

Addendum: Analysis Sample

Quick overview of how BaBWP approached map comparisons



FYI: Our Analysis Process...Comparison Table

WPDR 8 – “RSO Triangle” near METRO

Created a reference table for every WPDR in Westchester-Playa:

WPDR # (from Draft 2 Maps) / RESIDENTIAL		8 - "RSO Triangle"	
<i>Existing Land Use Designation (2004 CPU):</i>		<i>Low Medium II Residential</i>	<i>R2-1</i>
	PREVIOUS Draft 2 Map (2021)	NEW Draft 3 (2024) Map	Difference btwn Draft 2 and Draft 3 Maps
Draft Land Use Designation	Medium Residential	Low Medium Residential	Essentially no change from 2004 CPU Density
Draft Density (Base)	10	2L	
Draft Height Limit (Base)	3 stories	33 feet (2-3 stories depending on architecture)	
Draft Height Limit (Bonus)	5 stories	None	
Draft FAR (Base)	1.5	0.75	
Draft FAR (Bonus)	2.5	None	
MAP DRAFT 3 (NEW) DESIGNATION Definition of Low Medium Residential	Low Medium Residential areas provide multi-unit housing, ranging from duplexes to small scale apartments, generally near neighborhood-serving uses. The building form is typically a House Scale or Very Low Rise.		

Map Geographic Area (WPDR)

Existing CPU Specs (2004)

Notes on what changed between Draft 2 & Draft 3

Draft 2 Map Specs

Draft 3 Map Specs

Draft 3 GPU Definition Reference

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FYI: Our Analysis Process...workbook page: table + ref maps

WPDR 8 – “RSO Triangle” near METRO



- 1 Draft 2 Map Snapshot
- 2 Draft 3 Map Snapshot
- 3 Comparison Table

3

WPDR # (from Draft 2 Maps) / RESIDENTIAL		8 - "RSO Triangle"	
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	PREVIOUS Draft 2 Map (2021)	NEW Draft 3 (2024) Map	Difference btwn Draft 2 and Draft 3 Maps
Draft Land Use Designation	Medium Residential	Low Medium Residential	Essentially no change from 2004 CPU Density
Draft Density (Base)	10	2L	
Draft Height Limit (Base)	3 stories	33 feet (2-3 stories depending on architecture)	
Draft Height Limit (Bonus)	5 stories	None	
Draft FAR (Base)	1.5	0.75	
Draft FAR (Bonus)	2.5	None	
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POLICY ALTERNATIVES to add Residential Density. (One Document)		Page	# Units
Policy Alternatives to Generate More Housing	Collector Road Intersections Parcels to 4L	7	~1200
	4LR1 Interior Perimeter Parcels to 4L (All)	12	~900
	Arterial Road Intersections to 4L	16	~90
	Addendum: Sample of our study method per WPDR	19	n/a

SPECIFIC MAP EDITS to add Residential Density (Separate Documents)		Page	# Units
Map Edit 1	Revisit and subdivide zoning for west end of Manchester	7 pages	TBD
Map Edit 2	Revisit greater Metro station area	12 pages	TBD
Map Edit 3	Revisit Ladera	6 pages	TBD
Map Edit 4	Review Arizona Circle	3 pages	TBD
Map Edit 5	WPDR 1 – Loyola Village	7 pages	TBD
	WPDR 9 & 10 – Manchester @ La Tijera		TBD
	WPDR 17 – Manchester from Sepulveda to Police Academy (Osage Ave)		TBD



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	WPDR 17 – Manchester from Sepulveda to Police Academy (Osage Ave)		TBD

This Document

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Map Change 1: Mixed Zoning on W. Manchester

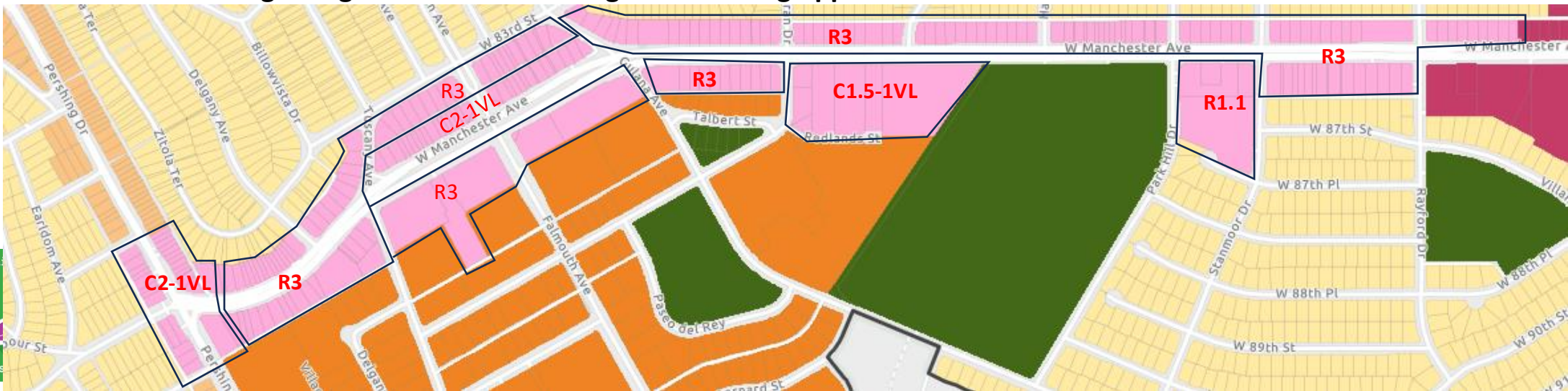
WHAT Break this WPDR area down into more zoning categories, based on how the street is actually configured.

WP CPU Draft 3 Map Zoning = **Density Base 8 (Neighborhood Center)**



Notes on Draft 3 Map
Draft 2 and 3 maps apply a single zoning density to a 10-12 block-long segment of Manchester Ave. This ignores finer-grained variations of earlier zoning and the street's suitability today for a modified up-zoning approach.

2004 WP CPU Zoning Categories in **RED** > finer-grained zoning approach



Map Change 1: Mixed Zoning on W. Manchester

WHAT Specifically explore “Village” format plus convert some of the mixed-use commercial into 100% residential.



Alternative Proposal

Take a finer-grained approach to generate more housing than Draft 3 maps, and better concentrate Mixed-Use Commercial to exploit existing land use patterns.

Specifically:

1: Rethink **Village** Center: the area between Tuscany (West) and Saran Drive (East) is an existing commercial strip.

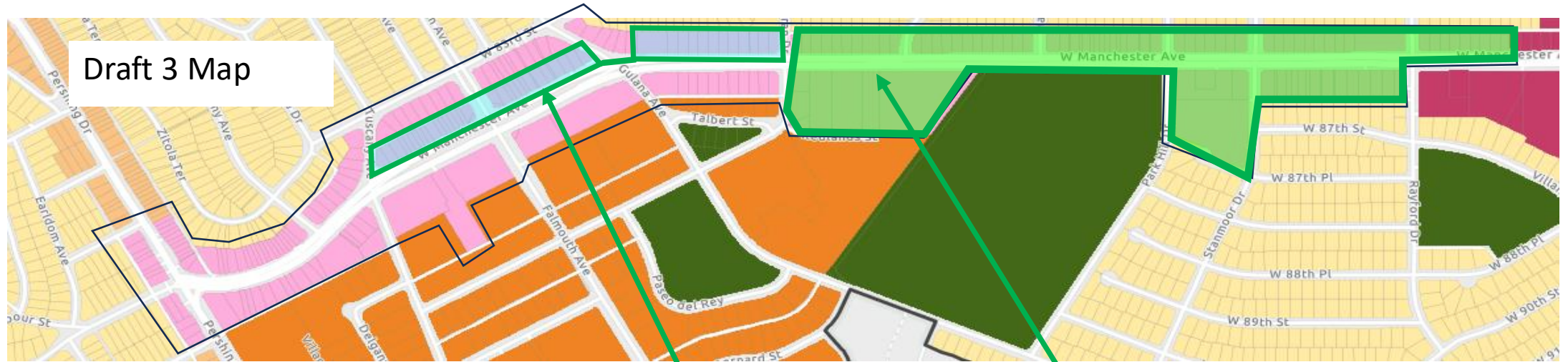
2: Remove parcels from Saran Drive (West) to Lincoln (East) from Mixed-Use Commercial and return to 100% Residential.

See next page for further details.

WPDR # (from Draft 2 Maps) / COMMERCIAL		11 - West End of Manchester up to Lincoln	
Existing Land Use Designation (2004 CPU)		Various	R1.1, R3, C1.5-1VL, C2-1VL
	PREVIOUS Draft 2 Map (2021)	NEW Draft 3 (2024) Map	Difference btwn Draft 2 and Draft 3 Maps
Draft Land Use Designation		Neighborhood Center	Significant change from 2004 CPU (strategically mixed zoning edited into 1 zoning category.) No change between Draft 2 and Draft 3 Maps
Draft Density (Base)	8	8	
Draft Height Limit (Base)	3 stories	3 stories	
Draft Height Limit (Bonus)	5 stories	5 stories	
Draft FAR (Base)	1.5	1.5	
Draft FAR (Bonus)	3	3	
MAP DRAFT 3 (NEW) DESIGNATION	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.		
Neighborhood Center			

Map Change 1: Mixed Zoning on W. Manchester

WHAT Specifically explore "Village" format plus convert some of the mixed-use commercial into 100% residential.



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Existing bank in this area has already set a (crazy, out of scale) 7-story height precedent.



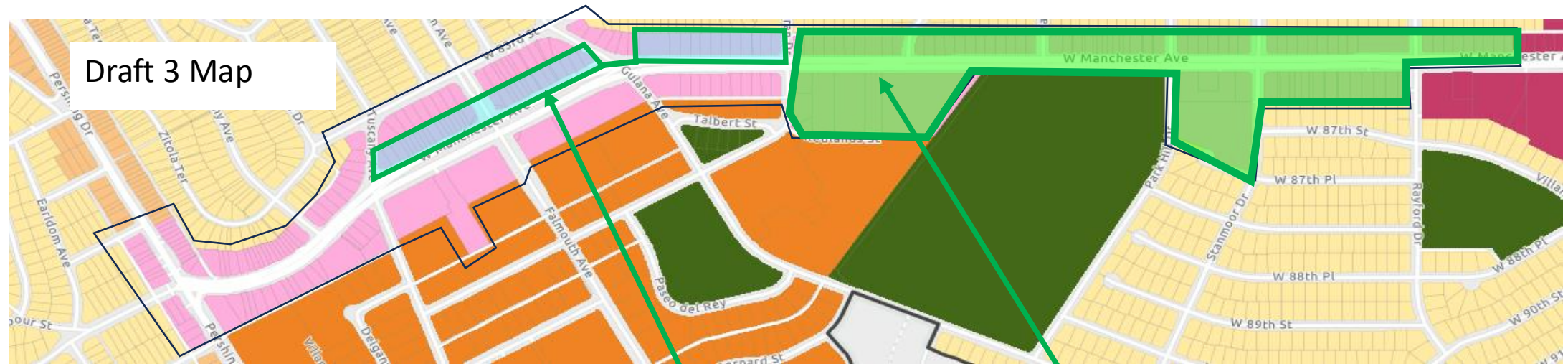
Therefore, consider higher Base Density (6?) Mixed-Use Commercial designation. And/or explore VILLAGE GPLU designation as a possible alternative. (Not sure if it allows for 6-7 story height?)

Subdivide WPDR 11 and assign all these parcels to 100% Residential Density Base 8.



Map Change 1: Mixed Zoning on W. Manchester

WHY Questioning the community utility of 100% mixed-use commercial. Concentration can be pushed further (higher density) in pre-existing retail area. The remaining 6 blocks of 100% residential means we get more housing and avoid the dead-street, empty store-front effect of too much mixed-use commercial.



Existing bank in this area has already set a (crazy, out of scale) 7-story height precedent.

Therefore, consider higher Base Density (6?) Mixed-Use Commercial designation. And/or explore VILLAGE GPLU designation as a possible alternative. (Not sure if it allows for 6-7 story height?)

Subdivide WPDR 11 and assign all these parcels to 100% Residential Density Base 8.

Why? Questioning the idea that these 6 blocks between Lincoln's commercial center and the Manchester Village should also have ground floor retail. Prefer to see future development here to be for housing only.



[FYI] Draft 3 Layer: Westside Plan “Villages”



Draft Land Use Designation	Villages
Draft Height Limit (Base)	3 Stories
Draft Height Limit (Bonus)*	8 Stories
Draft FAR (Base)	1.5
Draft FAR (Bonus)*	5
Draft Density (Base)	4

Draft Land Use Designation	Villages
Draft Height Limit (Base)	3 Stories
Draft Height Limit (Bonus)*	5 Stories
Draft FAR (Base)	1.5
Draft FAR (Bonus)*	3
Draft Density (Base)	4

Draft Land Use Designation	Villages
Draft Height Limit (Base)	3 Stories
Draft Height Limit (Bonus)*	5 Stories
Draft FAR (Base)	1.5
Draft FAR (Bonus)*	3
Draft Density (Base)	8

Other Westside plans areas incorporate the “Village” land use designation. Are there similar considerations on W. Manchester?

?

