

NCWP CPU DRAFT 2 MAPS

Part 3 of 3: INDUSTRIAL MAP STUDY

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NCWP CPU Ad Hoc Committee

Context

Westside Communities

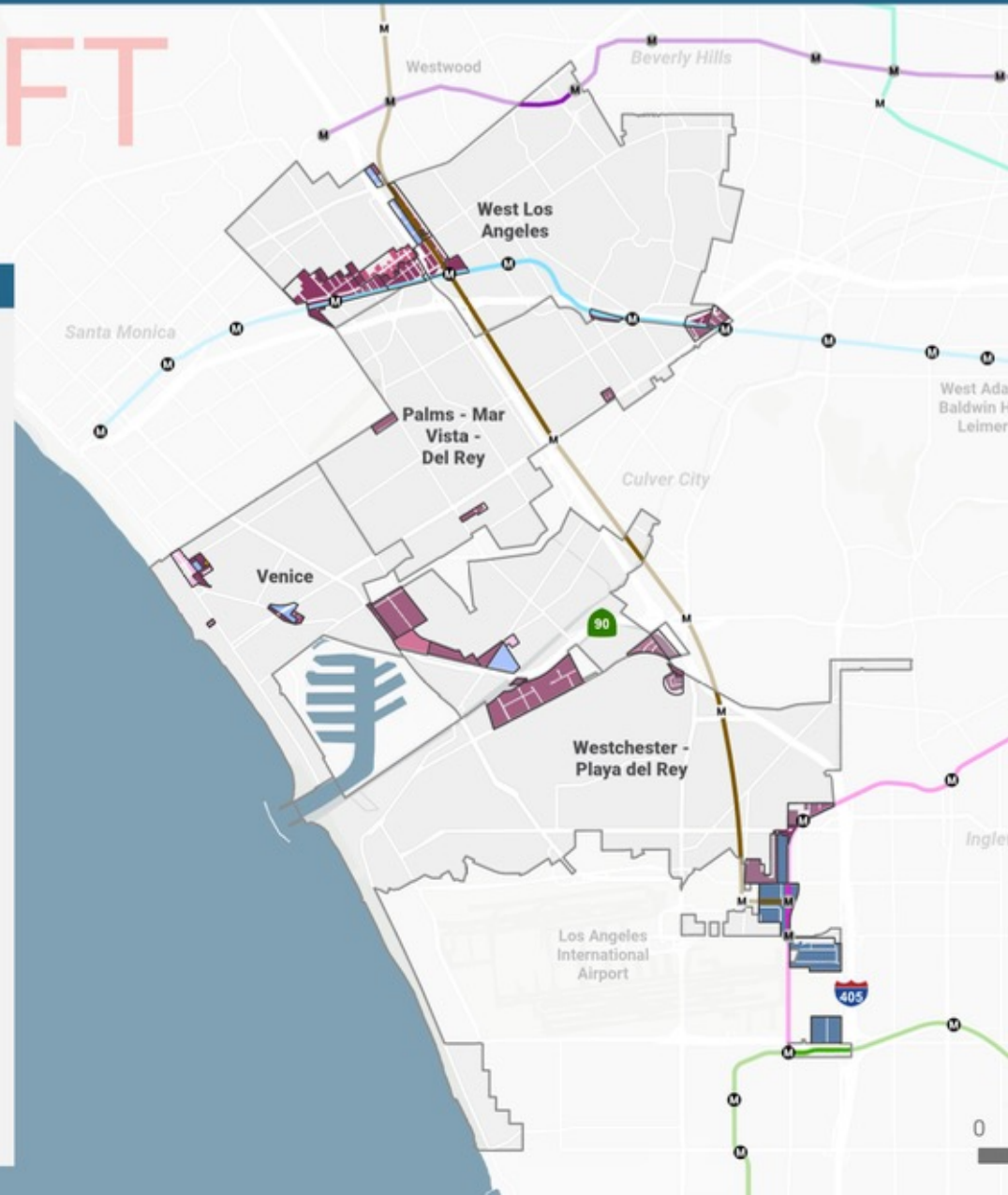
DRAFT

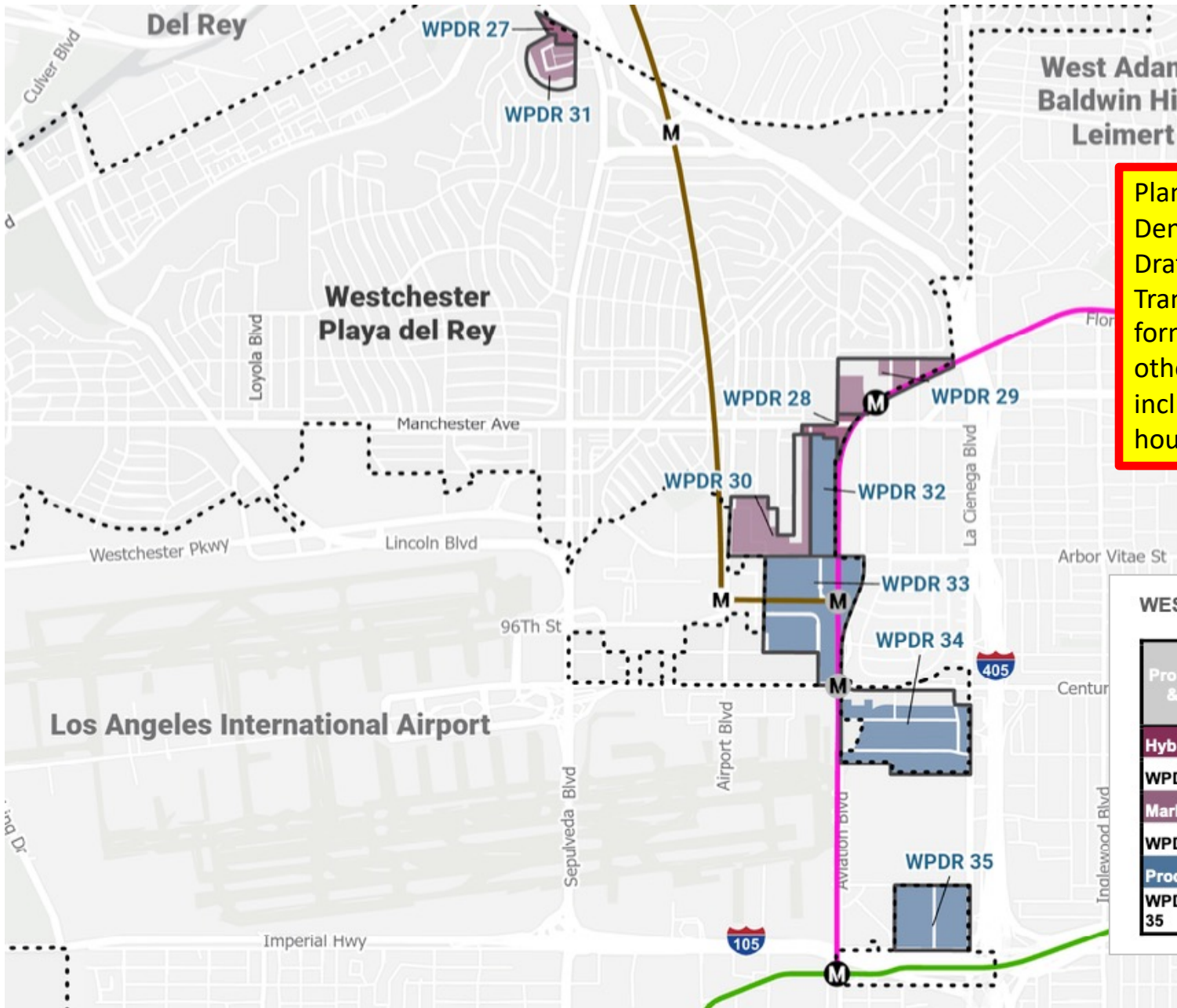
Proposed Industrial GPLU

- 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)





Planning indicates Density Base 4 and 8 in Draft 2 Industrial Maps. Translates into built form that (among other things) can include live-work housing.

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)
Hybrid Industrial					
WPDR 27, 28	4	Unlimited	Unlimited	3.5	5.0
Markets					
WPDR 29, 30, 31	8	Unlimited	Unlimited	1.5	3.0
Production					
WPDR 32, 33, 34, 35	Not allowed	Unlimited	Unlimited	1.5	3.0

Built Form Overview / Zoning Changes in Draft 2 Maps

Form and Frontage options:

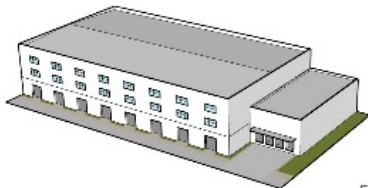
Midrise ~ 5-story Live/Work	
FAR	3.0 (bonus)
Building Width	160' (bonus)
Lot Amenity	20%
Frontage	Shopfront



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



Form and Frontage options:

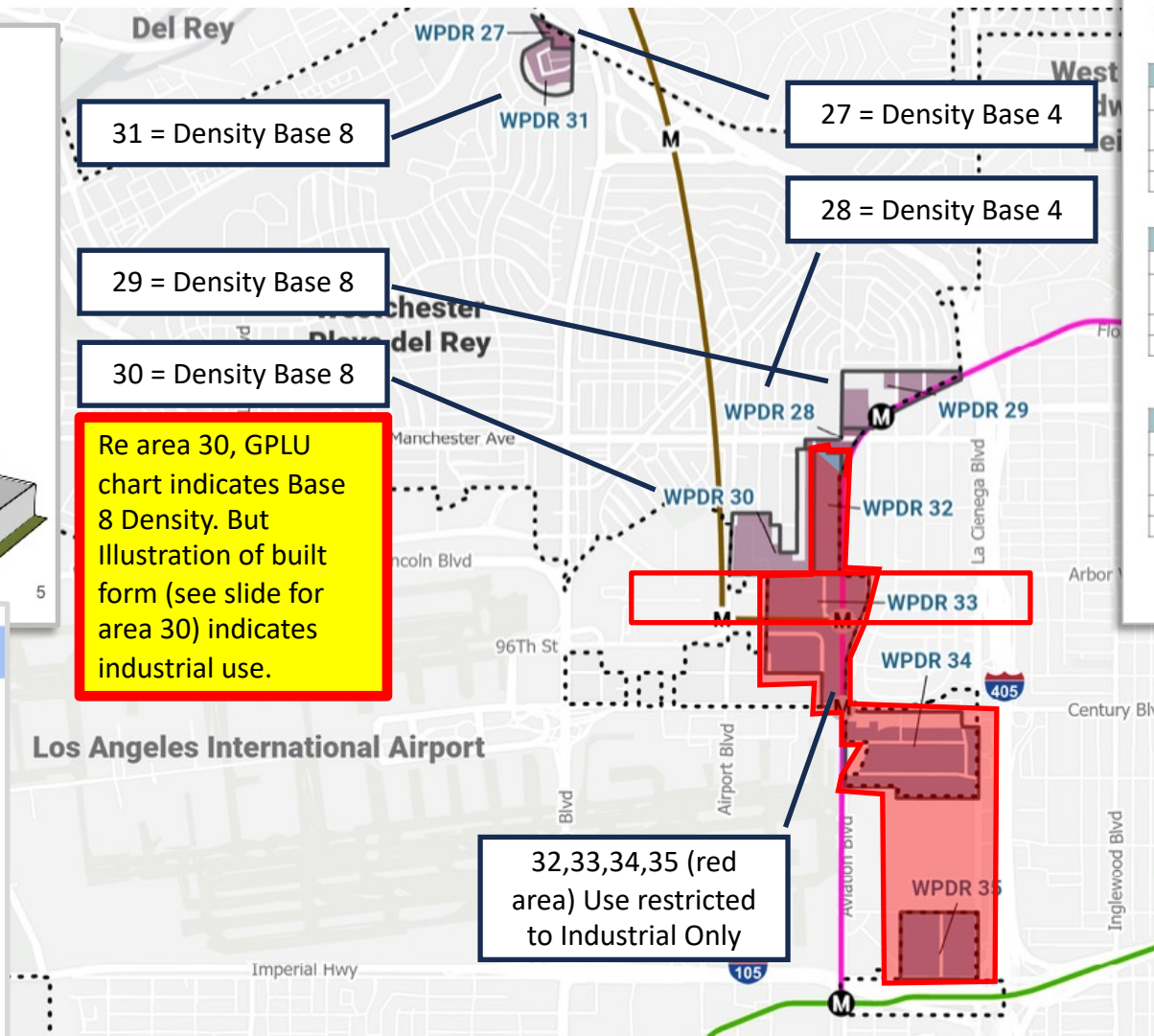
Midrise ~ 5-story Live/Work	
FAR	3.0 (bonus)
Building Width	160' (bonus)
Lot Amenity	20%
Frontage	Shopfront



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



31 = Density Base 8

27 = Density Base 4

29 = Density Base 8

28 = Density Base 4

30 = Density Base 8

Re area 30, GPU chart indicates Base 8 Density. But Illustration of built form (see slide for area 30) indicates industrial use.

