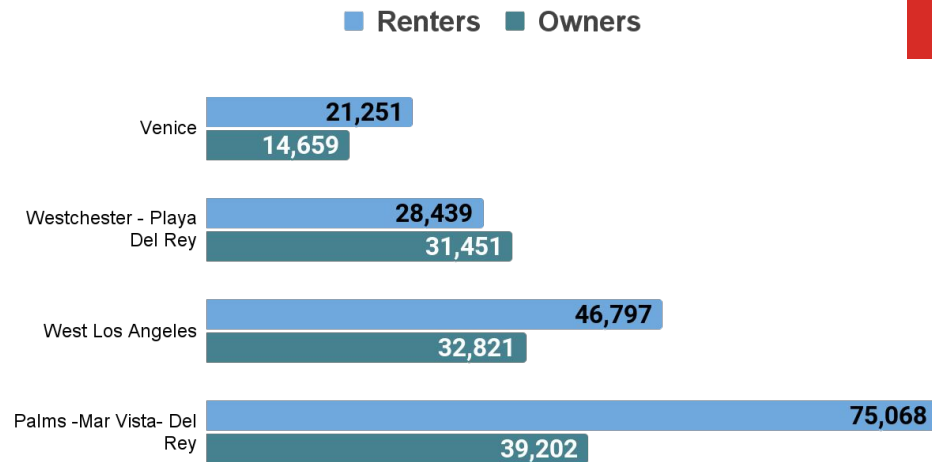
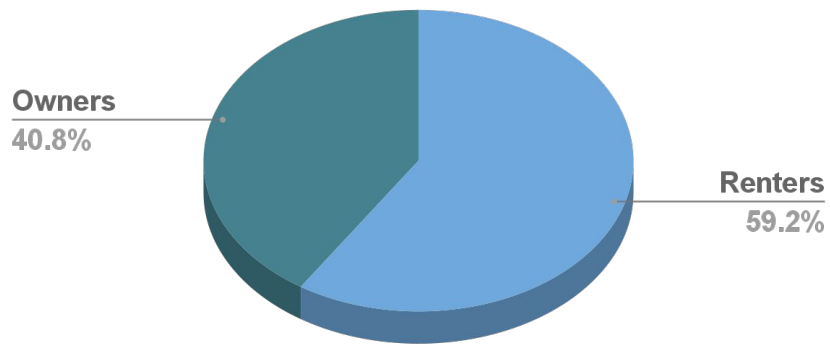
Median Household Income



