

4.1 LAND USE

EXISTING CONDITIONS

The Westchester-Playa del Rey Community Plan Area (CPA) is located in the western portion of Los Angeles, generally bounded by Ballona Creek, and the unincorporated Marina del Rey area to the northwest, Jefferson Boulevard and the Palms-Mar Vista Community Plan Area to the north, Centinela Avenue and the City of Culver City to the northeast, the City of Inglewood to the east, Los Angeles World Airport to the south, and the Pacific Ocean to the west. **Figure 4.1-1** indicates the location of the Westchester-Playa del Rey CPA.

According to the 2000 census, the population of Westchester-Playa del Rey was 51,255. The CPA contains approximately 5,516 acres.

Based on the existing Community Plan Map, which was adopted on June 13, 1974, and revised on May 30, 1989 through the General Plan Zoning Consistency Program, along with adjustments made by the Plan Amendments that have occurred since the map was adopted, approximately 2,367 acres (42.9 percent of the CPA) are designated as **Residential**, 478 acres (8.7 percent of the CPA) are classified as **Commercial**, 765 acres (13.9 percent of the CPA) are designated as **Industrial**, 399 acres (7.2 percent of the CPA) are designated as **Open Space**, 22 acres (0.4 percent of the CPA) are designated as **Public/Quasi Public**, 192 acres (3.4 percent of the CPA) are designated as **Public Facilities**, and 1,293 acres (23.4 percent of the CPA) are listed as **Public Street/Variou**s.

Residential Land Use. Existing residential land use patterns vary greatly according to local conditions in the neighborhoods and communities which comprise the Westchester-Playa del Rey CPA. Topography, population characteristics, housing markets, age and extent of existing development have a great influence on the type, location and density of development throughout the CPA.

Historically, the predominant land use designation in the CPA has been residential. The 1974 Plan, through its most recent amendments, designates approximately 2,367 acres (approximately 43 percent of the CPA) for residential use. Of this portion, approximately 1,676 acres (approximately 71 percent of the land use category or 30.4 percent of the CPA) was designated for single-family residential use. The rest (691 acres or approximately 29 percent of the land use category and 12.5 percent of the CPA) was designated for multiple-family residential use. Of this, 102 acres (4.3 percent of the land use category or 1.8 percent of the CPA) was designated Low Medium Density. Approximately 424 acres (17.9 percent of the land use category or 7.6 percent of the CPA) was designated Medium Density Residential. The remaining 165 acres (6.9 percent of the land use category or 2.9 percent of the CPA) was designated High Medium Density Residential.

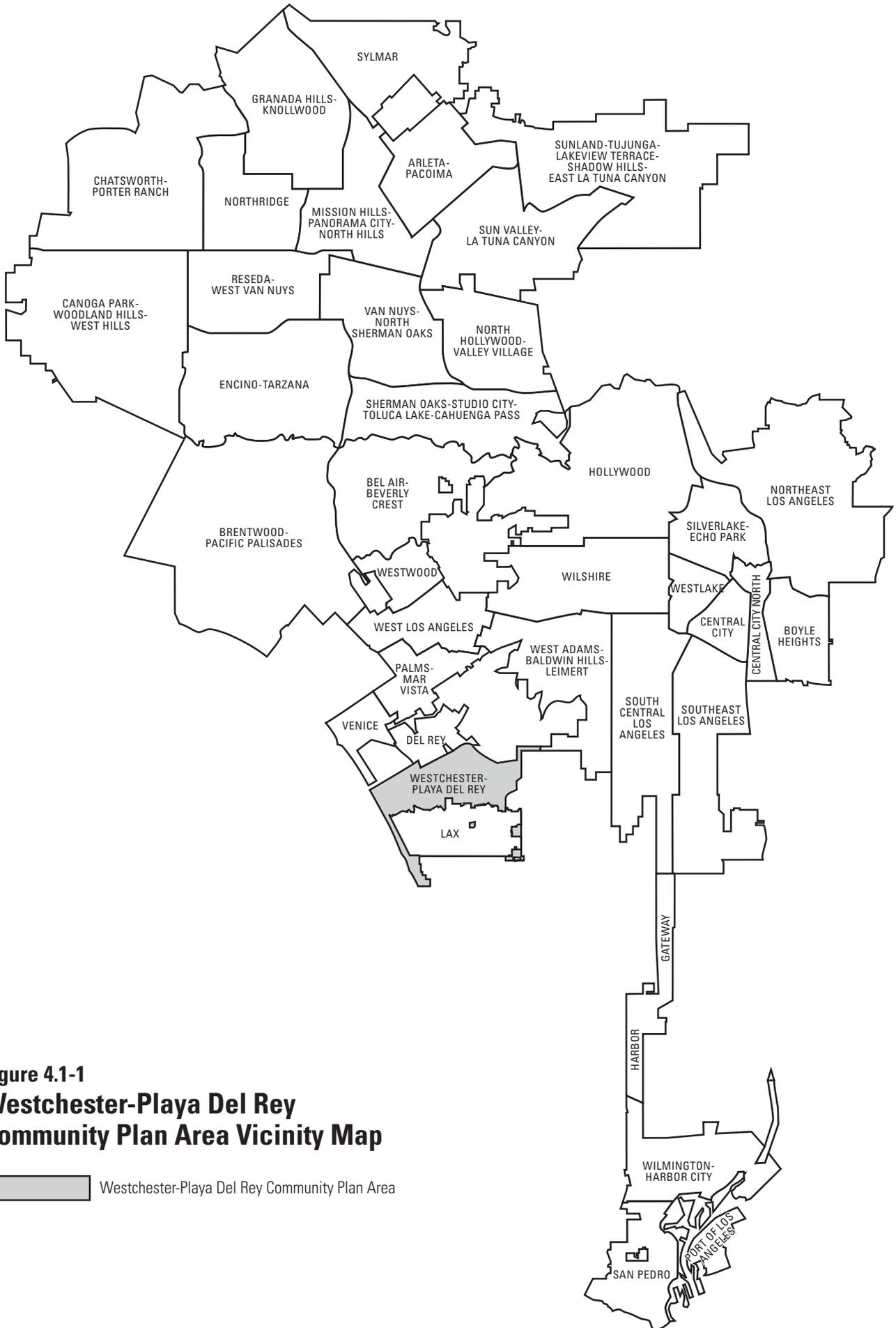


Figure 4.1-1
Westchester-Playa Del Rey
Community Plan Area Vicinity Map

 Westchester-Playa Del Rey Community Plan Area

Commercial Land Use. Land designated for commercial land use in the Westchester-Playa del Rey Community Plan consists of 478 acres, or 8.7 percent of the total acreage. Most of the commercial development can be categorized within six concentrations based on the general orientation of uses: 6 acres of Limited (2.3 percent of the land use category or 0.1 percent of the area), 12 acres of Highway (2.5 percent of the land use category or 0.2 percent of the area), 63 acres of Neighborhood (13.2 percent of the land use category or 1.1 percent of the area), 163 acres of Community (34.1 percent of the land use category or 2.9 percent of the area), 90 acres of Regional Center (18.8 percent of the land use category or 1.6 percent of the area), and 144 acres of Regional Mixed (30.1 percent of the land use category or 2.6 percent of the area.)

Industrial Land Use. Land designated for industrial land use in the Westchester-Playa del Rey CPA consists of 765 acres, or 13.9 percent of the total acreage. Industrial land use designations in the CPA may be further categorized as follows: Limited Industrial, which consists of 91 acres, (11.9 percent of the land use category or 1.6 percent of the total acreage), Light Industrial, which consists of 492 acres (64.3 percent of the land use category or 8.9 percent of the total acreage), and Heavy Industrial, which consists of 182 acres (23.8 percent of the land use category or 3.2 percent of the total acreage.)

Open Space Land Use. Approximately 399 acres, or 7.2 percent of the total acreage of the CPA is designated as Open Space and consists of parks and other recreational areas.

Public/Quasi Public Land Use. Approximately 214 acres, or 3.8 percent of the CPA, are designated as Public/Quasi Public Facilities. Public facilities include fire and police stations, libraries, schools, freeway right-of-way, and other publicly-owned lands. There is a continuing need for the modernizing of public facilities to improve services and accommodate changes in the CPA. Cost and equitable distribution are major issues in the provision of public facilities.

IMPACT ASSESSMENT

Thresholds of Significance. The proposed Plan would have a significant land use impact if:

1. A substantial amount of existing development would be considered non-conforming as a result of zoning actions.
2. There would be a change in the residential density and commercial development intensity of an area as a result.
3. There is increased potential for land use conflicts and nuisance relationships between existing and future land uses as a result.
4. An existing developed area is presumed to be converted from a residential use to non-

residential uses over time or vice versa as a result.

Assessment. The proposed Plan attempts to redesignate the landuse categories in areas that are identified on the basis of prevailing density and intensity of use. It would not result in a substantial amount of existing development being considered as non-conforming. However, it does have the potential to cause some existing buildings to become non-conforming. The proposed Plan would alter the existing Community Plan by increasing the density or intensity allowed in a few selected areas while decreasing it in others where changes are being proposed. It will leave other areas unchanged. Although it will not potentially create land use conflicts, it could have a minimal potential for initiating changes that may result in significant environmental impacts to the character of some neighborhoods due to changes in the intensity of residential land uses from lower density residential land uses to higher density residential land uses. The proposed Plan will also have a few areas being converted from non-residential to residential and vice versa. Individual areas (**Subareas A through M**) of land use designation changes and their probable impacts, if any, will be discussed further, later in this section.

The proposed Plan has three premises. The first is a general limitation of residential densities in various neighborhoods to the prevailing existing density of development in these neighborhoods. The second is the monitoring of population growth and infrastructure improvements through the City's Annual Report on Growth and Infrastructure with a report to the City Planning Commission every five years on the Westchester-Playa del Rey Community following Plan adoption. The third is, if this monitoring finds that population in the CPA is occurring faster than projected, and that infrastructure capacities are threatened in relation to user need, particularly critical infrastructure such as those pertaining to water and sewerage, but also including public schools, police and fire services, and transportation infrastructure, and that there is not a clear commitment to at least begin the necessary improvements within twelve months, then building controls would be put into effect for the affected portions of the CPA until land use designations for the Community Plan and corresponding zoning are revised to more appropriately limit new development.

The proposed Plan sets forth planning goals and objectives to maintain the community's distinctive character by:

- Enhancing the positive characteristics of residential neighborhoods while providing a variety of housing opportunities.
- Improving the function, design and economic vitality of commercial areas.
- Preserving and enhancing the positive characteristics of existing uses which provide the foundation for community identity, such as scale, height, bulk, setbacks, and appearance.

- Maximizing development opportunities around existing and future transit systems while minimizing adverse impacts.
- Preserving and strengthening commercial developments to provide a diverse job-producing economic base.
- Improving the quality of the built environment through design guidelines, streetscape improvements, and other physical improvements which enhance the appearance of the community.

The residential land use policies reflect the need for a safe, secure and high-quality residential environment for all economic, age and ethnic segments of the Community.

The proposed Plan policies provide for the preservation of the existing quality housing, for the development of new housing to meet the diverse economic and physical needs of the existing residents and accommodate the projected expected population increases.

The proposed Plan policies provide for the protection of existing stable single-family and low density residential neighborhoods from encroachment by higher density residential uses and other uses that are incompatible as to scale and character, or would otherwise diminish the quality of life.

The proposed Plan policies promote neighborhood preservation in all residential neighborhoods, particularly in existing single family neighborhoods, as well as in areas with existing multiple family residences.

The proposed Plan policies provide for adequate multiple family residential development.

The proposed Plan policies provide for housing along mixed-use boulevards where appropriate.

The proposed Plan policies promote the location of housing near commercial centers, public facilities, bus routes and other transit services, to reduce vehicular trips and congestion and increase access to services and facilities.

The proposed Plan policies provide for the preservation and enhancement of the varied and distinct residential character and integrity of existing residential neighborhoods by promoting architectural compatibility and landscaping for new multiple family residential developments to protect the character and scale of existing residential neighborhoods.

The proposed Plan policies provide for monitoring the impacts of new developments on residential streets and propose that access to major development projects are located in a manner that will not encourage spillover traffic on local residential streets.

The proposed Plan policies provide for the consideration of factors such as neighborhood character

and identity, compatibility of land uses, impact on livability, impacts on services and public facilities, and impacts on traffic levels when changes in residential densities are proposed.

The proposed Plan policies seek to provide affordable housing and increased accessibility to more population segments, especially for students, the handicapped, and senior citizens.

