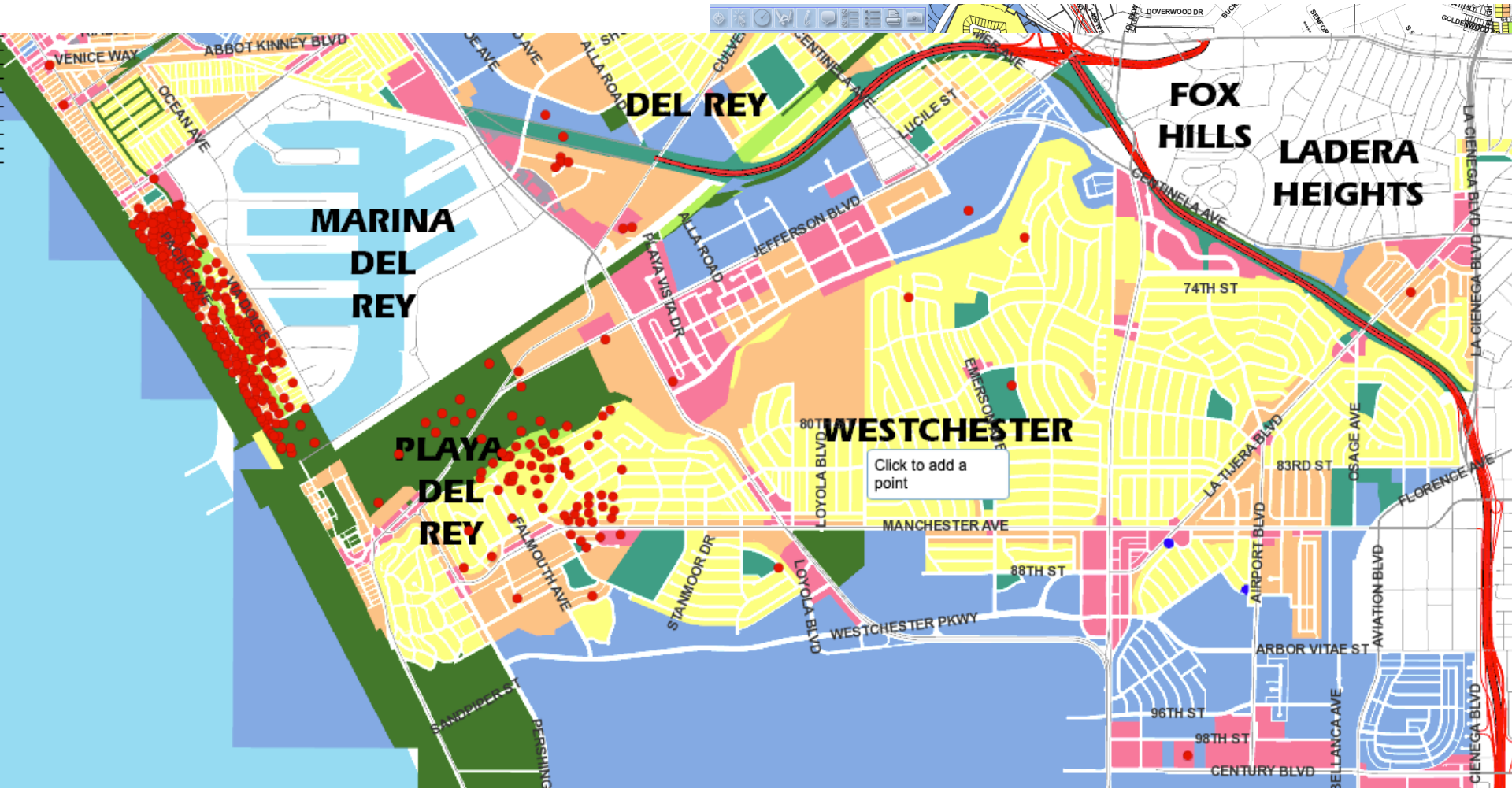
