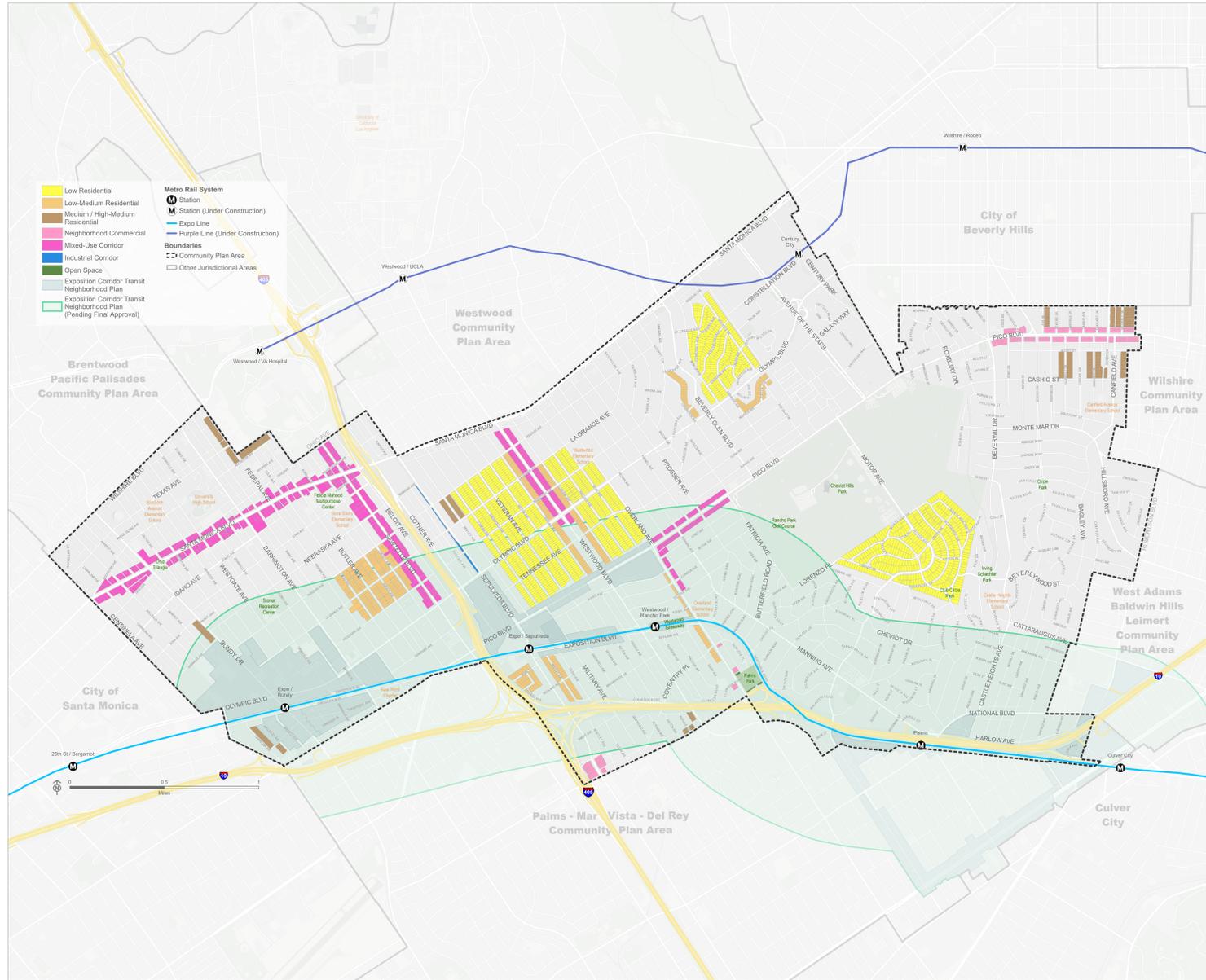


# OVERVIEW OF DRAFT CONCEPTS

## West Los Angeles

Create well-designed commercial areas while preserving cultural identities, expand housing opportunities, and enhance health and well-being with improved access to jobs, amenities and green space.



