

# NCWP CPU DRAFT 2 MAPS

## **Part 2 of 3: COMMERCIAL MAP STUDY**

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*NCWP CPU Ad Hoc Committee*

# Context

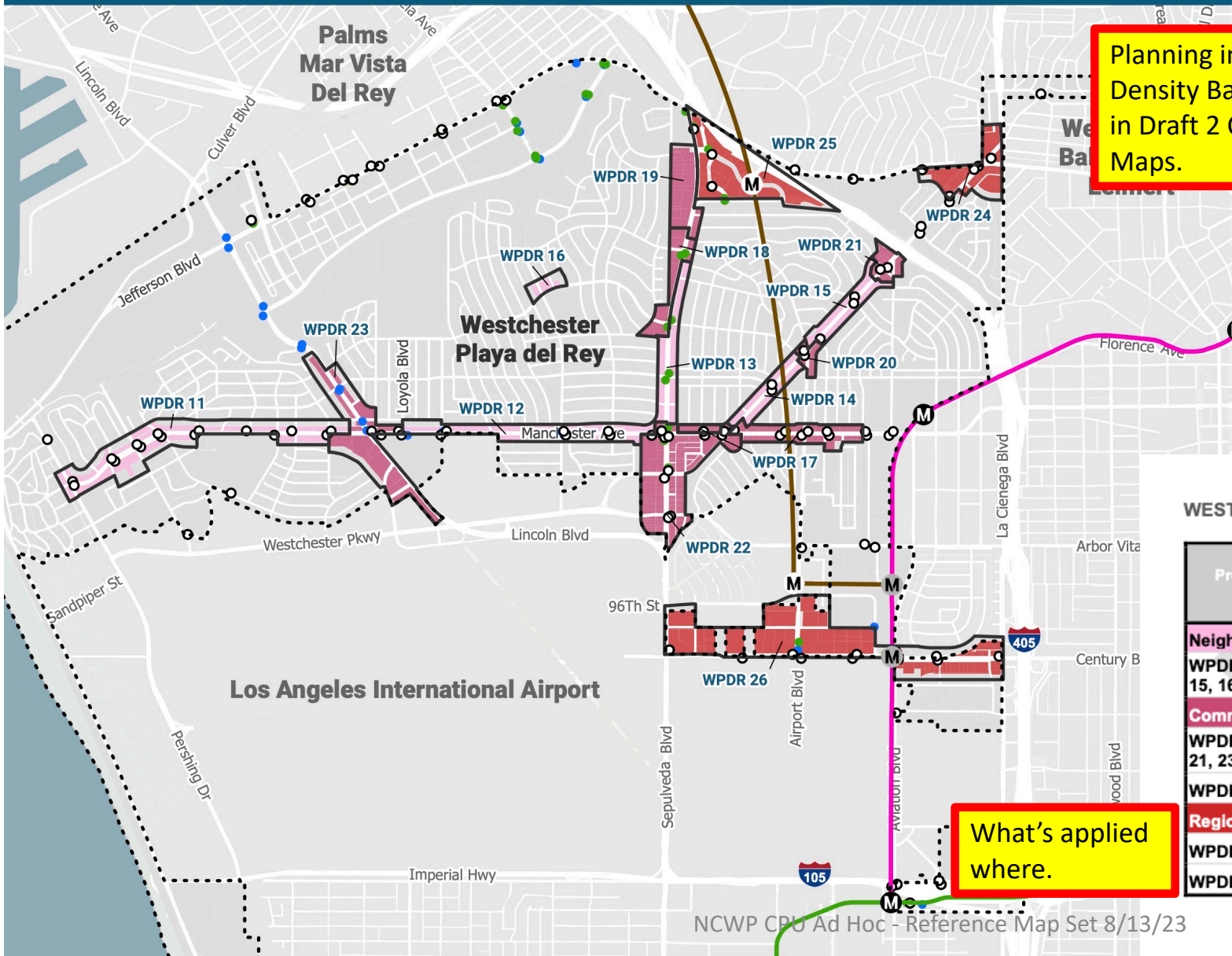
Q for Planning: Why the density of Commercial Mixed-Use in Westchester Playa? Versus what's shown for the other Westside Plans.

Answer:

1. The City's overall strategy for greater housing density is Mixed-Use (*1st floor retail, upper floors residential*) Commercial on arterials. (It's a general strategy)
2. Westchester Playa has under-developed arterials because so many parcels were not zoned Commercial. (In Westside, NCWP is the only community where arterials are lined by R1 parcels and not CZ parcels.)
3. Therefore, to push NCWP arterials to contribute density, proposal to convert of arterial R1 to Mixed-Use.



# er - Playa Del Rey



Planning indicates Density Base 3,4 and 8 in Draft 2 Commercial Maps.

LOT AREA-BASED DISTRICTS		
Density District	Lot Area per Household Dwelling Unit (min SF) Sec. 6C.1.2.	Lot Area per Efficiency Dwelling Unit (min SF) Sec. 6C.1.3.
FA	Limited by Floor Area	Limited by Floor Area
2	200	100
3	300	150
4	400	200
6	600	300
8	800	400
10	1000	500
12	1200	600
15	1500	750
20	2000	1000
25	2500	1250
30	3000	1500
40	4000	2000
50	5000	2500
60	6000	3000
N	Not Permitted	Not Permitted

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)
<b>Neighborhood Center</b> WPDR: 11, 12, 13, 14, 15, 16	8	3	5	1.5	3
<b>Community Center</b> WPDR: 17, 18, 19, 20, 21, 23	4	5	8	1.5	5
WPDR: 22	3	7	15	4.5	6
<b>Regional Center</b> WPDR: 24	3	7	15	4.5	6
WPDR: 25, 26	FA	Unlimited	Unlimited	6	8.5

What's applied where.

# Commercial Map Audit of R-zoned Parcels Up-Zoned + Directly Adjacent

## REALITY:

- “Commercial” map adds another 666 “R” parcels being up-zoned for mixed use (which is primarily residential)

## CONCERNS:

- RSO units lost to up-zoning.
- “Impact zone” for R-parcels *adjacent* to large format mixed use
- Not a “missing middle” type approach
- Arterials and LAX: studying other airports; so far, all have dedicated fwy exits. LAX does not.
- Airport traffic flows must come into the discussion.

Artery	Residential Street	R1 Lots Upzoned to Commercial	R2/R3 Lots Upzoned to Commercial	R1 Lots Facing Commercial	R2/R3 Lots Facing Commercial	Total Upzoned	Total Facing	Grand Total
La Tijera East	Kittyhawk	38	31	29	23	69	52	121
La Tijera West	Flight Ave	52	18	41	14	70	55	125
Manchester South	Winsford Ave			1	3	0	4	4
	85th Place	101	35	72	23	136	95	231
	83rd ST		16	10		16	10	26
	Manchester Ave		110	127		110	127	237
Manchester North	Belford Ave		1		1	1	1	2
	86th Place		68	4	59	68	63	131
	Manchester Ave	2	42	22	19	44	41	85
Sepulveda East	Naylor St	77		70		77	70	147
	74th St	1		2		1	2	3
Sepulveda West	Alverstone Ave	30	2	35	2	32	37	69
	Sepulveda Blvd	5	3			8	0	8
	Arizona/S. Sepulveda	28	6	33		34	33	67
Lincoln East	Lincoln Blvd		4			4	0	4
	Campion DR			8		0	8	8
Lincoln West	Lincoln Blvd		16			16	0	16
	Colegio Drive			16		0	16	16
		<b>334</b>	<b>332</b>	<b>446</b>	<b>144</b>	<b>666</b>	<b>590</b>	<b>1256</b>

# REFERENCE SHEET

## Building Specifications for Mixed-Use Density Zones in Draft 2 Maps (3, 4, 8 and FA)

AREA	TYPE		REGIONAL CENTER					DISTRICTS		
USE	Ground Floor	Commercial, e.g. Hotel, Local Entertainment venue, Community facilities, Hospital, Production Workshops, Large Format Retail								
	Upper Floor	Multi-Family Housing								
Proposed Draft 2	ZONE DISTRICT	HEIGHT (Stories)		FLOOR-AREA RATIO		RESIDENTIAL UNIT		FRONTAGE WIDTH		COMMERICAL SPACE MAX
	Density Base	Regular	Bonus	Base	Density Bonus	Average Size Min.	Density Bonus Min.	Regular	Density Bonus	Ground Floor Tenant Size
	<b>FA</b>	<b>Unlimited</b>	<b>Unlimited</b>	<b>6</b>	<b>8.5</b>	<b>732 s/f</b>	<b>730 s/f</b>	<b>210'</b>	<b>280'</b>	<b>No Max</b>
		Ground floor story opt 14'			Lot Area per Dwelling	<b>Limited by Floor Area</b>				

AREA	TYPE		COMMUNITY CENTER					DISTRICTS		
USE	Ground Floor	Commercial, e.g. Hotel, Local Entertainment venue, Community facilities, Hospital, Production Workshops								
	Upper Floor	Multi-Family Housing								
Proposed Draft 2	ZONE DISTRICT	HEIGHT (Stories)		FLOOR-AREA RATIO		RESIDENTIAL UNIT		FRONTAGE WIDTH		COMMERICAL SPACE MAX
	Density Base	Regular	Bonus	Base	Density Bonus	Average Size Min.	Density Bonus Min.	Regular	Density Bonus	Ground Floor Tenant Size
	<b>3</b>	<b>7</b>	<b>15</b>	<b>4.5</b>	<b>6</b>	<b>732 s/f</b>	<b>729 s/f</b>	<b>210'</b>	<b>280'</b>	<b>50K s/f max</b>
		Ground floor story opt 14'			Lot Area per Dwelling	<b>300 s/f</b>	<b>150 s/f</b>			