32,33,34,35 (red area) Use restricted to Industrial Only

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

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

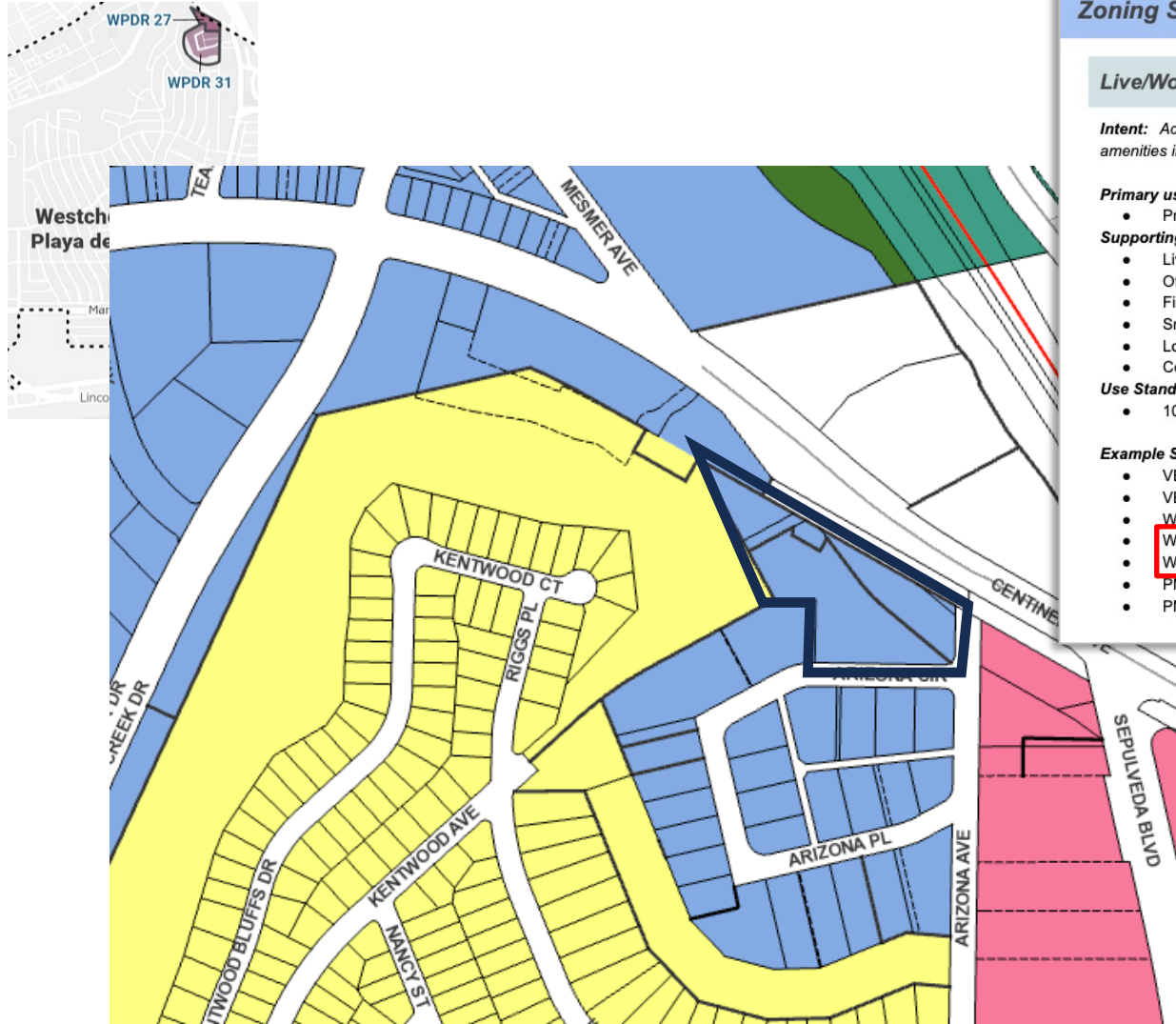
Supporting uses

- Live/work Housing ←
- Offices
- Fine-grained shops
- Small restaurants
- Local entertainment venues
- Community facilities

Use Standards

- 10,000 sqft maximum tenant size

Arizona Circle Area / WPDR 27



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)
- WI A 55 (Olympic/Bundy) WI A 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



- X [T][Q] M1-1
- 5 [Q] ML1-LV
- X MR1-1
- X MR 2-1
- X PF-1

Metro-Veterans Area / WPDR 28



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

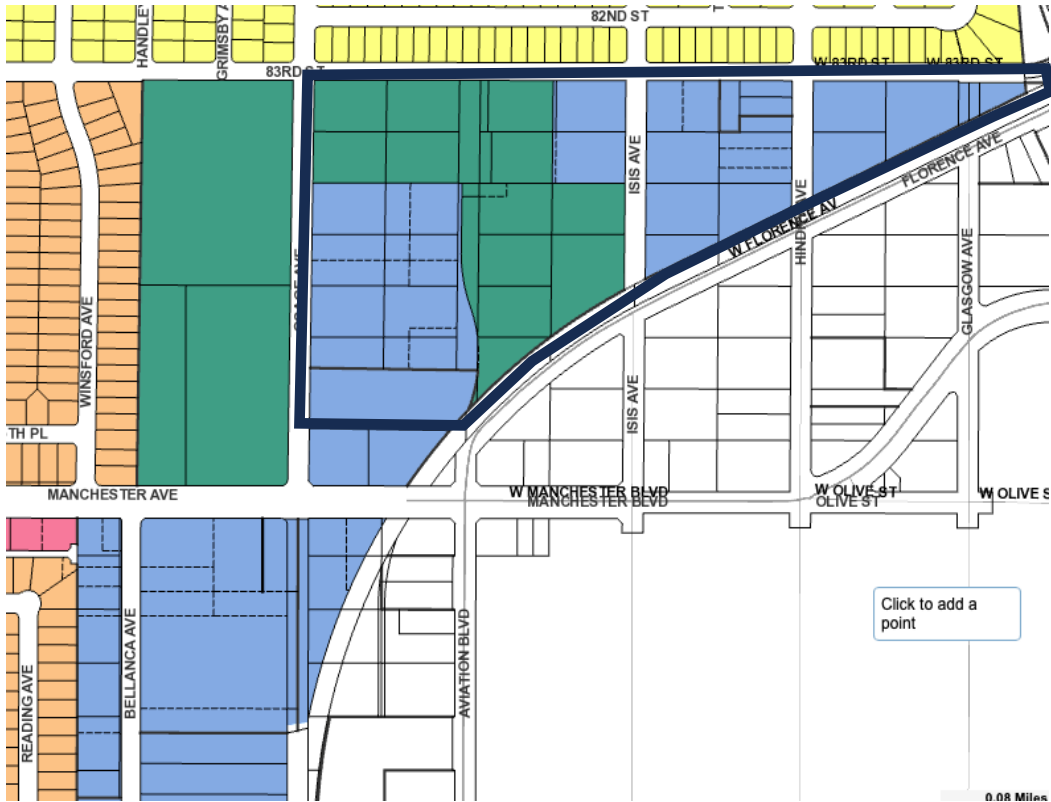
FAR	6.0 (bonus)
Building Width	280' (bonus)
Lot Amenity	20%
Frontage	Shopfront



- X [T][Q] M1-1
- X [Q] ML1-1 or ML1-LV (5)
- 4? MR1-1
- 15 MR 2-1
- n/a PF-1

Click to add a point

Metro-Veterans / WPDR 29



Click to add a point

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)
- WPRD 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



