

# Westside Community Plans Advisory Group (WCPAG)

Meeting 3:  
Monday, August 7, 2023  
5-7pm



# Audio Settings / Configuraciones de audio

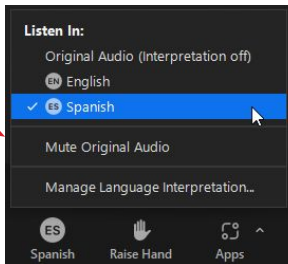
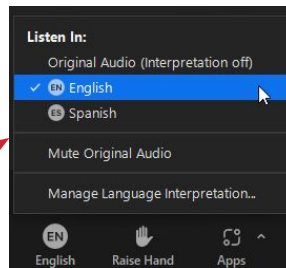
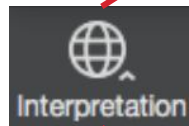
## To access audio, select your preferred language

- 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.



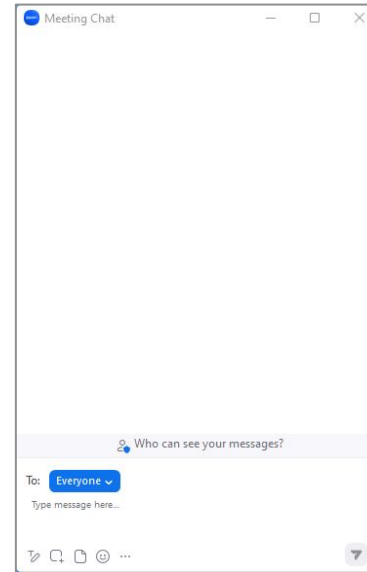
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# Sharing Comments / Speaking

- 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](mailto:planning.thewestside@lacity.org)



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# Meeting Participation

## 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

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# Meeting Participation

## Names and Organizations

- **Rename** yourself (click three dots next to your name>rename):
  - *First and Last Name, any relevant organization*
- **Identify** yourself with your **name** and any **organization** affiliation before speaking (both in main room and in breakout groups)

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# Agenda

## Overview 5-5:30pm

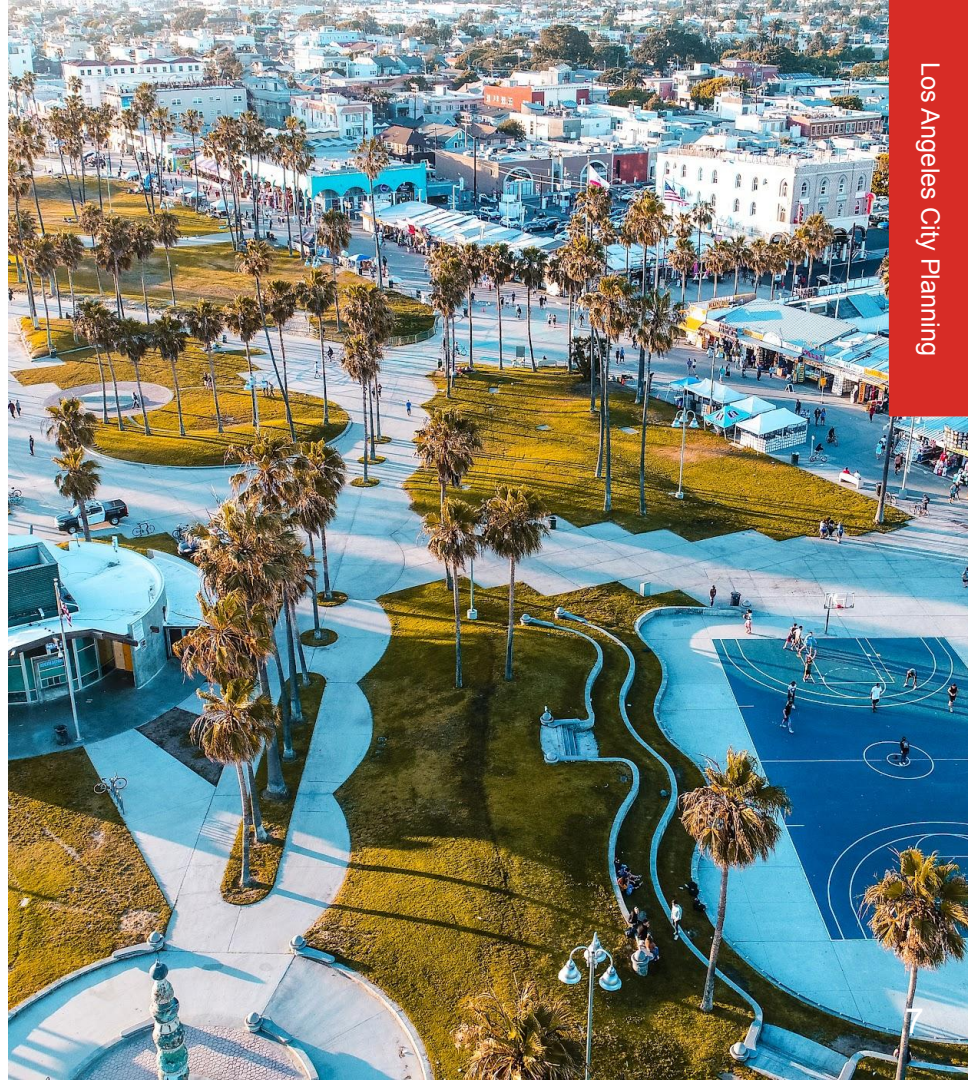
- Meeting 2 Summary
- Introducción a los borradores de documentos de política
- Introducción a la GPLU Industrial
- Introducción a las estrategias de zonificación industrial

## Breakout Session 5:30-6:30 pm

- Policy Documents and Topics
- Industrial Maps and Zoning Strategies

## Report Back 6:30-6:55pm

## Closing | Q & A 7pm-7:30pm





# Meeting 2 - Summary



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# Meeting 2 in Review

- **Overview of New Code**
- **Policy Discussions:**
  - Vision for Commercial Corridors
- **Land Use Discussion**
  - Mixed-Used Commercial GPLUs and Zoning Strategies



# Commercial GPLUs

NEIGHBORHOOD  
CENTER

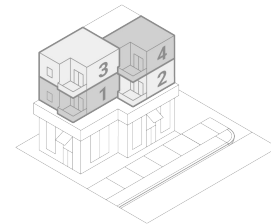
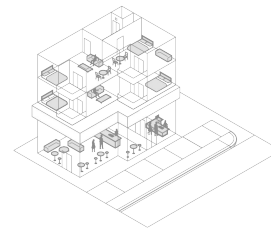
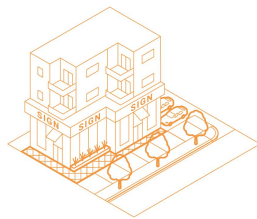
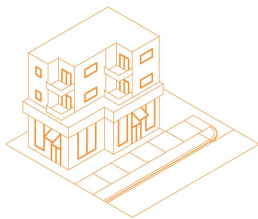
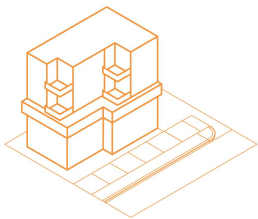
VILLAGES

