

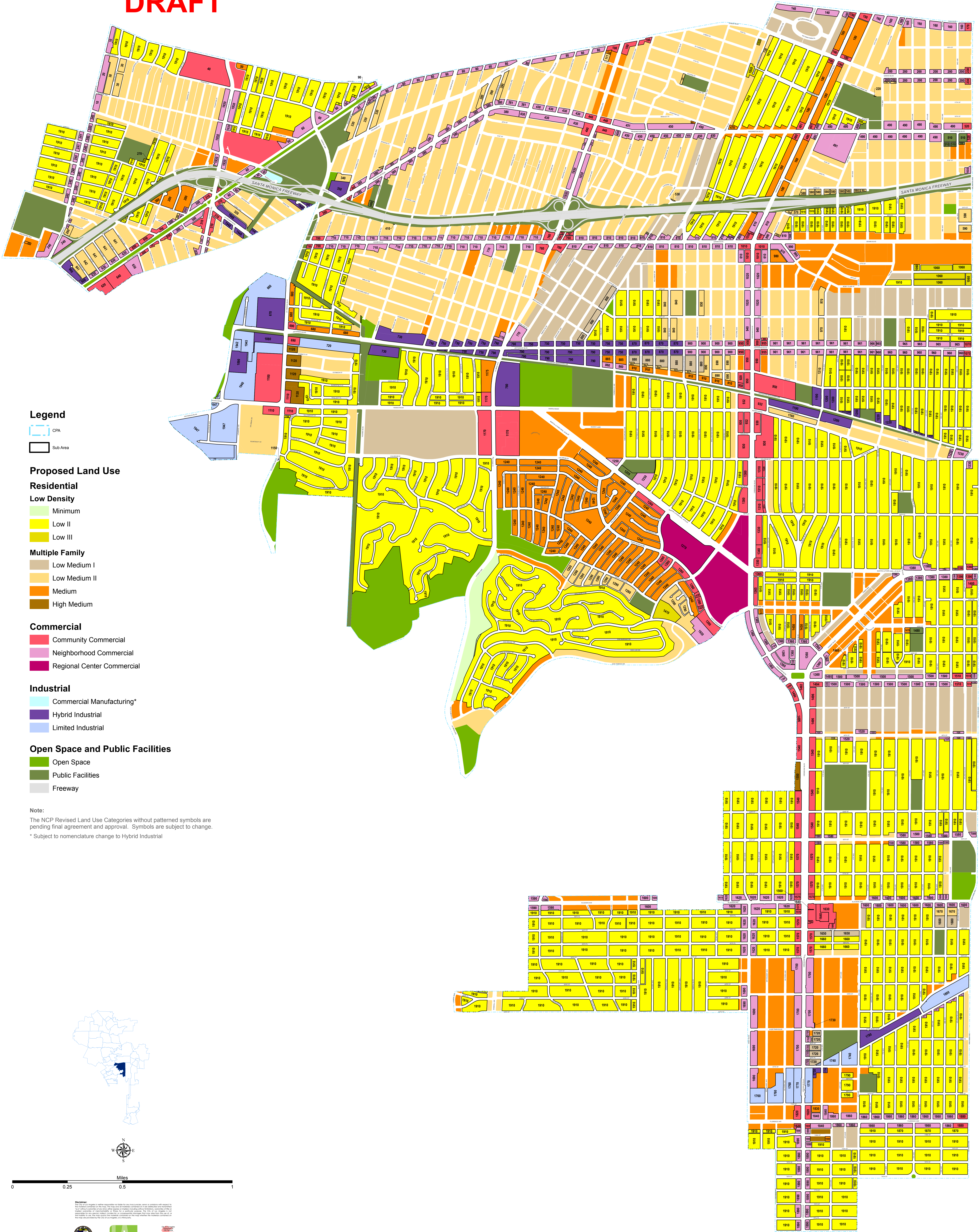
Appendix B

Proposed West Adams Community Plan Change Areas

West Adams-Baldwin Hills-Leimert
Community Plan

Proposed Land Use and Change Areas

DRAFT



West Adams-Baldwin Hills-Leimert New Community Plan
Proposed General Plan Amendment(GPA)/ Zone (ZC) and Height District (HD) Change Areas (September 4, 2012)

		EXISTING PLAN LAND USE AND ZONING						PROPOSED PLAN LAND USE AND ZONING											EXISTING [Q], [D] AND OTHER SUBAREA CLASSIFICATIONS			
SA#	LOCATION/ TYPE	EXISTING GP	CORRESPONDING ZONE	CURRENT ZONING	CURRENT HD	CURRENT FAR	PROPOSED GP	PROPOSED CORRESPONDING ZONE	PROPOSED ZONING	PROPOSED HD	PROPOSED FAR	CONDITIONS OF MAXIMUM FAR	MAXIMUM BY RIGHT HEIGHT	MAXIMUM DISCRETIONARY HEIGHT	CONDITIONS OF MAXIMUM HEIGHT	LOCATION	TYPE OF CHANGE	PURPOSE/ COMMUNITY BENEFIT	Ord. #	SA #(s)	Action	Reason
10	Robertson Blvd.	Neighborhood Commercial	C1, C1.5, C2, C4, RAS3, RAS4	C2-1, [Q]C2-1	1	1.5:1	Neighborhood Commercial	C1, C1.5, CR, C2, C4, R3, RAS3	C2-1VL-CPIO	1VL	1.5:1	1.5:1	45.0	45.0	45ft - no adjustment due to height district	Kramerwood, Cadillac, 18th	ZC/HD	Ensure that future projects enhance established neighborhood character.	172913	15	Eliminate existing [Q] condition pertaining to parcels at intersection with Kramerwood Pl.	Existing [Q] condition regarding use limitations has been captured through adoption of Commercial Corridors and Major Intersection Nodes CPIO Subdistrict Ordinance
20	Robertson Blvd.	Medium Residential	R3	R3-1	1	3:1	Neighborhood Commercial	R3	R3-1-CPIO	1	3:1	3:1	45.0	45.0	45ft	Guthrie to Sawyer	GPA/ZC	Ensure that future projects enhance established neighborhood character.	165481	105	N/A	See zone change regarding subject ordinance as well as changes identified through proposed Plan..
30	Zone Consistency	Low Medium II Residential	RD1.5, RD2, RW2, RZ2.5	R2-1	1	3:1	Low Medium II Residential	RD1.5, RD2	RD1.5-1	1	3:1	3:1	45.0	45.0	45ft	Preuss (Sawyer to Guthrie)	ZC	Bring current zone into consistency with Plan land use category and current use of subject and adjacent parcels.				
40	Zone Consistency	Community Commercial	CR, C2, C4, RAS3, RAS4	C1-1	1	1.5:1	Community Commercial	C1.5, CR, C2, C4, R3, RAS3, R4, RAS4	C1.5 -1	1	1.5:1	1.5:1	No limit	No limit	No limit	18th St at LaCienega	ZC	Bring current zone into consistency with Plan land use category and current use of subject and adjacent parcels.				
50	Zone Consistency	Community Commercial	CR, C2, C4, RAS3, RAS4	R3-1	1	3:1	Medium Residential	R3	R3-1	1	3:1	3:1	45.0	45.0	45ft	18th St at La Cienega	GPA	Bring current Plan land use category into consistency with existing zone and current use of parcel.				
60	Venice Blvd.	General Commercial, Neighborhood Commercial, Commercial Manufacturing	C1, C1.5, C2, C4, RAS3, RAS4, CM	C2-1, [Q]C2-1VL, [Q]CM-1VL, C2-1, R2-1	1, 1VL	1.5:1, 3:1	Neighborhood Commercial	C1, C1.5, CR, C2, C4, R3, RAS3	C2-1VL-CPIO	1VL	1.5:1	1.5:1	45.0	45.0	45ft - no adjustment due to height district	La Cienega to Spaulding	GPA/ZC/HD	Foster continued commercial revitalization of Venice Blvd. through establishing context sensitive development incentives along the corridor.	165481	195	N/A	See zone change regarding subject ordinance as well as changes identified through proposed Plan. .
																			790, 795	Retain R3 limitation for C2 zoned land along corridors.	Maintain medium to low medium densities along corridor segments.	
																			172913	80	Eliminate existing [Q] Condition	R3 limitations have been captured through adoption of Commercial Corridors and Major Intersection Nodes CPIO Subdistrict Ordinance
																				80, 55	N/A	See zone change regarding subject ordinance as well as changes identified through proposed Plan..
70	Zone Consistency	General Commercial	C1.5, C2, C4, RAS3, RAS4	R1-1	1	3:1	Low II Residential	R1	R1-1	1	3:1	3:1	33.0	33.0	33ft	Venice at Ogden and Genesee	GPA	Bring current Plan land use category into consistency with existing zone and current use of parcel.				
80	Venice Blvd.	General Commercial, Commercial Manufacturing,	C1.5, C2, C4, RAS3, RAS4, CM	C2-1, CM-1, [Q]C2-1VL, [Q]CM-1VL, (T)(Q)CM-1VL	1, 1VL	1.5:1	Neighborhood Commercial	C1, C1.5, CR, C2, C4, R3, RAS3	C2-1VL-CPIO	1VL	1.5:1	1.5:1	45.0	45.0	45ft - no adjustment due to height district	Genesee to Westfield	GPA/ZC/HD	Foster continued commercial revitalization of Venice Blvd. through establishing context sensitive development incentives along the corridor.	165481	895, 950, 1000, 1005, 1050	Retain R3 limitation for C2 zoned land along corridor segments.	Maintain medium to low medium densities along corridor segments.
																			900, 955	Eliminate current [Q] prohibiting residential.	Prohibits residential through CM zone inconsistent with corridor revitalization approach.	
																			172913	110	Eliminate current [Q] prohibiting residential.	Prohibits residential through CM zone inconsistent with corridor revitalization approach.
81	Venice Blvd.	Commercial Manufacturing	CM	(T)(Q)CM-1VL	1VL	1.5:1	Neighborhood Commercial	C1, C1.5, CR, C2, C4, R3, RAS3	(T)(Q)C2-1VL-CPIO	1VL	1.5:1	1.5:1	45.0	45.0	45ft. - no adjustment due to height district	S. Venice Blvd. at Thurman Ave.	GPA/ZC/HD	Foster continued commercial revitalization of Venice Blvd. through establishing context sensitive development incentives along the corridor.	179437	None	Maintain (T)(Q)	Use and development of the property pursuant to CPC-2006-7127-GPA-ZC-ZAA shall apply provided conditions of approval have been satisfied, otherwise, new uses shall comply with the provision of the Proposed Plan and Commercial Corridors CPIO Subdistrict.
90	Zone Consistency	Low Residential	RE9, RS, R1, RU, RD6, RD5	C2-1	1	1.5:1	Low II Residential	R1	R1-1	1	3:1	3:1	33.0	33.0	33ft	North Venice and Genesee	GPA/ZC	Bring current zone into consistency with current and proposed Plan land use category and use of subject parcel.				
100	Venice Blvd.	General Commercial, Medium Residential	C1.5, C2, C4, RAS3, RAS4, R3, P-1	C2-1-O, R3-1-O, P-1	1	1.5:1, 3:1	Community Commercial	C1.5, CR, C2, C4, R3, RAS3, R4, RAS4	C2-2D-O-CPIO	2D	2:1, 3:1	2:1, 3:1 (if on-site parking is 100% subterranean)	55.0	63.0	55ft, 60.5ft Comm. w/ adjustment, 63ft MU w/ adjustment	Intersection w/ La Brea	GPA/ZC/HD	Foster continued commercial revitalization of Venice Blvd. through establishing context sensitive development incentives at key major highway intersection nodes.				
110	Zone Consistency	Low Medium II Residential	RD1.5, RD2, RW2, RZ2.5	R3-1-O	1	3:1	Medium Residential	R3	R3-1-O	1	3:1	3:1	45.0	45.0	45ft	Mansfield at Venice	GPA	Bring current Plan land use category into consistency with existing zone and current use of parcel.				
111	Zone Consistency	Low Medium II Residential	RD1.5, RD2, RW2, RZ2.5	R3-1-O	1	3:1	Low Medium II Residential	RD1.5, RD2, RW2, RZ2.5	RD2-1-O	1	3:1	3:1	45.0	45.0	45ft	Mansfield at Venice	ZC	Bring zone into consistency with existing Plan land use category and current use of subject parcels.				
120	Zone Consistency	Public Facilities	PF-1-O	RD1.5-1-O	1	3:1	Low Medium II Residential	RD1.5, RD2	RD1.5-1-O	1	3:1	3:1	45.0	45.0	45ft	Rimpau at St. Elmo Dr.	GPA	Bring Plan land use category into consistency with existing zone and use of subject parcels.				

SA#	LOCATION/ TYPE	EXISTING GP	CORRESPONDING ZONE	CURRENT ZONING	CURRENT HD	CURRENT FAR	PROPOSED GP	PROPOSED CORRESPONDING ZONE	PROPOSED ZONING	PROPOS ED HD	PROPOSE D FAR	CONDITIONS OF MAXIMUM FAR	MAXIMUM BY RIGHT HEIGHT	MAXIMUM DISCRETIONARY HEIGHT	CONDITIONS OF MAXIMUM HEIGHT	LOCATION	TYPE OF CHANGE	PURPOSE/ COMMUNITY BENEFIT	Ord. #	SA #(s)	Action	Reason
130	Zone Consistency	Low Residential	RE9, RS, R1, RU, RD6, RD5	R3-1	1	3:1	Low Medium II Residential	RD1.5, RD2	RD1.5-1	1	3:1	3:1	45.0	45.0	45ft	La Fayette at Venice	GPA/ZC	Bring Plan land use category and zone into consistency with existing use of parcels.				
140	Pico Blvd.	General Commercial	C1.5, C2, C4, RAS3, RAS4	C4-1-O	1	1.5:1	Neighborhood Commercial	C1, C1.5, CR, C2, C4, R3, RAS3	C4-1VL-O- CPIO	1VL	1.5:1	1.5:1	45.0	45.0	45ft - no adjustment due to height district	West to Victoria	GPA/ZC/HD	Foster continued pedestrian oriented commercial revitalization of Pico Blvd. through establishing context sensitive development incentives along the corridor.				
150	Pico Blvd.	Neighborhood Commercial	C1, C1.5, C2, C4, RAS3, RAS4	C4-1-O	1	1.5:1	Community Commercial	C1.5, CR, C2, C4, R3, RAS3, R4, RAS4	C4-2D-O- CPIO	2D	2:1, 3:1	2:1, 3:1 (if on-site parking is 100% subterranean)	55.0	63.0	55ft, 60.5ft Comm. w/ adjustment, 63ft MU w/ adjustment	Intersection w/ Crenshaw	GPA/ZC/HD	Foster continued pedestrian oriented commercial revitalization of Pico Blvd. through establishing context sensitive development incentives at key major highway intersection nodes.	165481	1500, 1505	N/A	See height district change regarding subject ordinance as well as changes identified through proposed Plan.
160	Pico Blvd.	Neighborhood Commercial	C1, C1.5, C2, C4, RAS3, RAS4	C4-1-O	1	1.5:1	Neighborhood Commercial	C1, C1.5, CR, C2, C4, R3, RAS3	C4-1VL-O- CPIO	1VL	1.5:1	1.5:1	45.0	45.0	45ft - no adjustment due to height district	Bronson to 2nd Ave.	ZC/HD	Foster continued pedestrian oriented commercial revitalization of Pico Blvd. through establishing context sensitive development incentives along the corridor.	165481	1580, 1585, 1595, 1600, 1695, 1700, 1710, 1720	N/A	See height district change regarding subject ordinance as well as changes identified through proposed Plan.
																			172913	120	Eliminate existing [Q] condition	Existing [Q] condition regarding use limitations has been captured through adoption of Commercial Corridors and Major Intersection Nodes CPIO Subdistrict Ordinance.
170	Pico Blvd.	Neighborhood Commercial	C1, C1.5, C2, C4, RAS3, RAS4	C4-1-O	1	1.5:1	Community Commercial	C1.5, CR, C2, C4, R3, RAS3, R4, RAS4	C4-2D-O- CPIO	2D	2:1, 3:1	2:1, 3:1 (if on-site parking is 100% subterranean)	55.0	63.0	55ft, 60.5ft Comm. w/ adjustment, 63ft MU w/ adjustment	Intersection w/ Arlington	GPA/ZC/HD	Foster continued pedestrian oriented commercial revitalization of Pico Blvd. through establishing context sensitive development incentives at key major highway intersection nodes.	165481	1720	N/A	See height district change regarding subject ordinance as well as changes identified through proposed Plan.
180	Crenshaw Blvd.	Medium Residential	R3	R3-1-O	1	3:1	Medium Residential	R3	[Q]R3-1-O	1	3:1	3:1	45.0	45.0	45ft - no adjustment due to height district	Crenshaw Blvd (Pico to I-10 Frwy)	ZC	Provide additional development standards and guidelines that address transformation from existing low residential to medium residential character.				
190	Venice Blvd.	General Commercial	C1.5, C2, C4, RAS3, RAS4	[Q]C2-1-O, C2-1-O	1	1.5:1	Community Commercial	C1.5, CR, C2, C4, R3, RAS3, R4, RAS4	C2-2D-O- CPIO	2D	2:1, 3:1	2:1, 3:1 (if on-site parking is 100% subterranean)	55.0	63.0	55ft, 60.5ft Comm. w/ adjustment, 63ft MU w/ adjustment	Intersection w/ Crenshaw	GPA/ZC/HD	Foster continued commercial revitalization of Venice Blvd. through establishing context sensitive development incentives at key major highway intersection nodes.	172913	125	Eliminate current [Q] requiring compliance with Crenshaw Corridor Specific Plan	Property is not located within adopted Specific Plan. (refer to Commercial Corridors/ Major Intersection Nodes CPIO Subdistrict).
200	Venice Blvd.	General Commercial	C1.5, C2, C4, RAS3, RAS4	C2-1-O	1	1.5:1	Neighborhood Commercial	C1, C1.5, CR, C2, C4, R3, RAS3	C2-1VL-O- CPIO	1VL	1.5:1	1.5:1	45.0	45.0	45ft - no adjustment due to height district	7th Ave. to 2nd Ave.	GPA/ZC/HD	Foster continued commercial revitalization of Venice Blvd. through establishing context sensitive development incentives along the corridor.				
210	Zone Consistency	General Commercial	C1.5, C2, C4, RAS3, RAS4	RD2-1-O	1	3:1	Low Medium II Residential	RD1.5, RD2	RD2-1-O	1	3:1	3:1	45.0	45.0	45ft	7th Ave at Venice	GPA	Bring current Plan land use category into consistency with existing zone and current use of parcels.				
220	Zone Consistency	Low Medium II Residential	RD1.5, RD2, RW2, RZ2.5	PF-1-O	1	1.5:1	Public Facilities	PF	PF-1-O	1	-	-	-	-	-	7th St at 7th Ave.	GPA	Bring current Plan land use category into consistency with existing zone and current use of parcel.				
230	Venice Blvd.	General Commercial	C1.5, C2, C4, RAS3, RAS4	C2-1-O	1	1.5:1	Community Commercial	C1.5, CR, C2, C4, R3, RAS3, R4, RAS4	C2-2D-O- CPIO	2D	2:1, 3:1	2:1, 3:1 (if on-site parking is 100% subterranean)	55.0	63.0	55ft, 60.5ft Comm. w/ adjustment, 63ft MU w/ adjustment	Intersection w/ Arlington	GPA/ZC/HD	Foster continued commercial revitalization of Venice Blvd. through establishing context sensitive development incentives at key major highway intersection nodes.				
240	Robertson Blvd.	Neighborhood Commercial	C1, C1.5, C2, C4, RAS3, RAS4	[Q]C4-1	1	1.5:1	Neighborhood Commercial	C1, C1.5, CR, C2, C4, R3, RAS3	C4-1VL-CPIO	1VL	1.5:1	1.5:1	45.0	45.0	45ft - no adjustment due to height district	National to Cattaraugus	ZC/HD	Ensure that future projects enhance established neighborhood character.	172913	20 65	Eliminate existing [Q] condition pertaining to parcels.	Existing [Q] condition regarding use limitations has been captured through adoption of Commercial Corridors and Major Intersection Nodes CPIO Subdistrict Ordinance.
241	Robertson Blvd.	Neighborhood Commercial	C1, C1.5, C2, C4, RAS3, RAS4	[Q]C4-1-O	1	1.5:1	Neighborhood Commercial	C1, C1.5, CR, C2, C4, R3, RAS3	C4-1VL-O- CPIO	1VL	1.5:1	1.5:1	45.0	45.0	45ft - no adjustment due to height district	Beverlywood to 24th	ZC/HD	Ensure that future projects enhance established neighborhood character.	172913	65	Eliminate existing [Q] condition pertaining to parcels.	Existing [Q] condition regarding use limitations has been captured through adoption of Commercial Corridors and Major Intersection Nodes CPIO Subdistrict Ordinance.