The proposed Plan policies promote greater individual choice in type, quality, price and location of housing.

The proposed Plan policies promote the development of housing for persons of low to moderate income within the community.

The proposed Plan policies seek to ensure that new housing opportunities minimize displacement of residents.

The proposed Plan policies encourage multiple family residential and mixed use development in commercial zones, pedestrian oriented areas, and near transit corridors.

The proposed Plan policies encourage senior citizen and handicapped housing developments at convenient locations near public transportation, commercial services and recreational, cultural, and health facilities, especially within or near Community and Regional Centers.

The proposed Plan policies seek to protect established residential neighborhoods from incompatible uses, including multiple family residential uses of substantially higher density, to preserve the residential character of these neighborhoods and protect residents from adverse environmental impacts caused by such uses.

The proposed Plan policies promote, where possible, not locating incompatible land uses, including higher density multiple residential uses, within or in close proximity to lower density residential neighborhoods.

The proposed Plan policies require that the location of institutional uses in residential areas shall be conditioned so as to avoid adverse impacts on the surrounding neighborhood.

The proposed Plan policies seek to preserve visual resources in residential areas.

The proposed Plan policies provide that the preservation of existing scenic views from surrounding residential uses, public streets and facilities, or designated scenic view sites should be a significant consideration in the approval of zone changes, conditional use permits, variances, divisions of land and other discretionary permits.

The proposed Plan policies seek to protect the public views and scenic quality of the highly unique

residential areas in this community, such as those located along the coast and on the Westchester Bluffs.

The commercial land use policies reflect the need to encourage a strong and competitive commercial sector that promotes economic vitality and serves the needs of the Community, through safe, accessible, and well-designed commercial districts, while preserving historic and cultural character of the Community.

The proposed Plan policies seek to preserve and strengthen viable commercial development in the community, and provide additional opportunities for new commercial development and services within existing commercial areas.

The proposed Plan policies provide for the location of new commercial uses in existing established commercial areas or shopping centers.

The proposed Plan policies seek to protect existing and planned commercially zoned areas, particularly within designated Commercial Centers, from encroachment by stand alone residential development.

The proposed Plan policies seek to enhance the viability of existing neighborhood stores and businesses which support the needs of local residents and are compatible with the neighborhood.

The proposed Plan policies strengthen and enhance the major commercial districts of the community into distinctive, pedestrian-friendly areas providing shopping, civic, social, and recreational activities.

The proposed Plan policies encourage pedestrian-oriented development in appropriate areas, to include Downtown Westchester, Loyola Village, Playa Del Rey and Playa Vista.

The proposed Plan policies encourage, in appropriate area, the incorporation of retail, restaurant, and other commercial uses in the ground floor street frontage of structures to promote a more lively and pedestrian-oriented commercial environment.

The proposed Plan policies encourage mixed use development in appropriate commercial areas to stimulate pedestrian activity and provide housing near employment, shopping, and other services.

The proposed Plan policies encourage large commercial and mixed use projects to incorporate facilities beneficial to the community such as libraries, child care facilities, community meeting rooms, senior centers, police sub-stations, and/or other appropriate human service facilities as part of the project.

The proposed Plan policies strengthen the connection between the Loyola Village commercial

district and Loyola Marymount University to enhance the vitality of the area.

The proposed Plan policies seek to develop the commercial area of Playa Del Rey as a pedestrian-friendly beach-oriented district serving both visitors and the local neighborhood.

The proposed Plan policies provide for the enhancement of the visual appearance and appeal of commercial properties by regulating design, signage, landscaping, and similar issues where appropriate.

The proposed Plan policies seek to mitigate, where possible, impacts of commercial uses on adjacent residential properties through the use of buffers and/or effective site design of the commercial property.

The proposed Plan policies provide smaller commercial areas in or adjacent to residential neighborhoods should be developed with low intensity, neighborhood serving uses.

The proposed Plan policies seek to minimize conflicts between auto-related and pedestrian-oriented activities in commercial areas.

The proposed Plan policies seek to further improve and enhance the Century Boulevard/98th Street Corridor as a hotel, shopping, and entertainment district serving airline travelers and area visitors.

The proposed Plan policies seek to develop the Century Boulevard/98th Street Corridor to offer a wide variety of hotel accommodations, shopping, dining, and entertainment opportunities and other services for air travelers and other visitors to the area.

The proposed Plan policies seek to coordinate the future development of the Century Boulevard/98th Street Corridor with the development and access to the Los Angeles International Airport and its ancillary facilities.

The proposed Plan policies supports the establishment of a Conference Center within the district to further enhance the available services and allow the accommodation of larger meetings, conventions, etc.

The industrial land use policies reflect the need to provide sufficient land for limited and light industrial uses with employment opportunities that are safe for the environment and workers, and which have minimal adverse impact on adjacent uses.

The proposed Plan policies seek to provide locations for future industrial development and employment which are convenient to transportation facilities and compatible with surrounding land use.

The proposed Plan policies designate lands for the continuation of existing industry and development of new industrial parks, research and development uses, light manufacturing, and similar uses which provide employment opportunities.

The proposed Plan policies define and separate new and/or expanded industrial uses from other uses by freeways, flood control channels, highways, and other physical barriers.

The proposed Plan policies require a transition of industrial uses, from intensive uses to less intensive uses, in those areas in proximity to residential neighborhoods.

The proposed Plan policies seek to achieve land use compatibility by including environmental protection standards, and health and safety requirements in the design and operation of industrial facilities.

The proposed Plan policies seek to retain industrial lands for industrial use to maintain and expand the industrial employment base for the community residents.

The proposed Plan policies protect areas designated for Industry on the Plan map from unrelated commercial and other non-industrial uses, and upgrade such areas with high quality industrial development that is compatible with adjacent land use.

The proposed Plan policies seek to improve the aesthetic quality and design of industrial areas, eliminate blight and detrimental visual impact on residential areas, and establish a stable environment for quality industrial development.

The proposed Plan policies require urban design techniques, such as appropriate building orientation and scale, landscaping, buffering and increased setbacks in the development of new industrial properties to improve land use compatibility with adjacent uses and to enhance the physical environment

The proposed Plan seeks to develop public facilities such as fire stations, libraries, parks, schools, and police stations in substantial conformance with the standards of need, site area, design, and general location identified in the Service Systems Element and the Safety Element of the General Plan. Such development should be sequenced and timed to provide a workable, efficient and adequate balance between land use and service facilities. There is a continuing need for the modernizing of public facilities to improve services and accommodate changes in the Westchester-Playa del Rey Community Plan. However, the amenities and environmental quality of the community must be adequately protected. Cost and equitable distribution are major issues in the provision of public facilities. It is essential that priorities be established and new and different sources of revenue be found. Furthermore, public and private development must be fully coordinated in order to avoid expensive duplication and to assure a balance among needs, services, and cost.

The proposed Plan policies seek to utilize the location, characteristics, and timing of public facility and utility development as a tool in achieving planned land use patterns. Further, the intent is to achieve economy and efficiency in the provision of services and facilities consistent with standards for environmental quality.

The proposed Plan policies seek to provide adequate recreation and park facilities to meet the needs of residents in the Westchester-Playa del Rey Community Plan Area.

The proposed Plan policies seek to conserve, maintain and better utilize existing recreation and park facilities which meet the recreational needs of the community.

The proposed Plan policies preserve and improve the existing recreational facilities and park spaces.

The proposed Plan policies enhance and improve all parks and recreation areas by providing amenities, such as footpaths, bike trails, swimming pools, and other facilities, where appropriate, to accommodate a wide variety of sports and recreational activities.

The proposed Plan policies encourage the provision of adequate parking to serve parks and other ancillary recreational facilities.

The proposed Plan policies encourage the shared use of other public facilities for recreational purposes.

The proposed Plan policies provide facilities for specialized recreational needs by utilizing existing public lands such as utility easements, Department of Water and Power properties, Los Angeles World Airport properties, and unused or underutilized rights-of-way.

The proposed Plan policies encourage the consideration of underutilized public lands for open space and recreational purposes.

The proposed Plan policies encourage the Los Angeles International Airport to provide permanent open space, parks, and recreational facilities to serve the community at appropriate locations, such as Neilson Field, Westchester Golf Course, Vista Del Mar Park, and the proposed public golf course between Pershing Drive and Vista Del Mar.

The proposed Plan policies encourage the development of Neighborhood Parks and Pocket Parks along public right-of-ways and vacant public parcels.

The proposed Plan policies ensure the accessibility, security, and safety of parks by their users, particularly families with children and senior citizens.

The proposed Plan policies seek to ensure that parks are adequately policed, monitored, maintained and illuminated for safe use at night, as appropriate.

The proposed Plan policies provide for the expansion and improvement of Neighborhood and Community Parks, Recreation Centers and Senior Citizen Centers throughout the Community Plan Area on an accelerated basis, as funds and land become available.

The proposed Plan policies provide for the development of new Neighborhood and Community parks to help offset the Westchester-Playa del Rey Community's parkland deficit for both its current population, and for the projected year 2025 population.

The proposed Plan policies facilitate the creation of small neighborhood serving pocket parks within developed areas as potential parcels and funding become available.

The proposed Plan policies seek to provide sufficient open space in balance with development to serve the recreational, environmental, health, and safety needs of the Community and to protect environmental and aesthetic resources.

The proposed Plan policies seek to preserve existing open space resources and where possible develop new open space.

The proposed Plan policies encourage the retention of passive and visual open space to provide a balance to urban development.

The proposed Plan policies encourage continuous efforts by Federal, State and County agencies to acquire additional vacant land for open space.

The proposed Plan policies accommodate active park lands and other open space uses in areas designated and zoned as open space.

The proposed Plan policies encourage the provision of open space within large privately-owned projects where possible.

The proposed Plan policies preserve and restore the Ballona Wetlands for enjoyment by the public.

The proposed Plan policies preserve the face of the Westchester and Coastal Bluffs.

The proposed Plan policies ensure that the Gas Company underground storage facility in the Westchester Bluffs is maintained and operated in a manner that is safe, as unobtrusive as possible to the community, and protective of the coastal bluffs and wetlands environment.

The proposed Plan seeks to facilitate the provision of public schools and adequate school facilities

to serve every neighborhood in the Community Plan Area.

The proposed Plan seeks to locate schools in areas complementary to existing surrounding land uses with buffering, convenient to local neighborhoods and with access to recreational opportunities.

The proposed Plan policies promote the siting and construction of adequate public school facilities phased with anticipated population growth in the Community Plan Area.

The proposed Plan policies encourage maximizing the use of public schools for neighborhood use, and of local open space and parks for public school use.

The proposed Plan policies seek to coordinate and integrate the development and operation of the Loyola Marymount University campus into the surrounding Westchester-Playa del Rey community.

The proposed Plan seeks to ensure that adequate library facilities are provided for the Westchester-Playa del Rey Community.

The proposed Plan policies encourage the City's Library Department to continue to provide adequate library service to the Community Plan Area.

The proposed Plan policies support the construction of new libraries and rehabilitation and expansion of existing libraries as required to meet the needs of the community.

The proposed Plan policies encourage flexibility in siting libraries in mixed-use projects, shopping malls, pedestrian-oriented areas, office buildings and similarly accessible facilities.

The proposed Plan policies encourage bookmobile service to socially or geographically isolated residents as a complementary service of community branch libraries.

The proposed Plan seeks to continue to provide the Community with adequate police facilities and services to protect its residents from criminal activity, reduce the incidence of crime, and provide other necessary law enforcement services.

The proposed Plan policies provide adequate police facilities, personnel and protection to correspond with existing and future population and service demands.

The proposed Plan policies improve the ability of the community and police department to minimize crime and provide adequate security for all residents.

The proposed Plan policies seek to protect the residents of the Community Plan Area through a comprehensive fire and life safety program.

The proposed Plan policies seek to maintain fire facilities and protective services that are sufficient for the existing and future population and land use.

The proposed Plan policies seek to maintain and operate the Hyperion Treatment Plant in a manner that is safe, unobtrusive, and compatible with the surrounding community and environment.

