

WLASNC Board FY 2022-2023

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West Los Angeles Sawtelle N.C.
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Chair - Walton Chiu
Walton@WestLASawtelle.org

Website:
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Planning Dept.

Re: Resolution – Housing Element upzoning – request to postpone until zoning capacity is provided, and review alternative sites for housing

To the City,

At the Jun. 28, 2023, meeting of the West Los Angeles Sawtelle N.C., the Board of Directors voted 10-0-0, to request that the City:

1. Postpone the Housing Element’s proposed upzoning of our neighborhood until the gross/theoretical and realistic zoning capacity is fully disclosed.
2. Collaborate with our WLASNC in its review of census data, and use the State HCD handbook criteria that advocate social justice and fair housing goals to develop an alternate method of analyzing upzoning, instead of the City’s current criteria. Use those results to determine if upzonings are justified in West L.A.
3. Collaborate with the NC to analyze local demographics, and create a better upzoning (if warranted) that complies with fair housing and social justice goals.
4. Review the NC’s list of 500 development sites, which can provide 12,000+ units and housing for ~27,000 residents.
 - a. Most of the sites are along commercial corridors, which are zoned for high-density and eligible for affordable housing density bonuses and incentives. This may preclude the need to upzone or provide overlays on low-density neighborhoods.
 - b. The City’s Affordable Housing Overlay would allow 6-story apartments to be built in R1 and R2 zones.

Maps of upzones: <https://planning.lacity.org/plans-policies/housing-element-update#maps>

Facts and background:

1. The City proposes extensive upzoning and density bonuses for of R1, R2 and multi-family neighborhoods, and commercial corridors.
2. The Community Plan’s proposal to preserve the R2 neighborhood to the west of Sawtelle Blvd. will be overridden.
3. The Community Plan’s proposal to preserve the R1 neighborhoods near Stoner Park, along Ayres Ave. and Pearl Ave. south of Pico Blvd., and west of Centinela Ave. to the north of Nebraska Ave. will be overridden.
4. The State HCD handbook lists criteria that advocate for zoning based on social justice and fair housing criteria, and the City may not have used them in its analysis and determination of upzoning in its first Housing Element submittal to the State.

5. The State HCD rejected the City's first Housing Element submittal, which proposed 200,000 new units (SCAG wants 400,000, so an additional 200,000 units are mandated) and was not sufficiently based on fair housing and social justice.
6. The State HCD approved the City's second Housing Element, which proposes more upzoning in high-resource areas to provide the additional 200,000 units and to comply with fair housing and social justice requirements, but does not yet finalize their locations.
 - a. The City has an extension of 2 years to locate those additional 200,000 units.
7. West L.A. has 7 high resource and higher resource census tracts, and has 1 of the 6 city job centers. The area has high levels of transit, jobs and good schools.
8. City analysis requires 2,555 affordable units (5,400 persons at 2.1/unit) in West L.A., which is ~4% of the 72,000 required for the city.
9. Current gross capacity in West L.A. (includes West L.A. Sawtelle and Westside NC/ Rancho Park NC districts) may be as high as 205,000 persons, and current population is 90,000 (available gross capacity is 100,000 persons, or 54,000 units).
 - a. Sites within fire zones, in hillsides, and without sewer cannot be counted, but West L.A. has few of those.
10. To accommodate 2,555 units, 25 apartment buildings of 100 units must be built (25 acres of land needed).
 - a. Missouri Place is 64 units on 0.5 acre.
11. To fund 2,555 affordable units by public agencies, City must subsidize with \$255,000,000 of grants (\$100,000 per unit).
 - a. This funding is required to obtain matching funds from the State (tax credits).
12. To fund 2,555 affordable units by developers (with no public funds), 25,550 units must be built (10% of units in market-rate apartments).
13. 25,550 units (53,000 persons) can be already accommodated within the existing excess capacity of 115,000 persons (54,000 units) in West L.A. (20,000 in WLASNC, 25,000 in Westside NC district).
 - a. 25,000 available units equals the required 25,550 units in WLSNC.
 - b. See chart below that shows population of 90,000 and zoning capacity of 205,000 (100,000 in WLASNC, 105,000 in Westside NC district).
14. City has not disclosed their excess gross/theoretical or realistic capacity in West L.A.

Findings and justifications:

1. The City must demonstrate that it actually needs to upzone properties, but it can do that only if it knows the current zoning capacity (including TOC incentives, and C zones).
2. In the 1990 General Plan, the (gross) zoning capacity was 7,900,000, and that did not include any affordable housing incentives, C zones, or ADUs. Current gross zoning capacity may be as high as 10,000,000.
3. Upzoning based on geography may not mitigate past harms from redlining and segregation.

Ex parte communications: None disclosed by any committee members.

Disclosures and conflicts of interest: None disclosed by any committee members.

To government agencies: Only the Chair and designated Boardmembers may testify to public agencies on behalf of the West L.A. Sawtelle NC. The Board requests that the Council Office and private/non-profit entities do not testify or speculate on behalf of the NC.

/s/ Walton Chiu

Walton Chiu, Chair WLASNC

cc: Michael Amster, Gabriela Medina, Jeff Khau, Council District #11

This chart projects a population of 91,000 in West L.A. in 2020.
It calculates a zoning capacity for 205,000 units, which accommodates 54,000 persons.

Zone	DUA	Acres	Units	Persons/ Unit	Persons Capacity (before bonus)	add ADU/ Density Bonus	Persons Capacity (after bonus)	Persons capacity (after Expo upzone)	Populatio n (1990)	Populatio n (2000)	Populatio n (2010)	Populatio n (2020)	
West LA Comm Plan													
Low	6.5	1472	9,568	2.64	25,260	25%	31,574	31,574					
Low Medium 1	13.5	96	1,296	1.89	2,449	35%	3,307	3,307					
Low Medium 2	35.0	45	1,575	1.89	2,977	35%	4,019	4,019					
Medium	70.0	465	32,550	1.85	60,218	35%	81,294	81,294					
High	100.0	83	8,300	1.87	15,521	35%	20,953	30,303					
Commercial	70.0	314	21,980	1.87	41,103	35%	55,489	55,489					
Total		^			147,527		196,635	205,985	68,062	74,952	83,331	91,664	
* Residential in C zones not included in Comm Plan													
* No M zones included, which may be re-zoned for R													
* 50% of R1 zones may not fit an ADU													
									Extra capacity (before bonus - 119,000)	79,465	72,575	64,196	55,863
									Extra capacity (after bonus - 159,000)	128,573	121,683	113,304	104,971
									Extra capacity (after Expo Plan - 159,000 + 5,000)				114,321

Corridors Strategies

Some C parcels on Exposition and some R parcels on Bundy, Barrington, Butler and Purdue would be upzoned (with affordable housing requirement).

