



LOS ANGELES
CITY PLANNING

Westchester-Playa Del Rey Community Plan Update

Neighborhood Council of Westchester/Playa

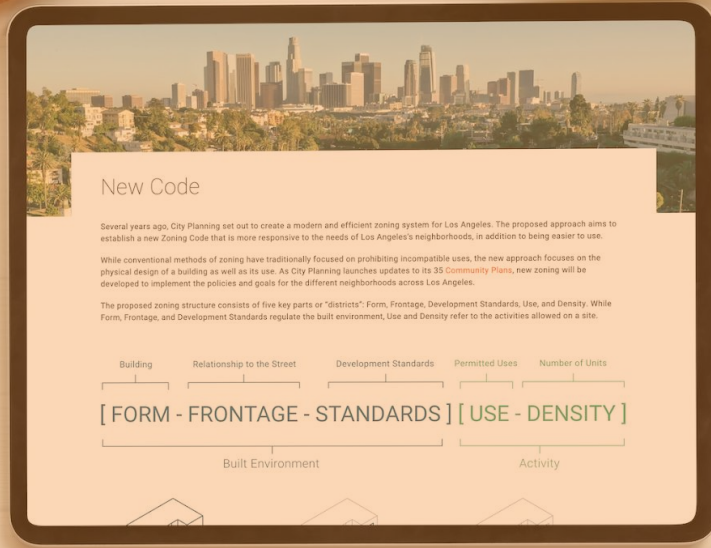
Community Plan Ad Hoc

Monday, August 28, 2023

Agenda

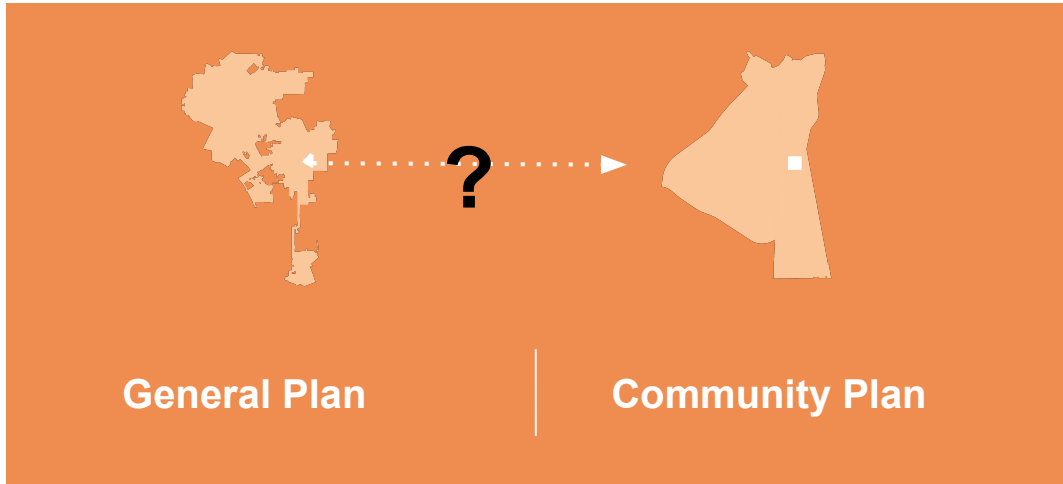
- Introduction to Community Planning
- Community Plan Update Timeline
- Fair Share Housing
- General Plan Land Use (GPLU)
 - Challenges & Strategies
 - Maps & Tables
- Q&A





Introduction to Community Planning

General Plan vs Community Plan



General Plan Elements



Framework



Land Use
(Community
Plans)



Air
Quality



Conservation



Health



Housing



Safety



Mobility



Infrastructure
Systems



Open Space



Public
Facilities
& Services



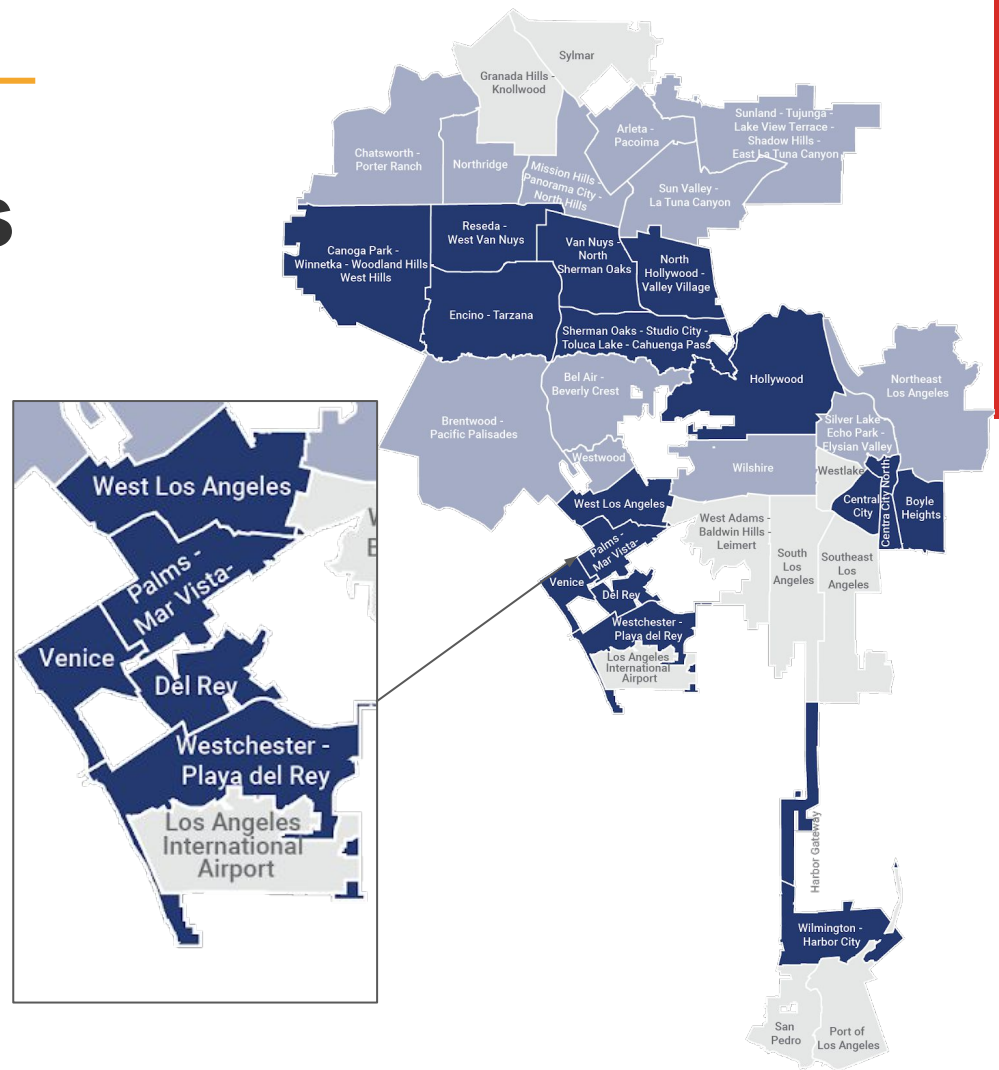
Noise

Community Plans

The four Westside Community Plans currently being updated:

- *West Los Angeles*
- *Palms-Mar Vista-Del Rey*
- *Westchester-Playa Del Rey*
- *Venice*

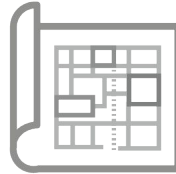
Active Update
 Future Update



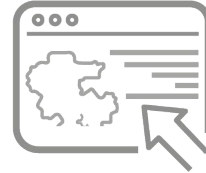
Community Plans



Policy Document

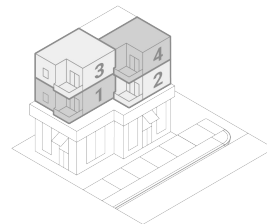
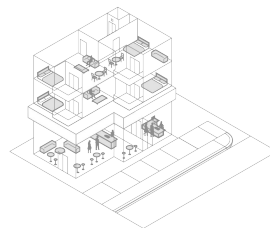
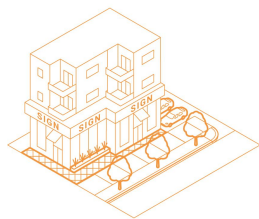
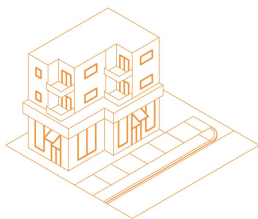
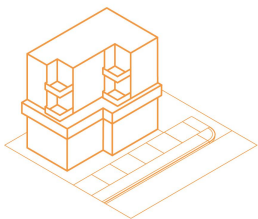


Land Use Map



Zoning Map

New Zoning



Building

Relationship
to the Street

Development
Standards

Permitted
Uses

Number
of Units

[FORM-FRONTAGE-STANDARDS]

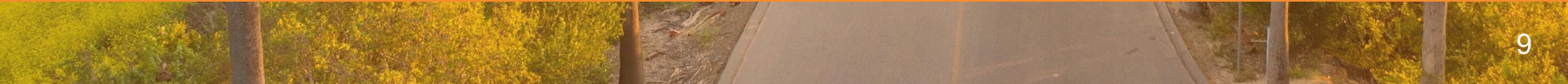
[USE-DENSITY]

Built Environment

Activity



Community Plan Update Timeline



Community Plan Update Timeline

WE ARE HERE



Listen

Conduct background research, data collection, field visits, land use surveys and gather initial input



Share

Identify planning concepts along with plan goals and explore zoning tools



Consult

Refine the plan concepts, select new General Plan Land Use Designations (GPLU), build new zoning, draft Policy Document, and begin Draft EIR Process.



