

What does the draft Community Plan do?



The Plan seeks to meet housing needs for existing and future residents of the area by...

- Incentivizing more affordable housing units through a base and bonus system
- Increasing housing opportunities near major corridors and transit stations such as the Metro E Line
- Directing growth away from existing multifamily and low-density neighborhoods and applying zoning regulations that reflect the existing development patterns of the community
- Including policies that encourage homeownership and housing access for all residents

The Plan promotes job centers and local businesses through...

- Policies that protect locally owned small businesses, and new zoning options that require small tenant spaces for small business within neighborhoods
- New zoning tools that allow new corner stores or mid block stores to open in residential areas to provide neighborhood amenities for residents
- New design elements that require special architectural features in commercial areas that have been identified as potentially historic and important to community identity like Downtown Mar Vista or Colonial Corners

The Plan adapts to existing and evolving needs for industrial land such as...

- New zoning that incentivizes adaptive reuse of existing industrial buildings and permits housing and live/work units
- Policies that support hybrid industrial uses that encourage a mix of light industrial, commercial amenities and limited residential opportunities
- Policies to address design and compatibility concerns between industrial and sensitive uses such as residential, open space, and mixed-use commercial areas

The Plan addresses issues of climate change through...

- Directing new housing growth near transit, bicycle, and pedestrian infrastructure to reduce reliance on automobiles and improve overall regional air quality
- Policies that encourage sustainable development practices and prioritize the wellbeing of residents
- Policies that promote the planting of shade trees and the adaptive reuse of buildings
- Policies that promote the expansion and protection of natural recreational areas for the enjoyment of the public



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