SA#	LOCATION/ TYPE	EXISTING GP	CORRESPONDING ZONE	CURRENT ZONING	CURRENT HD	CURRENT FAR	PROPOSED GP	PROPOSED CORRESPONDING ZONE	PROPOSED ZONING	PROPOSED HD	PROPOSED FAR	CONDITIONS OF MAXIMUM FAR	MAXIMUM BY RIGHT HEIGHT	MAXIMUM DISCRETIONARY HEIGHT	CONDITIONS OF MAXIMUM HEIGHT	LOCATION	TYPE OF CHANGE	PURPOSE/ COMMUNITY BENEFIT	Ord. #	SA #(s)	Action	Reason
245	Zone Consistency	Open Space	OS, A1	OS-1XL	1XL	—	Low II Residential	R1	R1-1	1	3:1	3:1	33.0	33.0	33ft	Halm at Beverlywood	GPA/ZC/HD	Bring current zone and Plan land use category into consistency with existing use of parcels.				
250	Zone Consistency	Medium Residential	R3	RD1.5-1	1	3:1	Medium Residential	R3	R3-1	1	3:1	3:1	45.0	45.0	45ft	Durango Ave. (Kincardine to National)	ZC	Bring current zone into consistency with existing Plan land use category and use of subject and adjacent parcels.				
260	Zone Consistency	General Commercial	C1.5, C2, C4, RAS3, RAS4	RD2-1	1	3:1	Low Medium II Residential	RD1.5, RD2	RD2-1	1	3:1	3:1	45.0	45.0	45ft	Robertson Bl. at Kramerwood Pl.	GPA	Bring current Plan land use category into consistency with existing zone and use of parcels.				
270	Zone Consistency	Low Residential	RE9, RS, R1, RU, RD6, RD5	PF-1	1	—	Public Facilities	PF	PF-1	1						Halm at Beverlywood	GPA	Bring current Plan land use category into consistency with existing PF zone and use as school playfield access.				
280	Zone Consistency	Low Medium II Residential	RD1.5, RD2, RW2, RZ2.5	[Q]R3-1	1	3:1	Medium Residential	R3	[Q]R3-1	1	3:1	3:1	45.0	45.0	45ft	Olin to Beverlywood St. - Chariton to I-10 Fwy	GPA	Bring current Plan land use category into consistency with existing zone and predominate use of parcels.	165481	515, 520	N/A	See zone change regarding subject ordinance as well as changes identified through proposed Plan.
																			172913	40	Maintain [Q] limiting density to one dwelling unit per 1200 sq.ft of lot area.	Provide zoning consistency while fostering high quality future development.
290	Zone Consistency	Low Medium II Residential	RD1.5, RD2, RW2, RZ2.5	C2-1	1	1.5:1	Low Medium II Residential	RD1.5, RD2	RD1.5-1	1	3:1	3:1	45.0	45.0	45ft	Olin at Venice	ZC	Bring current zone into consistency with existing Plan and use of subject and adjacent parcels.				
300	Venice Blvd.	General Commercial	C1.5, C2, C4, RAS3, RAS4	C2-1, [Q]R3-1	1	1.5:1, 3:1	Neighborhood Commercial	C1, C1.5, CR, C2, C4, R3, RAS3	C2-1VL-CPIO	1VL	1.5:1	1.5:1	45.0	45.0	45ft - no adjustment due to height district	Cattaraugus to La Cienega	GPA/ZC/HD	Foster continued commercial revitalization of Venice Blvd. through establishing context sensitive development incentives along the corridor.	172913	40	N/A - Eliminate existing [Q]	Residential portion of subarea has been brought into consistency with Plan and C2 commercial zone is to be incorporated within the boundaries of the Commercial Corridors CPIO Subdistrict.
310	Venice Blvd.	General Commercial, Commercial Manufacturing	C1.5, C2, C4, RAS3, RAS4, CM	C2-1, [Q]C2-1VL, [Q]CM-1VL	1, 1VL	1.5:1	Community Commercial	C1.5, CR, C2, C4, R3, RAS3, R4, RAS4	C2-2D-CPIO	2D	2:1, 3:1	2:1, 3:1 (if on-site parking is 100% subterranean)	55.0	63.0	55ft, 60.5ft Comm. w/ adjustment, 63ft MU w/ adjustment	Intersection w/ La Cienega	GPA/ZC/HD	Foster continued commercial revitalization of Venice Blvd. through establishing context sensitive development incentives at key major highway intersection nodes.	165481	710	Eliminate current [Q] prohibiting residential.	Prohibits residential through CM zone inconsistent with corridor revitalization approach.
																				715	Eliminate [Q] but retain R3 limitation for C2 zoned land along corridor segments.	Medium to low medium residential densities along corridor segments and at major intersection nodes will be maintained through adoption of Commercial Corridors CPIO Subdistrict.
																				422	N/A	See height district change regarding subject ordinance as well as changes identified through proposed Plan.
320	Zone Consistency	General Commercial	C1.5, C2, C4, RAS3, RAS4	RD2-1	1	3:1	Low Medium II Residential	RD1.5, RD2	RD2-1	1	3:1	3:1	45.0	45.0	45ft	Comey Ave at Venice BLvd	GPA	Bring current Plan land use category into consistency with existing zone and use of parcels.				
330	Zone Consistency	Low Medium II Residential	RD1.5, RD2, RW2, RZ2.5	R1-1	1	3:1	Low Medium II Residential	RD1.5, RD2	RD2-1	1	3:1	3:1	45.0	45.0	45ft	Genesee, Spaulding Thurman at Venice	ZC	Bring current zone into consistency with existing Plan land use category and use of subject and adjacent parcels.				
340	Zone Consistency	Low Medium II Residential	RD1.5, RD2, RW2, RZ2.5	[Q]RD4-1	1	3:1	Low Medium II Residential	RD1.5, RD2	[Q]RD1.5-1	1	3:1	3:1	45.0	45.0	45ft	Washington at Fairfax	ZC	Bring current zone into consistency with existing Plan land use category and use of subject parcel.	173603	200	Retain [Q] condition related to use of property	Parcel specific [Q]
																			172913	200	N/A - see current zoning	Parcels rezoned to [Q]RD1.5-1 consistent with current Plan land use category and subarea 200 of Ord. 173603
350	Washington Blvd.	Commercial Manufacturing	CM	[Q]CM-1VL, [Q] P-1VL	1VL	1.5:1, 3:1	Hybrid Industrial	C1.5, CR, C2, C4, R3, RAS3, R4, RAS4	CM-2D-CPIO	2D	2:1, 3:1	2:1, 3:1 (if on-site parking is 100% subterranean)	55.0	63.0	55ft, 60.5ft Comm. w/ adjustment, 63ft MU w/ adjustment	Intersection w/ Fairfax/ I-10	GPA/ZC/HD	Foster continued commercial revitalization of Washington Blvd. through establishing context sensitive development incentives at key major highway intersection nodes.	165481	855	Eliminate existing [Q]	1)CPIO development standards will maintain medium to low medium density at Node. 2)Conditions of Ordinance No. 141, 145 have been captured in existing development. New construction shall adhere to CPIO standards.
																				850	Eliminate existing [Q]	Conditions of Ordinance No. 141,145 have been captured in existing development. New construction shall adhere to CPIO standards.
360	Washington Blvd.	Commercial Manufacturing	CM	[Q]CM-1VL	1VL	1.5:1	Community Commercial	C1.5, CR, C2, C4, R3, RAS3, R4, RAS4	C2-2D-CPIO	2D	2:1, 3:1	2:1, 3:1 (if on-site parking is 100% subterranean)	55.0	63.0	55ft, 60.5ft Comm. w/ adjustment, 63ft MU w/ adjustment	Intersection w/ Fairfax/ I-10	GPA/ZC/HD	Foster continued commercial revitalization of Washington Blvd. through establishing context sensitive development incentives at key major highway intersection nodes.	165481	2465, 2425, 935	Eliminate existing [Q]	Prohibits residential through CM zone inconsistent with corridor revitalization approach.
370	Zone Consistency	Commercial Manufacturing	CM	RD2-1	1	3:1	Low Medium II Residential	RD1.5, RD2	RD2-1	1	3:1	3:1	45.0	45.0	45ft	Washington at Curson	GPA	Bring current Plan land use category into consistency with zone and existing use of parcel.				

Proposed Change Area Recommendations

SA#	LOCATION/ TYPE	EXISTING GP	CORRESPONDING ZONE	CURRENT ZONING	CURRENT HD	CURRENT FAR	PROPOSED GP	PROPOSED CORRESPONDING ZONE	PROPOSED ZONING	PROPOSED ED HD	PROPOSED D FAR	CONDITIONS OF MAXIMUM FAR	MAXIMUM BY RIGHT HEIGHT	MAXIMUM DISCRETIONARY HEIGHT	CONDITIONS OF MAXIMUM HEIGHT	LOCATION	TYPE OF CHANGE	PURPOSE/ COMMUNITY BENEFIT	Ord. #	SA #(s)	Action	Reason
380	Washington Blvd.	Commercial Manufacturing	CM	[Q]CM-1VL, [Q]C2-1VL, CM-1VL, C2- 1VL, P-1VL	1VL	1.5:1	Neighborhood Commercial	C1, C1.5, CR, C2, C4, R3, RAS3	C2-1VL-CPIO	1VL	1.5:1	1.5:1	45.0	45.0	45ft - no adjustment due to height district	Thurman to Cloverdale	GPA/ZC	Foster continued commercial revitalization of Washington Blvd. through establishing context sensitive development standards along the corridor.	165481	1130, 1105, 1065, 1025, 935, 2305, 2345, 2355, 2395, 2410, 242n	Eliminate existing [Q]	Prohibits residential through CM zone inconsistent with corridor revitalization approach.
																				2385	N/A	See zone change regarding subject ordinance as well as changes identified through proposed Plan.
																				935	Eliminate existing [Q]	Prohibits residential through CM zone inconsistent with corridor revitalization approach.
																				1135, 1110, 1100, 1070, 1030, 1020, 980, 975, 2300, 2335, 2375, 2400	Eliminate [Q] but retain R3 limitation for C2 zoned land along corridor segments.	Medium to low medium residential densities along corridor segments and at major intersection nodes will be maintained through adoption of Commercial Corridors CPIO Subdistrict.
381	Washington Blvd.	General Commercial	C1.5, C2, C4, RAS3, RAS4	[Q]C2-1VL-O	1VL	1.5:1	Neighborhood Commercial	C1, C1.5, CR, C2, C4, R3, RAS3	C2-1VL-O - CPIO	1VL	1.5:1	1.5:1	45.0	45.0	45ft - no adjustment due to height district	Cohran to Redondo	GPA/ZC	Foster continued commercial revitalization of Washington Blvd. through establishing context sensitive development standards and incentives along the corridor.	165481	1170, 1140	Eliminate [Q] but retain R3 limitation for C2 zoned land along corridor segments.	Medium to low medium residential densities along corridor segments and at major intersection nodes will be maintained through adoption of Commercial Corridors CPIO Subdistrict.
390	Zone Consistency	Low Medium II Residential	RD1.5, RD2, RW2, RZ2.5	R1-1	1	3:1	Low Medium II Residential	RD1.5, RD2	RD1.5-1	1	3:1	3:1	45.0	45.0	45ft	Burnside and Dunsmuir at Washington	ZC	Bring current zoning into consistency with existing Plan land use category and use of subject and adjacent parcels.				
400	Zone Consistency	Public Facilities	PF	R1-1	1	3:1	Public Facilities	PF	PF-1	1						Curson at Apple St.	ZC	Bring current zoning into consistency with existing Plan land use category and use of subject and adjacent parcels.				
410	Zone Consistency	Low Medium II Residential	RD1.5, RD2, RW2, RZ2.5	PF-1	1	~	Public Facilities	PF	PF-1	1						Carmona at I10	GPA	Bring current Plan land use category into consistency with existing zone and use of parcel.				
430	Washington Blvd.	Commercial Manufacturing, General Commercial	CM, C1.5, C2, C4, RAS3, RAS4	[Q]C2-1VL, C2-1	1, 1VL	1.5:1	Neighborhood Commercial	C1, C1.5, CR, C2, C4, R3, RAS3	C2-1VL-CPIO	1VL	1.5:1	1.5:1	45.0	45.0	45ft - no adjustment due to height district	Redondo to La Brea	GPA/ZC/HD	Foster continued commercial revitalization of Washington Blvd. through establishing context sensitive development standards and incentives along the corridor.	165481	2300	Eliminate [Q] but retain R3 limitation for C2 zoned land along corridor segments.	Medium to low medium residential densities along corridor segments and at major intersection nodes will be maintained through adoption of Commercial Corridors CPIO Subdistrict.
440	Washington Blvd.	General Commercial, Low Medium II Residential	C1.5, C2, C4, RAS3, RAS4, RD1.5, RD2, RW2, RZ2.5	C2-1, RD2-1	1	1.5:1, 3:1	Community Commercial	C1.5, CR, C2, C4, R3, RAS3, R4, RAS4	C2-2D-CPIO	2D	2:1, 3:1	2:1, 3:1 (if on-site parking is 100% subterranean)	55.0	63.0	55ft, 60.5ft Comm. w/ adjustment, 63ft MU w/ adjustment	Intersection w/ La Brea	GPA/ZC/HD	Foster continued commercial revitalization of Washington Blvd. through establishing context sensitive development standards from Highland Ave. to West Blvd. along the corridor.	165481	2180	N/A	See zone change regarding subject ordinance as well as changes identified through proposed Plan.
450	Washington Blvd.	Commercial Manufacturing, General Commercial	CM, C1.5, C2, C4, RAS3, RAS4	[Q]C2-1VL- O, [Q]CM- 1VL-O	1VL	1.5:1	Neighborhood Commercial	C1, C1.5, CR, C2, C4, R3, RAS3	C2-1VL-O- CPIO	1VL	1.5:1	1.5:1	45.0	45.0	45ft - no adjustment due to height district	La Brea to West	GPA/ZC/HD	Foster revitalization of a Washington Blvd. by establishing context sensitive pedestrian oriented design and development standards from Highland Ave. to West Blvd. along the corridor.	165481	2040, 2030	Eliminate current [Q] prohibiting residential.	Prohibits residential through CM zone inconsistent with corridor revitalization approach.
																				2070, 2050, 1370, 1375, 1380, 2000, 1995, 2115, 2105, 2080	Eliminate [Q] but retain R3 limitation for C2 zoned land along corridor segments.	Medium to low medium residential densities along corridor segments and at major intersection nodes will be maintained through adoption of Commercial Corridors CPIO Subdistrict.
451	Washington Blvd.	Commercial Manufacturing, General Commercial	CM, C1.5, C2, C4, RAS3, RAS4	C2-1	1	1.5:1	Neighborhood Commercial	C1, C1.5, CR, C2, C4, R3, RAS3	C2-1VL-CPIO	1VL	1.5:1	1.5:1	45.0	45.0	45ft - no adjustment due to height district	La Brea to West	GPA/ZC/HD	Foster revitalization of a Washington Blvd. by establishing context sensitive pedestrian oriented design and development standards from Highland Ave. to West Blvd. along the corridor.				
460	Zone Consistency	Commercial Manufacturing	CM	R3-1VL-O	1VL	3:1	Medium Residential	R3	R3-1VL-O	1VL	3:1	3:1	45.0	45.0	45ft	Pickford at Vineyard	GPA	Bring current Plan land use category into consistency with zoning and existing use of parcels.				
470	Washington Blvd.	Medium Residential, Low Medium II Residential	R3, RD1.5, RD2, RW2, RZ2.5	R3-1-O, RD1.5-1XL-O	1, 1XL	3:1	Medium Residential	R3	R3-1-O	1	3:1	3:1	45.0	45.0	45ft	West to Crenshaw	GPA/ZC/HD	Bring zoning of parcels at NE corner of West Blvd. (Ord#165481-SA1395) consistent with adjacent medium residential land fronting Washington Blvd. as indicated in adopted ordinance.				
480	Washington Blvd.	General Commercial	C1.5, C2, C4, RAS3, RAS4	C2-1	1	1.5:1	Community Commercial	C1.5, CR, C2, C4, R3, RAS3, R4, RAS4	C2-2D-CPIO	2D	2:1, 3:1	2:1, 3:1 (if on-site parking is 100% subterranean)	55.0	63.0	55ft, 60.5ft Comm. w/ adjustment, 63ft MU w/ adjustment	Intersection w/ Crenshaw	GPA/ZC/HD	Foster continued commercial revitalization of Washington Blvd. through establishing context sensitive development standards and incentives at key major highway intersection nodes.				