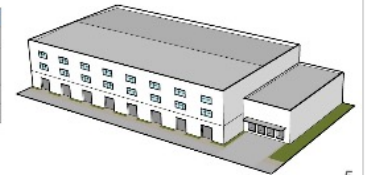
Midrise ~ 8-story Live/Work

FAR	5.0 (bonus)
Building Width	280' (bonus)
Lot Amenity	20%
Frontage	Shopfront



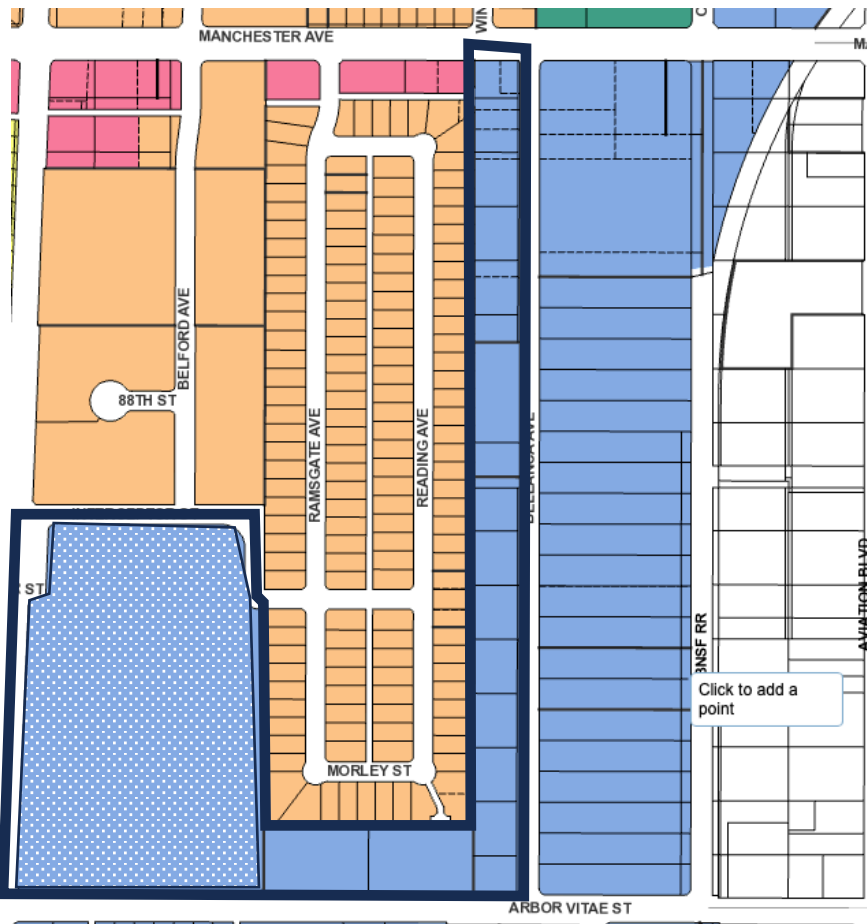
Midrise Production Complex

FAR	3.0 (bonus)
Building Width	350' (bonus)
Lot Amenity	20%
Frontage	Workshop



X	[T][Q] M1-1
X	[Q] ML1-1 or ML1-LV (5)
X	MR1-1
31	MR 2-1
14	PF-1 (zoning doesn't change)

Manchester-Arbor Vitae Area / WPDR 30



Zoning Strategy: Industrial Districts

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

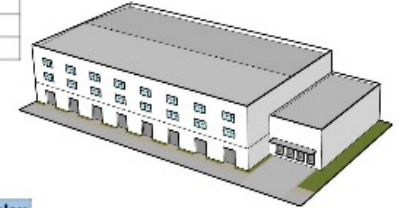
Example Subarea

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

Form and Frontage options:

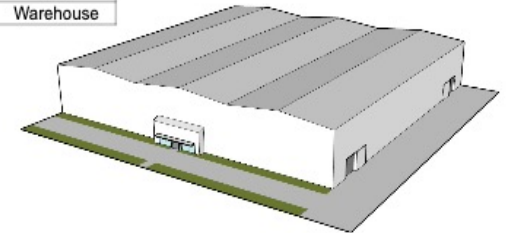
Midrise Production Complex

FAR	3.0 (bonus)
Building Width	350' (bonus)
Lot Amenity	20%
Frontage	Workshop



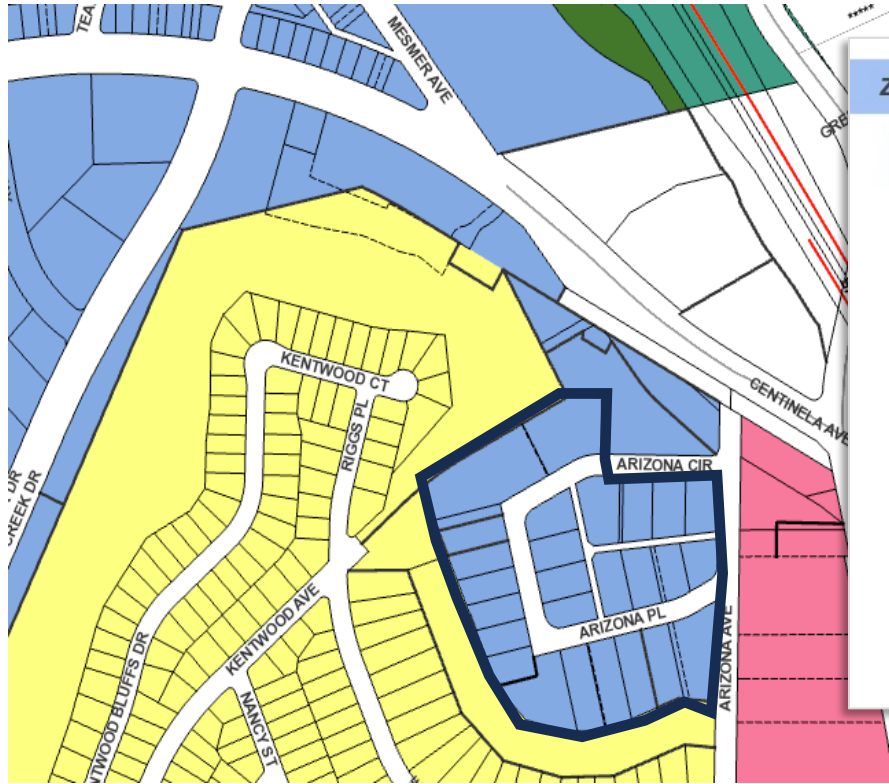
Lowrise Warehouse Complex

FAR	1.5
Building Width	unlimited
Lot Amenity	n/a
Frontage	Warehouse



1	[T][Q] M1-1
X	[Q] ML1-1 or ML1-LV (5)
24	MR1-1
X	MR 2-1
X	PF-1

Arizona Circle Area / WPDR 31



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



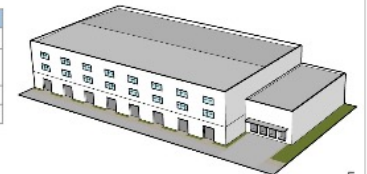
Midrise ~ 8-story Live/Work

FAR	5.0 (bonus)
Building Width	280' (bonus)
Lot Amenity	20%
Frontage	Shopfront



Midrise Production Complex

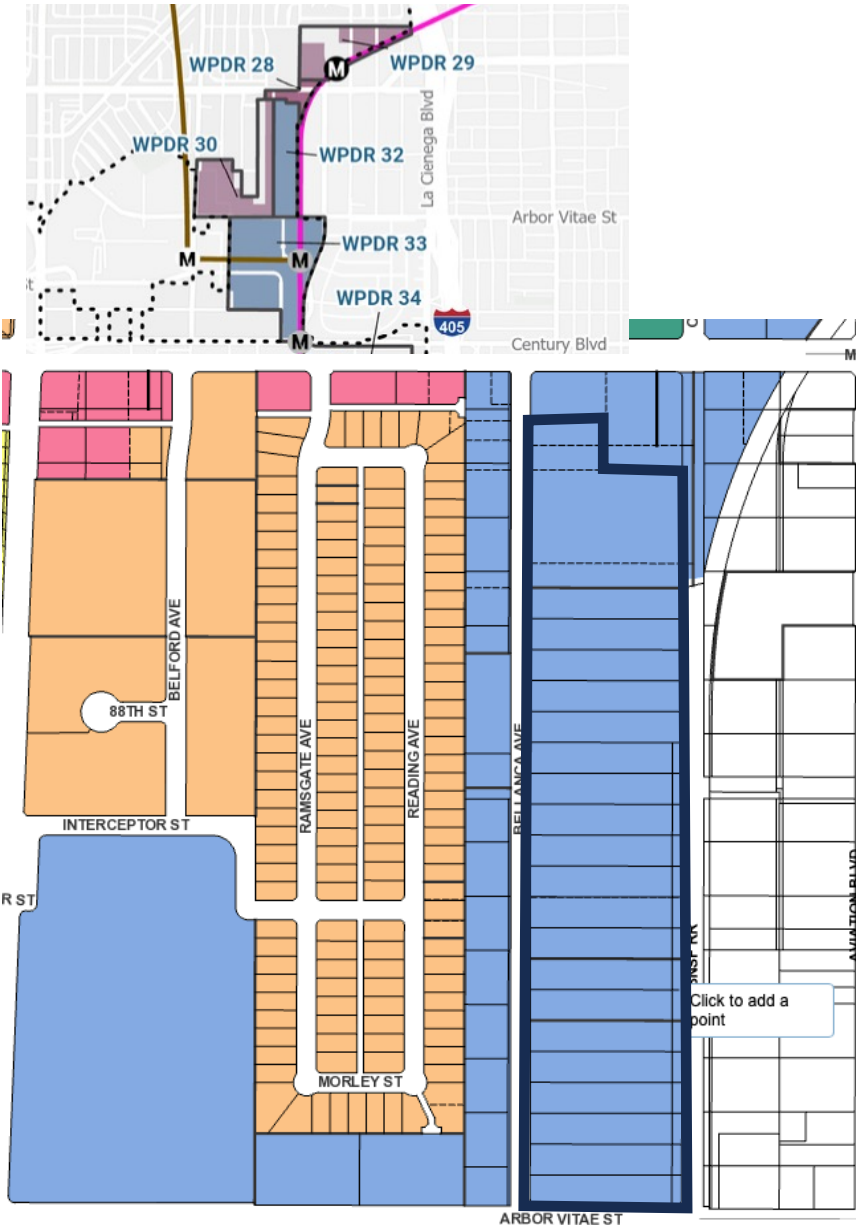
FAR	3.0 (bonus)
Building Width	350' (bonus)
Lot Amenity	20%
Frontage	Workshop



[Q] ML1-LV (27)