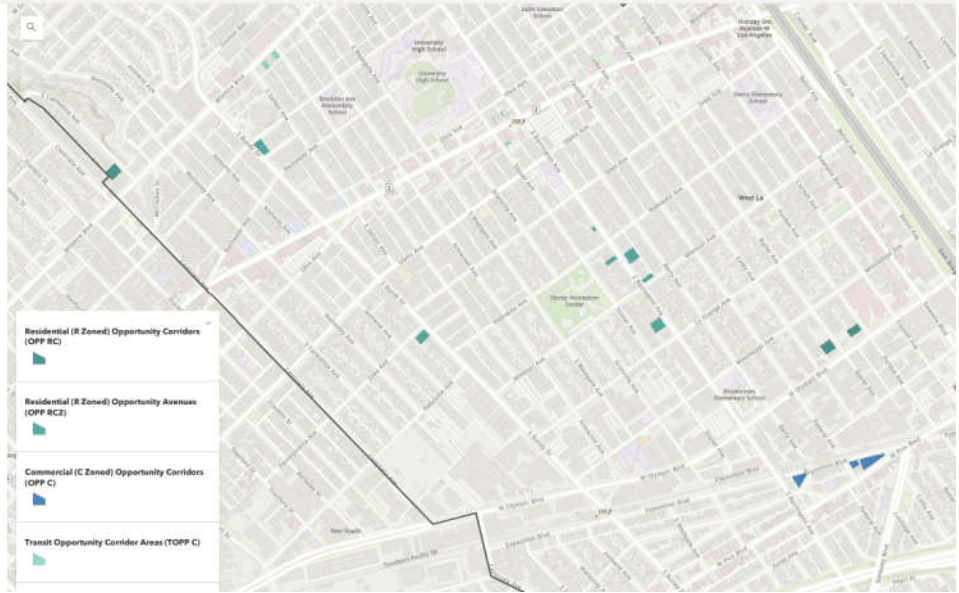
Corridor Strategies

A major focus of the rezoning is on major thoroughfares located in Higher Opportunity Areas. A variety of approaches were developed to reflect differences in commercially (C) zoned stretches compared to residential (R) zoned areas, as well as reflect the importance of transit-rich locations. and Corridor designations (Boulevards and Avenues) are taken from the City's 2035 Mobility Plan.

Residential (R Zoned) Opportunity Corridors (OPPRC). Residential (R) zoned lots in Higher Opportunity Areas along certain corridors can also be rezoned to allow for multi-family development, with an affordable housing requirement. All Boulevards and Avenues on a High Quality Transit Corridor would qualify for a higher tier of incentives to allow multifamily buildings with minimum densities and mid rise floor area ratios of 3.0:1 (OPPRC).

Residential (R Zoned) Opportunity Avenues (OPPRC2). Avenues without high quality transit would qualify for a lower scale program, which would permit at least four units per lot with a density bonus to allow six units building to certain contextual low and mid-rise forms.

Commercial (C Zoned) Opportunity Corridors (OPPC). Commercial (C) zoned corridors in Higher



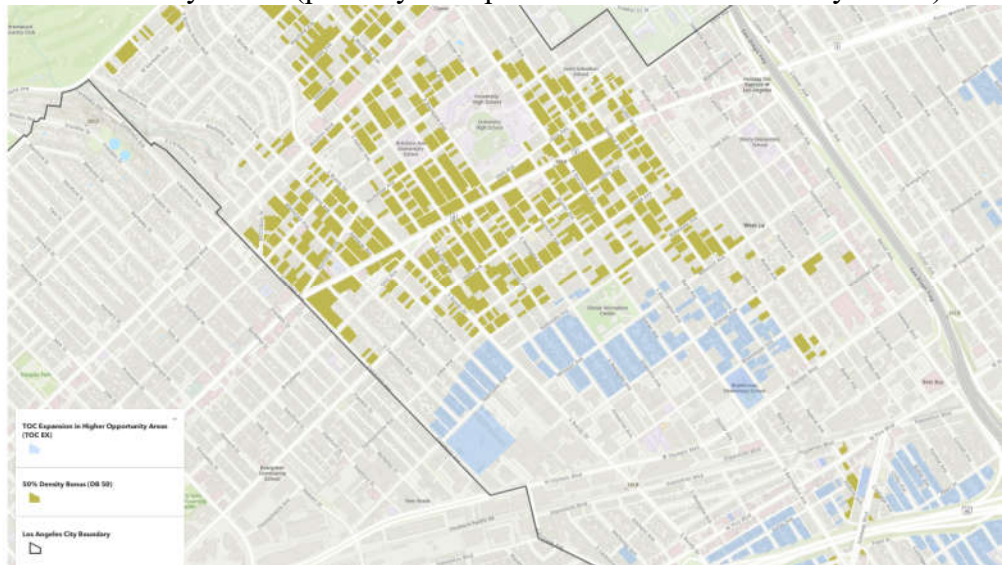
Incentive programs

R1 neighborhoods (blue) near Stoner Park, south of Pico along Ayres Ave. and Pearl Ave. would be upzoned to allow TOC projects, and almost all multi-family zones (green) would up upzoning to allow an additional 50% density bonus (possibly on top of the current 70% density bonus).