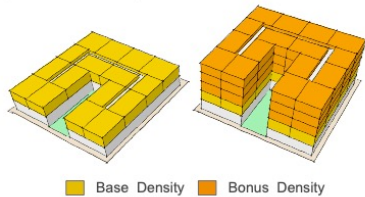
AREA	TYPE		REGIONAL CENTER					DISTRICTS		
USE	Ground Floor	Commercial, e.g. Hotel, Local Entertainment venue, Community facilities, Hospital, Production Workshops, Large Format Retail								
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AREA	TYPE		COMMUNITY CENTER					DISTRICTS		
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Proposed Draft 2	ZONE DISTRICT	HEIGHT (Stories)		FLOOR-AREA RATIO		RESIDENTIAL UNIT		FRONTAGE WIDTH		COMMERICAL SPACE MAX
	Density Base	Regular	Bonus	Base	Density Bonus	Average Size Min.	Density Bonus Size	Regular	Density Bonus	Ground Floor Tenant Size
	<b>4</b>	<b>5</b>	<b>8</b>	<b>1.5</b>	<b>5</b>	<b>758 s/f</b>	<b>768 s/f</b>	<b>160'</b>	<b>210'</b>	<b>50K s/f max</b>
		Ground floor story opt 14'			Lot Area per Dwelling	<b>400 sq ft</b>	<b>200 sq ft</b>			

### [FORM-FRONTAGE-STANDARDS][USE-DENSITY]

#### Density Options:

DENSITY	Corresponding Base FAR	Avg. Unit Size	Corresponding Bonus FAR	Avg. Unit Size
8	1.5	635 sf	3.0	847 sf
4	3.5	758 sf	5.0	768 sf
3 or FA	4.5	732 sf	6.0	729 sf
2 or FA	6.0	732 sf	8.5	730 sf
FA	8.5	923 sf	10.0	854 sf



AREA	TYPE		NEIGHBORHOOD CENTER					DISTRICTS		
USE	Ground Floor	Commercial, e.g. Hotel, Local Entertainment venue, Community facilities								
	Upper Floor	Multi-Family Housing								
Proposed Draft 2	ZONE DISTRICT	HEIGHT (Stories)		FLOOR-AREA RATIO		RESIDENTIAL UNIT		FRONTAGE WIDTH		COMMERICAL SPACE MAX
	Density Base	Regular	Bonus	Base	Density Bonus	Average Size Min.	Density Bonus Size	Regular	Density Bonus	Ground Floor Tenant Size
	<b>8</b>	<b>3</b>	<b>5</b>	<b>1.5</b>	<b>3</b>	<b>635 sq Ft</b>	<b>847 sq ft</b>	<b>140'</b>	<b>160'</b>	<b>10K s/f max</b>
		Ground floor story opt 14'			Lot Area per Dwelling	<b>800 sq ft</b>	<b>400 sq ft</b>			

# Reference Chart: New Zoning Specs vs Current

AREA			TYPE					DISTRICTS		
USE	Ground Floor	Commercial, e.g. Hotel, Local Entertainment venue, Community facilities								
	Upper Floor	Multi-Family Housing								
Proposed Draft 2	ZONE DISTRICT	HEIGHT (Stories)		FLOOR-AREA RATIO		RESIDENTIAL UNIT		FRONTAGE WIDTH		COMMERICAL SPACE MAX
	Density Base	Regular	Bonus	Base	Density Bonus	Average Size Min.	Density Bonus Size	Regular	Density Bonus	Ground Floor Tenant Size
	<b>8</b>	<b>3</b>	<b>5</b>	<b>1.5</b>	<b>3</b>	<b>635 sq Ft</b>	<b>847 sq ft</b>	<b>140'</b>	<b>160'</b>	<b>10K s/f max</b>
		<i>Ground floor story opt 14'</i>			Lot Area per Dwelling	<b>800 sq ft</b>	<b>400 sq ft</b>			
Existing Zoning	C2-ILV	45' (3 story)	<i>Varies*</i>	1.5	<i>Varies*</i>	N/A	N/A	No minimum or max		Not specified
	R3-1	45' (3 story)	<i>Varies*</i>	3:1	<i>Varies*</i>	N/A (parcel sq ft)	—	15'	—	
	R2-1	33' (2-3 story)	<i>Varies*</i>	3:1	<i>Varies*</i>	N/A (parcel sq ft)	—	15'	—	
	R1-1	28' or 33' (story n/a)	<i>Varies*</i>	N/A (based on parcel size and set-backs)	<i>Varies*</i>	N/A (parcel sq ft)	—	20% of lot depth, 20' max	—	

Reference to help stakeholders compare what is now to what could be (new zoning)

# REFERENCE SHEET

## New Commercial GPLU Designations

### **NEIGHBORHOOD CENTER**

Neighborhood Center areas are focal points for surrounding residential neighborhoods and include uses that serve the needs of residents and employees. The building form ranges from Very Low Rise to Low Rise, and is characterized by pedestrian-scale commercial development. Uses generally include a mix of residential and commercial uses, such as local businesses and services.

### **VILLAGES**

Villages are characterized by walkable and fine-grained block patterns that serve as historic and cultural regional niche market destinations. The building form is Very Low Rise, Low Rise, or Mid Rise, and typically includes a height limit for uniform building mass. Commercial uses, such as restaurants, retail, services, and small offices may be interspersed with a range of housing types; commercial uses on the ground floor help promote a pedestrian atmosphere. Adaptive reuse of historic buildings and infill development is responsive to the historic and cultural legacy of these areas.

### **COMMUNITY CENTER**

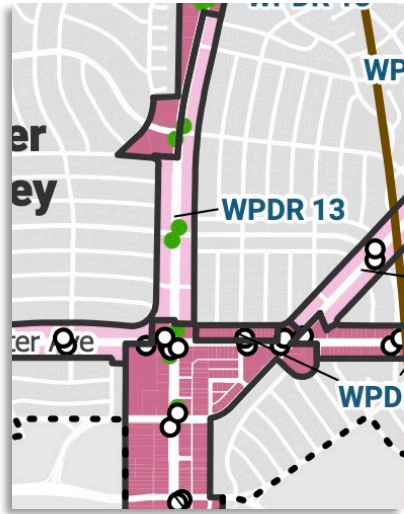
Community Centers are vibrant places of activity typically located along commercial corridors, in concentrated nodes, or adjacent to major transit hubs. The building form ranges from Low Rise to Mid Rise. The use range is broad and may include commercial, residential, institutional facilities, cultural and entertainment facilities, and neighborhood-serving uses.

### **REGIONAL CENTER | CENTRO REGIONAL**

Regional Center areas function as hubs of regional commerce and activity, and are usually located near major transportation hubs or along major transportation corridors. The building form ranges from Mid Rise to High Rise, with active shopfronts and active streets. Regional Centers typically provide a significant number of jobs, in addition to residential, retail, government, entertainment and cultural facilities, and health facilities on a regional scale.

Currently NCWP Draft 2 Commercial maps do not apply the "Village" profile to any areas. Possible negotiating point?

# Reference points re R1 conversion to Mixed-Use Commercial



EXAMPLE:  
Sepulveda Corridor Pt 1  
of 3 / WPDR 13



## Planning's Approach

- First floor commercial facing arterial
- But no new ingress/egress on arterial side
- All ingress/egress happens on “back side” of building (interior, secondary residential street)

This is why previous audit of R1 impacted by arterial up-zoning included BOTH actual up-zoned parcels and the R1 parcels immediately adjacent, facing the backs of mixed-use buildings fronting on an arterial.

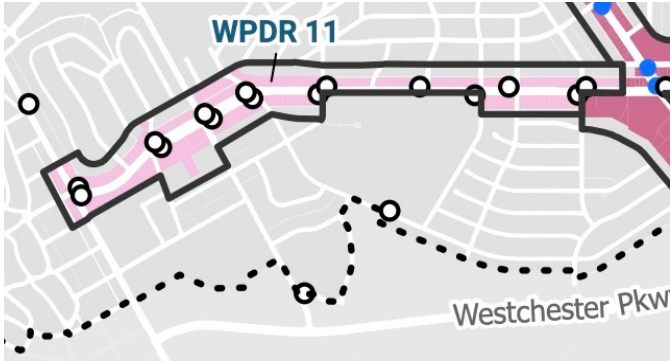
Impacts:

Large built form

Excess traffic flows on secondary, residential roads



# Manchester Ave West of Sepulveda / WPDR11



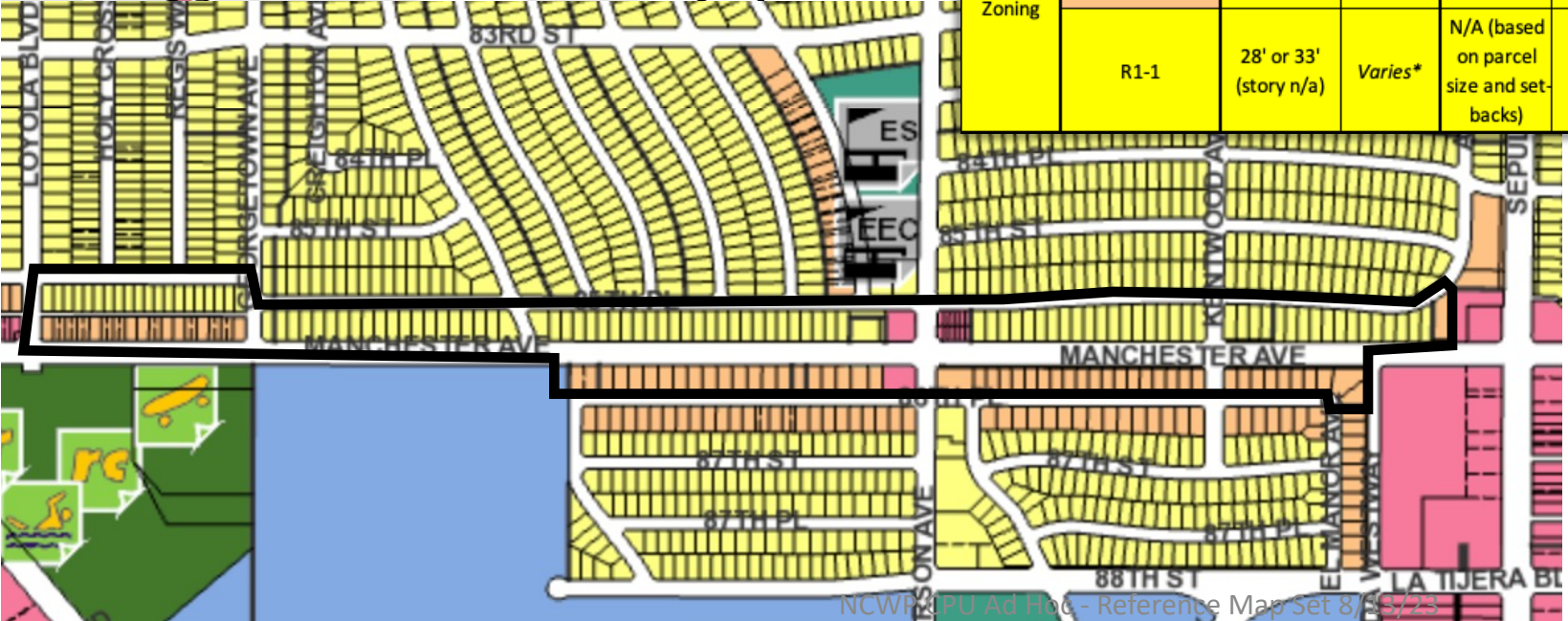
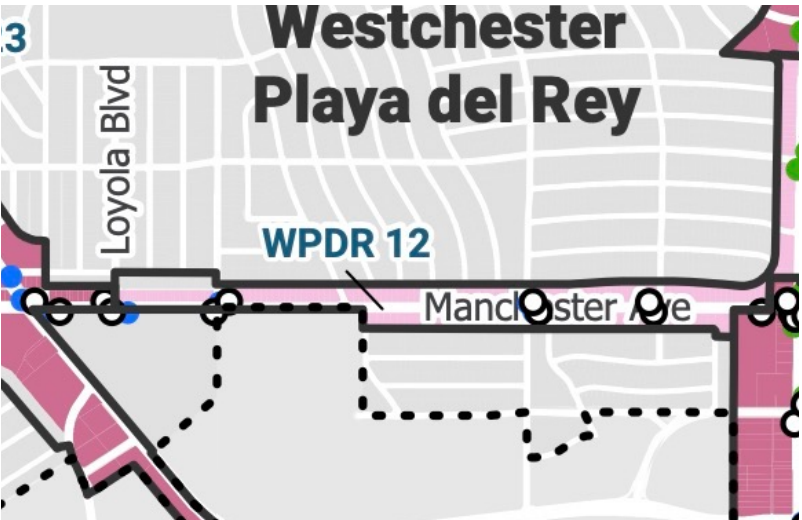
AREA	MANCHESTER WEST		TYPE	NEIGHBORHOOD CENTER		DISTRICTS		11		
USE	Ground Floor		Commercial, e.g. Hotel, Local Entertainment venue, Community facilities							
	Upper Floor		Multi-Family Housing							
Proposed Draft 2	ZONE DISTRICT	HEIGHT (Stories)		FLOOR-AREA RATIO		RESIDENTIAL UNIT		FRONTAGE WIDTH		COMMERCIAL SPACE MAX
	Density Base	Regular	Bonus	Base	Density Bonus	Average Size Min.	Density Bonus Size	Regular	Density Bonus	Ground Floor Tenant Size
	<b>8</b>	3	5	1.5	3	635 sq Ft	847 sq ft	140'	160'	10K s/f max
	Ground floor story opt 14'			Lot Area per Dwelling	800 sq ft	400 sq ft				
Existing Zoning	C2-ILV	45' (3 story)	Varies*	1.5	Varies*	N/A	N/A	No minimum or max		Not specified
	R3-1	45' (3 story)	Varies*	3:1	Varies*	N/A (parcel sq ft)	—	15'	—	
	R2-1									
	R1-1	28' or 33' (story n/a)	Varies*	N/A (based on parcel size and set-backs)	Varies*	N/A (parcel sq ft)	—	20% of lot depth, 20' max		—

- RSO-dense affordable housing area: preserve via overlay?



56	C2-ILV
178	R3-1
X	R2-1
2 lots	R1-1

# Manchester Ave West of Sepulveda / WPDR 12



AREA	MANCHESTER WEST		TYPE	NEIGHBORHOOD CENTER		DISTRICTS		12		
USE	Ground Floor	Commercial, e.g. Hotel, Local Entertainment venue, Community facilities								
	Upper Floor	Multi-Family Housing								
Proposed Draft 2	ZONE DISTRICT	HEIGHT (Stories)		FLOOR-AREA RATIO		RESIDENTIAL UNIT		FRONTAGE WIDTH		COMMERICAL SPACE MAX
	Density Base	Regular	Bonus	Base	Density Bonus	Average Size Min.	Density Bonus Size	Regular	Density Bonus	Ground Floor Tenant Size
	<b>8</b>	3	5	1.5	3	635 sq Ft	847 sq ft	140'	160'	10K s/f max
		Ground floor story opt 14'			Lot Area per Dwelling	800 sq ft	400 sq ft			
Existing Zoning	C2-ILV	45' (3 story)	Varies*	1.5	Varies*	N/A	N/A	No minimum or max		Not specified
	R3-1									
	R2-1	33' (2-3 story)	Varies*	3:1	Varies*	N/A (parcel sq ft)	—	15'	—	
	R1-1	28' or 33' (story n/a)	Varies*	N/A (based on parcel size and setbacks)	Varies*	N/A (parcel sq ft)	—	20% of lot depth, 20' max	—	

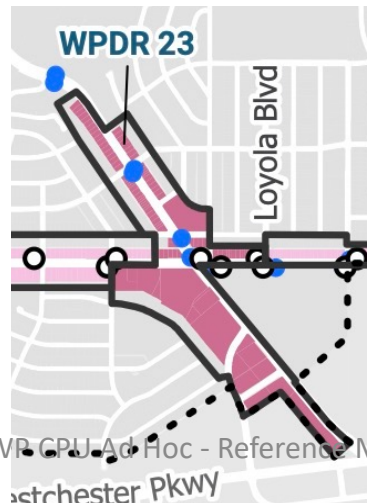
- R1 conversion

- X C2-ILV
- X R3-1
- 67 R2-1
- 68 R1-1

# Loyola Village / Lincoln Only - WPDR 23



AREA	LOYOLA VILLAGE			TYPE	COMMUNITY CENTER			DISTRICTS		23
USE	Ground Floor		Commercial, e.g. Hotel, Local Entertainment venue, Community facilities, Hospital, Production Workshops							
	Upper Floor		Multi-Family Housing							
Proposed Draft 2	ZONE DISTRICT	HEIGHT (Stories)		FLOOR-AREA RATIO		RESIDENTIAL UNIT		FRONTAGE WIDTH		COMMERICAL SPACE MAX
	Density Base	Regular	Bonus	Base	Density Bonus	Average Size Min.	Density Bonus Size	Regular	Density Bonus	Ground Floor Tenant Size
	<b>4</b>	5	8	1.5	5	758 s/f	768 s/f	160'	210'	50K s/f max
		Ground floor story opt 14'			Lot Area per Dwelling	400 sq ft	200 sq ft			
Existing Zoning	C2-ILV	45' (3 story)	Varies*	1.5	Varies*	N/A	N/A	No minimum or max		Not specified
	R3-1	45' (3 story)	Varies*	3:1	Varies*	N/A (parcel sq ft)	—	15'	—	
	R2-1									
	R1-1									



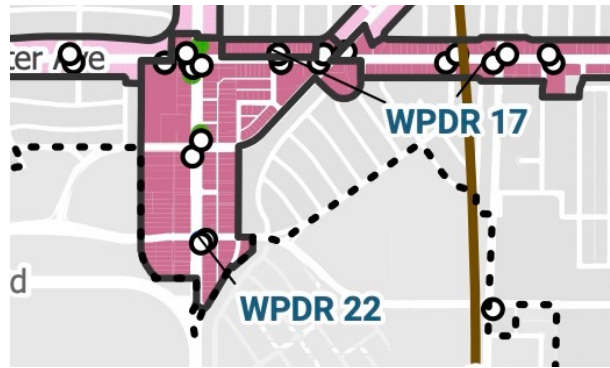
- R1 Impacts
  - Campion & Cole Gio > have views today
  - Ends of Altavan, Fordham, Gonzaga – adjacent R3 parcels “missing middle” format?
- Height Precedents @ Manchester & Lincoln
  - Playa Del Oro = 5 stories, 1st floor retail 14'
  - June Hotel = 12 stories, 1st floor. 14'