Proposed Land Use Designation Changes. The land use designations and/or zoning changes in the proposed Plan have been made for the following reasons:

1. To provide additional housing, especially near supporting infrastructure and services, including public transit, for an anticipated population increase.
2. To provide appropriate transitional lower density between adjacent single-family residential and higher density multiple-family residential and/or higher intensity commercial/industrial uses.
3. To eliminate conflicts and/or inconsistencies between planned land use, zoning, and height limitations.
4. To maintain existing residential densities to preserve neighborhood character.
5. To minimize or eliminate non-conforming uses or lots.
6. To update planned land use designations and corresponding zones to reflect the categories in the General Plan Framework Element.
7. To correct Public/Quasi-Public planned land use designations to Public Facility (PF) or other appropriate residential, commercial, or industrial designations if not in public ownership.
8. To correct the planned land use designation and/or zoning to Public Facilities and PF, respectively, from Public, Quasi-Public, Residential, Commercial, or Industrial categories to reflect public uses or ownership.

Table 4.1-1 Land Use Designation Acreage and Percentages - Existing and Proposed Plans					
Land Use Designation	Land Use Sub Category	Existing Plan (Acres)	Existing Plan (Percentages)	Proposed Plan (Acres)	Proposed Plan (Percentages)
Residential		2,367	42.9	2,438	44.5

Single Family	Low	1,676	30.4	1,814	33.1
Multi-Family		691	12.5	624	11.4
	Low Medium	102	1.8	0	0
	Low Medium I	0	0	52	0.95
	Low Medium II	0	0	61	1.1
	Medium	424	7.6	405	7.4
	High Medium	165	2.9	106	1.9
Commercial		478	8.7	338	6.2
Industrial		765	13.9	535	9.8
Open Space		399	7.2	466	8.5
Public/Quasi Public		22	0.4	0	0
Public Facilities		192	3.4	412	7.5
Public Street/Variou		1,293	23.4	1,293	23.6
Total		5,516	100	5,482	100

Table 4.1-1 indicates the land use designation acreages and their percentages for the existing and proposed Plans.

The proposed Plan land use designation changes will result in a decrease in the Community Plan Area to 5,482 acres. The proposed Plan land use designations will result in approximately 2,438 acres (44.5 percent of the CPA) being designated as **Residential**, 338 acres (6.2 percent of the CPA) being designated as **Commercial**, 535 acres (9.8 percent of the CPA) being designated as **Industrial**, 466 acres (8.5 percent of the CPA) being designated as **Open Space**, 412 acres (7.5 percent of the CPA) being designated as **Public Facilities**, and 1,293 acres (23.6 percent of the CPA) being designated as **Public Street or Various**. Some of the land use designation terms themselves have been changed. For example, the former land use designation category “Public/Quasi-Public” has been redesignated “Public Facilities.” Elsewhere, the land use designation change sites retain their existing land use designations but have had their zones changed.

Below are the land use designation changes and their probable impacts, if any.

SUBAREA A

- TO:** Low Density Residential
- FROM:** Low Density Residential, Medium Density Residential, High Medium Density Residential, Neighborhood & Office Commercial, and Limited Industrial
- IMPACT:** None

The individual sites of **Subarea A** consist of Subareas 410, 420, 440, 480, 840, 960, 1280, 1500, and 2000, and are shown on **Figure 4.1-2**.

The individual sites in **Subarea A** will have their land use designations changed to **Low Density Residential**, from the existing land use designations as follows:

<u>Proposed Land Use</u>	<u>Existing Land Use</u>	<u>Acres</u>
Low Density Residential	Low Density Residential	121.57
	Medium Density Residential	30.22
	High Medium Density Residential	49.11
	Neighborhood & Office Commercial	20.25
	Limited Industrial	<u>0.14</u>
		221.29

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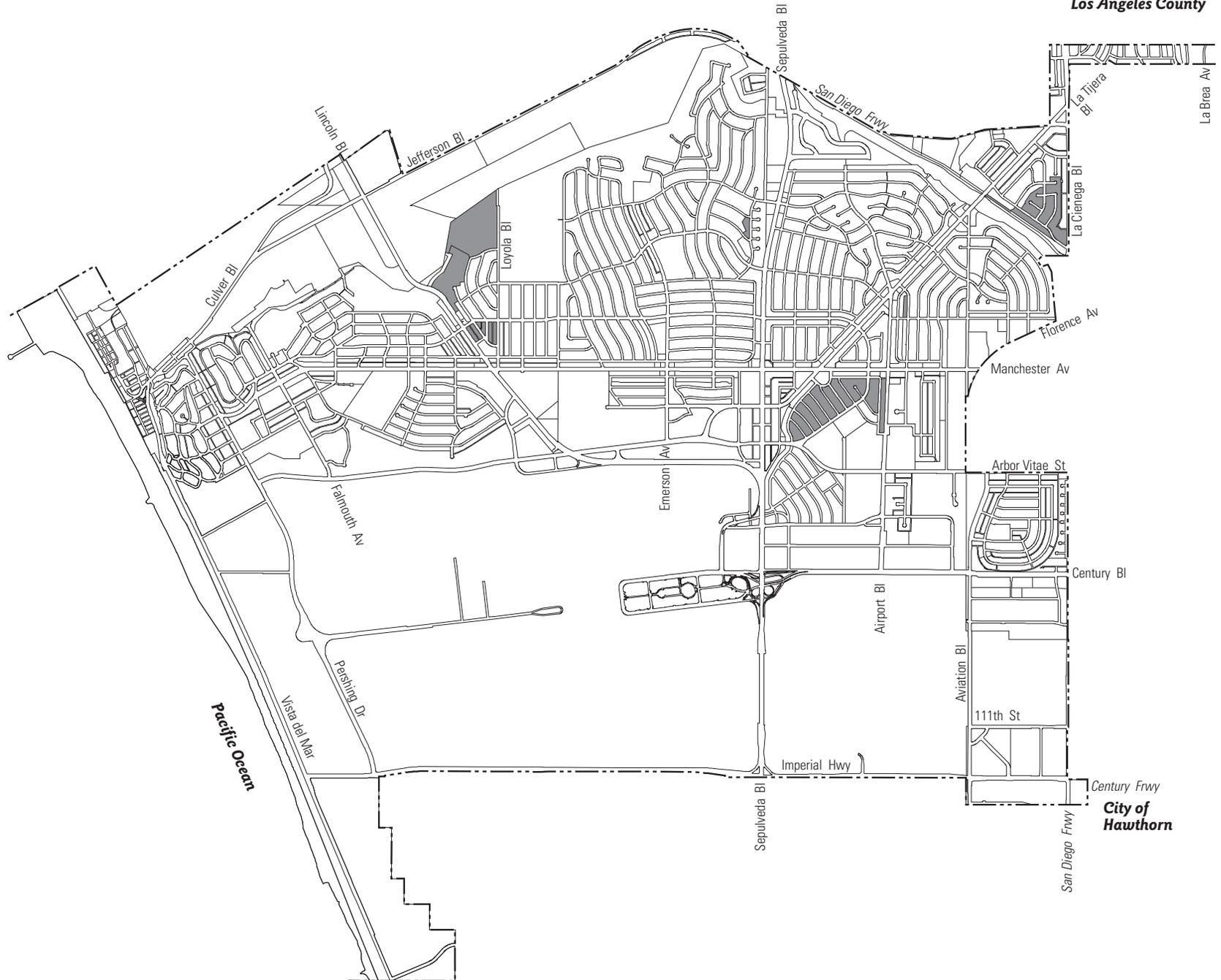


Figure 4.1-2

Proposed Land Use Designation: Low Density Residential

Not to scale **N**

The existing land uses at the individual sites consist of an university (Loyola University, Subareas 410, 420, 440), single family residential (Subareas 480, 960, 1280, 1500, 2000), vacant land (Subarea 840), and Church (Subarea 960).

The proposed land use designation and/or zone changes were made for the reasons discussed above at the beginning of this subsection as applicable. For example, the individual sites in **Subarea A** had their land use designations changed to provide consistency with existing land uses.

The proposed land use designation changes will, in fact, reflect existing usage and/or zoning and will minimize any land use conflicts. There will be no impact due to the proposed land use designation changes at any of the individual sites in **Subarea A**.

Approximately 221 acres will have their land use designations changed to **Low Density Residential**. The proposed land use designation changes will result in approximately 1,814 acres, or 33.1 percent of the CPA, being designated **Low Density Residential**.

SUBAREA B

TO: Low Medium I Density Residential

FROM: Low Medium Density Residential and High Medium Density Residential

IMPACT: None

The individual sites of **Subarea B** consist of Subareas 140, 220, 620, 760, 780, 1140, 1300, 1380, 1400, 1860, and 2020, and are shown on **Figure 4.1-3**.

The individual sites in **Subarea B** will have their land use designations changed to **Low Medium I Density Residential** from the existing land use designations **Low Medium Density Residential** and **High Medium Density Residential** as follows:

<u>Proposed Land Use</u>	<u>Existing Land Use</u>	<u>Acres</u>
Low Medium I Density Residential	Low Medium Density Residential	48.86
	High Medium Density Residential	<u>3.19</u>
		52.05

The existing land uses at these individual sites consist of single-family dwellings (Subarea 760, 780, 1300, 1860), and duplexes (Subarea 620, 760, 1140, 1380, 1860, 2020), duplexes and multi-family dwellings (Subareas 140 and 220), and church and parking (Subarea 1400).

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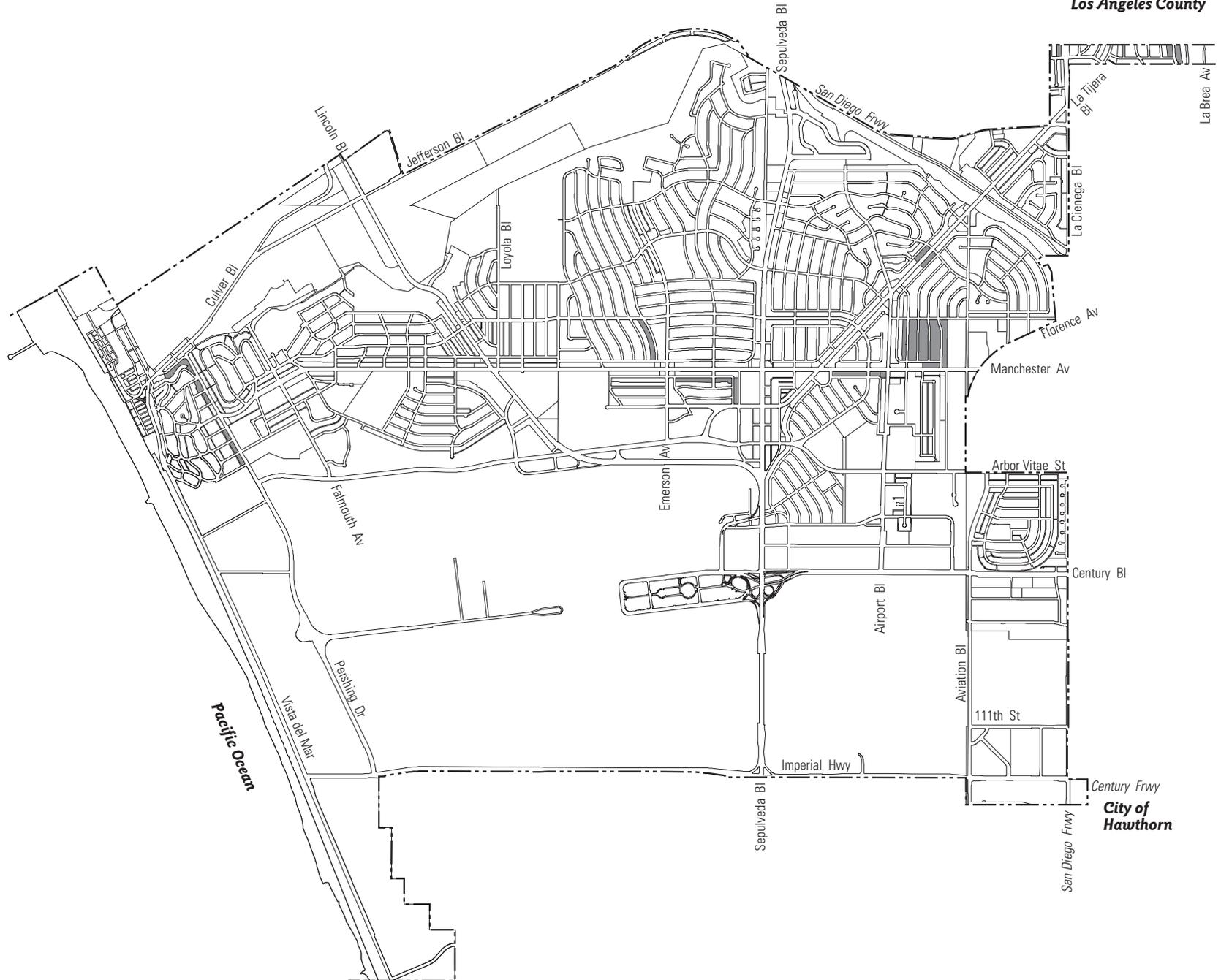


Figure 4.1-3

Proposed Land Use Designation: Low Medium Density Residential

Not to scale **N**

The proposed land use designation changes were made for the reasons discussed above at the beginning of this subsection, as applicable. For example, the individual sites had their land use designations changed to provide consistency with existing land use.