Incentive Programs

TOC Expansion in Higher Opportunity Areas (TOC EX). Most Higher Opportunity Areas are currently unable to take advantage of the Transit Oriented Community (TOC) Affordable Housing Incentive Program due to density limitations and the five unit base density threshold needed to qualify for the program. As part of the Rezoning Program, residentially zoned sites including Residential (R) and Commercial (C) zones may be permitted at higher minimum intensities (mid rise FAR levels up to 2.5) with higher affordability requirements. This strategy includes residentially zoned areas that fall within current TOC Tier 3 or 4 Areas. Later refinement may limit this strategy to particular Tier 3 or 4 Areas based on other policy criteria.

50% Density Bonus (DB50). The Rezoning Program includes a potential update of the City's Density Bonus ordinance to allow for up to 50% density increases citywide in exchange for the maximum amount of affordable housing economically feasible (as determined by an upcoming feasibility study). Currently, state law (AB 2345) allows for a similar 50% density bonus; however, due to concerns about undermining the City's existing incentive programs, the state law was designed to not apply to the City of Los Angeles. The City can create its own version of the bonus that does not undermine existing programs by aligning incentives and requirements with the City's programs and better addresses displacement concerns.



Affordable Housing overlays

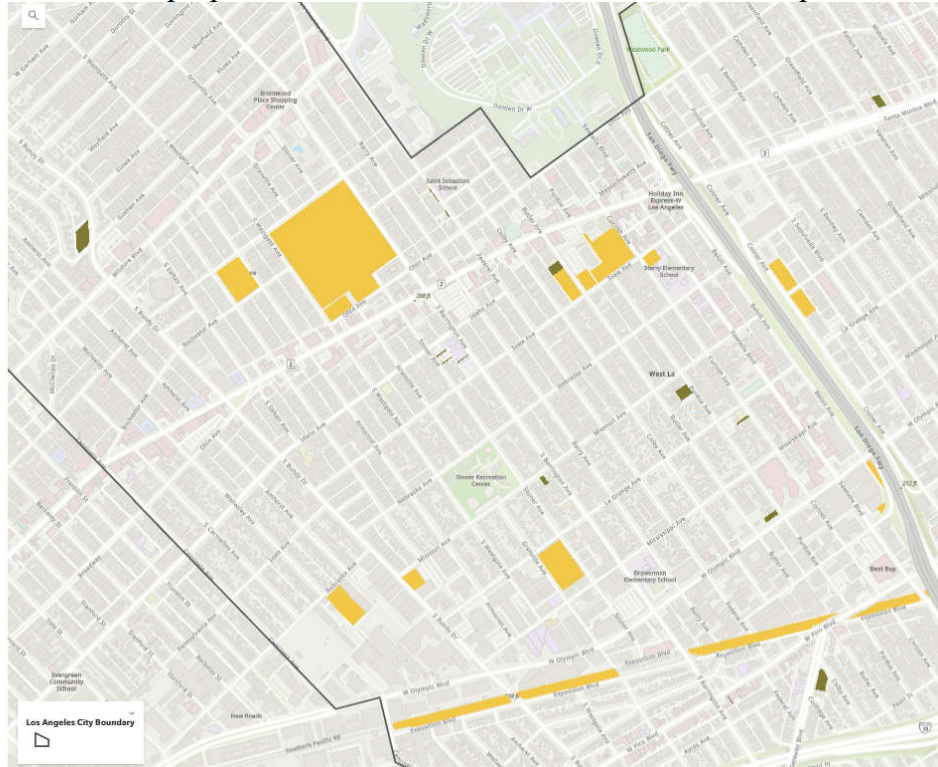
Schools, public facilities and church properties would be allowed to build affordable apartments

Affordable Housing Overlay

Affordable Housing Overlay (AHO). Projects that commit to significantly deeper levels of affordable housing should qualify for the largest development incentives. The Rezoning Program anticipates creating development incentives for projects with 50%-100% affordability, to enable affordability housing construction in a wider array of areas of the city. The overlay is expected to apply on any commercially or residentially zoned land that would not qualify for an incentive program today (less than 5 units). Sites would allow for a mid scale building with at least a 2.5 stories and 1.75:1 FAR. The overlay would not be applied in High Segregation and Poverty or Low Resource areas of the city per the TCAC/HCD Opportunity Map.

Faith-Based Owned Properties (FBO). Many religious organizations have underused properties, like parking lots that are empty most of the time, as well as a social mission to provide affordable housing. On land owned by a religious or faith-based institution, as part of the Affordable Housing Overlay, the Rezoning Program would allow affordable housing development at densities required for affordable (lower income) housing sites. *Note: Ownership records would need to be verified, data reflected utilizes County Assessor records.*

Public Facility Zone (PF). Publicly owned Public Facility (PF) zoned properties could be rezoned to allow 100% affordable housing developments. This would enable joint public-private housing development on publicly owned PF zoned sites at the use, area and density standards of any adjacent zone, along with a minimum set of alternative development standards for other sites where adjacent standards would not permit



Missing middle

ADUs would be built on larger lots (6,500 sf – is this an increase from 5,000 sf?).

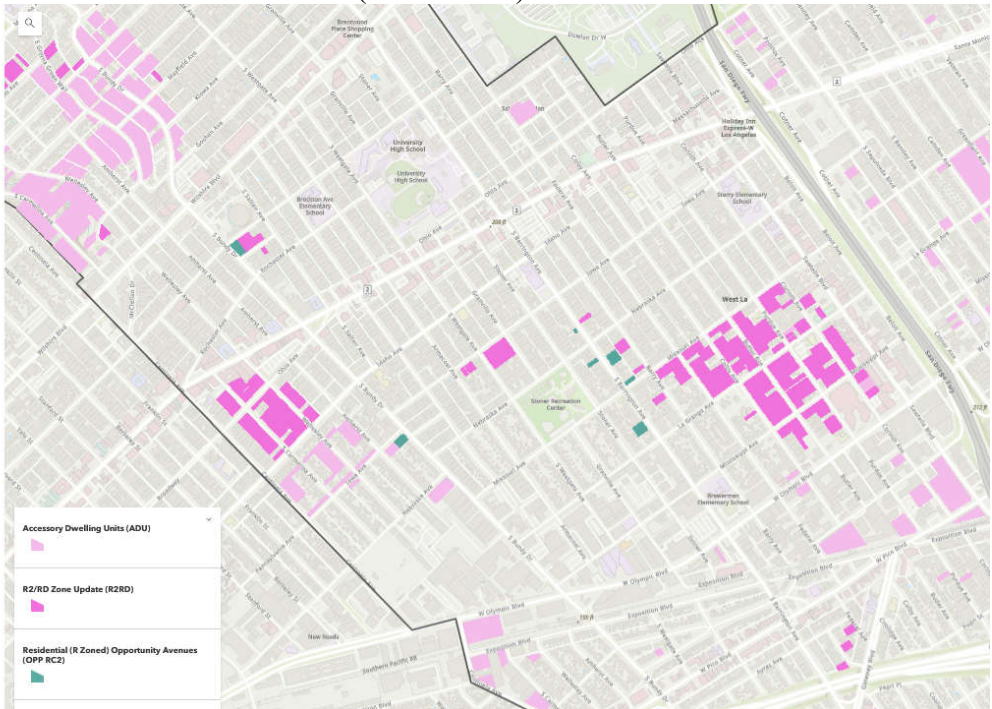
Some R2 properties would allow 6 units to be built (instead of 2).