Housing Units

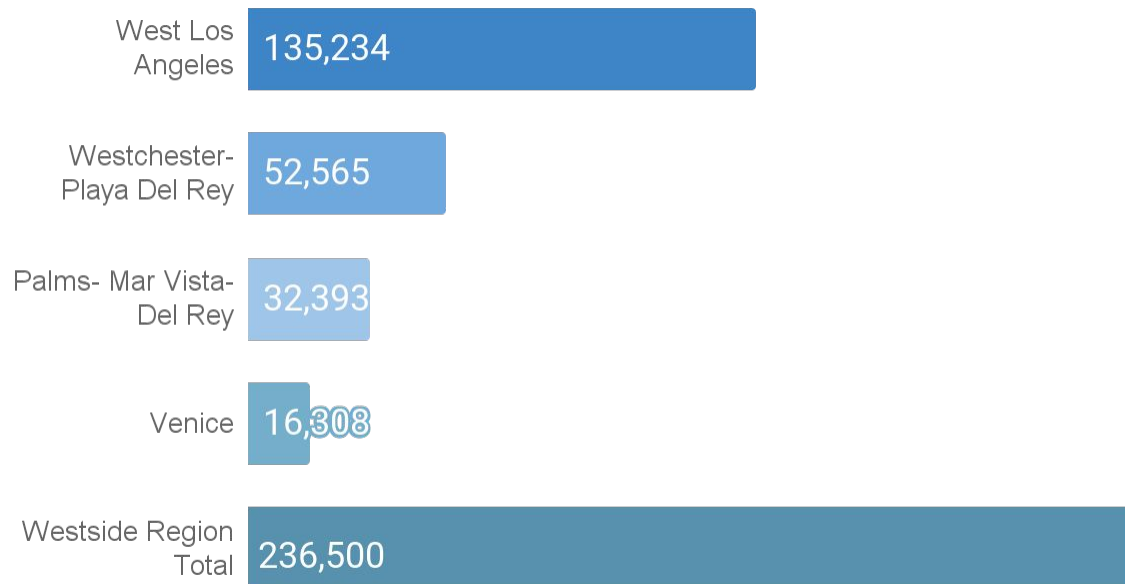


Renter | Owner



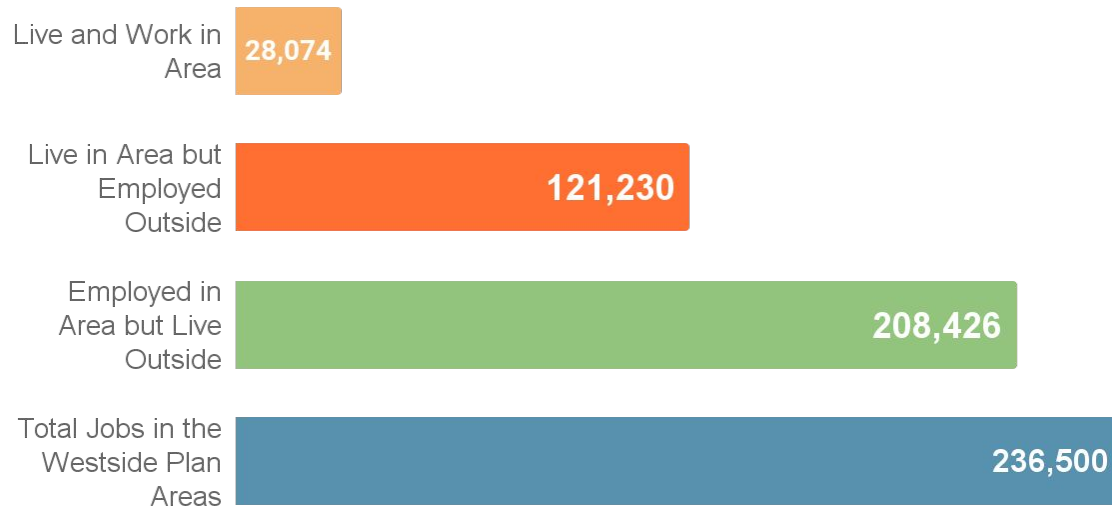
Labor Market

Total Jobs by Community Plan Area