Refine

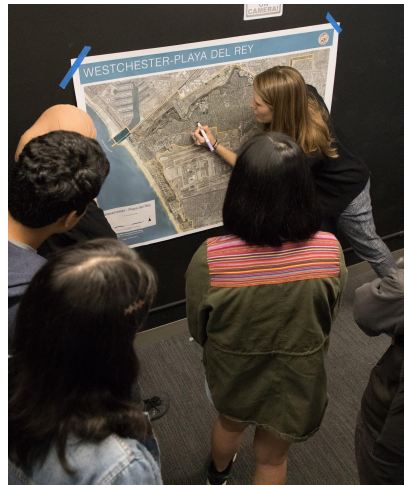
Revise Draft GPLU Draft Zoning Map, Draft Policy Document, Publish EIR; Open House/Public Hearing & observe public comment period.



Adopt

Adoption process starts with a City Planning Commission (CPC) Hearing, followed by Planning Land Use Management (PLUM), and City Council Public hearing

Public Process and Outreach



- Neighborhood Council Roadshow and Walking Tours
- Community Planning 101s
- Kick-Off Events
- Neighborhood Events, Farmers Markets, Ciclavia
- Youth Outreach

- Webinars
- Open House Events
- Pop Up Events
- In-person and Virtual Office Hours
- Westside Community Plans Advisory Group (WCPAG)

Westside Community Plan Advisory Group (WCPAG)

Meeting 1 - April 3, 2023

Residential
General Plan
Land Uses
(GPLU)

Vision
Statements
&
Guiding
Principles

Meeting 2 - June 5, 2023

Commercial
General Plan
Land Uses
(GPLU)

Vision for
Commercial
Corridors

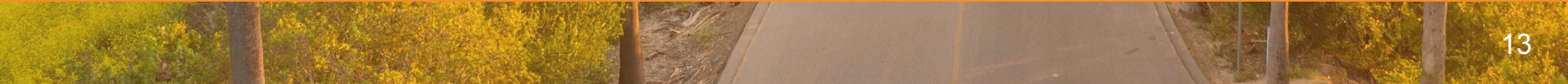
Meeting 3 - August 7, 2023

Industrial
General Plan
Land Uses
(GPLU)

Introduction
to Draft
Policy
Documents



Fair Share Housing



Housing Element Rezoning Program

- A **comprehensive revision to the Housing Element** of the General Plan was adopted in 2022.
- Establishes City's official General Plan housing goals, policies, objectives and programs for the eight year period of 2021-2029.
- Identified that **rezoning is needed** to ensure enough production to address the City's housing needs and targets.
- Under Housing Element law, City is obligated to **adopt a rezoning program before February 2025**.

RHNA Target of
486,379

Anticipated Development
230,964 units

Minimum Rezoning Need
255,433 units

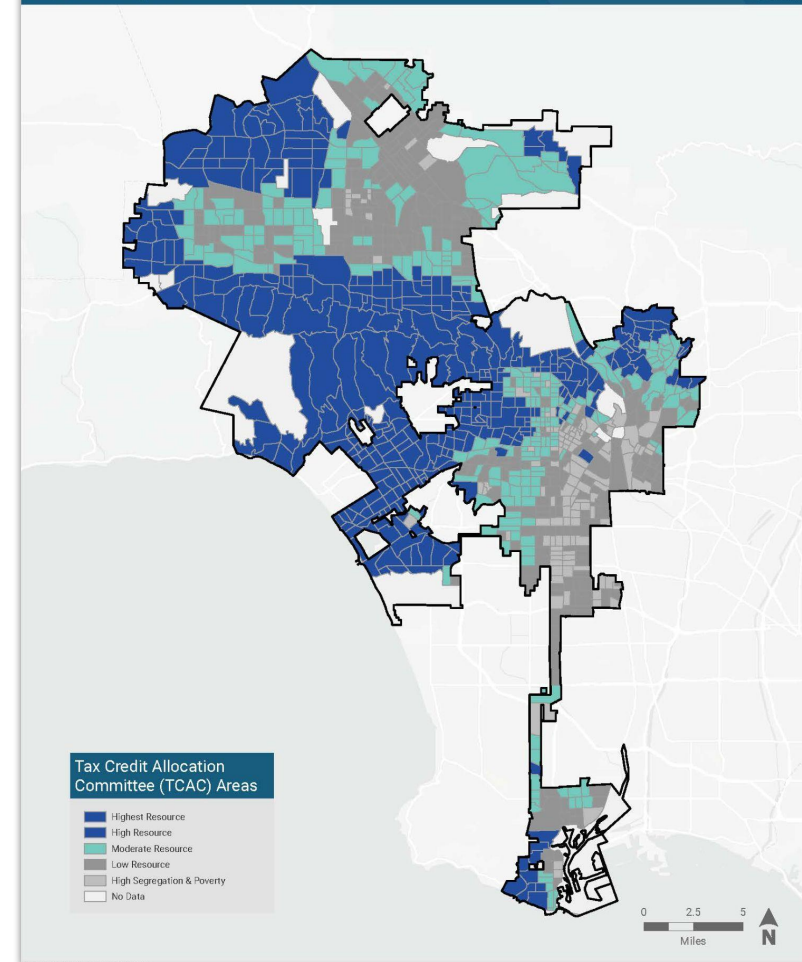
Affirmatively Furthering Fair Housing

- The goal of [Affirmatively Furthering Fair Housing \(AFFH\)](#) is to combat housing discrimination, eliminate racial bias, undo historic patterns of segregation, and lift barriers that restrict access in order to foster inclusive communities and achieve racial equity, fair housing choice, and opportunity for all Californians.
- **AB 686** requires all state and local public agencies to take deliberate action to address, combat, and relieve disparities resulting from past patterns of segregation and to incorporate them into all housing elements to meet the obligation to affirmatively further fair housing (AFFH).



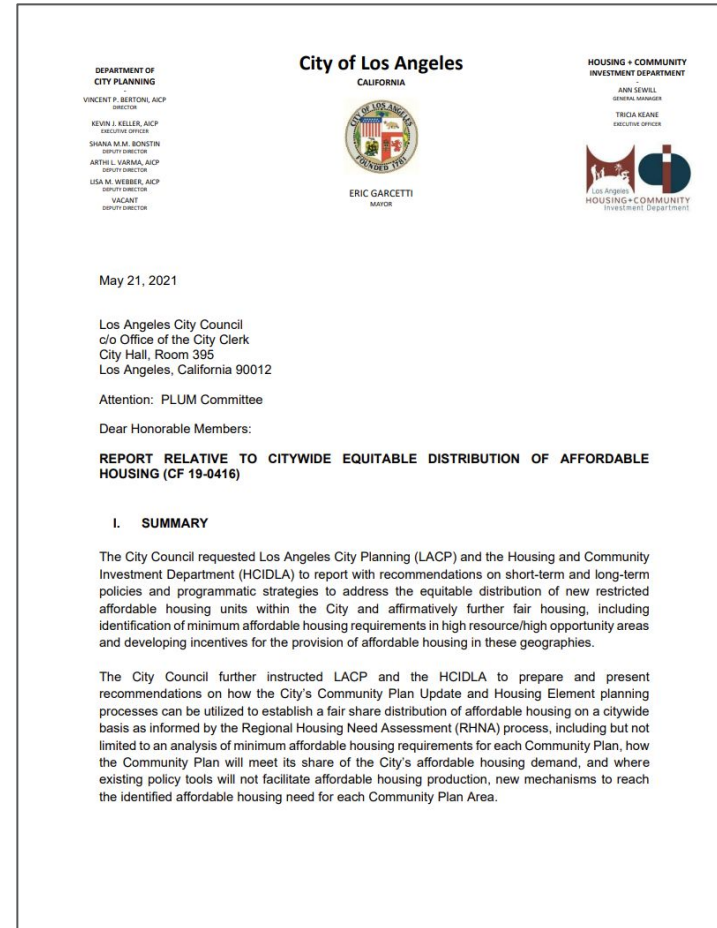
TCAC Opportunity Map

- State Tax Credit Allocation Committee (TCAC) and the Housing and Community Development Department (HCD) developed an index and opportunity mapping tool to identify areas of high opportunity and, on the other extreme, areas of high segregation and poverty.
- High opportunity areas are identified in the index as communities where, according to research, low-income children and adults have the best chance at economic advancement, high educational attainment, and good physical and mental health.