The proposed land use changes will, in fact, reflect existing usage and will minimize any land use conflicts. There will be no impact due to the proposed land use designation changes at any of the individual sites in **Subarea B**.

Approximately 52 acres will have their land use designations changed to **Low Medium I Density Residential**. The proposed land use designation changes will result in approximately 52 acres, or 0.95 percent of the CPA, being designated as **Low Medium I Density Residential**.

SUBAREA C

TO: Low Medium II Density Residential

FROM: Low Medium Density Residential, Medium Density Residential and High Medium Density Residential

IMPACT: None

The individual sites of **Subarea C** consist of Subareas 520, 720, 740, 860, 880, 940, 980, 1160, 1200, and 1260, and are shown on **Figure 4.1-4**.

The individual sites in **Subarea C** will have their land use designations changed to **Low Medium II Density Residential** from the existing land use designations **Low Medium Density Residential**, **Medium Density Residential**, and **High Medium Density Residential** as follows:

<u>Proposed Land Use</u>	<u>Existing Land Use</u>	<u>Acres</u>
Low Medium II Density Residential	Low Medium Density Residential	49.75
	Medium Density Residential	6.94
	High Medium Density Residential	<u>4.00</u>
		60.69

The existing land uses at these individual sites consist of single and multi-family dwellings (Subarea 980), duplexes (Subareas 1200, 1260), duplexes and multi-family dwellings (Subarea 520), multi-family dwellings (Subareas 720, 740, 860, 1160), church (Subarea 880), and church and school (Subarea 940).

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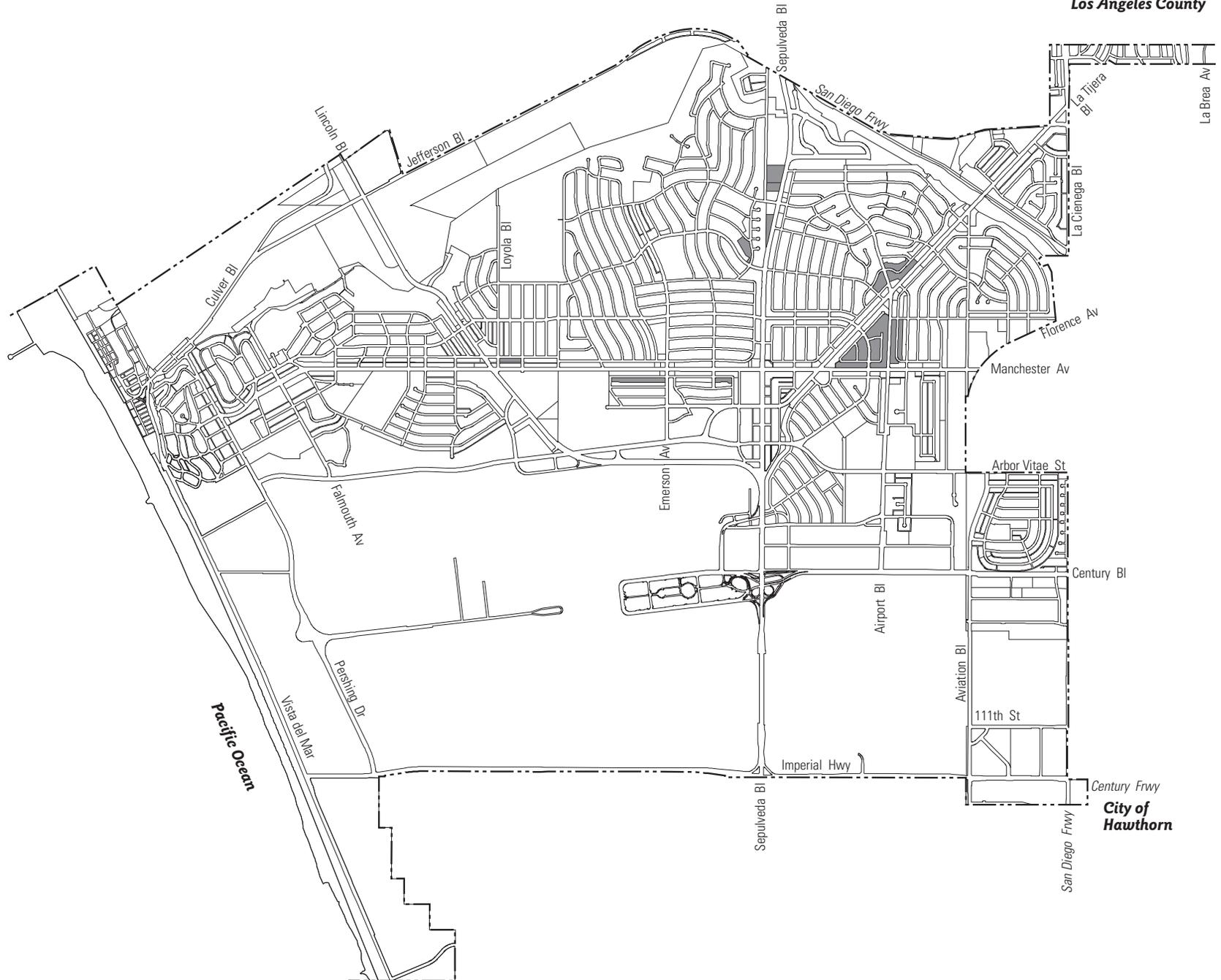


Figure 4.1-4

Proposed Land Use Designation: Low Medium II Density Residential

Not to scale **N**

The proposed land use designation changes were made for the reasons discussed above at the beginning of this subsection, as applicable. For example, the individual sites had their land use designations changed to provide consistency with existing land use.

The proposed land use changes will, in fact, reflect existing usage and will minimize any land use conflicts. There will be no impact due to the proposed land use designation changes at any of the individual sites in **Subarea C**.

Approximately 61 acres will have their land use designations changed to **Low Medium II Density Residential**. The proposed land use designation changes will result in approximately 61 acres, or 1.1 percent of the CPA, being designated as **Low Medium II Density Residential**.

SUBAREA D

TO: Medium Density Residential

FROM: Low Density Residential, Neighborhood & Office Commercial, and Public/Quasi Public

IMPACT: None

The individual sites of **Subarea D** consist of Subareas 40, 300, 320, 340, 380, and 1980, and are shown on **Figure 4.1-5**.

The individual sites in **Subarea D** will have their land use designations changed to **Medium Density Residential** from the existing land use designations **Low Density Residential, Neighborhood & Office Commercial, Open Space, and Public/Quasi-Public** as follows:

<u>Proposed Land Use</u>	<u>Existing Land Use</u>	<u>Acres</u>
Medium Density Residential	Low Density Residential	12.43
	Open Space	2.30
	Neighborhood & Office Commercial	14.13
	Public/Quasi-Public	<u>6.45</u>
		35.31

The existing land uses at these individual sites consist of vacant land (Subareas 40 and 320), multi-family dwellings (Subareas 300, 340), high school (Subarea 380), and church and school (Subarea 1980).

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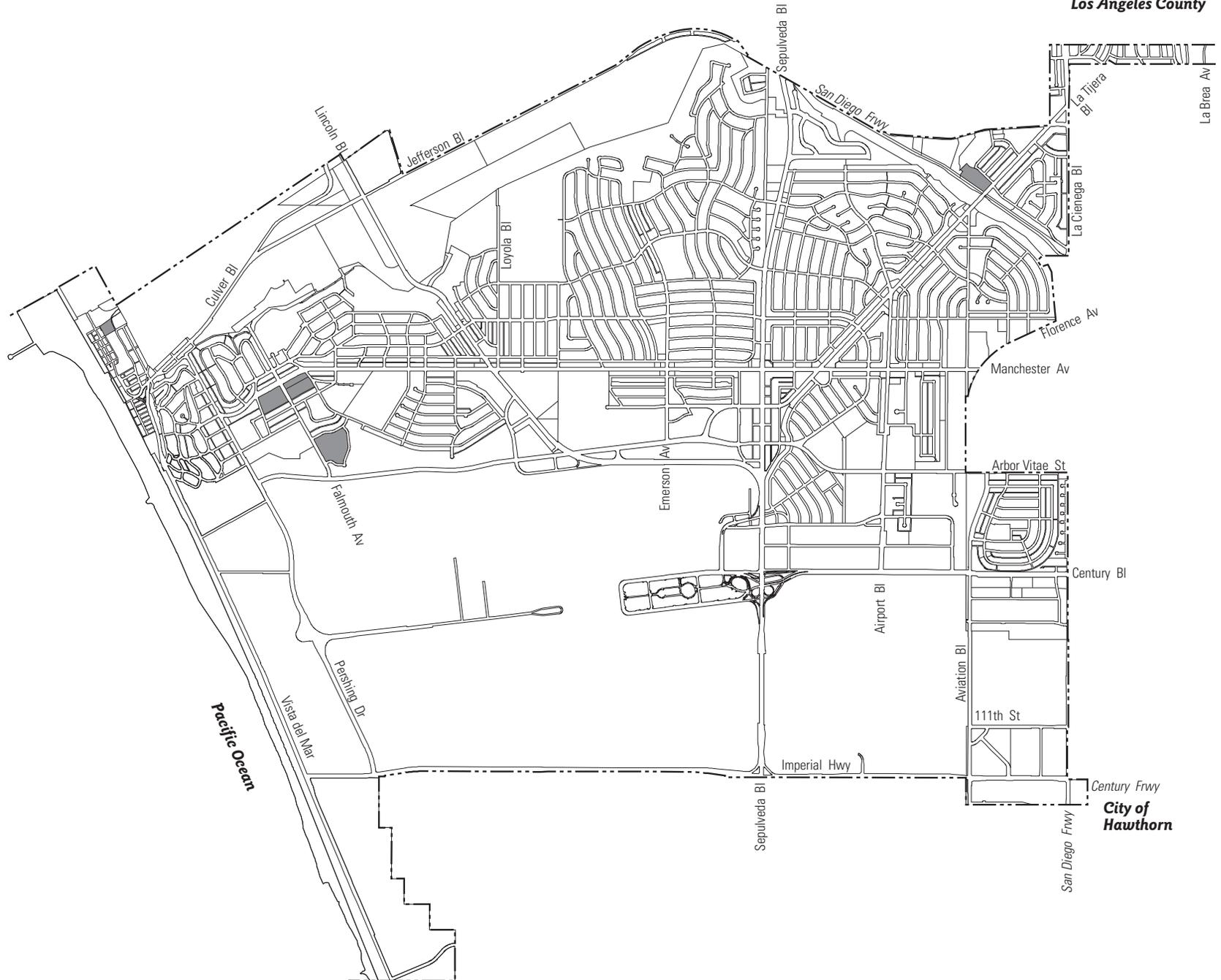


Figure 4.1-5

Proposed Land Use Designation: Medium Density Residential

Not to scale **N**

Source: "Los Angeles Citywide General Plan Framework EIR," City of Los Angeles, 1995
Prepared By the Graphics Section of the Los Angeles City Planning Department • June 2003

The proposed land use designation changes were made for the reasons discussed above at the beginning of this subsection, as applicable. For example, the individual sites had their land use designations changed to provide consistency with existing land use.

The proposed land use changes will, in fact, reflect existing usage and will minimize any land use conflicts. There will be no impact due to the proposed land use designation changes at any of the individual sites in **Subarea D**.

Approximately 35 acres will have their land use designations changed to **Medium Density Residential**. This includes 2.3 acres of **Open Space** land (Subarea 40) that will be designated as such under Alternative B of the proposed Plan land use designation matrix. Alternative A of the proposed Plan land use designation matrix would designate this same 2.29 acres as **Open Space**. The proposed land use designation changes will result in approximately 405 acres, or 7.4 percent of the CPA, being designated as **Medium Density Residential**.

SUBAREA E

- TO:** Airport Study Area (Medium Density Residential and Regional Center)
- FROM:** Medium Density Residential and Regional Center
- IMPACT:** Maybe

The individual sites of **Subarea E** consist of Subareas 1600 and 1700, and are shown in **Figure 4.1-6**.