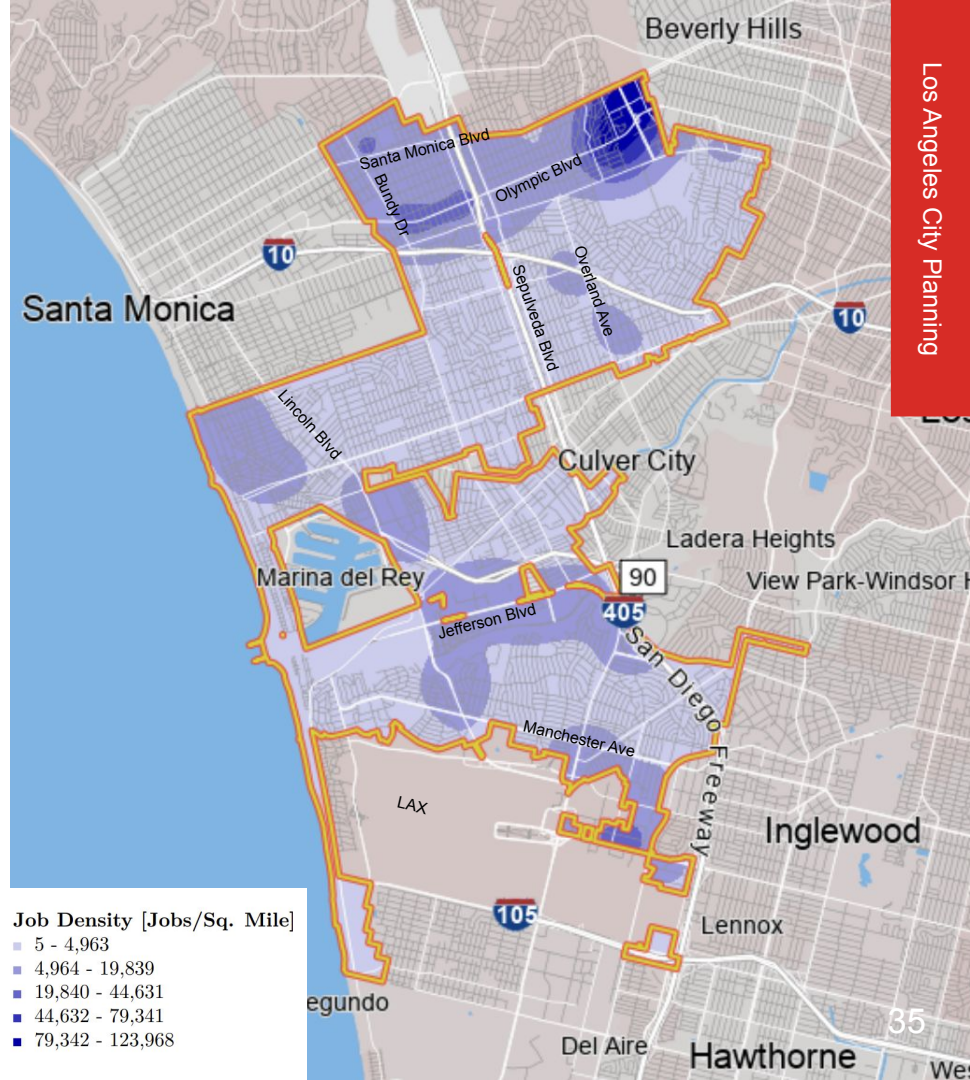
Labor Market - Inflow and Outflow

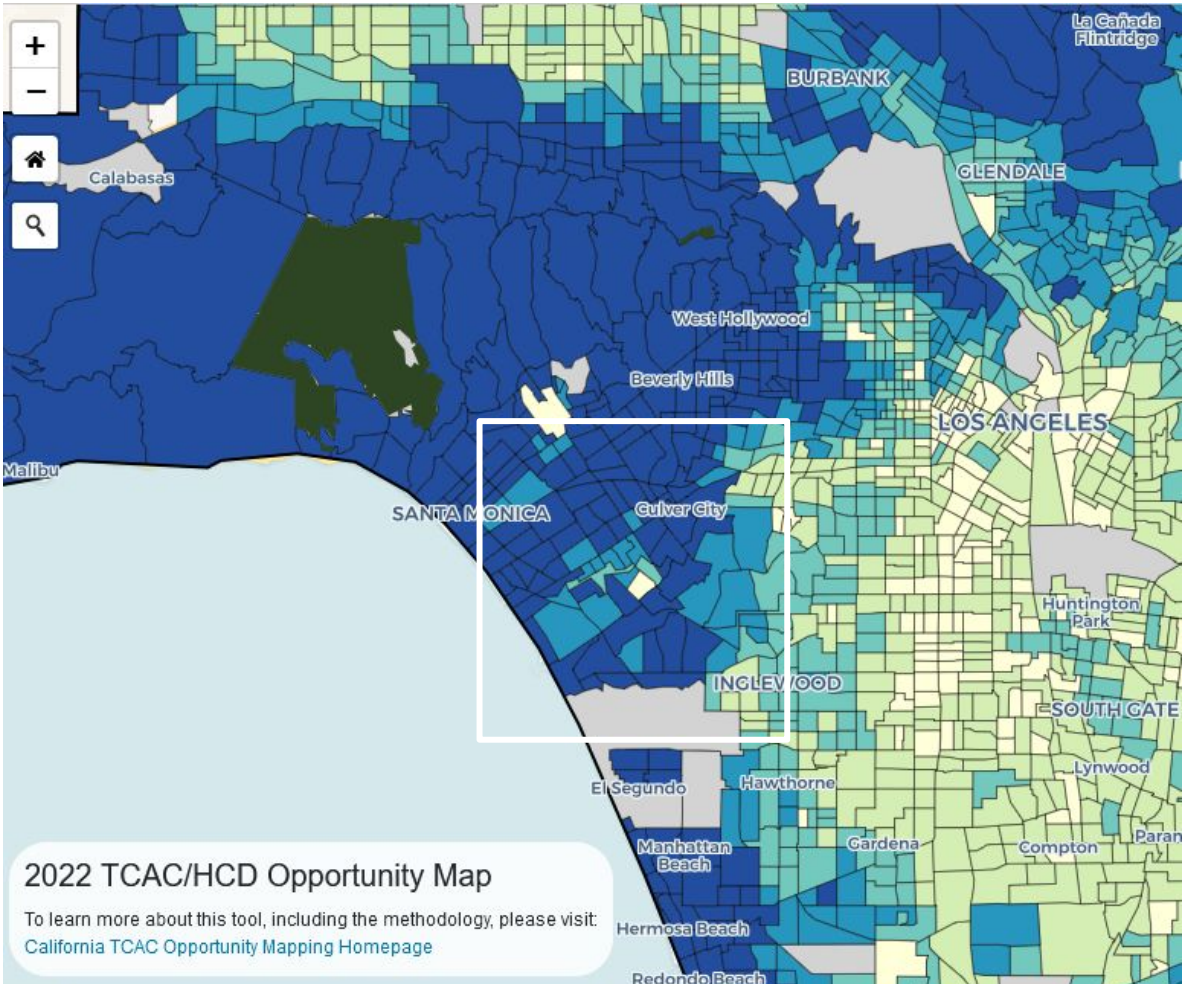
Characteristics of workers who commute in, out, and within the Westside geographies