Proposed Change Area Recommendations

SA#	LOCATION/ TYPE	EXISTING GP	CORRESPONDING ZONE	CURRENT ZONING	CURRENT HD	CURRENT FAR	PROPOSED GP	PROPOSED CORRESPONDING ZONE	PROPOSED ZONING	PROPOSED ED HD	PROPOSED D FAR	CONDITIONS OF MAXIMUM FAR	MAXIMUM BY RIGHT HEIGHT	MAXIMUM DISCRETIONARY HEIGHT	CONDITIONS OF MAXIMUM HEIGHT	LOCATION	TYPE OF CHANGE	PURPOSE/ COMMUNITY BENEFIT	Ord. #	SA #(s)	Action	Reason
481	Washington Blvd.	General Commercial	C1.5, C2, C4, RAS3, RAS4	C2-1-O	1	1.5:1	Community Commercial	C1.5, CR, C2, C4, R3, RAS3, R4, RAS4	C2-2D-O-CPIO	2D	2:1, 3:1	2:1, 3:1 (if on-site parking is 100% subterranean)	55.0	63.0	55ft, 60.5ft Comm. w/ adjustment, 63ft MU w/ adjustment	Intersection w/ Crenshaw	GPA/ZC/HD	Foster continued commercial revitalization of Washington Blvd. through establishing context sensitive development standards and incentives at key major highway intersection nodes.				
490	Washington Blvd.	General Commercial, Community Commercial, Commercial Manufacturing	CR, C1.5, C2, C4, RAS3, RAS4, CM	C2-1-O, [Q]CM-1VL-O	1, 1VL	1.5:1, 3:1	Neighborhood Commercial	C1, C1.5, CR, C2, C4, R3, RAS3	C2-1VL-O-CPIO	1VL	1.5:1	1.5:1	45.0	45.0	45ft - no adjustment due to height district	Bronson to 2nd Ave.	GPA/ZC/HD	Foster continued commercial revitalization of Washington Blvd. through establishing context sensitive development standards and incentives along the corridor and at key major highway intersection nodes.	165481	1640, 1645	Eliminate current [Q] prohibiting residential.	Prohibits residential through CM zone inconsistent with corridor revitalization approach.
																			1765	N/A		See zone change regarding subject ordinance as well as changes identified through proposed Plan.
491	Washington Blvd.	General Commercial, Community Commercial, Commercial Manufacturing	CR, C1.5, C2, C4, RAS3, RAS4, CM, P	C2-1, P-1, C2-1VL	1, 1VL	1.5:1, 3:1	Neighborhood Commercial	C1, C1.5, CR, C2, C4, R3, RAS3	C2-1VL-CPIO	1VL	1.5:1	1.5:1	45.0	45.0	45ft - no adjustment due to height district	Bronson to 10th Ave.	GPA/ZC/HD	Foster continued commercial revitalization of Washington Blvd. through establishing context sensitive development standards and incentives along the corridor and at key major highway intersection nodes.	172913	130	Eliminate current [Q] prohibiting residential.	Prohibits residential through CM zone inconsistent with corridor revitalization approach.
																			172913	160	N/A	See zone change regarding subject ordinance as well as changes identified through proposed Plan.
500	Zone Consistency	General Commercial	C1.5, C2, C4, RAS3, RAS4	C2-1-O, R1-1-O	1	3:1	Low II Residential	R1	R1-1-O	1	3:1	3:1	33.0	33.0	33ft	Norton Ave. at 8th St.	GPA/ZC	Bring current Plan land use category and zoning into consistency with prevailing zone and use of parcels.				
510	Washington Blvd.	Commercial Manufacturing, Low Medium II Residential, Medium Residential	CM, RD1.5, RD2, RW2, RZ2.5, R3	[Q]CM-1VL-O, RD2-1-O, R3-1-O	1, 1VL	1.5:1, 3:1	Public Facilities	PF	PF-1VL-O	1VL	1.5:1	1.5:1	45.0	45.0	45ft - no adjustment due to height district	3rd Ave to 2nd Ave.	GPA/ZC/HD	LAUSD Central Region Elementary School #13 Campus conforms to neighborhood context in terms of height, massing and orientation to street.	165481	1805	N/A	See zone change regarding subject ordinance as well as changes identified through proposed Plan.
																			172913	130	Eliminate current [Q]	Prohibition of Residential in CM zone N/A - See Plan. and zone change regarding subject ordinance as well as changes identified through proposed Plan. .
520	Washington Blvd.	Commercial Manufacturing	CM	[Q]CM-1VL-O	1VL	1.5:1	Community Commercial	C1.5, CR, C2, C4, R3, RAS3, R4, RAS4	C2-2D-O-CPIO	2D	2:1, 3:1	2:1, 3:1 (if on-site parking is 100% subterranean)	55.0	63.0	55ft, 60.5ft Comm. w/ adjustment, 63ft MU w/ adjustment	Intersection w/ Arlington	GPA/ZC/HD	Bring Plan into consistency with existing zone and use of parcels.	165481	1765	N/A	See zone change regarding subject ordinance as well as changes identified through proposed Plan.
																			172913	130	Eliminate current [Q] prohibiting residential.	Prohibition of residential is disincentive to revitalize or adaptively reuse currently underutilized intersection sites.
530	Zone Consistency	Low Medium II Residential	RD1.5, RD2, RW2, RZ2.5	R2-1	1	3:1	Low Medium II Residential	RD1.5, RD2	RD2-1-O	1	3:1	3:1	45.0	45.0	45ft	Vineyard at Hillcrest	ZC	Bring current zoning into consistency with existing Plan land use category and zoning of adjacent parcels.				
550	Zone Consistency	Medium Residential	R3	R1-1	1	3:1	Medium Residential	R3	R3-1	1	3:1	3:1	45.0	45.0	45ft	Victoria at 25th	ZC	Bring current zone into consistency with existing Plan land use category and use of subject and adjacent parcels.				
560	Zone Consistency	Low Medium II Residential	RD1.5, RD2, RW2, RZ2.5	R3-1	1	3:1	Low Medium II Residential	RD1.5, RD2	RD2-1	1	1.5:1	1.5:1	45.0	45.0	45ft	13th Ave. at 25th St.	ZC	Bring current zone into consistency with existing Plan land use category and use of subject and adjacent parcels.				
570	Zone Consistency	Low Medium II Residential	RD1.5, RD2, RW2, RZ2.5	R2-1-HPOZ	1	3:1	Low Medium II Residential	RD1.5, RD2	RD2-1-HPOZ	1	1.5:1	1.5:1	45.0	45.0	45ft	13th Ave. at 25th St.	ZC	Bring current zone into consistency with existing Plan land use category and use of subject and adjacent parcels.				
580	Zone Consistency	Low Medium II Residential	RD1.5, RD2, RW2, RZ2.5	R1-1	1	3:1	Low Medium II Residential	RD1.5, RD2	RD2-1	1	3:1	3:1	45.0	45.0	45ft	23rd St. at 11th and 12th Ave.	ZC	Bring current zone into consistency with existing Plan land use category and use of subject and adjacent parcels.				
590	Zone Consistency	Medium Residential	R3	RD2-1-O-HPOZ	1	3:1	Low Medium II Residential	RD1.5, RD2	RD2-1-O-HPOZ	1	3:1	3:1	45.0	45.0	45ft	Arlington at 25th St.	GPA	Bring current Plan land use category into consistency with existing zoning and use of subject and adjacent parcels.				
600	Venice/ National TOD	Commercial Manufacturing	CM	[Q]CM-1VL	1VL	1.5:1	Hybrid Industrial	CM	CM-2D-CPIO	2D	2:1, 3:1	2:1 to 3:1 (through provision of subterranean on-site parking, or within a shared Central Parking Structure, or through TFAR from SA640)	55.0	63.0	55ft, 60.5ft Comm. w/ adjustment, 63ft MU w/ adjustment	National - Venice to Robertson	GPA/ZC/HD	Enable specialized transit oriented development parameters for commercial and industrial properties within a 1/2 mile radius of the Exposition LRT station located at National, Washington and Robertson Blvds.	165481	440	Eliminate current [Q] prohibiting residential.	Prohibits residential inconsistent with TOD/corridor revitalization approach.
																			172913	50	Eliminate current [Q] prohibiting residential.	Prohibits residential inconsistent with TOD/corridor revitalization approach.
610	Crenshaw SP	General Commercial	C1.5, C2, C4, RAS3, RAS4	[Q]C2-1	1	1.5:1	Neighborhood Commercial	C1, C1.5, CR, C2, C4, R3, RAS3	C2-1-SP	1	1.5:1	1.5:1	45.0	49.5	45ft, 49.5ft w/ adjustment	Crenshaw at Adams	GPA/ZC	Foster continued commercial revitalization of Crenshaw Blvd. through establishing context sensitive development standards and incentives along the corridor and at key major highway intersection nodes.	172913	930	Remove existing [Q].	No longer necessary through 2004 adoption of Crenshaw Corridor Specific Plan.

Proposed Change Area Recommendations

SA#	LOCATION/ TYPE	EXISTING GP	CORRESPONDING ZONE	CURRENT ZONING	CURRENT HD	CURRENT FAR	PROPOSED GP	PROPOSED CORRESPONDING ZONE	PROPOSED ZONING	PROPOSED HD	PROPOSED FAR	CONDITIONS OF MAXIMUM FAR	MAXIMUM BY RIGHT HEIGHT	MAXIMUM DISCRETIONARY HEIGHT	CONDITIONS OF MAXIMUM HEIGHT	LOCATION	TYPE OF CHANGE	PURPOSE/ COMMUNITY BENEFIT	Ord. #	SA #(s)	Action	Reason
620	Venice/ National TOD	Commercial Manufacturing	CM	[Q]CM-1VL	1VL	1.5:1	Community Commercial	C1.5, CR, C2, C4, R3, RAS3, R4, RAS4	C2-2D-CPIO	2D	2:1, 3:1	2:1 to 3:1 (through provision of subterranean on-site parking, or within a shared Central Parking Structure, or through TFAR from SA640)	65.0	150.0	65ft, 71.5ft comm w/ adjustment, 75ft MU w/ adjustment. Up to 150ft through provision of open space and adherence to additional design parameters.	Intersection National and Venice	GPA/ZC/HD	Enable specialized transit oriented development parameters for commercial and industrial properties within a 1/2 mile radius of the Exposition LRT station located at National, Washington and Robertson Blvds.	165481	570	N/A	See zone and height district change regarding subject ordinance as well as changes identified through proposed Plan.
																			172913	60	Eliminate current [Q] prohibiting residential.	Prohibits residential inconsistent with TOD/corridor revitalization approach.
630	Venice/ National TOD	General Commercial	C1.5, C2, C4, RAS3, RAS4	C2-1	1	1.5:1	Neighborhood Commercial	C1, C1.5, CR, C2, C4, R3, RAS3	C2-2D-CPIO	2D	2:1, 3:1	2:1 to 3:1 (through provision of subterranean on-site parking, or within a shared Central Parking Structure, or through TFAR from SA640)	55.0	63.0	55ft, 60.5ft Comm. w/ adjustment, 63ft MU w/ adjustment	Venice from Curts to Hutchinson Ave.	GPA/ZC/HD	Foster continued commercial revitalization of Venice Blvd. through establishing context sensitive development incentives at key major highway intersection nodes.	165481	575	N/A	See height district change regarding subject ordinance as well as changes identified through proposed Plan.
																			172913	60	Eliminate current [Q] prohibiting residential.	Prohibits residential inconsistent with TOD/corridor revitalization approach.
640	Venice/ National TOD	Commercial Manufacturing	CM	[Q]CM-1VL	1VL	1.5:1	Community Commercial	C1.5, CR, C2, C4, R3, RAS3, R4, RAS4	C2-2D-CPIO	2D	2:1	2:1	55.0	63.0	55ft, 60.5ft Comm. w/ adjustment, 63ft MU w/ adjustment	Intersection of Venice, Helms Ave.	GPA/ZC/HD	Enable specialized transit oriented development parameters for commercial and industrial properties within a 1/2 mile radius of the Exposition LRT station located at National, Washington and Robertson Blvds.	165481	570	N/A	See zone and height district change regarding subject ordinance as well as changes identified through proposed Plan.
																			172913	60	Eliminate current [Q] prohibiting residential.	Prohibits residential inconsistent with TOD/corridor revitalization approach.
641	Venice/ National TOD - Zone Consistency	Low Medium II Residential	RD1.5, RD2, RW2, RZ2.5	RD2-1	1	3:1	Low Medium II Residential	RD1.5, RD2	RD2-1-CPIO	1	3:1	3:1	45.0	45.0	45ft - no adjustment due to height district	Regent Street from Curtis to Hutchinson Ave.	ZC	Enable transit oriented parking reduction incentive for residential properties located within a 1/2 mile radius of the Exposition LRT station located at National, Washington and Robertson Blvds.				
642	Venice/ National TOD - Zone Consistency	Low Medium II Residential	RD1.5, RD2, RW2, RZ2.5	RD1.5-1	1	3:1	Low Medium II Residential	RD1.5, RD2	RD1.5-1- CPIO	1	3:1	3:1	45.0	45.0	45ft - no adjustment due to height district	Ivy Street to Curtis Ave.	ZC	Enable transit oriented parking reduction incentive for residential properties located within a 1/2 mile radius of the Exposition LRT station located at National, Washington and Robertson Blvds.				
650	Venice Blvd.	General Commercial	C1.5, C2, C4, RAS3, RAS4	C2-1	1	1.5:1	Community Commercial	C1.5, CR, C2, C4, R3, RAS3, R4, RAS4	C2-2D-CPIO	2D	2:1, 3:1	2:1, 3:1 (If on-site parking is 100% subterranean)	55.0	63.0	55ft, 60.5ft Comm. w/ adjustment, 63ft MU w/ adjustment	Cattaraugus (Hutchison to Fay)	GPA/ZC/HD	Enable specialized transit oriented development parameters for commercial and industrial properties within a 1/2 mile radius of the Exposition LRT station located at National, Washington and Robertson Blvds.				
660	Jefferson/ La Cienega TOD	Limited Industrial	CM, MR1, M1	MR1-1VL	1VL	1.5:1	Limited Industrial	MR1, M1	MR1-1VL- CPIO	1VL	1.5:1	1.5:1	45.0	45.0	45ft - no adjustment due to height district	Jefferson at La Cienega Place	ZC	Enable specialized transit oriented development parameters for commercial and industrial properties within a 1/2 mile radius of the Exposition LRT station located at Jefferson and La Cienega Blvds.				
670	Jefferson/ La Cienega TOD	Limited Industrial	CM, MR1, M1	MR1-1VL	1VL	1.5:1	Hybrid Industrial	CM	CM-2D-CPIO	2D	2:1, 3:1	2:1, 3:1 (MU with on- site parking 100% subterranean or within a shared Central Parking Structure within the boundaries of the TOD CPIO).	75.0	82.5	75ft/82.5ft w/ adjustment	Intersection with La Cienega and Jefferson	GPA/ZC/HD	Enable specialized transit oriented development parameters for commercial and industrial properties within a 1/2 mile radius to the Exposition LRT station located at Jefferson and La Cienega Blvds.				
680	Jefferson/ La Cienega TOD	General Commercial, Medium Residential	C1.5, C2, C4, RAS3, RAS4	C2-1, (T)(Q)C2-1, R4-1, R3-1	1	1.5:1, 3:1	Medium Residential	R3	R3-1VL-CPIO	1VL	3:1	3:1	45.0	45.0	45ft - no adjustment due to height district	Intersection of Jefferson and La Cienega	GPA/ZC/HD	Enable specialized transit oriented development parameters for commercial and industrial properties within a 1/2 mile radius of the Exposition LRT station located at Jefferson and La Cienega Blvds.	163, 636	N/A	Remove (T)(Q)	Expired
690	Jefferson/ La Cienega TOD	General Commercial, Limited Industrial	C1.5, C2, C4, RAS3, RAS4, CM, MR1, M1	C2-1, M1- 1VL	1, 1VL	1.5:1	Community Commercial	C1.5, CR, C2, C4, R3, RAS3, R4, RAS4	C2-2D-CPIO	2D	2:1, 3:1	2:1, 3:1 (MU with on- site parking 100% subterranean or within a shared Central Parking Structure within the boundaries of the TOD CPIO)	55.0	63.0	55ft, 60.5ft Comm. w/ adjustment, 63ft MU w/ adjustment	Intersection Jefferson and La Cienega Blvds.	GPA/ZC/HD	Enable specialized transit oriented development parameters for commercial and industrial properties within a 1/2 mile radius to the Exposition LRT station located at Jefferson and La Cienega Blvds.	165481	4410	N/A	See zone and height district change regarding subject ordinance as well as changes identified through proposed Plan.

Proposed Change Area Recommendations

SA#	LOCATION/ TYPE	EXISTING GP	CORRESPONDING ZONE	CURRENT ZONING	CURRENT HD	CURRENT FAR	PROPOSED GP	PROPOSED CORRESPONDING ZONE	PROPOSED ZONING	PROPOSED HD	PROPOSED FAR	CONDITIONS OF MAXIMUM FAR	MAXIMUM BY RIGHT HEIGHT	MAXIMUM DISCRETIONARY HEIGHT	CONDITIONS OF MAXIMUM HEIGHT	LOCATION	TYPE OF CHANGE	PURPOSE/ COMMUNITY BENEFIT	Ord. #	SA #(s)	Action	Reason
700	Adams Blvd.	Commercial Manufacturing	CM	[Q]C2-1VL, [Q]CM-1VL	1VL	1.5:1	Community Commercial	C1.5, CR, C2, C4, R3, RAS3, R4, RAS4	C2-2D-CPIO	2D	2:1, 3:1	2:1, 3:1 (if on-site parking is 100% subterranean)	55.0	63.0	55ft, 60.5ft Comm. w/ adjustment, 63ft MU w/ adjustment	Intersection w/ Fairfax to Spaulding	GPA/ZC/HD	Foster continued commercial revitalization of Adams Blvd. through establishing context sensitive development standards and incentives along the corridor and at key major highway intersection nodes.	165481	3225	Eliminate current [Q] prohibiting residential.	Prohibits residential inconsistent with corridor revitalization approach.
																			165481	2485, 3220	Eliminate [Q] but retain R3 limitation for C2, zoned land along corridor segments.	Medium to low medium residential densities along corridor segments and at major intersection nodes will be maintained through adoption of Commercial Corridors CPIO Subdistrict.
710	Adams Blvd.	Commercial Manufacturing, Low Medium II Residential, General Commercial	CM, RD1.5, RD2, RW2, RZ2.5, C1.5, C2, C4, RAS3, RAS4	[Q]CM-1VL, [Q]C2-1VL, C2-1, P-1	1, 1VL	1.5:1, 3:1	Neighborhood Commercial	C1, C1.5, CR, C2, C4, R3, RAS3	C2-1VL-CPIO	1VL	1.5:1	1.5:1	45.0	45.0	45ft - no adjustment due to height district	Spaulding to Mansfield	GPA/ZC/HD	Foster continued commercial revitalization of Adams Blvd. through establishing context sensitive development standards and incentives along the corridor and at key major highway intersection nodes.	165481	3215, 2505, 2520, 3210, 2540, 3150, 2555	Eliminate current [Q] prohibiting residential.	Prohibits residential inconsistent with corridor revitalization approach.
																			165481	2500, 2525, 3200, 3190, 3170, 2535, 2530, 3115, 3155, 3110, 2550, 2560	Eliminate [Q] but retain R3 limitation for C2, zoned land along corridor segments.	Medium to low medium residential densities along corridor segments and at major intersection nodes will be maintained through adoption of Commercial Corridors CPIO Subdistrict.
720	Jefferson/ La Cienega TOD	Limited Industrial	CM, MR1, M1	M1-1VL	1VL	1.5:1	Limited Industrial	MR1, M1	MR1-1VL- CPIO	1VL	1.5:1	1.5:1	45.0	45.0	45ft - no adjustment due to height district	Intersection with La Cienega and Jefferson	ZC	Enable specialized transit oriented development parameters for commercial and industrial properties within a 1/2 mile radius to the Exposition LRT station located at Jefferson and La Cienega Blvds.	165481	4410	N/A	Height district remains unchange regarding subject ordinance as well as changes identified through proposed Plan. d.
																			165481	4380, 3345, 3350, 3360	N/A	Height district and underlying CM zone remains unchange regarding subject ordinance as well as changes identified through proposed Plan. d.
730	Jefferson Blvd.	Commercial Manufacturing	CM	[Q]CM-1VL, P-1	1, 1VL	1.5:1, 3:1	Hybrid Industrial	CM	CM-1VL- CPIO	1VL	1.5:1	1.5:1	45.0	45.0	45ft - no adjustment due to height district	Hauser to Cochran	GPA/ZC/HD	Foster continued revitalization of Jefferson Blvd. through establishing context sensitive development standards and incentives along the corridor and at key major highway intersection nodes.	165481	4380, 3345, 3350, 3360	N/A	Height district and underlying CM zone remains unchange regarding subject ordinance as well as changes identified through proposed Plan. d.
																			172913	430, 440, 450	Eliminate current [Q] prohibiting residential.	Prohibits residential inconsistent with corridor revitalization approach.
740	Zone Consistency	Low Medium II Residential	RD1.5, RD2, RW2, RZ2.5	OS-1XL	1XL		Open Space	OS, A1	OS-1XL	1XL						Carmona Ave. at Boden St.	GPA	Bring current Plan land use category into consistency with existing zone and use of parcel.				
750	La Brea/ Farmdale TOD	Limited Industrial, Commercial Manufacturing	CM, MR1, M1	[Q]CM-1VL, [Q]M1-1VL	1VL	1.5:1	Hybrid Industrial	CM	CM-2D-CPIO	2D	1.5:1, 2:1, 3:1	1.5:1 Industrial and Commercial (Up to .5 additional FAR through parking reduction incentives), 2:1 MU (Up to 1 additional FAR through parking reduction incentives)	45.0	52.0	45ft, 49.5ft Comm. w/ adjustment, 52ft MU w/ adjustment	Cochran to Field	GPA/ZC/HD	Enable specialized transit oriented development parameters for commercial and industrial properties within a 1/2 mile radius of the Exposition LRT station located at La Brea Ave. and Jefferson Blvd.	165481	3520, 4285, 3515, 4290	N/A	See zone change regarding subject ordinance as well as changes identified through proposed Plan.
																			165481	3385, 3390, 3420, 3425, 3445, 4375, 4370	Eliminate current [Q] prohibiting residential.	Prohibits residential inconsistent with TOD/corridor revitalization approach.
																			165481	3485, 3490, 3495, 3500, 3505	N/A	See height district change regarding subject ordinance as well as changes identified through proposed Plan.
760	Adams Blvd.	General Commercial, Low Medium II Residential	C1.5, C2, C4, RAS3, RAS4, R3, RD1.5, RD2, RW2, RZ2.5	C2-1, [Q]P-1, RD-1.5-1	1	1.5:1, 3:1	Community Commercial	C1.5, CR, C2, C4, R3, RAS3, R4, RAS4	C2-2D-CPIO	2D	2:1, 3:1	2:1, 3:1 (if on-site parking is 100% subterranean)	55.0	63.0	55ft, 60.5ft Comm. w/ adjustment, 63ft MU w/ adjustment	Intersection w/ La Brea - Mansfield to Longwood	GPA/ZC/HD	Foster continued commercial revitalization of Adams Blvd. through establishing context sensitive development standards and incentives along the corridor and at key major highway intersection nodes.	165481	3010, 2990	N/A	See zone change regarding subject ordinance as well as changes identified through proposed Plan.
																			165481	2570	N/A	See zone change regarding subject ordinance as well as changes identified through proposed Plan.
761	Adams Blvd.	Low Medium II Residential	RD1.5, RD2, RW2, RZ2.5	RD-1.5-1-O	1	1.5:1, 3:1	Community Commercial	C1.5, CR, C2, C4, R3, RAS3, R4, RAS4	C2-2D-O- CPIO	2D	2:1, 3:1	2:1, 3:1 (if on-site parking is 100% subterranean)	55.0	63.0	55ft, 60.5ft Comm. w/ adjustment, 63ft MU w/ adjustment	Intersection w/ La Brea - Mansfield to Longwood	GPA/ZC/HD	Foster continued commercial revitalization of Adams Blvd. through establishing context sensitive development standards and incentives along the corridor and at key major highway intersection nodes.	165481	2570	N/A	See zone change regarding subject ordinance as well as changes identified through proposed Plan.
770	La Brea/ Farmdale TOD	General Commercial, Low Medium I Residential	RD1.5, RD2, RW2, RZ2.5, C1.5, C2, C4, RAS3, RAS4	[Q]C1.5-1VL	1VL	1.5:1	Neighborhood Commercial	C1, C1.5, CR, C2, C4, R3, RAS3	C1.5-1VL- CPIO	1VL	1.5:1	1.5:1	45.0	45.0	45ft - no adjustment due to height district	Intersection of La Brea and Roseland - West View to Orange	GPA/ZC	Enable specialized transit oriented development parameters for commercial and industrial properties within a 1/2 mile radius of the Exposition LRT station located at La Brea Ave. and Jefferson Blvd.	165481	3460, 3475	N/A	Entire block is currently zoned [Q] C1.5-1VL.
																			172913	390, 380	Remove [Q]	Conformance with POD neighborhood serving uses outlined through LAMC 13.07 to be implemented through establishment of La Brea/Farmdale TOD CPIO Subdistrict.
780	La Brea/ Farmdale TOD	Limited Industrial	CM, MR1, M1	M1-1VL	1VL	1.5:1	Hybrid Industrial	CM	CM-2D-CPIO	2D	1.5:1, 2:1, 3:1	1.5:1 Industrial Use (Up to .5 additional FAR through parking reduction incentives), 2:1 Commercial only or MU (Up to additional 1.0 FAR through parking reduction incentives)	55.0	75.0	55ft/ 65ft abutting park, 60.5ft Comm. w/ adjustment/ 71.5ft Comm. w/ adjustment abutting park, 63ft MU w/ adjustment/ 75ft MU w/ adjustment abutting park.	Intersection of La Brea and Exposition to Rodeo	GPA/ZC/HD	Enable specialized transit oriented development parameters for commercial and industrial properties within a 1/2 mile radius to the Exposition LRT station located at La Brea Ave. and Jefferson Blvd.	165481	4350	N/A	See height district change regarding subject ordinance as well as changes identified through proposed Plan.

