

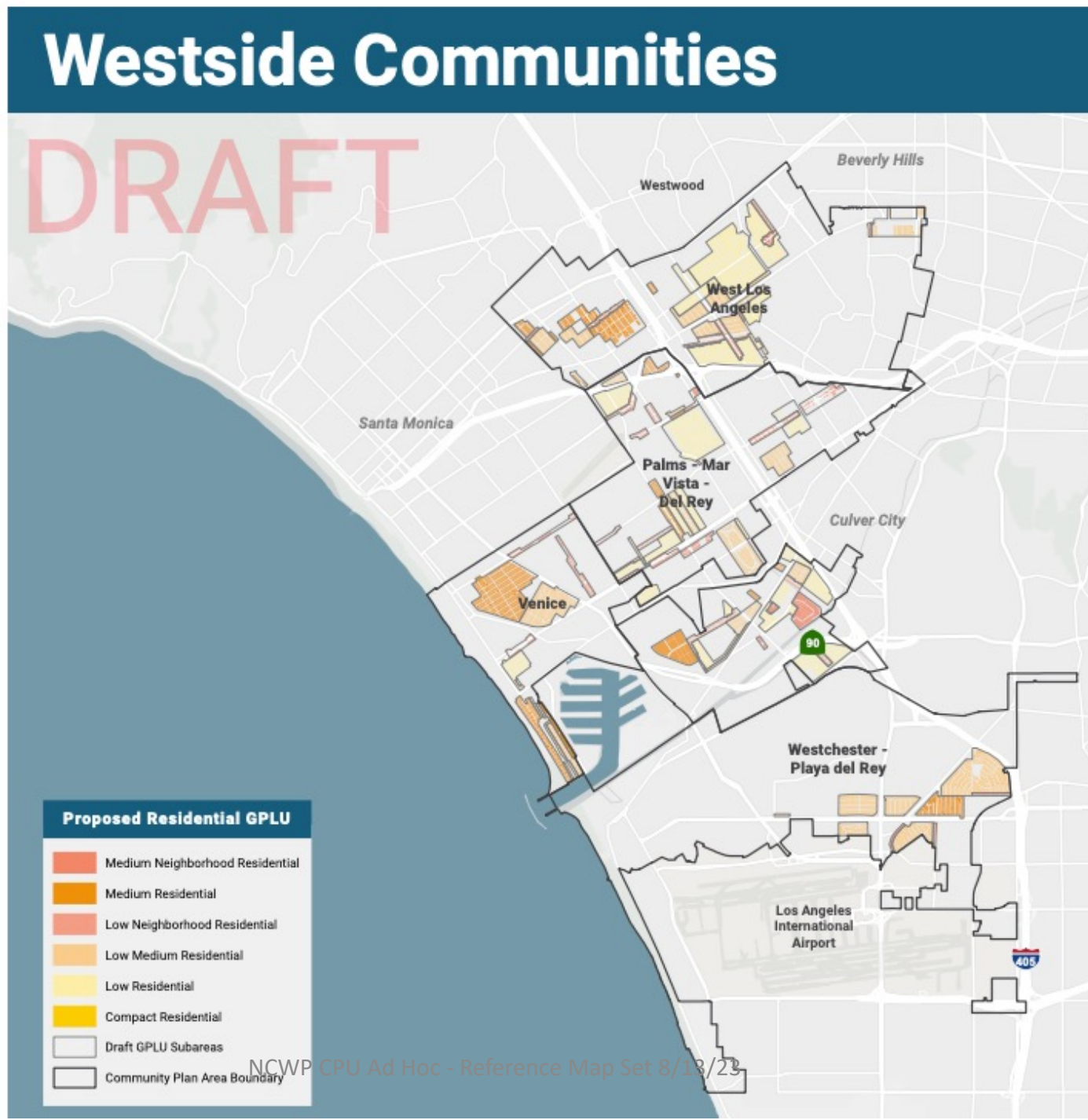
NCWP CPU DRAFT 2 MAPS

Part 1 of 3: RESIDENTIAL MAP STUDY

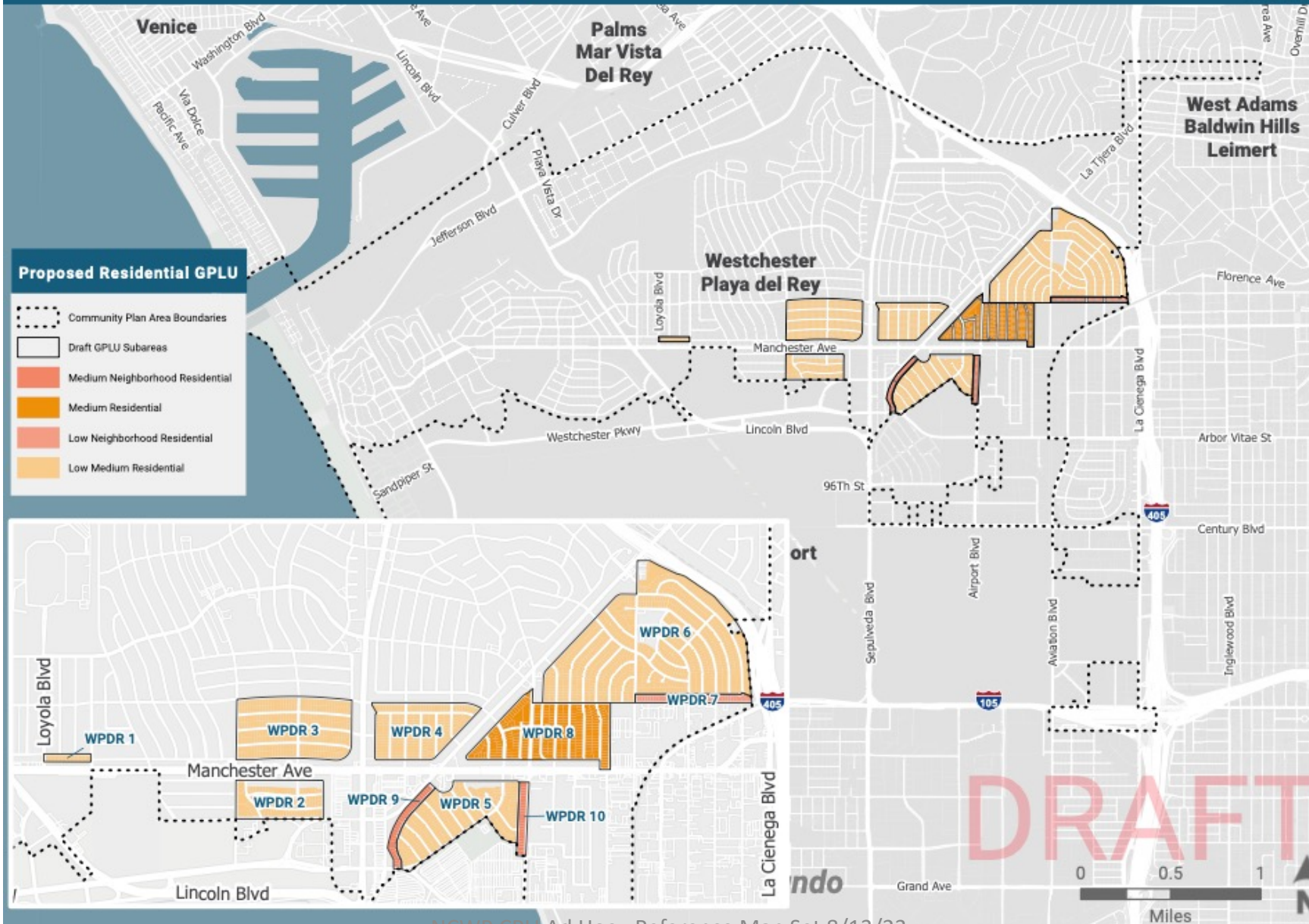
Kimberly Fox, Cory Birkett