As SB 9 is passed into law, missing middle programs could improve upon the state laws which permit ADUs, duplexes, and lot splits, by incentivizing preservation of existing housing and tenant parking spaces when constructing additional units.

Accessory Dwelling Units (ADU). The City's ADU Ordinance could be updated to permit an additional ADU on larger sized lots (6,500 sq. ft.) in Higher Opportunity areas, as well as to reduce existing unnecessary barriers that limit ADU development on both single-family and multifamily lots.

R2/RD Zone Update (R2RD). Current laws permit the construction of two ADUs on a lot with an existing multiple dwelling structure. This allowance is used most commonly in lower density multi-family R2 (Two-Family) and RD (Restricted Density) zones. These state ADU rules can be modified at the local level to permit more flexibility to achieve better results. As SB 9 is passed into law, this program could improve upon the state laws which permit duplexes and lot splits, by incentivizing preservation of existing housing when constructing additional units.

Residential (R Zones) Opportunity Avenues (OPP RC2). As mentioned under Opportunity residential Corridors above, certain Avenues could be rezoned to allow an average of six units per lot intended to facilitate new missing middle forms, including historical/contextual typologies from Los Angeles, largely within existing allowable buildable floor area limits.



Commercial Area strategies

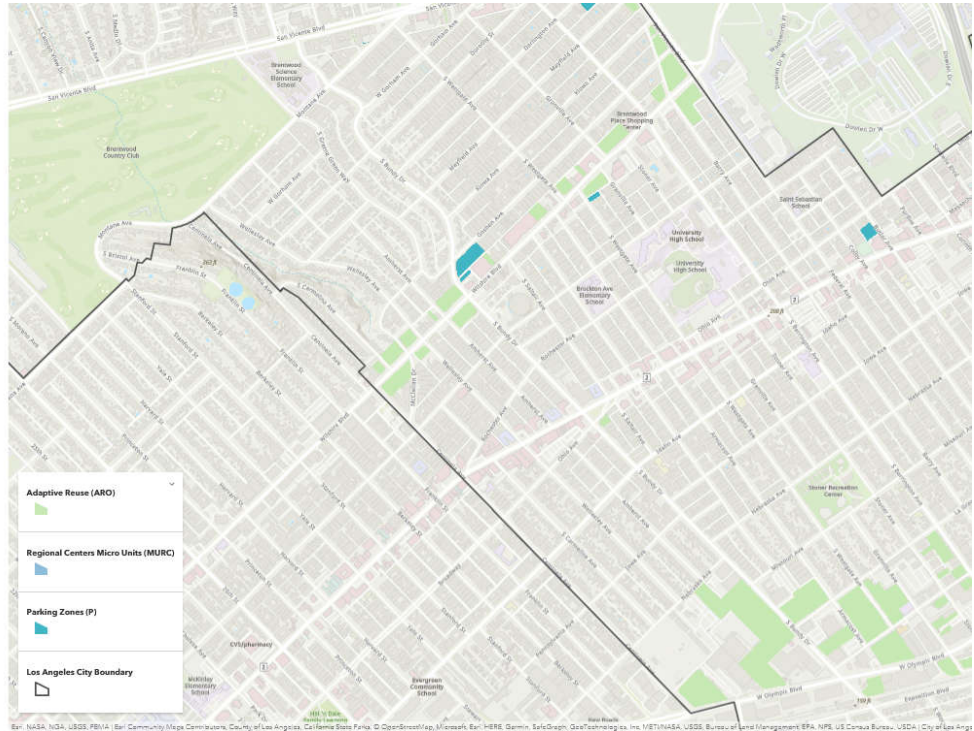
Parking lots on Butler/Ohio, Olympic/Federal, and Wilshire/Westgate would be allowed to build apartments.

Commercial Area Strategies

Adaptive Reuse (ARO). The current Adaptive Reuse Incentive Areas could be expanded citywide through this strategy, which would include the removal of additional barriers to streamline the conversion of vacant office and commercial properties to housing, when affordable housing is provided, through a by-right conversion process. The strategy could be expanded to allow smaller unit sizes, the conversion of hotels, reuse of more recently constructed buildings, and conversion of vacant ground floor commercial space (with some exceptions).

Parking Zones (P). Parking (P) and Parking Building (PB) zones do not allow residential uses, even though they are usually located adjacent to high intensity mixed-use boulevards and commercial corridors. This strategy assumes these areas can be rezoned to match the use, area and density standards of an adjacent commercial zone, with a transitional height component in some areas.

Micro Units (MURC). On properties with a Regional Center General Plan Land Use designation (which includes many of the city's most intensive areas such as Downtown, Hollywood and Century City), this strategy would revise development standards to facilitate the creation of smaller, more affordable housing typologies (micro units). This strategy will likely entail relaxing density standards (while requiring affordability set asides) to rely on form-based controls, reducing parking to account for smaller household sizes, as well as prioritizing open space and other per-unit requirements that more significantly impact smaller units more than others.