Proposed Change Area Recommendations

SA#	LOCATION/ TYPE	EXISTING GP	CORRESPONDING ZONE	CURRENT ZONING	CURRENT HD	CURRENT FAR	PROPOSED GP	PROPOSED CORRESPONDING ZONE	PROPOSED ZONING	PROPOS ED HD	PROPOSE D FAR	CONDITIONS OF MAXIMUM FAR	MAXIMUM BY RIGHT HEIGHT	MAXIMUM DISCRETIONARY HEIGHT	CONDITIONS OF MAXIMUM HEIGHT	LOCATION	TYPE OF CHANGE	PURPOSE/ COMMUNITY BENEFIT	Ord. #	SA #(s)	Action	Reason
790	La Brea/ Farmdale TOD	Limited Industrial	CM, MR1, M1	[Q]M1-1VL	1VL	1.5:1	Hybrid Industrial	CM	CM-2D-CPIO	2D	1.5:1, 2:1, 3:1	1.5:1 Industrial Use (Up to .5 additional FAR through parking reduction incentives), 2:1 Commercial only or MU (Up to additional 1.0 FAR through parking reduction incentives)	55.0	63	55ft, 60.5ft Comm. w/ adjustment, 63ft MU w/ adjustment	Jefferson Blvd. from Field Ave. to Orange Dr.	GPA/ZC	Enable specialized transit oriented development parameters for commercial and industrial properties within a 1/2 mile radius of the Exposition LRT station located at La Brea Ave.and Jefferson Blvd.	165481	3450, 3470, 4360, 4340, 4330, 4335, 4345, 4325, 4305, 4300, 4320	N/A	See height district change regarding subject ordinance as well as changes identified through proposed Plan.
																			172913	375	Eliminate current [Q] designating new uses to conform w/ MR1 zone	Zone will be revised to CM to allow greater flexibility to accommodate a variety of uses including residential adjacent to transit as well as maintain industrial.
800	Zone Consistency	Low Medium I Residential	R2, RD3, RD4, RZ3, RZ4, RU, RW1	R1-1	1	3:1	Low Medium I Residential	R2, RD3, RD4	R2-1	1	3:1	3:1	33.0	33.0	33ft	Vineyard Ave. from Hickory St. to Westhaven St.	ZC	Bring zoning into consistency with current Plan land use category and use of parcels.				
810	Adams Blvd.	General Commercial	C1.5, C2, C4, RAS3, RAS4	C2-1	1	1.5:1	Neighborhood Commercial	C1, C1.5, CR, C2, C4, R3, RAS3	C2-1VL-CPIO	1VL	1.5:1	1.5:1	45.0	45.0	45ft - no adjustment due to height district	Longwood to Somerset	GPA/ZC/HD	Foster continued commercial revitalization of Adams Blvd. through establishing context sensitive development standards and incentives along the corridor and at key major highway intersection nodes.				
830	Zone Consistency	General Commercial	C1.5, C2, C4, RAS3, RAS4	R2-1	1	3:1	Low Medium I Residential	R2, RD3, RD4	R2-1	1	3:1	3:1	33.0	33.0	33ft	Vineyard at Adams	GPA	Bring current Plan land use category into consistency with existing zoning and use of subject and adjacent parcels.				
840	Zone Consistency	Low Medium II Residential	RD1.5, RD2, RW2, RZ2.5	R2-1	1	3:1	Low Medium II Residential	RD1.5, RD2	RD2-1	1	3:1	3:1	45.0	45.0	45ft	30th St Buckingham to West	ZC	Bring zoning into consistency with current Plan land use category and use of parcels.				
850	Zone Consistency	Low Medium II Residential	RD1.5, RD2, RW2, RZ2.5	R2-1	1	3:1	Low Medium II Residential	RD1.5, RD2	RD2-1	1	3:1	3:1	45.0	45.0	45ft	Virginia Rd. at 30th St.	ZC	Bring zoning into consistency with current Plan land use category and use of parcels.				
860	La Brea/ Farmdale TOD	General Commercial	C1.5, C2, C4, RAS3, RAS4	[Q]C1.5-1	1	1.5:1	Neighborhood Commercial	C1, C1.5, CR, C2, C4, R3, RAS3	C1.5-1-CPIO	1	1.5:1	1.5:1	45.0	49.5	45ft, 49.5ft w/ adjustment	Intersection of Farmdale and Exposition Blvd.	GPA/ZC	Enable specialized transit oriented development parameters for properties within a 1/2 mile radius of the Exposition LRT station located at Farmdale Ave.	172913	915	Remove existing [Q].	No longer necessary through 2004 adoption of Crenshaw Corridor Specific Plan.
870	Jefferson Blvd.	Limited Industrial	CM, MR1, M1	[Q]M1-1VL	1VL	1.5:1	Hybrid Industrial	CM	CM-1VL- CPIO	1VL	1.5:1	1.5:1	45.0	45.0	45ft - no adjustment due to height district	Chesapeake to Buckingham	GPA/ZC	Foster continued commercial revitalization of Jefferson Blvd. by establishing context sensitive development standards and incentives along the corridor.	165481	3540, 4255, 3535, 4260, 3530, 4265, 3525, 4280	N/A	See zone and height district change regarding subject ordinance as well as changes identified through proposed Plan.
																			172913	375	Eliminate current [Q] requiring uses pursuant to the MR (MR1) zone.	Prohibits commercial and residential inconsistent with corridor revitalization approach.
880	Zone Consistency	Low Medium I Residential	R2, RD3, RD4, RZ3, RZ4, RU, RW1	R1-1	1	3:1	Low Medium I Residential	R2, RD3, RD4	RD3-1	1	3:1	3:1	45.0	45.0	45ft	Exposition and Jefferson, between Chesapeake and Victoria	ZC	Bring current zoning and Plan land use category into consistency with existing parcelization of lots while allowing for context sensitive redevelopment that responds to proximity to both Expo Farmdale and Crenshaw stations.				
885	La Brea/ Farmdale TOD	Low Medium I Residential, Low Medium II Residential	R2, RD3, RD4, RZ3, RZ4, RU, RW1, RD1.5, RD2, RW2, RZ2.5	R1-1, R2-1, RD1.5-1	1	3:1	Medium Residential	R3	R3-1VL-CPIO	1VL	3:1	3:1	45.0	45.0	45ft - no adjustment due to height district	Exposition and Jefferson, at Farmdale LRT Station	GPA/ZC/HD	Enable specialized transit oriented development parameters for properties within a 1/2 mile radius of the Exposition LRT station located at Farmdale Ave.				
890	Zone Consistency	Low Medium II Residential	RD1.5, RD2, RW2, RZ2.5	R2-1	1	3:1	Low Medium II Residential	RD1.5, RD2	RD1.5-1	1	3:1	3:1	45.0	45.0	45ft	Exposition and Jefferson, between Chesapeake and Victoria	ZC	Bring zoning into consistency with current Plan land use category and use of subject parcels.				
900	Jefferson Blvd.	Commercial Manufacturing	CM	[Q]CM-1VL	1VL	1.5:1	Neighborhood Commercial	C1, C1.5, CR, C2, C4, R3, RAS3	C2-1VL-CPIO	1VL	1.5:1	1.5:1	45.0	45.0	45ft - no adjustment due to height district	Buckingham to Crenshaw	GPA/ZC	Foster continued commercial revitalization of Jefferson Blvd. by establishing context sensitive development standards and incentives along the corridor.	165481	3560, 3565, 3590, 3595, 4235, 4230, 4225, 4180	N/A	See zone change regarding subject ordinance as well as changes identified through proposed Plan.
																			172913	370	Eliminate current [Q] prohibiting residential.	Prohibits residential inconsistent with corridor revitalization approach.
910	Exposition Blvd.	Medium Residential	R3	[Q]R3-1	1	3:1	Medium Residential	R3	R3-1	1	3:1	3:1	45.0	45.0	45ft	Chesapeake to Victoria	ZC	Foster continued maintainence of multi-family residential properties fronting Exposition Blvd. in order to be consistent with land use and zone as well as to afford benefit to subject parcels fronting Expo Line greenway and in close proximity to station locations at Crenshaw Blvd. and Farmdale Ave.	165481	4205, 4215, 4220, 4240, 4270, 4275	N/A	Zone change regarding subject ordinance as well as changes identified through proposed Plan. s superceded through Ord. #172913.
																			172913	350, 360	Remove existing [Q] limiting residential density to 1 unit per 1200 sq.ft of lot area.	In order to be consistent with land use and zone as well as to afford benefit to subject parcels fronting Expo Line greenway and in close proximity to station locations at Crenshaw and La Brea. Note: existing subarea 360 does not appear in table of conditions and limitations.

SA#	LOCATION/ TYPE	EXISTING GP	CORRESPONDING ZONE	CURRENT ZONING	CURRENT HD	CURRENT FAR	PROPOSED GP	PROPOSED CORRESPONDING ZONE	PROPOSED ZONING	PROPOSED HD	PROPOSED FAR	CONDITIONS OF MAXIMUM FAR	MAXIMUM BY RIGHT HEIGHT	MAXIMUM DISCRETIONARY HEIGHT	CONDITIONS OF MAXIMUM HEIGHT	LOCATION	TYPE OF CHANGE	PURPOSE/ COMMUNITY BENEFIT	Ord. #	SA #(s)	Action	Reason	
920	Crenshaw SP	Low Medium II Residential	RD1.5, RD2, RW2, RZ2.5	RD2-1	1	3:1	Community Commercial	C1.5, CR, C2, C4, R3, RAS3, R4, RAS4	R3-1-SP	1	3:1	3:1	45.0	49.5	45ft, 49.5ft w/ adjustment	NW corner of Crenshaw and Exposition	GPA/ZC	Add to existing Crenshaw Corridor Specific Plan in order to enable transit oriented development within a 1/2 mile radius to the Exposition LRT station located at Crenshaw and Exposition Blvds.					
930	Crenshaw SP	Community Commercial	CR, C2, C4, RAS3, RAS4	[Q]C2-1	1	1.5:1	Community Commercial	C1.5, CR, C2, C4, R3, RAS3, R4, RAS4	C2-2D-SP	2D	2:1, 3:1, 4:1	2:1, 3:1 MU (Up to additional 1.0 FAR through provision of subterranean parking)	60.0	66.0	60ft., 66ft. w/ adjustment	Intersection of Crenshaw and Exposition, S to Coliseum St.	ZC/HD	Amend existing Crenshaw Corridor Specific Plan in order to enable specialized transit oriented development parameters for commercial and industrial properties within a 1/2 mile radius to the Exposition LRT station located at Crenshaw and Exposition Blvds.	165481	4675, 4695, 4700	N/A	See height district change regarding subject ordinance as well as changes identified through proposed Plan. Initial subarea change regarding subject ordinance as well as changes identified through proposed Plan also superceded by Specific Plan adoption and proposed amendments.	
																			172913	910	Remove existing [Q].	No longer necessary through 2004 adoption of Crenshaw Corridor Specific Plan.	
932	Crenshaw SP	Community Commercial	CR, C2, C4, RAS3, RAS4	[Q]C2-1	1	1.5:1	Community Commercial	C1.5, CR, C2, C4, R3, RAS3, R4, RAS4	C2-2D-SP	2D	2:1, 3:1, 4:1	2:1, 3:1 MU (Up to additional 1.0 FAR through provision of subterranean parking)	75.0	82.5	75ft., 82.5ft w/ adjustment	Intersection of Crenshaw and Exposition, S to Coliseum St.	ZC/HD	Amend existing Crenshaw Corridor Specific Plan in order to enable specialized transit oriented development parameters for commercial and industrial properties within a 1/2 mile radius to the Exposition LRT station located at Crenshaw and Exposition Blvds.	165481	4680, 4710	N/A	See height district change regarding subject ordinance as well as changes identified through proposed Plan. Initial subarea change regarding subject ordinance as well as changes identified through proposed Plan also superceded by Specific Plan adoption and proposed amendments.	
																				4190, 4705	N/A	See height district change regarding subject ordinance as well as changes identified through proposed Plan. Initial subarea change regarding subject ordinance as well as changes identified through proposed Plan also superceded by Specific Plan adoption and proposed amendments.	
																				172913	910	Remove existing [Q].	No longer necessary through 2004 adoption of Crenshaw Corridor Specific Plan.
940	Crenshaw SP	Neighborhood Commercial	C1, C1.5, C2, C4, RAS3, RAS4	[Q]C1.5-1	1	1.5:1	Neighborhood Commercial	C1, C1.5, CR, C2, C4, R3, RAS3	C2-1-SP	1	1.5:1	1.5:1	45.0	49.5	45ft, 49.5ft w/ adjustment	30th St. to Jefferson Blvd.	ZC	Amend existing Crenshaw Corridor Specific Plan in order to foster continued revitalization of Crenshaw Blvd.	165481	3625, 3640	N/A	See height district change regarding subject ordinance as well as changes identified through proposed Plan. Initial subarea change regarding subject ordinance as well as changes identified through proposed Plan also superceded by Specific Plan adoption and proposed amendments.	
																			172913	915	Remove existing [Q].	No longer necessary through 2004 adoption of Crenshaw Corridor Specific Plan.	
950	Crenshaw SP	Neighborhood Commercial, General Commercial, Limited Industrial, Commercial Manufacturing	C1, C1.5, CR, C2, C4, RAS3, RAS4, CM, MR1, M1	[Q]C1.5-1, [Q]CM-1VL, C2-1	1, 1VL	1.5:1	Community Commercial	C1.5, CR, C2, C4, R3, RAS3, R4, RAS4	C2-2D-SP	2D	2:1, 3:1, 4:1	2:1, 3:1 MU (Up to additional 1.0 FAR through provision of subterranean parking)	60.0	66.0	60ft., 66ft. w/ adjustment	Intersection w/ Jefferson/ Exposition	GPA/ZC/HD	Amend existing Crenshaw Corridor Specific Plan in order to enable specialized transit oriented development parameters for commercial and industrial properties within a 1/2 mile radius to the Exposition LRT station located at Crenshaw and Exposition Blvds.	165481	4140	N/A	See height district change regarding subject ordinance as well as changes identified through proposed Plan. Zone and height district change regarding subject ordinance as well as changes identified through proposed Plan. s also superceded through Ord. #172913.	
																				4185, 3620, 3625, 4165, 4160, 4155, 3640	N/A	See height district change regarding subject ordinance as well as changes identified through proposed Plan. Initial subarea change regarding subject ordinance as well as changes identified through proposed Plan also superceded by Specific Plan adoption and proposed amendments..	
																				172913	915	Remove existing [Q].	No longer necessary through 2004 adoption of Crenshaw Corridor Specific Plan.
																					340	N/A	See zone change regarding subject ordinance as well as changes identified through proposed Plan. Initial subarea change regarding subject ordinance as well as changes identified through proposed Plan also superceded by Specific Plan adoption and proposed amendments.
955	Crenshaw SP	General Commercial, Low Medium II Residential	C1.5, C2, C4, RAS3, RAS4, CM, RD1.5, RD2, RW2, RZ2.5	C2-1, RD1.5-1	1	1.5:1, 3:1	Community Commercial	C1.5, CR, C2, C4, R3, RAS3, R4, RAS4	C2-1-SP	1	1.5:1	1.5:1	45.0	49.5	45ft, 49.5ft w/ adjustment	Intersection w/ Jefferson to Bronson	GPA/ZC	Add to existing Crenshaw Corridor Specific Plan in order to enable transit oriented development within a 1/2 mile radius to the Exposition LRT station located at Crenshaw and Exposition Blvds.					
960	Jefferson Blvd.	General Commercial	C1.5, C2, C4, RAS3, RAS4	C2-1-HPOZ	1	1.5:1	Neighborhood Commercial	C1, C1.5, CR, C2, C4, R3, RAS3	C2-1VL-HPOZ-CPIO	1VL	1.5:1	1.5:1	45.0	45.0	45ft - no adjustment due to height district	7th Ave. to 2nd Ave.	GPA/ZC/HD	Foster continued commercial revitalization of Jefferson Blvd. by establishing context sensitive development standards and incentives along the corridor.					
961	Jefferson Blvd.	General Commercial	C1.5, C2, C4, RAS3, RAS4	C2-1	1	1.5:1	Neighborhood Commercial	C1, C1.5, CR, C2, C4, R3, RAS3	C2-1VL-CPIO	1VL	1.5:1	1.5:1	45.0	45.0	45ft - no adjustment due to height district	Bronson Ave. to 7th Ave.	GPA/ZC/HD	Foster continued commercial revitalization of Jefferson Blvd. by establishing context sensitive development standards and incentives along the corridor.					
965	Jefferson Blvd.	General Commercial	C1.5, C2, C4, RAS3, RAS4	C2-1-O-HPOZ	1	1.5:1	Neighborhood Commercial	C1, C1.5, CR, C2, C4, R3, RAS3	C2-1VL-O-HPOZ-CPIO	1VL	1.5:1	1.5:1	45.0	45.0	45ft - no adjustment due to height district	7th Ave. to 2nd Ave.	GPA/ZC/HD	Foster continued commercial revitalization of Jefferson Blvd. by establishing context sensitive development standards and incentives along the corridor.					