### MORE HOUSING OPPORTUNITIES

- LOW RESIDENTIAL
- LOW MEDIUM RESIDENTIAL
- MEDIUM/ HIGH MEDIUM RESIDENTIAL

- Create housing opportunities, including affordable housing and middle income housing as well as diverse housing types, in all neighborhoods
- Preserve lower-scale areas, respect historic elements in neighborhoods such as Monte Mar Vista, and protect the cultural character of the Sawtelle Japanese-American neighborhood
- Allow more housing and larger scale along corridors, near transit and within commercial nodes, while creating transitions to adjacent residential neighborhoods



### MORE OPEN SPACE AND BETTER ACCESS TO PARKS

#### OPEN SPACE

- Improve access to existing open space, such as Ohio Triangle park
- Re-imagine existing space to create public open space, such as converting parking spaces to parklets along commercial corridors



### WELL-DESIGNED, WALKABLE COMMERCIAL AREAS

- NEIGHBORHOOD COMMERCIAL
- MIXED USE CORRIDOR
- INDUSTRIAL CORRIDOR

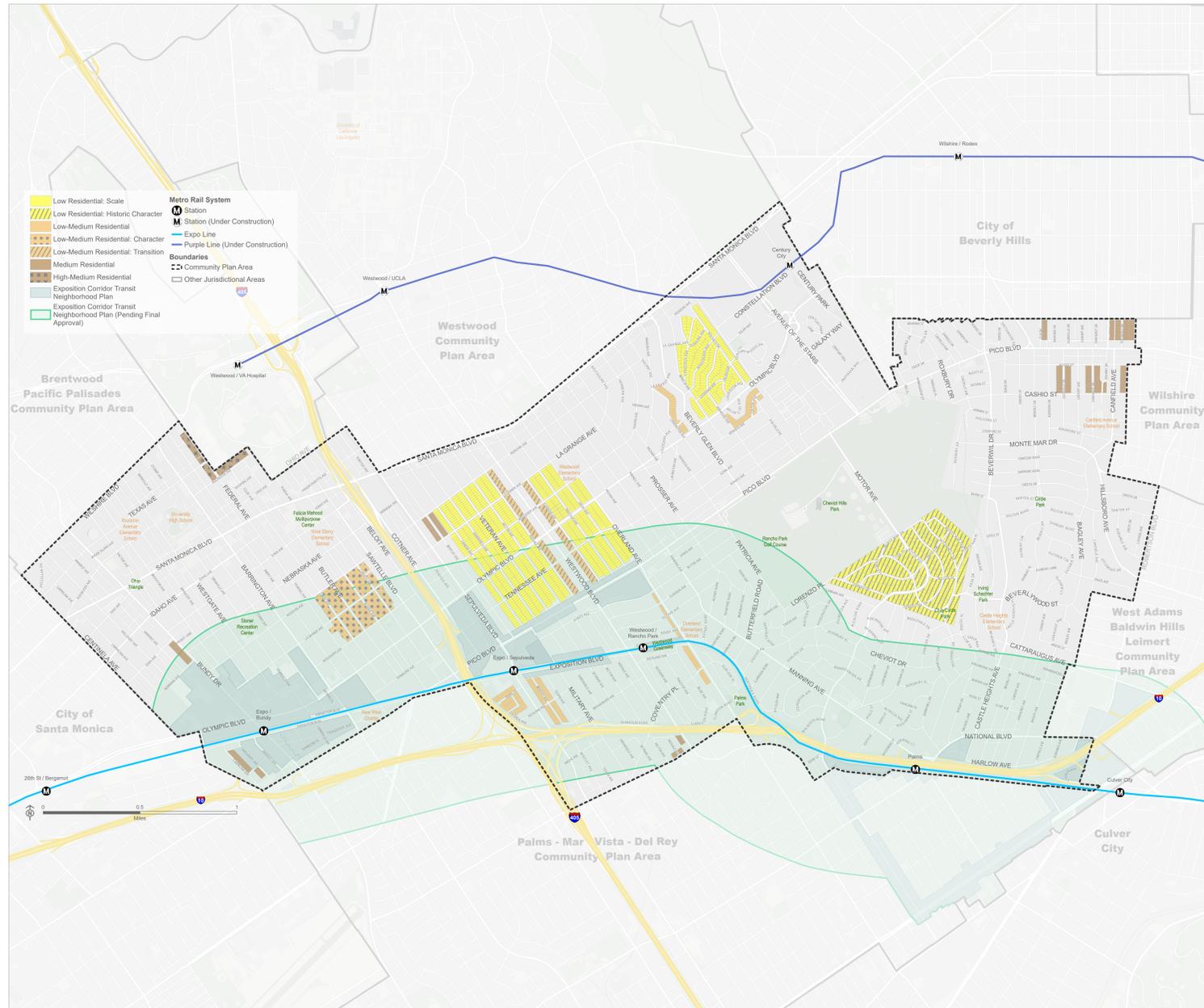
- Apply comprehensive design standards to ensure quality development along corridors, creating walkable environments while respecting neighboring residential areas
- Create opportunities for increased housing in areas close to jobs and transit
- Enhance unique ethnic and cultural identities of commercial corridors, including Japanese-American identity distinct to Sawtelle Blvd. and the diverse cultures represented along Santa Monica Blvd.
- Preserve existing low-scale commercial areas as comfortable places to walk with neighborhood-serving restaurants and retail
- Introduce new commercial forms, such as Neighborhood Corner Commercial, in order to fit into house-scale surroundings where there is limited access to retail amenities
- Preserve existing industrial uses along Sepulveda Blvd