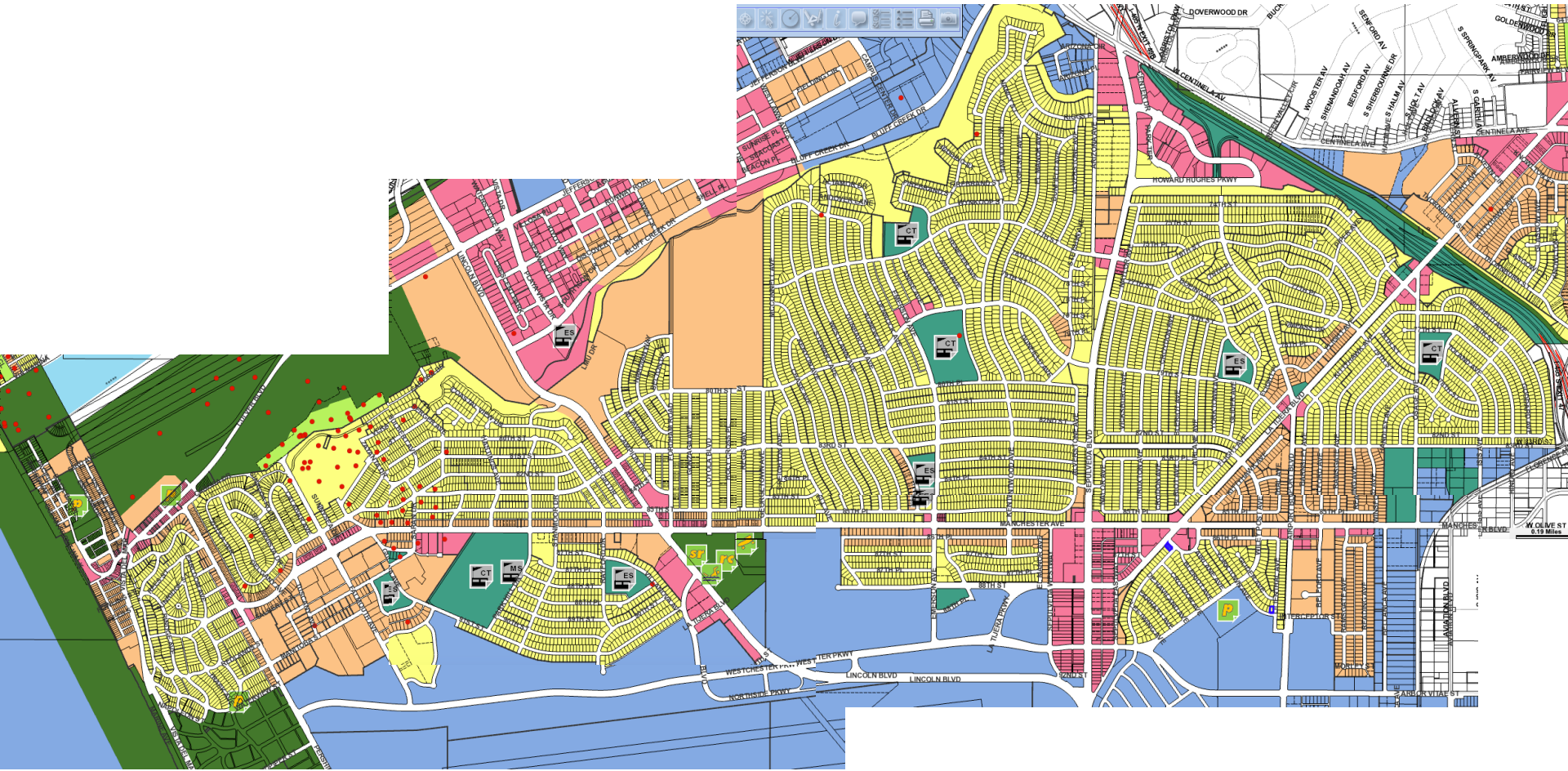