List of parcels for redevelopment: 13,000 units, 27,000 residents (next page →)

List of parcels for redevelopment: 13,000 units, 27,000 residents

<u>Road</u>	<u>Address</u>	<u>SF-age</u>	<u>Zone</u>	<u>Units</u>	<u>Bonus</u>	<u>Use</u>	<u>Tenant</u>
Santa Monica Blvd	12434	10,570	C	26.4	35.7	1-story commercial	
Santa Monica Blvd	12420	9,211	C	23.0	31.1	1-story commercial	
Santa Monica Blvd	12416	9,211	C	23.0	31.1	1-story commercial	
Santa Monica Blvd	12408	9,211	C	23.0	31.1	1-story commercial	
Santa Monica Blvd	12400	10,550	C	26.4	35.6	1-story commercial	
Santa Monica Blvd	12247	7,151	C	17.9	24.1	1-story commercial	
Santa Monica Blvd	12229	7,194	C	18.0	24.3	1-story commercial	
Santa Monica Blvd	12223	6,670	C	16.7	22.5	1-story commercial	
Santa Monica Blvd	12219	7,194	C	18.0	24.3	1-story commercial	
Santa Monica Blvd	12207	7,194	C	18.0	24.3	1-story commercial	
Santa Monica Blvd	12201	5,964	C	14.9	20.1	1-story commercial	
Santa Monica Blvd	12248	5,678	C	14.2	19.2	1-story commercial	
Santa Monica Blvd	12240	5,506	C	13.8	18.6	1-story commercial	
Santa Monica Blvd	12234	5,249	C	13.1	17.7	1-story commercial	
Santa Monica Blvd	12230	4,990	C	12.5	16.8	1-story commercial	
Santa Monica Blvd	12226	4,731	C	11.8	16.0	1-story commercial	
Santa Monica Blvd	12218	4,472	C	11.2	15.1	1-story commercial	
Santa Monica Blvd	12210	4,213	C	10.5	14.2	1-story commercial	
Santa Monica Blvd	12200	3,954	C	9.9	13.3	1-story commercial	
Santa Monica Blvd	12114	4,498	C	11.2	15.2	1-story commercial	
Santa Monica Blvd	12136		C			1-story	

		4,094		10.2	13.8	commercial 1-story
Santa Monica Blvd	12130	4,036	C	10.1	13.6	commercial 1-story
Santa Monica Blvd	12118	3,845	C	9.6	13.0	commercial 1-story
Santa Monica Blvd	12112	4,158	C	10.4	14.0	commercial 1-story
Santa Monica Blvd	12100	4,995	C	12.5	16.9	commercial
Ohio Ave.	12213	4,472	R4	11.2	15.1	1-2-story apartment
Ohio Ave.	12123	3,855	R4	9.6	13.0	1-2-story apartment
Ohio Ave.	12131	4,017	R4	10.0	13.6	1-2-story apartment
Ohio Ave.	12139	4,275	R4	10.7	14.4	1-2-story apartment
Ohio Ave.	12147	4,381	R4	11.0	14.8	1-2-story apartment
Ohio Ave.	none	5,380	R4	13.5	18.2	1-2-story apartment
Ohio Ave.	12203	5,825	C	14.6	19.7	1-2-story apartment
Ohio Ave.	12223	6,270	C	15.7	21.2	1-2-story apartment
Ohio Ave.	none	6,715	C	16.8	22.7	1-2-story apartment
Ohio Ave.	12239	7,160	C	17.9	24.2	1-2-story apartment
Ohio Ave.	12247	7,521	C	18.8	25.4	1-2-story apartment
Santa Monica Blvd	12113	7,203	C	18.0	24.3	1-story commercial
Santa Monica Blvd	12107	7,194	C	18.0	24.3	1-story commercial
Santa Monica Blvd	12101	4,272	C	10.7	14.4	1-story commercial
Santa Monica Blvd	11967	7,263	C	18.2	24.5	1-story commercial
Santa Monica Blvd	11959	7,360	C	18.4	24.8	1-story commercial
Santa Monica Blvd	11957	7,360	C	18.4	24.8	1-story commercial
Santa Monica Blvd	11951	7,360	C	18.4	24.8	1-story commercial

Santa Monica Blvd	11945	7,278	C	18.2	24.6	2-story commercial	Market
Santa Monica Blvd	11931	7,356	C	18.4	24.8	2-story commercial	Restaurant
Santa Monica Blvd	11915	7,355	C	18.4	24.8	2-story commercial	Dry cleaner
Santa Monica Blvd	None	7,215	C	18.0	24.4	1-story commercial	Restaurant
Santa Monica Blvd	11970	6,693	C	16.7	22.6	1-story commercial	
Santa Monica Blvd	none	7,355	C	18.4	24.8	2-story commercial	Coffee
Santa Monica Blvd	none	7,355	C	18.4	24.8	2-story commercial	
Santa Monica Blvd	11901	7,242	C	18.1	24.4	2-story commercial	
Santa Monica Blvd	11930	4,464	C	11.2	15.1	1-story commercial	
Santa Monica Blvd	11922	3,200	C	8.0	10.8	1-story commercial	
Santa Monica Blvd	11918	3,071	C	7.7	10.4	1-story commercial	
Santa Monica Blvd	11914	3,911	C	9.8	13.2	1-story commercial	
Santa Monica Blvd	11908	9,671	C	24.2	32.6	1-story commercial	Lighting
Santa Monica Blvd	11900	8,035	C	20.1	27.1	1-story commercial	
Santa Monica Blvd	11861	7,349	C	18.4	24.8	1-story commercial	Wertz
Santa Monica Blvd	11859	7,348	C	18.4	24.8	1-story commercial	
Santa Monica Blvd	11851	7,347	C	18.4	24.8	1-story commercial	Laundry
Santa Monica Blvd	11852	12,201	C	30.5	41.2	1-story commercial	Market
Santa Monica Blvd	11827	4,313	C	10.8	14.6	1-story commercial	Car repair
Santa Monica Blvd	11823	4,346	C	10.9	14.7	1-story commercial	Retail

