Preserve natural resources, strengthen resilience, create more housing opportunities, and support local and regional commercial and industrial growth

**MORE HOUSING OPPORTUNITIES**

**LOW RESIDENTIAL:**
Coastal Bluffs
Support low-scale residential development that preserves the visual continuity of the coastal bluffs.

**LOW MEDIUM RESIDENTIAL:**
Transition
Prioritize increasing housing opportunities near transit, sensitivity to surrounding building character, and pedestrian-friendly streets.

**MEDIUM RESIDENTIAL:**
Transition, Core, Coastal Resilience, and Potential Historic District
Support more housing near commercial and transit areas; encourage appropriate building scale, density, and character; and, address challenges ranging from sea level rise adaptation to housing affordability.

**WALKABLE COMMERCIAL AREAS**

**MIXED-USE CENTERS:**
Downtown Westchester, Pedestrian District, Loyola Village, and La Tijera/Centenial
Support active commercial centers with a mix of neighborhood and community-serving commercial and residential uses; encourage appropriate building scale, density, and character; promote pedestrian-oriented design and public amenities; and, incorporate existing design guidelines.

**NEIGHBORHOOD NODES:**
Low, Medium, and Coastal Resilience
Support neighborhood-serving commercial uses; encourage appropriate building scale, and, address sea level rise adaptation challenges as needed.

**EXPLORING INDUSTRIAL OPPORTUNITIES**

**INDUSTRIAL NODE & INDUSTRIAL CENTERS:**
LAX and Transit Area
Explore potential opportunities through the lens of land use, height, and urban design.

**ENHANCING MANCHESTER AVENUE**

**MIXED-USE CORRIDOR:**
West, Center, East
Support a mix of neighborhood-serving commercial and residential uses; encourage appropriate building scale, density, and character; and, promote a safe and active street corridor along Manchester Avenue.
RESIDENTIAL DRAFT CONCEPTS
Westchester–Playa Del Rey

Increase housing opportunities — including affordable housing — near commercial and transit areas, promote coastal resilience, and preserve natural resources and neighborhood character

**LOW RESIDENTIAL: COASTAL BLUFFS**
- Preserve the visual continuity of the coastal bluffs — apply height regulations that promote low-scale residential development
- Protect the coastal/dunes — apply grading regulations that minimize changes to the topography of individual sites

**LOW MEDIUM RESIDENTIAL: TRANSITION**
- Allow more housing opportunities, including affordable housing, near transit centers
- Promote pedestrian-friendly streets with adequate sidewalks and building frontages that are in character with single-family homes
- Provide a transition between low-scale residential areas and development around the Metro station — allow 2–3 story buildings
- Encourage more density — allow 4 units on a lot

**MEDIUM RESIDENTIAL: POTENTIAL HISTORIC DISTRICT**
- Preserve architecturally significant residential buildings — apply design standards
- Protect Rent Stabilization Ordinance (RSO) units
- Preserve existing multi-family scale — allow 3–4 stories
- Preserve existing density — allow 10–25 units on a lot

**MEDIUM RESIDENTIAL: TRANSITION**
- Allow more housing opportunities, including affordable housing, near commercial centers
- Provide transitions between low-scale residential areas and areas with higher scale and/or intensity — allow 3–4 stories
- Support greater density — allow 6–10 units on a lot

**MEDIUM RESIDENTIAL: CORE**
- Encourage more housing, including affordable housing, near commercial areas and transit
- Support greater scale in residential development — allow 3–5 stories
- Support greater density — allow 3–10 units per lot, based on proximity to major boulevards

**MEDIUM RESIDENTIAL: COASTAL RESILIENCE**
- Promote best practices in sea level rise adaptation — develop building design standards
- Preserve unique building orientations and walk streets
- Preserve existing multi-family scale — allow 3–4 stories
- Preserve existing density — allow 3–5 units on a lot
Create more walkable commercial areas that serve the community’s needs, as well as building design standards that address climate change and sea level rise.