Current Zoning





Planning's Draft 2 Maps

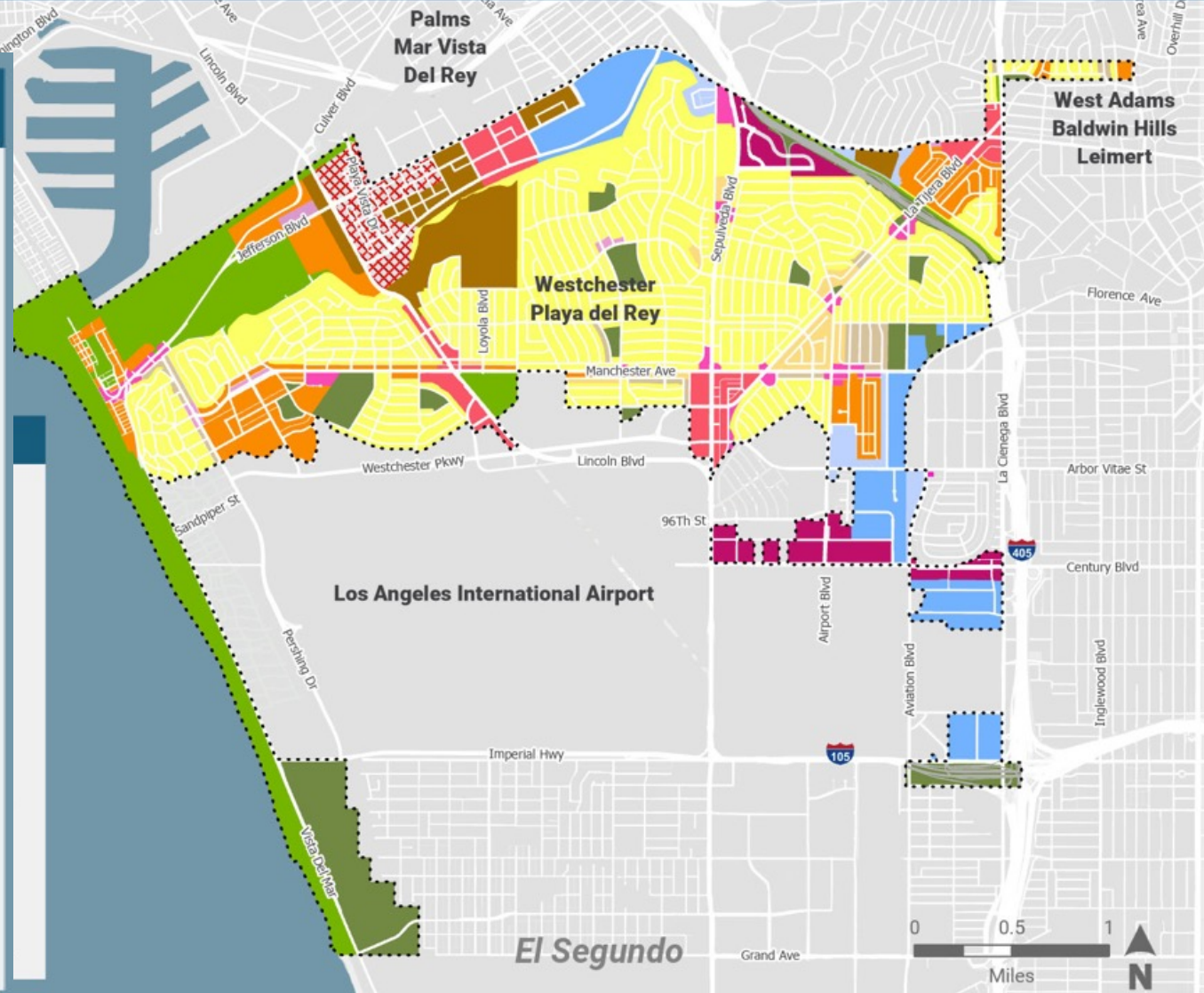
Based on input from WCPAG

Westchester - Playa Del Rey

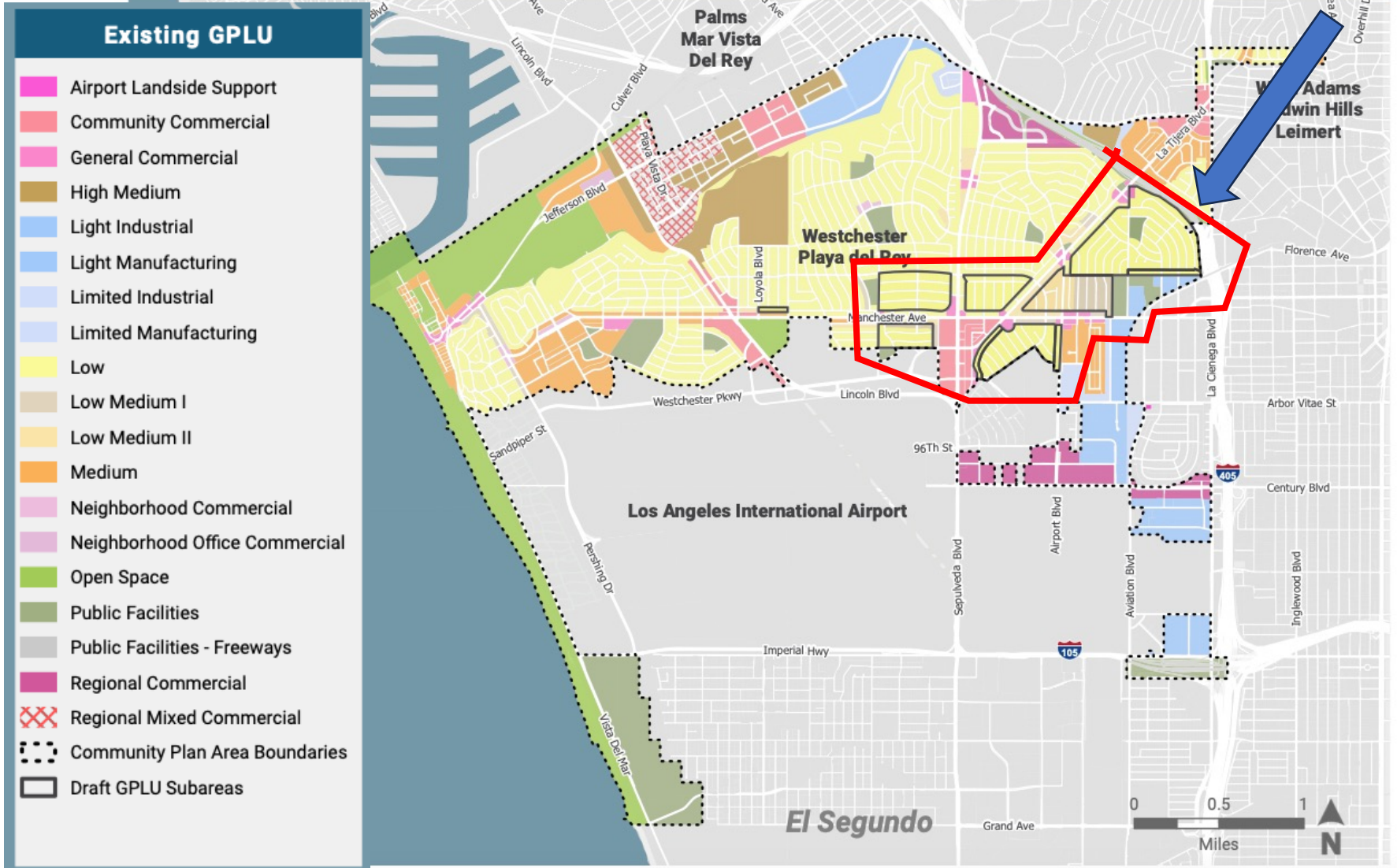


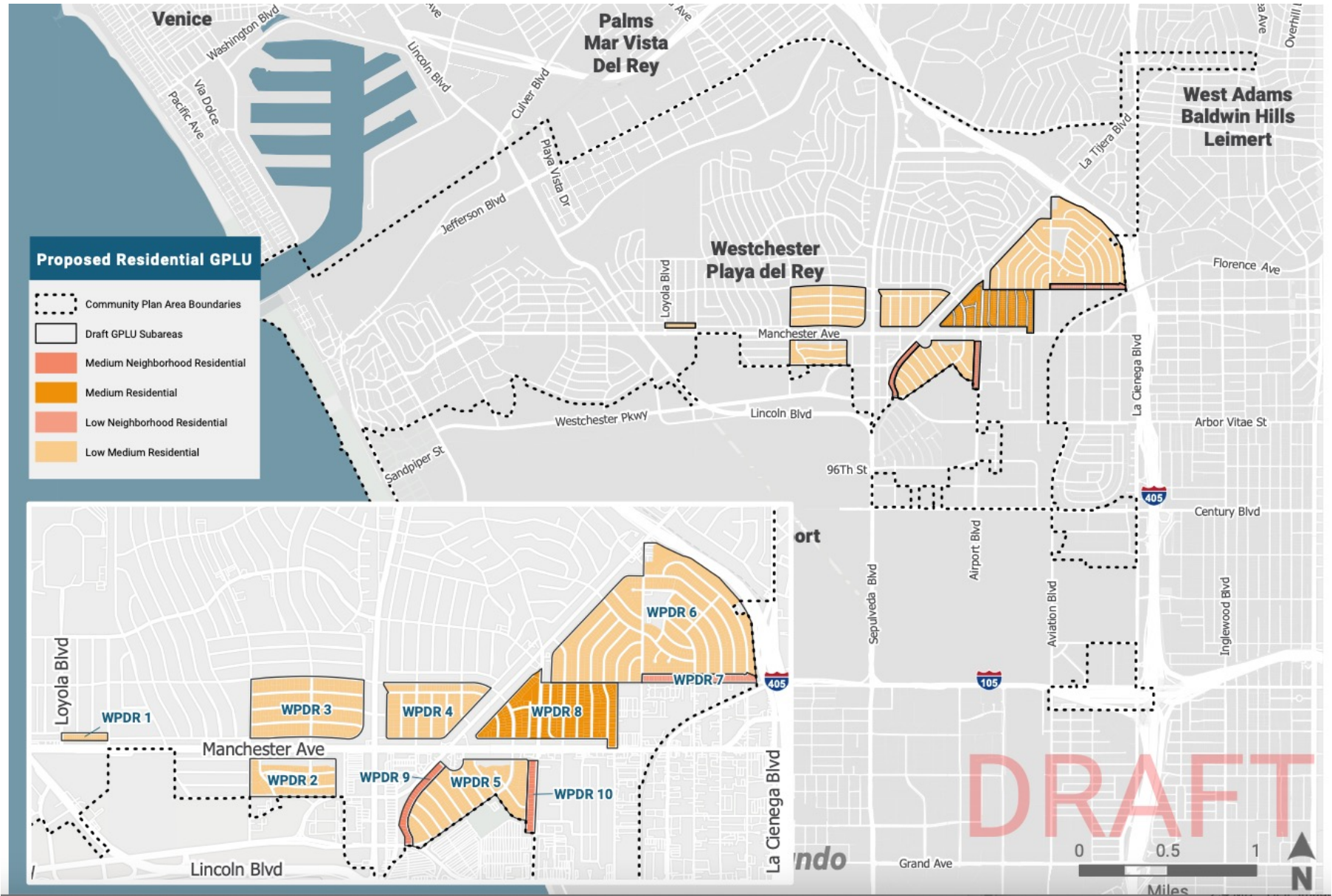
Existing GPLU

- Airport Landside Support
- Community Commercial
- General Commercial
- High Medium
- Light Industrial
- Light Manufacturing
- Limited Industrial
- Limited Manufacturing
- Low
- Low Medium I
- Low Medium II
- Medium
- Neighborhood Commercial
- Neighborhood Office Commercial
- Open Space
- Public Facilities
- Public Facilities - Freeways
- Regional Commercial
- Regional Mixed Commercial
- Community Plan Area Boundaries