# RESIDENTIAL DRAFT CONCEPTS

## West Los Angeles

Support thriving residential neighborhoods with diverse housing types to serve a variety of income levels, and create tools to protect cultural and historic elements.



### PROTECTING LOW SCALE NEIGHBORHOODS

- Low Residential: Scale
- Low Residential: Historic Character

- Preserve low scale neighborhoods
- Allow for increases in home sizes within the context and scale of existing neighborhoods
- In Monte Mar Vista, provide design standards that respect historic aspects and to highlight and ensure consistency with architectural styles and setbacks of homes built during original subdivision (1926-1940)



### OPPORTUNITIES FOR MID-SCALE HOUSING

- Medium Residential
- Create housing opportunities, including more affordable housing, in areas adjacent to higher-scale residential development and near or along transit corridors
- Allow medium-scale development to match surrounding blocks
- Allow 3 to 4 stories



### TARGETED TRANSITIONS AND PROTECTING NEIGHBORHOOD SCALE

- Low Medium Residential
- Low Medium Residential: Character
- Low Medium Residential: Transition

- Create housing opportunities, including more affordable housing, by increasing the supply near corridors
- Preserve neighborhood scale and character by creating a transition between low-scale residential development and corridors
- Allow one- and two-story residences, and up to three- and four-story structures where adjacent to similar or larger scale corridors
- Allow two units per lot, and up to three or four units per lot where adjacent to similar form
- In the Sawtelle Japantown neighborhood, encourage preservation of Japanese motifs and landscape elements and pedestrian-oriented design such as entrances at the sidewalk.