Santa Monica Blvd	11817	4,660	C	11.7	15.7	1-story commercial	
Santa Monica Blvd	11811	4,975	C	12.4	16.8	1-story commercial	
Santa Monica Blvd	11807	5,265	C	13.2	17.8	1-story commercial	
Santa Monica Blvd	11803	5,903	C	14.8	19.9	1-story commercial	
Santa Monica Blvd	11759	6,756	C	16.9	22.8	1-story commercial	pharmacy
Santa Monica Blvd	11771	6,666	C	16.7	22.5	1-story commercial	
Santa Monica Blvd	11726	8,748	C	21.9	29.5	1-story commercial	discount
Santa Monica Blvd	11714	10,877	C	27.2	36.7	1-story commercial	Goodwill
Santa Monica Blvd	none	3,275	C	8.2	11.1	1-story commercial	
Santa Monica Blvd	none	3,325	C	8.3	11.2	1-story commercial	
Santa Monica Blvd	none	2,800	C	7.0	9.5	1-story commercial	
Santa Monica Blvd	11710	13,562	C	33.9	45.8	1-story commercial	paint
Santa Monica Blvd	11700	5,895	C	14.7	19.9	1-story commercial	U-Haul
Barrington Ave	1545	6,996	C	17.5	23.6	1-story commercial	
Santa Monica Blvd	11701	4,380	C	11.0	14.8	1-story commercial	flowers
Barrington Ave	1511	5,834	R4	14.6	19.7	2-story apartments	
Barrington Ave	1507	7,000	R4	17.5	23.6	2-story apartments	
Santa Monica Blvd	11711	1,425	C	3.6	4.8	1-story commercial	
Santa Monica Blvd	11715	2,938	C	7.3	9.9	1-story commercial	
Ohio Ave	11710	7,000	R4	17.5	23.6	2-story apartments	
Santa Monica Blvd	11717	4,209	C	10.5	14.2	1-story commercial	car repair
Santa Monica Blvd	11725	2,220	C	5.6	7.5	1-story commercial	

Santa Monica Blvd	none	1,714	C	4.3	5.8	1-story commercial	
Santa Monica Blvd	11729	4,048	C	10.1	13.7	1-story commercial	
Santa Monica Blvd	11674	88,163	C	220.4	297.6	1-story commercial	market
Santa Monica Blvd	11660	11,201	C	28.0	37.8	1-story commercial	
Santa Monica Blvd	11650	9,412	C	23.5	31.8	1-story commercial	
Santa Monica Blvd	none	15,488	C	38.7	52.3	2-story commercial	bagel
Santa Monica Blvd	11620	15,295	C	38.2	51.6	2-story commercial	bakery
Barry Ave	1562	7,000	R4	17.5	23.6	2-story apartment	
Barry Ave	1566	7,000	R4	17.5	23.6	2-story apartment	
Idaho Ave	11633	7,000	R4	17.5	23.6	2-story apartment	
Santa Monica Blvd	11618	14,550	C	36.4	49.1	1-story commercial	car wash
Santa Monica Blvd	11600	13,805	C	34.5	46.6	1-story commercial	
Federal Ave	1621	7,000	C	17.5	23.6	1-story commercial	
Santa Monica Blvd	11677	3,968	C	9.9	13.4	1-story commercial	strip mall
Santa Monica Blvd	11671	4,310	C	10.8	14.5	1-story commercial	
Santa Monica Blvd	11669	3,694	C	9.2	12.5	1-story commercial	
Barrington Ave	6956	6,956	C	17.4	23.5	1-story commercial	
Santa Monica Blvd	11661	3,468	C	8.7	11.7	1-story commercial	strip mall
Santa Monica Blvd	11657	3,635	C	9.1	12.3	1-story commercial	
Santa Monica Blvd	11653	3,802	C	9.5	12.8	1-story commercial	
Santa Monica Blvd	11651	3,969	C	9.9	13.4	1-story commercial	

Santa Monica Blvd	11629	3,871	C	9.7	13.1	1-story commercial	strip mall
Santa Monica Blvd	11625	4,212	C	10.5	14.2	1-story commercial	
Santa Monica Blvd	11617	3,615	C	9.0	12.2	1-story commercial	
Barry Ave	1516	7,000	C	17.5	23.6	1-story commercial	
Barry Ave	1510	7,000	R4	17.5	23.6	2-story apartment	
Barry Ave	1506	7,000	R4	17.5	23.6	2-story apartment	
Ohio Ave	11620	5,000	R4	12.5	16.9	1-story house	
Ohio Ave	11616	2,000	R4	5.0	6.8	1-story house	
Santa Monica Blvd	11609	3,496	C	8.7	11.8	1-story commercial	strip mall
Santa Monica Blvd	none	3,150	C	7.9	10.6	1-story commercial	
Santa Monica Blvd	11601	4,170	C	10.4	14.1	2-story office	office
Federal Ave	1521	3,504	C	8.8	11.8	2-story office	
Federal Ave	1517	7,005	R4	17.5	23.6	2-story apartment	
Federal Ave	none	7,005	R4	17.5	23.6	2-story apartment	
Federal Ave	1507	7,000	R4	17.5	23.6	2-story apartment	
Federal Ave	1503	4,007	R4	10.0	13.5	2-story apartment	
Ohio Ave	11610	3,000	R4	7.5	10.1	1-story house	
Santa Monica Blvd	none	1,875	C	4.7	6.3	1-story commercial	gas station
Santa Monica Blvd	none	6,618	C	16.5	22.3	1-story commercial	
Santa Monica Blvd	11576	5,729	C	14.3	19.3	1-story commercial	
Santa Monica Blvd	none	1,021	C	2.6	3.4	1-story commercial	
Santa Monica Blvd	11574		C			1-story	