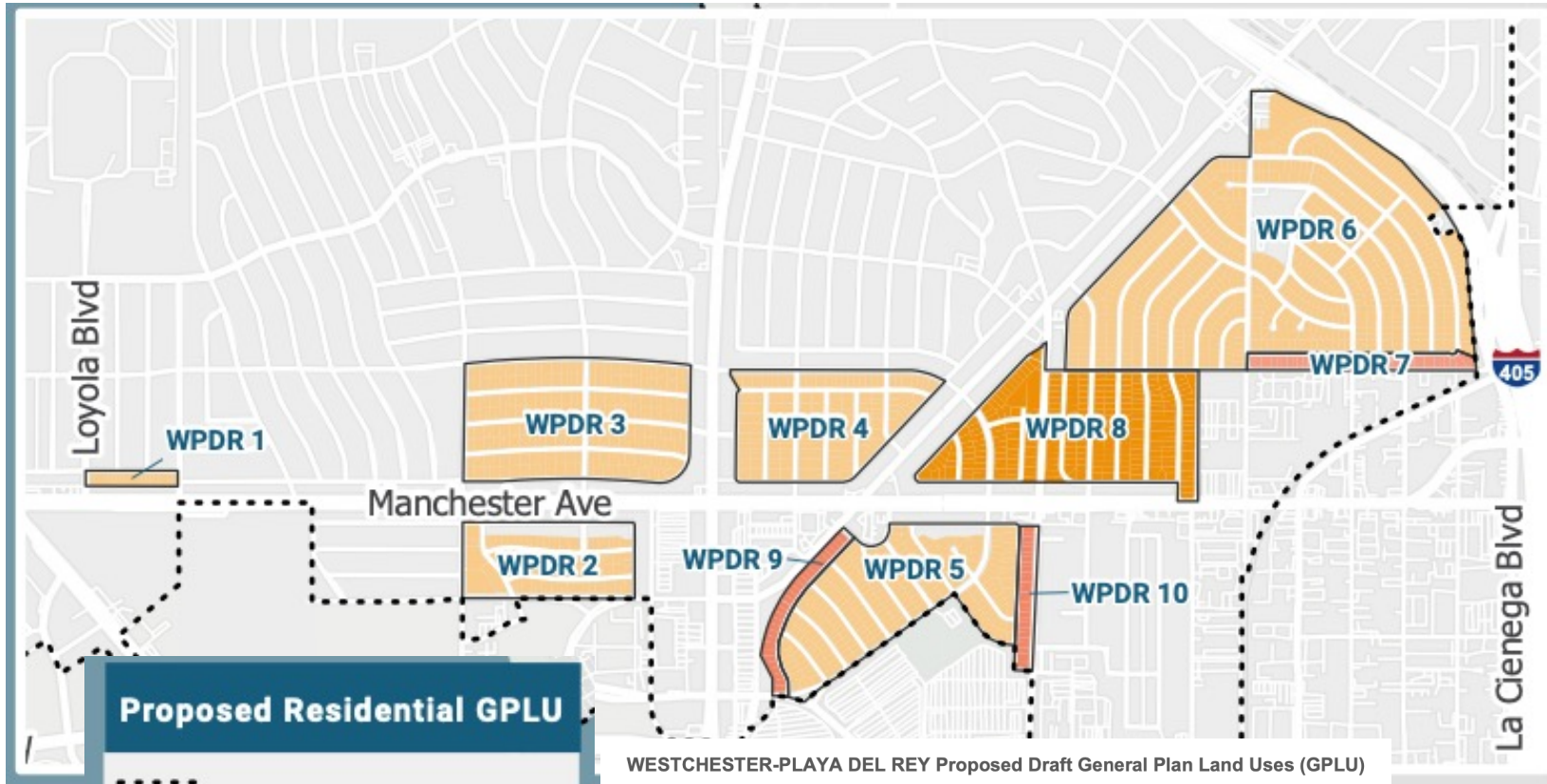


Westchester - Playa Del Rey





Understanding & Applying New Zoning Rules re Density



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

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

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

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

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