NCWP CPU Ad Hoc Committee

Context



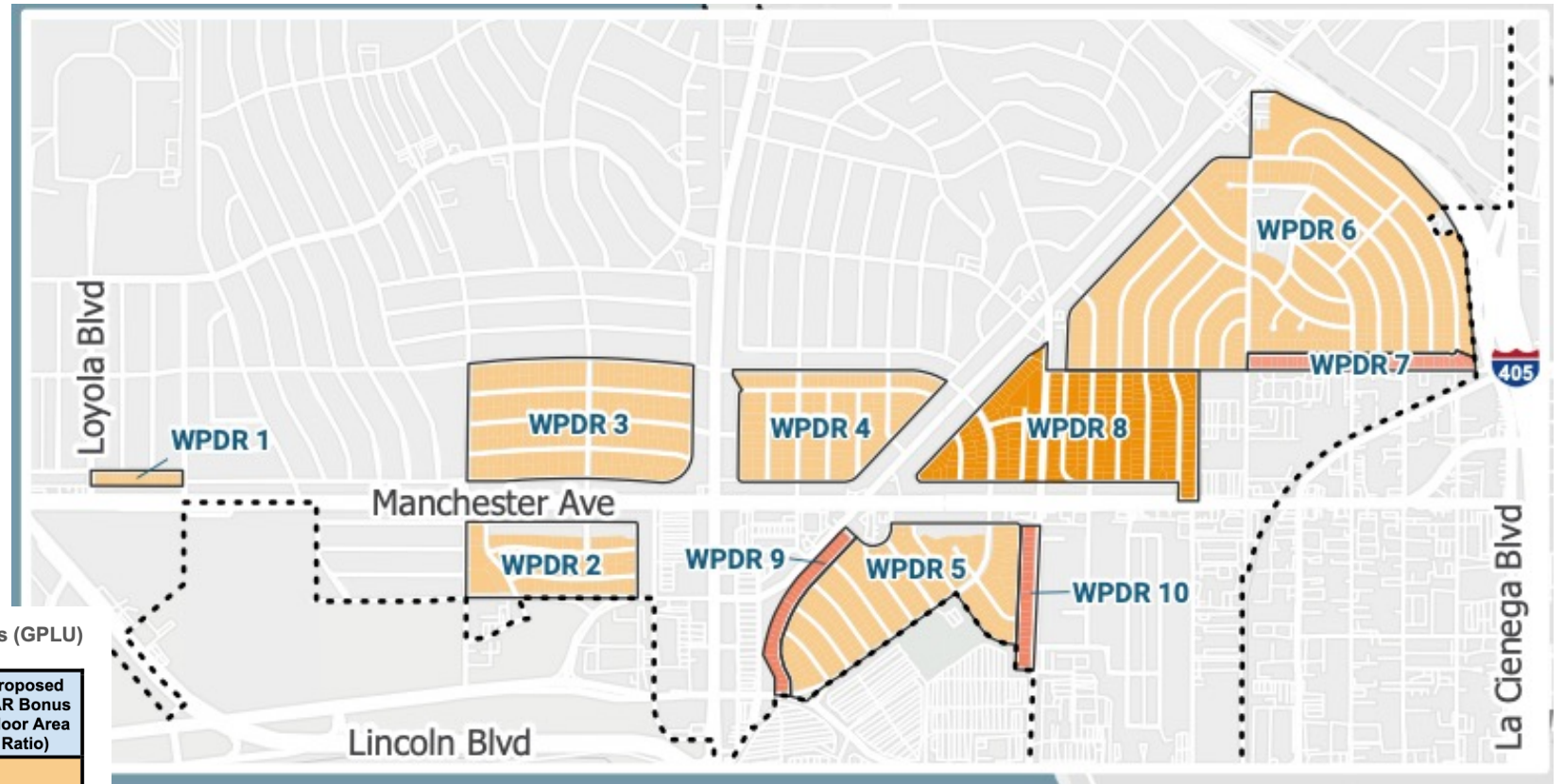
Westchester - Playa Del Rey



Residential New Density Zones: 4L and 10

Proposed Residential GPLU

-  Community Plan Area Boundaries
-  Draft GPLU Subareas
-  Medium Neighborhood Residential
-  Medium Residential
-  Low Neighborhood Residential
-  Low Medium Residential