SA#	LOCATION/ TYPE	EXISTING GP	CORRESPONDING ZONE	CURRENT ZONING	CURRENT HD	CURRENT FAR	PROPOSED GP	PROPOSED CORRESPONDING ZONE	PROPOSED ZONING	PROPOS ED HD	PROPOSE D FAR	CONDITIONS OF MAXIMUM FAR	MAXIMUM BY RIGHT HEIGHT	MAXIMUM DISCRETIONARY HEIGHT	CONDITIONS OF MAXIMUM HEIGHT	LOCATION	TYPE OF CHANGE	PURPOSE/ COMMUNITY BENEFIT	Ord. #	SA #(s)	Action	Reason
966	Jefferson Blvd.	General Commercial	C1.5, C2, C4, RAS3, RAS4	C2-1-O	1	1.5:1	Neighborhood Commercial	C1, C1.5, CR, C2, C4, R3, RAS3	C2-1VL-O-CPIO	1VL	1.5:1	1.5:1	45.0	45.0	45ft - no adjustment due to height district	Intersection w/ 6th Ave.	GPA/ZC/HD	Foster continued commercial revitalization of Jefferson Blvd. by establishing context sensitive development standards and incentives along the corridor.				
970	Zone Consistency	Low Medium II Residential	RD1.5, RD2, RW2, RZ2.5	R2-1	1	3:1	Low Medium II Residential	RD1.5, RD2	RD1.5-1	1	3:1	3:1	45.0	45.0	45ft	11th Ave., Montclair St. to Jefferson Ave	ZC	Bring zoning into consistency with current Plan land use category and existing use of subject and adjacent parcels.				
980	Zone Consistency	Medium Residential	R3	[Q]C2-2D	2D	3:1	Medium Residential	R3	R3-1	1	3:1	3:1	45.0	45.0	45ft	Bronson at 28th Street	ZC/HD	Bring zoning into consistency with current Plan land use category and existing use of subject and adjacent parcels.	165481	2835	N/A	See zone and height district change regarding subject ordinance as well as changes identified through proposed Plan.
																			172913	None	N/A	No subarea adopted through Ord. #172913 implementing zone or [Q] regarding Crenshaw Corridor Specific Plan.
990	Crenshaw SP	General Commercial	C1.5, C2, C4, RAS3, RAS4	[Q]C2-1-O	1	1.5:1	Neighborhood Commercial	C1, C1.5, CR, C2, C4, R3, RAS3	C2-1-O-SP	1	1.5:1	1.5:1	45.0	49.5	45ft, 49.5ft w/ adjustment	Crenshaw at Adams	GPA/ZC	Amend existing Crenshaw Corridor Specific Plan in order to foster continued revitalization of Crenshaw Blvd.	165481	2810, 2595, 2600	N/A	See zone change regarding subject ordinance as well as changes identified through proposed Plan. Initial subarea change regarding subject ordinance as well as changes identified through proposed Plan also superceded by Specific Plan adoption and proposed amendments.
																			172913	930	Remove existing [Q].	No longer necessary through 2004 adoption of Crenshaw Corridor Specific Plan.
1000	Crenshaw SP Zone Consistency	Low Residential	RE9, RS, R1, RU, RD6, RD5	[Q]C2-1-O	1	1.5:1	Neighborhood Commercial	C1, C1.5, CR, C2, C4, R3, RAS3	C2-1-SP	1	1.5:1	1.5:1	45.0	45.0	45ft	Victoria at Adams	GPA/ZC	Amend existing Crenshaw Corridor Specific Plan in order to foster continued revitalization of Crenshaw Blvd.	172913	930	Remove existing [Q].	No longer necessary through 2004 adoption of Crenshaw Corridor Specific Plan.
1010	Crenshaw SP	General Commercial	C1.5, C2, C4, RAS3, RAS4	[Q]C2-1	1	1.5:1	Community Commercial	C1, C1.5, CR, C2, C4, R3, RAS3, R4, RAS4	C2-2D-SP	2D	2:1, 3:1	2:1, 3:1 MU (Up to additional 1.0 FAR through provision of subterranean parking)	60.0	66.0	60ft., 66ft w/ adjustment	Crenshaw at Adams	GPA/ZC/HD	Amend existing Crenshaw Corridor Specific Plan in order to foster continued revitalization by establishing context sensitive development standards and incentives at key intersection nodes.	165481	2885, 2875, 2840, 2850	N/A	See zone change regarding subject ordinance as well as changes identified through proposed Plan. Initial subarea change regarding subject ordinance as well as changes identified through proposed Plan also superceded by Specific Plan adoption and proposed amendments.
																			172913	930	Remove existing [Q].	No longer necessary through 2004 adoption of Crenshaw Corridor Specific Plan.
1020	Crenshaw SP	Neighborhood Commercial	C1, C1.5, C2, C4, RAS3, RAS4	[Q]C1.5-1	1	1.5:1	Neighborhood Commercial	C1, C1.5, CR, C2, C4, R3, RAS3	C1.5-1-SP	1	1.5:1	1.5:1	45.0	49.5	45ft, 49.5ft w/ adjustment	Crenshaw- 28th to 30th St	ZC	Amend existing Crenshaw Corridor Specific Plan in order to foster continued revitalization of Crenshaw Blvd.	165481	2865, 3630, 2860, 3635	N/A	See zone change regarding subject ordinance as well as changes identified through proposed Plan. Initial subarea change regarding subject ordinance as well as changes identified through proposed Plan also superceded by Specific Plan adoption and proposed amendments.
																			172913	920	Remove existing [Q].	See zone change regarding subject ordinance as well as changes identified through proposed Plan. Initial [Q] no longer necessary through 2004 adoption of Crenshaw Corridor Specific Plan.
1030	Crenshaw SP	General Commercial	C1.5, C2, C4, RAS3, RAS4	[Q]C2-1	1	1.5:1	Community Commercial	C1, C1.5, CR, C2, C4, R3, RAS3, R4, RAS4	C2-2D-O-SP	2D	2:1, 3:1	2:1, 3:1 MU (Up to additional 1.0 FAR through provision of subterranean parking)	60.0	66.0	60ft., 66ft w/ adjustment	Crenshaw at Adams	GPA/ZC/HD	Amend existing Crenshaw Corridor Specific Plan in order to bring parcels into consistency with boundary of adopted West Adams Terrace HPOZ.	165481	2595, 2600	N/A	See zone and height district change regarding subject ordinance as well as changes identified through proposed Plan. Initial subarea change regarding subject ordinance as well as changes identified through proposed Plan also superceded by Specific Plan adoption and proposed amendments.
																			172913	930	Remove existing [Q].	No longer necessary through 2004 adoption of Crenshaw Corridor Specific Plan.
1040	Crenshaw SP	General Commercial	C1.5, C2, C4, RAS3, RAS4	[Q]C2-1	1	1.5:1	Neighborhood Commercial	C1, C1.5, CR, C2, C4, R3, RAS3	C2-1-HPOZ-SP	1	1.5:1	1.5:1	45.0	49.5	45ft, 49.5ft w/ adjustment	Crenshaw at Adams	GPA/ZC	Amend existing Crenshaw Corridor Specific Plan in order to bring parcels into consistency with boundary of adopted West Adams Terrace HPOZ.	172913	930	Remove existing [Q].	No longer necessary through 2004 adoption of Crenshaw Corridor Specific Plan.
1050	Zone Consistency	Low Medium II Residential	RD1.5, RD2, RW2, RZ2.5	[Q]C2-1-O	1	1.5:1	Low Medium II Residential	RD1.5, RD2	RD2-1-O	1	3:1	3:1	45.0	45.0	45ft	Bronson at Adams	ZC	Bring zoning into consistency with current Plan land use category and existing use of subject and adjacent parcels.	172913	930	Remove existing [Q].	No longer necessary through 2004 adoption of Crenshaw Corridor Specific Plan.
1060	Zone Consistency	Low Medium I Residential	R2, RD3, RD4, RZ3, RZ4, RU, RW1	RD5-1-O	1	3:1	Low III Residential	RD5, RD6	RD5-1-O	1	3:1	3:1	45.0	45.0	45ft	Montclair St., Arlington to 5th Ave.	GPA	Bring current Plan land use category into consistency with existing zoning and use of subject and adjacent parcels.				
1070	Jefferson Blvd.	General Commercial	C1.5, C2, C4, RAS3, RAS4	C2-1-O-HPOZ	1	1.5:1	Community Commercial	C1.5, CR, C2, C4, R3, RAS3, R4, RAS4	C2-2D-O-HPOZ-CPIO	2D	2:1, 3:1	2:1, 3:1 (if on-site parking is 100% subterranean)	55.0	63.0	55ft, 60.5ft Comm. w/ adjustment, 63ft MU w/ adjustment	Intersection w/ Arlington	GPA/ZC/HD	Foster continued commercial revitalization of Jefferson Blvd. by establishing context sensitive development standards and incentives along the corridor and at key major intersection nodes.				

Proposed Change Area Recommendations

SA#	LOCATION/ TYPE	EXISTING GP	CORRESPONDING ZONE	CURRENT ZONING	CURRENT HD	CURRENT FAR	PROPOSED GP	PROPOSED CORRESPONDING ZONE	PROPOSED ZONING	PROPOSED HD	PROPOSED FAR	CONDITIONS OF MAXIMUM FAR	MAXIMUM BY RIGHT HEIGHT	MAXIMUM DISCRETIONARY HEIGHT	CONDITIONS OF MAXIMUM HEIGHT	LOCATION	TYPE OF CHANGE	PURPOSE/ COMMUNITY BENEFIT	Ord. #	SA #(s)	Action	Reason
1075	Jefferson Blvd.	General Commercial	C1.5, C2, C4, RAS3, RAS4	C2-1-HPOZ	1	1.5:1	Community Commercial	C1.5, CR, C2, C4, R3, RAS3, R4, RAS4	C2-2D-HPOZ-CPIO	2D	2:1, 3:1	2:1, 3:1 (If on-site parking is 100% subterranean)	55.0	63.0	55ft, 60.5ft Comm. w/ adjustment, 63ft MU w/ adjustment	Intersection w/ Arlington	GPA/ZC/HD	Foster continued commercial revitalization of Jefferson Blvd. by establishing context sensitive development standards and incentives along the corridor and at key major intersection nodes.				
1080	Jefferson/ La Cienega TOD	Limited Industrial	CM, MR1, M1	MR1-1VL	1VL	1.5:1	Hybrid Industrial	CM	CM-2D-CPIO	2D	2:1, 3:1	2:1, 3:1 (MU with on-site parking 100% subterranean or within a shared Central Parking Structure within the boundaries of the TOD CPIO).	75.0	82.5	75ft, 82.5ft w/ adjustment	Intersection of La Cienega Blvd. and Jefferson Blvd.	GPA/ZC/HD	Enable specialized transit oriented development parameters for commercial and industrial properties within a 1/2 mile radius to the Exposition LRT station located at Jefferson and La Cienega Blvds.	165481	4490	N/A	See zone and height district change regarding subject ordinance as well as changes identified through proposed Plan.
1090	Jefferson/ La Cienega TOD	Limited Industrial	CM, MR1, M1	MR1-1VL	1VL	1.5:1	Hybrid Industrial	CM	CM-2D-CPIO	2D	2:1, 3:1	2:1, 3:1 (MU with on-site parking 100% subterranean or within a shared Central Parking Structure within the boundaries of the TOD CPIO).	75.0	82.5	75ft, 82.5ft w/ adjustment	Jefferson Blvd. at Ballona Creek	GPA/ZC/HD	Enable specialized transit oriented development parameters for commercial and industrial properties within a 1/2 mile radius to the Exposition LRT station located at Jefferson and La Cienega Blvds.				
1100	Jefferson/ La Cienega TOD	Limited Industrial, Community Commercial	CM, MR1, M1, CR, C2, C4, RAS3, RAS4	MR1-1VL, [Q]C4-1VL	1VL	1.5:1	Community Commercial	C1.5, CR, C2, C4, R3, RAS3, R4, RAS4	C4-2D-CPIO	2D	2:1, 3:1	2:1, 3:1 (MU with on-site parking 100% subterranean or within a shared Central Parking Structure within the boundaries of the TOD CPIO).	55.0	63.0	55ft, 60.5ft Comm. w/ adjustment, 63ft MU w/ adjustment	Intersection of La Cienega Blvd. and Rodeo Rd.	GPA/ZC/HD	Enable specialized transit oriented development parameters for commercial and industrial properties within a 1/2 mile radius to the Exposition LRT station located at Jefferson and La Cienega Blvds.	165481	4450	N/A	See zone and height district change regarding subject ordinance as well as changes identified through proposed Plan. Also superceded by subarea #520 of Ord. 172913.
																			4490	N/A	See zone and height district change regarding subject ordinance as well as changes identified through proposed Plan.	
																			172913	520	Eliminate existing [Q]	See zone and height district change regarding subject ordinance as well as changes identified through proposed Plan. Existing [Q] which clarified continuation of existing uses and conformance to C4 uses of TOD has been established through adoption of Jefferson/La Cienega TOD CPIO Subdistrict.
1110	Jefferson/ La Cienega TOD	Community Commercial	CR, C2, C4, RAS3, RAS4	[Q]C4-1VL, P-1	1, 1VL	1.5:1	Community Commercial	C1.5, CR, C2, C4, R3, RAS3, R4, RAS4	C4-2D-CPIO	2D	2:1, 3:1	2:1, 3:1 (MU with on-site parking 100% subterranean or within a shared Central Parking Structure within the boundaries of the TOD CPIO).	55.0	63.0	55ft, 60.5ft Comm. w/ adjustment, 63ft MU w/ adjustment	Jefferson Blvd. at Rodeo Rd.	ZC/HD	Enable specialized transit oriented development parameters for commercial and industrial properties within a 1/2 mile radius to the Exposition LRT station located at Jefferson and La Cienega Blvds.	172913	510, 530, 540	Eliminate existing [Q]	See zone and height district change regarding subject ordinance as well as changes identified through proposed Plan. Existing [Q] which clarified continuation of existing uses and conformance to C4 uses of TOD has been established through adoption of Jefferson/La Cienega TOD CPIO Subdistrict.
1120	Jefferson/ La Cienega TOD	Low Residential, Low Medium II Residential, Community Commercial	RE9, RS, R1, RU, RD6, RD5, RD1.5, RD2, RW2, RZ2.5, CR, C2, C4, RAS3, RAS4	RD1.5-1, R4-1, R1-1, P-1, [Q]C4-1VL	1, 1VL	3:1, 1.5:1	High Medium Residential	R4	R4-2D-CPIO	2D	3:1	3:1	45.0	49.5	45ft, 49.5ft w/ adjustment	La Cienega Blvd, (Rodeo to Jefferson)	GPA/ZC/HD	Enable specialized transit oriented development parameters for commercial and industrial properties within a 1/2 mile radius to the Exposition LRT station located at Jefferson and La Cienega Blvds.	165481	4405, 4425, 4430, 4440, 4445	N/A	See zone change regarding subject ordinance as well as changes identified through proposed Plan.
																			172913	510	Eliminate existing [Q]	See zone and height district change regarding subject ordinance as well as changes identified through proposed Plan. Existing [Q] which clarified continuation of existing uses and conformance to C4 uses of TOD has been established through adoption of Jefferson/La Cienega TOD CPIO Subdistrict.
1140	Zone Consistency	Limited Industrial	CM, MR1, M1	P-1VL	1VL	3:1	Limited Industrial	M1, MR1	M1-1VL	1VL	1.5:1	1.5:1	45.0	45.0	45ft	Ivy Way at Lenawee Ave	ZC	Bring zoning into consistency with proposed Plan land use category.				
1150	Zone Consistency	Open Space	OS, A1	R1-1	1	3:1	Open Space	OS, A1	OS-1XL	1XL						La Cienega Ave. at Aladdin St.	ZC/HD	Bring zoning into consistency with current Plan land use category and use of subject parcel.				
1160	Zone Consistency	Community Commercial	CR, C2, C4, RAS3, RAS4	R1-1	1	3:1	Low II Residential	R1	R1-1	1	3:1	3:1	33.0	33.0	33ft	Genesee Ave. at La Cienega/ Rodeo Rd.	GPA	Bring current Plan land use category into consistency with existing zoning and use of subject and adjacent parcels.				
1170	La Brea/ Farmdale TOD	Community Commercial	CR, C2, C4, RAS3, RAS4	C2-1, P-1	1	1.5:1	Community Commercial	C1.5, CR, C2, C4, R3, RAS3, R4, RAS4	C2-2D-CPIO	2D	2:1, 3:1	2:1 Commercial only or MU (Up to 1 additional FAR through parking reduction incentives)	55.0	63.0	55ft, 60.5ft Comm. w/ adjustment, 63ft MU w/ adjustment	Intersection w/ Rodeo	GPA/ZC/HD	Bring Plan into consistency with existing zone and use of parcels.				
1175	La Brea/ Farmdale TOD	Medium Residential	R3	R3-1	1	3:1	Medium Residential	R3	R3-1VL-CPIO	1VL	3:1	3:1	45.0	45.0	45ft - no adjustment due to height district	Intersection of Exposition and La Brea	HD	Conserve desirable neighborhood character while enabling specialized transit oriented development parameters for properties within a 1/2 mile radius of the Exposition LRT station located at La Brea Ave.and Jefferson Blvd.				