COMMUNITY CENTER

REGIONAL CENTER



# New Zoning



Building

Relationship  
to the Street

Development  
Standards

Permitted  
Uses

Number  
of Units

**[FORM-FRONTAGE-STANDARDS]**

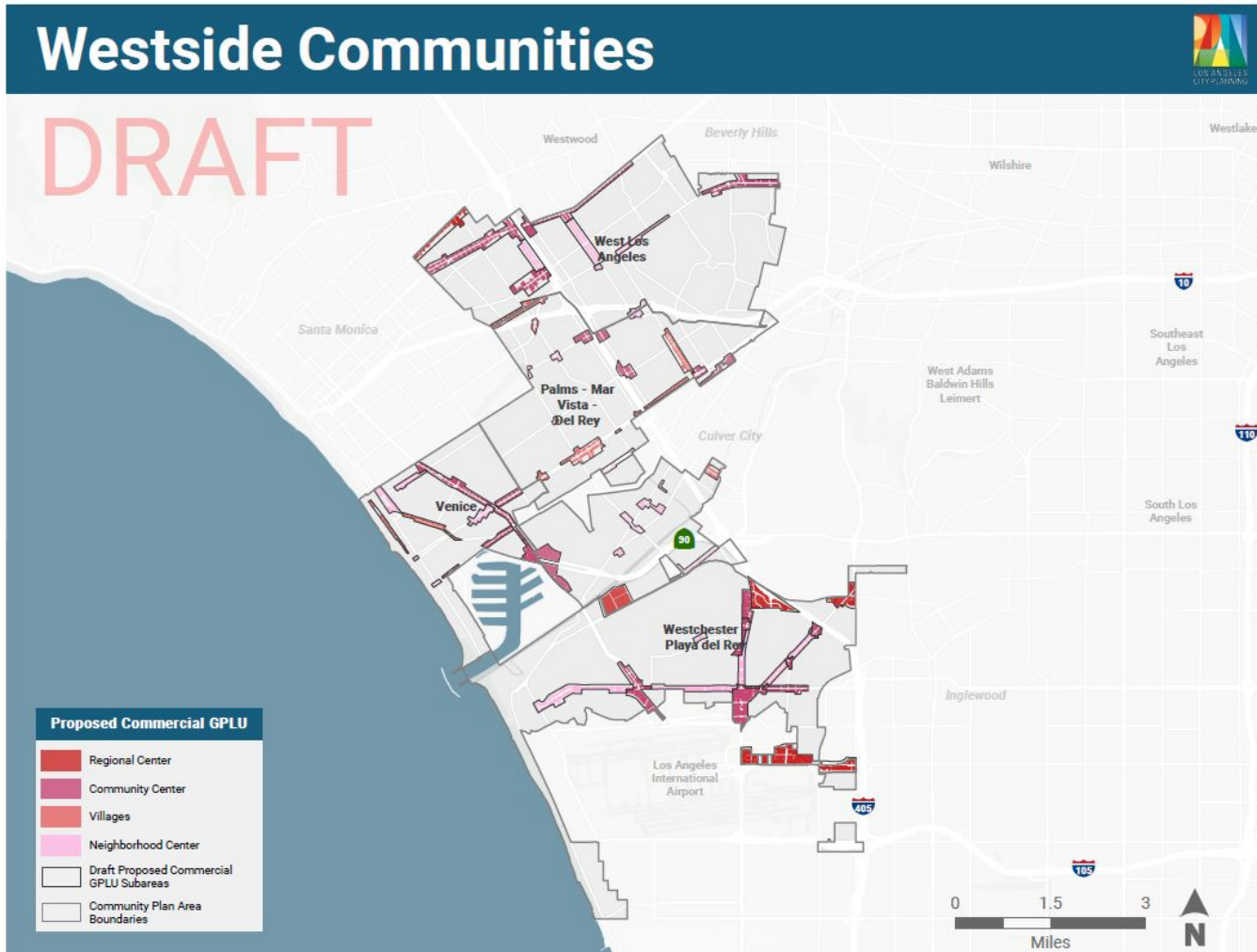
**[USE-DENSITY]**

Built Environment

Activity

# Draft Commercial General Plan Land Use (GPLU) Maps

Released June 2023



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# Summary of Feedback - Commercial

## Breakout Session #1: Visioning

- Increased urban forestry and open public space.
- Protection for tenants and local businesses.
- Mixed-use zoning along corridors that allocates resources near housing.
- Pedestrian and bike friendly infrastructure.
- Diverse building forms; emphasis on climate resilient buildings.
- Repurpose industrial zones to accommodate housing and jobs.

## Breakout Session #2: Land Use

- Prioritize housing density along main corridors before moving into single family residential.
- Activate corners along some main corridors to act as open public space; increased number of plaza spaces.
- Increase the number of transit stops along main corridors.
- Concerns over FAR standards vary by area: FAR standards should be consistent with the city's housing goals while at the same time maintaining the feel of the area.
- Emphasis on the distribution of health equity resources.

# 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



# 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 Draft EIR Process.



## Refine

Revise Draft GPLU Draft Zoning Map, Draft Policy Document, Publish EIR; Open House/Public Hearing & observe 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

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# What's Next?

## Late 2023

- Staff to make refinements to the Draft Land Use Maps, Draft Zoning, and Draft Policy Documents based on feedback.
- Public Release of an ArcGIS Storymap showcasing General Plan Land Use (GPLU) Maps, Plan Policy Documents, and New Zones

## Early 2024 - Mid 2024

- Environmental Clearance Phase kicks off
- WCPAG reconvenes for meeting 4 (*2024 WCPAG curriculum in progress*)
- New Zoning Map public release



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# What's Next?

## Environmental Clearance Phase: California Environmental Quality Act (CEQA)

### PURPOSE

- Disclose the significant environmental effects of proposed actions to the public and decision-makers.
- Identify ways to avoid or reduce environmental effects through mitigation measures or alternatives.
- Enhance public participation in the planning and environmental review process.

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# Environmental Protection Measures

## EPMs (Environmental Protection Measures)

- The new code is accompanied by environmental measures that comply with CEQA and mitigate environmental effects related to air quality, biological resources, cultural resources, hazardous materials, noise, and pedestrian safety.
- Examples include:
  - Dust Control; Emissions Standards for Off-Road Construction Equipment and On-Road Haul Trucks; Use of Low Polluting Fuels; Noise Shielding; Restriction of Ground Disturbance; Environmental Site Assessment(s); Qualified Tribal Monitor or Archaeological Monitor; Inadvertent Discovery

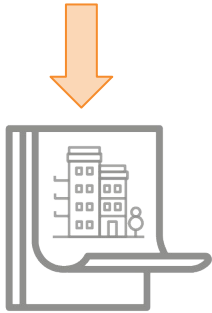


# New Draft Policy Plans

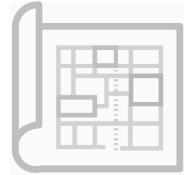


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# Community Plans



**Policy Document**



Land Use Map



Zoning Tools

# Policy Documents

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**



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# Policy Documents

- **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

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# Policy Documents

- **Divided into 5 chapters:**
  - **Ch 1: Introduction and Community Profile**
  - **Ch 2: Land Use and Urban Form**
  - **Ch 3: Mobility and Connectivity**
  - **Ch 4: Public Realm and Open Space**
  - **Ch 5: Implementation**

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# 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.

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# 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.

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# Policy Document

- Goals
- **Policies**
- Programs

## LU GOAL 8

NEW DEVELOPMENT THAT MINIMIZES THE DISPLACEMENT OF CURRENT RESIDENTS.

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- LU 8.3** Encourage the replacement of demolished affordable housing stock with new, quality affordable housing opportunities and strive for a no net loss of affordable housing units in the plan area.

# Policy Document

- Goals
- Policies
- **Programs (ch 5)**

Program Number	Description	Policy Reference	Coordinating Agency
<b>Land Use &amp; Urban Form:</b> Housing & Livable Communities			
<b>P15</b>	<b>No Net Loss Program</b> 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.	<b>LU 8.3</b>	<b>LAHD</b>

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# Implementation

## Plan is implemented in various ways:

- **City Actions** - the plan's goals and policies are used as guidance for discretionary decisions requiring land use consistency findings;
- **Zoning** - zoning tools and future zoning ordinances that are in alignment with plans;
- **Development Incentives** intended to generate affordable housing and other public benefits;
- **Community Plan Programs** identify strategic actions that the City and other public agencies (LADOT, METRO, BOE, for example) can take to implement the Plan.