		5,841		14.6	19.7	commercial	
Santa Monica Blvd	11562	5,081	C	12.7	17.1	1-story commercial	discount store
Santa Monica Blvd	11556	6,042	C	15.1	20.4	1-story commercial	
Santa Monica Blvd	11550	5,644	C	14.1	19.0	1-story commercial	
Santa Monica Blvd	11540	12,560	C	31.4	42.4	2-story commercial	market
Colby Ave	1620	5,500	C	13.8	18.6	1-story commercial	
Santa Monica Blvd	11508	4,858	C	12.1	16.4	2-story commercial	restaurant
Santa Monica Blvd	11500	7,032	C	17.6	23.7	2-story commercial	office
Santa Monica Blvd	11531	8,521	C	21.3	28.8	1-story commercial	movie theatre
Santa Monica Blvd	11525	9,484	C	23.7	32.0	1-story commercial	
Santa Monica Blvd	11517	3,600	C	9.0	12.2	1-story commercial	
Santa Monica Blvd			C	900.0	900.0	1-story commercial	WLA Commons
Santa Monica Blvd	11513	4,800	C	12.0	16.2	1-story commercial	strip mall
Santa Monica Blvd	11501	10,077	C	25.2	34.0	1-story commercial	
Santa Monica Blvd	11431	4,905	C	12.3	16.6	1-story commercial	barber
Santa Monica Blvd	11423	4,487	C	11.2	15.1	1-story commercial	
Santa Monica Blvd	none	4,980	C	12.5	16.8	1-story commercial	
Santa Monica Blvd	none	4,763	C	11.9	16.1	1-story commercial	
Santa Monica Blvd	11419	5,908	C	14.8	19.9	1-story commercial	
Santa Monica Blvd	11407	6,403	C	16.0	21.6	1-story commercial	
Santa Monica Blvd	11401	8,700	C	21.8	29.4	1-story commercial	

Santa Monica Blvd	11351	10,074	C	25.2	34.0	1-story commercial	strip mall
Santa Monica Blvd	11339	9,792	C	24.5	33.0	1-story commercial	
Santa Monica Blvd	11329	1,406	C	3.5	4.7	1-story commercial	car sales
Santa Monica Blvd	11327	1,224	C	3.1	4.1	1-story commercial	
Corinth Ave Massachusetts	1560	460	C	1.2	1.6	1-story commercial	
Ave Massachusetts	11322	2,300	C	5.8	7.8	1-story commercial	
Ave	11316	4,700	C	11.8	15.9	1-story commercial	
Santa Monica Blvd	11325	851	C	2.1	2.9	1-story commercial	strip mall
Santa Monica Blvd	11323	1,022	C	2.6	3.4	1-story commercial	
Santa Monica Blvd	11321	1,360	C	3.4	4.6	1-story commercial	
Santa Monica Blvd	11319	1,628	C	4.1	5.5	1-story commercial	
Santa Monica Blvd	11317	2,550	C	6.4	8.6	1-story commercial	
Santa Monica Blvd	11301	8,460	C	21.2	28.6	1-story commercial	gas station
Sawtelle Blvd	1607	6,987	C	17.5	23.6	1-story commercial	
Santa Monica Blvd	11328	4,125	C	10.3	13.9	1-story commercial	strip mall
Corinth Ave	1616	592	C	1.5	2.0	1-story commercial	restaurant
Corinth Ave	none	5,135	C	12.8	17.3	1-story commercial	parking lots
Santa Monica Blvd	11324	3,434	C	8.6	11.6	1-story commercial	
Santa Monica Blvd	11322	2,590	C	6.5	8.7	1-story commercial	
Santa Monica Blvd	11318	5,730	C	14.3	19.3	1-story commercial	
Santa Monica Blvd	11310	4,976	C	12.4	16.8	1-story commercial	
Santa Monica Blvd	11304		C			1-story	

		3,857		9.6	13.0	commercial 1-story	
Santa Monica Blvd	11300	2,573	C	6.4	8.7	commercial 1-story	
Idaho Ave	11323	4,815	C	12.0	16.3	commercial 1-story	
Idaho Ave	none	4,815	C	12.0	16.3	commercial 1-story	
Idaho Ave	11311	4,815	C	12.0	16.3	commercial 1-story	
Sawtelle Blvd	1643	2,800	C	7.0	9.5	commercial 1-story	
Sawtelle Blvd	1641	2,187	C	5.5	7.4	commercial 1-story	
Sawtelle Blvd	1637	2,187	C	5.5	7.4	commercial 1-story	
Sawtelle Blvd	none	1,268	C	3.2	4.3	commercial 1-story	
Sawtelle Blvd	none	1,231	C	3.1	4.2	commercial 1-story	
Santa Monica Blvd	11277	7,480	C	18.7	25.2	commercial 1-story	strip mall
Santa Monica Blvd	11269	2,956	C	7.4	10.0	commercial 1-story	
Sawtelle Blvd	1614	1,250	C	3.1	4.2	commercial 1-story	
Sawtelle Blvd	1612	2,500	C	6.3	8.4	commercial 1-story	
Sawtelle Blvd	1610	2,500	C	6.3	8.4	commercial 1-story	
Santa Monica Blvd	none	2,560	C	6.4	8.6	commercial 1-story	gas station
Santa Monica Blvd	11261	8,487	C	21.2	28.6	commercial 1-story	gas station
Beloit Ave	1617	5,013	C	12.5	16.9	commercial 1-story	
Beloit Ave	none	2,000	C	5.0	6.8	commercial 1-story	
Beloit Ave	1611	7,012	C	17.5	23.7	commercial 1-story	parking lot
Sawtelle Blvd	1608	7,000	C	17.5	23.6	commercial 4-story	office
Sawtelle Blvd	1602	6,850	C	17.1	23.1	commercial 4-story	office
Massachusetts	11271		C			1-story	discount store