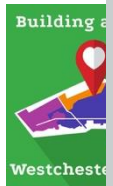


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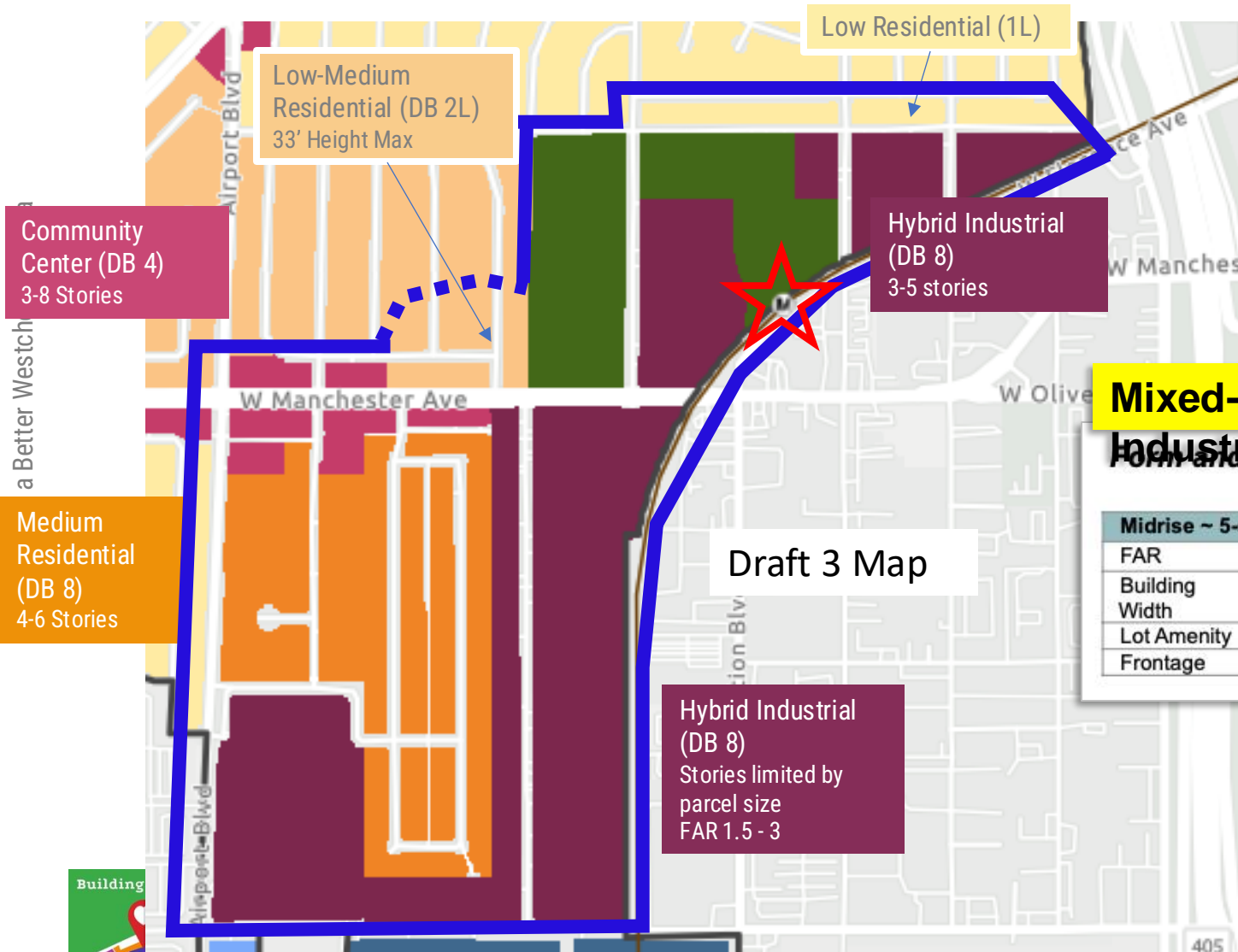
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Map Change 2: Metro-Centric Industrial Residential

WHAT The political reality: T. Parks economic commitment to retain M1, M2 land use. However, we don't think "Hybrid Industrial" does enough for adding housing in this *incredibly strategic* TOC location.

Our proposal: explore an alternative zoning option: > **Mixed-Use Industrial**



Mixed-Use Industrial

Form and Frontage options:

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



Upper floors use: all Residential. Or combo of Residential & Live/Work.

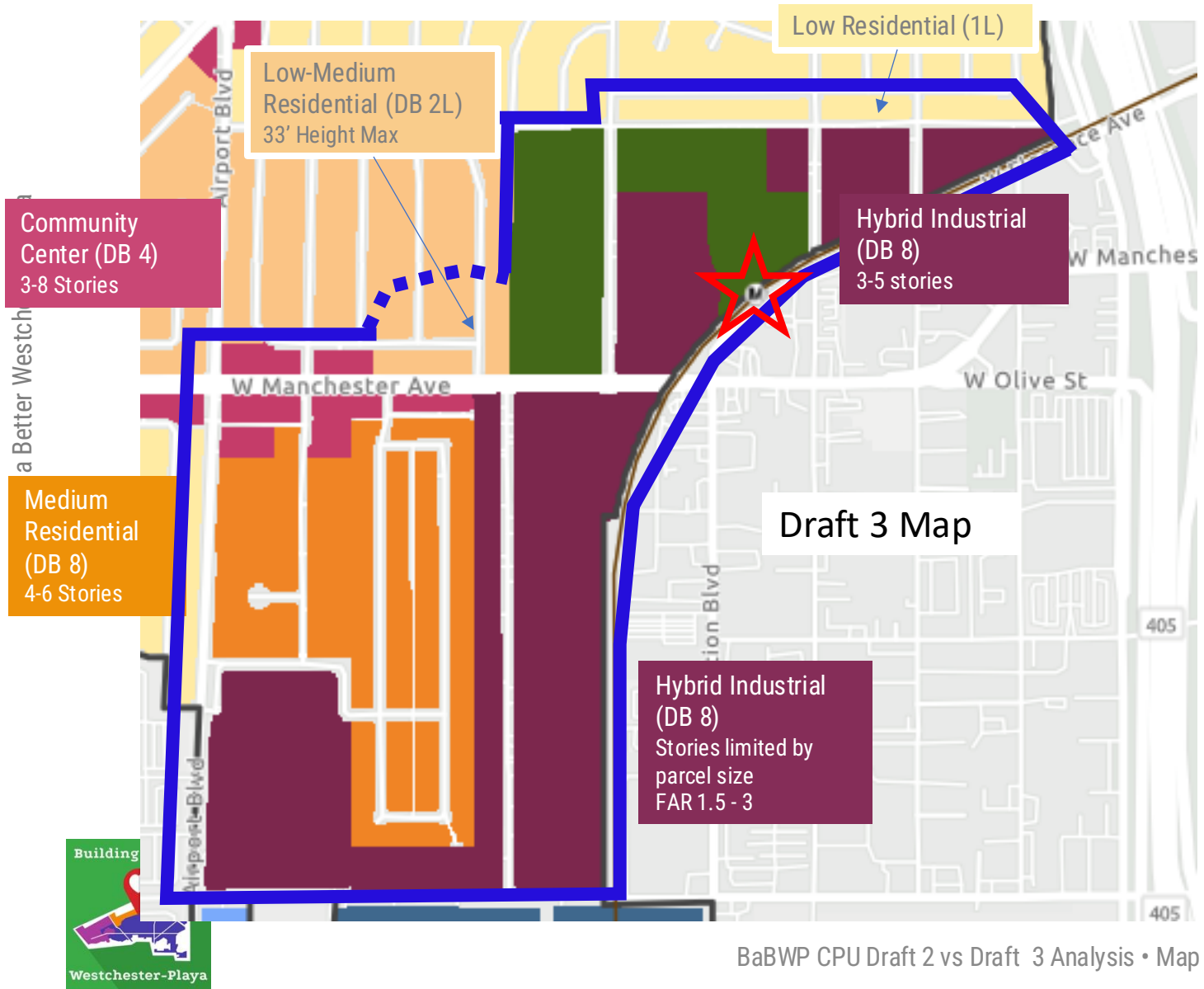
1st Floor primary use: Light Industrial production workshops. Extra height, power, HVAC and restriction on possible uses.

Map Change 2: Metro-Centric Industrial Residential

WHY Metro Station is
Westchester-Playa's most important
TRANSIT asset. (TOC)

This is a once-in-a-generation
opportunity to push for more housing
near our only Metro location.

We need more creative up-zoning
options in WPDR 28, 29, 30, 32.



Map Change 2: Metro-Centric Residential (WPDR 8)

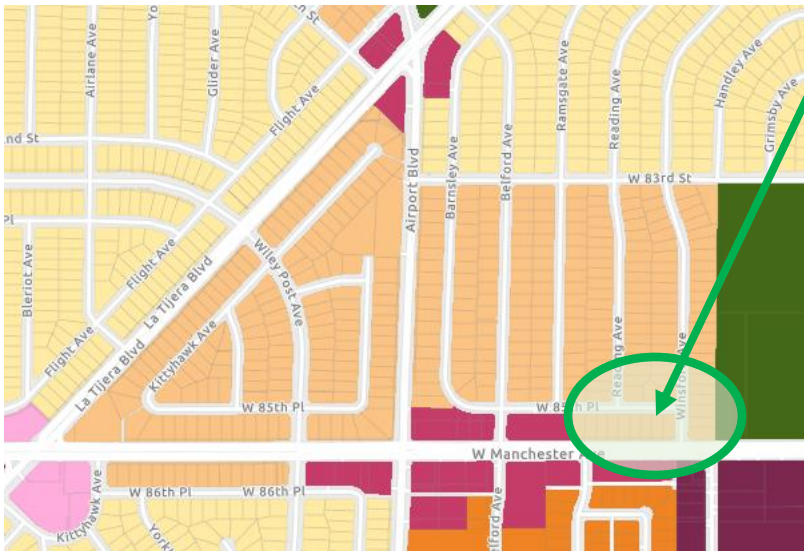
Draft 2 Map



WHAT Select some group of parcels in the SE corner of this WPDR area (the corner of this WPDR closest to the METRO) and return those parcels back to DB10, 100% residential.

We're not recommending up-zoning all parcels in this "RSO Triangle" area.

Draft 3 Map



WPDR # (from Draft 2 Maps) / RESIDENTIAL		8 - "RSO Triangle"	
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	PREVIOUS Draft 2 Map (2021)	NEW Draft 3 (2024) Map	Difference btwn Draft 2 and Draft 3 Maps Essentially no change from 2004 CPU Density
Draft Land Use Designation	Medium Residential	Low Medium Residential	
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Draft Height Limit (Bonus)	5 stories	None	
Draft FAR (Base)	1.5	0.75	
	Draft FAR (Bonus)	2.5	None
MAP DRAFT 3 (NEW) DESIGNATION		Low Medium Residential areas provide multi-unit housing, ranging from duplexes to small scale apartments, generally near neighborhood-serving uses. The building form is typically a House Scale or Very Low Rise.	
Definition of Low Medium Residential			



Map Change 2: Metro-Centric Residential (WPDR 8)

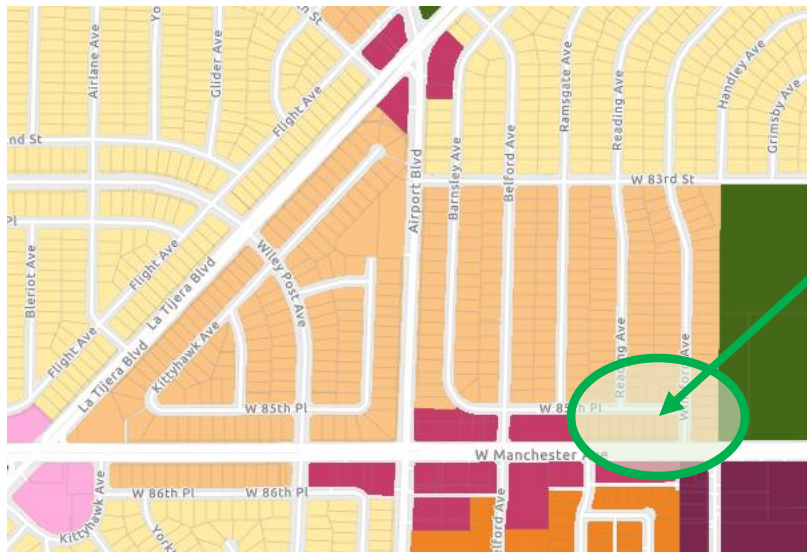
Draft 2 Map



WHY Taking this entire area back to 2004 CPU-level density misses an important opportunity to concentrate strategic residential density in the larger Metro station area.

Parcels in the corner closest to the Metro really must be up-zoned, as a commitment to livable, walkable, transit-oriented planning goals and values.

Draft 3 Map



WPDR # (from Draft 2 Maps) / RESIDENTIAL		7 - Osage	
Existing Land Use Designation (2004 CPU)		Low Residential	R1-1
	PREVIOUS Draft 2 Map (2021)	NEW Draft 3 (2024) Map	Difference btwn Draft 2 and Draft 3 Maps
Draft Land Use Designation	Low Neighborhood Residential		No change from 2004 CPU Density
Draft Density (Base)	4L	1L (No up-zoning)	
Draft Height Limit (Base)	3 stories	No change from 2004 CPU Density	
Draft Height Limit (Bonus)	None		
Draft FAR (Base)	1		
Draft FAR (Bonus)	None		
MAP DRAFT 3 (NEW) DESIGNATION	Low Neighborhood Residential areas are primarily residential and may integrate limited local-serving commercial uses, such as corner stores; these neighborhoods are adjacent and connected to commercial and employment areas. The building form is typically a House Scale or Very Low Rise, and buildings are typically oriented toward the street.		
Definition of Medium Residential			



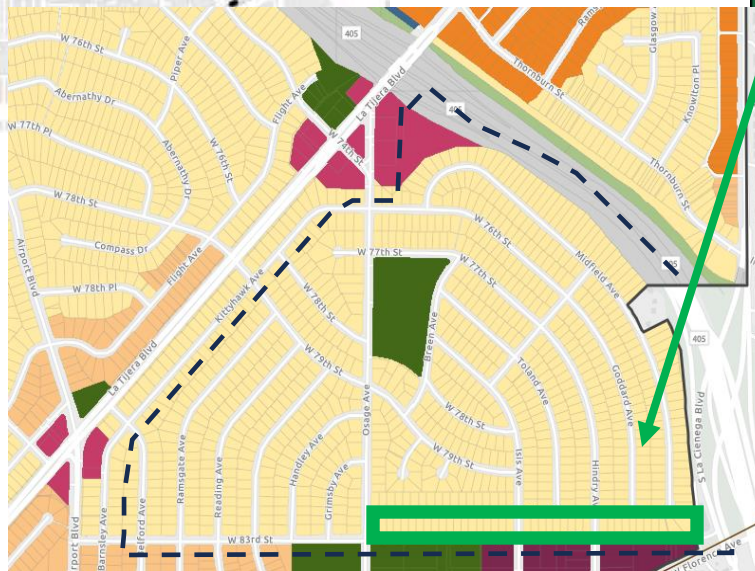
Map Change 2: Metro-Centric Residential (WPDR 7)

WHAT Return this strategic strip of parcels back to the 4L Density indicated in Draft Map 2.