\*See Chapter 5 Implementation for additional information



# Draft Industrial General Plan Land Use

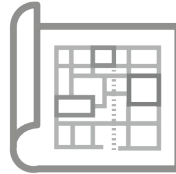


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# Community Plans



Policy Document



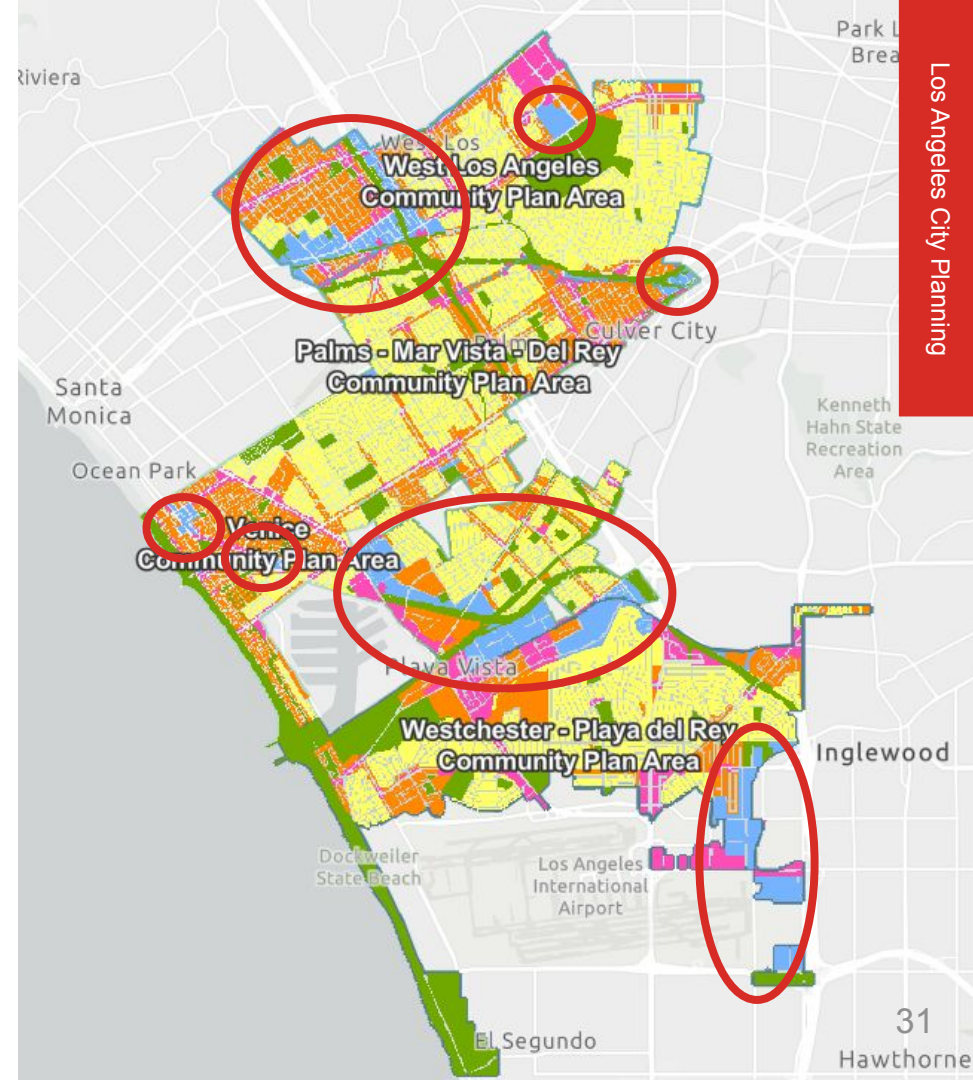
Land Use Map



Zoning Tools

# Industrial Land Use

- **West LA:**  
Olympic Boulevard, Sepulveda Boulevard, and Century City area.
- **Palms-Mar Vista-Del Rey:**  
Area H, Mesmer Triangle, Santa Monica College - Bundy Campus
- **Westchester-Playa Del Rey:**  
Playa Vista, Arizona Circle, Westchester-Veterans Station, LAX
- **Venice:**  
Abbot Kinney, Rose, and Market St



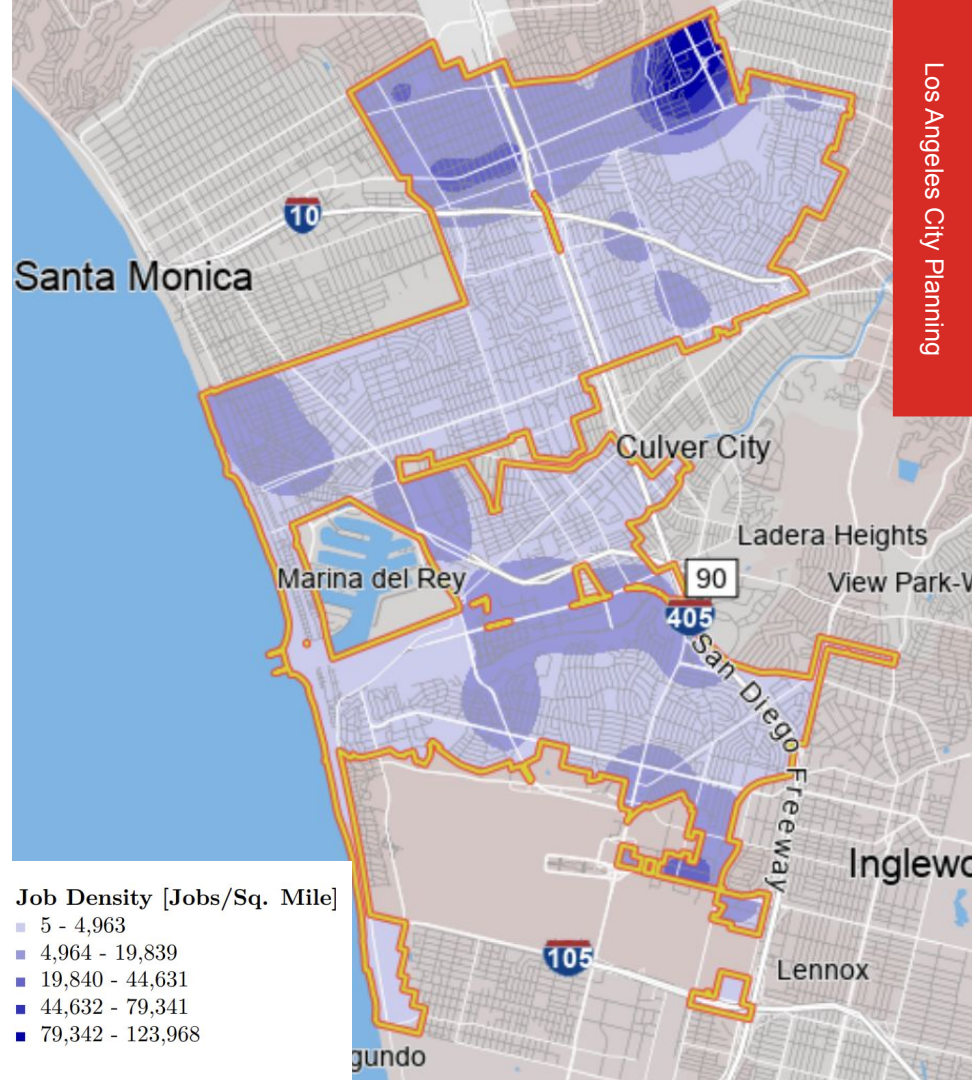
# Job Centers

- **Geographic Job Clusters:**

- Olympic Boulevard
- Abbot Kinney Boulevard
- Century City
- Area H (Del Rey)
- Playa Vista
- LAX - Century Boulevard

- **Top Industry Sectors:**

- Transportation and Warehousing
- Information (*Motion Picture, Broadcasting, Internet Publishing, Telecommunications, etc*)
- Professional, Scientific and Technical Services
- Retail Trade, Healthcare, Education





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# Industrial Land Use Strategy

**RETAIN  
JOBS  
ACCESS**

**ADAPT  
SHIFTING  
ECONOMY**

**UPLIFT  
ENVIRO  
JUSTICE**

**PROMOTE  
EQUITY**

**PERMIT  
HOUSING**

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# New 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.

