EXPO CORRIDOR TRANSIT NEIGHBORHOOD PLAN
COMMUNITY WORKSHOPS
MAY 30TH AND JUNE 1ST, 2013

Los Angeles Department of City Planning
About the Project

- Funded by a grant from Metro
  - Supports local efforts to enhance access to transit, reduce GHG emissions, and encourage infill development near transit
- Specific Plan to guide future development around Expo Light Rail stations
- Project area encompasses 5 “Expo Line” stations and includes ½ mile area around the transit line
  - Change areas typically within ½ mile or roughly a 15 minute walk of stations
- Specific Plan will include development and design regulations and streetscape standards
Project Timeline

- 2-year overall timeline
- Kicked off June 2012

Current Phase:
- Development of initial Plan Concepts
- Preparation of Draft Environmental Impact Report
- Additional Community Meetings and Workshops

Future Adoption Process:
- Public Hearing/Staff recommendation
- City Planning Commission recommendation
- City Council decision

Transit Neighborhood Plans

Project Timeline

- Research and field observations
- Initial meetings with Certified Neighborhood Councils, Council Offices, City agencies and departments, and neighboring cities
- Small group discussions as needed
- Initial Community Meetings and Workshops

- Staff analysis of public input
- Development of initial Plan concepts
- Market analysis and refinement of preliminary concepts
- Environmental Impact Report (EIR) scoping meeting
  - Additional Community Meetings and Workshops

- Plan revisions and refinement
- Preparation of Draft Plans
- Publication of Draft EIR, public comment period
- Publication of Final EIR
- Public Hearings and Open Houses

- Area Planning Commission review and comment
- City Planning Commission review and recommendation
- Other Board approvals as necessary
- City Council Planning and Land Use Management Committee hearing and recommendation
- City Council hearing and decision
Expo Corridor Transit Neighborhood Plan

- Phase II to Santa Monica opening in 2015 – 2016.
- Five stations (4 new) in the City of Los Angeles.
Policy Framework

- **General Plan Framework (1996)**
  - Housing and employment growth near transit
  - Preserve stable single family neighborhoods
  - Improve quality of public realm through improved urban design

- **Industrial Land Use Policy (2008)**
  - Reinforced previous policy to preserve industrially zoned land
  - Detailed study of West LA areas recommended new industrial zones tailored for specific areas

- **West Los Angeles, Palms-Mar Vista, and West Adams Community Plan Areas**
  - Regulations must be consistent with Community Plans
Project Goals

- **Goal:** *Adopt* new regulations around Light Rail Transit stations that better support:
  - Compact, walkable, mixed-use neighborhoods
  - Functional, competitive job centers
  - Increased transit access and ridership
  - Well-integrated transit stations
Overview of Preliminary Plan Concepts

- New Zoning Classifications
- Land Use and Zone Changes
- Streetscape Plans
- Public Benefits
## New Zoning Classifications

<table>
<thead>
<tr>
<th>Zoning Districts</th>
<th>Purpose of Zones</th>
<th>Examples</th>
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<tr>
<td><strong>New Industry</strong></td>
<td>• Encourage creative, high tech uses.</td>
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<td></td>
<td>• Promote clusters of industries and synergies between users.</td>
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<td></td>
<td>• Provide amenities to support job clusters.</td>
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<tr>
<td><strong>Hybrid Industrial: Jobs Emphasis</strong></td>
<td>• Enable uses that create jobs, such as creative and commercial office.</td>
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<td>• Ensure a mix of retail, entertainment and limited residential.</td>
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<tr>
<td><strong>Hybrid Industrial: Residential Emphasis</strong></td>
<td>• Encourage job-creating uses that are compatible with residential uses.</td>
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<td>• Residential developments that incorporate jobs and ground floor activity.</td>
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<td><strong>Mixed-Use: Commercial/Residential</strong></td>
<td>• Encourage traditional residential/commercial mixed-use development while still allowing for all-commercial buildings</td>
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<td>• May allow regional commercial uses, depending on location.</td>
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Land Use and Zone Changes

- Position industrial land near stations to accommodate jobs and limited retail and housing.
- Allow greater residential development in select industrial areas.
- Encourage mixed use on key commercial corridors like Motor Ave., Venice Blvd., Pico Blvd., National Blvd., etc.
- Create more capacity for housing in key locations.

NOTE: Select areas that have no land use and zone changes will still be subject to urban design standards.
Streetscape Plans

- Configure streets to accommodate multiple modes.
- Incorporate trees, landscaping and street furniture.
- Ensure sufficient sidewalk widths.
- Incorporate bicycle facilities as appropriate.
- Maintain vehicular circulation.

Charlotte

San Francisco
Public Benefits

- **Baseline Amenities:** Required streetscape improvements; enhanced open space; public paseos; and parking management strategies.

- **Additional Benefits:** Floor area incentives for added benefits such as mobility hubs; publicly accessible open space; transit and bike amenities; off-site streetscape improvements; and affordable housing.
Project Area: Detail

- Culver City
- Palms
- Westwood
- Sepulveda
- Bundy
Culver City: “Vibrant Mixed-Use Junction”

Goals:

- Encourage redevelopment of industrial properties to create more jobs near transit.
- Link station to thriving retail environment in Downtown Culver City, and to Robertson and Venice Blvds.
- Encourage development of an appropriate mix of uses on Robertson Blvd. north of freeway.
Palms: “Active Urban Neighborhood”

Goals:

- Maintain existing housing stock.
- Create opportunities to develop new housing.
- Revitalize retail environment and promote a greater mix of uses on Motor Ave. and Venice Blvd.
- Encourage mixed use development and active ground floors on National Blvd.
Westwood: “Stable Single-Family Community”

Goals:

- Preserve existing character and density of residential neighborhoods.
- Maintain a walkable environment around and leading to transit station.
- Support new greenway adjacent to transit station.
Sepulveda: “Diverse Employment Center”

Goals:

- Position industrial land to support jobs and a new transit-oriented neighborhood.
- Protect existing single family neighborhoods while providing opportunities for new multi-family housing on select corridors.
- Improve the pedestrian orientation of Sepulveda and Pico Blvds.
Bundy: “Creative Industry Hub”

Goals:

- Allow for existing thriving industries and businesses to stay in the neighborhood.
- Create opportunities for new creative office and industrial development near transit station.
- Link station to active retail environment on Pico Blvd.
How to participate

- Provide input at the stations.
- Fill out a comment form.
- Comment by mail, email, or phone:
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    - 200 N Spring St., Room 667
    - Los Angeles, CA 90012
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    - 213-978-1178
Next Steps

- Incorporate public input, refine plan concepts, and draft specific plan regulations.


- Adopt final plan by June 2014.
Thank You

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Visit us at www.latnp.org for project updates and to join our mailing list.