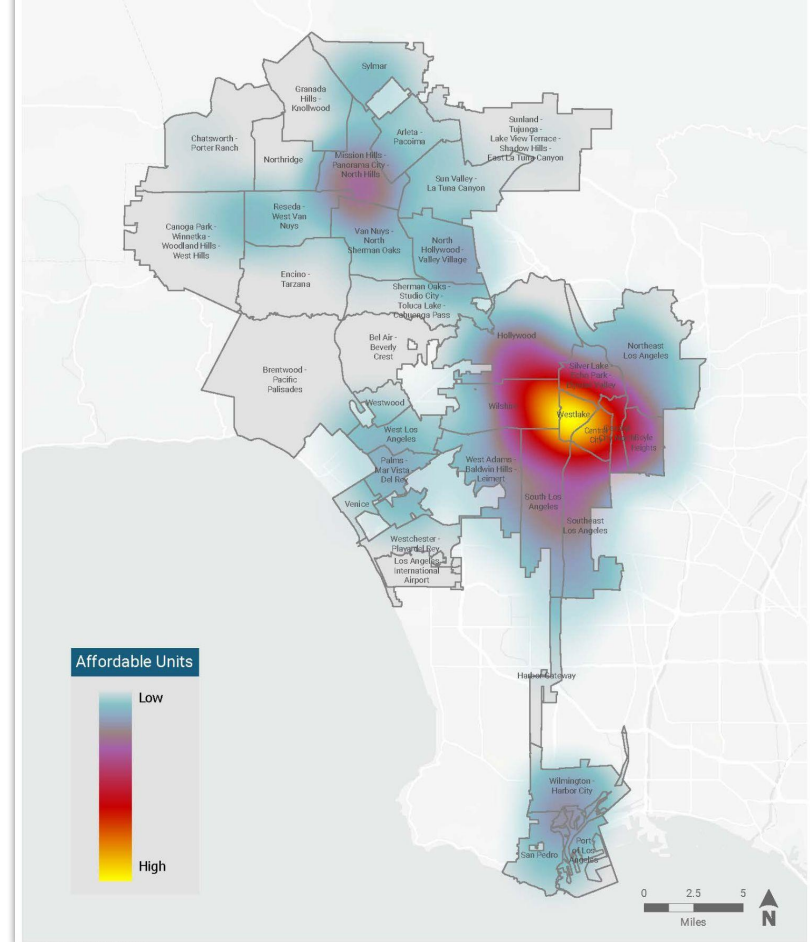
Fair Share Report

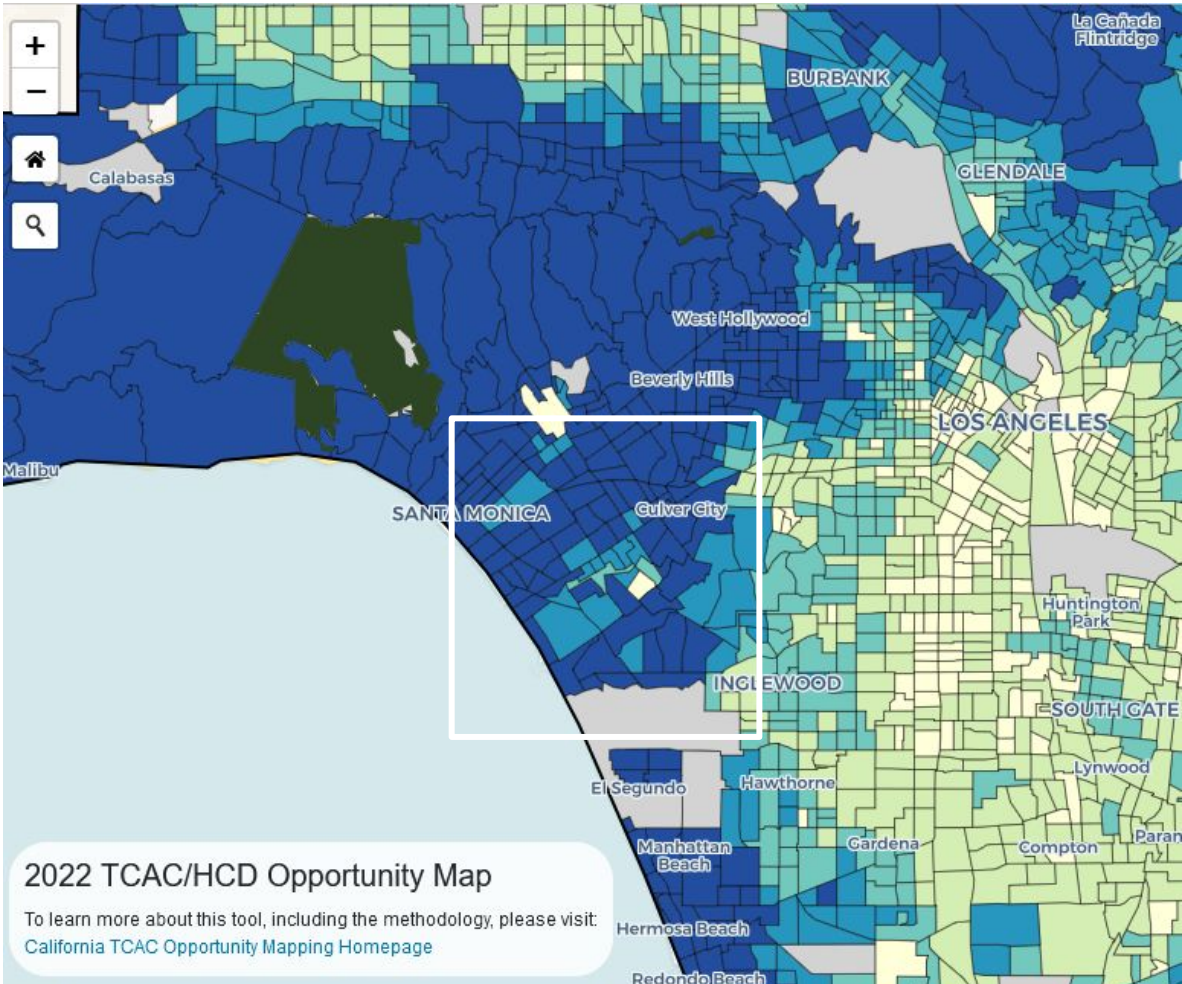
- Little Affordable Housing Developed in High Opportunity Areas
- In High Opportunity Areas, Mixed-Income Affordable Housing More Likely to Be Built than 100% Affordable Housing
- Single and Multi-Family Zoning is not Equitably Distributed in the City.
 - 76% of residential parcels in highest and high resources areas are limited to single family uses. In contrast, just 18% of residential zoned land in High Segregation and Poverty tracts is dedicated to single family uses.



Fair Share Report

- The production of new affordable units is not equitably distributed across neighborhoods. Affordable units tend to be concentrated in areas of the City with higher levels of environmental pollution and greater rates of poverty.
- Zoning and land use policy and practices are significant factors relating to the distribution of affordable housing.
- Recommendation to create Fair Share Zoning Allocations by Community Plan Area to guide future plan updates and ensure an equitable distribution of housing and Affirmatively Further Fair Housing (AFFH) .





CTCAC - California Tax Credit Allocation Committee

HCD - California Housing and Community Development Department

2022 TCAC/HCD Opportunity Map
 To learn more about this tool, including the methodology, please visit:
[California TCAC Opportunity Mapping Homepage](https://www.ctcac.org/opportunity-mapping)

Source: Office of California State Treasurer, CTCAC/HCD Opportunity Area Maps, <https://www.treasurer.ca.gov/ctcac/opportunity.asp>, January 2023.

Total Affordable Units Produced

Westchester-Playa Del Rey (2009-2020)

- **Total:** 45 affordable units
- 0 units in subsidized housing
- 45 units in non-subsidized housing

Community Plan Area	Total Affordable Units	% in subsidized housing	% in non subsidized housing
South Los Angeles	1,353	83%	17%
Southeast Los Angeles	1,237	79%	21%
Sun Valley - La Tuna Canyon	171	89%	11%
Sunland - Tujunga - Lake View Terrace - Shadow Hills - East La Tuna Canyon	109	41%	59%
Sylmar	304	99%	1%
Van Nuys - North Sherman Oaks	348	58%	42%
Venice	70	76%	24%
West Adams - Baldwin Hills - Leimert	795	78%	22%
West Los Angeles	340	36%	64%
Westchester - Playa Del Rey	45	0%	100%
Westlake	1,582	86%	14%
Westwood	15	7%	93%
Wilmington - Harbor City	548	100%	0%
Wilshire	2,040	71%	25%
TOTAL CITYWIDE	15,886	75%	25%



General Plan Land Use Challenges & Strategies

Emerging Guiding Principles



Housing

Increase housing opportunities at different affordability levels.