80	C2-ILV
27	R3-1
X	R2-1
X	R1-1

# Westchester Downtown /WPDR 22



AREA	DOWNTOWN WESTCHESTER		TYPE	COMMUNITY CENTER				DISTRICTS		22
USE	Ground Floor	Commercial, e.g. Hotel, Local Entertainment venue, Community facilities, Hospital, Production Workshops								
	Upper Floor	Multi-Family Housing								
Proposed Draft 2	ZONE DISTRICT	HEIGHT (Stories)		FLOOR-AREA RATIO		RESIDENTIAL UNIT		FRONTAGE WIDTH		COMMERICAL SPACE MAX
	Density Base	Regular	Bonus	Base	Density Bonus	Average Size Min.	Density Bonus Min.	Regular	Density Bonus	Ground Floor Tenant Size
	<b>3</b>	<b>7</b>	<b>15</b>	<b>4.5</b>	<b>6</b>	<b>732 s/f</b>	<b>729 s/f</b>	<b>210'</b>	<b>280'</b>	<b>50K s/f max</b>
		<i>Ground floor story opt 14'</i>			Lot Area per Dwelling	<b>300 s/f</b>	<b>150 s/f</b>			
Existing Zoning	C2-ILV	45' (3 story)	Varies*	1.5	Varies*	N/A	N/A	No minimum or max		Not specified
	R3-1									
	R2-1									
	R1-1									



- 188 C2-ILV
- X R3-1
- X R2-1
- X R1-1

# Sepulveda Corridor Pt 1 of 3 / WPDR 13

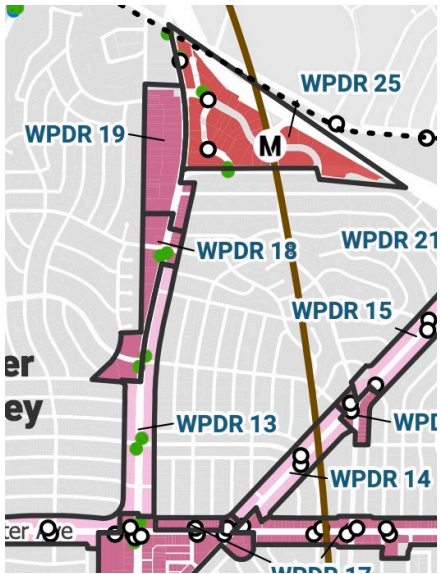


AREA	SEPULVEDA Pt 1 of 3		TYPE	NEIGHBORHOOD CENTER		DISTRICTS	13				
USE	Ground Floor	Commercial, e.g. Hotel, Local Entertainment venue, Community facilities									
	Upper Floor	Multi-Family Housing									
Proposed Draft 2	ZONE DISTRICT	HEIGHT (Stories)		FLOOR-AREA RATIO		RESIDENTIAL UNIT		FRONTAGE WIDTH		COMMERICAL SPACE MAX	
	Density Base	Regular	Bonus	Base	Density Bonus	Average Size Min.	Density Bonus Size	Regular	Density Bonus	Ground Floor Tenant Size	
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		Ground floor story opt 14'			Lot Area per Dwelling	<b>800 sq ft</b>	<b>400 sq ft</b>				
Existing Zoning	C2-ILV										
	R3-1	45' (3 story)	Varies*	3:1	Varies*	N/A (parcel sq ft)	—	15'	—		
	R2-1										
	R1-1	28' or 33' (story n/a)	Varies*	N/A (based on parcel size and setbacks)	Varies*	N/A (parcel sq ft)	—	20% of lot depth, 20' max	—		

- R1 conversion

- X C2-ILV
- 2 R3-1
- X R2-1
- 93 R1-1

# Sepulveda Corridor Pt 2 of 3 / WPDR 18



Armstrong Nursery  
Gas (diagonal corners)  
Good Will

Westchester Lutheran (Church and School)

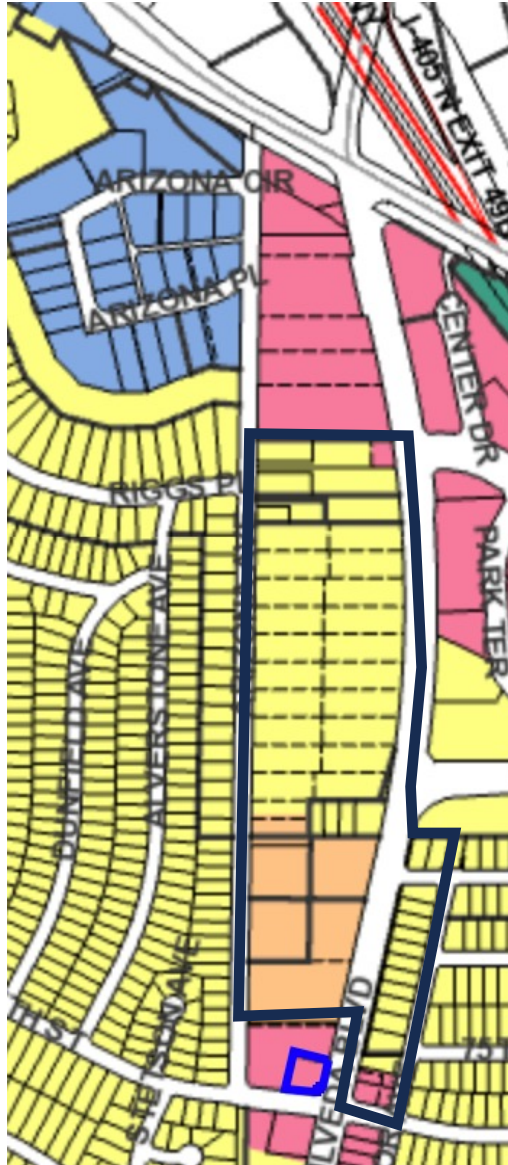
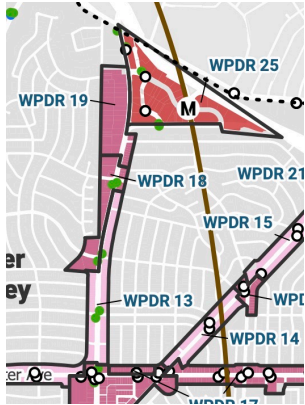
➡ = Sepulveda curb cut  
➡ = access from interior street

AREA	SEPULVEDA Part 2 of 3					TYPE		COMMUNITY CENTER		DISTRICTS		18
USE	Ground Floor		Commercial, e.g. Hotel, Local Entertainment venue, Community facilities, Hospital, Production Workshops									
	Upper Floor		Multi-Family Housing									
Proposed Draft 2	ZONE DISTRICT	HEIGHT (Stories)		FLOOR-AREA RATIO		RESIDENTIAL UNIT		FRONTAGE WIDTH		COMMERCIAL SPACE MAX		
	Density Base	Regular	Bonus	Base	Density Bonus	Average Size Min.	Density Bonus Size	Regular	Density Bonus	Ground Floor Tenant Size		
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Existing Zoning	C2-ILV	45' (3 story)	Varies*	1.5	Varies*	N/A	N/A	No minimum or max		Not specified		
	R3-1											
	R2-1											
	R1-1	28' or 33' (story n/a)	Varies*	N/A (based on parcel size and set-backs)	Varies*	N/A (parcel sq ft)	—	20% of lot depth, 20' max		—		

- Large parcels.
- All being used in 'commercial' mode now
- Churches: potential candidates for new state law re affordable housing
- Orientation now: mostly *not* ingress/egress on Sepulveda

