



# **Planning & Land Use Management Meeting**

**May 4, 2023**

**Community Plan Update for  
Palms - Mar Vista - Del Rey**

# Video #1



## Session 1

# Vision Statements and Guiding Principles



# **Emerging Vision Statement**

## **Palms - Mar Vista - Del Rey**

“The communities of Palms-Mar Vista-Del Rey shares a history of community involvement and appreciation for the various cultural legacies that make up the City of Los Angeles. Its regional location, mix of land uses, and topography, create an advantage for connectivity to quality jobs, housing opportunities, access to coastal and ecological resources, and to an expanding regional transportation system. Building upon the City’s goals, the community envisions a health-focused, climate resilient and restorative community that will protect and enhance the quality of life for current and future residents and visitors by supporting equitable housing options that protect against displacement, eradicate homelessness, and greatly increases the availability of affordable housing. The community envisions a community that supports sustainable land use patterns by supporting green industries that reduce climate impacts, strengthens and protects connections to open space amenities such as the Pacific Ocean and the Ballona Creek, and creates and expands opportunities for a multimodal community with safe streets, reduced traffic, greater bike & pedestrian infrastructure, and a commitment to high quality public transit networks. The community envisions a healthy, equitable, accessible, and economically flourishing environment for current and future generations.”

# Emerging Guiding Principles

## Emerging Guiding Principles

The emerging guiding principles represent the long-term priorities for the Westside Community Plan Updates and guide the application of land uses and zoning standards.

These emerging guiding principles reflect overall guidance from the City's General Plan, as well as relevant local and state policy, that primarily focus on where we can accommodate housing, jobs, and address other issues related to mobility, design, climate resilience, and use of industrial land.

### Housing

Increase housing opportunities at various affordability levels.

- Expand areas where housing is permitted.
- Increase housing options at all income levels, especially next to transit-rich areas and commercial corridors.
- Introduce a range of new housing opportunities in proximity to local services and top destinations within the community plan area.
- Incentivize the development of new affordable housing units.
- Address homelessness through long-term land use strategies.

### Accommodating Growth

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

- Concentrate growth in alignment with the General Plan's Framework, concentrating growth in high-intensity commercial centers close to public transit and services.
- Leverage transit investments to expand opportunities for housing, jobs, and community amenities.
- Encourage residential infill that makes efficient use of local infrastructure and contributes to affordable housing supply.
- Elevate design expectations in all new developments.

### Mobility

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

- Develop walkable and pedestrian-friendly communities.
- Prioritize pedestrian safety and comfort.
- Support streets that encourage human interaction and community building.
- Require expansion of high-quality sidewalks and pedestrian linkages.
- Eliminate parking minimums and manage parking effectively and strategically in key locations.
- Expand dedicated bike infrastructure and connectivity.
- Encourage visitors, employees, and residents to use public transit systems by expanding housing and jobs in transit-oriented areas.
- Support expanding transit infrastructure projects and service.

### Jobs & Employment

Support a thriving and inclusive economy

- Expand employment opportunities in Regional Centers and along commercial corridors by allowing for mixed-use office development.
- Leverage the community's proximity to existing major employers by encouraging synergy through a greater mix of uses and growth of related industries.
- Ensure there is appropriate land dedicated for commercial and industrial uses, including accommodating small-scale manufacturing and emerging green and creative industries.
- Expand opportunities and investments in small and medium size businesses.
- Promote place-making and public realm improvements to enable small businesses to thrive.
- Balance jobs with sufficient housing opportunities in the area.

# Emerging Guiding Principles

## Design & Compatibility

### Strengthen Neighborhood Placemaking

- Strengthen urban design and form to enhance the public realm and create a sense of place.
- Strengthen design standards to ensure compatibility of new infill development within existing residential neighborhoods.
- Activate commercial corridors with uses and design standards that will create lively places within the community.
- Ensure new construction and rehab of existing buildings incorporate high quality architectural, landscape and environmental design.
- Establish development and design standards that ensure future development is compatible with existing neighborhoods.
- Create buffers and smooth transitions between intense uses and sensitive uses, such as residential neighborhoods and ecological sensitive areas.

## Complete Neighborhoods

### Encourage vibrant, healthy, complete neighborhoods.

- Create complete and active neighborhoods through pedestrian-friendly design, a mix of uses in and around employment hubs, and encourage housing.
- Integrate neighborhood serving commercial uses within a ten or fifteen-minute walk of residential neighborhoods.
- Encourage public places for people to gather and interact.
- Promote neighborhoods with mixed-income housing, jobs, amenities, services, and transit.
- Support convenient and accessible sources of healthy foods in all neighborhoods.
- Foster connections between and within neighborhoods.

## Industrial

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

- Expand areas for adaptive reuse and conversion to joint live/work.

- Retain industrial land where appropriate and support zoning to incentivize and promote green and clean technology.
- Encourage adaptive reuse of industrial buildings to meet evolving needs for creative offices, production, and distribution.

## Open Space

### Expand access and connections to open space.

- Incentivize new publicly accessible open space within the community benefits program.
- Expand urban forms of open space, such as small pocket parks, parklets, community plazas, and other similar elements.
- Encourage creation of and access to community spaces - cultural centers, arts centers, and open spaces.
- Increase access to existing open space and orient new development towards areas with existing parks, waterways, and bike paths.
- Treat the Ballona Creek/Sepulveda Channel as a community Amenity.

## Climate Change Resilience

### Promote resource protection, resiliency planning and climate change adaptation.

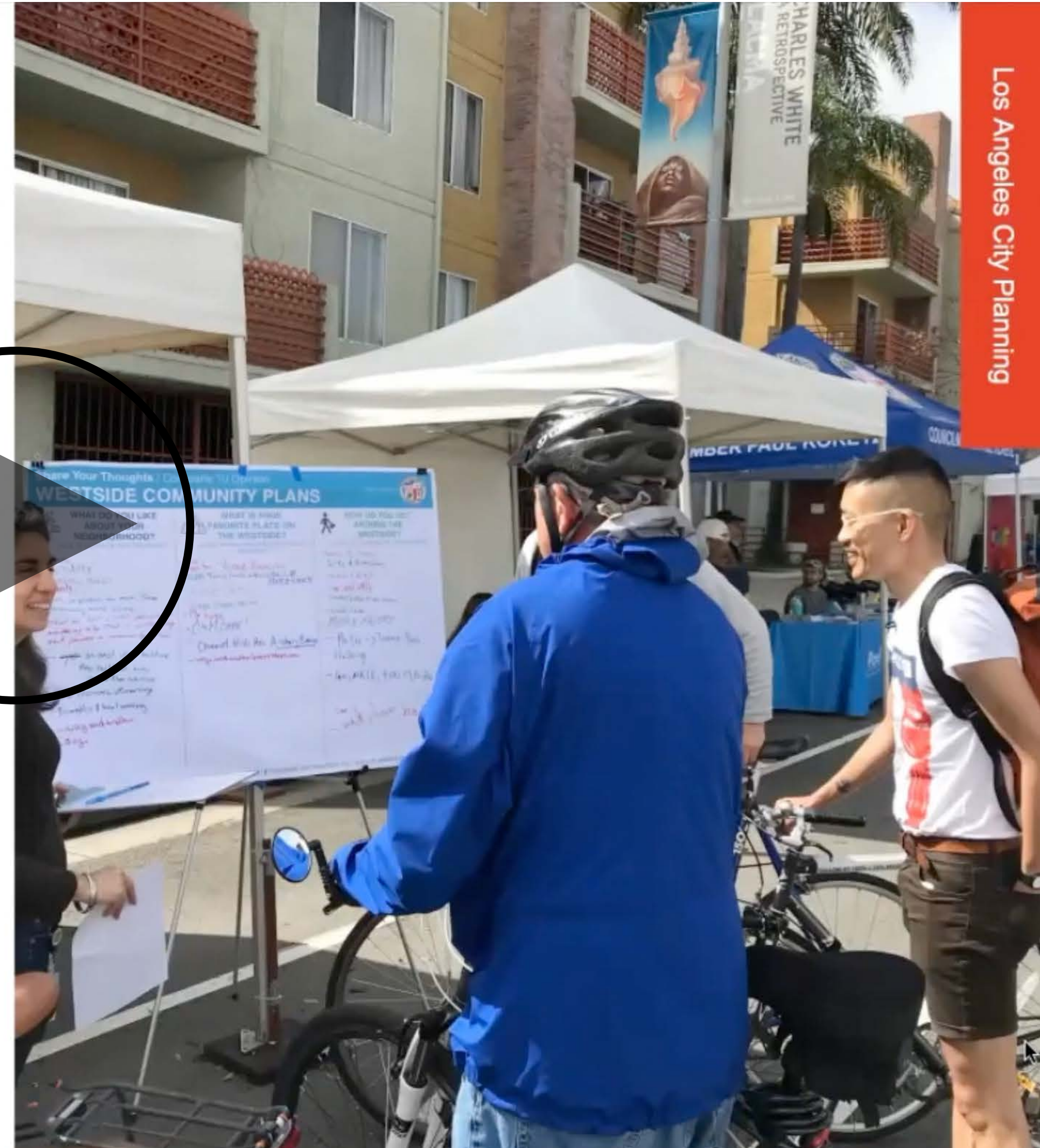
- Concentrate housing and jobs in strategic places to reduce vehicle miles traveled and make the most efficient use of existing public infrastructure systems.
- Promote land use strategies that concentrate housing, jobs, and neighborhood amenities within a 15-minute walk radius where possible.
- Encourage the greening and cooling of neighborhoods through building design, water recapture, and street treatment.
- Encourage new development incorporating sustainable design standards and energy efficient buildings.
- Protect public and private trees, expand the tree canopy, and encourage the greening of corridors and residential neighborhoods.
- Recognize the health benefits of planning for climate change, sustainability, and community resiliency.