- X [T][Q] M1-1
- 27 [Q] ML1-LV
- X MR1-1
- X MR 2-1
- X PF-1

Manchester-Arbor Vitae Area / WPDR 32



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

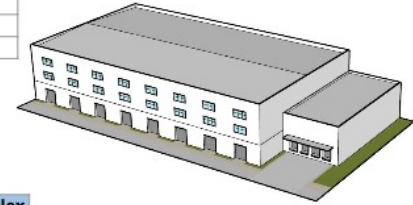
Example Subarea:

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

Form and Frontage options:

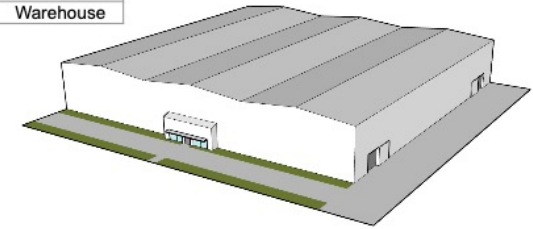
Midrise Production Complex

FAR	3.0 (bonus)
Building Width	350' (bonus)
Lot Amenity	20%
Frontage	Workshop



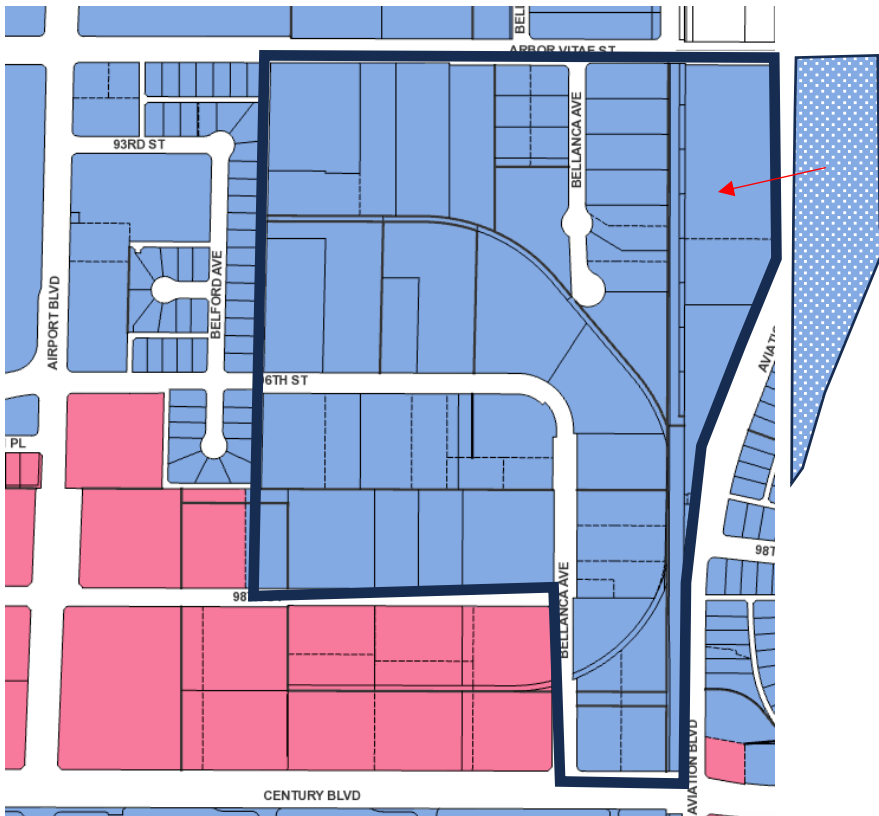
Lowrise Warehouse Complex

FAR	1.5
Building Width	unlimited
Lot Amenity	n/a
Frontage	Warehouse



X	[T][Q] M1-1
X	[Q] ML1-1 or ML1-LV (5)
X	MR1-1
24	MR 2-1
X	PF-1

South of Arbor Vitae / WPDR 33



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

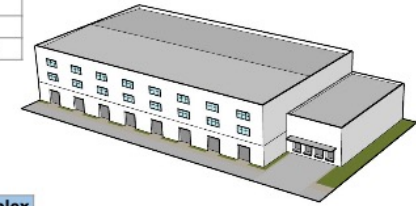
Example Subarea

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

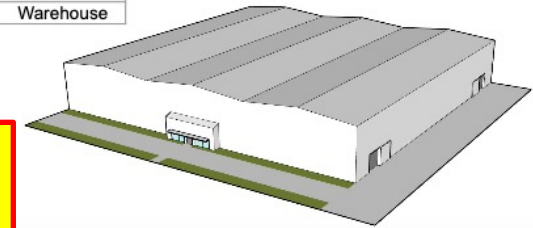
This means all three districts: 33, 34 and 35.