Draft 2 Map



Draft 3 Map



WPDR # (from Draft 2 Maps) / RESIDENTIAL	7 - Osage		
Existing Land Use Designation (2004 CPU)	Low Residential	R1-1	
	PREVIOUS Draft 2 Map (2021)	NEW Draft 3 (2024) Map	Difference btwn Draft 2 and Draft 3 Maps
Draft Land Use Designation	Low Neighborhood Residential		No change from 2004 CPU Density
Draft Density (Base)	4L	1L (No up-zoning)	
Draft Height Limit (Base)	3 stories	No change from 2004 CPU Density	
Draft Height Limit (Bonus)	None		
Draft FAR (Base)	1		
Draft FAR (Bonus)	None		
MAP DRAFT 3 (NEW) DESIGNATION	Low Neighborhood Residential areas are primarily residential and may integrate limited local-serving commercial uses, such as corner stores; these neighborhoods are adjacent and connected to commercial and employment areas. The building form is typically a House Scale or Very Low Rise, and buildings are typically oriented toward the street.		
Definition of Medium Residential			

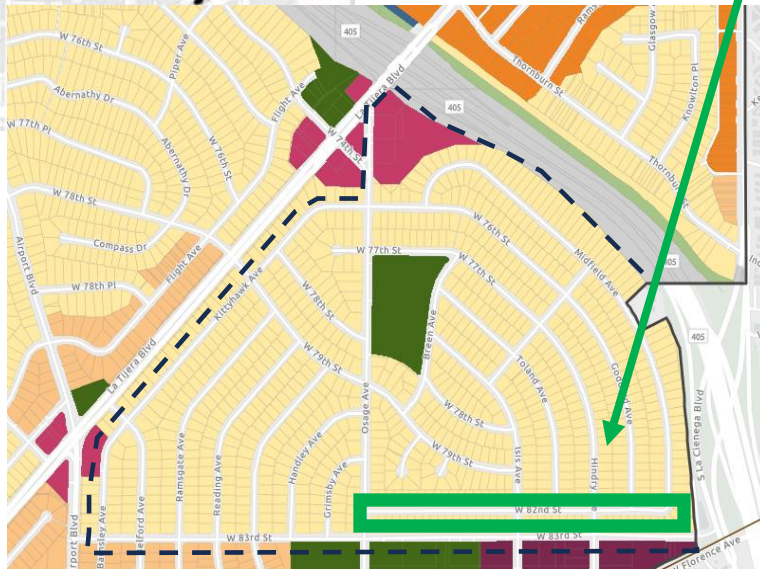


Map Change 2: Metro-Centric Residential (WPDR 7)

Draft 2 Map



Draft 3 Map



WHY We are not recommending up-zoning all of the Osage area. However, these parcels are ideally located to provide transitional, up-zoned housing near the Metro stop.

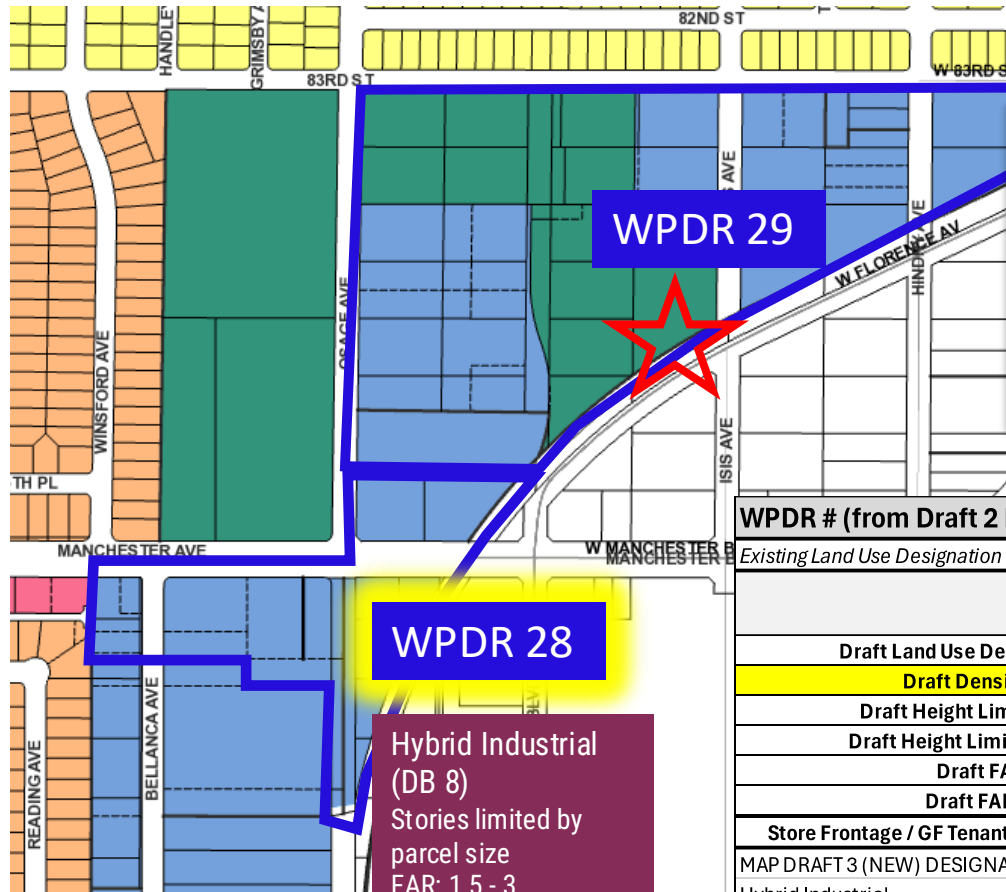
This is a once-in-a-generation opportunity to contribute to a slight increase in walkable, transit-oriented planning goals and values.

WPDR # (from Draft 2 Maps) / RESIDENTIAL		7 - Osage	
Existing Land Use Designation (2004 CPU)		Low Residential	R1-1
	PREVIOUS Draft 2 Map (2021)	NEW Draft 3 (2024) Map	Difference btwn Draft 2 and Draft 3 Maps
Draft Land Use Designation	Low Neighborhood Residential		
Draft Density (Base)	4L	1L (No up-zoning)	No change from 2004 CPU Density
Draft Height Limit (Base)	3 stories	No change from 2004 CPU Density	
Draft Height Limit (Bonus)	None		
Draft FAR (Base)	1		
Draft FAR (Bonus)	None		
MAP DRAFT 3 (NEW) DESIGNATION	Low Neighborhood Residential areas are primarily residential and may integrate limited local-serving commercial uses, such as corner stores; these neighborhoods are adjacent and connected to commercial and employment areas. The building form is typically a House Scale or Very Low Rise, and buildings are typically oriented toward the street.		
Definition of Medium Residential			



Map Change 2: Metro-Centric Industrial Residential (WPDR 28)

WHAT Push for more creative zoning here to increase housing production: "Mixed-Use Industrial" option.



Mixed-Use Industrial

Form and Frontage options:

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



Upper floors use: all Residential. Or combo of Residential & Live/Work.

1st Floor primary use: Light Industrial production workshops. Extra height, power, HVAC and restriction on possible uses.

Hybrid Industrial (DB 8)
Stories limited by parcel size
FAR: 1.5 - 3

WPDR # (from Draft 2 Maps) / INDUSTRIAL	#28 - Manchester / Bellanca / Osage	
Existing Land Use Designation (2004 CPU)	Light Manufacturing	M2-1
	PREVIOUS Draft 2 Map (2021)	NEW Draft 3 (2024) Map
Draft Land Use Designation	Hybrid Industrial	
Draft Density (Base)	4	4
Draft Height Limit (Base)	No specific limit; based on parcel size	
Draft Height Limit (Bonus)		
Draft FAR (Base)	3.5	1.5
Draft FAR (Bonus)	5	3
Store Frontage / GF Tenant Max Size		
MAP DRAFT 3 (NEW) DESIGNATION	Hybrid Industrial	
	Hybrid Industrial areas preserve productive activity and prioritize employment uses, but may accommodate live/work uses or limited residential uses. The building form ranges from Very Low Rise to Mid Rise. Uses include light industrial, commercial, and office, with selective live/work uses.	

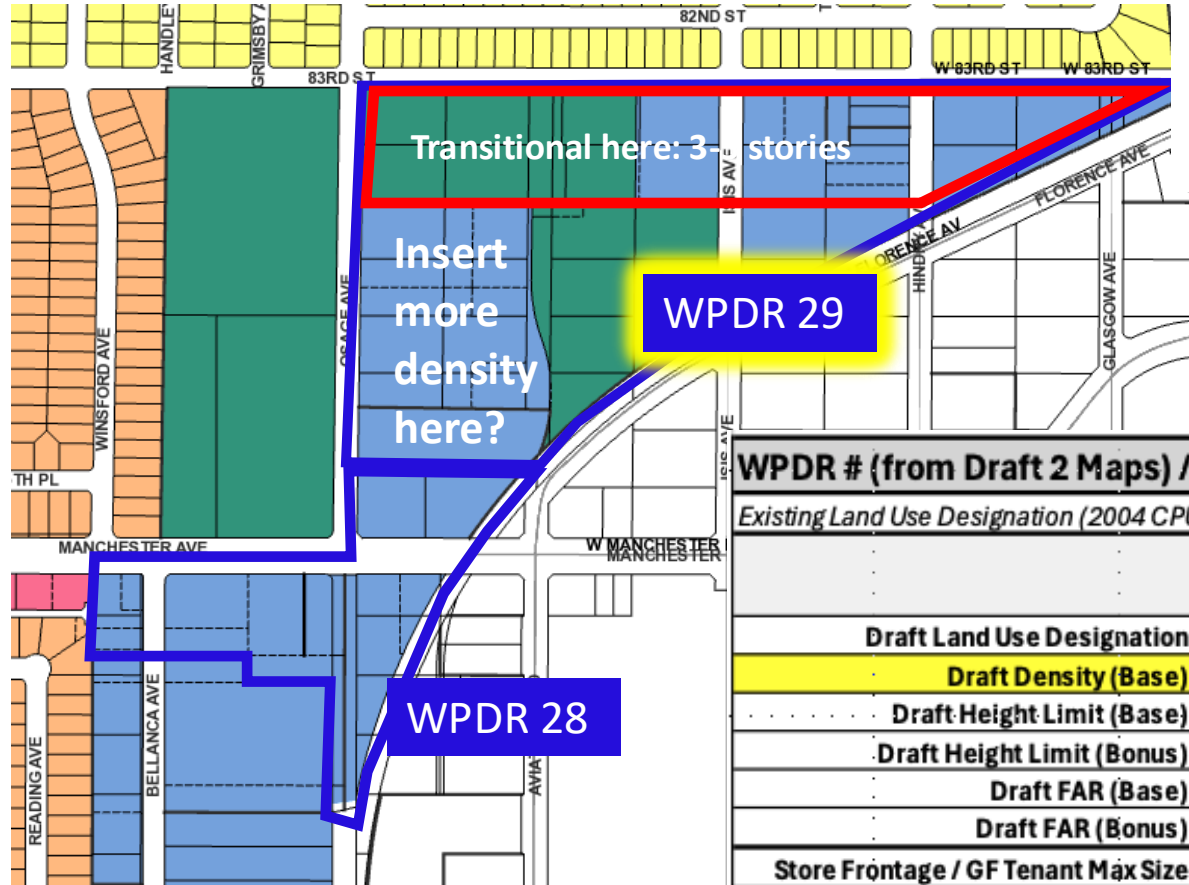
Difference btwn Draft 2 and Draft 3 Maps
Changed DB 4 to lower FAR density.



Map Change 2: Metro-Centric Industrial Residential (WPDR 29)

WHAT Subdivide zoning density categories here:

- Down-shift to more transitional height density on the parcels immediately south of 83rd Street.
- Push for higher density in the area indicated.
- If possible implementation of Mixed-Use Industrial format in the higher density area.



WPDR # (from Draft 2 Maps) / INDUSTRIAL		#29 - Metro Station Area	
Existing Land Use Designation (2004 CPU)		Light Manufacturing	M2-1
	PREVIOUS Draft 2 Map (2021)	NEW Draft 3 (2024) Map	Difference btwn Draft 2 and Draft 3 Maps
Draft Land Use Designation	Hybrid Industrial		
Draft Density (Base)	8	8	Change in height limits. New map restricts possible height from "limited by parcel size" to a basic 3 stories, 5 stories with bonus.
Draft Height Limit (Base)	No specific limit;	3	
Draft Height Limit (Bonus)	based on parcel size	5	
Draft FAR (Base)	1.5	1.5	
Draft FAR (Bonus)	3	3	
Store Frontage / GF Tenant Max Size			
MAP DRAFT 3 (NEW) DESIGNATION	Hybrid Industrial areas preserve productive activity and prioritize employment uses, but may accommodate live/work uses or limited residential uses. The building form ranges from Very Low Rise to Mid Rise. Uses include light industrial, commercial, and office; with selective live/work uses.		