# Video #2

## Report Back

- 1 member from each breakout group reports back
- Summarize what the small group discussed and any highlights





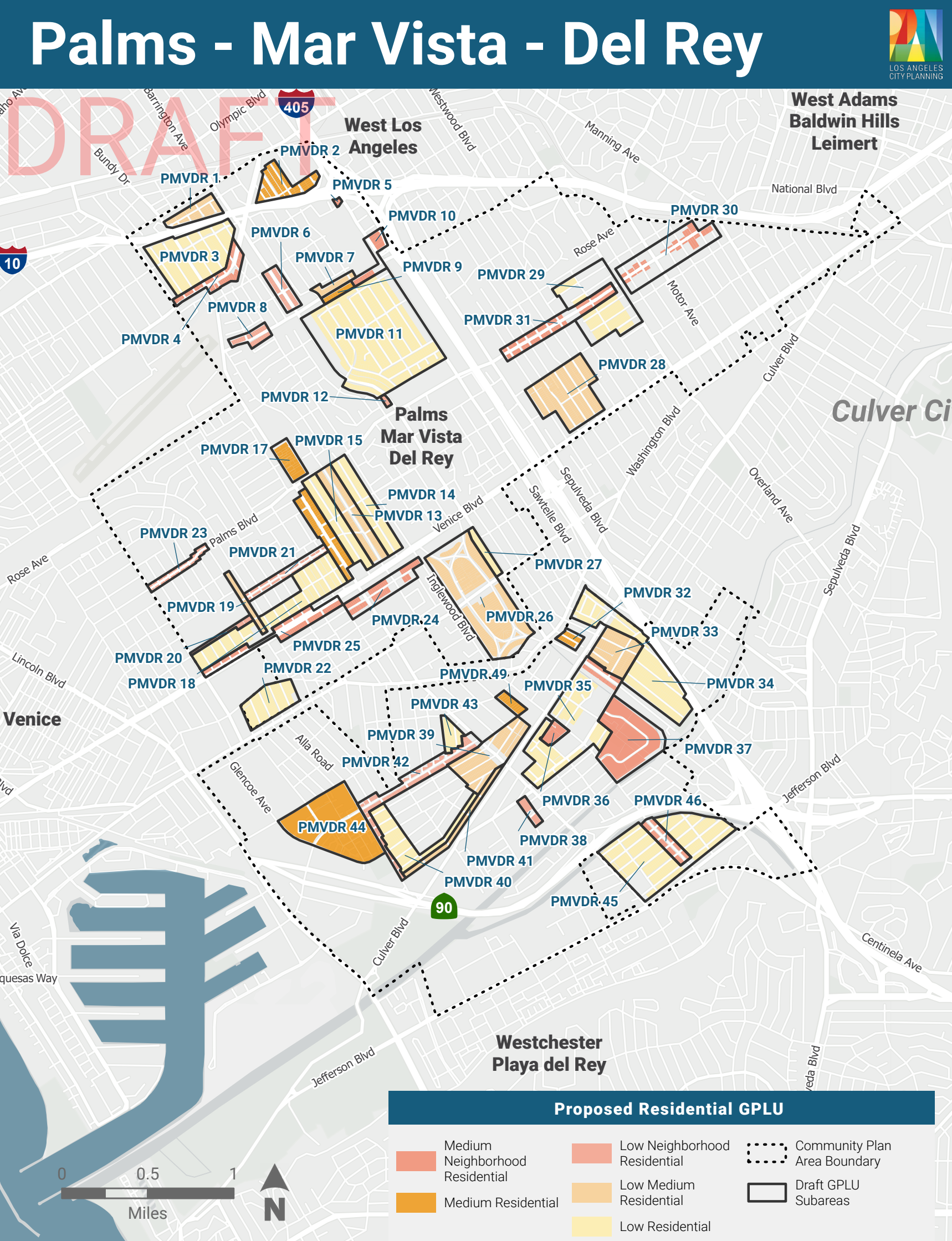
# Video #3



## Session 2 General Plan Land Uses and Zoning



# Proposed Zoning Maps

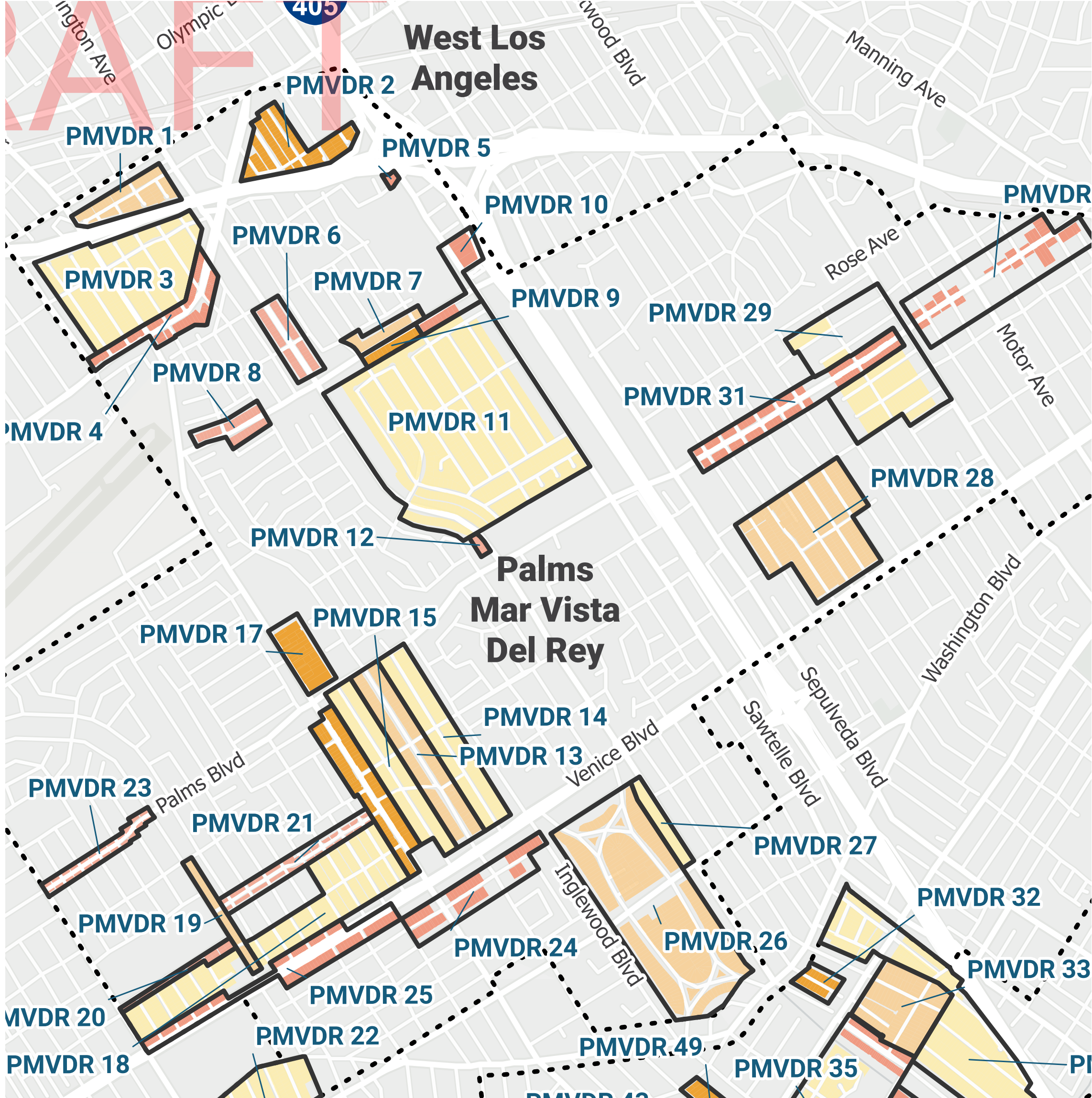


PALMS- MAR VISTA-DEL REY Proposed Draft General Plan Land Uses (GPLU)

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)
<b>Low Residential</b>					
PMVDR: 3, 11, 14, 15, 18, 22, 27, 29, 34, 35, 43, 45	4L	3	no bonus	1.0	no bonus
<b>Low Medium Residential</b>					
PMVDR 1	10	3	5	1.25	1.75
PMVDR 7, 13, 19, 28, 33, 39, 41	12	3	4	1.0	1.25
PMVDR 26	20	3	4	1.0	1.25