12 C2-ILV  
X R3-1  
X R2-1  
8 R1-1

# Sepulveda Corridor Pt 3 of 3 / WPDR 19 (slide 1 of 2)



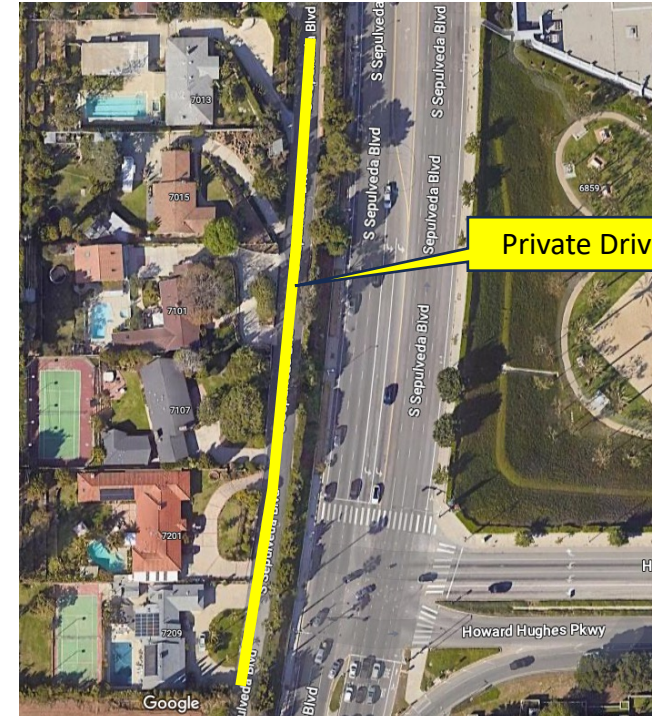
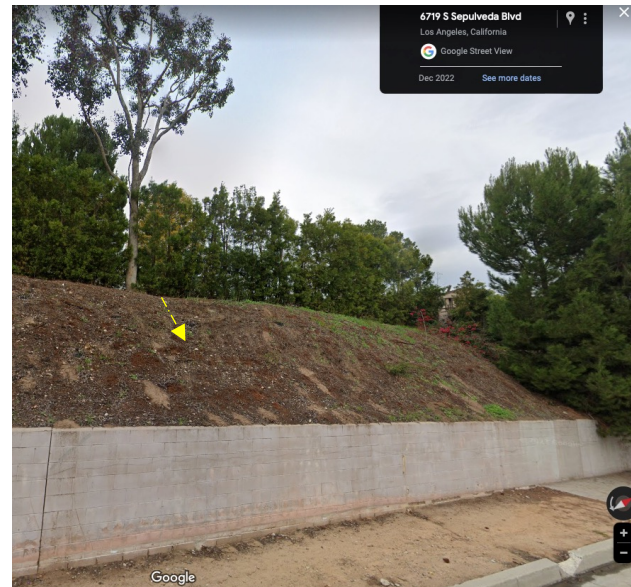
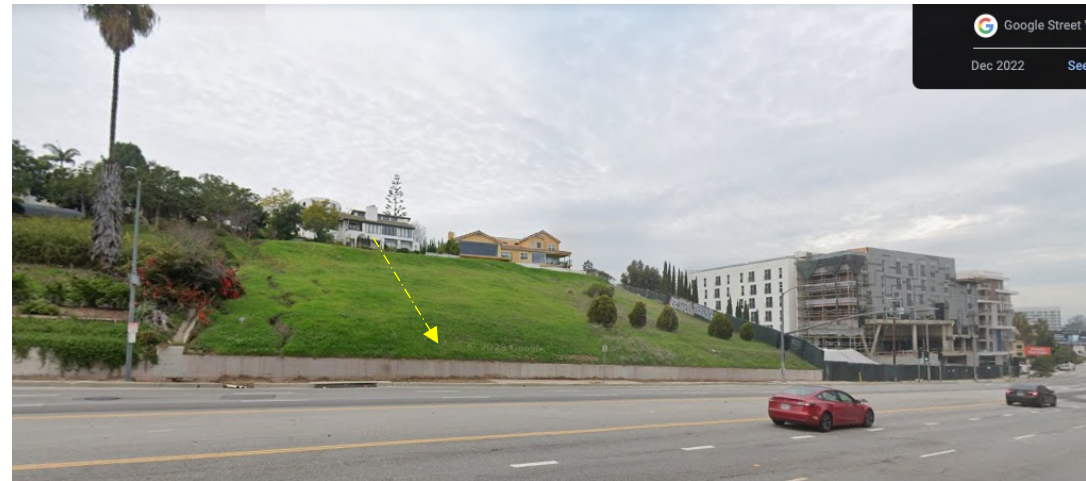
AREA	SEPULVEDA Part 3 of 3		TYPE	COMMUNITY CENTER				DISTRICTS		19
USE	Ground Floor	Commercial, e.g. Hotel, Local Entertainment venue, Community facilities, Hospital, Production Workshops								
	Upper Floor	Multi-Family Housing								
Proposed Draft 2	ZONE DISTRICT	HEIGHT (Stories)		FLOOR-AREA RATIO		RESIDENTIAL UNIT		FRONTAGE WIDTH		COMMERICAL SPACE MAX
	Density Base	Regular	Bonus	Base	Density Bonus	Average Size Min.	Density Bonus Size	Regular	Density Bonus	Ground Floor Tenant Size
	<b>4</b>	<b>5</b>	<b>8</b>	<b>1.5</b>	<b>5</b>	<b>758 s/f</b>	<b>768 s/f</b>	<b>160'</b>	<b>210'</b>	<b>50K s/f max</b>
	Ground floor story opt 14'			Lot Area per Dwelling	<b>400 sq ft</b>	<b>200 sq ft</b>				
Existing Zoning	C2-ILV	45' (3 story)	Varies*	1.5	Varies*	N/A	N/A	No minimum or max		Not specified
	R3-1									
	R2-1	33' (2-3 story)	Varies*	3:1	Varies*	N/A (parcel sq ft)	—	15'	—	
	R1-1									

- Retail in entire R1 area isn't actually Sepulveda ground level (it's a hill)
- Currently: private drive parallel to Sepulveda along R1's on the hill. Doesn't appear in Zimas map.
- Also, view homes. (\$\$\$ developer buy out...)
- Mixed-Use designation seems off target in this R1 area.
- R1 conversion on Sepulveda
  - Change ingress/egress orientation: unrealistic?
  - Building massing?
  - Downgrade to Density 8?



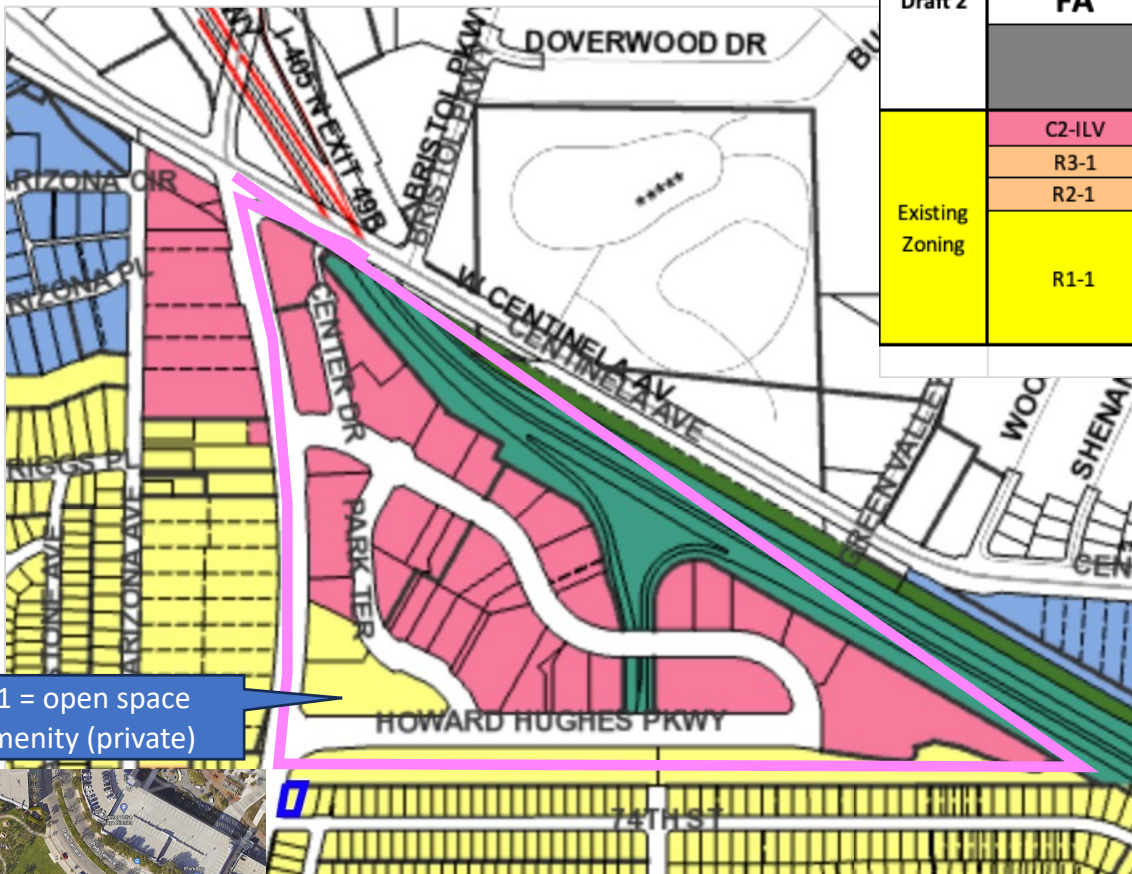
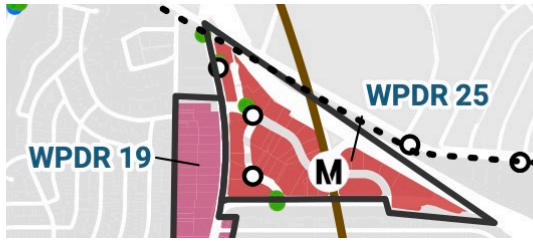
- 1 C2-ILV
- 6 R3-1
- X R2-1
- 27 R1-1