Map Change 2: Metro-Centric Industrial Residential (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

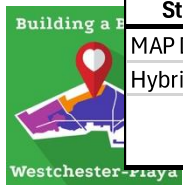
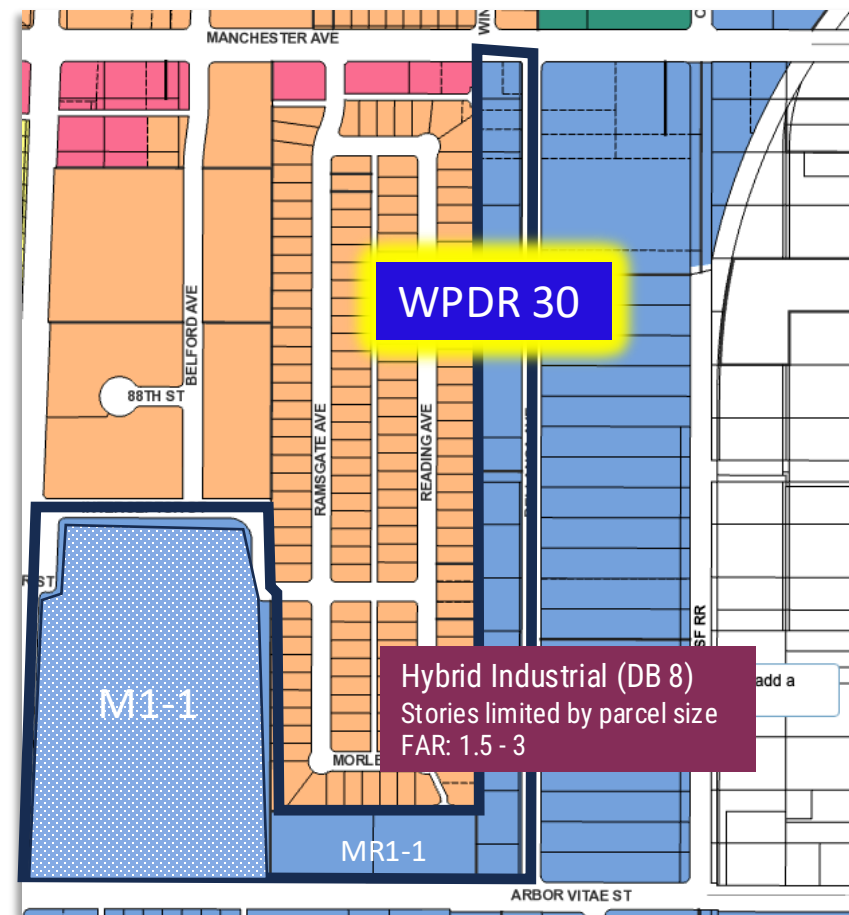
Draft 2 Map Proposal

WHAT

- Unclear on GPLU change from “Markets” to “Hybrid Industrial”?
- Revisit zoning to generate more residential. (What’s possible? Mixed-Use Industrial?)
- If the whole area can’t be pushed for more housing, then concentrate that effort on parcels east of Bellanca.

2004 CPU Zoning vs Draft 2 & Draft 3 Maps

WPDR # (from Draft 2 Maps) / INDUSTRIAL		#30 - Airport - Arbor Vitae Area	
Existing Land Use Designation (2004 CPU)		Limited Manufacturing / MR1-1	
	PREVIOUS Draft 2 Map (2021)	NEW Draft 3 (2024) Map	Difference btwn Draft 2 and Draft 3 Maps Only change: Draft 2 designation of "Markets" changed to Draft 3 designation of "Hybrid Industrial" (Not sure what this implies about final build out options in zoning code.)
Draft Land Use Designation	Markets	Hybrid Industrial	
Draft Density (Base)	8	8	
Draft Height Limit (Base)	No specific limit; based on parcel size.	No specific limit; based on parcel size	
Draft Height Limit (Bonus)			
Draft FAR (Base)	1.5	1.5	
Draft FAR (Bonus)	3	3	
Store Frontage / GF Tenant Max Size			
MAP DRAFT 3 (NEW) DESIGNATION Hybrid Industrial		Hybrid Industrial areas preserve productive activity and prioritize employment uses, but may accommodate live/work uses or limited residential uses. The building form ranges from Very Low Rise to Mid Rise. Uses include light industrial, commercial, and office, with selective live/work uses.	



Map Change 2: Metro-Centric Industrial Residential (WPDR 32)

Draft 2 Map
Proposal

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

WHAT

- Unclear on GPLU change from “Production” to “Hybrid Industrial”?
- Revisit zoning to generate more residential. (What’s possible? Mixed-Use Industrial?)
- If the whole area can’t be pushed for more housing, then concentrate on the parcels in the northern half of the area (closest to the METRO).

2004 CPU
Zoning vs Draft
2 & Draft 3
Maps

WPDR # (from Draft 2 Maps) / INDUSTRIAL	#32 - Bellanca / Arbor Vitae / Aviation		
Existing Land Use Designation (2004 CPU)	Light Manufacturing / M2-1		
	PREVIOUS Draft 2 Map (2021)	NEW Draft 3 (2024) Map	Difference btwn Draft 2 and Draft 3 Maps
Draft Land Use Designation	Production	Hybrid Industrial	Density Base is added to Draft 3 map, and Industrial "type" is changed from Production to Hybrid Industrial. Area is now allowed to include some housing, per the "Hybrid Industrial" category.
Draft Density (Base)	"Not Allowed" (?)	8	
Draft Height Limit (Base)	No specific limit;	No specific limit;	
Draft Height Limit (Bonus)	based on parcel size.	based on parcel size	
Draft FAR (Base)	1.5	1.5	
Draft FAR (Bonus)	3	3	
Store Frontage / GF Tenant Max Size			
MAP DRAFT 3 (NEW) DESIGNATION	Hybrid Industrial areas preserve productive activity and prioritize employment uses, but may accommodate live/work uses or limited residential uses. The building form ranges from Very Low Rise to Mid Rise. Uses include light industrial, commercial, and office, with selective live/work uses.		
Hybrid Industrial			

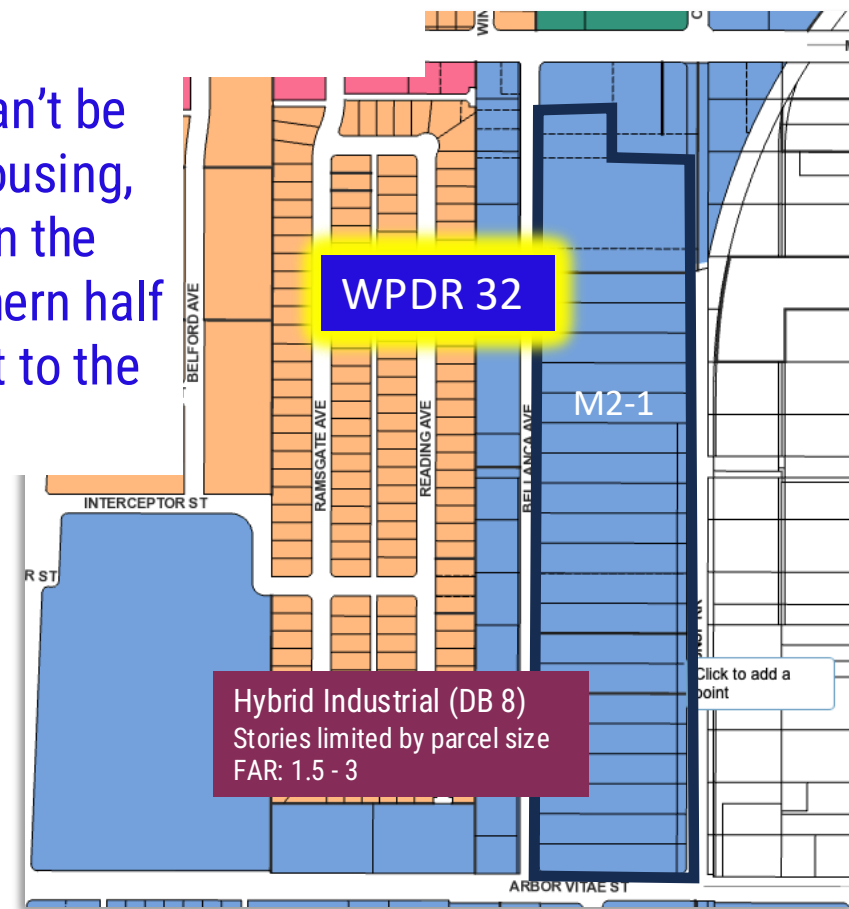


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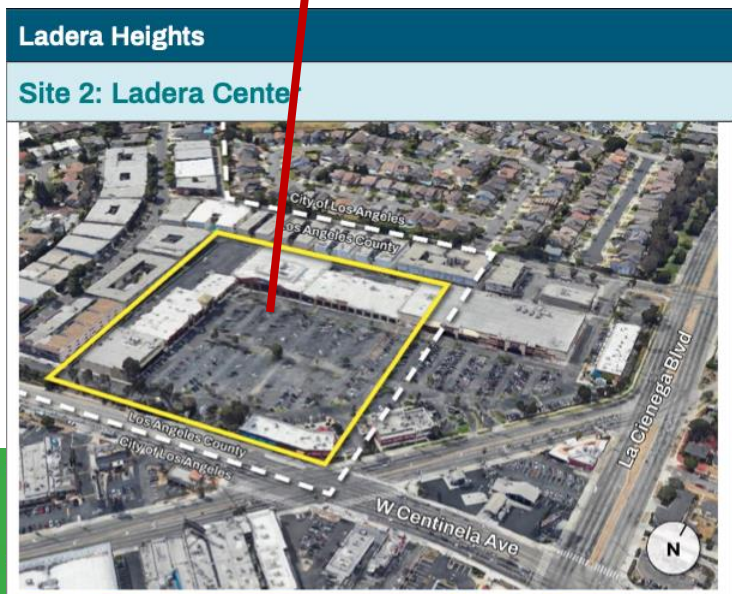
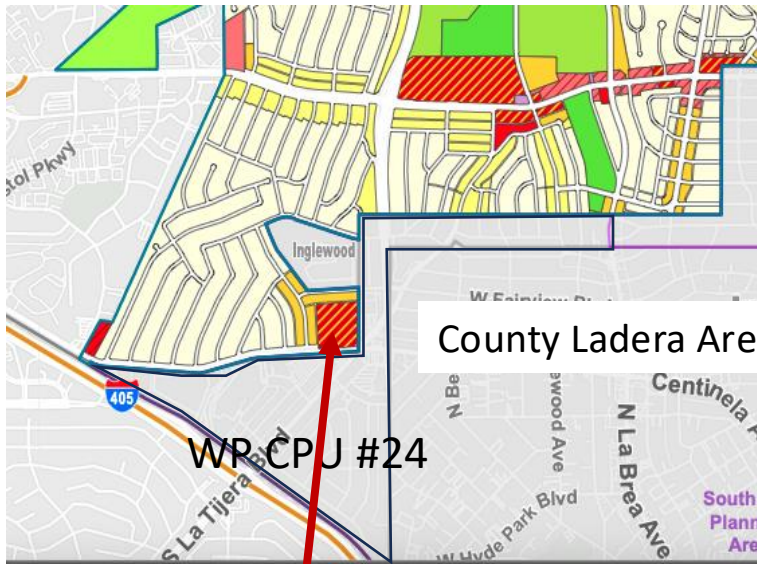
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	WPDR 9 & 10 – Manchester @ La Tijera		TBD
	WPDR 17 – Manchester from Sepulveda to Police Academy (Osage Ave)		TBD

This Document



Map Change 3: Ladera Heights (WPDR 24)



DATA The County's Westside Area Plan (WSAP) for Ladera Heights

County WSAP	Current Designation	Proposed Designation
Land Use Designation	"Commercial General" Max Density = 50 FAR = 1.0	"Mixed-Use" Max Density = 150 FAR = 30
Zoning Details	C-2	MXD With ordinance height restriction for Ladera Heights of 45' above grade.

Table 1 WSAP Opportunity Sites Land Use and Zoning Changes Summary

Location ID	Location	Existing Land Use Designation (Designation: Maximum Density, FAR)	Proposed Land Use Designation (Designation: Maximum Density, FAR)	Existing Zoning Designation	Proposed Zoning Designation
1	Centinela-Green Valley (SE)	H9: 9	H50: 50	R-1	R-4
2	Ladera Center	CG: 50, 1.0	MU: 150, 3.0	C-2	MXD

Table 2 County of Los Angeles General Plan Land Use and Zoning Definitions

Land Use	Code	Permitted Density or FAR	Purpose
General Plan Land Use Designation Definitions			
Residential 9	H9	Residential: 0-9 du/net ac	Single family residence
Residential 50	R50	Residential: 20-50 du/net ac	Single family residences, two family residences, multifamily residences.
Mixed Use	MU	Residential: 50-150 du/net ac Non-Residential FAR: 3.0 Mixed Use: 50-150 du/net ac and FAR 3.0	Pedestrian-friendly and community-serving commercial uses that encourage walking, bicycling, and transit use; residential and commercial mixed uses; and multifamily residences.
General Commercial	CG	Residential: 20-50 du/net ac Non-Residential: Maximum FAR 1.0 Mixed Use: 20-50 du/net ac and FAR 1.0	Local-serving commercial uses, including retail, restaurants, and personal and professional services; single family and multifamily residences; and residential and commercial mixed uses.

22.322.090 Ladera Heights Community Standards District.

A. Mixed-Use Development Zone.

- 1. Height Limit.** A building or structure shall not exceed 45 feet above grade in Zone **MXD** in the community of Ladera Heights, except for existing buildings and structures that exceed 45 feet above grade on parcels 4201-003-046, 4201-003-057, 4201-003-061, and 4201-003-062.

Map Change 3: Ladera Heights (WPDR 24)

WPDR # (from Draft 2 Maps) / COMMERCIAL		22 - Downtown Westchester		
Existing Land Use Designation (2004 CPU)		General Commercial	C2-1VL	
	PREVIOUS Draft 2 Map (2021)	NEW Draft 3 (2024) Map		
		C2 Parcels	<i>New</i>	<i>New</i>
Draft Land Use Designation	Community Center	Community Center	Neighborhood Center (Triangle)	Neighborhood Center (Manch@La Tijera)
Draft Density (Base)	3	4	8	4
Draft Height Limit (Base)	7 stories	unlimited = # stories dependent on parcel size	2 stories	3 stories
Draft Height Limit (Bonus)	15 stories		4 stories	5 stories
Draft FAR (Base)	4.5	3	1.5	1.5
Draft FAR (Bonus)	6	6	2.5	3
Store Frontage / GF Tenant Max Size	210'-280' / 50K sqft max	160'-210' / 50K sqft max (??)	140-160' / 10K sqft max (??)	??