Accommodating Growth

Accommodate growth in a strategic, inclusive, equitable, and sustainable manner.



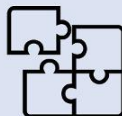
Mobility

Promote a safe, effective, walkable, and multi-modal transportation network.



Jobs & Employment

Support a thriving and inclusive economy.



Design & Compatibility

Strengthen neighborhood character.



Complete Neighborhoods

Encourage vibrant, healthy, complete neighborhoods.



Industrial

Preserve industrial land and support reimagined 21st century industrial uses.



Open Space

Expand access and connections to open space.

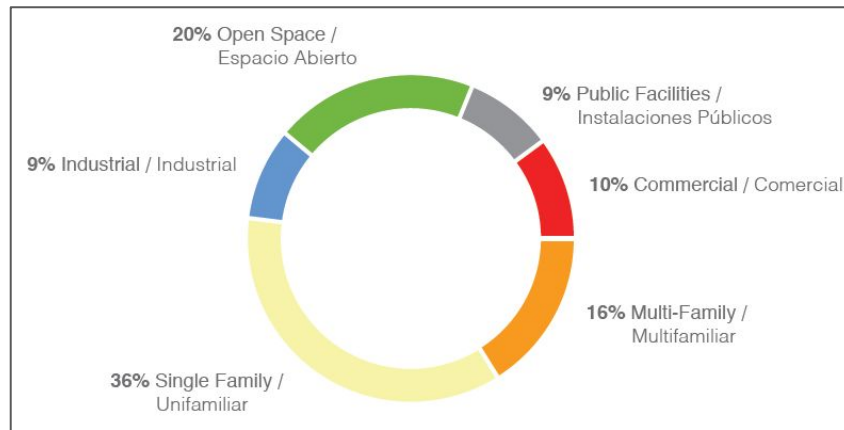
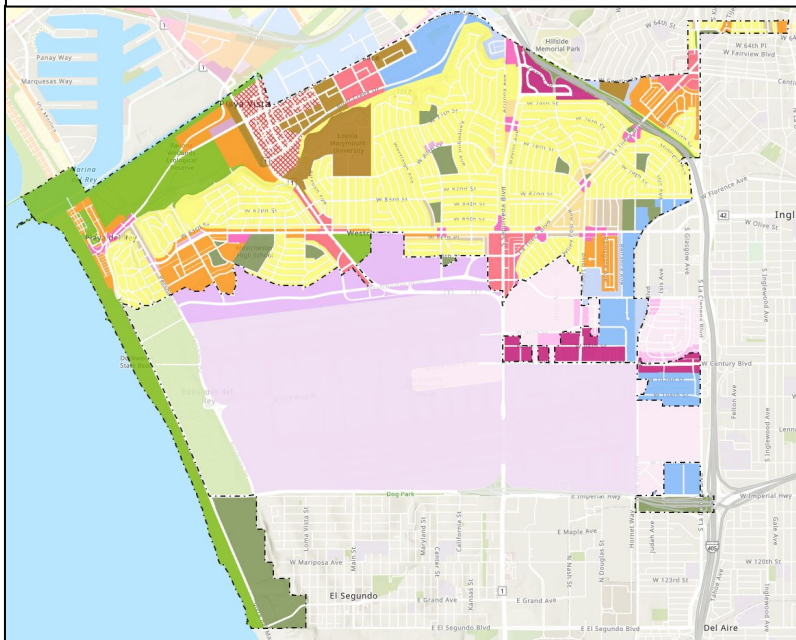


Climate Change Resilience

Promote resource protection, resiliency planning and climate change adaptation.

Existing Land Use

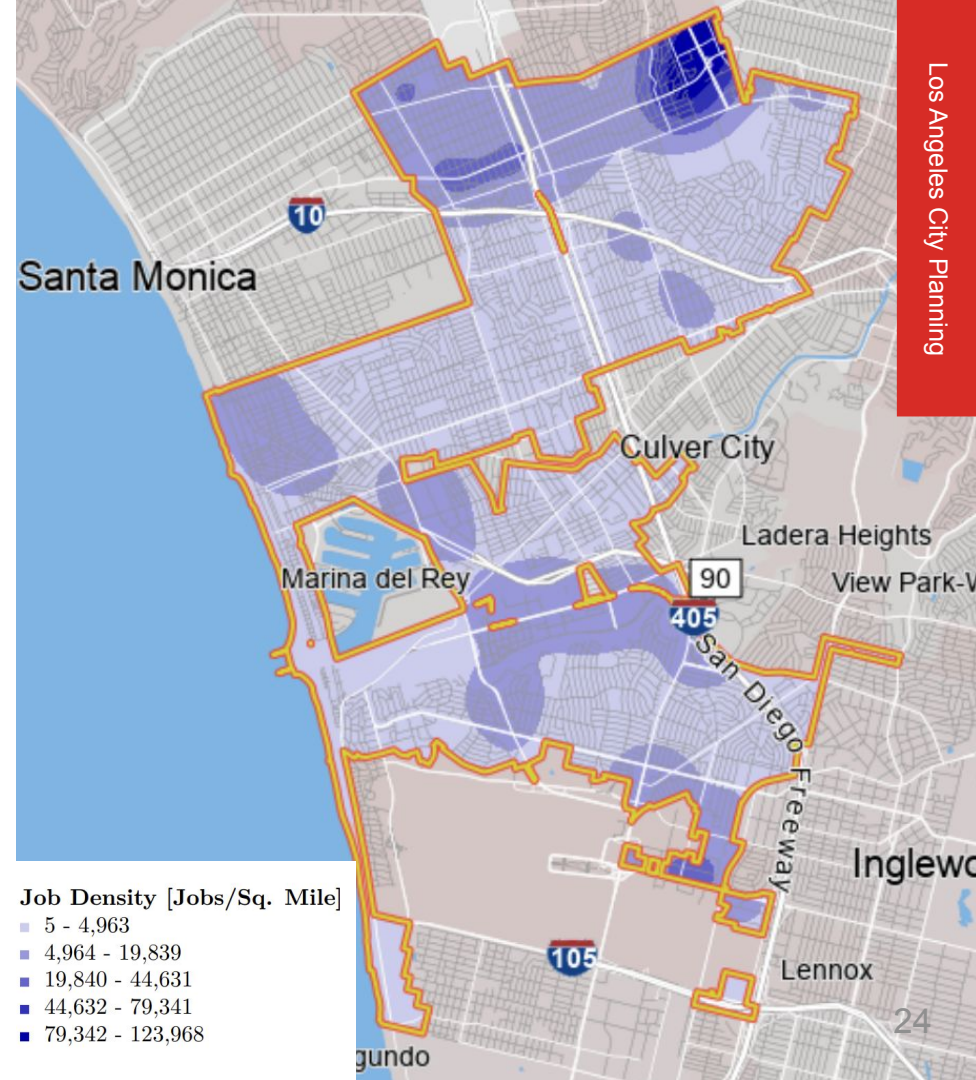
General Plan Land Use Map



Job Centers

- **Geographic Job Clusters:**
 - Olympic Boulevard
 - Abbot Kinney Boulevard
 - Century City
 - Area H (Del Rey)
 - Playa Vista
 - LAX - Century Boulevard

- **Top Industry Sectors:**
 - Transportation and Warehousing
 - Information (*Motion Picture, Broadcasting, Internet Publishing, Telecommunications, etc*)
 - Professional, Scientific and Technical Services
 - Retail Trade, Healthcare, Education