<b>Low Neighborhood Residential</b>					
PMVDR: 21, 23	1L	33'	No Bonus	0.45	no bonus
PMVDR 20	4L	3	No Bonus	1.0	no bonus
PMVDR 25	4	5	7	1.75	3.0
PMVDR: 12, 38	10	3	5	1.25	1.75
PMVDR: 6, 42	12	3	4	1.0	1.25
<b>Medium Residential</b>					
PMVDR: 9, 17, 32, 49	8	4	6	1.5	2.5
PMVDR 44	8	5	7	1.75	3.0
PMVDR: 2, 16	10	3	5	1.25	1.75
<b>Medium Neighborhood Residential</b>					
PMVDR 30	4	4	8	2.0	4.0
PMVDR 4	8	3	5	1.5	2.5
PMVDR: 5, 10, 24, 31, 36, 37, 46	8	4	6	1.5	2.5
<b>High Residential</b>					
PMVDR: 47, 48	4	6	8	2.0	4.0



# Proposed Zoning Maps (Enlarged)



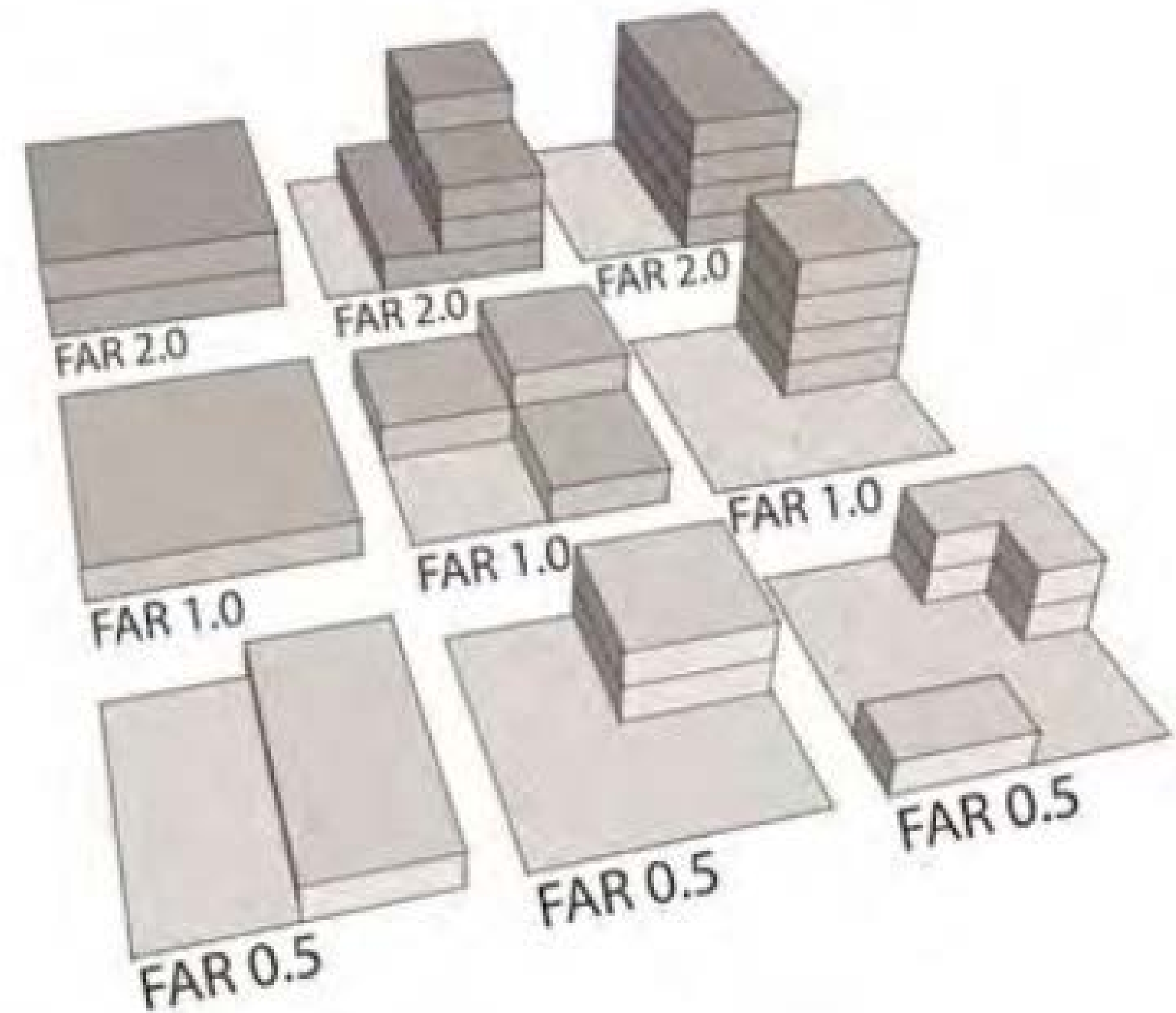
PALMS- MAR VISTA-DEL REY Proposed Draft General Plan Land Uses (GPLU)