WHAT (#1) planning due to Requesting the City work to for a better match between future City and County development under WSAP and the Westchester-Playa new CPU. Specifically

- Changing Land Use: Regional > Community
- Setting specific Density Base, Height Limit and FAR for better match with the County's plans.

Requesting Ladera Community center specifications be based on the Downtown Westchester CPU Community Center definitions:

- Community Center
- Density Base 3 or 4
- Height Limit of 3 stories base, 5 bonus
- FAR of 3 base, 5 bonus.

Instead of the Draft 3 Map Ladera plan:

- Regional Center
- Density Base FA
- Height "No Limit"
- FAR of 1.5 base, bonus 5

COUNTY	Current Designation	Proposed Designation
Land Use Designation	"Commercial General" Max Density = 50 FAR = 1.0	"Mixed-Use" Max Density = 150 FAR = 3.0
Zoning Details	C-2	MXD With ordinance height restriction for Ladera Heights of 45' above grade.



Map Change 3: Ladera Heights (WPDR 24)

WPDR # (from Draft 2 Maps) / COMMERCIAL		22 - Downtown Westchester		
<i>Existing Land Use Designation (2004 CPU)</i>		<i>General Commercial</i>		<i>C2-1VL</i>
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WPDR # (from Draft 2 Maps) / COMMERCIAL		24 - Ladera Commercial	
<i>Existing Land Use Designation (2004 CPU)</i>		<i>Community Commercial - C2</i>	
	PREVIOUS Draft 2 Map (2021)	NEW Draft 3 (2024) Map	Difference btwn Draft 2 and Draft 3 Maps
Draft Land Use Designation	Regional Center	Regional Center	
Draft Density (Base)	3	FA	Draft 3 maps change Mixed Use Commercial from DB 3 to DB FA. Lowers FAR (lower building density on parcel) while not specifying total # of stories (parcel size dependent).
Draft Height Limit (Base)	7 stories	"No Limit" = # stories	
Draft Height Limit (Bonus)	15 stories	limited by parcel size	
Draft FAR (Base)	4.5	1.5	
Draft FAR (Bonus)	6	5	
Store Frontage / GF Tenant Max Size	210-280' / unlimited sqft store space	?? / ?? sqft max	
MAP DRAFT 3 (NEW) DESIGNATION	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.		
Regional Center			

WHY The Ladera Community deserves special consideration given its complex land use issues incorporating City, County and Inglewood planning. We believe it's appropriate to follow the County's lead on future planning in this area.

Rather than "dumping" density on this community with specifications that are inequitable, when compared to Downtown Westchester.

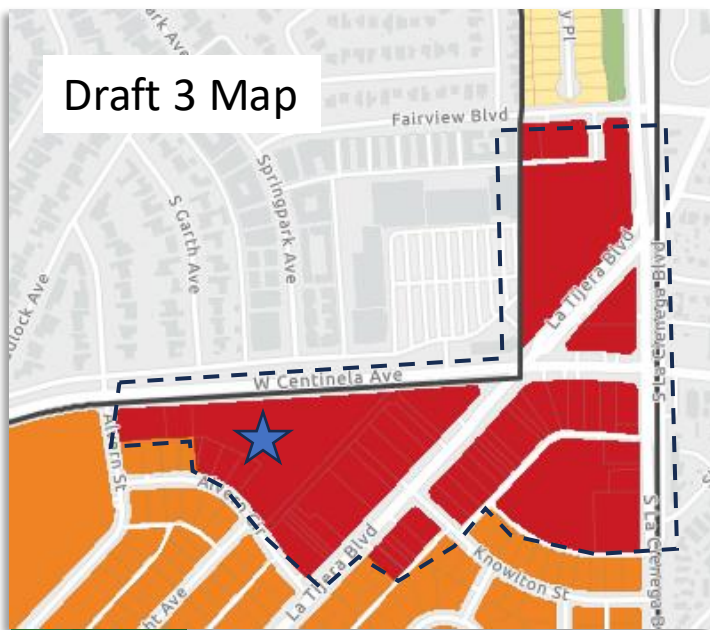
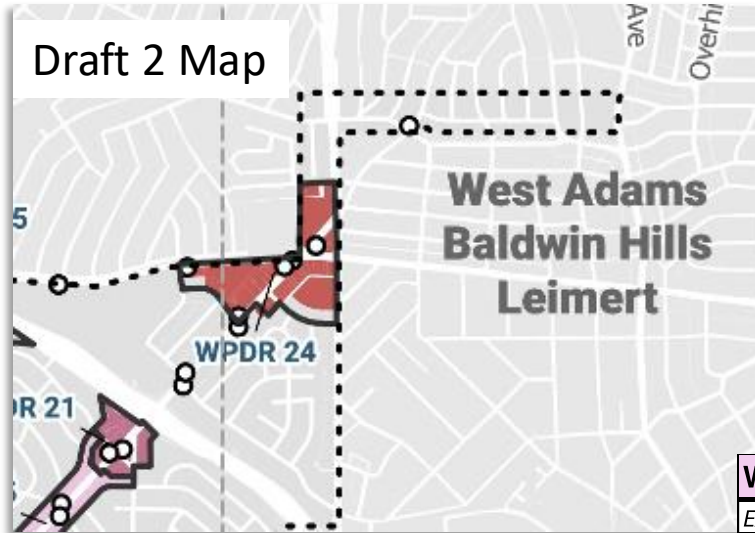
County WSAP	Current Designation	Proposed Designation
Land Use Designation	"Commercial General" Max Density = 50 FAR = 1.0	"Mixed-Use" Max Density = 150 FAR = 3.0
Zoning Details	C-2	MXD With ordinance height restriction for Ladera Heights of 45' above grade.

Map Change 3: Ladera Heights (WPDR 24)

WHAT #2 To generate more housing, subdivide zoning in WPDR 24 to mix 100% Residential in with Mixed-Use Commercial.

E.g., behind Goodwill strip (starred on map) take this to 100% residential. Or mix of Mixed-Use Commercial + 100% Residential.

WHY More mixed zoning in this area generates more housing.



WPDR # (from Draft 2 Maps) / COMMERCIAL	24 - Ladera Commercial		
Existing Land Use Designation (2004 CPU)	Community Commercial - C2		
	PREVIOUS Draft 2 Map (2021)	NEW Draft 3 (2024) Map	Difference btwn Draft 2 and Draft 3 Maps
Draft Land Use Designation	Regional Center	Regional Center	Draft 3 maps change Mixed Use Commercial from DB 3 to DB FA. Lowers FAR (lower building density on parcel) while not specifying total # of stories (parcel size dependent).
Draft Density (Base)	3	FA	
Draft Height Limit (Base)	7 stories	"No Limit" = # stories limited by parcel size	
Draft Height Limit (Bonus)	15 stories		
Draft FAR (Base)	4.5	1.5	
Draft FAR (Bonus)	6	5	
Store Frontage / GF Tenant Max Size	210-280' / unlimited sqft store space	?? / ?? sqft max	
MAP DRAFT 3 (NEW) DESIGNATION Regional Center	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.		

Table of Contents

POLICY ALTERNATIVES to add Residential Density. (One Document)		Page	# Units
Policy Alternatives to Generate More Housing	Collector Road Intersections Parcels to 4L	7	~1200
	4LR1 Interior Perimeter Parcels to 4L (All)	12	~900
	Arterial Road Intersections to 4L	16	~90
	Addendum: Sample of our study method per WPDR	19	n/a

SPECIFIC MAP EDITS to add Residential Density (Separate Documents)		Page	# Units
Map Edit 1	Revisit and subdivide zoning for Manchester West (WPDR 11)	7 pages	TBD
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	WPDR 9 & 10 – Manchester @ La Tijera		TBD
	WPDR 17 – Manchester from Sepulveda to Police Academy (Osage Ave)		TBD

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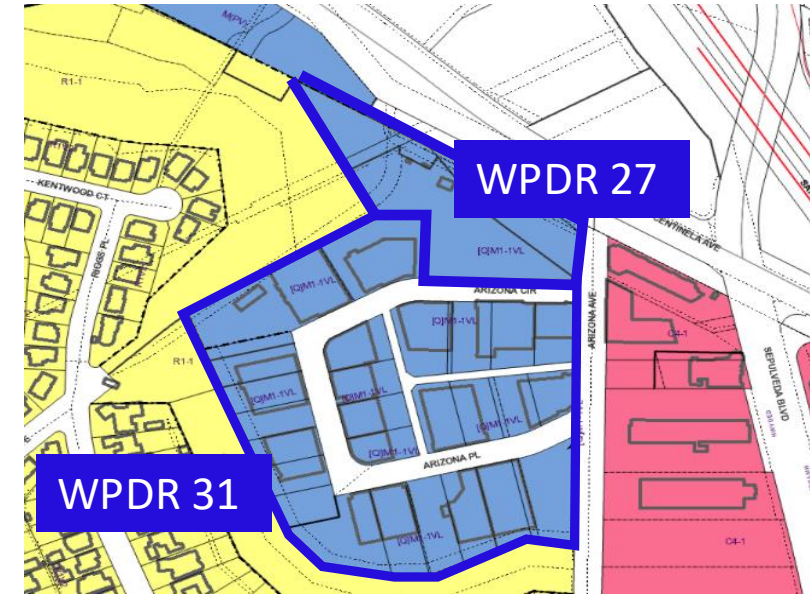


Map Change 4: AZ Circle (WPDR 27 + 31)

Change Underlying GPLU Category?

IF	Zoning can change from	
	“Hybrid Industrial” to	Favoring commercial + Live/Work use on upper floors.
	“Mixed-Use Industrial”	Favoring mix of regular residential + Live/Work on upper floors
THEN	Support keeping WPDR 27 at DB 4 (Draft 2 map); would generate more needed residential units.	

IF	Zoning cannot change from	
	“Hybrid Industrial” to	Favoring commercial + Live/Work use on upper floors.
	“Mixed-Use Industrial”	Favoring mix of regular residential + Live/Work on upper floors
THEN	Support unifying all zoning in Arizona Circle (WPDR 27 & 31) @ DB 8.	



Specify Building Height?

IF	Developer knits together multiple parcels, activating the option for precedent-setting building height (significantly taller than context). AND the use is Hybrid Industrial (limited residential) via Live/Work)
THEN	We do not support extreme, out-of-scale building height.

IF	Developer knits together multiple parcels, activating the option for significantly taller building. AND the use is [New] Mixed-Use Industrial (significant / majority residential)
THEN	We support building height... <ul style="list-style-type: none"> • Base at 8 story story (precedent set by adjacent Dinah’s project). • Bonus up to 12 story (precedent set by adjacent Culver City Hilton + new office building).



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	Addendum: Sample of our study method per WPDR	19	n/a

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	WPDR 17 – Manchester from Sepulveda to Police Academy (Osage Ave)		TBD

This Document



Map Change 5: Loyola Village (WPDR 1)

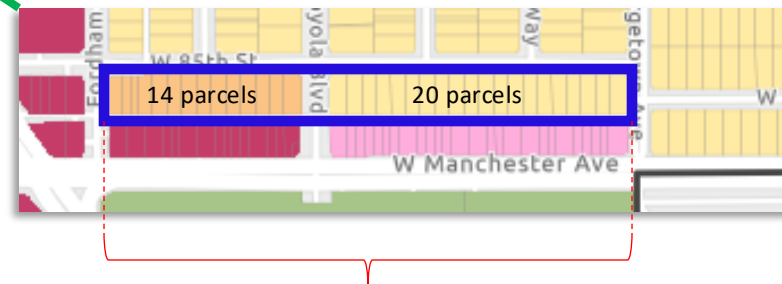
WHAT Keep the original 4L Density Base designation (Draft Map 2) and extend it to both blocks fronting on W 85th Street.

WHY Becomes “win-win”

- Better transitional density between Manchester and the inside row of R1 parcels.
- More housing generated with 4L applied to parcels as indicated.



WPDR # (from Draft 2 Maps) / RESIDENTIAL		1 - Near Loyola Village	
<i>Existing Land Use Designation (2004 CPU)</i>		Medium Residential	Zoned [Q]R3-1
	PREVIOUS Draft 2 Map (2021)	NEW Draft 3 (2024) Map	Difference btwn Draft 2 and Draft 3 Maps
Draft Land Use Designation	Low Medium Residential	Neighborhood Center	
Draft Density (Base)	4L	8	Increased Density
Draft Height Limit (Base)	3 stories	3 stories	
Draft Height Limit (Bonus)	No bonus	5 stories	Bonus = extra 3 stories
Draft FAR (Base)	1	1.5	Higher FAR
Draft FAR (Bonus)	No bonus	3	Bonus = double FAR
MAP DRAFT 3 (NEW) DESIGNATION	Medium Residential areas provide a concentration of multi-unit housing and are typically located near commercial or employment centers. Supportive institutional uses may also be provided in certain Residential Use Districts.		
Definition of Medium Residential	The building form ranges from Very Low Rise to Low Rise.		