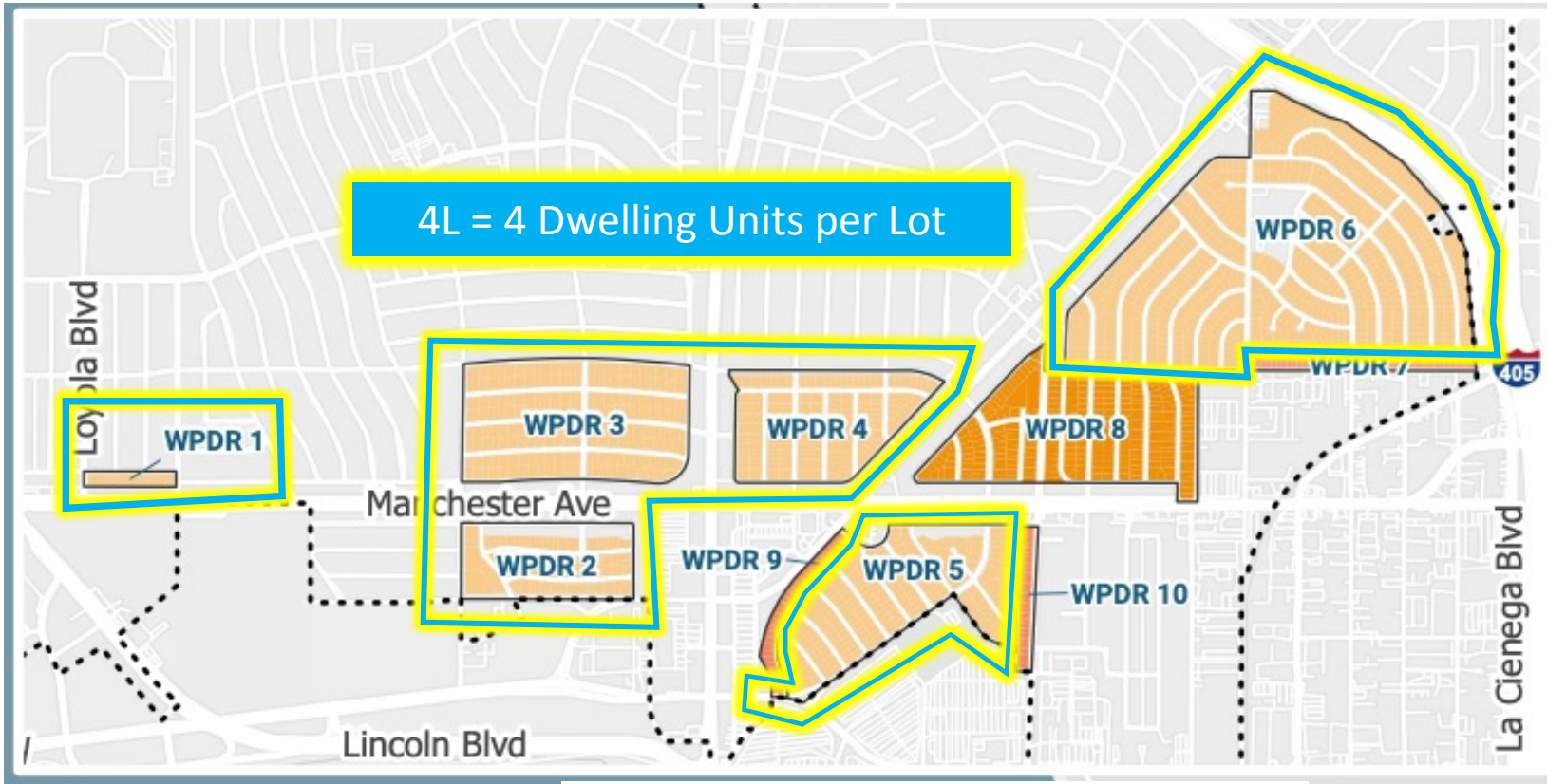
In FA, 2, 3, 4, 6, 8, 10, 12, 15, 20, 25, 30, 40, 50, 60, and N Density Districts, the maximum density of household dwelling units and efficiency dwelling units permitted on a lot is limited according to the table below. A lot may contain any combination of household dwelling units and efficiency dwelling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