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# New 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.

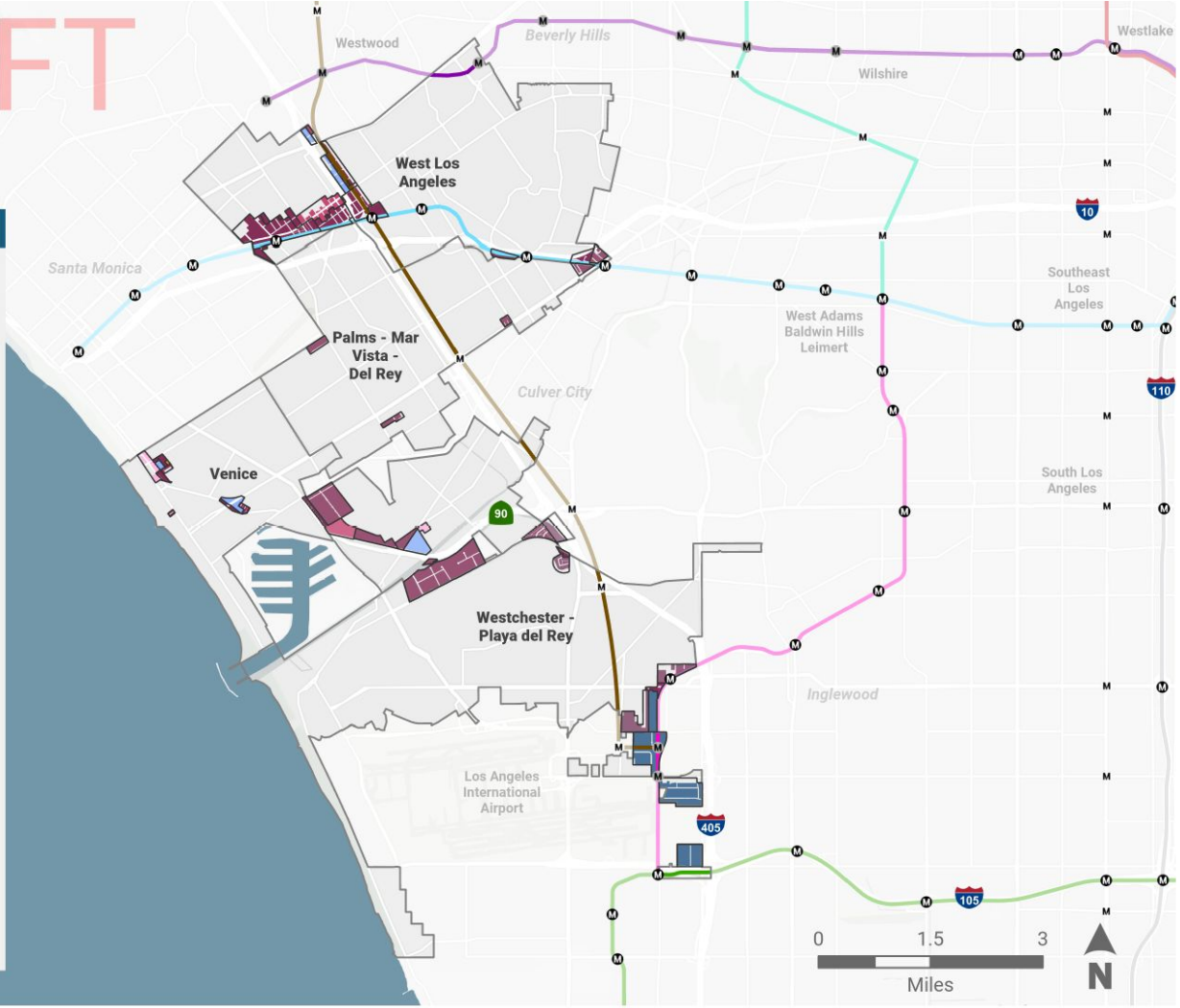
## PRODUCTION

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.

# DRAFT

## Proposed Industrial GPLU

- Hybrid Industrial
  - Markets
  - Light Industrial
  - Production
  - Industrial
  - Medium Residential
  - Neighborhood Center
  - Community Center
  - Draft Proposed Industrial GPLU 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)



# Industrial GPLU

Industrial

Production

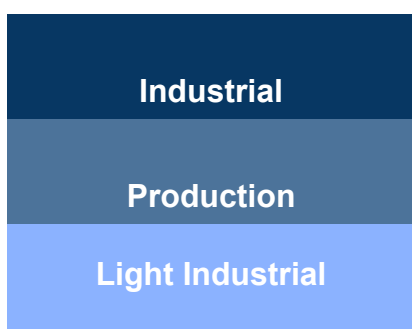
Light Industrial

Markets

Hybrid Industrial

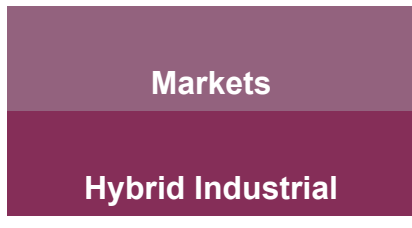


# Industrial GPLU



Retain production spaces for job related uses in areas with a concentration of existing light and heavy industrial uses.

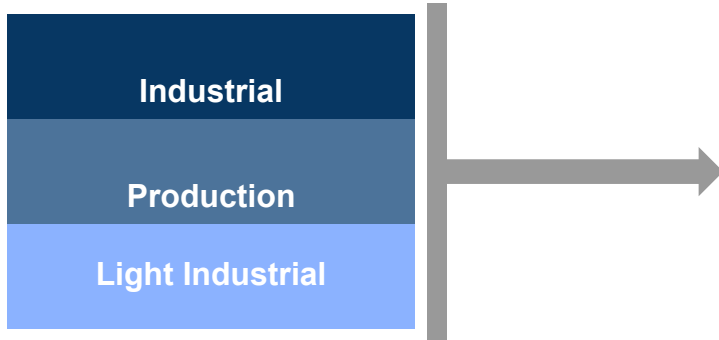
✘ **HOUSING NOT ALLOWED**



Retain production spaces while allowing integration of production uses with residential and retail opportunities.

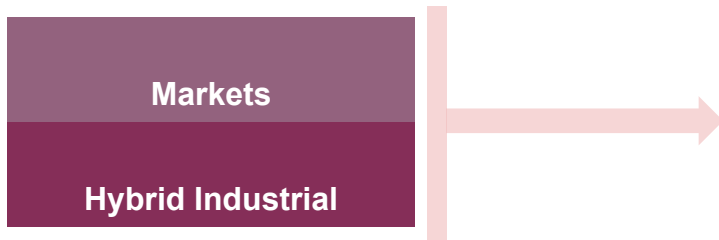
✔ **HOUSING ALLOWED (LIVE/WORK)**

# Industrial GPLU



Can be utilized to concentrate jobs, as well as light and heavy industrial uses.