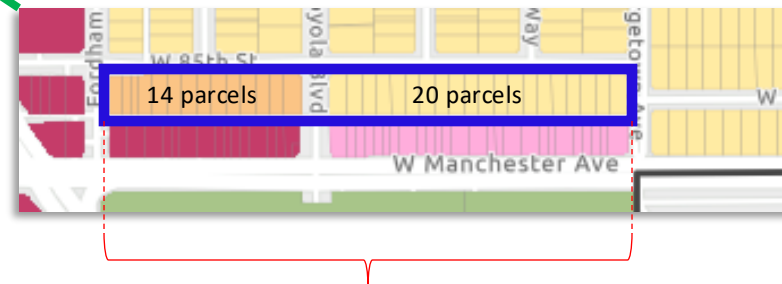
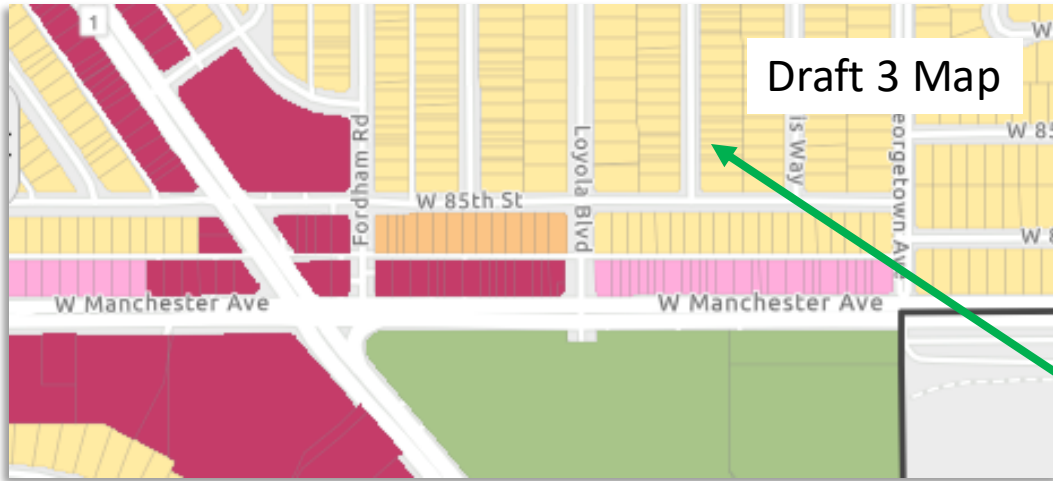


Make all this 4L

Map Change 5: Loyola Village (WPDR 1)

WHY Draft 3 change presents a harsh transition between the adjacent zones (5 stories vs across the street, 1-2 stories.) Planning has theorized this block as associated with Commercial. However, today it fronts on R1 across the street.

Possible unintended consequences for adjacent R1s based on an incorrect understanding of the parcel orientation.



Make all this 4L

WPDR # (from Draft 2 Maps) / RESIDENTIAL		1 - Near Loyola Village	
<i>Existing Land Use Designation (2004 CPU)</i>		<i>Medium Residential</i>	<i>Zoned [Q]R3-1</i>
	PREVIOUS Draft 2 Map (2021)	NEW Draft 3 (2024) Map	Difference btwn Draft 2 and Draft 3 Maps
Draft Land Use Designation	Low Medium Residential	Neighborhood Center	
Draft Density (Base)	4L	8	Increased Density
Draft Height Limit (Base)	3 stories	3 stories	
Draft Height Limit (Bonus)	No bonus	5 stories	Bonus = extra 3 stories
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Definition of Medium Residential	The building form ranges from Very Low Rise to Low Rise.		



Map Change 5: Manchester at La Tijera (WPDR 9 & 10)

Draft 2 Map



Draft 3 Map



WHAT Don't revert to Draft Map 2 DB10 designation. But do slightly up-zone these WPDR areas to DB 4L (or similar).

WPDR # (from Draft 2 Maps) / RESIDENTIAL		9, 10 - Strips at Kittyhawk and Airport	
Existing Land Use Designation (2004 CPU)		Low Residential	R1-1
	PREVIOUS Draft 2 Map (2021)	NEW Draft 3 (2024) Map	Difference btwn Draft 2 and Draft 3 Maps
Draft Land Use Designation	Medium Neighborhood Residential	Low Residential	No change from 2004 CPU Density
Draft Density (Base)	10	1L	
Draft Height Limit (Base)	3	33 feet (2-3 stories depending on architecture)	
Draft Height Limit (Bonus)	5	None	
Draft FAR (Base)	1.5	0.45	
Draft FAR (Bonus)	2.5	None	
MAP DRAFT 3 (NEW) DESIGNATION	Low Residential areas provide low-density housing such as single-family homes, typically set away from centers of activity. The building form is typically a House Scale or Very Low Rise. The residential density allowed is typically 1-2 units per lot.		
Low Residential			

Map Change 5: Manchester at La Tijera (WPDR 9 & 10)

Draft 2 Map



Draft 3 Map



WHY These 2 WPDR areas are “edge” areas, functioning as logical transitional space between “inner neighborhood” R1 and other adjacent commercial, high-density zoning categories.

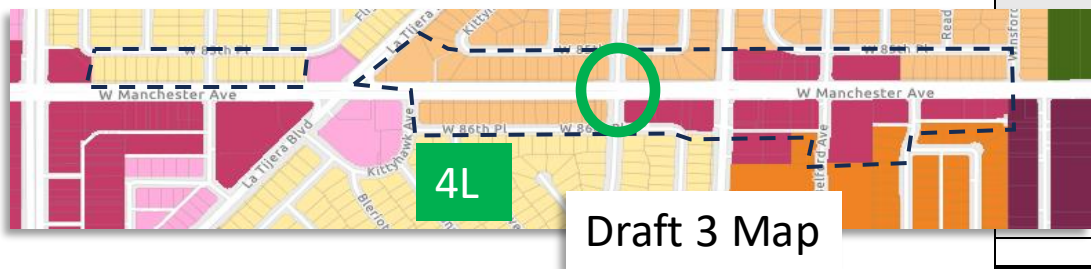
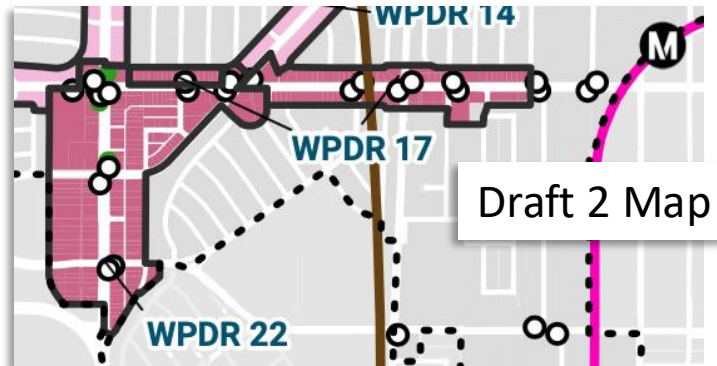
WHY Creates appropriate transitional, low-rise housing that’s proximate (walkable) to commercial and transit areas. Softer impact than the pending development (City View) with 8 stories fronting on Manchester Ave. (Not very transitional...)



WPDR # (from Draft 2 Maps) / RESIDENTIAL		9, 10 - Strips at Kittyhawk and Airport	
<i>Existing Land Use Designation (2004 CPU)</i>		<i>Low Residential</i>	<i>R1-1</i>
	PREVIOUS Draft 2 Map (2021)	NEW Draft 3 (2024) Map	Difference btwn Draft 2 and Draft 3 Maps
Draft Land Use Designation	Medium Neighborhood Residential	Low Residential	No change from 2004 CPU Density
Draft Density (Base)	10	1L	
Draft Height Limit (Base)	3	33 feet (2-3 stories depending on architecture)	
Draft Height Limit (Bonus)	5	None	
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Low Residential			

Map Change 5: Manchester (Sepulveda To Policy Academy (WPDR 17)

Building a Better Westchester Playa



WHAT Subdivide zoning in WPDR 17

- At Truxton Ave, apply our proposed Method 1. (Up-zoning R1 to 4L at arterial intersection @ green circle.)
- Take 2L along Manchester and bump it up to 4L (generate more housing in this important transportation corridor).
- Agree with DB4 Mixed-Use Commercial. But worry about lack of policy or supportive incentives to keep small business owners in those future buildings.

WPDR # (from Draft 2 Maps) / COMMERCIAL		17 - Manchester from Sepulveda to Police Academy (Osage Ave)			
Existing Land Use Designation (2004 CPU)		Low Residential + Commercial		R2, C2-1VL	
Draft Land Use Designation	PREVIOUS Draft 2 Map (2021)		NEW Draft 3 (2024) Map		Difference btwn Draft 2 and Draft 3 Maps
	R2 Parcels	C2 Parcels	R2 Parcels	C2 Parcels	
Draft Land Use Designation	Community Center		Low Medium Residential	Community Center	58 R2s reverted back to 2004 CPU Zoning. 42 of the 58 R2s are RSO parcels.
Draft Density (Base)	4		2L	4	
Draft Height Limit (Base)	3 stories		33 feet (2-3 stories)	3 stories	Mixed Commercial DB 4 for C2 parcels the same in both map draft iterations.
Draft Height Limit (Bonus)	8 stories		None	8 stories	
Draft FAR (Base)	1.5		0.75	1.5	
Draft FAR (Bonus)	5		None	5	
Store Frontage / GF Tenant Max Size	160'-210' / 50K sqft max		N/A	160'-210' / 50K sqft max	
MAP DRAFT 3 (NEW) DESIGNATION	Low Medium Residential				
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.				



Stop here? Or quickly go through R1 policy proposals?

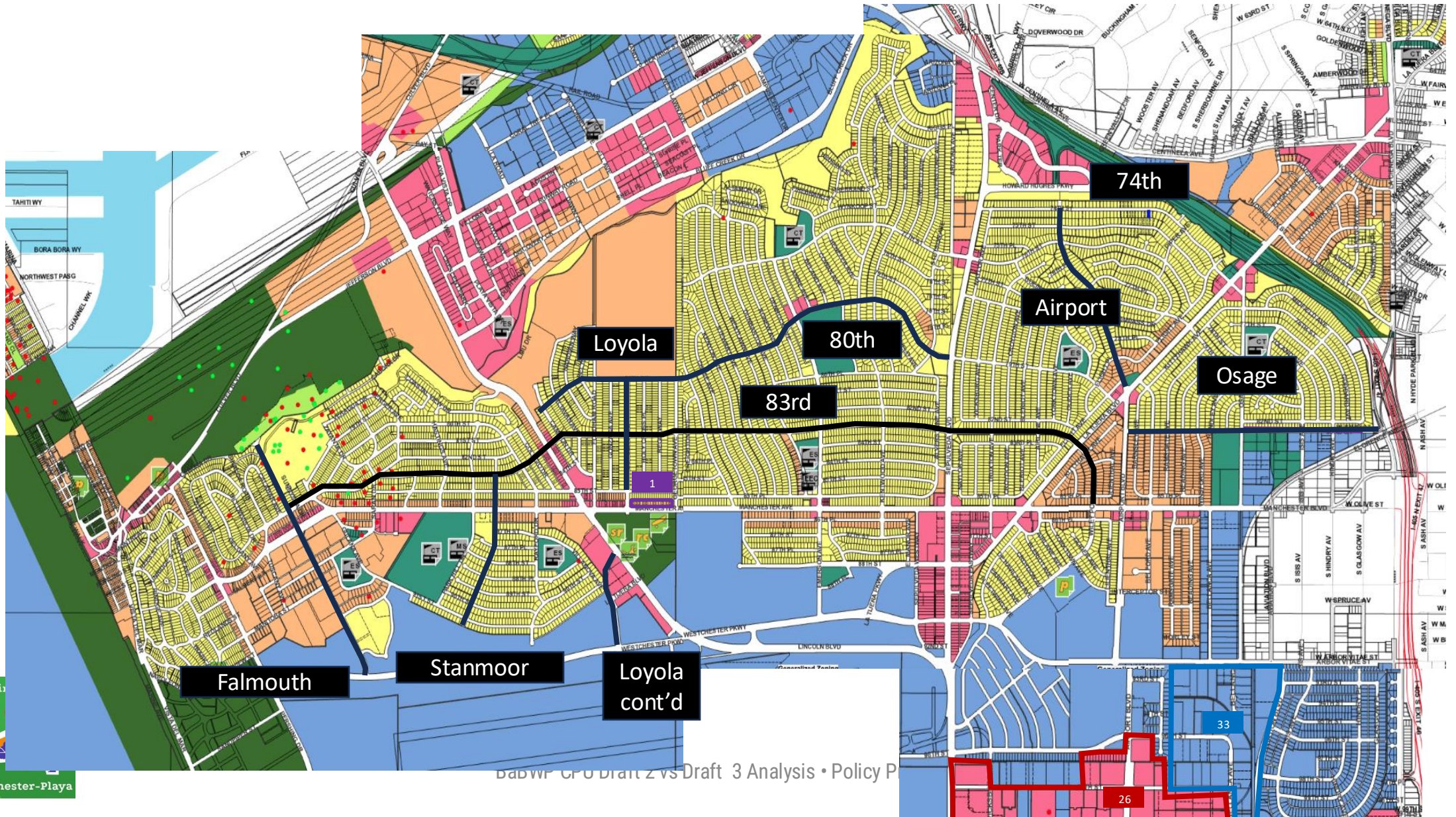


Adding Residential Density Policy Method 1

At Collector Street Intersections, Up-Zone 4 R1 corner parcels to 4L

Create Housing Method 1: Collector Street Intersections

WHAT Upzone 4 Intersection Corners on Existing
Collector Streets (id'd below) from R1 to 4L



Building a Better Westchester Playa

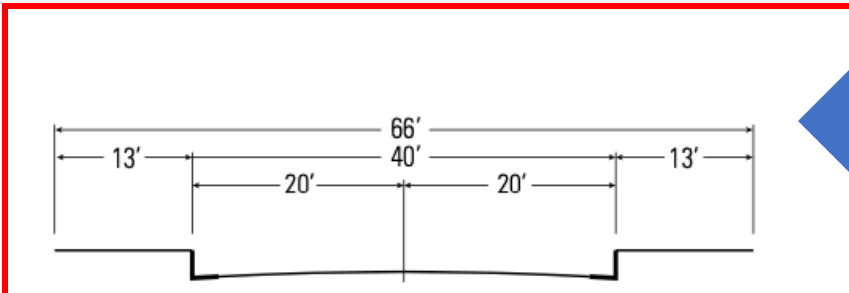


Create Housing Method 1: Collector Street Intersections

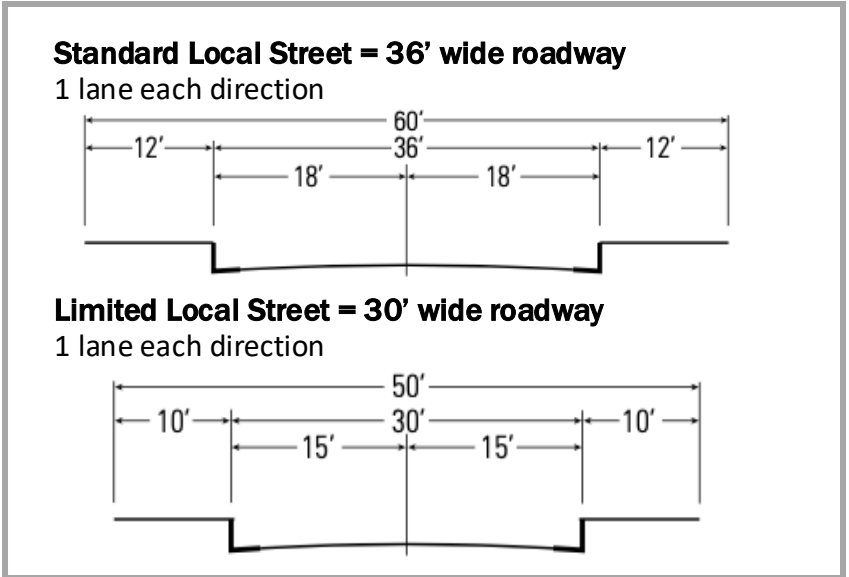
HOW Focus on existing “Collector” streets to absorb very modest R1 up-zoning. Widest streets often with wide parkway allowances. Appropriate streets to take on up-zoning density.