Jobs Heat Map

- Westside Region jobs are primarily concentrated near and around:
 - Century City, Olympic Boulevard, Santa Monica Boulevard, Abbot Kinney Boulevard, Del Rey, Playa Vista, LAX - Century Boulevard
 - Top Industry Sectors:
 - Information (*Motion Picture, Broadcasting, Internet Publishing, Telecommunications, etc*)
 - Professional, Scientific and Technical Services
 - Accomodation and Food Services
 - Retail Trade, Healthcare, Education





2022 TCAC/HCD Opportunity Map
 To learn more about this tool, including the methodology, please visit:
[California TCAC Opportunity Mapping Homepage](https://belonging.berkeley.edu/2023-ctcac-hcd-opportunity-map)

CTCAC - California Tax Credit Allocation Committee

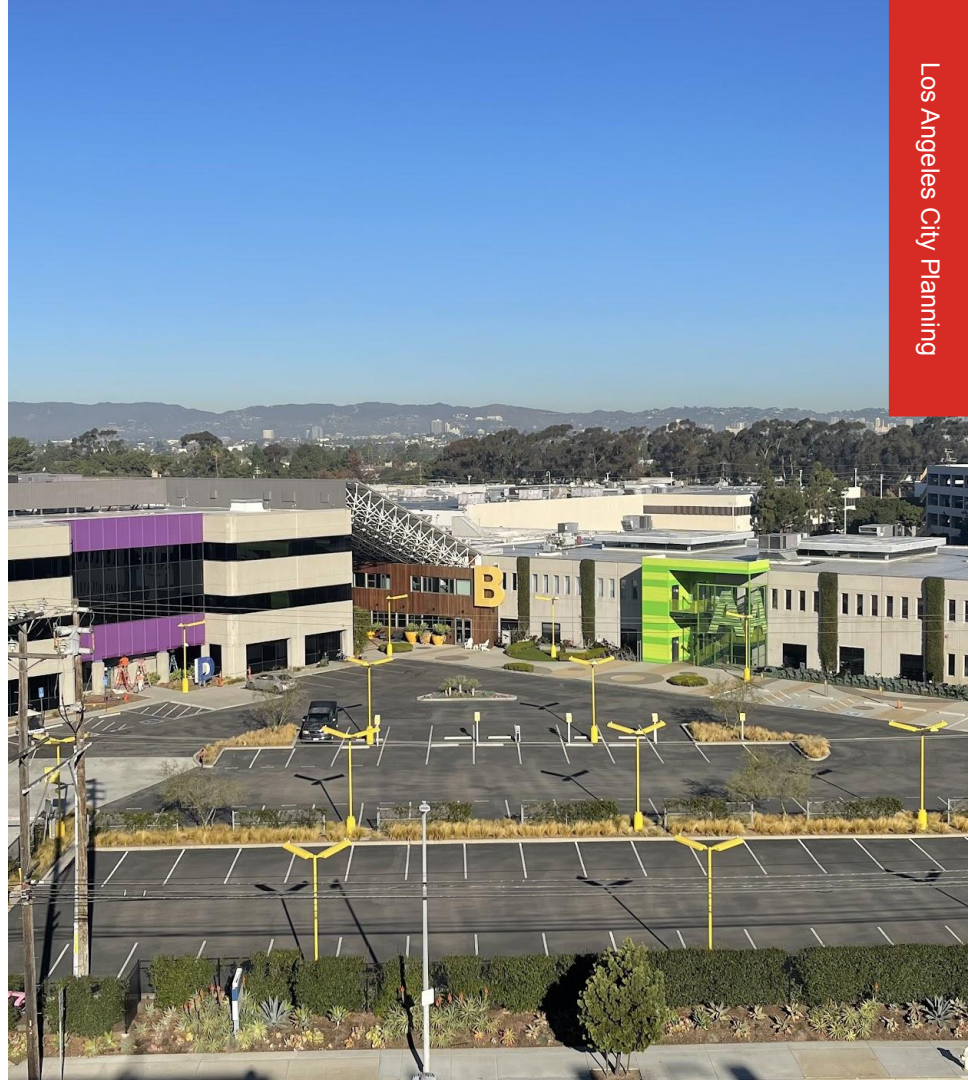
HCD - California Housing and Community Development Department

State Laws

SB 2097

This bill prohibits a public agency from imposing any minimum automobile parking requirement on any residential, commercial, or other development project, as defined, that is located within $\frac{1}{2}$ mile of public transit.

The goal is twofold: give developers more flexibility to build housing and discourage overuse of personal vehicles.