# Sepulveda Corridor Pt 3 of 3 / WPDR 19 (slide 2 of 2)





# HHLA Area / WPDR 25



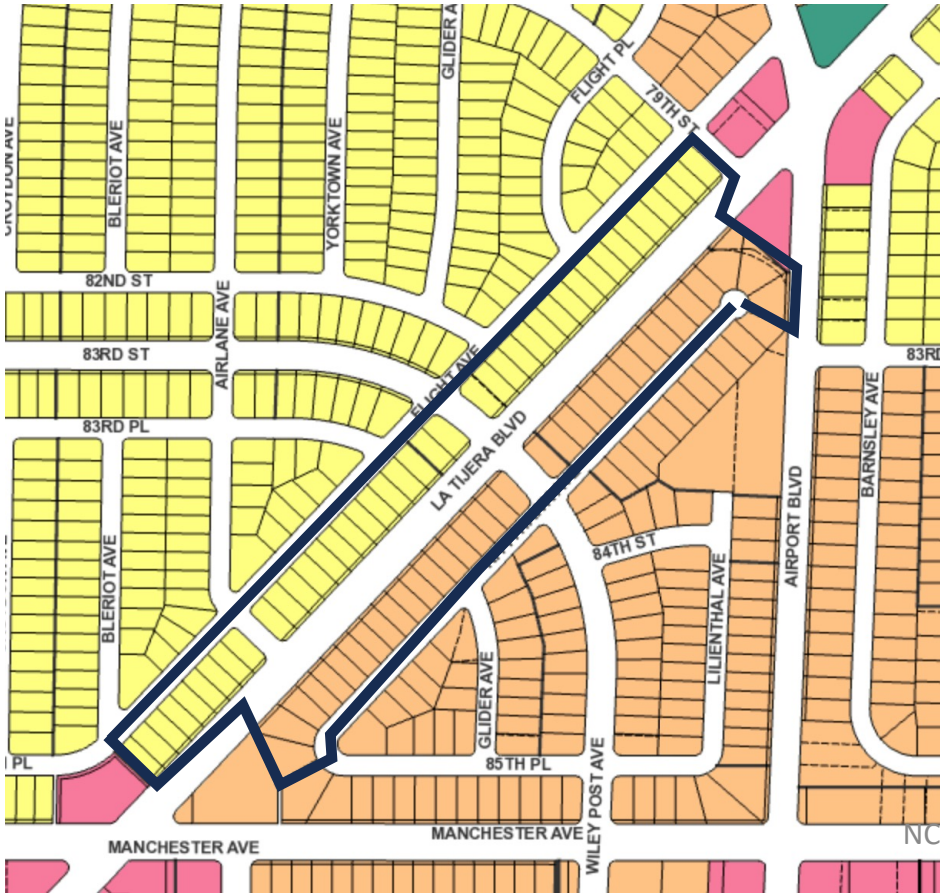
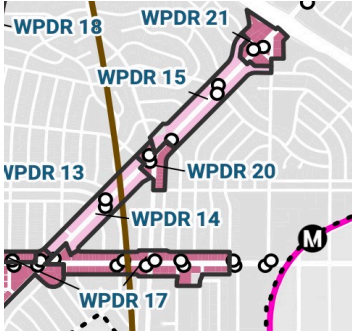
AREA	HHLA AREA		TYPE	REGIONAL CENTER				DISTRICTS		25
USE	Ground Floor	Commercial, e.g. Hotel, Local Entertainment venue, Community facilities, Hospital, Production Workshops, Large								
	Upper Floor	Multi-Family Housing								
Proposed Draft 2	ZONE DISTRICT	HEIGHT (Stories)		FLOOR-AREA RATIO		RESIDENTIAL UNIT		FRONTAGE WIDTH		COMMERICAL SPACE MAX
	Density Base	Regular	Bonus	Base	Density Bonus	Average Size Min.	Density Bonus Min.	Regular	Density Bonus	Ground Floor Tenant Size
	<b>FA</b>	<b>Unlimited</b>	<b>Unlimited</b>	<b>6</b>	<b>8.5</b>	<b>732 s/f</b>	<b>730 s/f</b>	<b>210'</b>	<b>280'</b>	<b>No Max</b>
		Ground floor story opt 14'			Lot Area per Dwelling	Limited by Floor Area				
Existing Zoning	C2-ILV	45' (3 story)	Varies*	1.5	Varies*	N/A	N/A	No minimum or max		Not specified
	R3-1									
	R2-1									
	R1-1	28' or 33' (story n/a)	Varies*	N/A (based on parcel size and setbacks)	Varies*	N/A (parcel sq ft)	—	20% of lot depth, 20' max	—	

\* Depends on terms: TOC density bonus, or various State Density bonus laws.

- Currently: 2 larger R1 parcels
  - Green space with volleyball etc
  - Owned by commercial immediately adjacent?
- Area already high density
- Plannings take on FA and where that could
  - Precedent set by the right at corner of Sepulveda and Centinela.
  - Dinah's project: 8 stories...well below FA potential

42	C2-ILV
X	R3-1
X	R2-1
2	R1-1

# La Tijera / WPDR 14

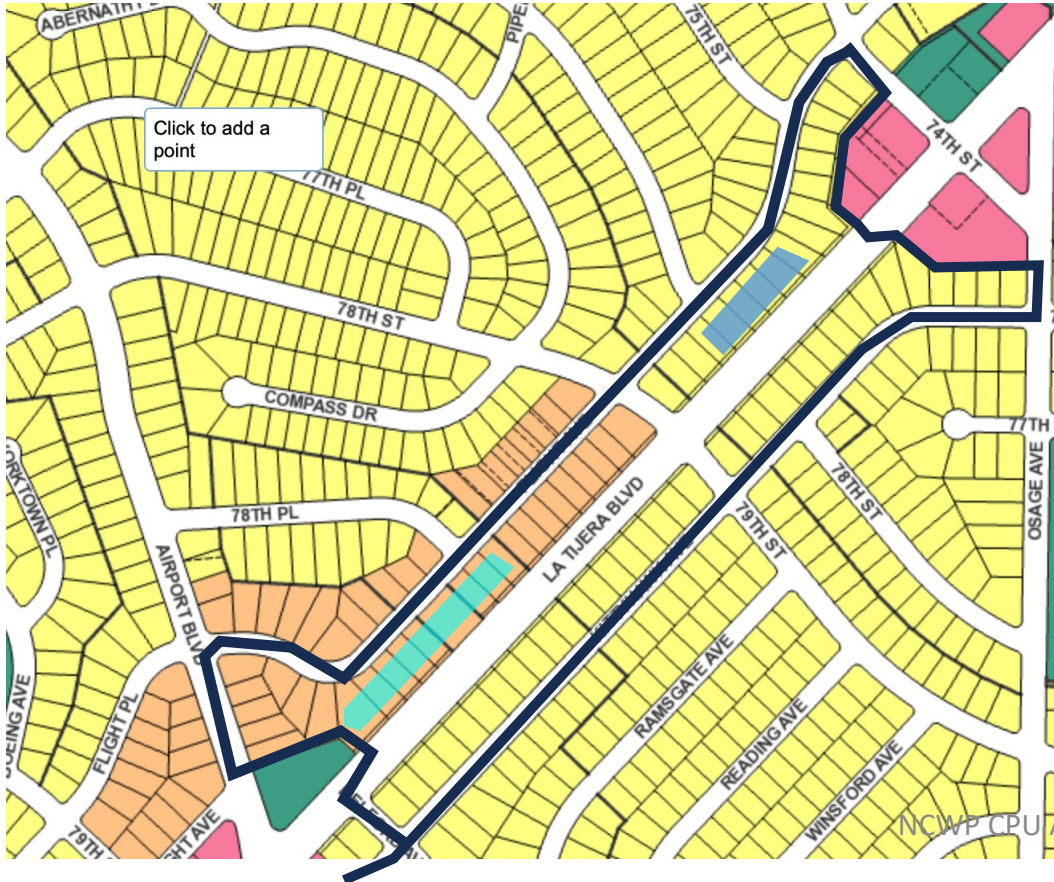


AREA	LA TIJERA		TYPE	NEIGHBORHOOD CENTER		DISTRICTS		14		
USE	Ground Floor		Commercial, e.g. Hotel, Local Entertainment venue, Community facilities							
	Upper Floor		Multi-Family Housing							
Proposed Draft 2	ZONE DISTRICT	HEIGHT (Stories)		FLOOR-AREA RATIO		RESIDENTIAL UNIT		FRONTAGE WIDTH		COMMERICAL SPACE MAX
	Density Base	Regular	Bonus	Base	Density Bonus	Average Size Min.	Density Bonus Size	Regular	Density Bonus	Ground Floor Tenant Size
	<b>8</b>	3	5	1.5	3	635 sq Ft	847 sq ft	140'	160'	10K s/f max
		Ground floor story opt 14'			Lot Area per Dwelling	800 sq ft	400 sq ft			
Existing Zoning	C2-ILV									
	R3-1									
	R2-1	33' (2-3 story)	Varies*	3:1	Varies*	N/A (parcel sq ft)	—	15'	—	
	R1-1	28' or 33' (story n/a)	Varies*	N/A (based on parcel size and set-backs)	Varies*	N/A (parcel sq ft)	—	20% of lot depth, 20' max	—	