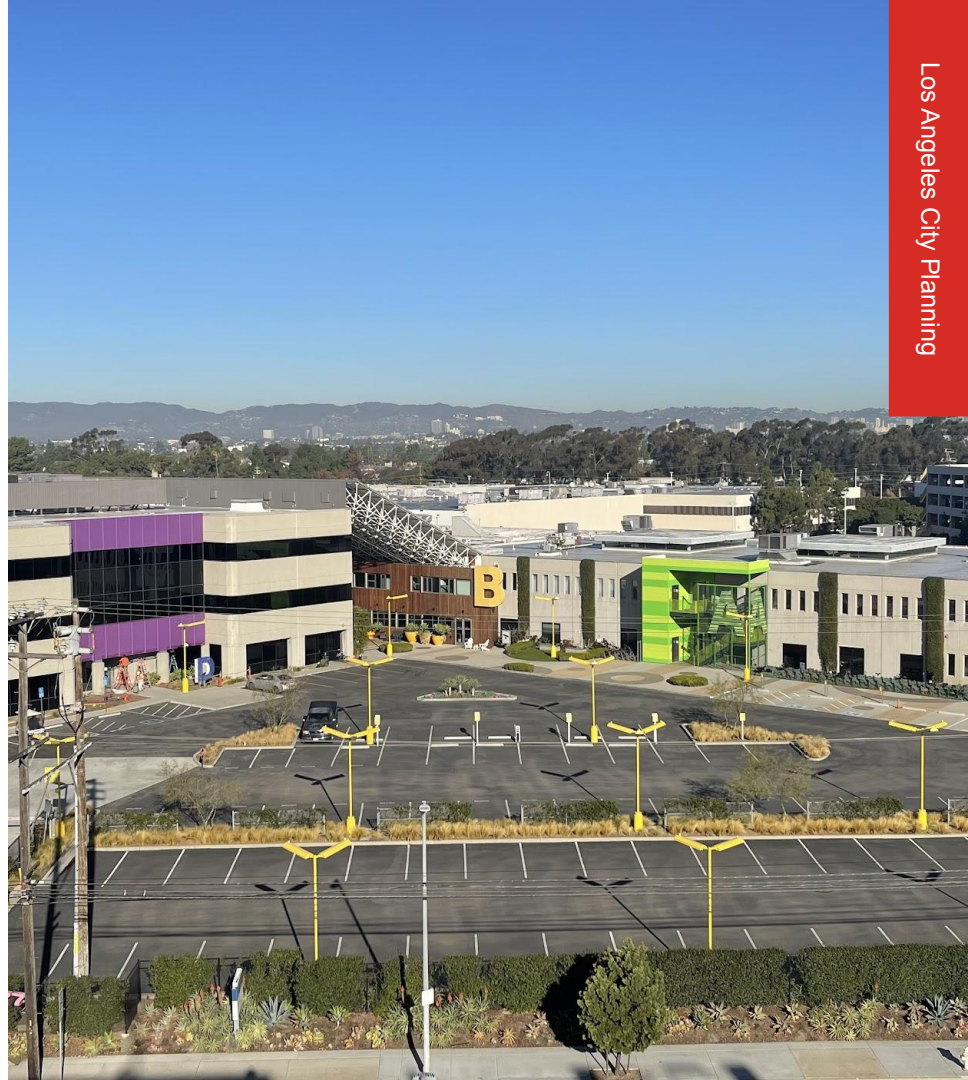


State Laws

SB 2097

This bill prohibits a public agency from imposing any minimum automobile parking requirement on any residential, commercial, or other development project, as defined, that is located within $\frac{1}{2}$ mile of public transit.

The goal is twofold: give developers more flexibility to build housing and discourage overuse of personal vehicles.





Westchester-Playa Del Rey Draft GPLU Maps



Lot Based Districts

- **Lot-based Districts:** establish a maximum number of dwelling units permitted on a lot no matter the size of the lot.
- Example:
 - Density District 1L allows 1 Household Dwelling Unit max per lot regardless of lot size.
 - Density District 4L allow 4 Housing Dwelling Units max per Lot regardless of lot size.

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

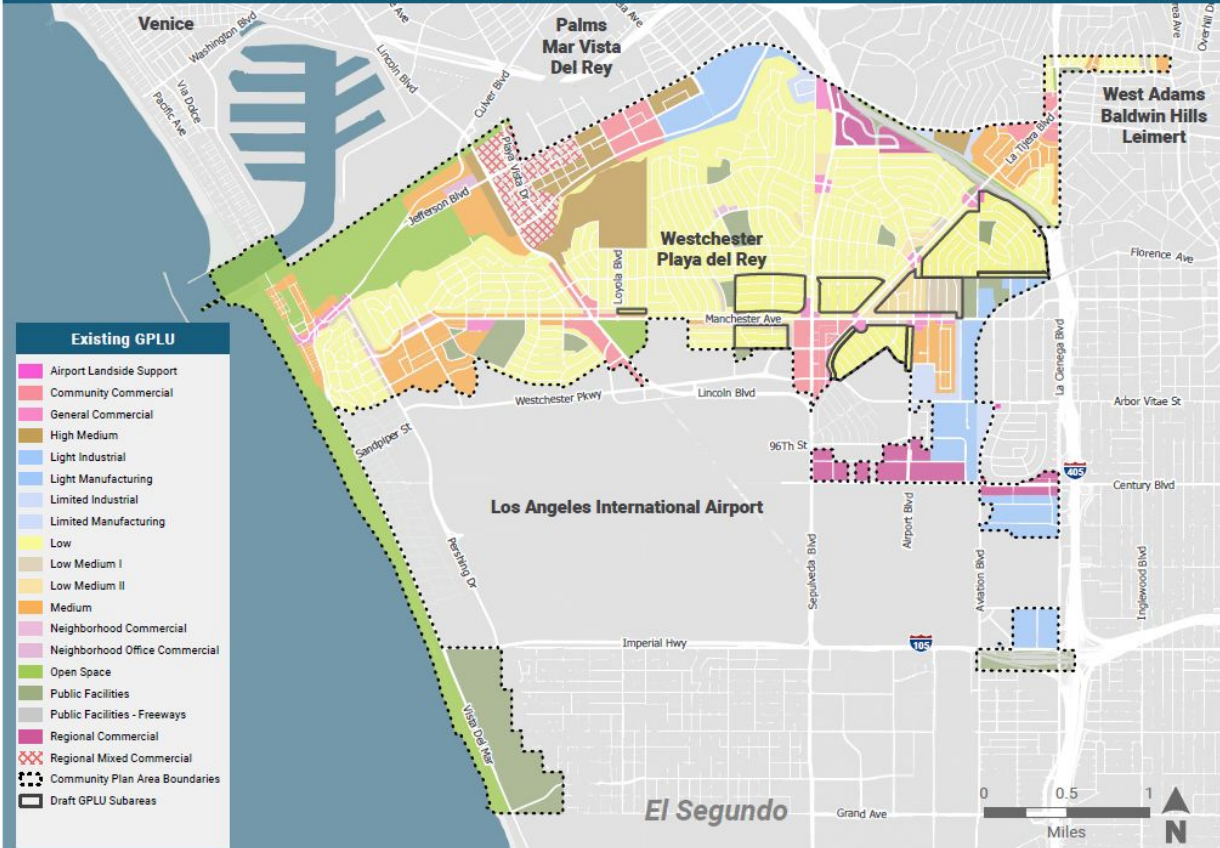
Lot Area Based Districts

- **Lot Area-Based Districts:** The maximum density of household dwelling units and efficiency dwelling units permitted on a lot is limited by lot area.
- **Examples:**
 - A 5,000 square-foot lot with a 10 Density District could have 5 max units ($5000/1000 = 5$ units)
 - A 8,000 square-foot lot with a 8 Density District could have 10 max units ($8000/800 = 10$ 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