Form and Frontage options:

Midrise Production Complex	
FAR	3.0 (bonus)
Building Width	350' (bonus)
Lot Amenity	20%
Frontage	Workshop

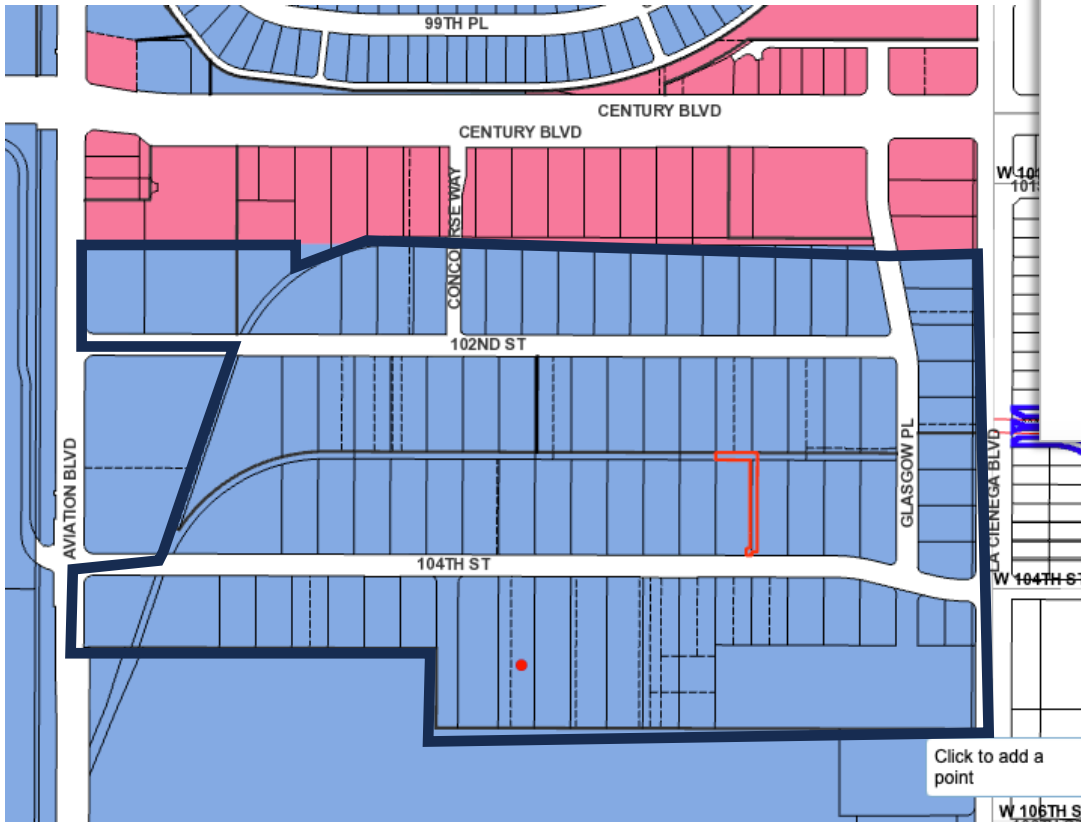
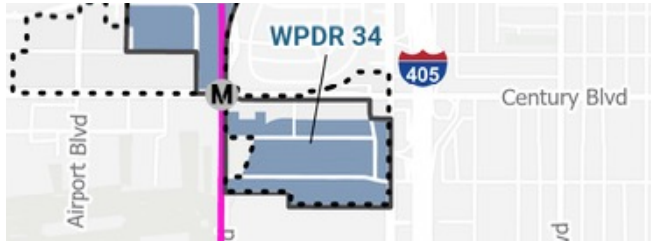


Lowrise Warehouse Complex	
FAR	1.5
Building Width	unlimited
Lot Amenity	n/a
Frontage	Warehouse



X	[T][Q] M1-1
X	[Q] ML1-1 or ML1-LV (5)
X	MR1-1
52	MR 2-1
X	PF-1

Century-La Cienega / WPDR 34



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

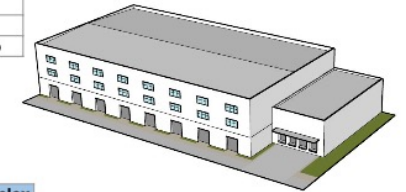
- WLA 47 & 48 (Cotner/Pontius/Santa Monica/Olympic)
- WPDR 33 - 35 (LAX subareas)

This means all three districts: 33, 34 and 35.

Form and Frontage options:

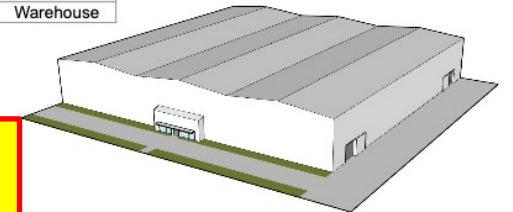
Midrise Production Complex

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



X	[T][Q] M1-1
X	[Q] ML1-1 or ML1-LV (5)
X	MR1-1
80-90	MR 2-1
X	PF-1

105 @ 405 / WPDR 35



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

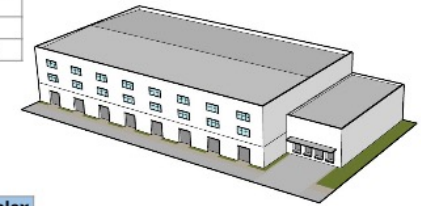
Example Subarea

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

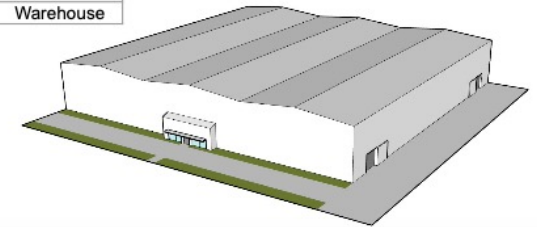
This means all three districts: 33, 34 and 35.

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



3	[T][Q] M1-1
X	[Q] ML1-1 or ML1-LV (5)
X	MR1-1
18	MR 2-1
X	PF-1