The individual sites in **Subarea E** are designated as Los Angeles World Airport (LAWA) acquisition sites for noise abatement purposes. They will not have their land use designations changed from the existing land use designations of **Medium Density Residential** (portions of Subareas 1600 and 1700) and **Regional Center Commercial** (portions of Subareas 1600 and 1700), however, they will be considered for acquisition by LAWA as follows:

<u>Proposed Land Use</u>	<u>Existing Land Use</u>	<u>Acres</u>
Medium Density Residential and Regional Center	Medium Density Residential & Regional Center Commercial	14.57
		<u>80.76</u>
		95.33

Existing land uses in these subareas consist of single and multiple family residential.

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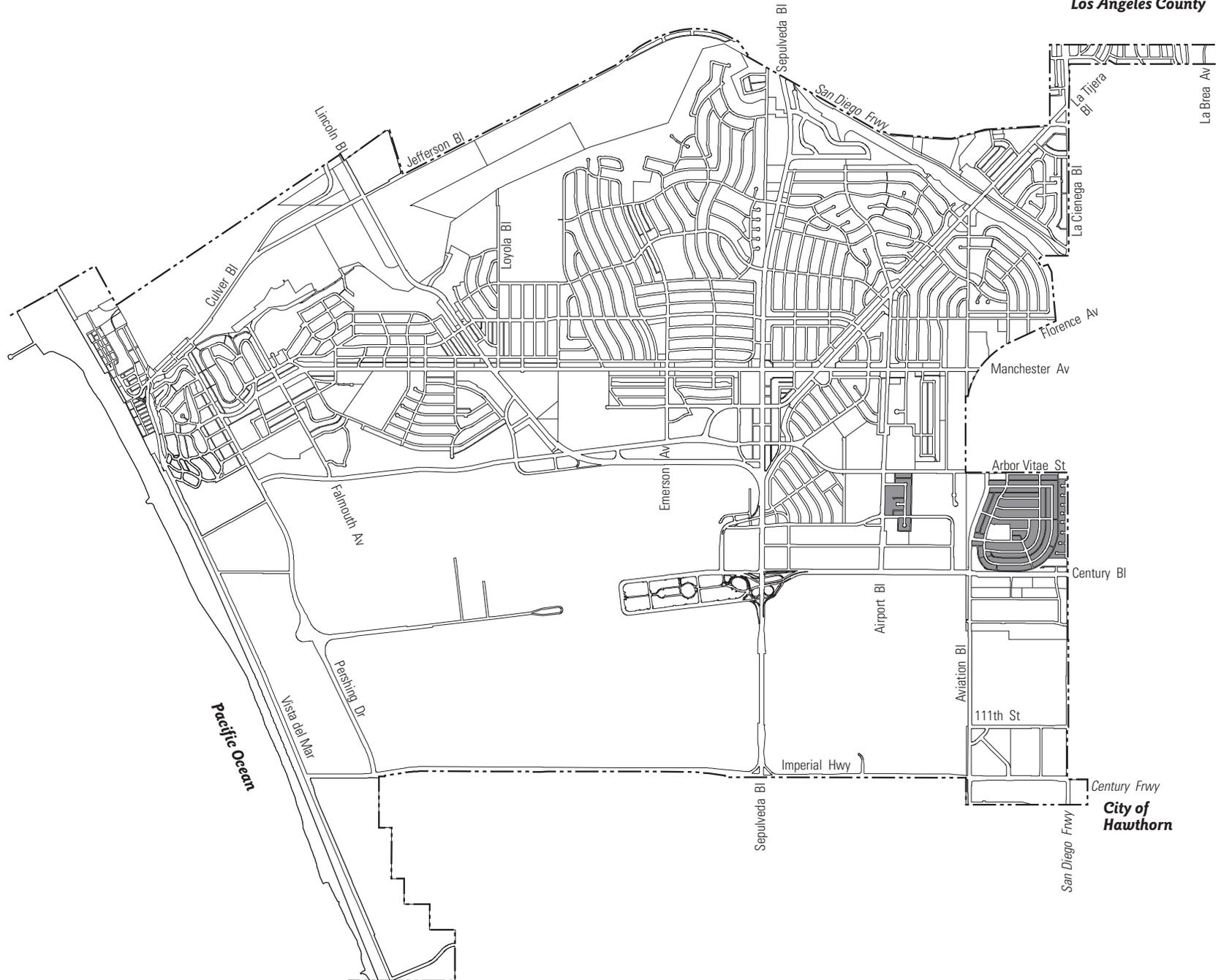


Figure 4.1-6

Proposed Land Use Designation: Airport Study Area

Not to scale **N**

The proposed plan will add a footnote to indicate that each of these sites is an “Area Under Study.” The proposed addition of footnotes are being made to reflect the designation of these sites for acquisition by the Los Angeles World Airport for noise abatement purposes.

The Los Angeles World Airport will acquire these sites as a buffer zone between the airport and nearby residential areas for the purpose of noise abatement. The proposed acquisition may result in changes to the existing land uses at the individual sites and a subsequent loss of residential neighborhoods. This loss of residential neighborhoods may result in some impacts in **Subarea E**.

Approximately 95 acres will have a footnote of “Area Under Study” added to their land use designation and be designated for acquisition by the Los Angeles World Airport.

SUBAREA F

TO: Neighborhood Commercial
FROM: Neighborhood & Office Commercial
IMPACT: None

The individual sites of **Subarea F** consist of Subareas 160, 280, 600, and 1960, and are shown on **Figure 4.1-7**.

The individual sites in **Subarea F** will have their land use designations changed to **Neighborhood Commercial** from the existing land use designation **Neighborhood & Office Commercial** as follows:

<u>Proposed Land Use</u>	<u>Existing Land Use</u>	<u>Acres</u>
Neighborhood Commercial	Neighborhood & Office Commercial	8.60 8.60

The existing land uses at these individual sites consist of mini-mall, restaurants, liquor shop, flower shop, coffee shop, salon, office building, gas station, and multi-family dwellings (Subarea 160), mini-mall, office, bank, lodge and gas station (Subarea 280), mini-mall, Vons grocery store and auto repair (Subarea 600), and mini-mall (Subarea 1960).

The proposed land use designation changes were made for the reasons discussed above at the beginning of this subsection, as applicable. For example, the individual sites had their land use designations changed to provide consistency with existing land use.

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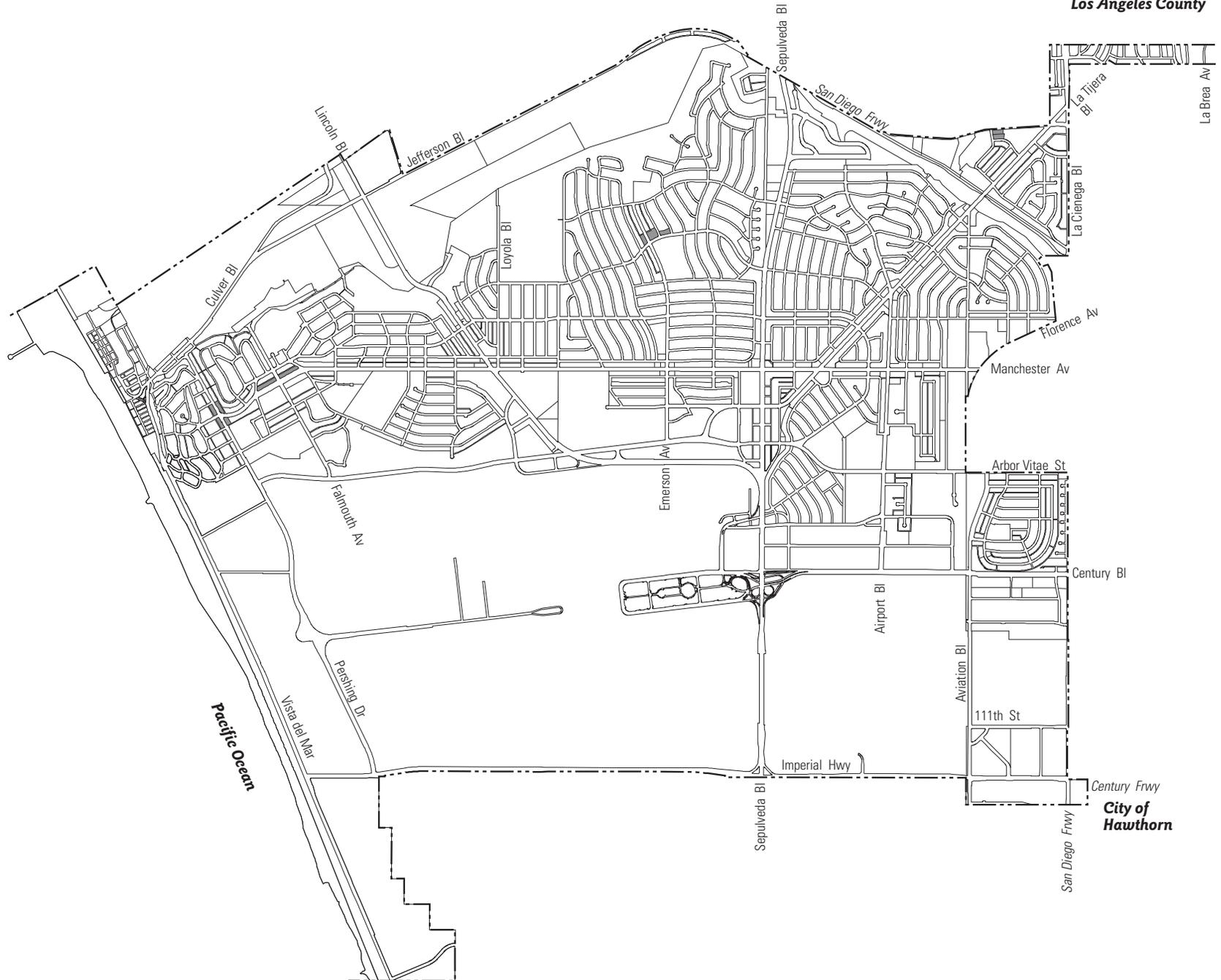


Figure 4.1-7

Proposed Land Use Designation: Neighborhood Commercial

Not to scale **N**

The proposed land use changes will, in fact, reflect existing usage and will minimize any land use conflicts. There will be no impact due to the proposed land use designation changes at any of the individual sites in **Subarea F**.

Approximately 9 acres will have their land use designations changed to **Neighborhood Commercial**. The proposed land use designation changes will result in approximately 9 acres, or 0.16 percent of the CPA, being designated as **Neighborhood Commercial**.

SUBAREA G

TO: General Commercial

FROM: Various

IMPACT: None

The individual sites of **Subarea G** consist of Subareas 100, 120, 130, 135, 400, 660, 680, 700, 820, 900, 920, 1000, 1020, 1120, 1220, 1240, 1340, 1360, 1420, 1440, 1480, 1560, 1660, and 1680, and are shown in **Figure 4.1-8**.