Proposed Change Area Recommendations

SA#	LOCATION/ TYPE	EXISTING GP	CORRESPONDING ZONE	CURRENT ZONING	CURRENT HD	CURRENT FAR	PROPOSED GP	PROPOSED CORRESPONDING ZONE	PROPOSED ZONING	PROPOSED HD	PROPOSED FAR	CONDITIONS OF MAXIMUM FAR	MAXIMUM BY RIGHT HEIGHT	MAXIMUM DISCRETIONARY HEIGHT	CONDITIONS OF MAXIMUM HEIGHT	LOCATION	TYPE OF CHANGE	PURPOSE/ COMMUNITY BENEFIT	Ord. #	SA #(s)	Action	Reason
1180	Zone Consistency	Community Commercial	CR, C2, C4, RAS3, RAS4	RD2-1	1	3:1	Low Medium II Residential	RD1.5, RD2	RD2-1	1	3:1	3:1	45.0	45.0	45ft	Rodeo Rd. at Bronson Ave.	GPA	Conserve desirable neighborhood character by bringing current Plan land use category into consistency with existing zoning and use of subject and adjacent parcels while enabling specialized transit oriented development parameters for properties within a 1/2 mile radius of the Exposition LRT station located at Crenshaw Blvd.				
1190	Crenshaw SP	Community Commercial, Commercial Manufacturing	CR, C2, C4, RAS3, RAS4, CM	[Q]CM-1VL, M1-1VL	1VL	1.5:1	Hybrid Industrial	CM	CM-2D-SP	2D	2:1, 3:1	2:1, 3:1 MU (Up to additional 1.0 FAR through provision of subterranean parking)	60.0	66.0	60ft., 66ft. w/ adjustment	Bronson to 11th Ave.	GPA/ZC/HD	Amend existing Crenshaw Corridor Specific Plan in order to enable specialized transit oriented development parameters for commercial and industrial properties within a 1/2 mile radius to the Exposition LRT station located at Crenshaw and Exposition Blvds.	165481	4115, 4715	N/A	See zone and height district change regarding subject ordinance as well as changes identified through proposed Plan..
																			925		N/A	See zone and height district change regarding subject ordinance as well as changes identified through proposed Plan.
																			172913	310	N/A - Remove existing [Q].	See height district change regarding subject ordinance as well as changes identified through proposed Plan. Initial [Q] no longer necessary through 2004 adoption of Crenshaw Corridor Specific Plan.
1200	Crenshaw SP	Commercial Manufacturing	CM	[Q]CM-1VL	1VL	1.5:1	Hybrid Industrial	CM	CM-1-SP	1	1.5:1	1.5:1	45.0	49.5	45ft, 49.5ft w/ adjustment	11th Ave. to 9th Ave	GPA/ZC/HD	Add to existing Crenshaw Corridor Specific Plan in order to foster continued revitalization of Exposition Blvd commercial manufacturing parcels.	165481	4085, 4080, 4105, 4110, 4050	N/A	See height district change regarding subject ordinance as well as changes identified through proposed Plan. Conditions of Ord. 150, 609 made permanent through subarea #4050 have been fulfilled and will be further implemented through compliance with Specific Plan.
																			172913	300, 310, 320	Eliminate current [Q] prohibiting residential.	Limits full revitalization potential allowed by zone.
1210	Zone Consistency	Low Medium II Residential	RD1.5, RD2, RW2, RZ2.5	R2-1	1	3:1	Low Medium II Residential	RD1.5, RD2	RD1.5-1	1	3:1	3:1	45.0	45.0	45ft	11th Ave., Jefferson to 36th St.	ZC	Bring zoning into consistency with current Plan land use category and use of subject parcel.				
1220	Exposition Blvd.	Commercial Manufacturing, Low Residential	CM, RE9, RS, R1, RU, RD6, RD5	[Q]CM-1VL-HPOZ, R1-1	1, 1VL	1.5:1	Hybrid Industrial	CM	CM-1VL-HPOZ-CPIO	1VL	1.5:1	1.5:1	45.0	45.0	45ft - no adjustment due to height district	7th Ave. to 3rd Ave.	GPA/ZC/HD	Conserve desirable neighborhood character while fostering continued revitalization of Exposition Blvd commercial manufacturing parcels.	165481	3945, 3950, 3995, 4000, 4040	N/A	See height district change regarding subject ordinance as well as changes identified through proposed Plan..
																			172913	280	Eliminate current [Q] prohibiting residential.	Limits full revitalization potential allowed by zone.
1230	Exposition Blvd.	Neighborhood Commercial	C1, C1.5, C2, C4, RAS3, RAS4	[Q]C1-1VL	1VL	1.5:1	Neighborhood Commercial	C1, C1.5, CR, C2, C4, R3, RAS3	C1-1VL-CPIO	1VL	1.5:1	1.5:1	45.0	45.0	45ft - no adjustment due to height district	2nd Ave. to Arlington	ZC	Foster continued revitalization of Exposition Blvd commercial and manufacturing parcels.	172913	270	Remove [Q]	Conformance with POD neighborhood serving uses outlined through LAMC 13.07 to be implemented through establishment of Commercial Corridors CPIO Subdistrict.
1240	Baldwin Village	Medium Residential	R3	R3-1	1	3:1	Medium Residential	R3	R3-1XL	1XL	3:1	3:1	30.0	30.0	30ft - no adjustment due to height district	La Brea, MLK, Stocker	HD	Reduce current maximum 45ft. height (height district 1) for new construction to 30ft. (height district 1XL) to maintain established low scale character of existing two story structures.	165481	4640 to 5165	N/A	Subareas associated with subject ordinance downzoned neighborhood from R4 to R3
																			5050		N/A	Subarea associated with subject ordinance downzoned parcel to R1
																			172913	610	N/A	Subarea associated with subject ordinance rezoned parcel to PF
1250	MLK Jr. Blvd	General Commercial	C1.5, C2, C4, RAS3, RAS4	C2-1	1	1.5:1	Neighborhood Commercial	C1, C1.5, CR, C2, C4, R3, RAS3	C2-1VL-CPIO	1VL	1.5:1	1.5:1	45.0	45.0	45ft - no adjustment due to height district	Chesapeake to Muirfield	GPA/ZC/HD	Foster continued commercial revitalization of Martin Luther King Jr. Blvd. through establishing context sensitive development incentives along the corridor.				
1255	MLK Jr. Blvd.	General Commercial, Public Facilities	C1.5, C2, C4, RAS3, RAS4, PF	PF-1, C2-1	1	1.5:1	Public Facilities	PF	PF-1	1	1.5:1					Chesapeake at Martin Luther King Jr.	GPA/ZC	Bring current Plan land use category and zoning into consistency use of parcels.				
1260	Crenshaw SP	Community Commercial	CR, C2, C4, RAS3, RAS4	[Q]C1.5-1	1	1.5:1	Community Commercial	C1.5, CR, C2, C4, R3, RAS3, R4, RAS4	C1.5-1-SP	1	1.5:1	1.5:1	45.0	49.5	45ft, 49.5ft w/ adjustment	MLK at Buckingham Rd.	ZC	Amend existing Crenshaw Corridor Specific Plan in order to foster continued revitalization of Crenshaw Blvd.	172913	905	N/A	See zone change regarding subject ordinance as well as changes identified through proposed Plan.
1270	Crenshaw SP	Regional Commercial	CR, C1.5, C2, C4, R3, R4, R5, RAS3, RAS4, CM	[Q]C2-2D	2D	3:1	Regional Center Commercial	C1, C1.5, CR, C2, C4, R3, RAS3, R4, RAS4, R5	C2-2D-SP	2D	2:1, 3:1, 4:1	2:1, 3:1 MU (Up to additional 1.0 FAR through provision of subterranean parking)	60.0, 75.0	82.5	60ft., 66ft w/ adjustment, 75ft.MU, 82.5ft MU w/ adjustment	MLK - Buckingham Rd. to Marlton Ave.	GPA/ZC/HD	Amend existing Crenshaw Corridor Specific Plan in order to foster revitalization of Santa Barbara Plaza.	172913	890	N/A - Remove existing [Q].	See height district change regarding subject ordinance as well as changes identified through proposed Plan. Initial [Q] no longer necessary through 2004 adoption of Crenshaw Corridor Specific Plan.
1280	Crenshaw SP	Community Commercial	CR, C2, C4, RAS3, RAS4	[Q]C2-1	1	1.5:1	Community Commercial	C1.5, CR, C2, C4, R3, RAS3, R4, RAS4	C2-1-SP	1	1.5:1	1.5:1	45.0	49.5	45ft, 49.5ft w/ adjustment	Santa Rosalia Dr at Marlton Ave.	ZC	Amend existing Crenshaw Corridor Specific Plan in order to foster continued revitalization of Crenshaw District.	172913	895	N/A - Remove existing [Q].	See zone change regarding subject ordinance as well as changes identified through proposed Plan. Initial [Q] no longer necessary through 2004 adoption of Crenshaw Corridor Specific Plan.
1290	Baldwin Village	Medium Residential	R3	[Q]RD1.5-1	1	3:1	Low Medium II Residential	RD1.5, RD2	[Q]RD1.5-1XL	1XL	3:1	3:1	30.0	30.0	30ft - no adjustment due to height district	La Brea, MLK, Stocker	GPA/HD	Reduce current maximum 45ft. height (height district 1) for new construction to 30ft. (height district 1XL) to maintain established low scale character of existing two story structures. - Bring parcels zoned RD1.5 into consistency with Low Medium II Residential land use.	165481	5055, 5060, 5100, 5110, 5115, 5130, 5135, 5150, 5625	Maintain [Q].	Subareas associated with the subject ordinance made permanent through Ord.#164, 472; a temporary (Q) pursuant to CPC 87-459 ZC.
1300	Crenshaw SP	Community Commercial	CR, C2, C4, RAS3, RAS4	[Q]C2-1	1	1.5:1	Community Commercial	C1.5, CR, C2, C4, R3, RAS3, R4, RAS4	C2-1-SP	1	1.5:1	1.5:1	45.0	49.5	45ft, 49.5ft w/ adjustment	Crenshaw-Coliseum to 39th St.	ZC	Amend existing Crenshaw Corridor Specific Plan in order to foster continued revitalization of Crenshaw Blvd.	165481	4815, 4810	N/A	See height district change regarding subject ordinance as well as changes identified through proposed Plan. Initial subarea change also superseded by Specific Plan adoption and proposed amendments.
																			172913	900	Remove existing [Q].	No longer necessary through 2004 adoption of Crenshaw Corridor Specific Plan.

SA#	LOCATION/ TYPE	EXISTING GP	CORRESPONDING ZONE	CURRENT ZONING	CURRENT HD	CURRENT FAR	PROPOSED GP	PROPOSED CORRESPONDING ZONE	PROPOSED ZONING	PROPOSED HD	PROPOSED FAR	CONDITIONS OF MAXIMUM FAR	MAXIMUM BY RIGHT HEIGHT	MAXIMUM DISCRETIONARY HEIGHT	CONDITIONS OF MAXIMUM HEIGHT	LOCATION	TYPE OF CHANGE	PURPOSE/ COMMUNITY BENEFIT	Ord. #	SA #(s)	Action	Reason
1310	Crenshaw SP	Community Commercial	CR, C2, C4, RAS3, RAS4	[Q]C2-1	1	1.5:1	Community Commercial	C1.5, CR, C2, C4, R3, RAS3, R4, RAS4	C2-1-SP	1	1.5:1	1.5:1	45.0	49.5	45ft, 49.5ft w/ adjustment	Crenshaw - Coliseum to 39th St.	ZC	Amend existing Crenshaw Corridor Specific Plan in order to foster continued revitalization of Crenshaw Blvd.	165481	4785, 4790, 4795	N/A	See height district change regarding subject ordinance as well as changes identified through proposed Plan. Initial subarea change also superceded by Specific Plan adoption and proposed amendments.
																			172913	900	Remove existing [Q].	Not applicable with adoption of Crenshaw Corridor Specific Plan.
1320	Crenshaw SP Zone Consistency	Community Commercial	CR, C2, C4, RAS3, RAS4	[Q]P-1	1	3:1	Community Commercial	C1.5, CR, C2, C4, R3, RAS3, R4, RAS4	C2-1-SP	1	1.5:1	1.5:1	45.0	49.5	45ft, 49.5ft w/ adjustment	Crenshaw Blvd. 39th to Coliseum	ZC	Bring current zoning into consistency with proposed Plan land use category.	165481	4785, 4790, 4795	N/A	See height district change regarding subject ordinance as well as changes identified through proposed Plan. Initial subarea change also superceded by Specific Plan adoption and proposed amendments.
																			172913	900	Remove existing [Q].	Not applicable with adoption of Crenshaw Corridor Specific Plan.
1330	Crenshaw SP	Community Commercial	CR, C2, C4, RAS3, RAS4	[Q]C2-1	1	1.5:1	Community Commercial	C1.5, CR, C2, C4, R3, RAS3, R4, RAS4	R3-1-SP	1	3:1	3:1	45.0	49.5	45ft, 49.5ft w/ adjustment	Crenshaw at 39th St.	ZC	Amend existing Crenshaw Corridor Specific Plan in order to bring parcels into consistency with existing use.	165481	5195	N/A	See zone and height district change regarding subject ordinance as well as changes identified through proposed Plan.
																			172913	900	N/A - Remove existing [Q].	See zone change regarding subject ordinance as well as changes identified through proposed Plan. Initial [Q] no longer necessary through 2004 adoption of Crenshaw Corridor Specific Plan.
1340	Crenshaw SP Zone Consistency	Community Commercial	CR, C2, C4, RAS3, RAS4	[Q]P-1	1	3:1	Community Commercial	C1.5, CR, C2, C4, R3, RAS3, R4, RAS4	C2-2D-SP	2D	1.5:1, 2:1, 3:1	1.5:1, 2:1 MU (Up to additional 1.0 FAR through provision of subterranean parking)	48.0	53.0	45ft, 49.5ft w/ adjustment, 48ft MU, 53ft MU w/ adjustment	Crenshaw Blvd. at MLK	ZC/HD	Amend existing Crenshaw Corridor Specific Plan in order to foster continued revitalization of Crenshaw Blvd. Bring current zoning into consistency with proposed Plan land use category.	165481	5200	N/A	See zone and height district change regarding subject ordinance as well as changes identified through proposed Plan. Initial subarea change also superceded by Specific Plan adoption and proposed amendments.
																			172913	900	N/A - Remove existing [Q].	See zone change regarding subject ordinance as well as changes identified through proposed Plan. Initial [Q] no longer necessary through 2004 adoption of Crenshaw Corridor Specific Plan.
1350	Crenshaw SP	Community Commercial	CR, C2, C4, RAS3, RAS4	[Q]C2-1	1	1.5:1	Community Commercial	C1.5, CR, C2, C4, R3, RAS3, R4, RAS4	C2-2D-SP	2D	1.5:1, 2:1, 3:1	1.5:1, 2:1 MU (Up to additional 1.0 FAR through provision of subterranean parking)	48.0	53.0	45ft, 49.5ft w/ adjustment, 48ft MU, 53ft MU w/ adjustment	Crenshaw Blvd. at MLK	ZC/HD	Amend existing Crenshaw Corridor Specific Plan in order to enable specialized transit oriented development parameters for commercial properties adjacent to Crenshaw/ LAX LRT station located at Crenshaw and Martin Luther King Jr. Blvds.	165481	5205	N/A	See height district change regarding subject ordinance as well as changes identified through proposed Plan.
																			172913	900	N/A - Remove existing [Q].	See zone change regarding subject ordinance as well as changes identified through proposed Plan. Initial [Q] no longer necessary through 2004 adoption of Crenshaw Corridor Specific Plan.
1360	Crenshaw SP	Neighborhood Commercial	C1, C1.5, C2, C4, RAS3, RAS4	[Q]C1.5-1	1	1.5:1	Neighborhood Commercial	C1, C1.5, CR, C2, C4, R3, RAS3	C1.5-1-SP	1	1.5:1	1.5:1	45.0	49.5	45ft, 49.5ft w/ adjustment	Crenshaw - Stocker to Vernon	ZC	Amend existing Crenshaw Corridor Specific Plan in order to achieve cultural overlay standards for Leimert Park Village.	165481	5455, 5460, 5490, 5495, 5525, 5505, 5510, 5530, 5535, 5540, 5545, 5500, 5555, 5560, 5570, 5565	N/A	See height district change regarding subject ordinance as well as changes identified through Ord. #172913 and proposed Plan. Initial subarea change also superceded by Specific Plan adoption and proposed amendments.
																			172913	870	N/A - Remove existing [Q].	See zone change regarding subject ordinance as well as changes identified through proposed Plan. Initial [Q] no longer necessary through 2004 adoption of Crenshaw Corridor Specific Plan.
1365	Crenshaw SP	Neighborhood Commercial	C1, C1.5, C2, C4, RAS3, RAS4	[Q]C1.5-1	1	1.5:1	Community Commercial	C1.5, CR, C2, C4, R3, RAS3, R4, RAS4	C2-2D-SP	2D	1.5:1, 2:1, 3:1	1.5:1, 2:1 MU (Up to additional 1.0 FAR through provision of subterranean parking)	48.0	53.0	45ft, 49.5ft w/ adjustment, 48ft MU, 53ft MU w/ adjustment	Crenshaw - MLK to Stocker	ZC/HD	Amend existing Crenshaw Corridor Specific Plan in order to enable specialized transit oriented development parameters for commercial properties adjacent to Crenshaw/ LAX LRT station located at Crenshaw and Martin Luther King Jr. Blvds.	165481	5590, 5580	N/A	See height district change regarding subject ordinance as well as changes identified through Ord. #172913 and proposed Plan. Initial subarea change also superceded by Specific Plan adoption and proposed amendments.
																			172913	880	N/A - Remove existing [Q].	See zone change regarding subject ordinance as well as changes identified through proposed Plan. Initial [Q] no longer necessary through 2004 adoption of Crenshaw Corridor Specific Plan.
1370	Zone Consistency	Neighborhood Commercial	C1.5, C2, C4, RAS3, RAS4	R3-1	1	3:1	Medium Residential	R3	R3-1	1	3:1	3:1	45.0	45.0	45ft	Crenshaw at Stocker	GPA	Bring current Plan land use category into consistency with zoning and existing use of parcel.				
1380	MLK Jr. Blvd.	General Commercial	C1.5, C2, C4, RAS3, RAS4	C2-1	1	1.5:1	Neighborhood Commercial	C1, C1.5, CR, C2, C4, R3, RAS3	C2-1VL-CPIO	1VL	1.5:1	1.5:1	45.0	45.0	45ft - no adjustment due to height district	Sutro to 2nd Ave.	GPA/ZC/HD	Foster continued commercial revitalization of Martin Luther King Jr. Blvd. by establishing context sensitive development incentives along the corridor.				
1390	MLK Jr. Blvd.	General Commercial	C1.5, C2, C4, RAS3, RAS4	C2-1	1	1.5:1	Community Commercial	C1.5, CR, C2, C4, R3, RAS3, R4, RAS4	C2-2D-CPIO	2D	2:1, 3:1	2:1, 3:1 (if on-site parking is 100% subterranean)	55.0	63.0	55ft, 60.5ft Comm. w/ adjustment, 63ft MU w/ adjustment	Intersection w/ Arlington	GPA/ZC/HD	Foster continued commercial revitalization of Martin Luther King Jr. Blvd. by establishing context sensitive development incentives at major intersection nodes.				
1400	Zone Consistency	Low Residential	RE9, RS, R1, RU, RD6, RD5	[Q]R4-1	1	3:1	Community Commercial	C1.5, CR, C2, C4, R3, RAS3, R4, RAS4	[Q]R4-1	1	3:1	3:1	45.0	45.0	45ft	Arlington at MLK	GPA	Bring current Plan land use category into consistency with existing zone and use of parcels.	165481	5230	Maintain [Q]	Subarea associated with the subject ordinance made permanent through Ord.#158, 662; a temporary (Q) pursuant to CPC 83-220 ZC.
1410	Baldwin Village	Medium Residential	R3	[Q]RD5-1	1	3:1	Low III Residential	RD5, RD6	[Q]RD5-1	1	3:1	3:1	45.0	45.0	45ft - no adjustment due to height district	La Brea, MLK, Stocker	GPA	Bring current Plan land use category into consistency with existing zoning.	165481	5625	Maintain [Q].	Subarea associated with the subject ordinance made permanent through Ord.#164, 472; a temporary (Q) pursuant to CPC 87-459 ZC)
1420	Crenshaw SP Zone Consistency	Community Commercial	CR, C2, C4, RAS3, RAS4	[Q]P-1	1	3:1	Community Commercial	C1.5, CR, C2, C4, R3, RAS3, R4, RAS4	C2-1-SP	1	1.5:1	1.5:1	45.0	49.0	45ft, 49.5ft w/ adjustment	Santa Rosalia Dr at Marlton Ave.	ZC	Bring zoning into consistency with proposed Plan land use category.	172913	895	N/A - Remove existing [Q].	See zone change regarding subject ordinance as well as changes identified through proposed Plan. Initial [Q] no longer necessary through 2004 adoption of Crenshaw Corridor Specific Plan.
1430	Zone Consistency	Low Residential	RE9, RS, R1, RU, RD6, RD5	OS-1XL	1XL		Open Space	OS, A1, A2	OS-1XL	1XL						Padilla at Punta Alta	GPA	Bring current Plan land use category into consistency with intent of existing zoning boundary (park gate).				
1440	Zone Consistency	Low Residential	RE9, RS, R1, RU, RD6, RD5	RE40-1	1	3:1	Minimum Residential	A1, A2, RE40	RE40-1	1	3:1	3:1	45.0	45.0	45ft	Don Felipe at Don Miguel	GPA	Bring current Plan land use category into consistency with existing zoning and use of parcel.				