- R1 conversion

- X C2-ILV
- X R3-1
- 34 R2-1
- 41 R1-1

# La Tijera / WPDR 15



AREA	LA TIJERA		TYPE	NEIGHBORHOOD CENTER		DISTRICTS		15		
USE	Ground Floor		Commercial, e.g. Hotel, Local Entertainment venue, Community facilities							
	Upper Floor		Multi-Family Housing							
Proposed Draft 2	ZONE DISTRICT	HEIGHT (Stories)		FLOOR-AREA RATIO		RESIDENTIAL UNIT		FRONTAGE WIDTH		COMMERCIAL SPACE MAX
	Density Base	Regular	Bonus	Base	Density Bonus	Average Size Min.	Density Bonus Size	Regular	Density Bonus	Ground Floor Tenant Size
	<b>8</b>	3	5	1.5	3	635 sq Ft	847 sq ft	140'	160'	10K s/f max
	Ground floor story opt 14'			Lot Area per Dwelling	800 sq ft	400 sq ft				
Existing Zoning	R2-1	33' (2-3 story)	Varies*	3:1	Varies*	N/A (parcel sq ft)	—	15'	—	
	R1-1	28' or 33' (story n/a)	Varies*	N/A (based on parcel size and set-backs)	Varies*	N/A (parcel sq ft)	—	20% of lot depth, 20' max	—	

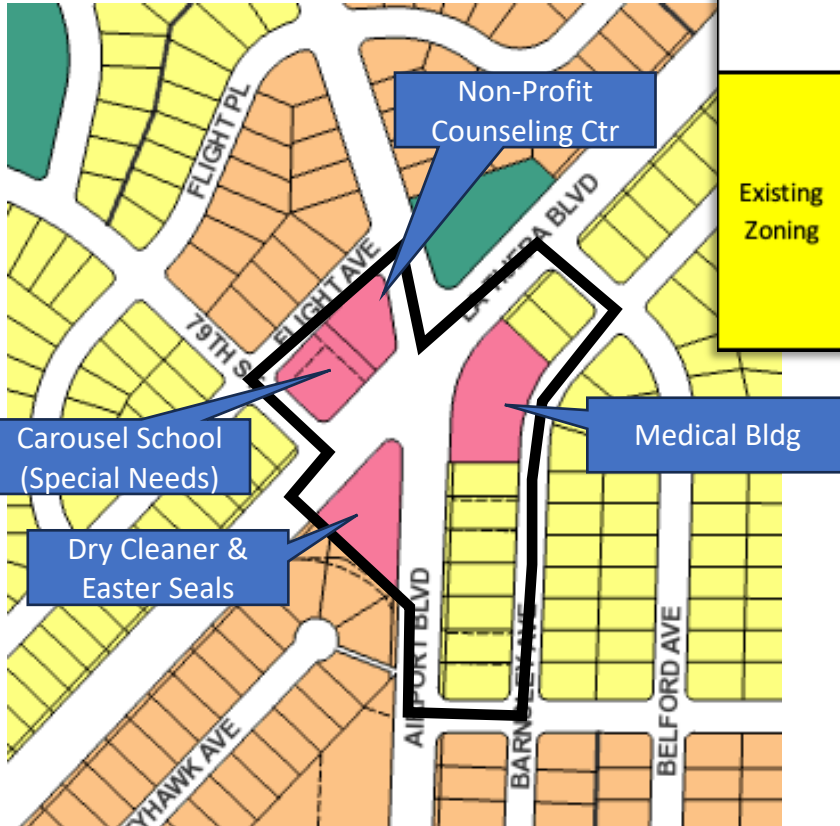
\* Depends on terms: TOC density bonus, or various State Density bonus laws.



- R1 conversion
- Topography difficult on Flight
  - Lots below La Tijera level
  - Big dip, lots at various levels relative to La Tijera

- X C2-ILV
- X R3-1
- 28 R2-1
- 55 R1-1

# La Tijera / WPDR 20 (slide 1 of 2)



AREA	LA TIJERA			TYPE	COMMUNITY CENTER			DISTRICTS 20		
USE	Ground Floor	Commercial, e.g. Hotel, Local Entertainment venue, Community facilities, Hospital, Production Workshops								
	Upper Floor	Multi-Family Housing								
Proposed Draft 2	ZONE DISTRICT	HEIGHT (Stories)		FLOOR-AREA RATIO		RESIDENTIAL UNIT		FRONTAGE WIDTH		COMMERCIAL SPACE MAX
	Density Base	Regular	Bonus	Base	Density Bonus	Average Size Min.	Density Bonus Size	Regular	Density Bonus	Ground Floor Tenant Size
	<b>4</b>	<b>5</b>	<b>8</b>	<b>1.5</b>	<b>5</b>	<b>758 s/f</b>	<b>768 s/f</b>	<b>160'</b>	<b>210'</b>	<b>50K s/f max</b>
		Ground floor story opt 14'			Lot Area per Dwelling	<b>400 sq ft</b>	<b>200 sq ft</b>			
Existing Zoning	C2-ILV	45' (3 story)	Varies*	1.5	Varies*	N/A	N/A	No minimum or max		Not specified
	R1-1	28' or 33' (story n/a)	Varies*	N/A (based on parcel size and set-backs)	Varies*	N/A (parcel sq ft)	—	20% of lot depth, 20' max	—	

- Schools consideration
  - Carousel School - special needs
  - Westport Heights Elementary (2 blocks down on 79<sup>th</sup>)
- Other Community-Serving Non-Profits

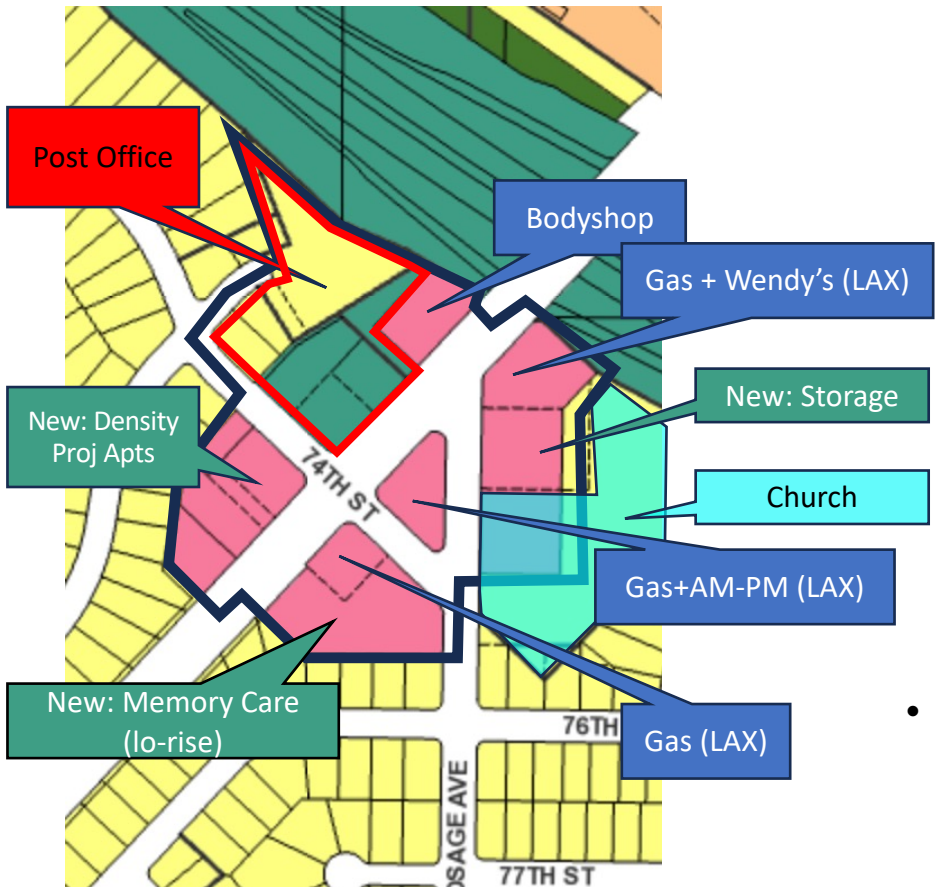
5	C2-ILV
X	R3-1
X	R2-1
9	R1-1

# La Tijera / WPDR 21 (slide 1 of 2)

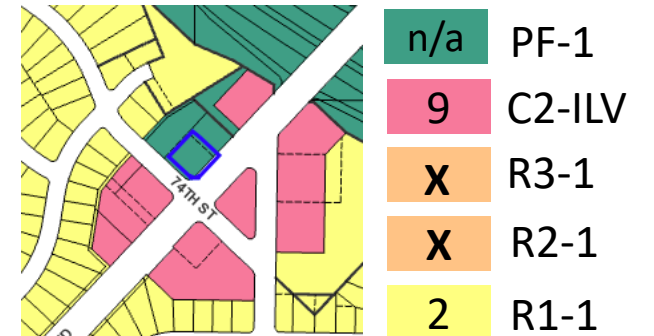


AREA	LA TIJERA			TYPE	COMMUNITY CENTER			DISTRICTS		21
USE	Ground Floor	Commercial, e.g. Hotel, Local Entertainment venue, Community facilities, Hospital, Production Workshops								
	Upper Floor	Multi-Family Housing								
Proposed Draft 2	ZONE DISTRICT	HEIGHT (Stories)		FLOOR-AREA RATIO		RESIDENTIAL UNIT		FRONTAGE WIDTH		COMMERCIAL SPACE MAX
	Density Base	Regular	Bonus	Base	Density Bonus	Average Size Min.	Density Bonus Size	Regular	Density Bonus	Ground Floor Tenant Size
	<b>4</b>	<b>5</b>	<b>8</b>	<b>1.5</b>	<b>5</b>	<b>758 s/f</b>	<b>768 s/f</b>	<b>160'</b>	<b>210'</b>	<b>50K s/f max</b>
		Ground floor story opt 14'			Lot Area per Dwelling	<b>400 sq ft</b>	<b>200 sq ft</b>			
Existing Zoning	C2-ILV	45' (3 story)	Varies*	1.5	Varies*	N/A	N/A	No minimum or max		Not specified
	R1-1	28' or 33' (story n/a)	Varies*	N/A (based on parcel size and setbacks)	Varies*	N/A (parcel sq ft)	—	20% of lot depth, 20' max	—	

\* Depends on terms: TOC density bonus, or various State Density bonus laws.