The individual sites in **Subarea G** will have their land use designations changed to **General Commercial** from their existing land use designations as follows:

<u>Proposed Land Use</u>	<u>Existing Land Use</u>	<u>Acres</u>
General Commercial	Low Medium	3.01
	Medium	1.76
	High Medium	2.54
	Community Commercial	4.90
	Highway Oriented	11.61
	Limited Commercial	6.33
	Limited Industrial	8.69
	Neighborhood & Office Commercial	<u>16.48</u>
		55.32

Existing land uses in these sites consist of vacant land (Subareas 100, 130, and 900), multiple family residential(Subareas 120, 130, 135, 400, 660, 700, and 1480), offices(Subareas 120, 130, 135, 400, 820, 1020,1220, 1360, and 1560), telephone company (Subarea 1340), shops(Subareas 120,130, 135, 920, 1360, and 1680), shopping center (Subarea 1120), cleaners (Subareas 1220 and 1680), hotels (Subareas 120 and 820), restaurants & diners (Subareas 120. 130, 135, 820, 1020, and 1220), parking

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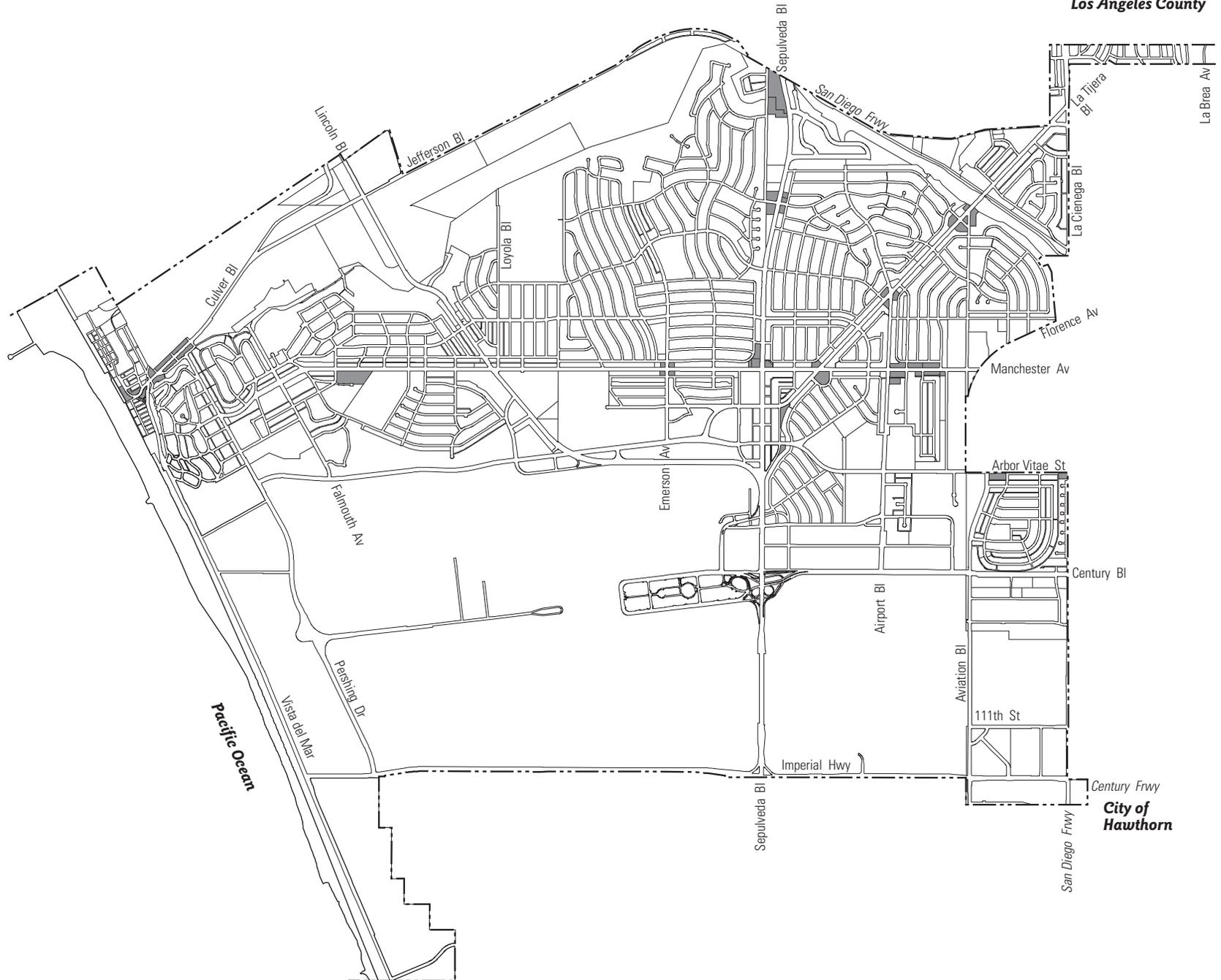


Figure 4.1-8

Proposed Land Use Designation: General Commercial

Not to scale **N**

(Subareas 130, 400 and 1400), gas stations (Subareas 660, 680, 920, 1020, 1240, and 1660), auto related (Jiffy Lube; Subarea 1020), mini-malls (Subarea 820), public storage (Subarea 820), preschools & child development center (Subareas 1220, 1360, and 1480), schools (Subarea 1660), churches (Subarea 1480), and Masonic Temple (Subarea 400).

The proposed land use designation changes were made for the reasons discussed above at the beginning of this subsection, as applicable. For example, some subareas (Subareas 400, 660, 680, 900, 920, 1000, 1240, 1420, and 1440) had their planned land use designations changed to restrict residential density to provide transitional lower density housing adjacent to single family residential areas and/or to provide consistency with adjacent land uses. For Subareas 120, 130, and 135, the existing General Plan Framework designation of Mixed Use Boulevard will be retained.

The proposed land use designation changes will, in fact, minimize any land use conflicts. There will be no impact due to the proposed land use designation changes at any of the individual sites in **Subarea G**.

Approximately 55 acres will have their land use designations changed to **General Commercial**. The proposed land use designation changes will result in approximately 55 acres, or 1.0 percent of the CPA, being designated as **General Commercial**.

SUBAREA H

TO: Community Commercial

FROM: Community Commercial, Limited Industrial and Medium Density Residential

IMPACT: None

The individual site of **Subarea H** consists of Subareas 460, 500, 1040, 1900, 1920 and 1940, and is shown in **Figure 4.1-9**.

The individual sites in **Subarea H** will have its land use designations changed to **Community Commercial** from the existing land use designations as follows:

<u>Proposed Land Use</u>	<u>Existing Land Use</u>	<u>Acres</u>
Community Commercial	Medium Density Residential	2.73
	Limited Industrial	1.04
	Community Commercial	<u>102.50</u>
		106.27

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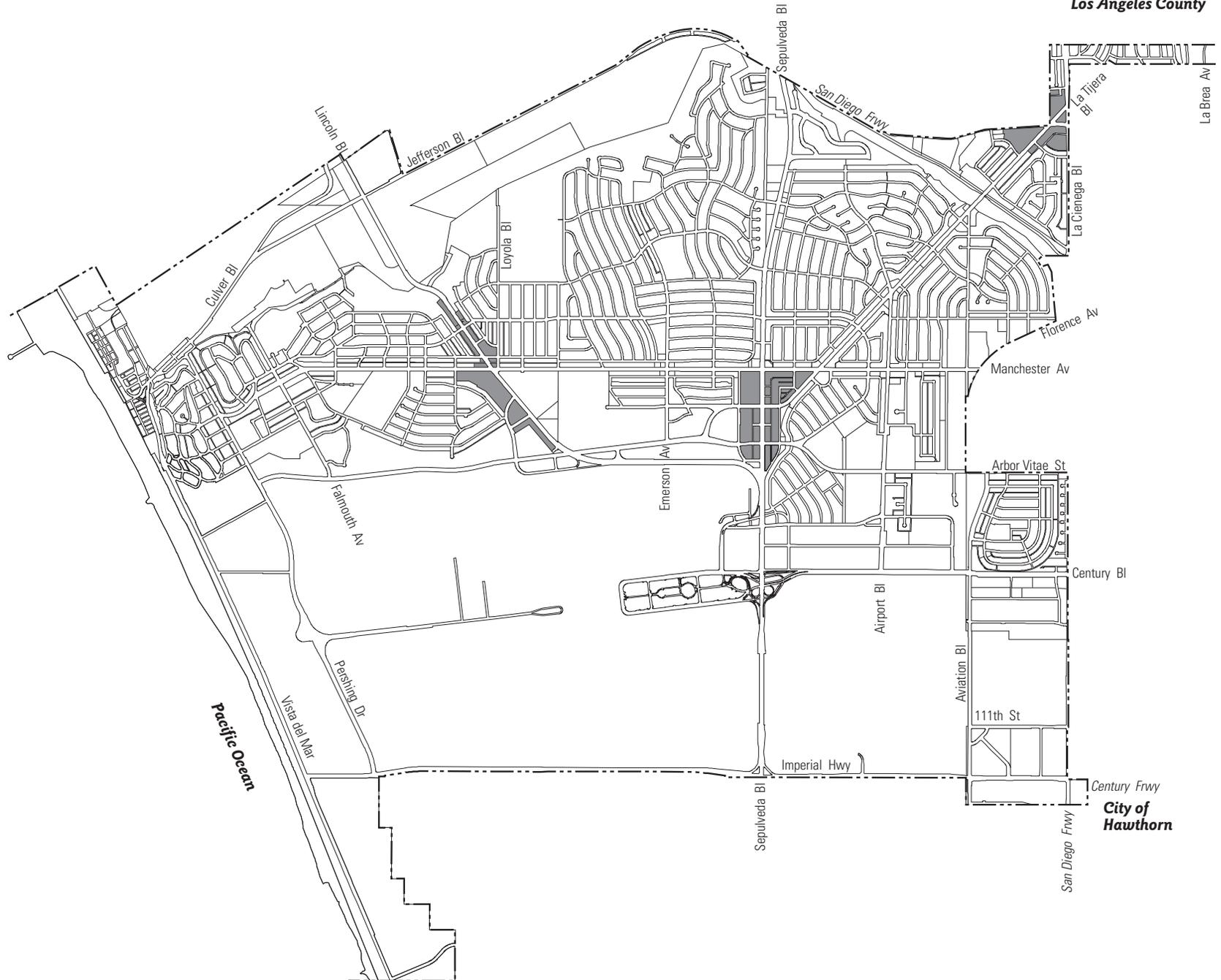


Figure 4.1-9

Proposed Land Use Designation: Community Commercial

Not to scale **N**

The existing land use in this subarea includes multi-family dwellings (Subarea 460), shopping centers (Subareas 1900 and 1940), restaurants and fast-food (Subareas 1920 and 1940), gas stations (Subarea 1920), car dealership (Subarea 1940), and other commercial uses.

The proposed land use designation change was made for the reasons discussed above at the beginning of this subsection, as applicable. Subarea 460 will have the General Plan Framework designation of Mixed Use Boulevard changed to a Community Center designation. Subarea 460 will also be recommended for a future Community Design Overlay (CDO) District. Subarea 500 has proposed “Q” conditions that will regulate use, signage, and landscaping and is being recommended for a future Community Design Overlay District.

The proposed land use designation changes will, in fact, minimize land use conflicts. There will be no impact due to the proposed land use designation changes at the individual sites in **Subarea H**.

Approximately 106 acres will have its land use designation changed to **Community Commercial**. The proposed land use designation changes will result in approximately 106 acres, or 1.9 percent of the CPA, being designated as **Community Commercial**.

SUBAREA I

- TO:** Regional Center Commercial
- FROM:** Community Commercial, Light Industrial, and Regional Center Commercial
- IMPACT:** None

The individual sites of **Subarea I** consist of Subareas 1060, 1620, 1640, 1740, 1760, 1780, and 1800, and are shown on **Figure 4.1-10**.

The individual sites in **Subarea I** will have their land use designations changed to **Regional Center Commercial** from the existing land use designations **Community Commercial**, **Light Industrial**, and **Regional Center Commercial** as follows:

<u>Proposed Land Use</u>	<u>Existing Land Use</u>	<u>Acres</u>
Regional Center Commercial	Community Commercial	55.16
	Light Industrial	31.84
	Regional Center Commercial	<u>81.02</u>
		168.02