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)
<b>Low Residential</b>					
PMVDR: 3, 11, 14, 15, 18, 22, 27, 29, 34, 35, 43, 45	4L	3	no bonus	1.0	no bonus
<b>Low Medium Residential</b>					
PMVDR 1	10	3	5	1.25	1.75
PMVDR 7, 13, 19, 28, 33, 39, 41	12	3	4	1.0	1.25
PMVDR 26	20	3	4	1.0	1.25
<b>Low Neighborhood Residential</b>					
PMVDR: 21, 23	1L	33'	No Bonus	0.45	no bonus
PMVDR 20	4L	3	No Bonus	1.0	no bonus
PMVDR 25	4	5	7	1.75	3.0
PMVDR: 12, 38	10	3	5	1.25	1.75
PMVDR: 6, 42	12	3	4	1.0	1.25
<b>Medium Residential</b>					
PMVDR: 9, 17, 32, 49	8	4	6	1.5	2.5
PMVDR 44	8	5	7	1.75	3.0
PMVDR: 2, 16	10	3	5	1.25	1.75
<b>Medium Neighborhood Residential</b>					
PMVDR 30	4	4	8	2.0	4.0
PMVDR 4	8	3	5	1.5	2.5
PMVDR: 5, 10, 24, 31, 36, 37, 46	8	4	6	1.5	2.5
<b>High Residential</b>					
PMVDR: 47, 48	4	6	8	2.0	4.0

# FAR - Floor Area Ratio

- FAR (Floor Area Ratio) – is the amount to buildable area on a parcel.

$$\text{Floor Area Ratio} = \frac{\text{Total Building Floor Area}}{\text{Gross Lot Area}}$$





# Sample Calculation #1:



## Medium Neighborhood Residential

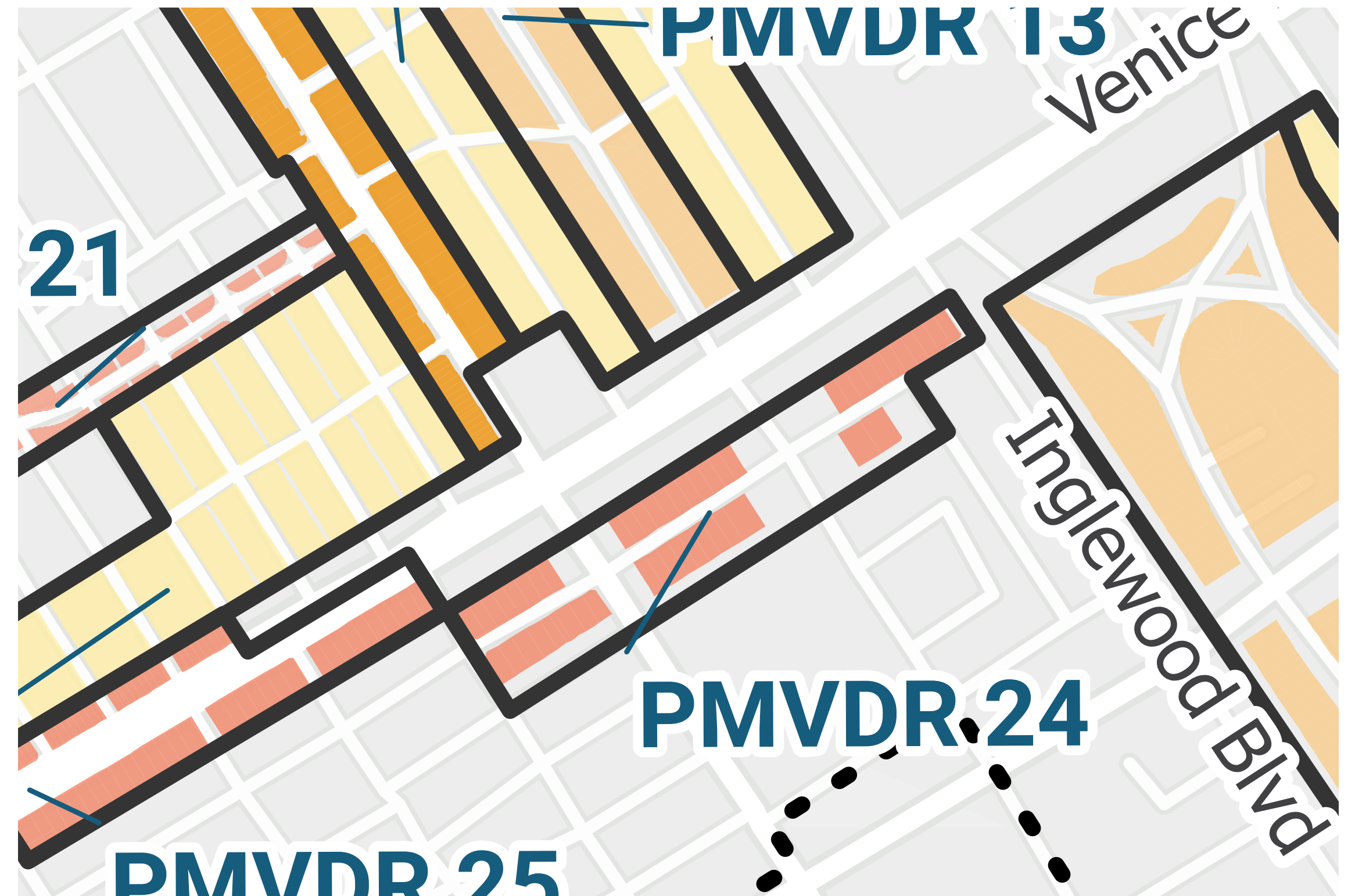
Medium Neighborhood Residential areas are primarily residential and may integrate limited local-serving commercial uses; these neighborhoods are adjacent and connected to commercial and employment areas. The building form ranges from Very Low Rise to Low Rise, and buildings are typically oriented toward the street. The residential density generally ranges from 1 unit per 1,000 square feet of lot area to 1 unit per 200 square feet of lot area; the residential density of Medium Neighborhood Residential that are close to transportation hubs and/or Regional Centers may be limited by floor area.

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)
Medium Neighborhood Residential					
PMVDR: 5, 10, 24, 31, 36, 37, 46	8	4	6	1.5	2.5

## PMVDR 24 – Medium Neighborhood Residential

Example: If you have a “8” density district on a 10,000 square foot lot your base allowable units would be 12.5 (10,000 sqft Lot/800 = 12.5).

- Max density of 8 = 800 sqft
- Assuming a 1.5 FAR
- 10,000 sqft lot X 1.5 = 15,000 Sqft of buildable area
- 15,000 Sqft of buildable area/12.5 Units = aprox 1,200 Sqft for each unit