SEC. 6B.1.1. LOT-BASED DISTRICTS

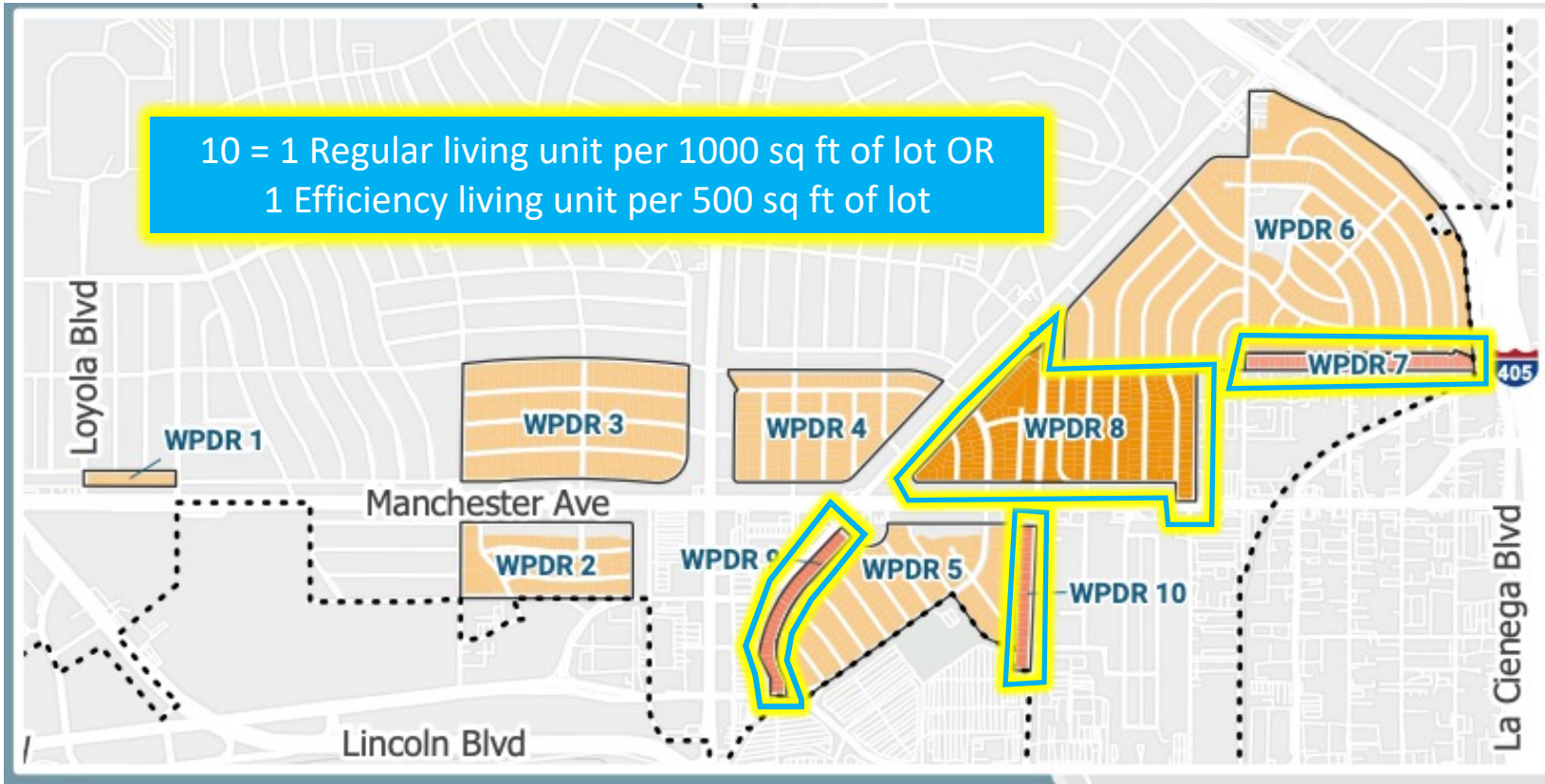
In 1L, 2L, 3L and 4L Density Districts, the maximum number of dwelling units permitted on a lot is limited according to the table below.

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



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



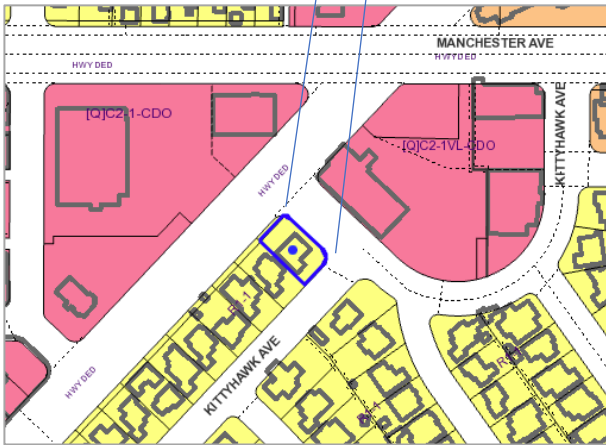
WESTCHESTER-PLAYA DEL REY Proposed Draft General Plan Land Uses (GPLU)

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



Address/Legal	
Site Address	8701 S KITTYHAWK AVE
ZIP Code	90045
PIN Number	096B169 656
Lot/Parcel Area (Calculated)	7,056.9 (sq ft)
Thomas Brothers Grid	PAGE 702 - GRID H3
Assessor Parcel No. (APN)	4123005028
Tract	TR 12574
Map Reference	M B 247-13/20
Block	None
Lot	454
Arb (Lot Cut Reference)	None
Map Sheet	096B169

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



8701 S Kitty Hawk					
Density Zone	Lot Sq Ft	# Units	# Unit	Lot Sq ft = 1 Dwelling Unit from Density Table	
				Regular	Efficiency
10	7057	7	14	1000	500
12		6	12	1200	600
15		5	9	1500	750
20		4	7	2000	1000