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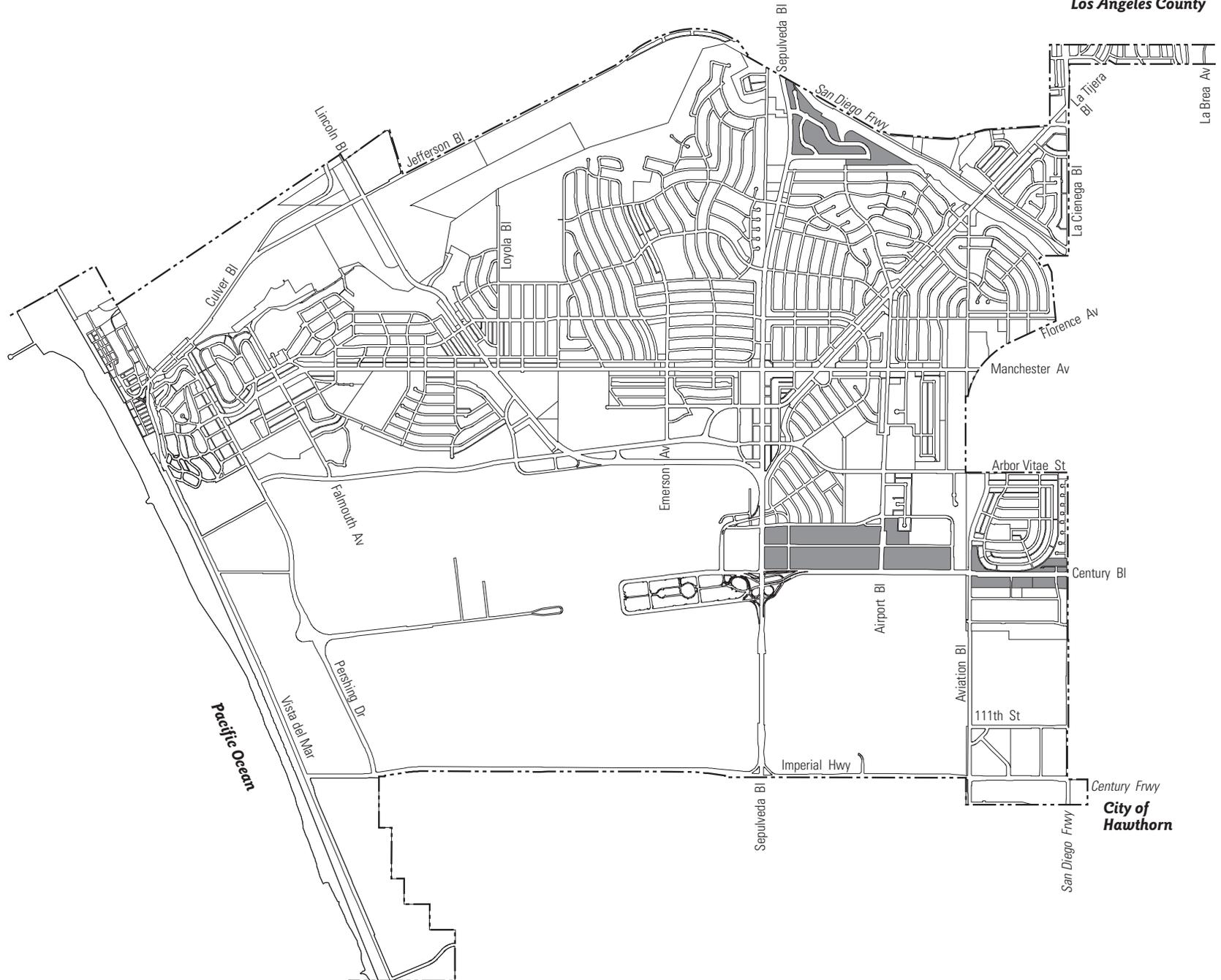


Figure 4.1-10

Proposed Land Use Designation: Regional Center Commercial

Not to scale **N**

The existing land uses at these individual sites consist of Howard Hughes Center (Subarea 1060), parking (Subarea 1620), multiple family housing, office buildings, hotels and parking (Subarea 1640), hotel, gas stations, restaurant and fast food (Subarea 1740), gas station, cargo and office building (Subarea 1760), hotel parking (Subarea 1780), and hotel and office buildings (Subarea 1800).

The proposed land use designation changes were made for the reasons discussed above at the beginning of this subsection, as applicable. For example, the individual sites had their land use designations changed to provide consistency with existing land use.

The proposed land use changes will, in fact, reflect existing usage and will minimize any land use conflicts. There will be no impact due to the proposed land use designation changes at any of the individual sites in **Subarea I**.

Approximately 168 acres will have their land use designations changed to **Regional Center Commercial**. The proposed land use designation changes will result in approximately 168 acres, or 3.0 percent of the CPA, being designated as **Regional Center Commercial**.

SUBAREA J

TO: Limited Industrial
FROM: Light Industrial and Limited Industrial
IMPACT: None

The individual sites of **Subarea J** consist of Subareas 800, 1520, 1540, and 1580, and are shown on **Figure 4.1-11**.

The individual sites in **Subarea J** will have their land use designations changed to **Limited Industrial** from their existing land use designations, or retain their existing land use designations of Limited Industrial but have their zones changed, as follows:

<u>Proposed Land Use</u>	<u>Existing Land Use</u>	<u>Acres</u>
Limited Industrial	Light Industrial	3.71
	Limited Industrial	<u>23.26</u>
		26.97

The existing land uses at the individual sites above consist of offices (Subareas 800, 1520, 1540, and

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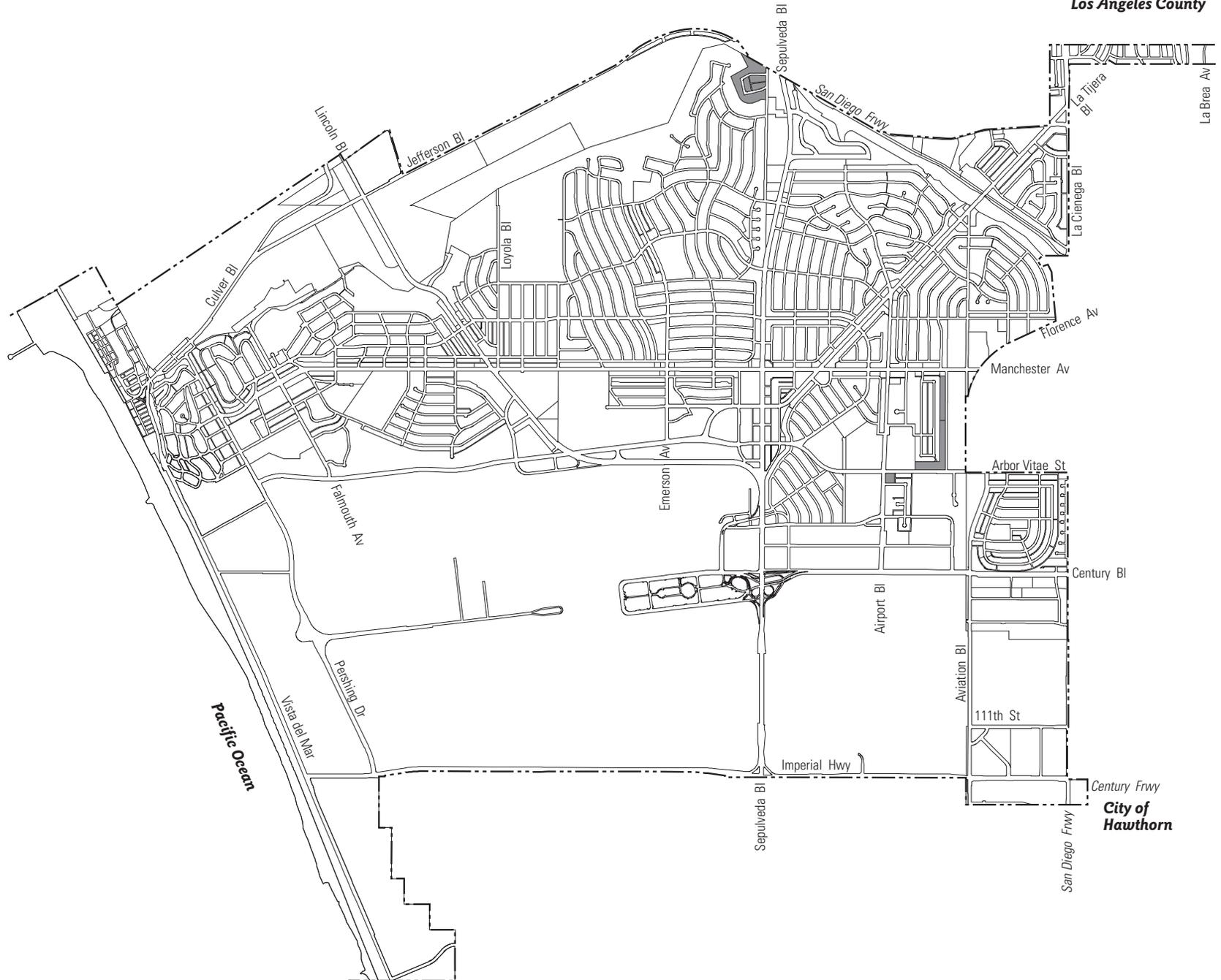


Figure 4.1-11

Proposed Land Use Designation: Limited Industrial

Not to scale **N**

1580), and vacant land (Subarea 1540).

The proposed land use designation and/or zone changes were made for the reasons discussed above at the beginning of this subsection as applicable.

There will be no impact due to the proposed land use designation and/or zone changes at any of the individual sites in **Subarea J**.

Approximately 27 acres will have their zones changed and/or land use designations changed to **Limited Industrial**. The proposed land use designation changes will result in approximately 69 acres, or 1.3 percent of the CPA, being designated as **Limited Industrial**.

SUBAREA K

TO: Light Industrial

FROM: Light Industrial

IMPACT: None

The individual sites of **Subarea K** consist of Subareas 1820 and 1840, and are shown in **Figure 4.1-12**.

The individual sites in **Subarea K** will retain their land use designation of **Light Industrial** but will have their zones changed and/or Framework Designation and Legend Symbol removed as follows:

<u>Proposed Land Use</u>	<u>Existing Land Use</u>	<u>Acres</u>
Light Industrial	Light Industrial	47.38
		47.38

Existing land uses in these sites consist of car rental and storage (Subarea 1820) and Los Angeles Airport owned vacant land (Subarea 1840).

The proposed changes will be made for the reasons discussed above at the beginning of this subsection, as applicable. For example, Subarea 1820 will have its zone changed. Subarea 1840 will amend the General Plan Framework and have the designation of Regional Center removed. There will be no other changes at Subarea 1840.

The proposed changes will minimize any land use conflicts and there will be no impact due to the

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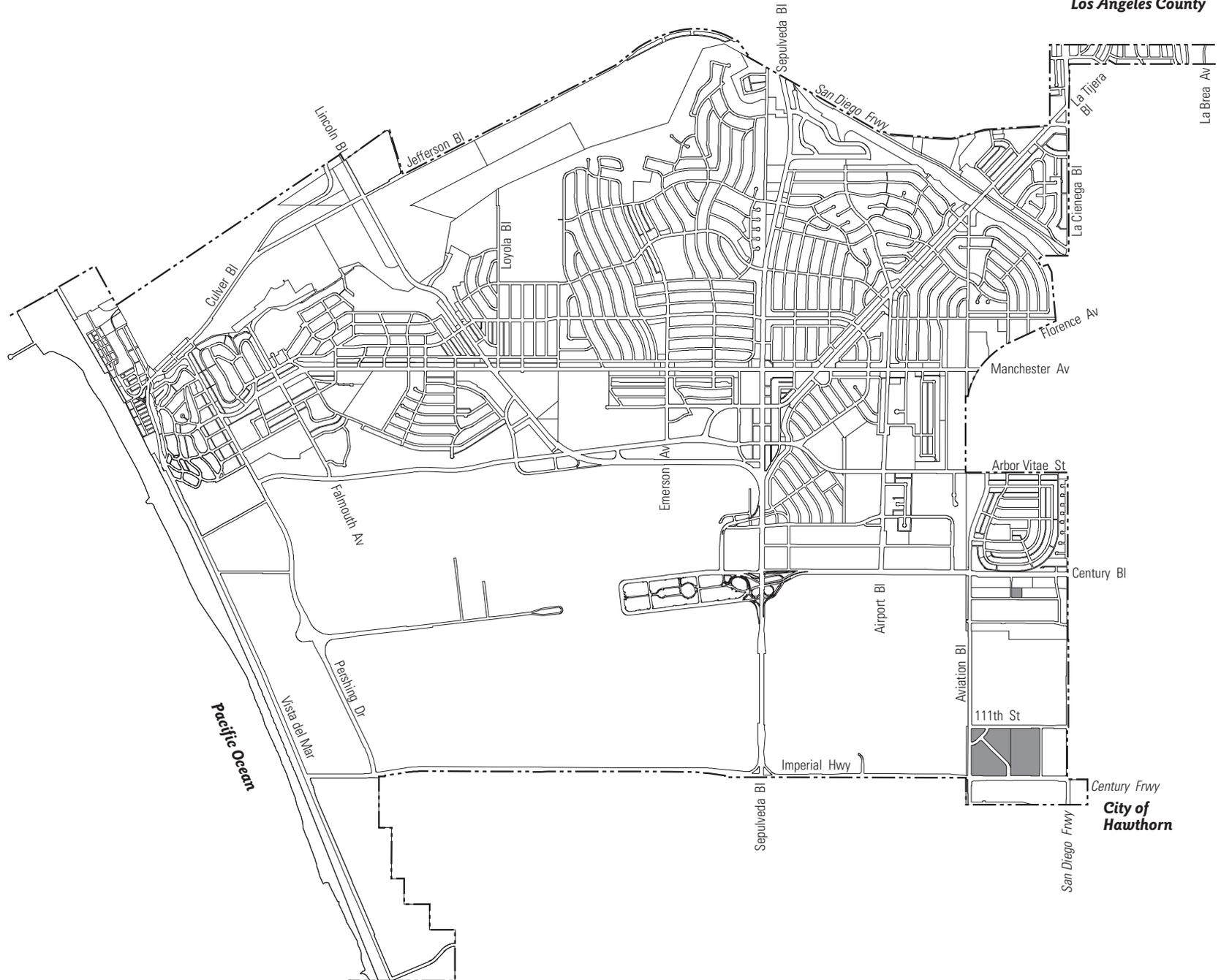


Figure 4.1-12

Proposed Land Use Designation: Light Industrial

Not to scale **N**

proposed changes at either of these individual sites in **Subarea K**.