LA DOT NON-ARTERIAL STREET CATEGORIES & SPECS



Asset from original (1950s) community planning layout



Building a Better Westchester Playa



Create Housing Method 1: Collector Street Intersections

WHY Strong new housing production on the right kinds of streets, distributed equitably throughout the community. Potential to generate ~1200 new housing units. Plus potential to create ownership opportunities due to smaller scale of developments (4 units max).

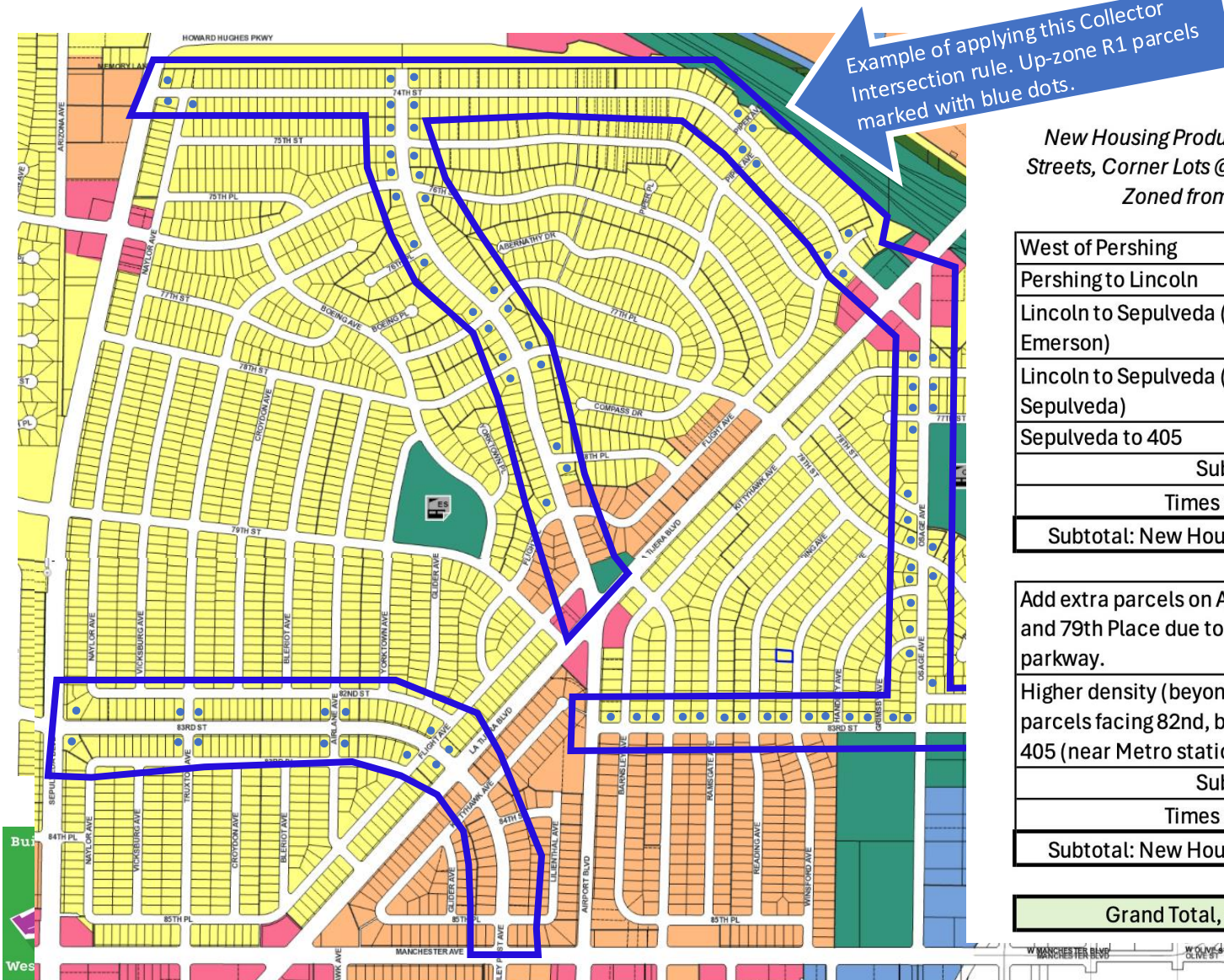


Observation

- Collector streets are wider already.
- Corner parcels at collector street intersections are often larger than parcel sizes on the block.
- Up-zoning places modest density increases at intersection locations already configured to manage higher traffic input.
- Continue in this way and it's possible to ~1200 new housing units with very small increments of up-zoning and fairer distribution of residential up-zoning throughout the community.

Creating Housing Method 1: Collector Street Intersections

MAP EXAMPLE + MATH This single R1 change would generate housing equal to 7 huge, new *Kinley West LA* buildings.



Example of applying this Collector Intersection rule. Up-zone R1 parcels marked with blue dots.

New Housing Produced via Collector Streets, Corner Lots @ Intersections, Up-Zoned from R1 to 4L	Potentially Eligible Corner Parcels	
	Yes	No ? (too small?)
West of Pershing	15	2
Pershing to Lincoln	68	2
Lincoln to Sepulveda (Lincoln east to Emerson)	145	0
Lincoln to Sepulveda (Emerson east to Sepulveda)	26	0
Sepulveda to 405	82	0
Subtotal: # Parcels to 4L	336	
Times new units per parcel	3	
Subtotal: New Housing Unit Production	1008	

“Kinley West LA” specs:
 6711 Sepulveda / Density Bonus
DIR-2017-4077-DB-WDI-SPR
 8 stories, 91' height,
 180 units (15 affordable, for VLI tenants)

Add extra parcels on Airport between 76th and 79th Place due to extra-wide parkway.	44
Higher density (beyond 4L) for strip of R1 parcels facing 82nd, between Osage and 405 (near Metro station).	38
Subtotal: # Parcels to 4L	82
Times new units per parcel	3
Subtotal: New Housing Unit Production	246
Grand Total, # new Housing Units	1254



Adding Residential Density Policy Method 2

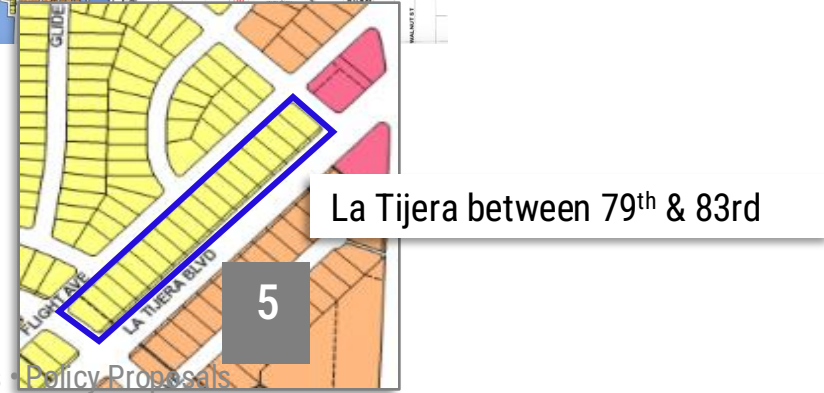
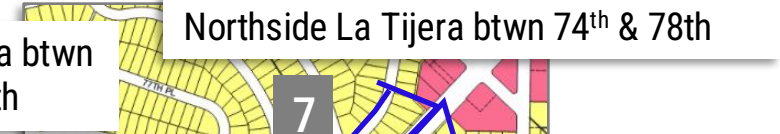
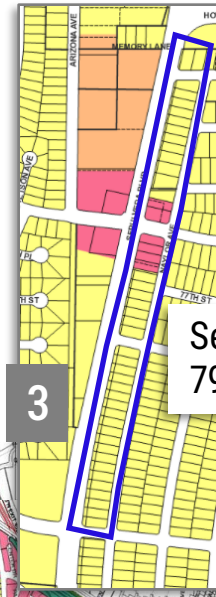
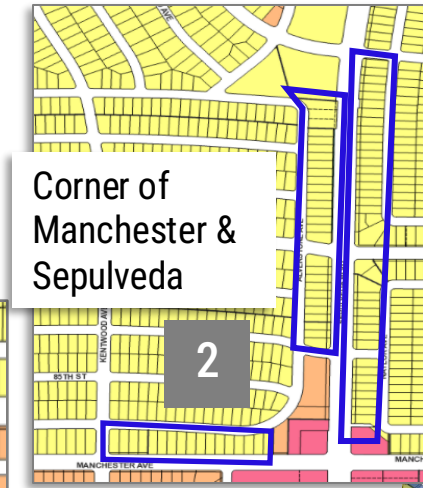
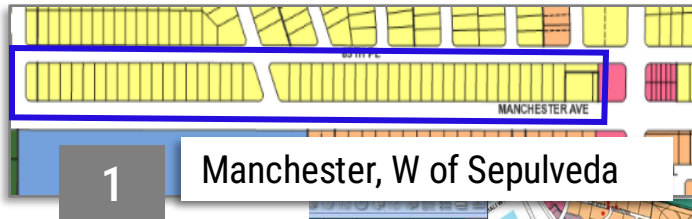
**Arterial-Adjacent Interior Perimeter Parcels
Up-Zoned to 4L**



Creating Housing Method 2: Arterial Periphery

WHAT all R1 parcels backing to an arterial is up-zoned modestly to 4L.

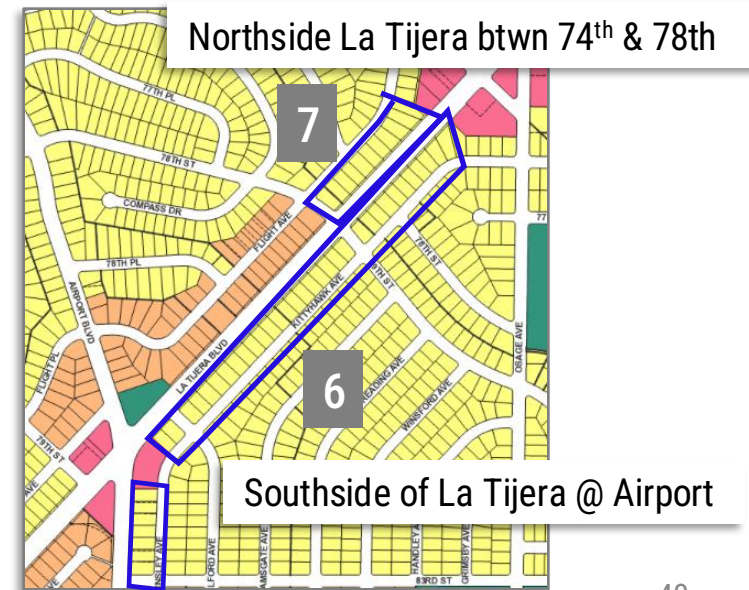
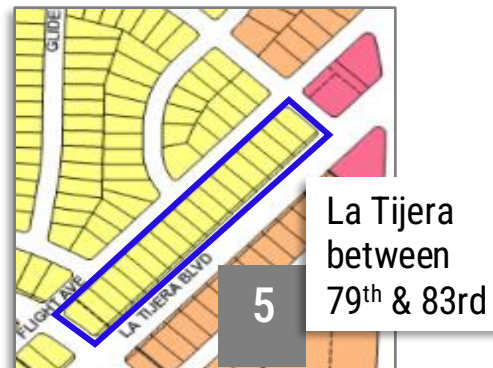
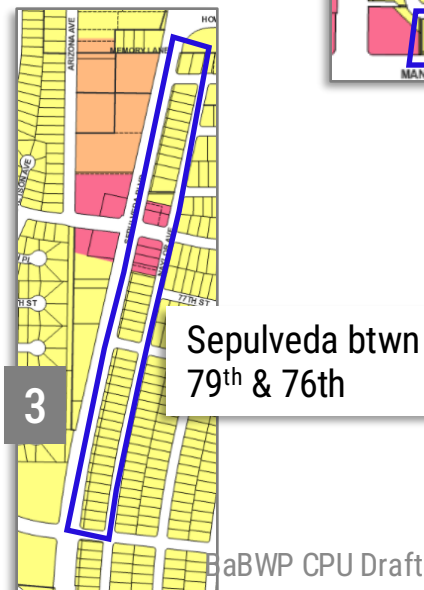
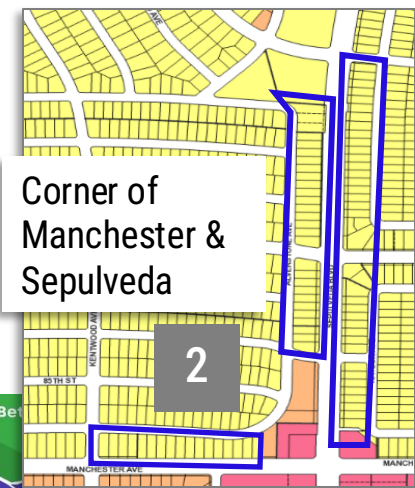
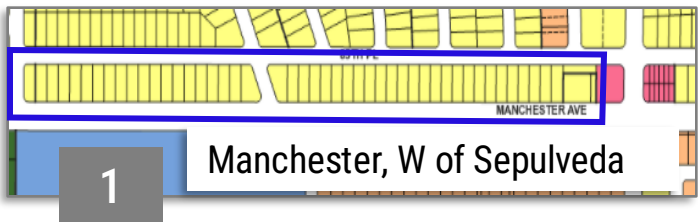
Building a Better Westchester Playa



Creating Housing Method 2: Arterial Periphery

WHY Draft 2 maps proposed a much more aggressive up-zoning along arterials (mixed-use commercial, reoriented to face on arterials. This alternative limits modest, transitional up-zoning (4L) to first arterial-adjacent interior R1 streets only. (The R1 parcels most easily accessed from arterials.)