# Sample Calculation #2:



## Low Neighborhood Residential

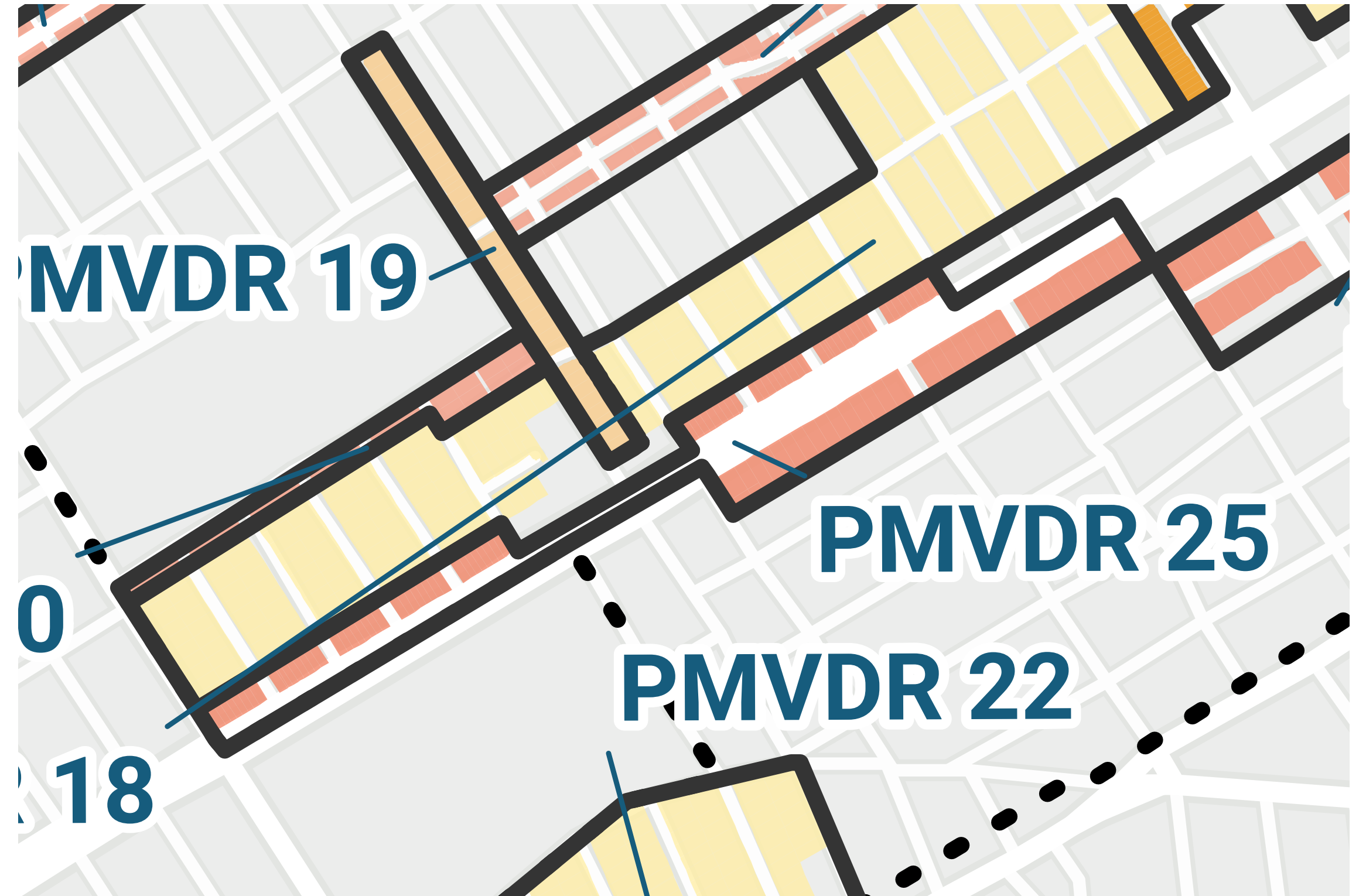
Low Neighborhood Residential areas are primarily residential and may integrate limited local-serving commercial uses; these neighborhoods are adjacent and connected to commercial and employment areas. The building form ranges from House Scale to Very Low Rise, and buildings are typically oriented toward the street. The residential density generally ranges from 2 to 4 units per lot, or 1 unit per 4,000 square feet of lot area to 1 unit per 1,000 square feet of lot area.

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 Neighborhood Residential					
PMVDR 25	4	5	7	1.75	3.0

## PMVDR 25 – Low Neighborhood Residential

Example : If you have a "4" density district on a 10,000 square foot lot your base allowable units would be 25 (10,000 sqft Lot/400 = 25 units).

- Max density of 8 = 800 sqft
- Assuming a 1.5 FAR
- 10,000 sqft lot X 1.75 = 17,500 Sqft of buildable area
- 17,500 Sqft of buildable area/25 Units = aprox 700 Sqft for each unit





## ***Intent and Considerations***

- Accommodate lower density multi-family
- Provide a spacious amenity space at grade
- Property's connection to the street served by landscaped front yard
- Ensure parking is located behind street frontage
- Allow small-scale corner shops, services, and dining to support neighborhood life



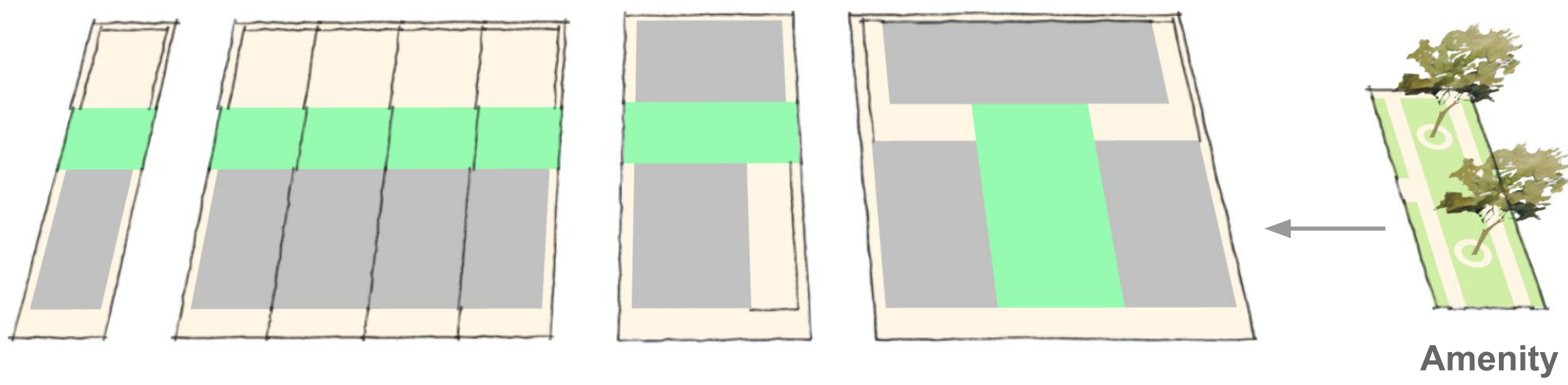
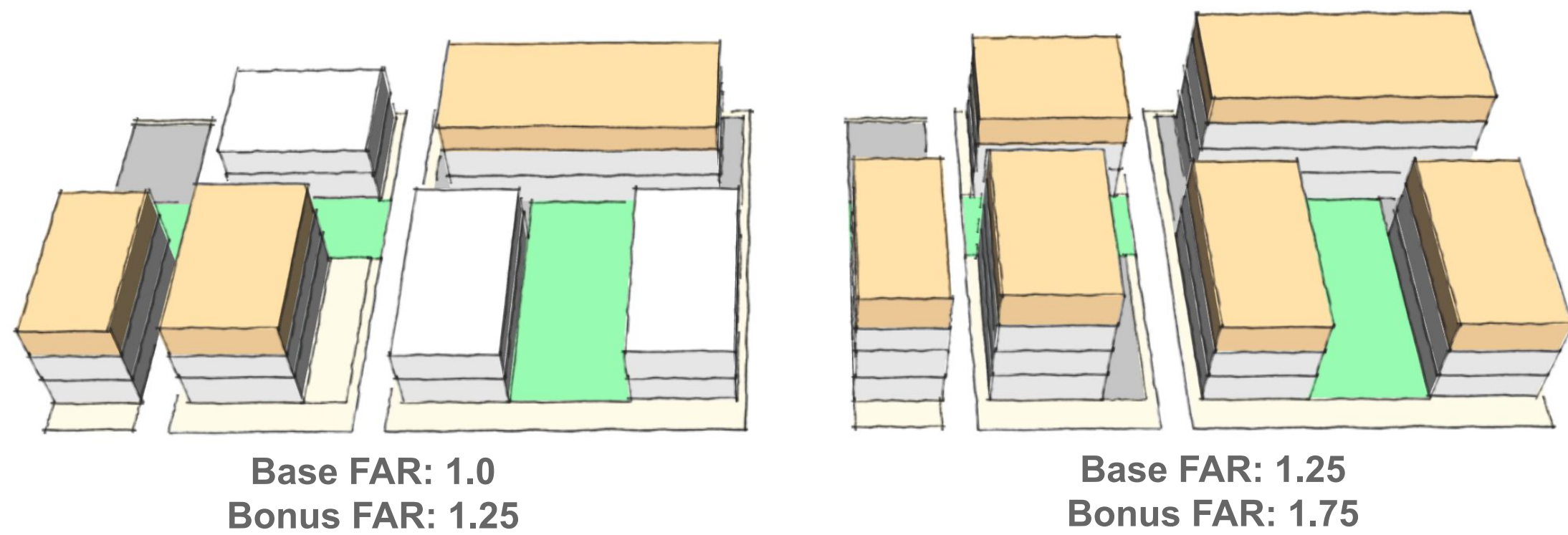


