

# Westchester - Playa Del Rey Community Plan

## General Plan Land Use Map

A Part of the General Plan of the City of Los Angeles

### General Plan Land Use - Corresponding Zones <sup>3</sup>

#### RESIDENTIAL<sup>6</sup>

|               |                                 |
|---------------|---------------------------------|
| LOW           | RE9, RS, R1, RU, RD6, RD5       |
| LOW MEDIUM I  | R2, RD3, RD4, RZ3, RZ4, RU, RW1 |
| LOW MEDIUM II | RD1.5, RD2, RW2, RZ2.5          |
| MEDIUM        | R3, R3(PV)                      |
| HIGH MEDIUM   | R4, R4(PV)                      |

#### COMMERCIAL<sup>6,8</sup>

|                    |  |
|--------------------|--|
| NEIGHBORHOOD       | C1, C1(PV), C2, C4, RAS3, RAS4                   |
| GENERAL            | C1.5, C2, C4, CR, RAS3, RAS4                     |
| COMMUNITY          | C2, C4, CR, RAS3, RAS4                           |
| REGIONAL           | CR, C1.5, C2, C2(PV), C4, R3, R4, R5, RAS3, RAS4 |
| REGIONAL MIXED USE | C2(PV), RAS3, RAS4                               |

#### INDUSTRIAL<sup>6,8</sup>

|         |                               |
|---------|-------------------------------|
| LIMITED | CM, M1, MR1                   |
| LIGHT   | M(PV), M2, M2(PV), MR2, P(PV) |

#### OPEN SPACE, PUBLIC FACILITIES

|                              |                |
|------------------------------|----------------|
| OPEN SPACE                   | OS, OS(PV), A1 |
| PUBLIC/QUASI-PUBLIC          | PF, A2(PV)     |
| PUBLIC FACILITIES - FREEWAYS | PF             |

### Transit and Other Infrastructure

|                      |
|----------------------|
| Freeway <sup>4</sup> |
| Interchanges         |
| On-Off Ramp          |
| Passenger Light Rail |

### Administrative Boundary

|                           |
|---------------------------|
| Community Plan Area (CPA) |
|---------------------------|

### Service Systems <sup>7</sup>

#### OTHER FACILITIES

|                                   |
|-----------------------------------|
| Bridge                            |
| House of Worship 2                |
| MTA Station                       |
| Proposed Alternative Youth Hostel |
| Proposed Fire Station             |
| Footnote #9                       |
| Proposed Regional Library         |
| Regional Library                  |
| Steam Plant                       |
| Proposed Interpretive Center      |
| Municipal Office Building         |

#### RECREATIONAL SITES

|                            |
|----------------------------|
| Neighborhood Park          |
| Proposed Community Park    |
| Proposed Neighborhood Park |
| Regional Park              |

#### SCHOOL SITES

|                           |
|---------------------------|
| Private Elementary School |
| Private Senior High       |
| Public Elementary School  |
| Public Junior High        |

#### FOOTNOTES:

- Height District No. 1
- Height District No. 2
- Each Plan category permits all indicated corresponding zones as well as those zones referenced in the Los Angeles Municipal Code (LAMC) as permitted by such zones unless further restricted by adopted Specific Plans, specific conditions and/or limitations of project approval, Plan footnotes or other Plan map or text notations.

Zones established in the LAMC subsequent to the adoption of the Plan shall not be deemed as corresponding to any particular Plan category unless the Plan is amended to so indicate.

It is the intent of the Plan that the entitlements granted shall be one of the zone designations within the corresponding zones shown on the Plan, unless accompanied by a concurrent Plan Amendment.

- Local streets and freeways are shown for reference only.

- The Public Facility (PF) planning land use designation is premised on the ownership and use of the property by a government agency. The designation of the PF zone as corresponding zone is based on the same premise. The Plan also intends that when a board or governing body of a government agency officially determines that a property zoned PF is surplus, and no other public agency has indicated an intent to acquire, and the City is notified that the agency intends to offer the property for sale to a private purchaser, then the property may be rezoned to the zone(s) most consistent within 500 feet of the property boundary and still be considered consistent with the adopted Plan.

- Existing mobile home parks are consistent with the Plan. Future mobile home parks shall be consistent with the Plan when developed in the RMP Zone.

- Boxed symbol denotes the general location of a potential public facility. The symbol does not designate any specific private property for acquisition. Local streets and freeways are shown for reference only.