Building a Better Westchester Playa



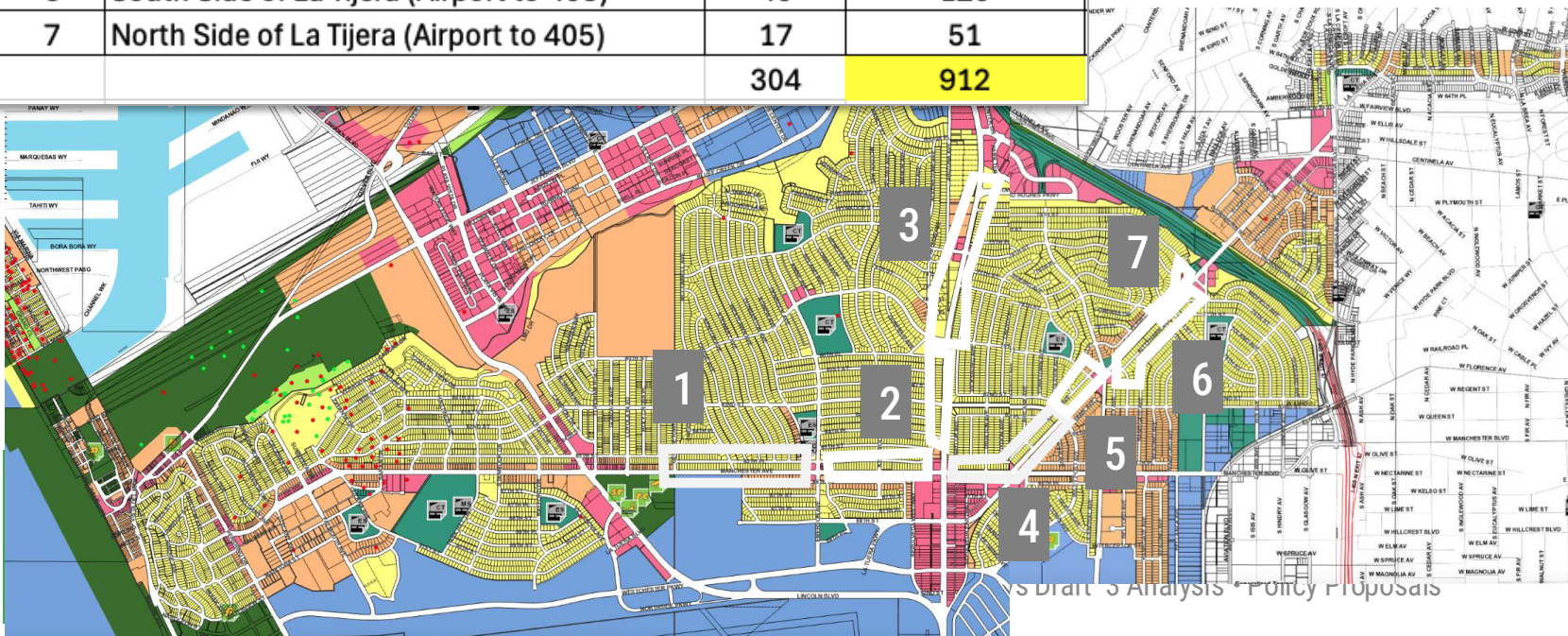
Creating Housing Method 2: Arterial Periphery

Map example + the math This single R1 change would generate housing equal to 5 huge, new *Kinely West LA* buildings.

Area	Location (Moving West to East)	# Parcels to 4L	Net Increase in New Housing Units (@ +3 per parcel)
1	Manchester btwn Georgetown & Emerson	47	141
2	Manchester & Sepulveda	64	192
3	Sepulveda btwn 80th & HH Parkway	60	180
4	Sepulveda-Manchester-La Tijera	58	174
5	La Tijera btwn 80th & Airport	18	54
6	South Side of La Tijera (Airport to 405)	40	120
7	North Side of La Tijera (Airport to 405)	17	51
		304	912

This one zoning change = 5 “Kinely West LA” projects

6711 Sepulveda / Hanover Building / Density Bonus
DIR-2017-4077-DB-WDI-SPR
8 stories, 91’ height,
180 units (15 affordable, for VLI tenants)



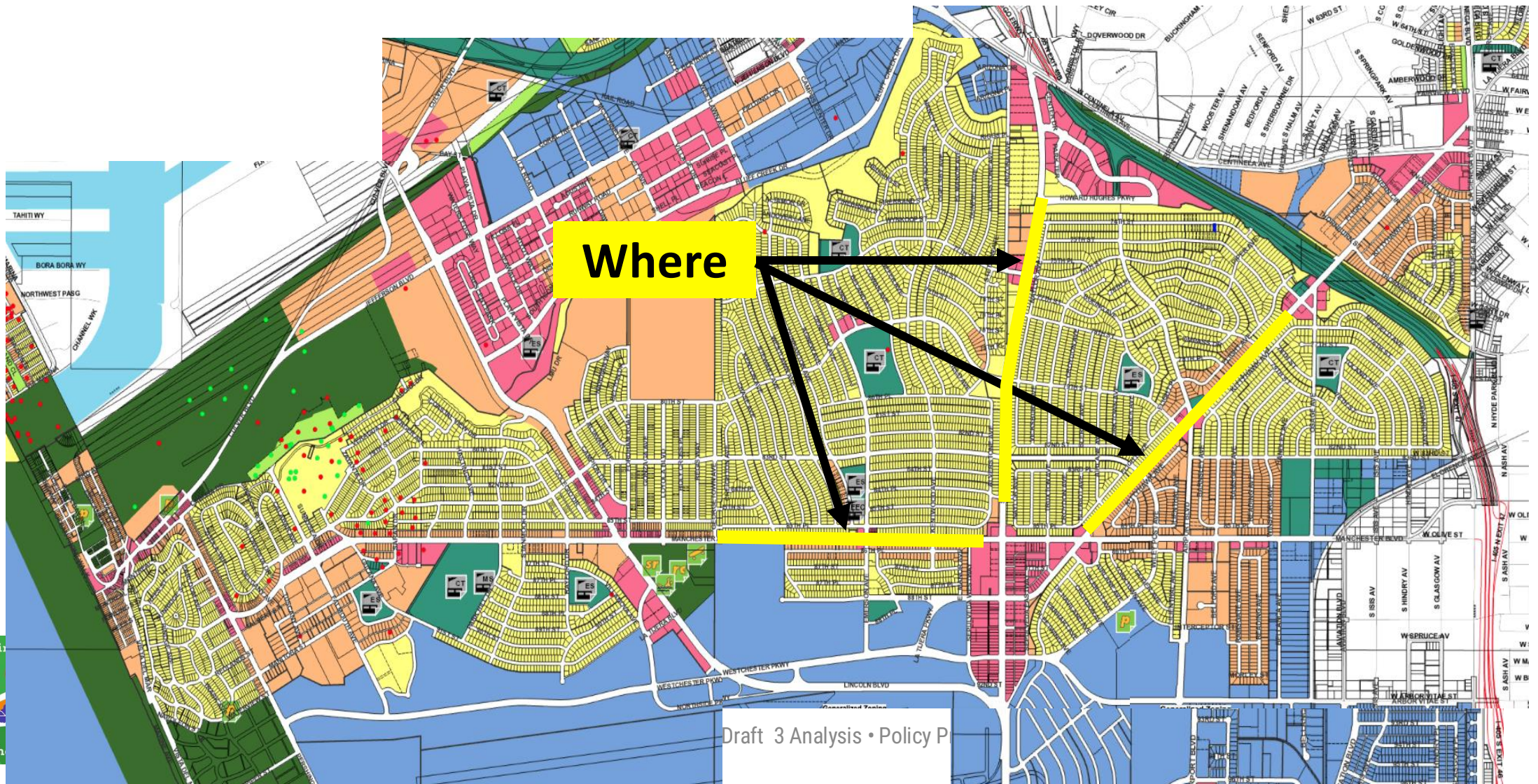
Adding Residential Density Policy Method 3

Arterial Street Intersection Parcels Up-Zoned to 4L



Creating Housing Method 3: Arterial R1 Intersections

WHAT R1 corner parcels at arterial intersections up-zoned to 4L. Corner parcels tend to be larger + best access from arterial, keeps density on periphery of neighborhoods.



Creating Housing Method 3: Arterial R1 Intersections

WHERE + MATH Intersections produce either 2 or 4 parcels for modest up-zoning.

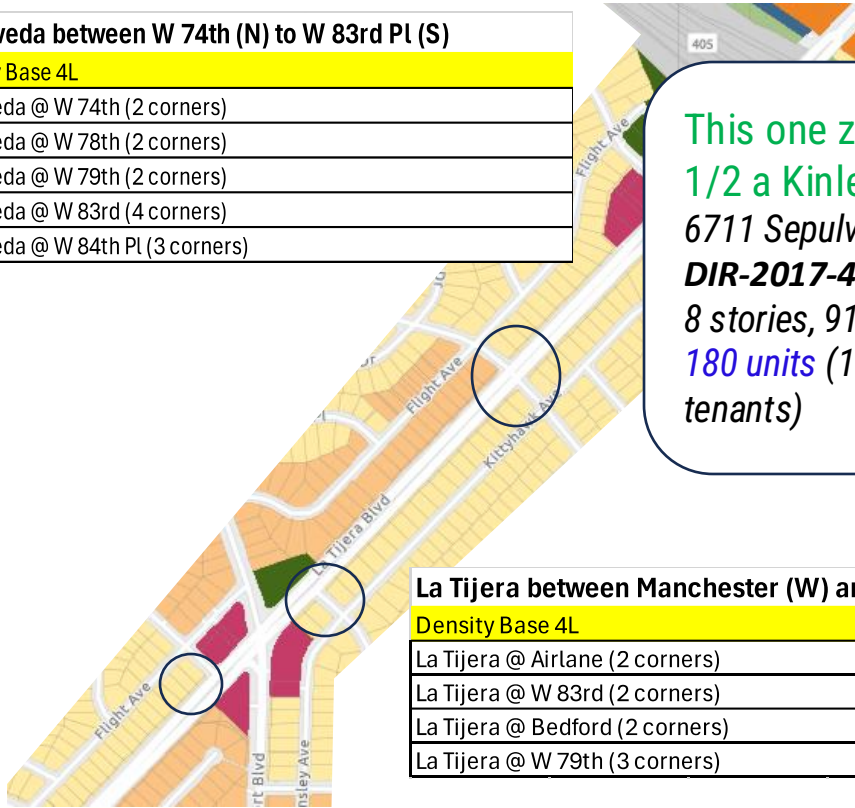
WHY Far less radical than Draft 2 map arterial proposal (our Method 2). This model allows access to new housing units to be off the arterials. (New build is facing "in" to residential street.)

Building a Better Westchester Playa



Sepulveda between W 74th (N) to W 83rd Pl (S)	
Density Base 4L	
Sepulveda @ W 74th	(2 corners)
Sepulveda @ W 78th	(2 corners)
Sepulveda @ W 79th	(2 corners)
Sepulveda @ W 83rd	(4 corners)
Sepulveda @ W 84th Pl	(3 corners)

This one zoning change = 1/2 a Kinley West LA
 6711 Sepulveda / Density Bonus
DIR-2017-4077-DB-WDI-SPR
 8 stories, 91' height,
 180 units (15 affordable, for VLI tenants)



La Tijera between Manchester (W) and La Tijera (East)	
Density Base 4L	
La Tijera @ Airlane	(2 corners)
La Tijera @ W 83rd	(2 corners)
La Tijera @ Bedford	(2 corners)
La Tijera @ W 79th	(3 corners)

New Housing Produced via Arterial Corners Up-Zoned from R1 to 4L (if only up-zoning 1 parcel in at intersection)	Potentially Eligible Corner Parcels
WPDR 13 – Sepulveda between Downtown & 77 th Street	11
WPDR 14 – La Tijera between Manchester and Airport	5
WPDR 15 – La Tijera between Airport and 74 th Street	5
WPDR 19 – Sepulveda Corridor near HHLA	2
WPDR 20 – La Tijera @ Airport Commercial Crossroads	8
Subtotal: # Parcels to 4L	31
Times new units per parcel	3
Grand Total, # new Housing Units	93

**Maps shown here: CPU Draft 3

Manchester between Georgetown (W) to La Tijera (East)	
Density Base 4L	
Manchester @ Georgetown	(1 corner)
Manchester @ McConnell	(2 corners)
Manchester @ Kentwood	(2 corners)
Manchester @ Truxton	(2 corners)