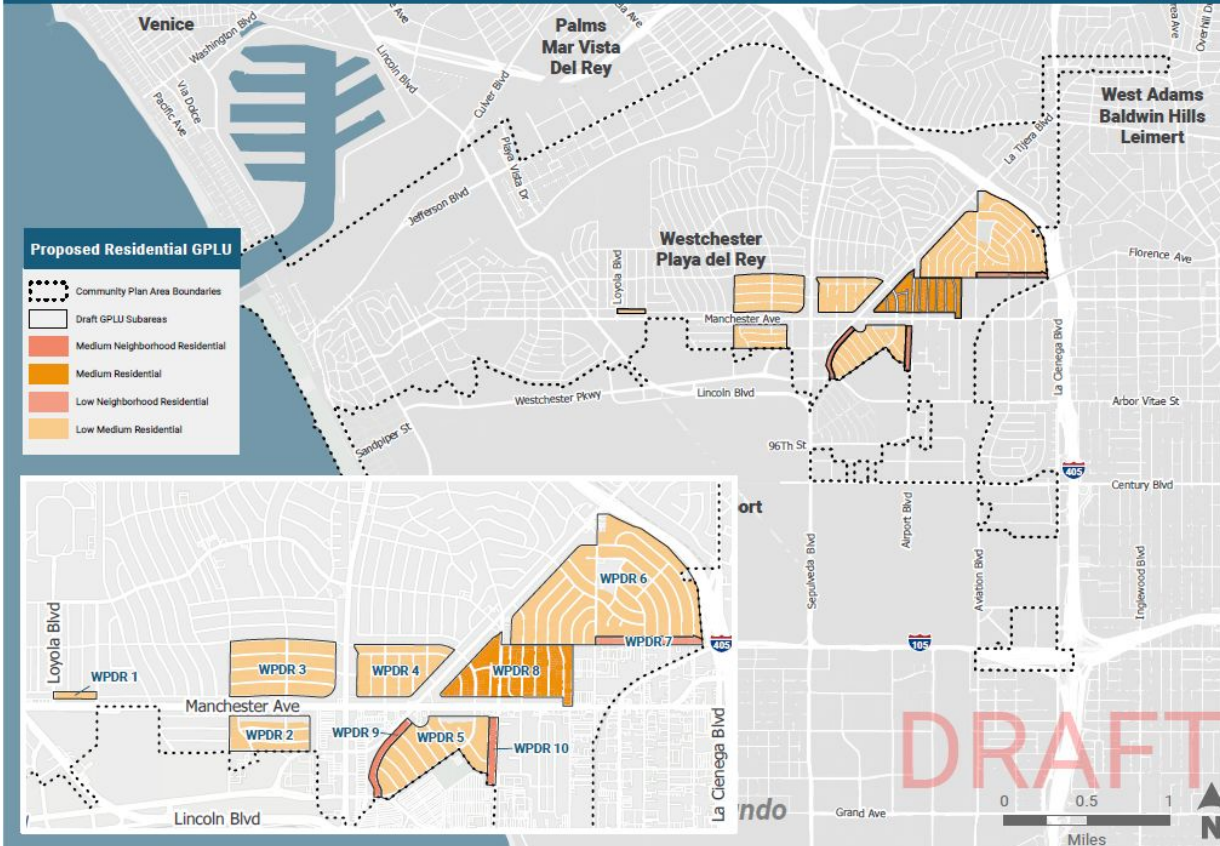
DRAFT Residential GPLU Map

Westchester - Playa Del Rey



DRAFT Residential GPLU Map

Westchester - Playa Del Rey



DRAFT Residential Correspondence Table

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

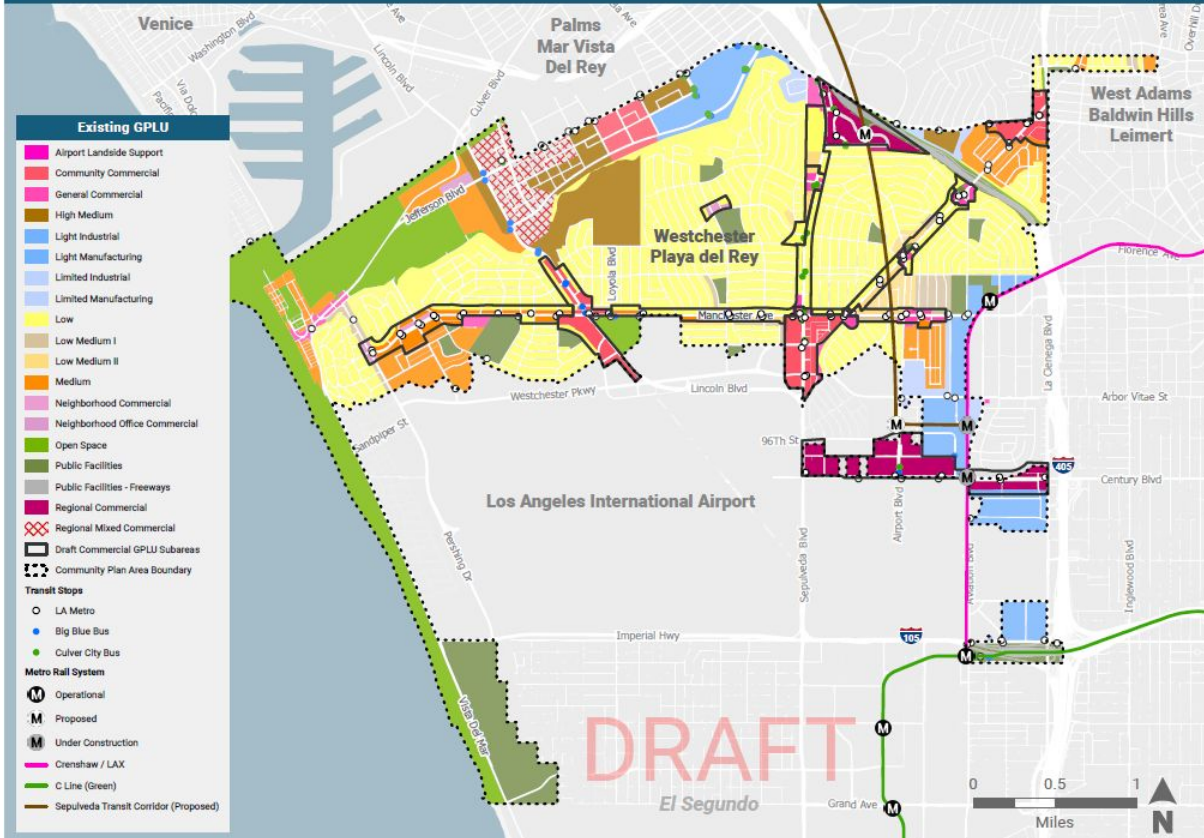
Existing Residential Zoning

Common Existing Zone	Existing Density Base	Existing Height Base	Existing FAR Base	Bonus
R1-1	1 unit per 5,000 sqft	30'/33'	0.45	None
R2-1	2 units (on 5,000 lot)	33'	3.0	None
RD1.5-1	1 unit per 1,500 sqft	45'	3.0	Varies*
R3-1	1 unit per 800 sqft	45'	3.0	Varies*
R4-1	1 unit per 400 sqft	Unlimited	3.0	Varies*
[Q] Conditions = Site-specific or project-specific provisions can modify Density, height, and FAR regulations.	Q= Modify Density	Q= Modify Height	Q= Modify FAR	Varies*

*Existing incentives programs utilized today include the Transit Oriented Communities (TOC) program and the State Density Bonus that offer a variety of incentives in exchange for developments providing deed restricted affordable units.