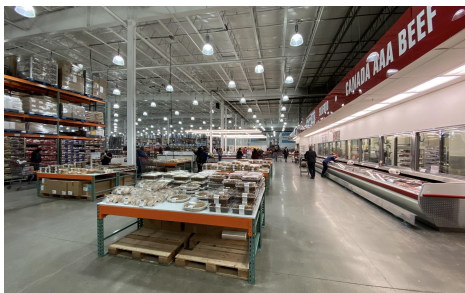
**Concentrates jobs**



Can be used to buffer residential areas from non-compatible, nuisance uses

**Used as a buffer transition area**

# Industrial | Production | Light Industrial



Office | Large Format Retail  
| Limited Restaurants



Production Workshops



Warehousing | Factories



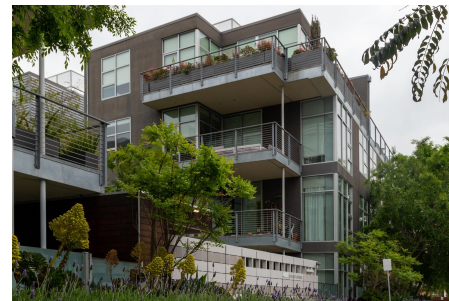
# Markets | Hybrid Industrial



Production Space / Retail



Offices



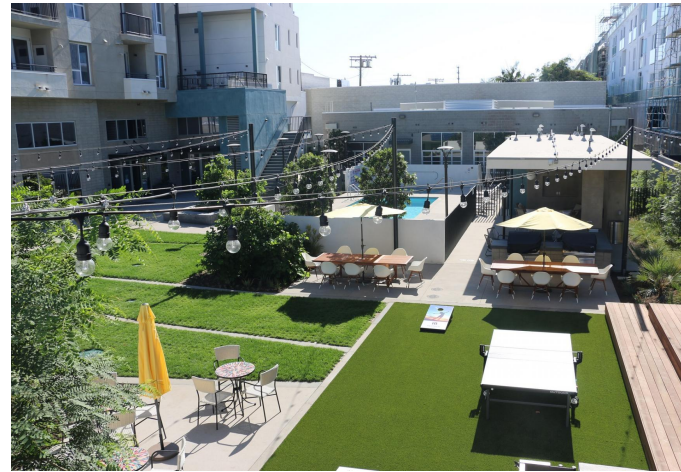
Live/Work Housing

# Live/Work Residential

A live/work unit combines a dwelling unit with work space designated for productive uses and entrepreneurial activities

## New Code:

- **Requires a designated work space** area with standard dimensions to accommodate sufficient area for productive uses and entrepreneurial activities
- **Work Space:** Office • Personal Services: General • Manufacturing, Light: General • Artistic & Artisanal



# Markets | Hybrid Industrial: 1901 W Blake Ave

## PLANNING CONTEXT

### FAR

1.5:1

### Height

3 stories, 41'

### Density

52 units (5 affordable):

19 Studios, 21

1-Bdrm, 12 2-Bdrms

### Use

Live/work

### Parking

Semi-subterranean  
garage: 58 vehicular  
spaces, 57 bicycle  
spaces

### Amenities

Open space courtyard



# Markets | Hybrid Industrial: 1000 Mateo St

## PLANNING CONTEXT

### FAR

4.37:1

### Height

8 Stories, 127'

### Density

106 units

(9 VLI, 3 Moderate):

30 Studios, 25

1-Bdrm, 51 1-Bdrm(+)

and 2-Bdrm(+)

### Use

Live/work, commercial

~93,000 sqft office space

~19,000 sqft useable open space

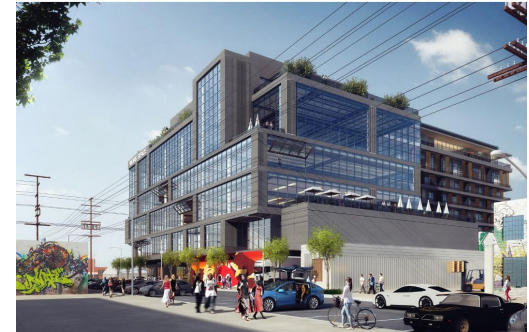
~14,000 sqft retail space

~13,000 sqft restaurant space

### Parking

402 vehicle stalls,

145 bicycle spaces



# Markets | Hybrid Industrial:

## 443 San Pedro *(in development pipeline)*

### PLANNING CONTEXT:

#### Use

- Live/work

#### Height

- 6 stories

#### Density

- 78 units

#### Miscellaneous

- Adaptive reuse project seeking historic landmark status



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## Overlay Plans

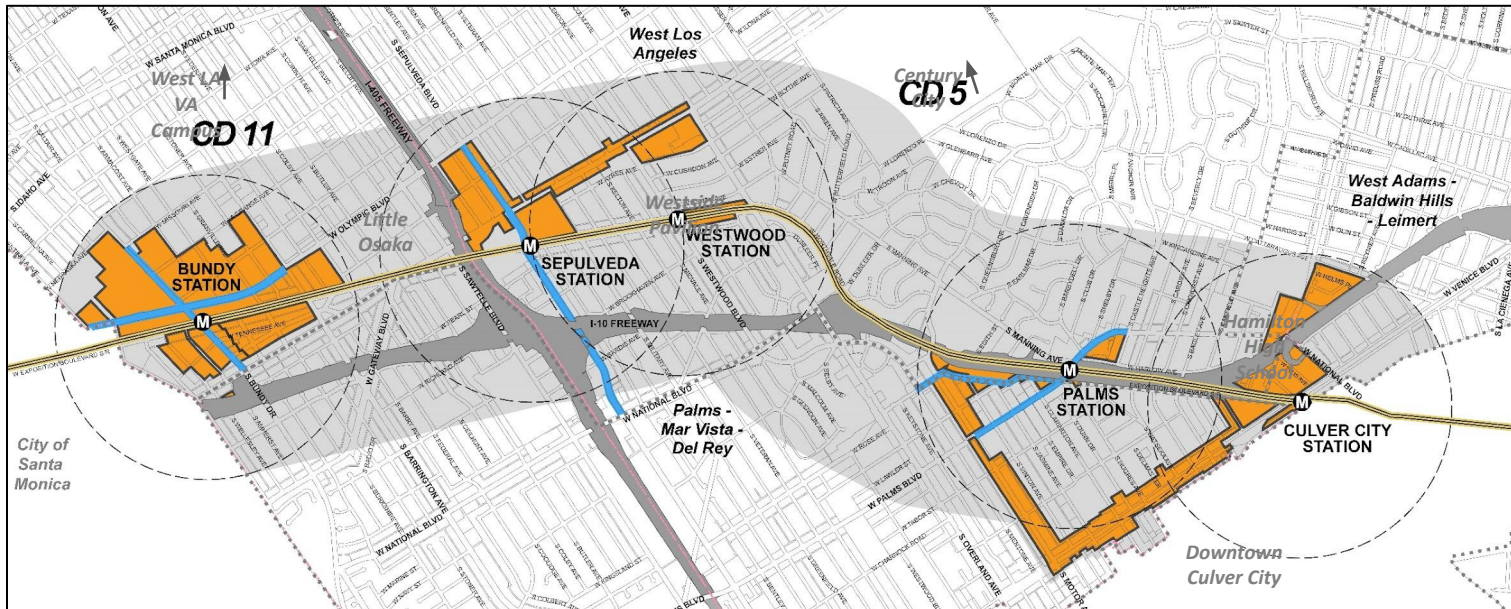
- **Exposition Corridor Transit Neighborhood Plan (2019)**
- **Glencoe/Maxella Specific Plan (1993)**
- **Other Community Design Overlays in the area (Lincoln Blvd CDO, West Wilshire Blvd CDO)**



**[OVERLAY]**

Supplemental  
Standards

# Exposition Corridor Transit Neighborhood Plan



Primary Goals: To direct growth and accommodate new residential, mixed use, commercial, and industrial development near transit stations.