**NEIGHBORHOOD NODE: LOW**
- Allow mixed-use buildings with ground floor commercial (serving neighborhood needs) and residential stories above
- Provide transitions to adjacent lower scale neighborhoods — allow 2–4 stories (low) or 3–6 stories (medium)

**NEIGHBORHOOD NODE: MEDIUM**
- Support an active commercial center — allow mixed-use buildings with ground floor commercial (serving neighborhood and community needs) and residential stories above
- Create a sense of place — promote public amenities such as plazas, paseos, and green spaces
- Support an appropriate scale — allow 5–7 stories

**NEIGHBORHOOD NODE: COASTAL RESILIENCE**
- Promote best practices in sea level rise adaptation — develop building design standards
- Allow mixed-use buildings with ground floor commercial (serving neighborhood needs) and residential stories above
- Preserve existing scale — allow 3–4 stories

**MIXED-USE CENTER: LA TIJERA/CENTINELA**
- Support an active commercial center — allow mixed-use buildings with ground floor commercial (serving neighborhood and community needs) and commercial and/or residential stories above
- Enhance sense of place — promote public amenities such as outdoor dining, plazas, paseos, and green spaces
- Promote pedestrian-friendly design — maintain existing Community Design Overlay regulations
- Provide transitions to adjacent lower scale neighborhoods — allow 3–6 stories

**MIXED-USE CENTER: LOYOLA VILLAGE**
- Support an active commercial center — allow mixed-use buildings with ground floor commercial (serving neighborhood and community needs) and commercial and/or residential stories above
- Enhance sense of place — promote public amenities such as outdoor dining, plazas, paseos, and green spaces
- Promote pedestrian-friendly design — maintain existing Community Design Overlay regulations
- Provide transitions to adjacent lower scale neighborhoods — allow 3–6 stories

**MIXED-USE CENTER: PEDESTRIAN DISTRICT**
- Support an active commercial center (serving neighborhood and community needs)
- Create a sense of place — promote a plaza or pedestrian-only street
- Preserve the historic character of the area

**REGIONAL CENTERS**
- Playa Vista, Howard Hughes Center, and Century Boulevard/88th Street Corridor
- The General Plan currently identifies these areas as Regional Centers, or focal points for regional commerce, identity, and activity. Should we evaluate expanding and/or intensifying these areas to accommodate more jobs and housing?
Elevate Manchester Avenue’s identity as an active street corridor that incorporates a robust mix of housing opportunities and retail options.

**MIXED-USE CORRIDOR: WEST**
- Support an active street corridor — allow residential and mixed-use buildings (ground floor commercial with neighborhood serving uses and residential above)
- Protect Rent Stabilization Ordinance (RSO) units
- Promote building frontages oriented towards Manchester Ave
- Provide transitions to adjacent lower density neighborhoods — allow 3-4 stories
- Preserve existing density — allow 6-7 units on a lot

**MIXED-USED CORRIDOR: EAST**
- Support an active street corridor and connection to the Westchester/Veterans Metro Station — allow residential, commercial, and mixed-use buildings
- Encourage more housing, including affordable housing, near commercial areas and transit centers
- Maintain existing retail and expand commercial activity
- Promote building frontages oriented towards Manchester Ave
- Provide transitions to adjacent lower density neighborhoods — allow 4-8 stories

**MIXED-USE CORRIDOR: CENTER**
- Support an active street corridor — allow residential and mixed-use buildings (ground floor commercial with neighborhood serving uses and residential above)
- Encourage more housing, including affordable housing, near commercial areas
- Promote building frontages oriented towards Manchester Ave
- Provide transitions to adjacent lower density neighborhoods — allow 3-5 stories
Support industrial development serving the local and regional economy, while identifying potentially complementary housing, retail, commercial, and/or cleantech opportunities.

**How Might These Areas Evolve?**

- What uses should be added?
- How many stories should be allowed?
- Which urban design elements (such as seating, landscaping, and public sidewalks/walkways) would enhance the area?
- Do you think there are any hybrid industrial uses that could help strengthen Los Angeles' economic recovery and workforce development efforts, while also supporting evolving cleantech industries?

**Industriay Node**

**Industriay Center: Transit Area**

**Industriay Center: LAX**