Proposed Change Area Recommendations

SA#	LOCATION/ TYPE	EXISTING GP	CORRESPONDING ZONE	CURRENT ZONING	CURRENT HD	CURRENT FAR	PROPOSED GP	PROPOSED CORRESPONDING ZONE	PROPOSED ZONING	PROPOSED ED HD	PROPOSED D FAR	CONDITIONS OF MAXIMUM FAR	MAXIMUM BY RIGHT HEIGHT	MAXIMUM DISCRETIONARY HEIGHT	CONDITIONS OF MAXIMUM HEIGHT	LOCATION	TYPE OF CHANGE	PURPOSE/ COMMUNITY BENEFIT	Ord. #	SA #(s)	Action	Reason
1450	Zone Consistency	Medium Residential	R3	R1-1	1	3:1	Medium Residential	R3	R3-1	1	3:1	3:1	45.0	45.0	45ft	Degnan (43rd. St. to MLK)	ZC	Bring zone into consistency with existing Plan land use category.				
1460	Zone Consistency	Low Residential	RE9, RS, R1, RU, RD6, RD5	R3-1	1	3:1	Medium Residential	R3	R3-1	1	3:1	3:1	45.0	45.0	45ft	10th Ave at Garthwaite	GPA	Bring existing zoning into consistency with current and proposed Plan and use of subject parcel.				
1470	Zone Consistency	Low Residential	RE9, RS, R1, RU, RD6, RD5	R3-1	1	3:1	Medium Residential	R3	R3-1	1	3:1	3:1	45.0	45.0	45ft	42nd and Suto Ave.	GPA	Bring current Plan land use category into consistency with existing zoning and use of parcel.				
1480	Zone Consistency	Public Facilities	PF	R3-1	1	3:1	Public Facilities	PF	PF-1	1	1:5:1	1:5:1	45.0	45.0	45ft	42nd and 4th Ave.	ZC	Bring existing zoning into consistency with current Plan land use category and use of subject parcel.				
1490	Crenshaw SP	Neighborhood Commercial, General Commercial	C1, C1.5, C2, C4, RAS3, RAS4	[Q]C1.5-1	1	1.5:1	Community Commercial	C1.5, CR, C2, C4, R3, RAS3, R4, RAS4	C2-2D-SP	2D	2:1, 3:1, 4:1	2:1, 3:1 MU (Up to additional 1.0 FAR through provision of subterranean parking)	60.0	66.0	60ft MU, 66ft MU w/ adjustment	Crenshaw - Vernon to Brynhurst	GPA/ZC/HD	Amend existing Crenshaw Corridor Specific Plan in order to enable specialized transit oriented development parameters for commercial properties adjacent to the future Crenshaw/ LAX LRT station located at Crenshaw Blvd. and 43rd Pl.	165481	5710, 5715	N/A	See height district change regarding subject ordinance as well as changes identified through Ord. #172913 and proposed Plan. Initial subarea change also superceded by Specific Plan adoption and proposed amendments.
																			172913	860	N/A - Remove existing [Q].	See zone change regarding subject ordinance as well as changes identified through proposed Plan. Initial [Q] no longer necessary through 2004 adoption of Crenshaw Corridor Specific Plan.
1492	Crenshaw SP	Neighborhood Commercial	C1, C1.5, C2, C4, RAS3, RAS4	[Q]C1.5-1	1	1.5:1	Community Commercial	C1.5, CR, C2, C4, R3, RAS3, R4, RAS4	C2-1-SP	1	1.5:1	1.5:1	45.0	49.0	45ft, 49.5ft w/ adjustment	Crenshaw - Vernon / Leimert Triangle	GPA/ZC	Amend existing Crenshaw Corridor Specific Plan in order to foster continued revitalization of Crenshaw Blvd.	165481	5725	N/A	See height district change regarding subject ordinance as well as changes identified through Ord. #172913 and proposed Plan. Initial subarea change also superceded by Specific Plan adoption and proposed amendments.
																			172913	860	N/A - Remove existing [Q].	See zone change regarding subject ordinance as well as changes identified through proposed Plan. Initial [Q] no longer necessary through 2004 adoption of Crenshaw Corridor Specific Plan.
1494	Crenshaw SP	Neighborhood Commercial, General Commercial	C1, C1.5, C2, C4, RAS3, RAS4	[Q]C1.5-1	1	1.5:1	Community Commercial	C1.5, CR, C2, C4, R3, RAS3, R4, RAS4	C2-2D-SP	2D	2:1, 3:1, 4:1	2:1, 3:1 MU (Up to additional 1.0 FAR through provision of subterranean parking)	75.0	82.5	75ft., 82.5ft MU w/ adjustment	Vernon - Crenshaw to 11th Ave.	GPA/ZC/HD	Amend existing Crenshaw Corridor Specific Plan in order to enable specialized transit oriented development parameters for commercial properties adjacent to the future Crenshaw/ LAX LRT station located at Crenshaw Blvd. and 43rd Pl.	165481	5730	N/A	See height district change regarding subject ordinance as well as changes identified through Ord. #172913 and proposed Plan. Initial subarea change also superceded by Specific Plan adoption and proposed amendments.
																			172913	860	N/A - Remove existing [Q].	See zone change regarding subject ordinance as well as changes identified through proposed Plan. Initial [Q] no longer necessary through 2004 adoption of Crenshaw Corridor Specific Plan.
1495	Crenshaw SP	Neighborhood Commercial	C1, C1.5, C2, C4, RAS3, RAS4	[Q]C1.5-1	1	1.5:1	Neighborhood Commercial	C1, C1.5, C2, C4, RAS3, RAS4	C1.5-1-SP	1	1.5:1	1.5:1	45.0	49.5	45ft, 49.5ft w/ adjustment	Crenshaw - Vernon at 11th Ave	ZC	Amend existing Crenshaw Corridor Specific Plan in order to foster continued revitalization of Crenshaw Blvd.				
1496	Crenshaw SP	Neighborhood Commercial	C1, C1.5, C2, C4, RAS3, RAS4	[Q]C1.5-1	1	1.5:1	Community Commercial	C1.5, CR, C2, C4, R3, RAS3, R4, RAS4	C2-2D-SP	2D	1.5:1, 2:1, 3:1	1.5:1, 2:1 MU (Up to additional 1.0 FAR through provision of subterranean parking)	48.0	53.0	45ft, 49.5ft w/ adjustment, 48ft MU, 53ft MU w/ adjustment	Crenshaw - Vernon to 48th St.	GPA/ZC/HD	Amend existing Crenshaw Corridor Specific Plan in order to foster continued revitalization of Crenshaw Blvd.	165481	5720, 5740	N/A	See height district change regarding subject ordinance as well as changes identified through Ord. #172913 and proposed Plan. Initial subarea change also superceded by Specific Plan adoption and proposed amendments.
																			172913	860	N/A - Remove existing [Q].	See zone change regarding subject ordinance as well as changes identified through proposed Plan. Initial [Q] no longer necessary through 2004 adoption of Crenshaw Corridor Specific Plan.
1500	Vernon Ave.	General Commercial	C1.5, C2, C4, RAS3, RAS4	C2-1	1	1.5:1	Neighborhood Commercial	C1, C1.5, CR, C2, C4, R3, RAS3	C2-1VL-CPIO	1VL	1.5:1	1.5:1	48.0	45.0	45ft - no adjustment due to height district	Crenshaw to 2nd Ave.	GPA/ZC/HD	Foster continued commercial revitalization of Vernon Ave. through establishing context sensitive development incentives along the corridor.				
1510	Vernon Ave.	General Commercial	C1.5, C2, C4, RAS3, RAS4	C2-1	1	1.5:1	Community Commercial	C1.5, CR, C2, C4, R3, RAS3, R4, RAS4	C2-2D-CPIO	2D	2:1, 3:1	2:1, 3:1 (if on-site parking is 100% subterranean)	55.0	63.0	55ft, 60.5ft Comm. w/ adjustment, 63ft MU w/ adjustment	2nd Ave. to Arlington Ave.	GPA/ZC/HD	Foster continued commercial revitalization of Vernon Ave. through establishing context sensitive development incentives at key major highway intersection nodes.				
1520	48th St.	General Commercial	C1.5, C2, C4, RAS3, RAS4	C2-1	1	1.5:1	Neighborhood Commercial	C1, C1.5, CR, C2, C4, R3, RAS3	C2-1VL-CPIO	1VL	1.5:1	1.5:1	45.0	45.0	45ft - no adjustment due to height district	Crenshaw to Van Ness	GPA/ZC/HD	Foster continued commercial revitalization of 48th Street through establishing context sensitive development incentives along the corridor.				
1530	Zone Consistency	General Commercial	C1.5, C2, C4, RAS3, RAS4	RD2-1	1	3:1	Low Medium II Residential	RD1.5, RD2,	RD2-1	1	3:1	3:1	45.0	45.0	45ft	48th St. at 11th Ave.	GPA	Bring current Plan land use category into consistency with existing zone and use of parcels.				

Proposed Change Area Recommendations

SA#	LOCATION/ TYPE	EXISTING GP	CORRESPONDING ZONE	CURRENT ZONING	CURRENT HD	CURRENT FAR	PROPOSED GP	PROPOSED CORRESPONDING ZONE	PROPOSED ZONING	PROPOSED ED HD	PROPOSED D FAR	CONDITIONS OF MAXIMUM FAR	MAXIMUM BY RIGHT HEIGHT	MAXIMUM DISCRETIONARY HEIGHT	CONDITIONS OF MAXIMUM HEIGHT	LOCATION	TYPE OF CHANGE	PURPOSE/ COMMUNITY BENEFIT	Ord. #	SA #(s)	Action	Reason
1540	Crenshaw SP	General Commercial	C1.5, C2, C4, RAS3, RAS4	[Q]C2-1	1	1.5:1	Community Commercial	C1.5, CR, C2, C4, R3, RAS3, R4, RAS4	C2-2D-SP	2D	1.5:1, 2:1, 3:1	1.5:1, 2:1 MU (Up to additional 1.0 FAR through provision of subterranean parking)	48.0	53.0	45ft,49.5ft w/ adjustment, 48ft MU, 53ft MU w/ adjustment	Crenshaw - 48th to 54th St.	GPA/ZC/HD	Amend existing Crenshaw Corridor Specific Plan in order to foster continued revitalization of Crenshaw Blvd.	165481	5985, 5975, 5980, 5990, 6020, 6025	N/A	See zone and height district changes regarding subject ordinance as well as changes identified through Ord. #172913 and proposed Plan. Initial subarea change also superceded by Specific Plan adoption and proposed amendments.
																			172913	850	N/A - Remove existing [Q].	See zone change regarding subject ordinance as well as changes identified through proposed Plan. Initial [Q] no longer necessary through 2004 adoption of Crenshaw Corridor Specific Plan.
1550	Crenshaw SP	High Medium Residential	R4	[Q]R4-1	1	3:1	High Medium Residential	R4	R4-1-SP	1	3:1	3:1	45.0	49.5	45ft, 49.5ft w/ adjustment	Crenshaw at 50th St.	ZC	Amend existing Crenshaw Corridor Specific Plan in order to foster continued revitalization of Crenshaw Blvd.	165481	5990	N/A	See zone and height district changes regarding subject ordinance as well as changes identified through Ord. #172913 and proposed Plan. Initial subarea change also superceded by Specific Plan adoption and proposed amendments.
																			172913	850	N/A - Remove existing [Q].	See zone change regarding subject ordinance as well as changes identified through proposed Plan. Initial [Q] no longer necessary through 2004 adoption of Crenshaw Corridor Specific Plan.
1560	Crenshaw SP Zone Consistency	Neighborhood Commercial	C1.5, C2, C4, RAS3, RAS4	R1-1	1	3:1	Neighborhood Commercial	C1, C1.5, C2, C4, R3, RAS3	C2-1VL-SP	1VL	1.5:1	1.5:1	45.0	45.0	45ft	Slauson at Victoria	ZC/HD	Bring zoning into consistency with current Plan land use category.				
1570	Crenshaw SP	Community Commercial	C1.5, C2, C4, RAS3, RAS4	[Q]C2-1	1	1.5:1	Community Commercial	C1.5, CR, C2, C4, R3, RAS3, R4, RAS4	C2-2D-SP	2D	1.5:1, 2:1, 3:1	1.5:1, 2:1 MU (Up to additional 1.0 FAR through provision of subterranean parking)	48.0	53.0	45ft,49.5ft w/ adjustment, 48ft MU, 53ft MU w/ adjustment	Crenshaw - 54th St. to 60th St.	ZC/HD	Amend existing Crenshaw Corridor Specific Plan in order to foster continued revitalization of Crenshaw Blvd.	165481	6270, 6275, 6265, 6280, 6475	N/A	See zone and height district changes regarding subject ordinance as well as changes identified through Ord. #172913 and proposed Plan. Initial subarea change also superceded by Specific Plan adoption and proposed amendments.
																			172913	850	N/A - Remove existing [Q].	See zone change regarding subject ordinance as well as changes identified through proposed Plan. Initial [Q] no longer necessary through 2004 adoption of Crenshaw Corridor Specific Plan.
1575	Crenshaw SP	Community Commercial	C1.5, C2, C4, RAS3, RAS4	[Q]C2-1	1	1.5:1	Community Commercial	C1, C1.5, CR, C2, C4, R3, RAS3, R4, RAS4	C2-2D-SP	2D	2:1, 3:1, 4:1	2:1, 3:1 MU (Up to additional 1.0 FAR through provision of subterranean parking)	60.0	66.0	60ft,MU, 66ft MU w/ adjustment	Crenshaw at Slauson	ZC/HD	Amend existing Crenshaw Corridor Specific Plan to incorporate Transit Oriented Development standards for Slauson Station Area of Crenshaw/ LAX LRT.	165481	6275, 6280	N/A	See height district changes regarding subject ordinance as well as changes identified through Ord. #172913 and proposed Plan. Initial subarea change also superceded by Specific Plan adoption and proposed amendments.
																			172913	830	N/A - Remove existing [Q].	See height district change identified through proposed Plan. Initial [Q] no longer necessary through 2004 adoption of Crenshaw Corridor Specific Plan.
1580	54th St.	General Commercial, Medium Residential	C1.5, C2, C4, RAS3, RAS4	C2-1	1	1.5:1	Neighborhood Commercial	C1, C1.5, CR, C2, C4, R3, RAS3	C2-1VL-CPIO	1VL	1.5:1	1.5:1	45.0	45.0	45ft - no adjustment due to height district	Crenshaw to Van Ness	GPA/ZC/HD	Foster continued commercial revitalization of 54th Street through establishing context sensitive development incentives along the corridor.				
1590	Slauson Ave.	Neighborhood Commercial	C1, C1.5, C2, C4, RAS3, RAS4	[Q]C1.5 -1VL	1VL	1.5:1	Neighborhood Commercial	C1, C1.5, CR, C2, C4, R3, RAS3	C1.5-1VL-CPIO	1VL	1.5:1	1.5:1	45.0	45.0	45ft - no adjustment due to height district	Edgemark to Angeles Vista	ZC	Foster continued commercial revitalization of Slauson Ave. through establishing context sensitive development incentives along the corridor.	172913	790	N/A - Remove [Q]	Conformance with POD neighborhood serving uses outlined through LAMC 13.07 to be implemented through establishment of Commercial Corridors CPIO Subdistrict.
1600	Slauson Ave.	General Commercial	C1.5, C2, C4, RAS3, RAS4	C2-1	1	1.5:1	Neighborhood Commercial	C1, C1.5, CR, C2, C4, R3, RAS3	C2-1VL-CPIO	1VL	1.5:1	1.5:1	45.0	45.0	45ft - no adjustment due to height district	Intersection with Aviso Ave. and 8th Ave. to Van Ness	GPA/ZC/HD	Foster continued commercial revitalization of Slauson Ave. through establishing context sensitive development incentives along the corridor.				
1610	Crenshaw SP Zone Consistency	Neighborhood Commercial	C1.5, C2, C4, RAS3, RAS4	R1-1	1	3:1	Neighborhood Commercial	C1, C1.5, C2, C4, R3, RAS3	C2-1VL-SP	1VL	1.5:1	1.5:1	45.0	45.0	45ft	Slauson at Deane	ZC	Bring zoning into consistency with current Plan and use of subject parcels.				
1620	Crenshaw SP	Neighborhood Commercial	C1, C1.5, C2, C4, RAS3, RAS4	[Q]C2-1VL	1VL	1.5:1	Neighborhood Commercial	C1, C1.5, CR, C2, C4, R3, RAS3	C2-1VL-SP	1VL	1.5:1	1.5:1	45.0	45.0	45ft - no adjustment due to height district	Slauson at West	ZC	Amend existing Crenshaw Corridor Specific Plan in order to foster continued revitalization of Crenshaw Blvd.	165481	6375, 6385	N/A	See zone and height district changes regarding subject ordinance as well as changes identified through Ord. #172913 and proposed Plan. Initial subarea change also superceded by Specific Plan adoption and proposed amendments.
																			172913	840	N/A - Remove existing [Q].	See zone change regarding subject ordinance as well as changes identified through proposed Plan. Initial [Q] no longer necessary through 2004 adoption of Crenshaw Corridor Specific Plan.
1630	Crenshaw SP	Community Commercial	CR, C2, C4, RAS3, RAS4	[Q]C2-1	1	1.5:1	Community Commercial	C1.5, CR, C2, C4, R3, RAS3, R4, RAS4	C2-2D-SP	2D	2:1, 3:1, 4:1	2:1, 3:1 MU (Up to additional 1.0 FAR through provision of subterranean parking)	75.0	82.5	60ft., 66ft w/ adjustment, 75ft MU, 82.5ft MU w/ adjustment	Crenshaw at Slauson	ZC/HD	Amend existing Crenshaw Corridor Specific Plan to incorporate Transit Oriented Development Area standards for Slauson Station Area of Crenshaw/ LAX LRT.	172913	830	N/A - Remove existing [Q].	See zone change regarding subject ordinance as well as changes identified through proposed Plan. Initial [Q] no longer necessary through 2004 adoption of Crenshaw Corridor Specific Plan.
1640	Crenshaw SP Zone Consistency	Community Commercial	CR, C2, C4, RAS3, RAS4	P-1	1	3:1	Community Commercial	C1.5, CR, C2, C4, R3, RAS3, R4, RAS4	C2-2D-SP	2D	2:1, 3:1, 4:1	2:1, 3:1 MU (Up to additional 1.0 FAR through provision of subterranean parking)	75.0	82.5	60ft., 66ft w/ adjustment, 75ft MU, 82.5ft MU w/ adjustment	Crenshaw Blvd. at Slauson	ZC/HD	Bring current zoning into consistency with proposed Plan land use category.				
1650	Zone Consistency	Low Medium II Residential	RD1.5, RD2, RW2, RZ2.5	R2-1	1	3:1	Low Medium I Residential	R2, RD3, RD4	R2-1	1	3:1	3:1	33.0	33.0	33ft	59th St at Crenshaw	GPA	Bring current Plan land use category into consistency with existing zone and use of parcels.				
1660	Zone Consistency	Low Medium II Residential	RD1.5, RD2, RW2, RZ2.5	R1-1	1	3:1	Low II Residential	R1	R1-1	1	3:1	3:1	33.0	33.0	33ft	59th Pl at Crenshaw	GPA	Bring current Plan land use category into consistency with existing zone and use of parcels.				