WCPAG TOPICS

Meeting 1 - Spring

**Residential
General Plan
Land Uses
(GPLU)**

**Vision
Statements
&
Guiding
Principles**

Meeting 2 - Summer

**Commercial
General Plan
Land Uses
(GPLU)**

**Vision for
Commercial
Corridors**

Meeting 3 - Fall

**Industrial
General Plan
Land Uses
(GPLU)**

**Introduction
to Draft
Policy
Documents**

Housing Element Rezoning Program

- A **comprehensive revision to the Housing Element** of the General Plan adopted in 2022.
- Establishes City's official General Plan housing goals, policies, objectives and programs for the eight year period of 2021-2029.
- Identified that **rezoning is needed** to ensure enough production to address the City's housing needs and targets.
- Under Housing Element law, City is obligated to **adopt a rezoning program before February 2025**.

RHNA Target of
486,379

Anticipated Development
230,964 units

Minimum Rezoning Need
255,433 units

Housing Element Rezoning Program

Rezoning will occur through a variety of measures including:

- Active Community and Neighborhood Planning Efforts
- Citywide Housing Incentive Program

The **Citywide Housing Incentive Program** includes six core strategies:

- Adaptive Reuse
- Update to Affordable Housing Incentive Programs
- Opportunity Corridors
- Affordable Housing Overlay
- Missing Middle
- Process Streamlining

Citywide Housing Incentive Program Timeline

WE ARE HERE:



Winter 2022 - Spring 2023

Listen

- Conduct Analysis
- Conduct Public Outreach
- Prepare Draft Recommendations for Various Rezoning Strategies



Fall 2023

Share/Publish

- Release Draft Ordinance(s)
- Conduct Public Outreach
- Conduct Environmental Review
- Revise Draft Ordinance(s) to Integrate Public Feedback



Winter 2023 - 2024

Revise/Publish

- Release Revised Draft Ordinance(s)
- Hold Open House and Public Hearing



Spring - Winter 2024

Adopt

- Begin the Adoption Process with a City Planning Commission Hearing, Followed by Planning and Land Use Committee and City Council Public Hearings



Q&A



Session 1

Vision Statements and Guiding Principles



Housing

Increase housing opportunities at different affordability levels.



Accommodating Growth

Accommodate growth in a strategic, inclusive, equitable, and sustainable manner.



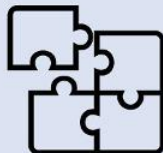
Mobility

Promote a safe, effective, walkable, and multi-modal transportation network.



Jobs & Employment

Support a thriving and inclusive economy.



Design & Compatibility

Strengthen neighborhood character.



Complete Neighborhoods

Encourage vibrant, healthy, complete neighborhoods.



Industrial

Preserve industrial land and support reimagined 21st century industrial uses.



Open Space

Expand access and connections to open space.



Climate Change Resilience

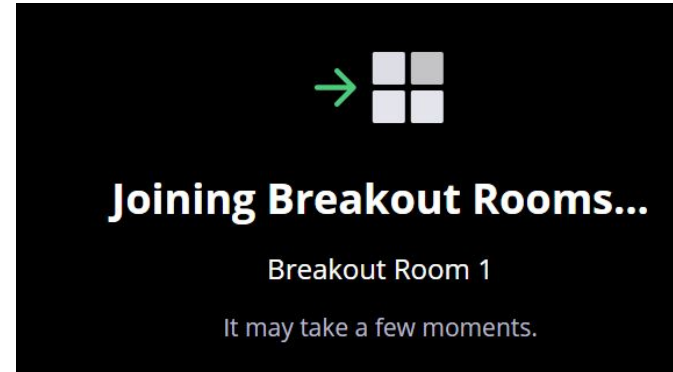
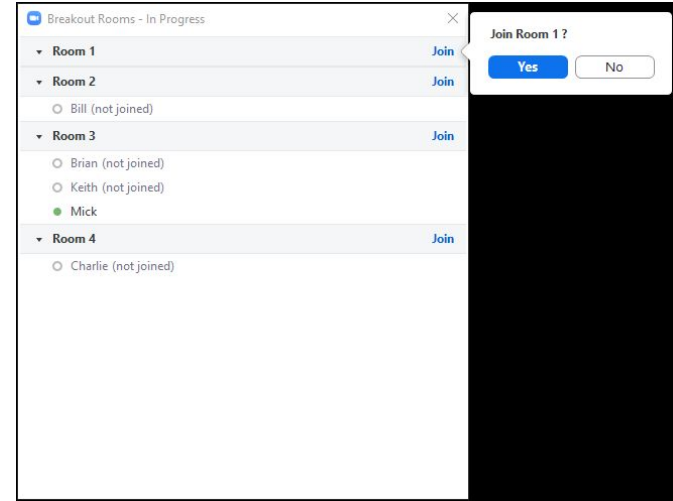
Promote resource protection, resiliency planning and climate change adaptation.