# Zoning Strategy: Corner Shop Neighborhood

DRAFT

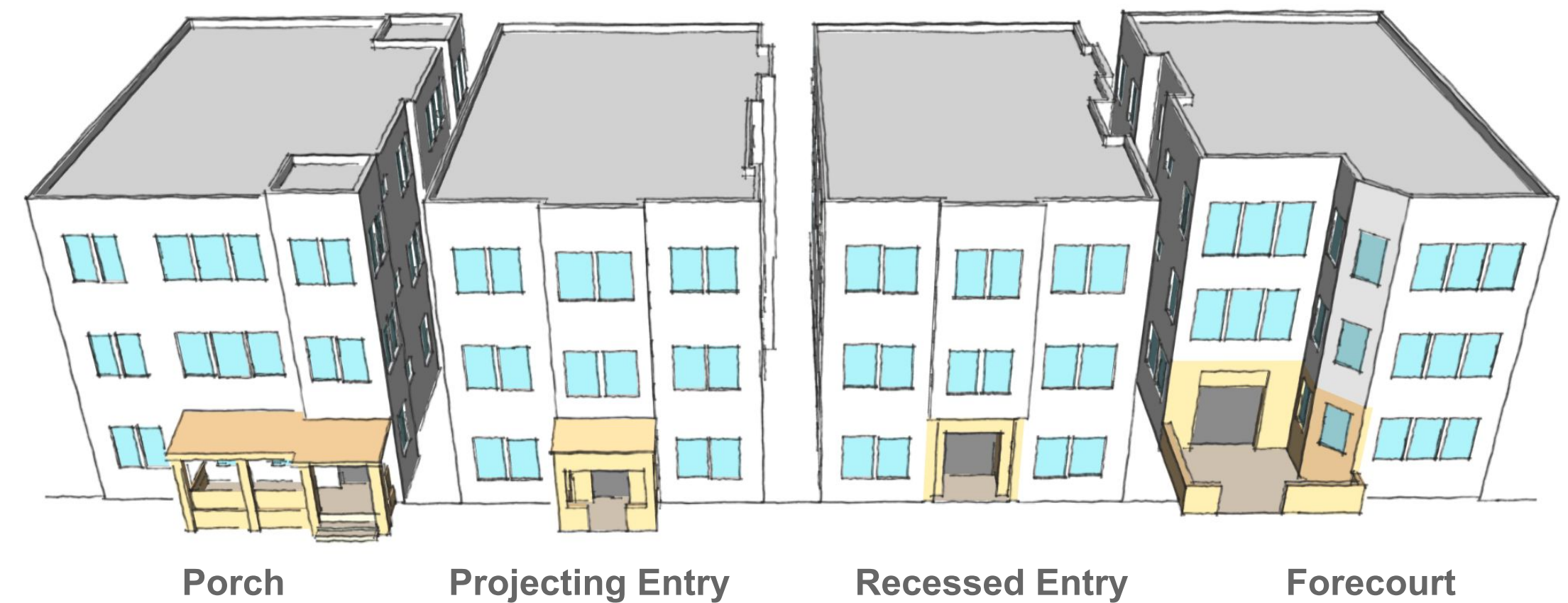
## Form District Options:

FORM		
FAR Base	1.0	1.25
FAR Bonus	1.25	1.75
Lot Size	2,000 sf	2,000 sf
Lot width, street loaded	35'	35'
Lot width, alley loaded	25'	25'
Height Base	3 stories	3 stories
Height Bonus	4 stories	5 stories
Building Width Base	50'	50'
Building Width Bonus	75'	75'



## Frontage Options:

FRONTAGE	Front Yard 1
Build-to depth / width	10' / 50%
Parking setback	10'
Frontage planting area	50%
Entry features	Porch Projecting entry Recessed entry Forecourt
Ground story height	9'





## Development Standard District Options:

DEVELOPMENT STANDARDS	
Pedestrian access	Linked
Spacing	100'
<b>Vehicle Access</b>	
<b>Number of automobile access lanes</b>	
<i>Boulevard or Avenue</i>	
0'-200' lot width	2
> 200' lot width	4
<i>Collector or Local</i>	
0'-80' lot width	1
81'-200' lot width	2
> 200' lot width	4
<b>Access lane width</b>	
<i>Boulevard or Avenue</i>	
(min/max)	9' / 12'
<i>Collector or Local (min/max)</i>	
	8' / 12'



## Use District Options:

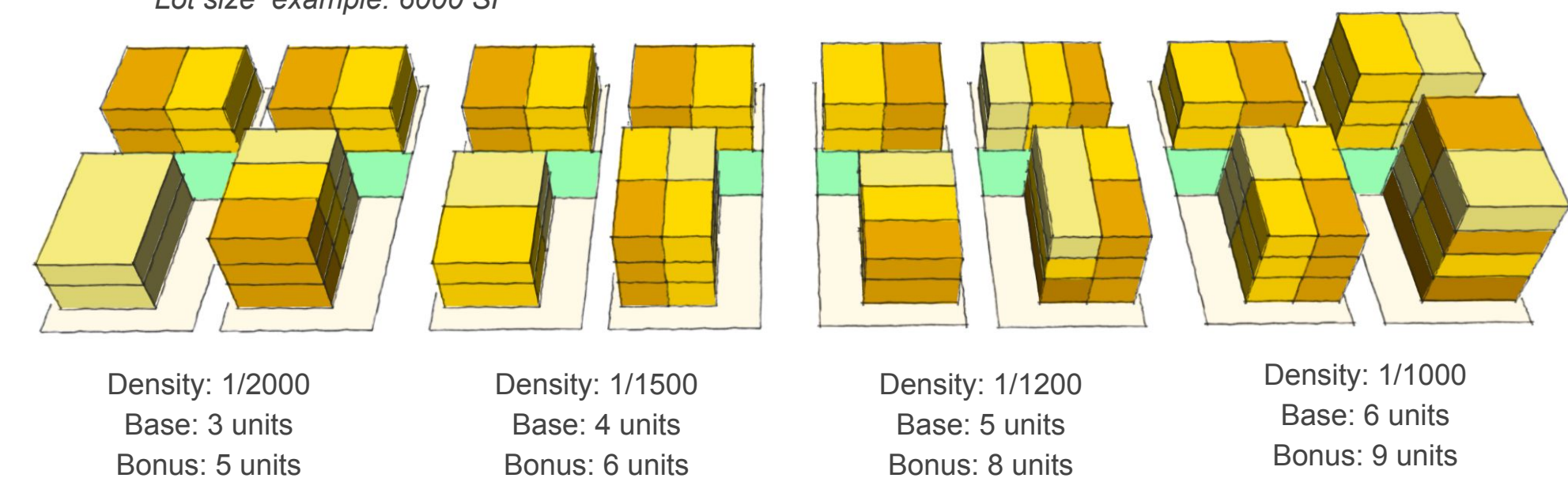
USE	Residential Limited
Primary use	Household dwelling
Supporting uses	Corner Retail Cafe Community center Childcare K-12 School Farmer's market Community garden