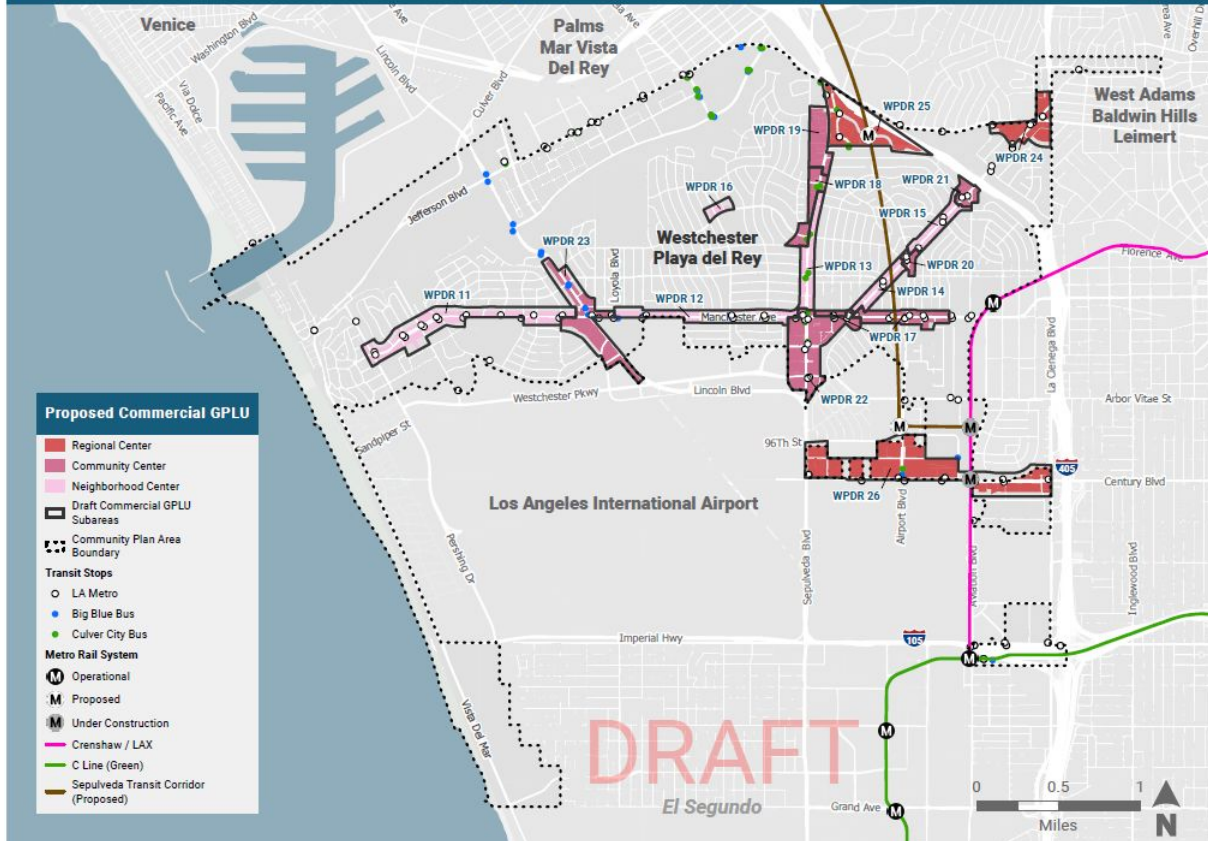
DRAFT Commercial GPLU Map

Westchester - Playa Del Rey



DRAFT Commercial GPLU Map

Westchester - Playa Del Rey



DRAFT Commercial Correspondence Table

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

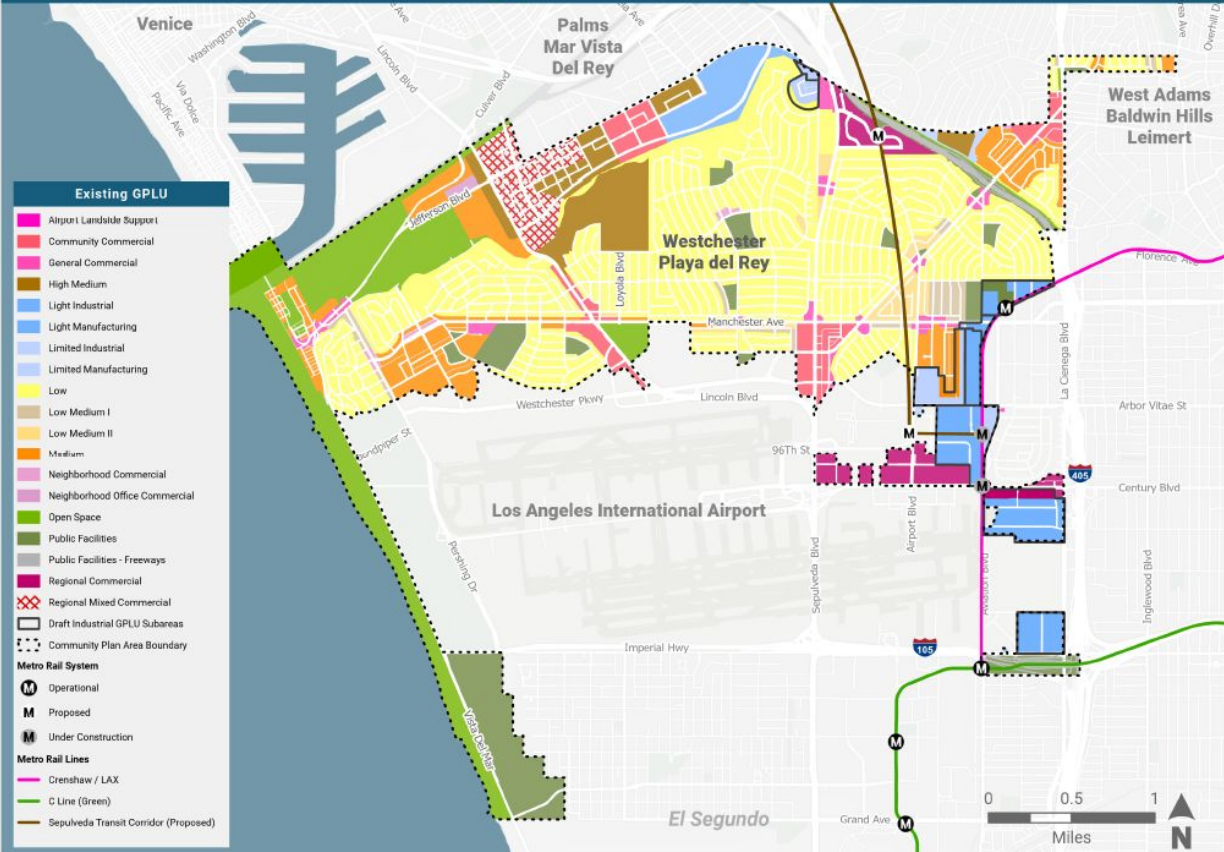
Existing Commercial Zoning

Common Existing Zone	Existing Density Base	Existing Height Base	Existing FAR Base	Bonus
C2-1	400 (4 in new code)	unlimited	1.5	Varies*
C2-1L	400 (4 in new code)	75' or 6 stories	1.5	Varies*
C2-1VL	400 (4 in new code)	45'	1.5	Varies*
C2-2D	400 (4 in new code)	unlimited	6.0	Varies*
[Q] Conditions = Site-specific or project-specific provisions can modify Density, height, and FAR regulations.	Q= Modify Density	Q= Modify Height	Q= Modify FAR	Varies*

*Existing incentives programs utilized today include the Transit Oriented Communities (TOC) program and the State Density Bonus that offer a variety of incentives in exchange for developments providing deed restricted affordable units.