- All Commerce and Industry shall be Height District No. 1 with a 1.5 to 1 floor area ratio, except for the following: a) Areas designated for High Intensity Commerce which shall be Height District No. 2, with a 6 to 1 floor area ratio. b) The Manchester - West Sepulveda Business District (the area bounded by Sepulveda Boulevard, Manchester Avenue, Sepulveda Westway, and Lincoln Boulevard) which shall be Height District No. 2, with a 6 to 1 floor area ratio. c) The Manchester / East Sepulveda Business District (the area bounded by Sepulveda Boulevard, Manchester Avenue, and Sepulveda Eastway) which shall be Height District No. 2D, with a 3 to 1 floor area ratio. (Note: This footnote does not apply to properties located within the Playa Vista Specific Plan.)

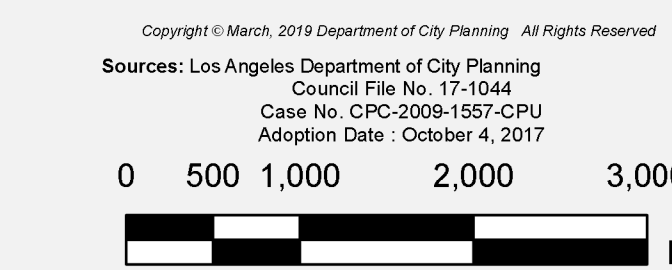
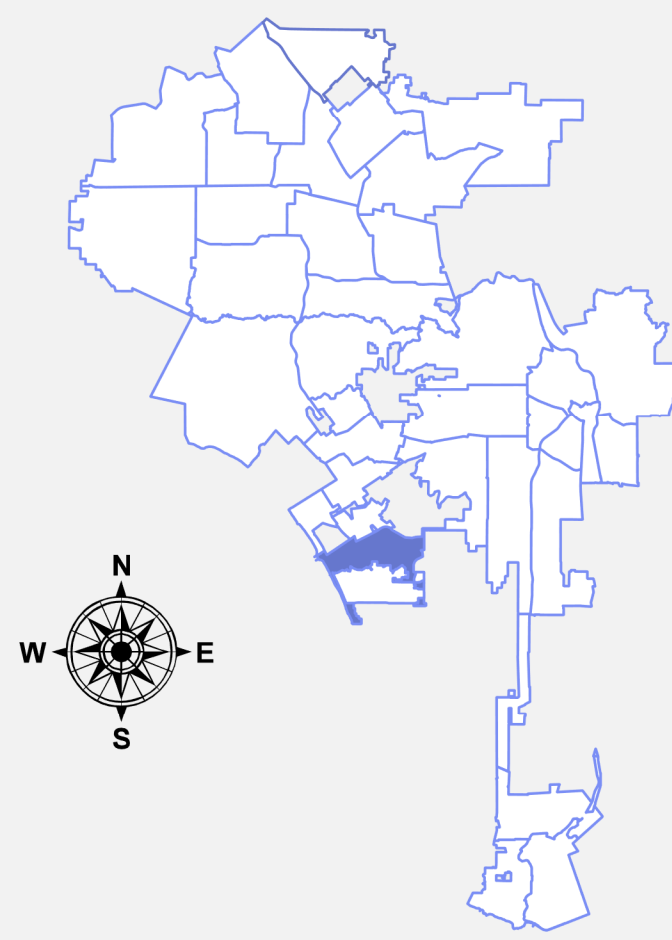
- This area is encouraged to be developed as mixed use or residential, not exclusively commercial.

- The R1(PV)-1 Zone shall be allowed in the OS designation for Lot 10 which is privately owned and located at 7841 Cabana Drive in the Westchester Bluffs.

\*Bikeways are shown on the Citywide Bikeways System maps contained in the City's 2010 Bicycle Plan, a component of the Transportation Element of the General Plan, which was adopted by the City Council on March 1, 2011.

#### Notes:

- The text of the Community Plan can be accessed on the City of Los Angeles' Web Page ([cityplanning.lacity.org](http://cityplanning.lacity.org)).
- Other Special Area Maps may not be included on this document.
- Parcel level information (plan designation and zoning) can be found on the City of Los Angeles Department of City Planning Zone Information & Map Access System (ZIMAS) web site ([zimas.lacity.org](http://zimas.lacity.org)).
- All reference information is intended for informational purposes only. See ZIMAS for more information.



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