## Exposition TNP

**EXISTING CODE**

Existing Specific Plan Focused around Metro E Line Stations:

- Height Limits vary
- FAR limits vary
- Results in 12 different building forms
- Complicated Community Benefits System
- Allowed uses vary from lot to lot



## New Code

**OPPORTUNITY**

Adapt existing zones into new code

- Achieves same policy intent as existing Specific Plan
- Simplifies zoning regulations
- Standardized Public Benefits System (Article 9)



Use packages can be **customized to meet the local context.**

- Effective implementation of Specific Plan policy intent



# Exposition Corridor Transit Neighborhood Plan

## NI(EC) New Industry

- Creative, high-tech uses
- Promotes synergies between users
- Provides amenities to support job clusters

**FAR:** 2.5 Base | 4.0 Bonus

**Density:** FA (unlimited)

**Min Non-Residential Use:** 100%\*

\*allows up to 55% Live/Work

## HJ(EC) Hybrid Industrial Jobs Emphasis

- Creative & commercial office uses
- Mix of retail, entertainment & limited residential uses

**FAR:** 2.0 Base | 4.0 Bonus

**Density:** FA (unlimited)

**Min Non-Residential Use:** 50-70%

## HR(EC) Hybrid Industrial Residential Emphasis

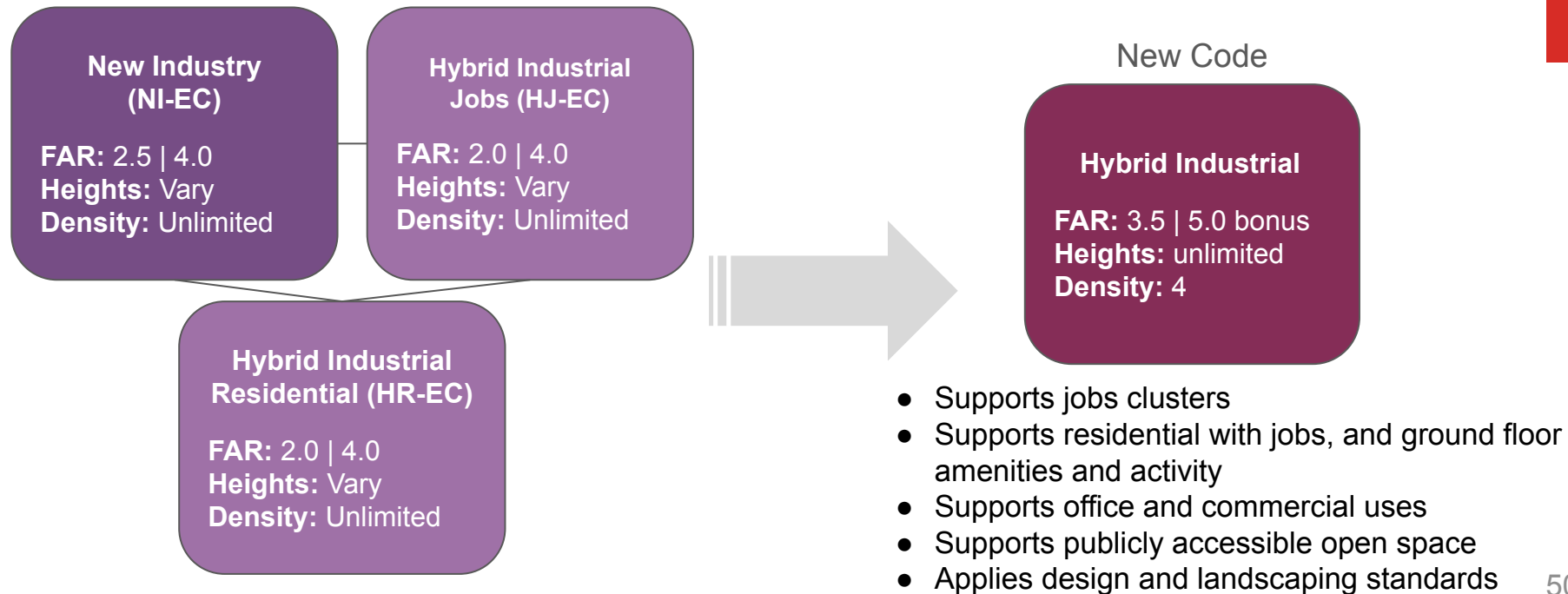
- Job-creating uses, compatible with residential uses
- Residential developments with jobs & ground-floor activity

**FAR:** 2.0 Base | 4.0 Bonus

**Density:** FA (unlimited)

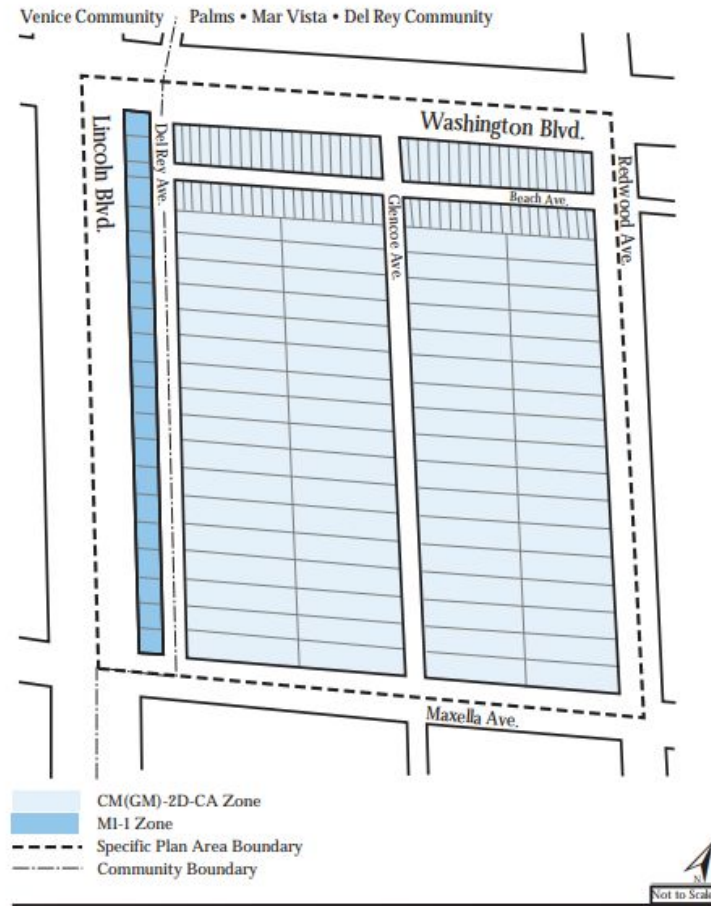
**Min Non-Residential Use:** 25-30%

# Exposition Corridor Transit Neighborhood Plan



# Glencoe-Maxella Specific Plan

- **Adopted: 1993**
- Allows for Commercial and Artcraft Districts where artisans may live and create and market their work. Artcraft uses, combined with commercial and residential uses, are permitted.



# Glencoe-Maxella Specific Plan

## Existing Code

### CM(GM)-2D-CA

- Protect established industrial uses
- Allow for some residential
- Establishes Design and Landscaping Regulations

**FAR:** 1.5 Base | 2.0 Bonus

**Height:** 45' Base | 55' Bonus

**Density:** 800 | 600 (w/ affordable units)



## New Code

### Hybrid Industrial

- Protect industrial jobs uses
- Allows for Live/Work Residential
- Establishes Design and Landscaping Regulations

**FAR:** 1.5 Base | 3.0 Bonus

**Height:** 3 story Base | 5 story bonus

**Density:** 8\*

\*Community Benefits Program Applies

# Existing Industrial Zoning

Common Existing Zone	Existing Density Base	Existing Height Base	Existing FAR Base	Bonus
M1-1	Not Allowed	unlimited	1.5:1	No Bonus
M2-1	Not Allowed	unlimited	1.5:1	No Bonus
M3-1	Not Allowed	unlimited	1.5:1	No Bonus
M2-1	Not Allowed	unlimited	6:1	No Bonus
[Q] Conditions = Site-specific or project-specific provisions can modify Density, height, and FAR regulations.	Q = may vary	Q = may vary	Q = may vary	None

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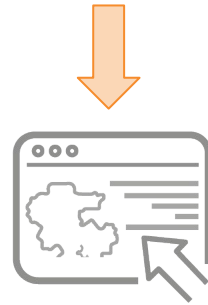
# Community Plans