- PF-1 associated with current Post Office (see details next slide)

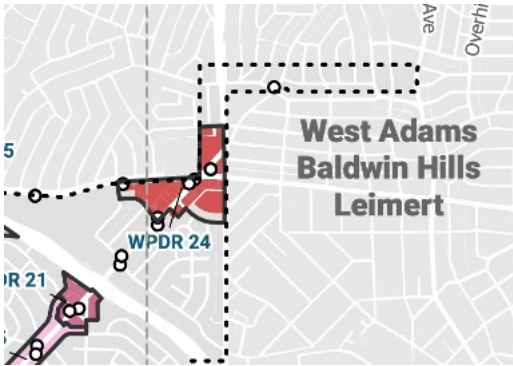


# PF-1 Zoning / WPDR 21 (slide 2 of 2)

Table 1 – General Development Standards

Zone	Use	Maximum Height		Required Yards			Minimum Area		Min. Lot Width	Parking Required
		Stories	Feet	Front	Side	Rear	Per Lot	Per Dwelling Unit		
<b>Open Space/Public Facilities/Submerged Lands</b>										
OS	<b>Open Space</b> Parks and Recreation Facilities, Nature Reserves, Closed Sanitary Landfill sites, Public Water Supply Reservoirs, Water Conservation Areas	None		None			None			See separate parking handout  Bicycle Parking pursuant to Sec. 12.21 A.16 of the LAMC
PF	<b>Public Facilities</b> Agricultural Uses, Parking Under Freeways, Fire and Police Stations, Government Buildings, Public Libraries, Post Offices, Public Health Facilities, Public Elementary and Secondary Schools, Qualified Permanent Supportive Housing Projects (12)									

# Ladera / WPDR 24

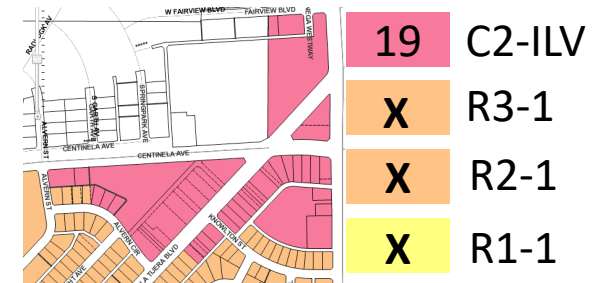


AREA	LADERA			TYPE	REGIONAL CENTER			DISTRICTS	24		
USE	Ground Floor	Commercial, e.g. Hotel, Local Entertainment venue, Community facilities, Hospital, Production Workshops, Large									
	Upper Floor	Multi-Family Housing									
Proposed Draft 2	ZONE DISTRICT	HEIGHT (Stories)		FLOOR-AREA RATIO		RESIDENTIAL UNIT		FRONTAGE WIDTH		COMMERICAL SPACE MAX	
	Density Base	Regular	Bonus	Base	Density Bonus	Average Size Min.	Density Bonus Min.	Regular	Density Bonus	Ground Floor Tenant Size	
	<b>3</b>	<b>7</b>	<b>15</b>	<b>4.5</b>	<b>6</b>	<b>732 s/f</b>	<b>729 s/f</b>	<b>210'</b>	<b>280'</b>	<b>No Max</b>	
		Ground floor story opt 14'			Lot Area per Dwelling	<b>300 s/f</b>	<b>150 s/f</b>				
Existing Zoning	C2-ILV	45' (3 story)	Varies*	1.5	Varies*	N/A	N/A	No minimum or max		Not specified	

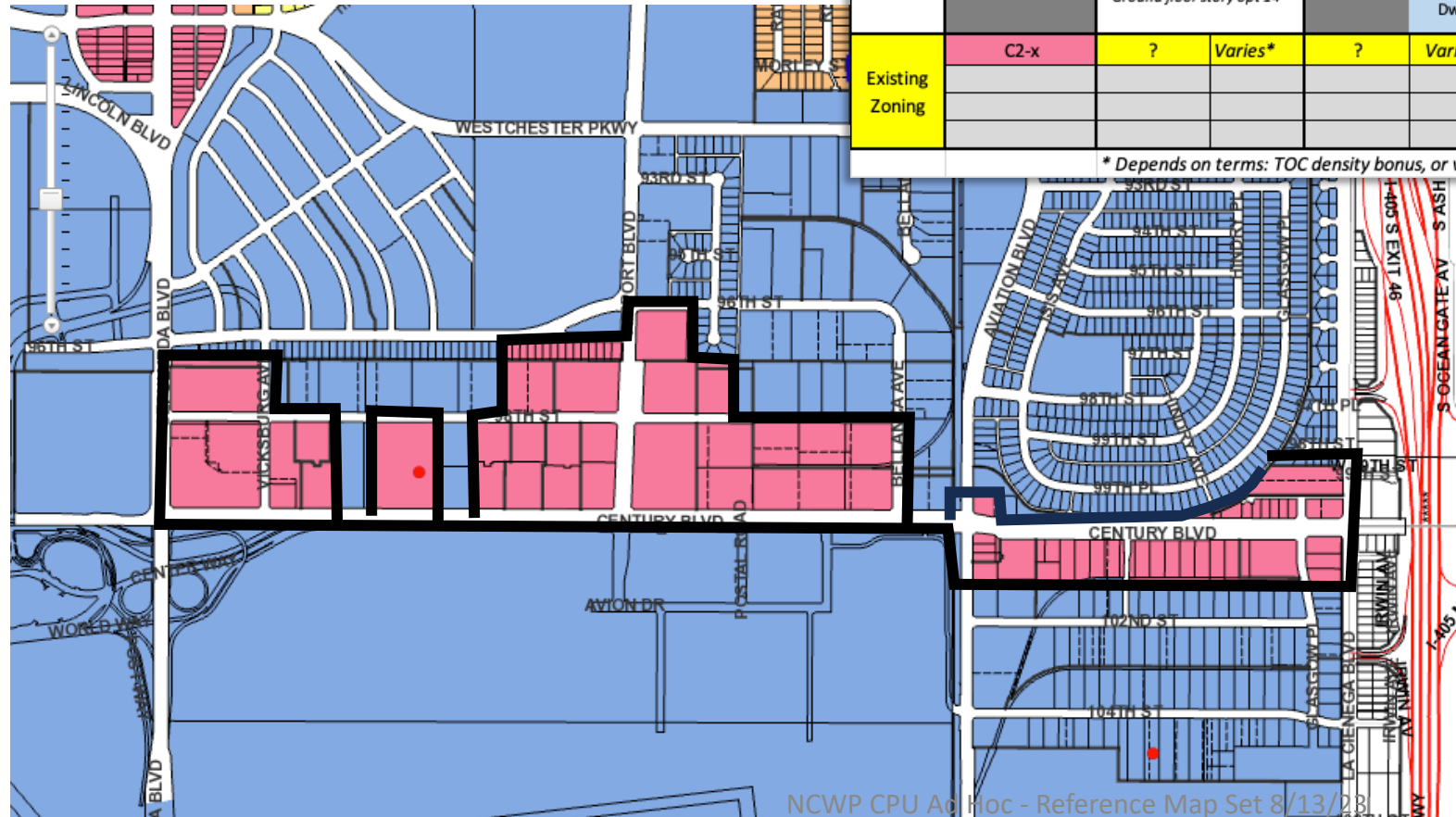


## Characteristics now

- Large strip mall – in 2 cities
- Pann's > Historic Designation?
- C2 below Centinela: ok opportunity? (Goodwill, 99-Cent Store, etc)



# Century Boulevard / WPDR 26



AREA	CENTURY BOULEVARD				TYPE	REGIONAL CENTER		DISTRICTS	26	
USE	Ground Floor		Commercial, e.g. Hotel, Local Entertainment venue, Community facilities, Hospital, Production Workshops, Large							
	Upper Floor		Multi-Family Housing							
Proposed Draft 2	ZONE DISTRICT	HEIGHT (Stories)		FLOOR-AREA RATIO		RESIDENTIAL UNIT		FRONTAGE WIDTH		COMMERCIAL SPACE MAX
	Density Base	Regular	Bonus	Base	Density Bonus	Average Size Min.	Density Bonus Min.	Regular	Density Bonus	Ground Floor Tenant Size
	<b>FA</b>	<b>Unlimited</b>	<b>Unlimited</b>	<b>6</b>	<b>8.5</b>	<b>732 s/f</b>	<b>730 s/f</b>	<b>210'</b>	<b>280'</b>	<b>No Max</b>
		Ground floor story opt 14'			Lot Area per Dwelling	Limited by Floor Area				
Existing Zoning	C2-x	?	Varies*	?	Varies*	N/A	N/A	No minimum or max		Not specified

\* Depends on terms: TOC density bonus, or various State Density bonus laws.

- Not all sections necessarily work as Mixed-Use
- Some parcels = 100% high density residential?

- 33 C2
- X R3-1
- X R2-1
- X R1-1