## Density Options:

DENSITY	Corresponding Base FAR	Avg. Unit Size	Corresponding Base FAR	Avg. Unit Size
20	1.0	1,800 sf	1.25	1,400 sf
15	1.0	1,400 sf	1.25	1,000 sf
12	1.0	1,100 sf	1.25	800 sf
10	1.25	1,000 sf	1.75	850 sf

Lot size example: 6000 SF





# Sample Calculation #3:

## Low Medium Residential

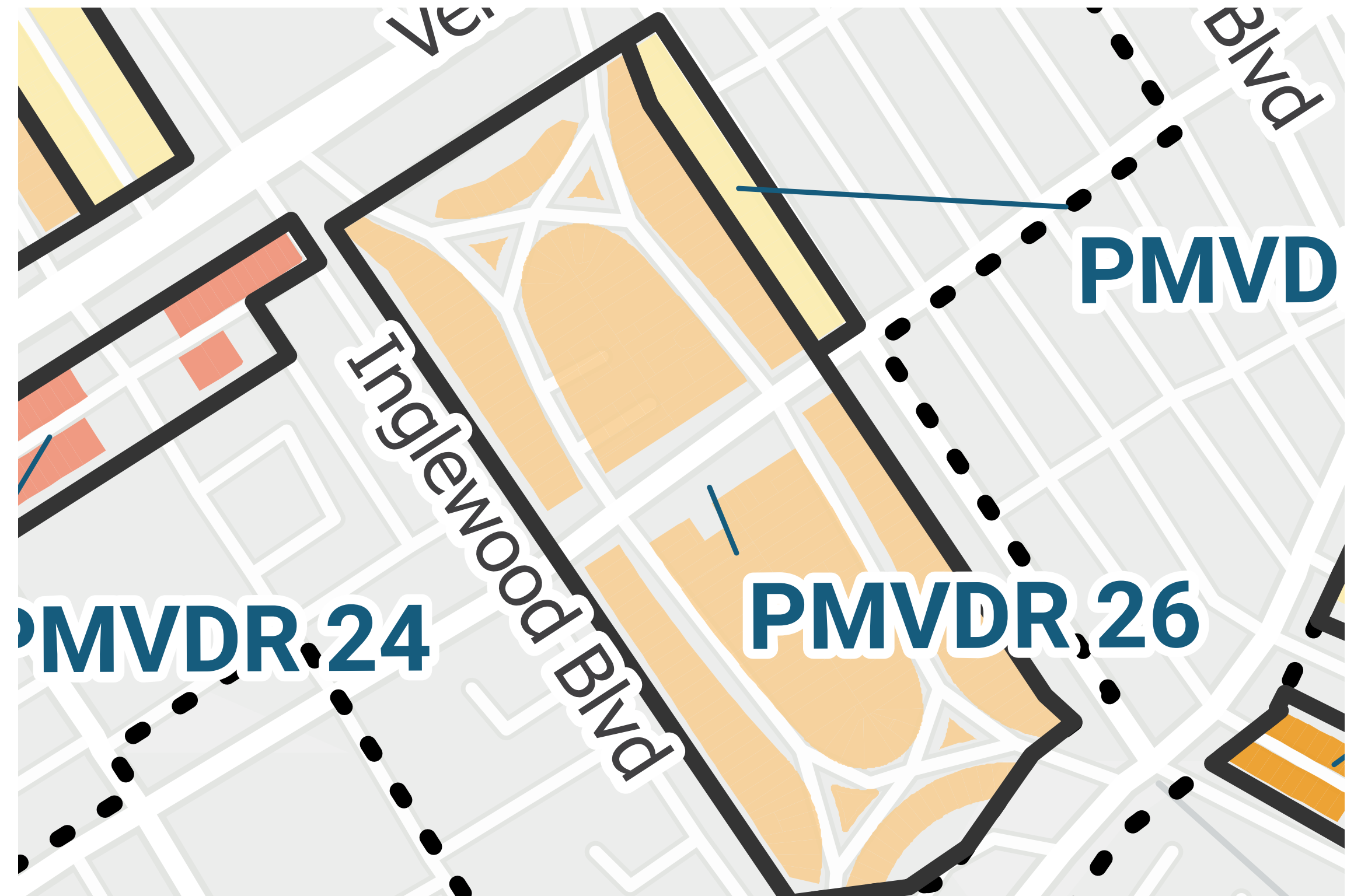
Low Medium Residential areas provide multi-unit housing, ranging from duplexes to small scale apartments, generally near neighborhood-serving uses. The building form ranges from House Scale to Very Low Rise. The residential density generally ranges from 1 unit per 3,000 square feet of lot area to 1 unit per 1,000 square feet of lot area.

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					
PMVDR 26	20	3	4	1.0	1.25

## PMVDR 26 – Low Medium Residential

Example: (3926 S EAST BLVD) : If you have a "20" density district on a 12,108.5 square foot lot your base allowable units would be 6 (12,108.5 sqft Lot/2,000 = 6).

- Max density of 20 = 2,000 sqft
- Assuming a 1.0 FAR
- 12,108.5 sqft lot X 1 = 12,108.5 Sqft of buildable area
- 12,108.5 Sqft of buildable area/6 Units = 2,018 Sqft for each unit





# Sample Calculation #4:



## Low Medium Residential

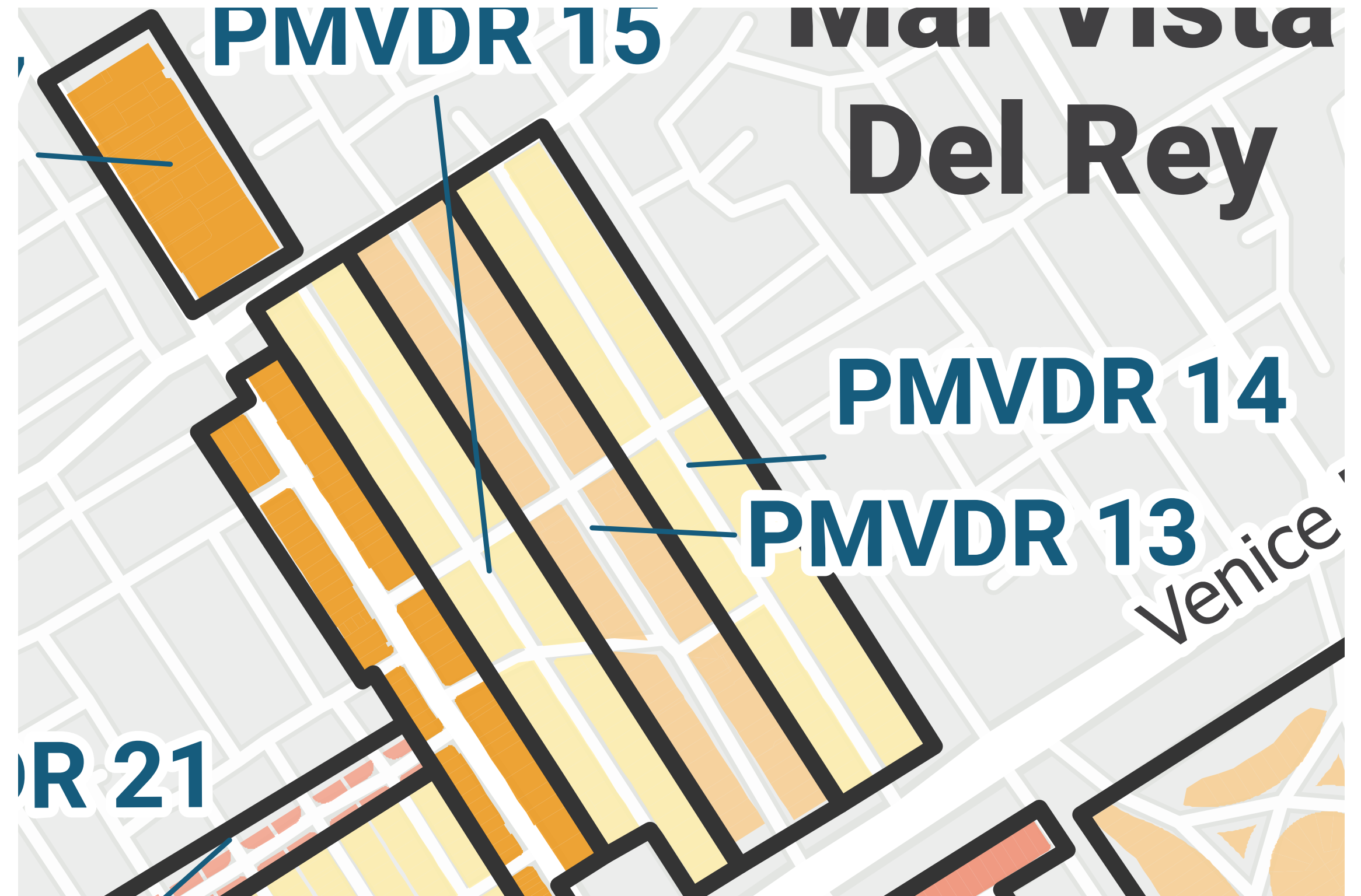
Low Medium Residential areas provide multi-unit housing, ranging from duplexes to small scale apartments, generally near neighborhood-serving uses. The building form ranges from House Scale to Very Low Rise. The residential density generally ranges from 1 unit per 3,000 square feet of lot area to 1 unit per 1,000 square feet of lot area.