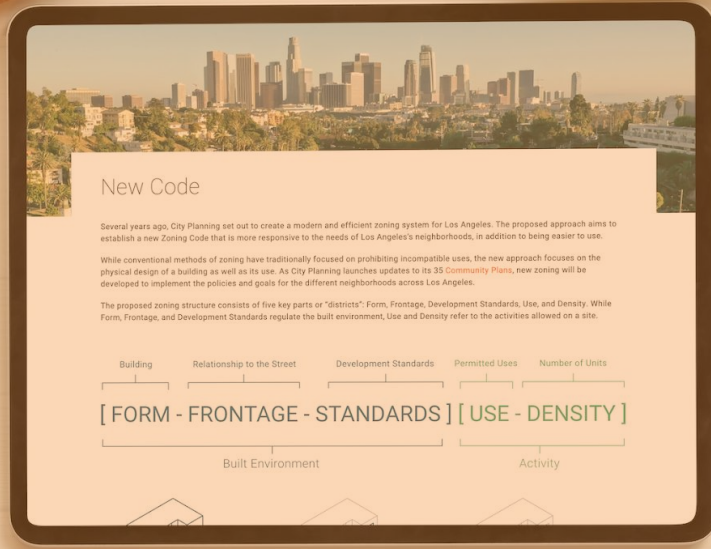
Policy Document



Land Use Map



Zoning Tools



# Draft 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:

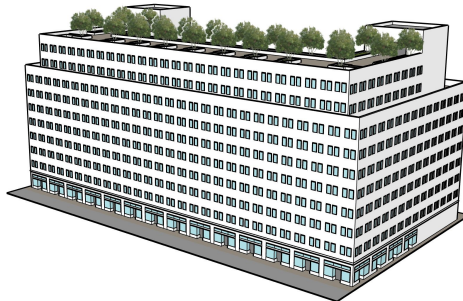
Midrise ~ 5-story Live/Work	
FAR	3.0 (bonus)
Building Width	160' (bonus)
Lot Amenity	20%
Frontage	Shopfront



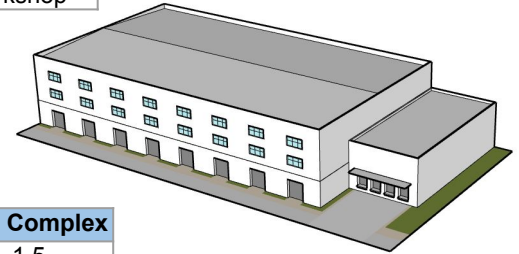
Midrise ~ 8-story Live/Work	
FAR	5.0 (bonus)
Building Width	280' (bonus)
Lot Amenity	20%
Frontage	Shopfront



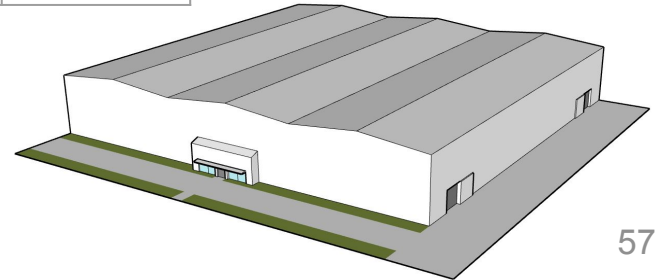
Midrise ~10-story Live/Work	
FAR	6.0 (bonus)
Building Width	280' (bonus)
Lot Amenity	20%
Frontage	Shopfront



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:

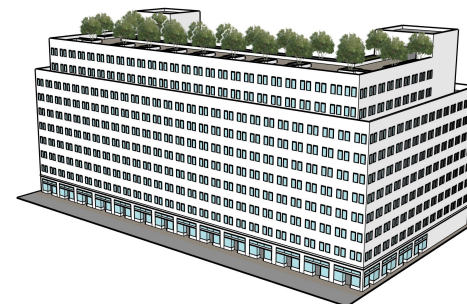
Midrise ~ 5-story Live/Work	
FAR	3.0 (bonus)
Building Width	160' (bonus)
Lot Amenity	20%
Frontage	Shopfront



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



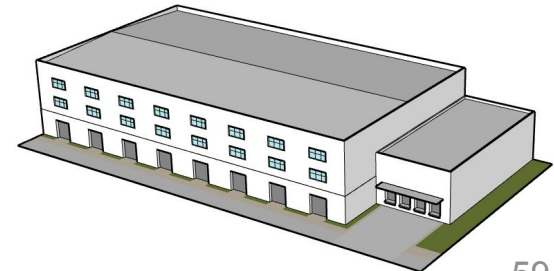
### Midrise ~ 8-story Live/Work

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

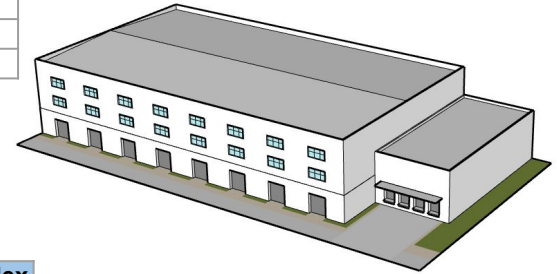
### Example Subarea

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

## Form and Frontage options:

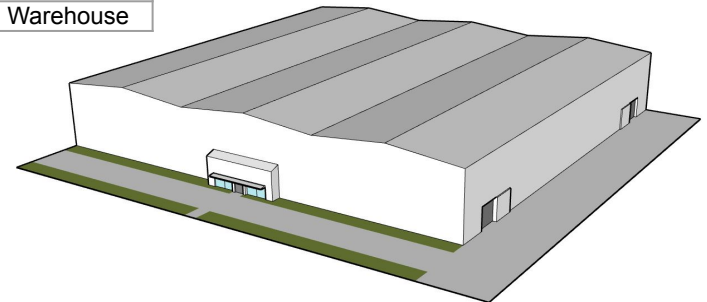
### Midrise Production Complex

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

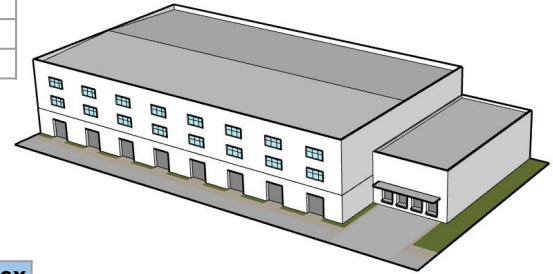
### Example Subarea:

- PMVDR 85 (Culver Blvd and McConnell Ave)

## Form and Frontage options:

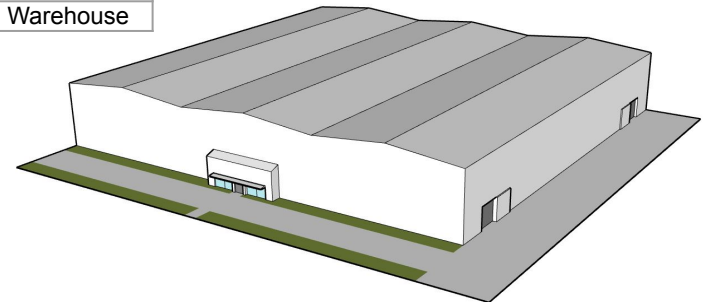
### Midrise Production Complex

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

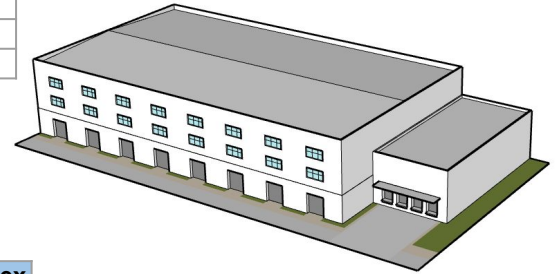
### Example Subarea:

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

## Form and Frontage options:

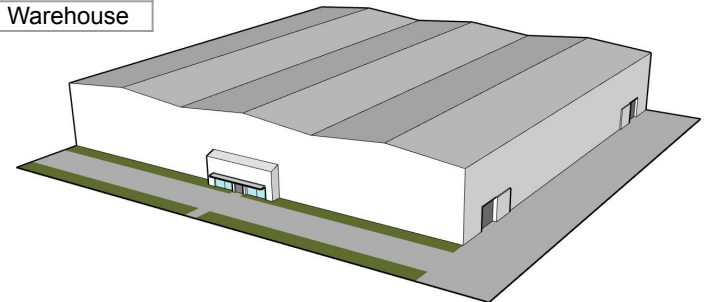
### Midrise Production Complex

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

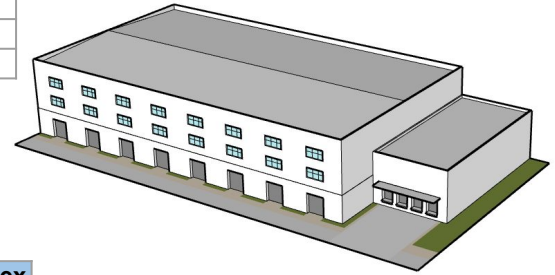
- Retail and Dining permitted only in conjunction with a manufacturing use
- Automotive services require a CUP within 200' of residential
- Self-storage permitted only in conjunction with another use, limits on over-concentration