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)
Low Medium Residential WPDR: 1, 2, 3, 4, 5, 6	4L	3	no bonus	1.0	no bonus
Low Neighborhood Residential WPDR 7	4L	3	no bonus	1.0	no bonus
Medium Residential WPDR 8	10	3	5	1.5	2.5
Medium Neighborhood Residential WPDR: 9, 10	10	3	5	1.5	2.5

Planning indicates two residential up-zoning categories:

1. Density Base 4L - defines maximum # of units per lot regardless of parcel sq footage.
2. Density Base 10 – defines maximum # of units per lot by dividing parcel sq footage by minimum dwelling size.

Metrics for Determining # New Units Allowable per Density Zone

SEC. 6A.1.1. RELATIONSHIP TO ZONE STRING

A zone string is composed of the following districts, as established in Sec. 1.5.2. (Zoning Map):



SEC. 6B.1.1. LOT-BASED DISTRICTS

In 1L, 2L, 3L and 4L Density Districts, the maximum number of dwelling units permitted on a lot is limited according to the table below.

LOT-BASED DISTRICTS	
Density District	Dwelling Units Per Lot (max) Sec. 6C.1.1.
1L	1
2L	2
3L	3
4L	4

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Low Neighborhood Residential WPDR 7	4L	3	no bonus	1.0	no bonus
Medium Residential WPDR 8	10	3	5	1.5	2.5
Medium Neighborhood Residential WPDR: 9, 10	10	3	5	1.5	2.5

SEC. 6B.1.2. LOT AREA-BASED DISTRICTS

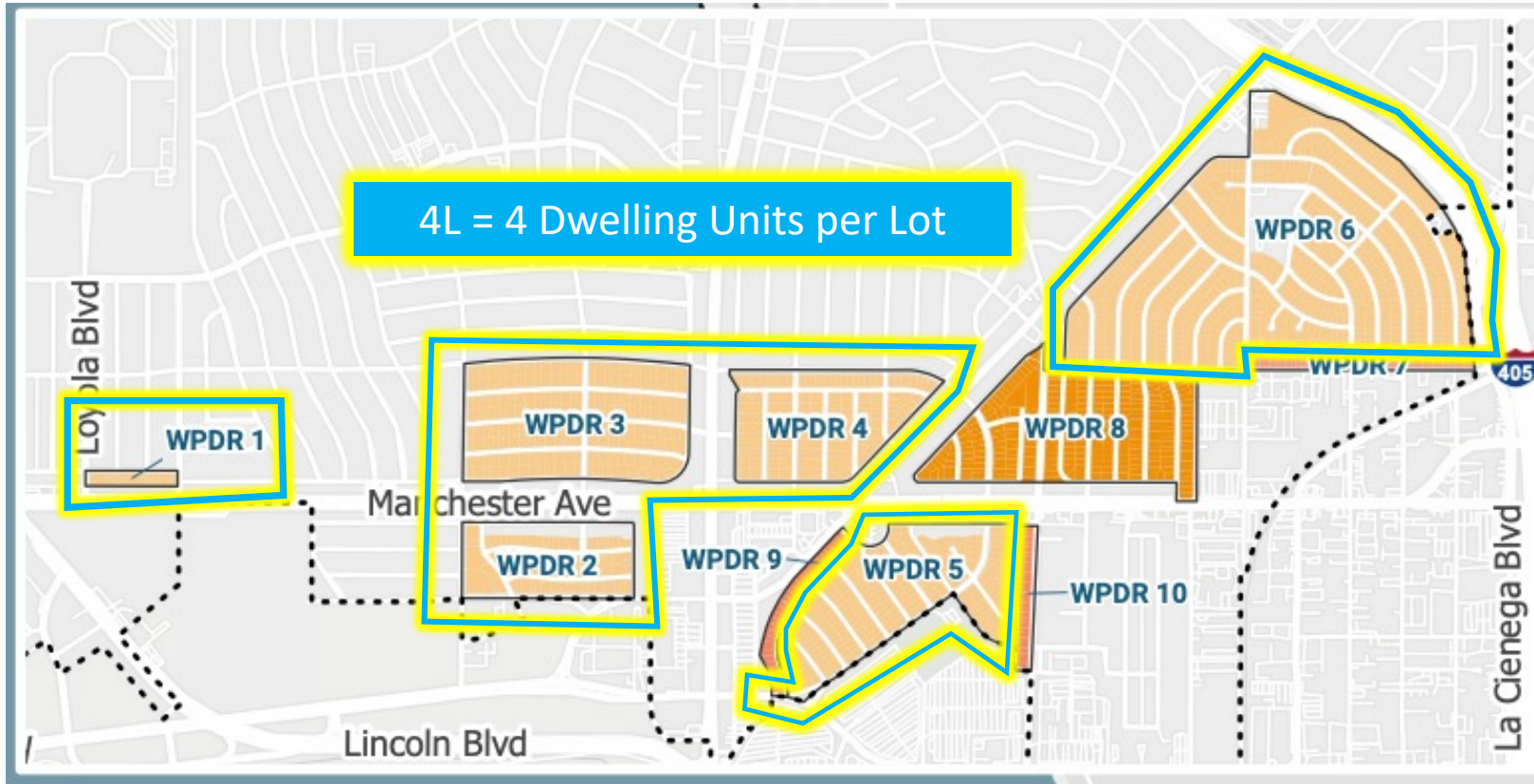
In FA, 2, 3, 4, 6, 8, 10, 12, 15, 20, 25, 30, 40, 50, 60, and N Density Districts, the maximum density of household dwelling units and efficiency dwelling units permitted on a lot is limited according to the table below. A lot may contain any combination of household dwelling units and efficiency dwelling units.