SA#	LOCATION/ TYPE	EXISTING GP	CORRESPONDING ZONE	CURRENT ZONING	CURRENT HD	CURRENT FAR	PROPOSED GP	PROPOSED CORRESPONDING ZONE	PROPOSED ZONING	PROPOSED HD	PROPOSED FAR	CONDITIONS OF MAXIMUM FAR	MAXIMUM BY RIGHT HEIGHT	MAXIMUM DISCRETIONARY HEIGHT	CONDITIONS OF MAXIMUM HEIGHT	LOCATION	TYPE OF CHANGE	PURPOSE/ COMMUNITY BENEFIT	Ord. #	SA #(s)	Action	Reason
1670	Zone Consistency	Low Medium I Residential	R2, RD3, RD4, RZ3, RZ4, RU, RW1	RD5-1	1	3:1	Low Medium II Residential	RD1.5, RD2	RD1.5-1	1	3:1	3:1	45.0	45.0	45ft	2nd Ave. at Slauson	GPA/ZC	Bring current Plan land use category and zone into consistency with use of subject and adjacent parcels.				
1680	Zone Consistency	Low Medium I Residential	R2, RD3, RD4, RZ3, RZ4, RU, RW1	RD5-1	1	3:1	Low Medium I Residential	R2, RD3, RD4	RD4-1	1	3:1	3:1	45.0	45.0	45ft	2nd Ave. at Slauson	ZC	Bring current zone into consistency with Plan land use category and use of subject parcels.				
1690	West Blvd.	General Commercial	C1.5, C2, C4, RAS3, RAS4	C2-1	1	1.5:1	Neighborhood Commercial	C1, C1.5, CR, C2, C4, R3, RAS3	C2-1VL-CPIO	1VL	1.5:1	1.5:1	45.0	45.0	45ft - no adjustment due to height district	62nd St. to Harbor Subdivision RR ROW	GPA/ZC/HD	Foster continued commercial revitalization of West Blvd. through establishing context sensitive development incentives along the corridor.				
1700	Crenshaw SP	General Commercial	C1.5, C2, C4, RAS3, RAS4	[Q]C2-1, P-1	1	1.5:1	Neighborhood Commercial	C1, C1.5, CR, C2, C4, R3, RAS3	C2-2D-SP	2D	2:1, 3:1	2:1, 3:1 MU (Up to additional 1.0 FAR through provision of subterranean parking)	60.0	66.0	60ft.MU, 66ft MU w/ adjustment	Crenshaw - 60th St to 67th St.	GPA/ZC/HD	Amend existing Crenshaw Corridor Specific Plan in order to foster continued revitalization of Crenshaw Blvd.	165481	6505, 6510	N/A	See zone and height district changes regarding subject ordinance as well as changes identified through Ord. #172913 and proposed Plan. Initial subarea change also superceded by Specific Plan adoption and proposed amendments.
																			172913	820	N/A - Remove existing [Q].	See zone change regarding subject ordinance as well as changes identified through proposed Plan. Initial [Q] no longer necessary through 2004 adoption of Crenshaw Corridor Specific Plan.
1705	Crenshaw SP	General Commercial	C1.5, C2, C4, RAS3, RAS4, CR	[Q]C2-1	1	1.5:1	Neighborhood Commercial	C1, C1.5, CR, C2, C4, R3, RAS3	C2-1-SP	1	1.5:1	1.5:1	45.0	49.5	45ft, 49.5ft w/ adjustment	Crenshaw - Hyde Park Blvd. to 67th St.	GPA/ZC	Amend existing Crenshaw Corridor Specific Plan in order to foster continued revitalization of Crenshaw Blvd.	172913	820	N/A - Remove existing [Q].	See zone change regarding subject ordinance as well as changes identified through proposed Plan. Initial [Q] no longer necessary through 2004 adoption of Crenshaw Corridor Specific Plan.
1710	Zone Consistency	Medium Residential	R3	[Q]C2-1	1	1.5:1	Low Medium I Residential	R2, RD3, RD4	R2-1	1	3:1	3:1	33.0	33.0	33ft	Hyde Park to 67th St. at Crenshaw Blvd.	GPA/ZC		172913	820	N/A - Remove existing [Q].	See zone change regarding subject ordinance as well as changes identified through proposed Plan. Initial [Q] no longer necessary through 2004 adoption of Crenshaw Corridor Specific Plan.
1720	Zone Consistency	Medium Residential	R3	R2-1	1	3:1	Low Medium I Residential	R2, RD3, RD4	R2-1	1	3:1	3:1	33.0	33.0	33ft	Hyde Park to 67th St. at Crenshaw Blvd.	GPA	Bring current Plan land use category into consistency with existing zone and use of parcels.				
1730	Crenshaw SP Zone Consistency	General Commercial	C1.5, C2, C4, RAS3, RAS4	P-1	1	3:1	Neighborhood Commercial	C1, C1.5, CR, C2, C4, R3, RAS3	C2-2D-SP	2D	2:1, 3:1, 4:1	2:1, 3:1 MU (Up to additional 1.0 FAR through provision of subterranean parking)	60.0	66.0	60ft.MU, 66ft MU w/ adjustment	Crenshaw - 60th St to 67th St.	GPA/ZC/HD	Bring current Plan land use category and zoning into consistency with proposed Plan land use category and use of parcel.				
1740	Hyde Park Industrial Corridor	Limited Industrial	CM, MR1, M1	[Q]M1-1VL	1VL	1.5:1	Limited Industrial	MR1, M1	MR1-2D-CPIO	2D	1.5:1, 2:1	1.5:1, 2:1 (through provision of open space)	45.0	82.5	45ft/49.5ft w/ adjustment. Increase of up to 75ft/82.5ft w/ adjustment through provision of open space	11th Ave. to 8th Ave.	GPA/ZC/HD	Foster revitalization of industrial uses near to the Harbor Subdivision Railroad right-of-way by attracting "clean" industrial uses that promote supportive job growth in the Hyde Park area.	165481	6735, 6730, 6715, 6720	N/A	See zone and height district changes regarding subject ordinance as well as changes identified through Ord. #172913 and proposed Plan and Hyde Park Industrial Corridor CPIO Subdistrict.
																			172913	750	Eliminate current [Q] requiring uses pursuant to the MR (MR1) zone.	See zone change regarding subject ordinance as well as changes identified through proposed Plan and Hyde Park Industrial Corridor CPIO Subdistrict. Initial [Q] no longer necessary .
1750	Hyde Park Industrial Corridor	Commercial Manufacturing	CM	[Q]CM-1VL	1VL	1.5:1	Hybrid Industrial	CM	CM-1VL-CPIO	1VL	1.5:1	1.5:1	45.0	45.0	45ft - no adjustment due to height district	67th Street at 11th Ave	GPA/ZC	Foster revitalization of industrial uses near to the Harbor Subdivision Railroad right-of-way by attracting "clean" industrial uses that promote supportive job growth in the Hyde Park area.	165481	6820, 6830	N/A	See zone and height district changes regarding subject ordinance as well as changes identified through Ord. #172913 and proposed Plan and Hyde Park Industrial Corridor CPIO Subdistrict.
																			172913	770	Eliminate current [Q] prohibiting residential.	Prohibits residential; impacting full potential revitalization scenarios allowed by zone.
1760	Hyde Park Indust Corridor	Limited Industrial	CM, MR1, M1	MR1-1VL	1VL	1.5:1	Limited Industrial	MR1, M1	MR1-2D-CPIO	2D	1.5:1, 2:1	1.5:1, 2:1 (through provision of open space)	45.0	82.5	45ft/49.5ft w/ adjustment. Increase of up to 75ft/82.5ft w/ adjustment through provision of open space	West Blvd to Crenshaw	ZC/HD	Foster revitalization of industrial uses near to the Harbor Subdivision Railroad right-of-way by attracting "clean" industrial uses that promote supportive job growth in the Hyde Park area.				
1770	Crenshaw SP	Limited Industrial	CM, MR1, M1	[Q]M1-1VL	1VL	1.5:1	Limited Industrial	MR1, M1	MR1-2D-SP	2D	2:1, 3:1, 4:1	2:1, 3:1 MU (Up to additional 1.0 FAR through provision of subterranean parking)	60.0	66.0	60ft.MU, 66ft MU w/ adjustment	Crenshaw at Harbor Subdivision ROW	ZC/HD	Amend existing Crenshaw Corridor Specific Plan in order to foster revitalization of industrial uses near to the Harbor Subdivision Railroad right-of-way by providing a buffer of general commercial land use and zoning with conditions in order to attract	165481	6790, 6795, 6800, 6825, 6820, 6815	N/A	See height district change regarding subject ordinance as well as changes identified through proposed Plan.
																			172913	800	N/A - Remove existing [Q].	See zone change regarding subject ordinance as well as changes identified through proposed Plan. Initial [Q] no longer necessary through 2004 adoption of Crenshaw Corridor Specific Plan.
1780	Hyde Park Industrial Corridor	Commercial Manufacturing	CM	[Q]CM-1VL	1VL	1.5:1	Hybrid Industrial	CM	CM-1LD-CPIO	1LD	1.5:1	1.5:1	45.0	66.0	45ft/49.5ft w/ adjustment. Increase of up to 60ft/66ft w/ adjustment through provision of open space	8th Ave. to 4th Ave.	GPA/ZC/HD	Foster revitalization and reuse near to the Harbor Subdivision Railroad right-of-way by attracting manufacturing and commercial uses that promote supportive job growth in the Hyde Park area.	165481	6605, 6705	N/A	See height district change regarding subject ordinance as well as changes identified through proposed Plan.
																			172913	730	Eliminate current [Q] prohibiting residential.	Prohibits residential; impacting full potential revitalization scenarios allowed by zone.

SA#	LOCATION/ TYPE	EXISTING GP	CORRESPONDING ZONE	CURRENT ZONING	CURRENT HD	CURRENT FAR	PROPOSED GP	PROPOSED CORRESPONDING ZONE	PROPOSED ZONING	PROPOSED HD	PROPOSED FAR	CONDITIONS OF MAXIMUM FAR	MAXIMUM BY RIGHT HEIGHT	MAXIMUM DISCRETIONARY HEIGHT	CONDITIONS OF MAXIMUM HEIGHT	LOCATION	TYPE OF CHANGE	PURPOSE/ COMMUNITY BENEFIT	Ord. #	SA #(s)	Action	Reason
1790	Zone Consistency	Medium Residential	R3	R1-1	1	3:1	Low II Residential	R1	R1-1	1	3:1	3:1	33.0	33.0	33ft	68th and 69th St at 10th Ave	GPA	Bring current Plan land use category into consistency with zoning and existing use of parcels.				
1800	Hyde Park Industrial Corridor	Limited Industrial	CM, MR1, M1	[Q]M1-1VL	1VL	1.5:1	Limited Industrial	MR1, M1	MR1-1LD-CPIO	1LD	1.5:1	1.5:1	45.0	66.0	45ft/49.5ft w/ adjustment. Increase of up to 60ft/66ft w/ adjustment through provision of open space	Arlington to 4th Ave	ZC/HD	Foster revitalization of industrial uses near to the Harbor Subdivision Railroad right-of-way by attracting "clean" industrial uses that promote supportive job growth in the Hyde Park Area.	165481	6640, 6650, 6645	N/A	See zone and height district changes regarding subject ordinance as well as changes identified through Ord. #172913 and proposed Plan and Hyde Park Industrial Corridor CPIO Subdistrict.
																			172913	735	Eliminate current [Q] requiring uses pursuant to the MR1 zone.	See zone change regarding subject ordinance as well as changes identified through proposed Plan and Hyde Park Industrial Corridor CPIO Subdistrict. Initial [Q] no longer necessary .
1810	Hyde Park Indust Corridor	General Commercial	C1.5, C2, C4, RAS3, RAS4	C2-1	1	1.5:1	Neighborhood Commercial	C1, C1.5, CR, C2, C4, R3, RAS3	C2-1VL-CPIO	1VL	1.5:1	1.5:1	45.0	45.0	45ft - no adjustment due to height district	Arlington to 4th Ave along Southwest Dr.	GPA/ZC/HD	Foster revitalization of industrial uses near to the Harbor Subdivision Railroad right-of-way by providing a buffer of general commercial land use and zoning with conditions in order to attract desirable community services.				
1820	Crenshaw SP	General Commercial	C1.5, C2, C4, RAS3, RAS4	[Q]C2-1	1	1.5:1	Community Commercial	C1, C1.5, CR, C2, C4, R3, RAS3, R4, RAS4	C2-2D-SP	2D	2:1, 3:1	2:1, 3:1 MU or through provision of subterranean parking	60.0	66.0	60ft.MU, 66ft MU w/ adjustment	Crenshaw at Florence	GPA/ZC/HD	Amend existing Crenshaw Corridor Specific Plan in order to foster continued revitalization of Crenshaw Blvd.	172913	800	N/A - Remove existing [Q].	See zone change regarding subject ordinance as well as changes identified through proposed Plan. Initial [Q] no longer necessary through 2004 adoption of Crenshaw Corridor Specific Plan.
1830	Crenshaw SP Zone Consistency	General Commercial	C1.5, C2, C4, RAS3, RAS4	R3-1	1	3:1	Medium Residential	R3	R3-1-SP	1	3:1	3:1	45.0	49.5	45ft, 49.5ft w/ adjustment	71st St. at 11th Ave.	GPA/ZC	Bring current Plan land use category into consistency with zoning and existing use of parcels.				
1840	Crenshaw SP	General Commercial	C1.5, C2, C4, RAS3, RAS4	[Q]C2-1	1	1.5:1	Neighborhood Commercial	C1, C1.5, CR, C2, C4, R3, RAS3	C2-1-SP	1	1.5:1	1.5:1	45.0	49.5	45ft, 49.5ft w/ adjustment	Crenshaw at Florence	GPA/ZC	Amend existing Crenshaw Corridor Specific Plan in order to foster continued revitalization of Crenshaw Blvd.	172913	800	N/A - Remove existing [Q].	See zone change regarding subject ordinance as well as changes identified through proposed Plan. Initial [Q] no longer necessary through 2004 adoption of Crenshaw Corridor Specific Plan.
1860	Florence Ave.	General Commercial	C1.5, C2, C4, RAS3, RAS4	C2-1	1	1.5:1	Neighborhood Commercial	C1, C1.5, CR, C2, C4, R3, RAS3	C2-1VL-CPIO	1VL	1.5:1	1.5:1	45.0	45.0	45ft - no adjustment due to height district	Crenshaw to Arlington	GPA/ZC/HD	Foster continued commercial revitalization of Florence Ave. by establishing context sensitive development incentives along the corridor.				
1870	Zone Consistency	Low Residential	RE9, RS, R1, RU, RD6, RD5	R2-1	1	3:1	Low II Residential	R1	R1-1	1	3:1	3:1	33.0	33.0	33ft	73rdt St., Van Ness to 7th Ave	GPA/ZC	Bring zoning into consistency with Plan land use category and predominate use of subject parcels.				
1880	Florence Ave.	General Commercial	C1.5, C2, C4, RAS3, RAS4	C2-1	1	1.5:1	Community Commercial	C1.5, CR, C2, C4, R3, RAS3, R4, RAS4	C2-2D-CPIO	2D	2:1, 3:1	2:1, 3:1 (if on-site parking is 100% subterranean)	55.0	63.0	55ft, 60.5ft Comm. w/ adjustment, 63ft MU w/ adjustment	Intersection w/ Van Ness	GPA/ZC/HD	Foster continued commercial revitalization of Florence Ave. by establishing context sensitive development incentives at key intersection nodes along the corridor.				
1890	Crenshaw Blvd.	General Commercial, Low Residential	C1.5, C2, C4, RAS3, RAS4, RE9, RS, R1, RU, RD6, RD5	C2-1	1	1.5:1	Neighborhood Commercial	C1, C1.5, CR, C2, C4, R3, RAS3	C2-1VL-CPIO	1VL	1.5:1	1.5:1	45.0	45.0	45ft - no adjustment due to height district	Florence to 79th	GPA/ZC/HD	Foster continued commercial revitalization of Crenshaw Boulevard south of Florence Ave. by establishing context sensitive development incentives along the corridor.				
1900	Zone Consistency	Medium Residential	R3	R1-1	1	3:1	Medium Residential	R3	R3-1	1	3:1	3:1	45.0	45.0	45ft	73rd St at 10th Ave	ZC	Bring zoning into consistency with current Plan land use category use of adjacent parcels.				
1910	LUCategory Amend	Low Residential	RE9, RS, R1, RU, RD6, RD5				Low II Residential	R1									GPA	Refines development parameters across land use categories thereby further reinforcing existing neighborhood character.				
1920	LUCategory Amend	Low Residential	RE9, RS, R1, RU, RD6, RD5				Low III Residential	RD5, RD6									GPA	Refines development parameters across land use categories thereby further reinforcing existing neighborhood character.				
1930	LUCategory Amend	General Commercial	C1.5, C2, C4, RAS3, RAS4				Neighborhood Commercial	C1, C1.5, CR, C2, C4, R3, RAS3									GPA	Refines development parameters across land use categories thereby further maining existing neighborhood character.				
1940	Jefferson/ La Cienega TOD	Limited Industrial, Community Commercial	C1.5, C2, C4, RAS3, RAS4,CM, MR1, M1	MR1-1VL	1VL	1.5:1	Limited Industrial	MR1, M1	MR1-1VL-CPIO	1VL	1.5:1	1.5:1	45.0	45.0	45ft - no adjustment due to height district	La Cienega Blvd at Jefferson Blvd.	GPA/ZC	Enable specialized transit oriented development parameters for commercial and industrial properties within a 1/2 mile radius to the Exposition LRT station located at Jefferson and La Cienega Blvds.	165481	4490	N/A	See zone and height district change regarding subject ordinance as well as changes identified through proposed Plan.

Proposed Change Area Recommendations

SA#	LOCATION/ TYPE	EXISTING GP	CORRESPONDING ZONE	CURRENT ZONING	CURRENT HD	CURRENT FAR	PROPOSED GP	PROPOSED CORRESPONDING ZONE	PROPOSED ZONING	PROPOS ED HD	PROPOSE D FAR	CONDITIONS OF MAXIMUM FAR	MAXIMUM BY RIGHT HEIGHT	MAXIMUM DISCRETIONARY HEIGHT	CONDITIONS OF MAXIMUM HEIGHT	LOCATION	TYPE OF CHANGE	PURPOSE/ COMMUNITY BENEFIT	Ord. #	SA #(s)	Action	Reason
1942	Jefferson/ La Cienega TOD	Limited Industrial	CM, MR1, M1	(T)(Q)M1-2D	2D	1.64:1	Limited Industrial	MR1, M1	(T)(Q)M1-2D- CPIO	2D	2:1	2:1	75.0	82.5	75ft/82.5ft w/ adjustment	Jefferson Blvd. at Ballona Creek	ZC/HD	Enable specialized transit oriented development parameters for commercial and industrial properties within a 1/2 mile radius to the Exposition LRT station located at Jefferson and La Cienega Blvds.	165481	4490	N/A	See zone and height district change regarding subject ordinance as well as changes identified through proposed Plan as well as entitlements through Ord. #173752 and 173202.
																			173752	None	(T)(Q) Applicable	See conditions of approval
																			173202	None	(T)(Q) Applicable	See conditions of approval
1945	Jefferson/ La Cienega TOD	Limited Industrial	CM, MR1, M1	MR1-1VL, (Q)M1-2D	1VL, 2D	1.64:1	Limited Industrial	MR1, M1	[Q]M1-2D- CPIO	2D	2:1	2:1	75.0	82.5	75ft/82.5ft w/ adjustment	Jefferson Blvd. at Ballona Creek	ZC/HD	Enable specialized transit oriented development parameters for commercial and industrial properties within a 1/2 mile radius to the Exposition LRT station located at Jefferson and La Cienega Blvds.	165481	4490	N/A	See zone and height district change regarding subject ordinance as well as changes identified through proposed Plan as well as entitlements through Ord. #173752 and 173202.
																			173752	None	(T)(Q) Applicable	See conditions of approval
																			173202	None	(T)(Q) Applicable	See conditions of approval
1947	LUCategory Amend	Limited Industrial	CM, MR1, M1				Limited Industrial	MR1, M1									GPA	Refines development parameters across land use categories.				
1948	LUCategory Amend	Commercial Manufacturing	CM				Hybrid Industrial	CM									GPA	Refines development parameters across land use categories.				