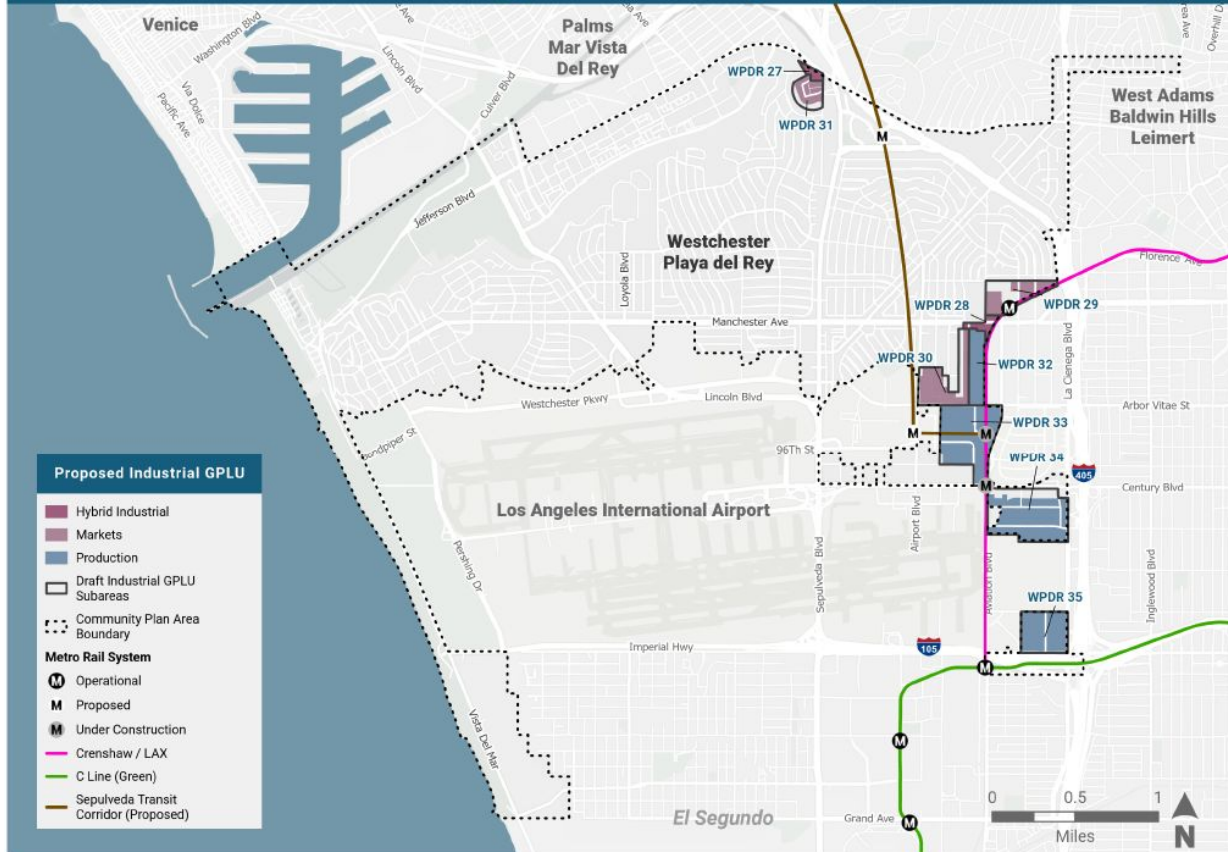
DRAFT Industrial GPLU Map

Westchester - Playa Del Rey



DRAFT Industrial GPLU Map

Westchester - Playa Del Rey



DRAFT Industrial Correspondence Table

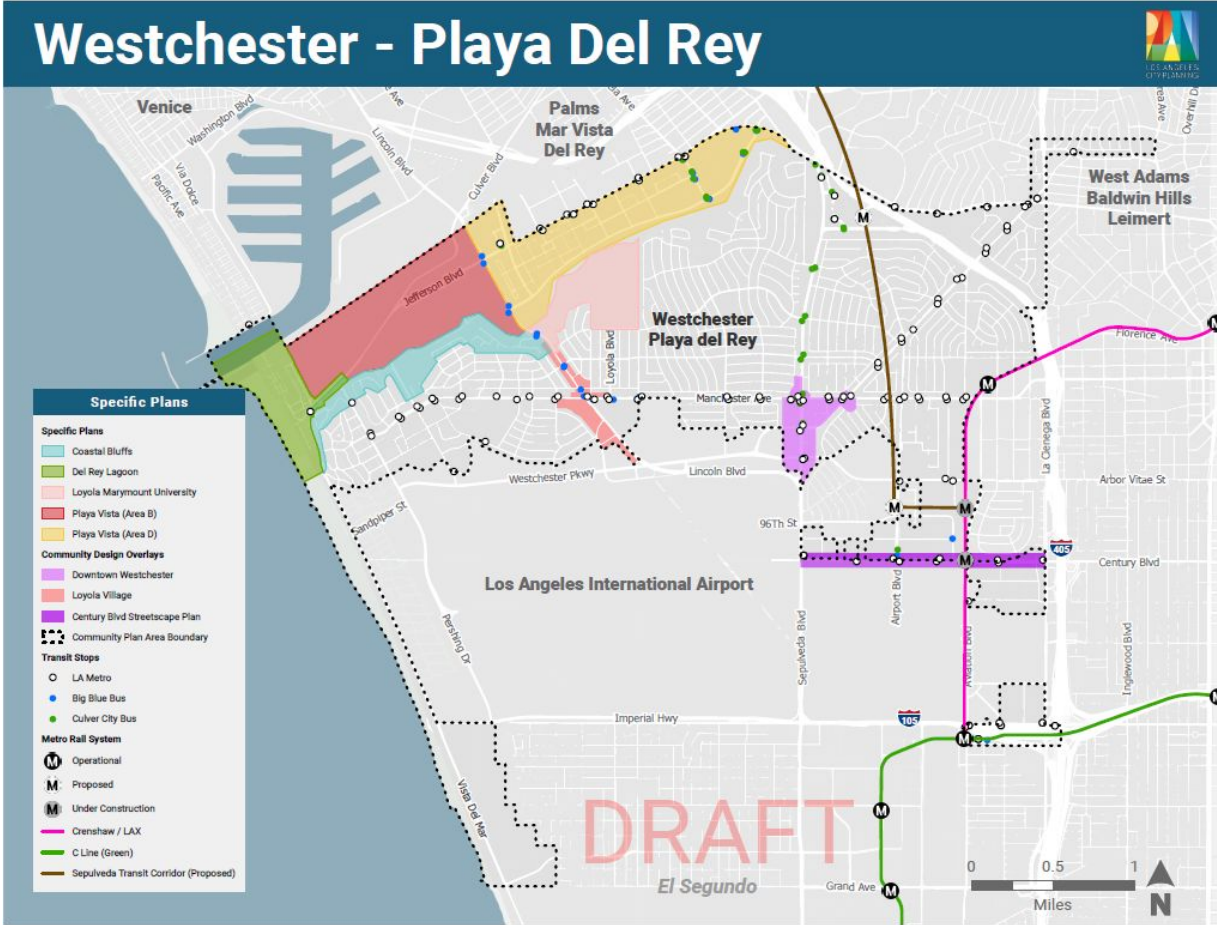
WESTCHESTER-PLAYA DEL REY Proposed Draft General Plan Land Uses (GPLU)

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

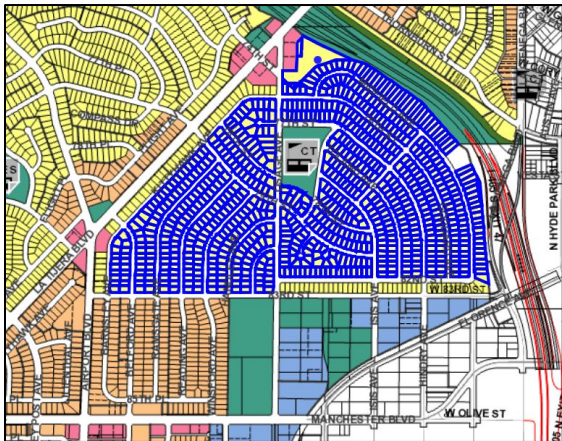
Existing Industrial Zoning

Common Existing Zone	Existing Density Base	Existing Height Base	Existing FAR Base	Bonus
M1-1	Not Allowed	unlimited	1.5:1	No Bonus
M2-1	Not Allowed	unlimited	1.5:1	No Bonus
M3-1	Not Allowed	unlimited	1.5:1	No Bonus
M2-2	Not Allowed	unlimited	6:1	No Bonus
[Q] Conditions = Site-specific or project-specific provisions can modify Density, height, and FAR regulations.	Q = may vary	Q = may vary	Q = may vary	None

Overlays: Specific Plans, CDOs, Streetscape Plans



Draft Residential GPLU WPDR 6



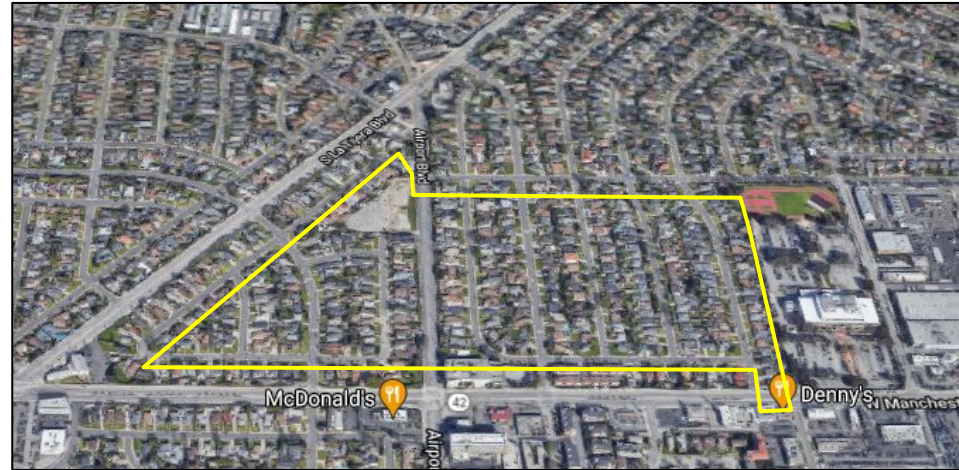
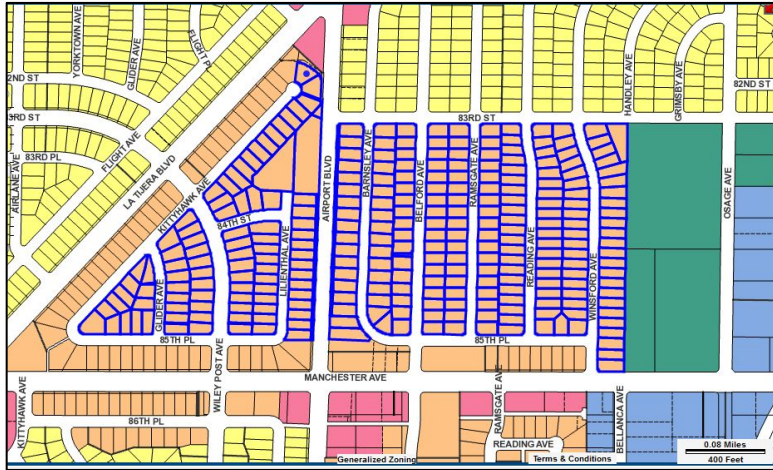
Existing Context

- **GPLU:** *Low Residential*
- **Zoning:** *R1-1*
- **TOC:** *Tier 3 (Majority of Subarea)*
- **Allowable Height:** *28-33'*
- **Allowable Density** *5,000 Sq Ft Min Area / Unit*
- **Allowable FAR:** *0.45*

Draft GPLU Proposal

- **GPLU:** *Low Medium Residential*
- **Height (Base):** *3 story base (No Bonus)*
- **Density District:** *4L (4 Units / Lot)*
- **FAR (Base):** *1.0 (No Bonus)*

Draft Residential GPLU WPDR 8



Existing Context

- **GPLU:** *Low Medium Residential (I & II)*
- **Zoning:** *R2-1*
- **TOC:** *Tier 3 (~½ Subarea)*
- **Allowable Height:** *33'*
- **Allowable Density** *2,500 Sq ft Min Area / Unit*
- **Allowable FAR:** *3:1*

Draft GPLU Proposal

- **GPLU:** *Medium Residential*
- **Height (Base & Bonus):** *3 story base - 5 story bonus*
- **Density District:** *10 (1 Unit / 1,000 sq ft)*
- **FAR (Base & Bonus):** *1.5 - 2.5*



Q & A





Submit Comments:
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