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

Note. There are 6 Density Zone categories (FA through 8) more dense than what's proposed for NCWP.

And 8 Density Zone categories (12-60) less dense than what's proposed for NCWP.

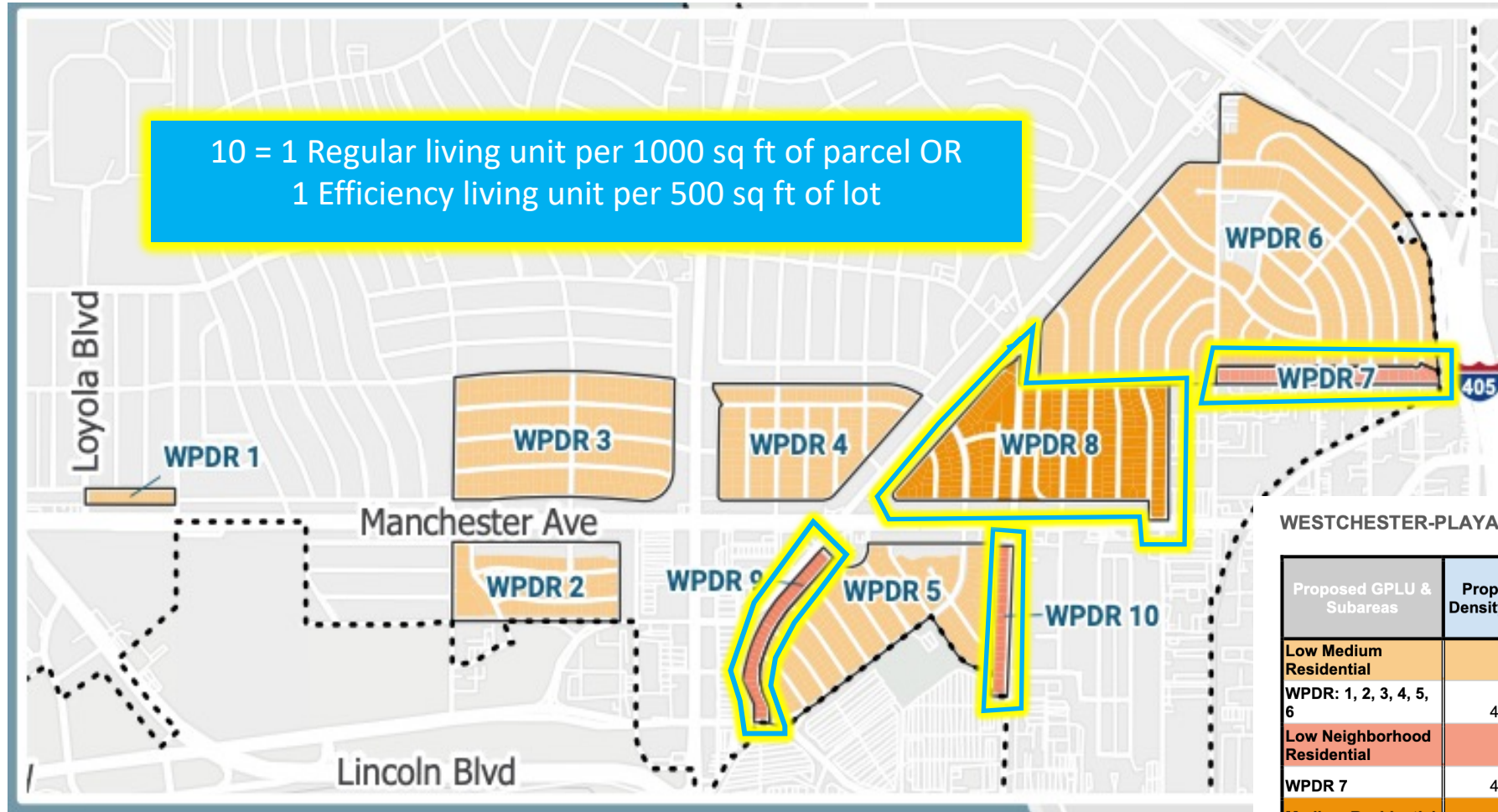
4L Zone Recap



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)
Low Medium Residential					
WPDR: 1, 2, 3, 4, 5, 6	4L	3	no bonus	1.0	no bonus
Low Neighborhood Residential					
WPDR 7	4L	3	no bonus	1.0	no bonus
Medium Residential					
WPDR 8	10	3	5	1.5	2.5
Medium Neighborhood Residential					
WPDR: 9, 10	10	3	5	1.5	2.5

4L Zone Recap



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)
Low Medium Residential WPDR: 1, 2, 3, 4, 5, 6	4L	3	no bonus	1.0	no bonus
Low Neighborhood Residential WPDR 7	4L	3	no bonus	1.0	no bonus
Medium Residential WPDR 8	10	3	5	1.5	2.5
Medium Neighborhood Residential WPDR: 9, 10	10	3	5	1.5	2.5

R1 Up-zoning – Estimated # of New Housing Units Generated

			Residential Draft 2 Map	DZ Implication	4L	DZ 10	Range of Sq Ft / Unit		Times # of Parcels in sector		