The proposed changes will result in approximately 466 acres, or 8.4 percent of the CPA, being designated as **Light Industrial**.

SUBAREA L

TO: Public Facilities
FROM: Medium Density Residential and Industrial
IMPACT: None

The individual sites of **Subarea L** consist of Subareas 230, 360, 560,580, 1100, 1180, 1320, 1330, and 1720, and are shown on **Figure 4.1-13**.

The individual sites in **Subarea L** will have their land use designations changed to **Public Facilities** from the existing land use designations **Low Density Residential, Medium Density Residential, High Medium Density Residential, Light Industrial, Limited Industrial, Heavy Industrial, Highway Oriented Commercial, Neighborhood & Office Commercial, and Open Space** as follows:

<u>Proposed Land Use</u>	<u>Existing Land Use</u>	<u>Acres</u>
Public Facilities	Medium Density Residential	6.58
	Light Industrial	11.00
	Limited Industrial	17.62
	Heavy Industrial	182.20
	Highway Oriented Commercial	0.74
	Neighborhood & Office Commercial	1.12
	Open Space	<u>3.01</u>
	222.27	

The existing land uses at these individual sites consist of the Hyperion Sewage Treatment Plant (Subarea 230), DWP facility (Subareas 360, 1180), LAWA childcare facility (Subareas 560, 580), post office (Subarea 1100), police academy (Subarea 1320), public works facility (Subarea 1330), and public elementary school (Subarea 1720).

The proposed land use designation changes were made for the reasons discussed above at the beginning of this subsection, as applicable. For example, the individual sites had their land use

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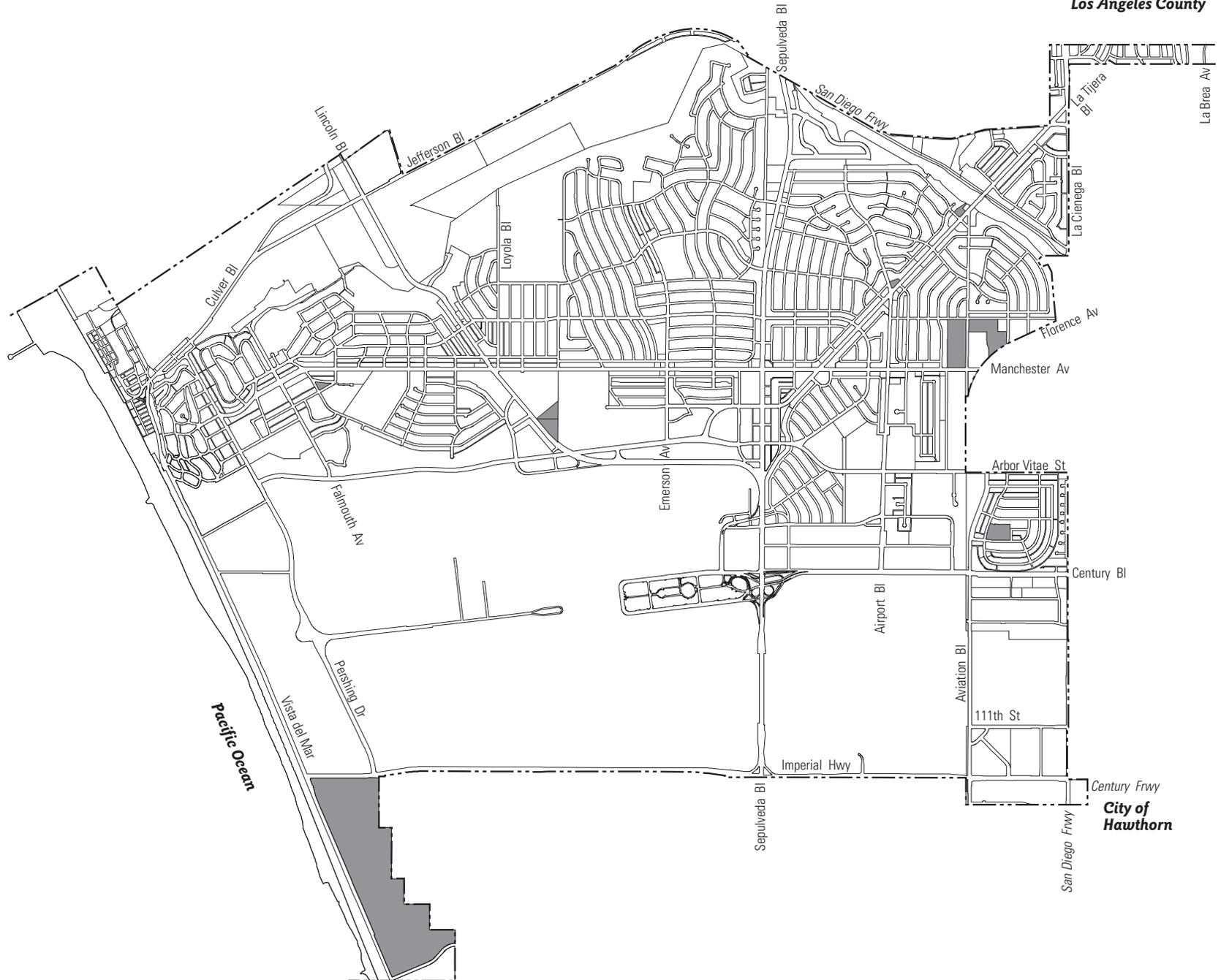


Figure 4.1-13

Proposed Land Use Designation: Public Facilities

Not to scale **N**

designations changed to provide consistency with existing land use.

The proposed land use changes will, in fact, reflect existing usage and will minimize any land use conflicts. There will be no impact due to the proposed land use designation changes at any of the individual sites in **Subarea L**.

Approximately 222 acres will have their land use designations changed to **Public Facilities**. The proposed land use designation changes will result in approximately 412 acres, or 7.5 percent of the CPA, being designated as **Public Facilities**.

SUBAREA M

TO: Open Space

FROM: Low Density Residential, Medium Density Residential, Neighborhood & Office Commercial, Open Space, Public/Quasi Public and No Designation

IMPACT: None

The individual sites of **Subarea M** consist of Subareas 20, 40, 60, 80, 110, 200, 240, 260, and 1880, and are shown on **Figure 4.1-14**.

The individual sites in **Subarea M** will have their land use designations changed to **Open Space** from the existing land use designations **Low Density Residential, Medium Density Residential, Neighborhood & Office Commercial, Open Space, Public/Quasi-Public, and No Designation** as follows:

<u>Proposed Land Use</u>	<u>Existing Land Use</u>	<u>Acres</u>
Open Space	Low Density Residential	25.71
	Medium Density Residential	0.44
	Neighborhood & Office Commercial	0.28
	Open Space	2.48
	Public/Quasi-Public	15.53
	No Designation	<u>25.04</u>
		69.48

The existing land uses at these individual sites consist of the channel entrance/Marina Del Rey (Subarea 20), vacant land (Subarea 40), lagoon parking (Subareas 60, 80), park (Subareas 110, 200), Gas Company site (Subareas 240, 260), and private open space (Subarea 1880).

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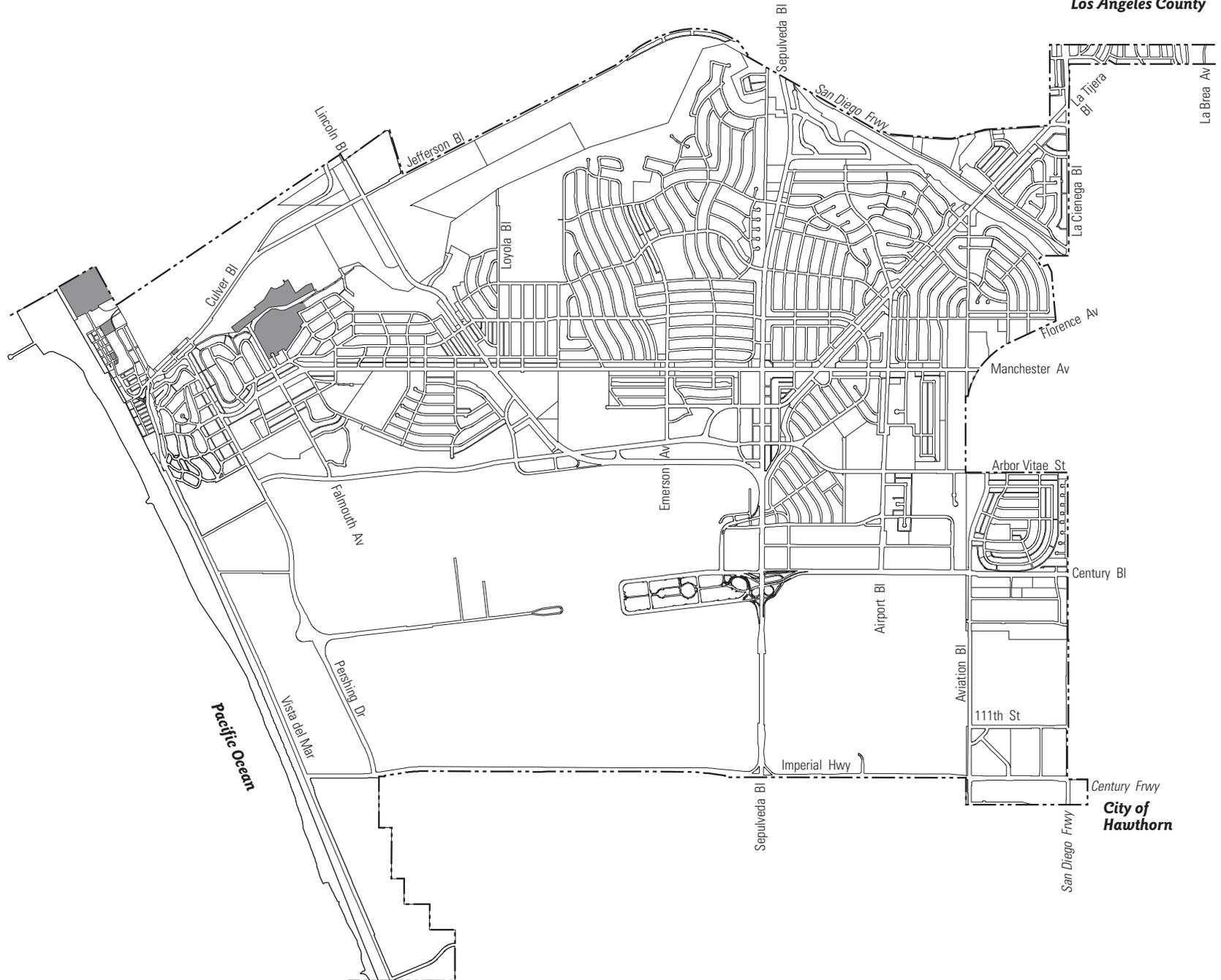


Figure 4.1-14

Proposed Land Use Designation: Open Space

Not to scale **N**

The proposed land use designation changes were made for the reasons discussed above at the beginning of this subsection, as applicable. For example, the individual sites had their land use designations changed to provide consistency with existing land use. Subarea 20 reflects a correction to previous mapping omissions to show the Channel Entrance/Marina Del Rey being within the boundary of the City of Los Angeles and the resulting land use designation change from No Designation to Open Space.

The proposed land use changes will, in fact, reflect existing usage and will minimize any land use conflicts. There will be no impact due to the proposed land use designation changes at any of the individual sites in **Subarea M**.

Approximately 70 acres will have their land use designations changed to **Open Space**. The proposed land use designation changes will result in approximately 466 acres, or 8.5 percent of the CPA, being designated as **Open Space**.

MITIGATION POLICIES

1. Implement the Urban Design Policies, Guidelines, and Standards included in the proposed Plan.
2. Implement Specific Plans and/or Community Design Overlays (CDOs) to address proposed development standards.
3. Implement Mixed Use Boulevards along transit corridors to mitigate the impacts of increased residential intensity where appropriate.

UNAVOIDABLE SIGNIFICANT ADVERSE IMPACTS

None.