### HIGH CAPACITY HOUSING NEAR TRANSIT

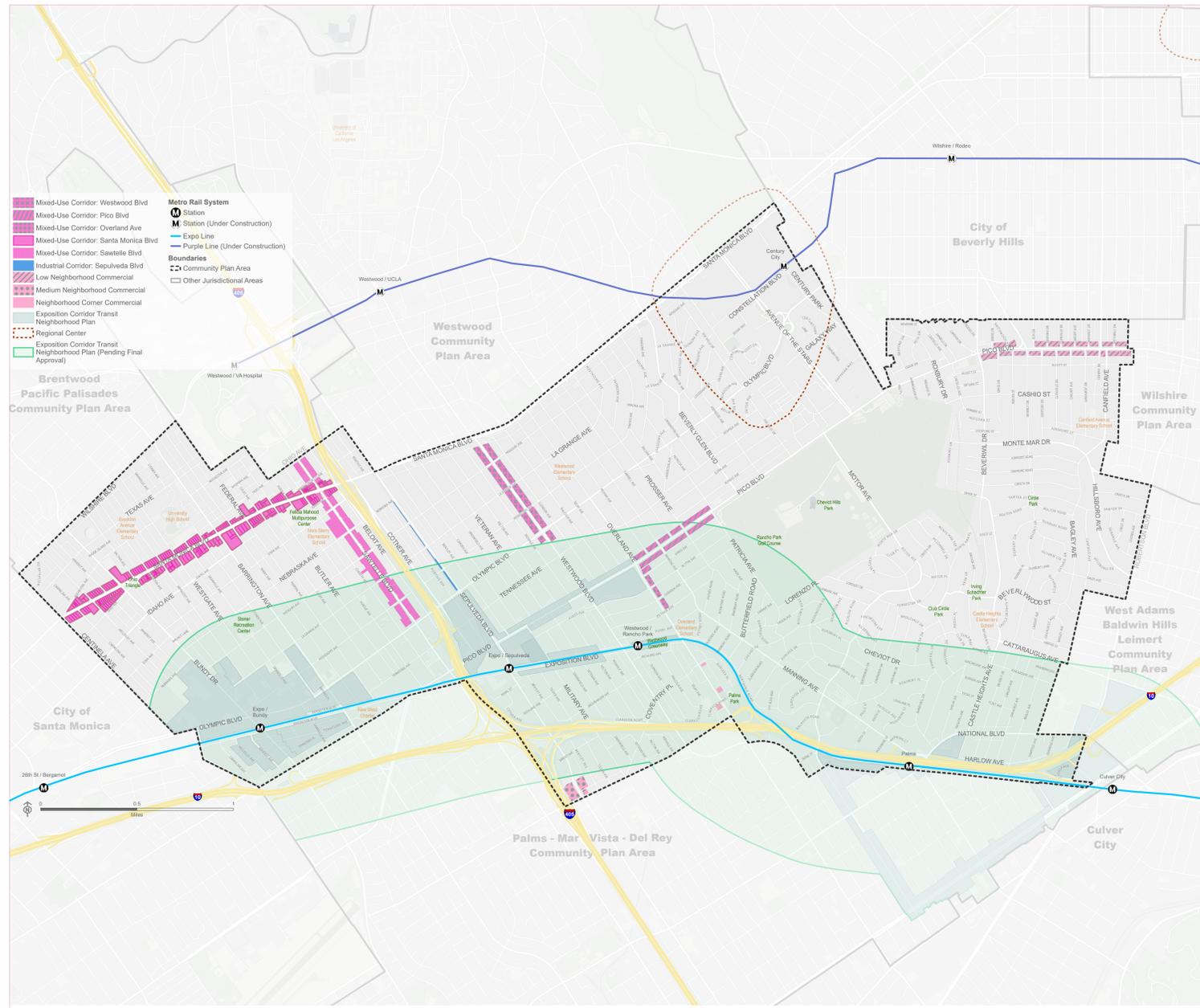
- High-Medium Residential
- Create housing opportunities, including more affordable housing, proximate to Purple Line West LA Veterans Administration Medical Center Station
- Allow 4 to 6 stories
- Encourage pedestrian-oriented design such as setbacks, landscaping and orientation to the street/sidewalk



# COMMERCIAL DRAFT CONCEPTS

## West Los Angeles

Create walkable, well-designed commercial areas that serve surrounding neighborhoods, support the local and regional economy, and expand housing opportunities.