							1000 sq ft	500 sq ft	Regular Unit	Efficiency Unit	
	Avg Parcel Size	# Lots in Sector	Density Zone	# units	Total # new units	Parcel avg size	Regular Unit	Efficiency Unit	Regular Unit	Efficiency Unit	
WPDR 01	4957	64	4L	max 4 units	256						
WDPR 02	6590	113	4L		452						
WPDR 03	6136	325	4L		1300						
WDPR 04	6332	204	4L		816						
WDPR 05	6466	260	4L		1040						
WDPR 06	6802	798	4L		3192						
WDPR 07	5992	39	10	# units based on parcel sq ft		5992	6	12	234	467	
WDPR 08	6773	289	10			6773	7	14	1957	3915	
WDPR 09	6875	30	10			6875	7	14	206	413	
WPDR 10	5980	27	10			5980	6	12	161	323	
		2149			7056				2559	5118	
									4L New Units	7056	7056
									DZ 10 New Units	2559	5118
									Planning Draft 2 Residential Map Approx Total, New Units	9615	12174

Based County Assessor Maps custom data extraction (programming by NCWP stakeholder Cord Thomas, data analyst at Rand Corp)

- Audit of all parcels sq ft in each of the Planning “up-zoned” districts (1 through 10)
- Averaging of the parcels in a Planning district.
- Then math (metrics) of each type of Density Zone (4L or 10) applied.