Equity and Sustainability

- The Plan Updates are intentionally focused on elevating racial and socioeconomic disparities and planning for sustainability.
- Planning for inclusive and diverse communities
- Planning for multiple housing options that benefit property owners, first time homebuyers, and renters.
- Planning for commercial and job opportunities that help businesses recover and neighborhoods thrive.



1. **Room 1** Palms-Mar Vista-Del Rey
2. **Room 2** Westchester-Playa del Rey
3. **Room 3** West Los Angeles
4. **Room 4** Venice
5. **Room 5** Regional (Covering Westside Region in general)



Report Back

- 1 member from each breakout group reports back
- Summarize what the small group discussed and any highlights





Session 2

General Plan Land Uses and Zoning

General Plan Land Use (GPLU): Residential

- Covering a selection of:
 - GPLU Descriptions
 - GPLU Maps
 - Zoning Options

Note: Through the community plan update process every lot will incorporate the new zoning and new GPLU. These maps only cover a few select options for feedback from the Advisory Group.

GPLU Residential

Neighborhood /Residential

Low Residential

Low Medium Residential

Low Neighborhood Residential

Medium Residential


Medium Neighborhood Residential

High Residential



“Neighborhood Residential”

- Limited local-neighborhood serving commercial uses “tienditas”, “corner stores”, “small cafes”
- Integrated into residential neighborhoods
- Distancing and Use Requirements apply
- Tenant Size Maximums

 Low Neighborhood Residential

 Medium Neighborhood Residential



A small cafe within a Culver City residential neighborhood



A toy store within a Highland park residential neighborhood

Missing Middle Housing Typologies

- Diverse, affordable housing choices in sustainable, walkable places
- More flexible zoning and incentives for existing single-family or lower density residential areas to create opportunities for more “missing middle” low-scale housing typologies.
- Housing options, such as duplexes, fourplexes, cottage courts, and multiplexes. These house-scale buildings fit seamlessly into existing residential neighborhoods and support walkability, locally-serving retail, and public transportation options.



Photos via Opticos Design

Residential Limited

Intent and Considerations

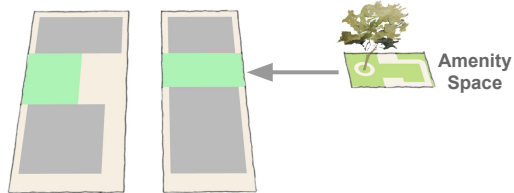
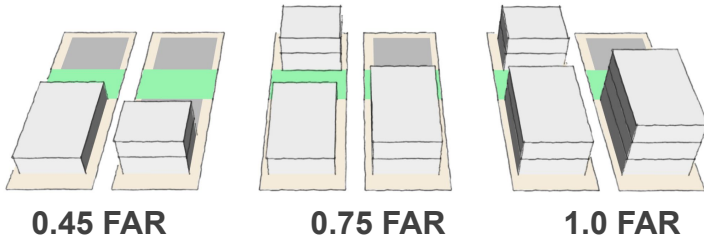
- Accommodate one to four residential units per lot
- Provide a spacious amenity space at grade as a central courtyard or rear yard
- Property's connection to the street served by landscaped front yard
- Ensure parking is located behind street frontage
- Limit uses to residential supported by small scale institutional uses



Zoning Strategy: Residential Limited

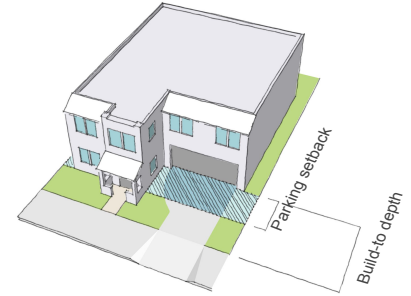
Form District Options:

FORM			
FAR	0.45	0.75	1.0
Lot Size	4,000 sf	4,000 sf	4,000 sf
Lot width, street loaded	50'	50'	50'
Lot width, alley loaded	40'	40'	40'
Building Coverage	2 stories	2 stories	3 stories
Height	50'	50'	50'
Building Width	20'	10'	10'
Primary St. Setbacks	20'	10'	10'
Outdoor Amenity Space	20%	20%	20%



Frontage Options:

FRONTAGE	Front Yard 1
Build-to depth / width	10' / 50%
Parking setback	10'
Frontage planting area	50%
Entry features	Porch Projecting entry Recessed entry Forecourt
Ground story height	9'



DRAFT

Development Standard District Options:

DEVELOPMENT STANDARDS	
Pedestrian access	Linked
Spacing	100'
Vehicle Access	
Number of automobile access lanes	
<i>Boulevard or Avenue</i>	
0'-200' lot width	2
> 200' lot width	4
<i>Collector or Local</i>	
0'-80' lot width	1
81'-200' lot width	2
> 200' lot width	4
Access lane width	
Boulevard or Avenue (min/max)	9' / 12'
Collector or Local (min/max)	8' / 12'

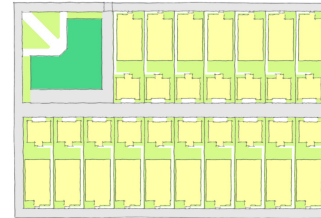


Lot width:: 50 feet
Access lane width allowed: 12' max

Lot width:: 100 feet
Access lane width allowed: 24' max

Use District Options:

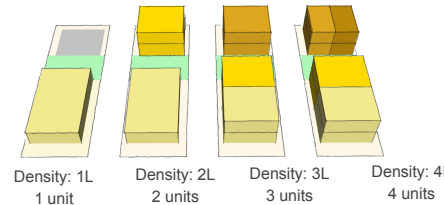
USE	Residential Limited
Primary use	Household dwelling
Supporting uses	Community center Childcare K-12 School Farmer's market Community garden



- Residential Dwelling
- Public & Institutional Facilities

Density Options:

DENSITY	Corresponding FAR	Avg. Unit Size
1L	0.45	2,000 - 2,500 sf
2L	0.75	1,900 sf
3L	1.0	1,700 sf
4L	1.0	1,300 sf



Residential Neighborhood

Intent and Considerations

- Accommodate lower density multi-family
- Provide a spacious amenity space at grade
- Property's connection to the street served by landscaped front yard
- Ensure parking is located behind street frontage
- Allow small-scale corner shops, services, and dining to support neighborhood life

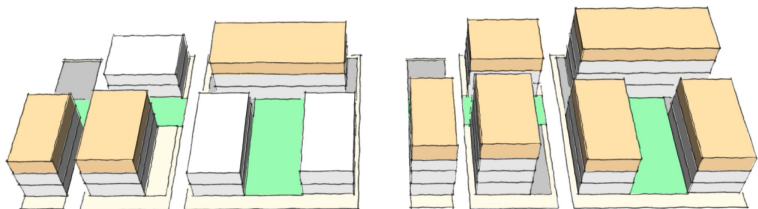


Zoning Strategy: Corner Shop Neighborhood

DRAFT

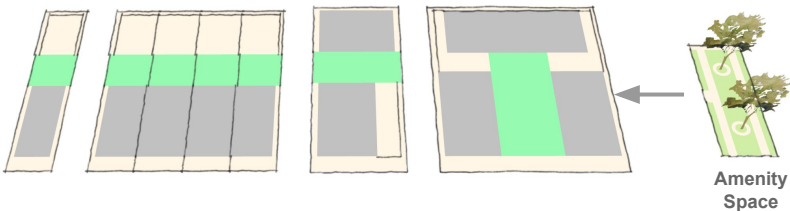
Form District Options:

FORM		
FAR Base	1.0	1.25
FAR Bonus	1.25	1.75
Lot Size	2,000 sf	2,000 sf
Lot width, street loaded	35'	35'
Lot width, alley loaded	25'	25'
Height Base	3 stories	3 stories
Height Bonus	4 stories	5 stories
Building Width Base	50'	50'
Building Width Bonus	75'	75'



Base FAR: 1.0
Bonus FAR: 1.25

Base FAR: 1.25
Bonus FAR: 1.75



Amenity Space

Frontage Options:

FRONTAGE	Front Yard 1
Build-to depth / width	10' / 50%
Parking setback	10'
Frontage planting area	50%
Entry features	Porch Projecting entry Recessed entry Forecourt
Ground story height	9'



Porch Projecting Entry Recessed Entry Forecourt

Development Standard District Options:

DEVELOPMENT STANDARDS	
Pedestrian access	Linked
Spacing	100'
Vehicle Access	
Number of automobile access lanes	
<i>Boulevard or Avenue</i>	
0'-200' lot width	2
> 200' lot width	4
<i>Collector or Local</i>	
0'-80' lot width	1
81'-200' lot width	2
> 200' lot width	4
Access lane width	
Boulevard or Avenue (min/max)	9' / 12'
Collector or Local (min/max)	8' / 12'

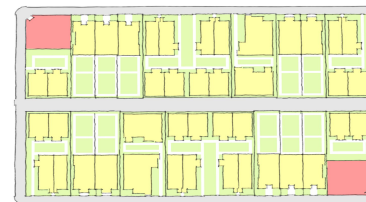


Lot width:: 50 feet
Access lane width allowed: 12' max

Lot width:: 100 feet
Access lane width allowed: 24' max

Use District Options:

USE	Residential Limited
Primary use	Household dwelling
Supporting uses	Corner Retail Cafe Community center Childcare K-12 School Farmer's market Community garden

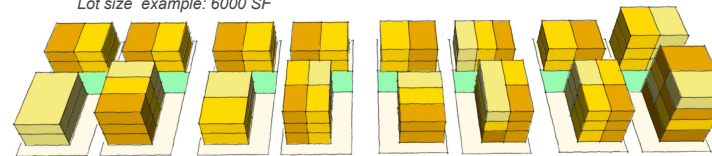


- Residential Dwelling
- Neighborhood Commercial

Density Options:

DENSITY	Corresponding Base FAR	Avg. Unit Size	Corresponding Base FAR	Avg. Unit Size
20	1.0	1,800 sf	1.25	1,400 sf
15	1.0	1,400 sf	1.25	1,000 sf
12	1.0	1,100 sf	1.25	800 sf
10	1.25	1,000 sf	1.75	850 sf

Lot size example: 6000 SF



Density: 1/2000
Base: 3 units
Bonus: 5 units

Density: 1/1500
Base: 4 units
Bonus: 6 units

Density: 1/1200
Base: 5 units
Bonus: 8 units

Density: 1/1000
Base: 6 units
Bonus: 9 units

Application of GPLU & New Housing Opportunities

New Housing Opportunity Sites

Near major transit stops & along major corridors

Transition Areas

New missing middle housing opportunities adjacent to major corridors and transit

Areas with infrastructure

Jobs, transit, schools, parks, libraries, & neighborhood amenities

Expand neighborhood amenities through “Neighborhood” GPLU option

Zoning Consistency

Remove Q conditions on select corridors

Equivalent Zoning

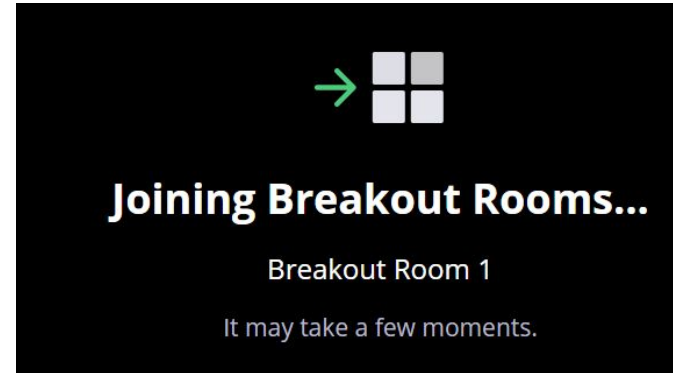
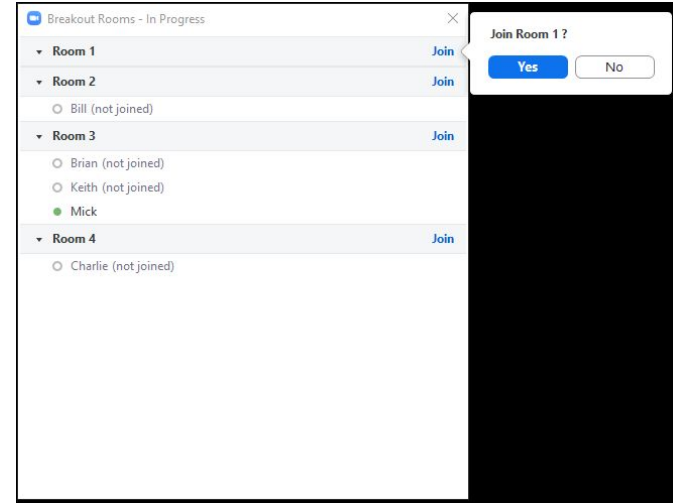
Introduce zoning to match existing residential densities, intensities, & uses

Form and Scale

Introduce design and form regulations to prevent out of scale development

New housing opportunities on larger lots that offer better options for contextual infill.

1. **Room 1** Palms-Mar Vista-Del Rey
2. **Room 2** Westchester-Playa del Rey
3. **Room 3** West Los Angeles
4. **Room 4** Venice
5. **Room 5** Regional (Covering Westside Region in General)



Report Back

- 1 member from each breakout group reports back
- Summarize what the small group discussed and any highlights



Advisory Group Feedback

Feedback Due 5/1/23

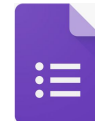


Email or Mail

Enviar comentarios por correo electrónico

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[Google Form](#)

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Google*



Planning4la.org/planningthewestside



End

Questions:
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End

Next Meeting:
Monday, June 5, 2023



LOS ANGELES
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