#### Example Subarea

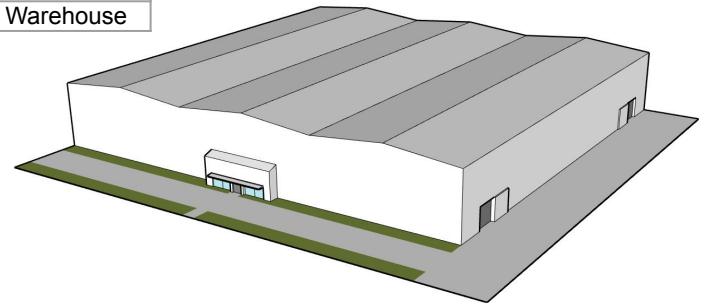
- WLA 47 & 48 (Cotner/Pontius/Santa Monica/Olympic)
- WPDR 33 - 35 (LAX subareas)

### 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

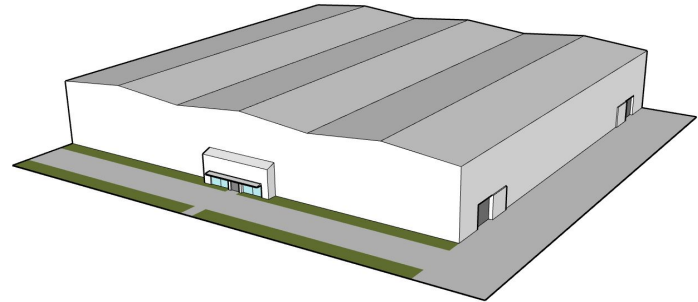
- Automotive services require a CUP within 200' of residential
- Heavy Industrial uses require a CUP within 500' to 1,000' of residential, depending on specific use

#### 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

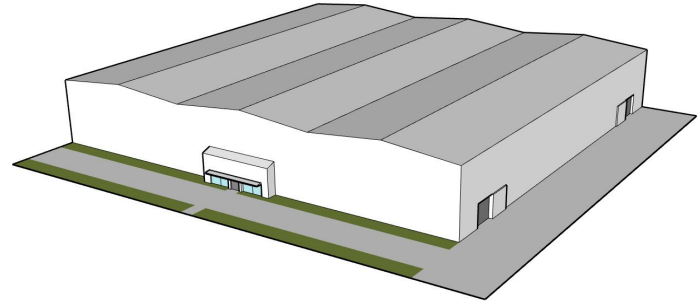
- Retail and Dining permitted only in conjunction with a manufacturing use
- Automotive services require a CUP within 200' of residential
- Heavy Industrial uses require a CUP within 500' to 1,000' of residential, depending on specific use

#### 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



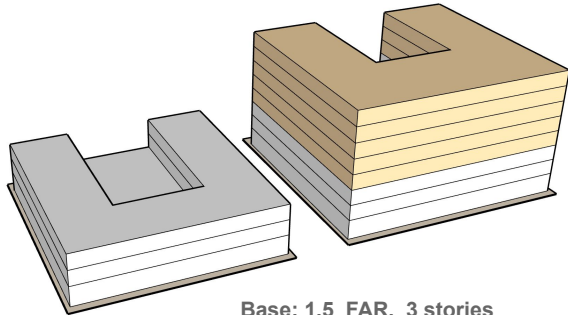
## Non-residential Community Benefits

### Target uses

- Office
- Public Storage

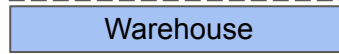
### Community benefits

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

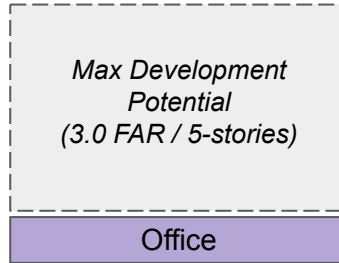


Base: 1.5 FAR, 3 stories  
 Bonus: 5.0 FAR, 8 stories

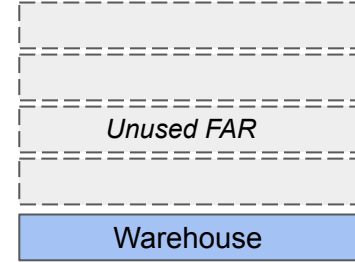
Max Development Potential  
 (0.5 FAR / 1-story)



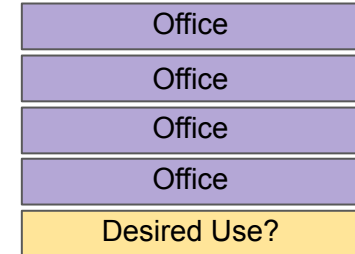
Base: 1.5 FAR / 3-stories



Base: 1.5 FAR / 3-stories



Bonus: 3.0 FAR / 5-stories



Bonus: 3.0 FAR / 5-stories



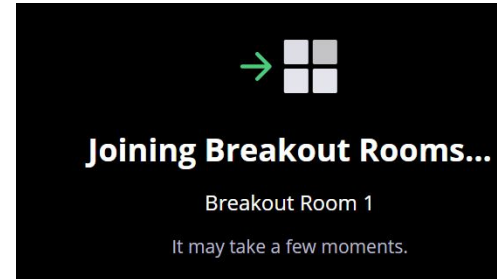
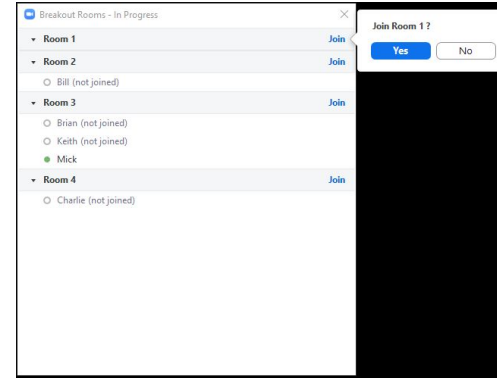
# Breakout Session

## Policy Issues and Industrial Areas

UNAUTHORIZED  
IN DESIGNATED  
SPACES  
DISTINGUISHED  
SPECIAL LICENSE  
FOR PERSONS  
FOR PERSONS  
WILL BE  
AT THE  
TO  
MAY  
OR

PRIVATE  
10 MIN  
NO PARKING  
VIOLATION  
AT THE  
L.A.P.D.  
L.A.P.D.  
BRUE

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)
6. **Room/Sala 6** Grupo Regional en Español cubre la región del lado oeste en general. Spanish Regional Group.



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# Report Back

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



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# Advisory Group Feedback

## Feedback Due 9/30/23

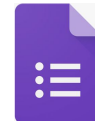


### Email or Mail

*Enviar comentarios por correo electrónico*

[planning.thewestside@lacity.org](mailto:planning.thewestside@lacity.org)

Westside Community Planning  
200 North Spring Street, Room 667  
Los Angeles, CA 90012



### [Google Form](#)

*Enviar comentarios por formulario de  
Google*

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# Advisory Group Feedback

## Feedback Due 9/30/23

### Feedback Tips

- Include specific locations. Referencing subareas, cross streets, or address is good.
- Maps, photos, aerial images help. You can highlight areas if needed. Hand drawn maps are fine.
- Staff is available for individual meetings
- NC councils may need additional time, let us know



[Planning4la.org/planningthewestside](https://Planning4la.org/planningthewestside)





# End

Questions:  
[planning.thewestside@lacity.org](mailto:planning.thewestside@lacity.org)





# Q & A

Next Meeting:  
Early 2024