### QUALITY DESIGN AND CULTURAL DIVERSITY ON MIXED USE CORRIDORS

#### SANTA MONICA BOULEVARD SAWTELLE BOULEVARD

- Establish quality design regulations that create safe, comfortable, and walkable corridors
- Maintain mix of commercial and residential uses and preserve the diversity of cultures represented in commercial establishments
- Create opportunities for more housing, including affordable housing
- Encourage quality design that creates a transition and complements the abutting residential neighborhoods
  - Santa Monica Boulevard: allow 3 to 6 stories
  - Sawtelle Boulevard: allow 2 to 4 stories along the west side and 3 to 5 stories along the east side of the street; highlight the area's Japanese-American identity through aspects such as gateway elements, street lamps, and sidewalk materials



### NEIGHBORHOOD SERVING COMMERCIAL

#### LOW NEIGHBORHOOD COMMERCIAL: PICO EAST MEDIUM NEIGHBORHOOD COMMERCIAL: SEPULVEDA SOUTH CORNER NEIGHBORHOOD COMMERCIAL: OVERLAND SOUTH

- Maintain the character of low-scale commercial along Pico and Sepulveda and promote pedestrian-friendly elements such as awnings, picture windows, and sidewalk dining
- Provide neighborhood and community uses, such as restaurants, banks, retail, and newsstands
- Introduce a Neighborhood Corner Commercial form along Overland South to serve adjacent uses
- Preserve neighborhood scale
  - Pico East: allow 1 to 2 stories
  - Sepulveda South: allow 2 to 4 stories
  - Overland South: allow 1 to 2 story, house-scale buildings with commercial/retail use at the ground floor



### GROWTH IN A COMPATIBLE SCALE ON MIXED USE CORRIDORS

#### WESTWOOD BOULEVARD PICO BOULEVARD OVERLAND BOULEVARD

- Encourage quality development and protect neighborhoods by applying the comprehensive Exposition Corridor Transit Neighborhood Plan Design Standards
- Maintain and encourage a mix of commercial and residential uses to enhance walkability
- Create opportunities for more housing, including affordable housing, near transit and job centers
  - Westwood Boulevard: allow 3 to 6 stories
  - Overland Avenue: allow 3 to 6 stories
  - Pico Boulevard: allow 2 to 4 stories; extend EC Neighborhood Mixed-Use zone to Patricia Ave



### PRESERVATION OF INDUSTRIAL USES

#### INDUSTRIAL CORRIDOR: SEPULVEDA BOULEVARD

- Allow industrial uses and structures along Sepulveda Blvd frontages, along with parking uses
- Encourage automobile and parking access at the rear of the Sepulveda parcels, along Pontius Ave
- Allow 1 to 4 stories



#### REGIONAL CENTER: CENTURY CITY

The General Plan currently identifies this area as a Regional Center, or focal point, for regional commerce, identity, and activity. Should we evaluate expanding and/or intensifying this area to accommodate more jobs and housing?:

# OPEN SPACE DRAFT CONCEPTS

## West Los Angeles

Provide more open space and better access to parks that will enhance active and passive recreation opportunities and meet shade and other health and safety needs.



### HOW CAN ACCESS TO OPEN SPACE BE IMPROVED? SOME IDEAS

#### ACCESS TO EXISTING SPACES

- Ohio Triange
- Protect pathways to Palms-Rancho Park Library, Palms Recreation Center, and Palms Park Child Care Center



#### NEW SPACES UNDER CONSTRUCTION

- Westwood Greenway



#### RE-IMAGINING EXISTING SPACES

- WLA Civic Center
- Schacter Park and Benedict Channel
- Parking space "Parklets"