## PMVDR 26 – Low Medium Residential

Example: If you have a “12” density district on a 5,000 square foot lot your base allowable units would be X (5,000 sqft Lot/1,200 = 4).

- Max density of 12 = 1,200 sqft
- Assuming a 1.0 FAR
- 5,000 sqft lot X 1 = 5,000 Sqft of buildable area
- 5,000 Sqft of buildable area/4 Units = 1,250 Sqft for each unit

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					
PMVDR 7, 13, 19, 28, 33, 39, 41	12	3	4	1.0	1.25





# Sample Calculation #5:



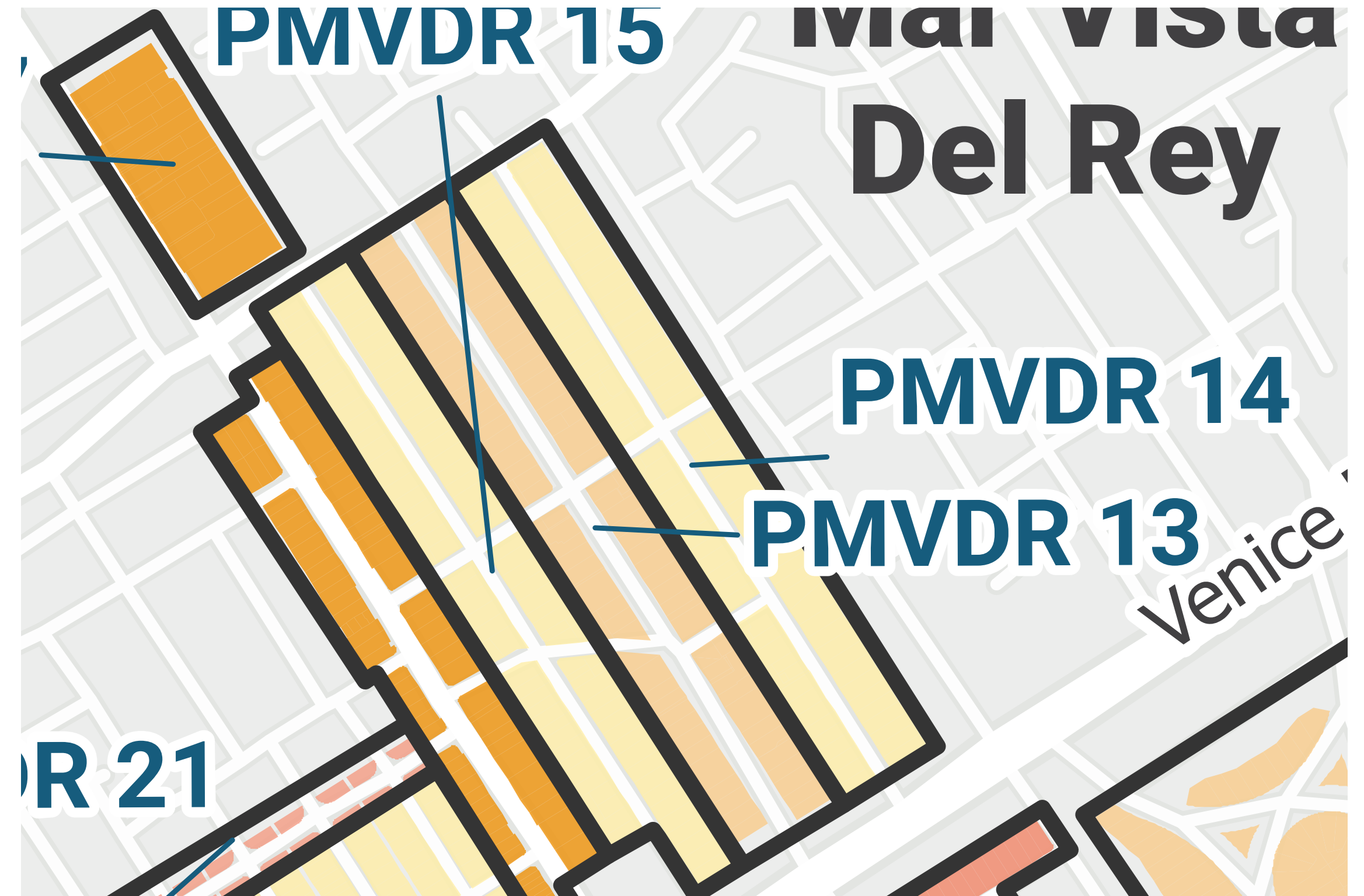
## Low Residential

Low Residential areas provide housing ranging from single family to fourplexes in various contexts, typically set away from centers of activity. The building form ranges from House Scale to Very Low Rise. The minimum size of each lot typically ranges from 5,000 square feet to 7,500 square feet. The residential density generally ranges from 1 unit per 6,000 square feet of lot area to 1 unit per 4,000 square feet of lot area; in some areas, the residential density may be limited to the number of units on a lot, from 1 unit per lot to 4 units per lot.

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)
<b>Low Residential</b>					
PMVDR: 3, 11, 14, 15, 18, 22, 27, 29, 34, 35, 43, 45	4L	3	no bonus	1.0	no bonus

Example: If you have a 4L density district on a 5,000 square foot lot your base allowable units would be 4 Units max.

- Max density of 4L = 4 Units Max
- Assuming a 1.0 FAR
- 5,000 sqft lot X 1 = 5,000 Sqft of buildable area
- 5,000 Sqft of buildable area/4 Units = 1,250 Sqft for each unit





# Video #4

---

## Report Back

- 1 member from each breakout group reports back
- Summarize what the small group discussed and any highlights



Los Angeles City Planning





**Please Send Written Feedback to:**

**[Drew.Ruesch@Marvista.org](mailto:Drew.Ruesch@Marvista.org)**