Ave		7,000		17.5	23.6	commercial 1-story	
Sawtelle Blvd	1538	6,580	C	16.5	22.2	commercial	hotel
Ohio Ave	11290	7,000	C	17.5	23.6	2-story apartment	
Sawtelle Blvd	1506	7,000	C	17.5	23.6	2-story apartment	
Ohio Ave	11318	13,221	C	33.1	44.6	2-story apartment 1-story	
Sawtelle Blvd	1511	7,000	C	17.5	23.6	commercial 1-story	
Sawtelle Blvd	1517	7,000	C	17.5	23.6	commercial	
Sawtelle Blvd	1525	5,600	C	14.0	18.9	2-story apartment	
Sawtelle Blvd	none	1,400	C	3.5	4.7	2-story apartment	
Sawtelle Blvd	none	7,000	C	17.5	23.6	2-story apartment 1-story	
Sawtelle Blvd	1531	7,000	C	17.5	23.6	commercial	
Sawtelle Blvd	1537	4,485	C	11.2	15.1	3-story apartment	
Sawtelle Blvd	none	1,863	C	4.7	6.3	3-story apartment 1-story	
Sawtelle Blvd	1541	4,495	C	11.2	15.2	commercial 1-story	hotel
Sawtelle Blvd	1543	2,100	C	5.3	7.1	commercial	car rental
Ohio Ave	11258	1,750	C	4.4	5.9	2-story apartment	
Ohio Ave	11264	1,750	C	4.4	5.9	2-story apartment	
Beloit Ave	1521	7,000	R3	8.8	11.8	2-story apartment	
Beloit Ave	1515	7,004	R3	8.8	11.8	2-story apartment	
Beloit Ave	1511	7,003	R3	8.8	11.8	2-story apartment	
Beloit Ave	1507	7,003	R3	8.8	11.8	2-story apartment	
Beloit Ave	1501	3,502	R3	4.4	5.9	2-story apartment	
Santa Monica Blvd	11276	8,104	C	20.3	27.4	1-story commercial	video

Santa Monica Blvd	11272	7,327	C	18.3	24.7	1-story commercial	movie theatre
Santa Monica Blvd	11266	5,326	C	13.3	18.0	1-story commercial	movie theatre
Beloit Ave	1709	4,762	R3	6.0	8.0	1-story commercial	parking lot
Beloit Ave	1713	7,000	R3	8.8	11.8	1-story apartment	
Beloit Ave	1719	7,000	R3	8.8	11.8	1-story apartment	
Beloit Ave	none	6,000	R3	7.5	10.1	2-story apartment	
Beloit Ave	none	1,400	R3	1.8	2.4	2-story apartment	
Beloit Ave	1729	7,000	R3	8.8	11.8	2-story apartment	
Beloit Ave	1957	8,195	R3	10.2	13.8	2-story apartment	
Beloit Ave	1951	7,000	R3	8.8	11.8	2-story apartment	
Beloit Ave	1949	7,000	R3	8.8	11.8	2-story apartment	
Beloit Ave	1935	7,000	R3	8.8	11.8	1-story apartment	
LaGrange Ave	11264	4,013	R3	5.0	6.8	2-story apartment	
LaGrange Ave	11262	5,250	R3	6.6	8.9	2-story apartment	
LaGrange Ave	11250	5,275	R3	6.6	8.9	2-story apartment	
Beloit Ave	2013	6,048	R3	7.6	10.2	2-story apartment	
Beloit Ave	2017	5,966	R3	7.5	10.1	2-story apartment	
Beloit Ave	2023	5,966	R3	7.5	10.1	2-story apartment	
Beloit Ave	2041	6,860	R3	8.6	11.6	2-story apartment	
Mississippi Ave	11254	4,220	R3	5.3	7.1	1-story house	
Mississippi Ave	11250	4,220	R3	5.3	7.1	1-story house	
Sawtelle Blvd	2125		C			1-story	strip mall

		6,044		15.1	20.4	commercial 1-story	
Sawtelle Blvd	2119	5,965	C	14.9	20.1	commercial 1-story	parking lot
Sawtelle Blvd	2113	5,965	C	14.9	20.1	commercial 1-story	
Sawtelle Blvd	2109	5,965	C	14.9	20.1	commercial 1-story	
Sawtelle Blvd	2105	7,375	C	18.4	24.9	commercial 1-story	
Sawtelle Blvd	2101	7,960	C	19.9	26.9	commercial 1-story	
Sawtelle Blvd	2068	12,244	C	30.6	41.3	commercial 1-story	restaurant
Sawtelle Blvd	none	3,020	C	7.6	10.2	commercial 1-story	parking lot
Sawtelle Blvd	2044	8,206	C	20.5	27.7	commercial 2-story	restaurant
Sawtelle Blvd	2040	8,949	C	22.4	30.2	commercial 1-story	office
Sawtelle Blvd	2030	7,275	C	18.2	24.6	commercial 1-story	
Sawtelle Blvd	2024	7,275	C	18.2	24.6	commercial 1-story	
Sawtelle Blvd	none	3,347	C	8.4	11.3	commercial 1-story	
Sawtelle Blvd	2014	8,948	C	22.4	30.2	commercial 1-story	
Sawtelle Blvd	2010	9,071	C	22.7	30.6	commercial 1-story	restaurant
Sawtelle Blvd	2004	10,367	C	25.9	35.0	commercial 1-story	parking lot
Sawtelle Blvd	none	4,655	C	11.6	15.7	commercial 1-story	
Sawtelle Blvd	2031	7,375	C	18.4	24.9	commercial 1-story	
Sawtelle Blvd	2027	10,765	C	26.9	36.3	commercial 1-story	
Sawtelle Blvd	2015	8,884	C	22.2	30.0	commercial 1-story	
Sawtelle Blvd	2011	8,657	C	21.6	29.2	commercial 2-story	
Sawtelle Blvd	2005	7,090	C	17.7	23.9	commercial 1-story	
Sawtelle Blvd	2001	6,853	C	17.1	23.1	nursery	

Sawtelle Blvd	1840	6,353	C	15.9	21.4	1-story commercial	
Sawtelle Blvd	1834	6,353	C	15.9	21.4	1-story commercial	
Sawtelle Blvd	1816	10,220	C	25.6	34.5	1-story commercial	
Sawtelle Blvd	1814	2,100	C	5.3	7.1	1-story commercial	
Sawtelle Blvd	1810	4,900	C	12.3	16.5	1-story commercial	
Sawtelle Blvd	1800	5,017	C	12.5	16.9	1-story commercial	restaurant
Nebraska Ave	11272	5,275	C	13.2	17.8	1-story commercial	
Sawtelle Blvd	11226	4,220	C	10.6	14.2	1-story commercial	parking lot
Sawtelle Blvd	1801	7,385	C	18.5	24.9	1-story commercial	
Sawtelle Blvd	1805	7,385	C	18.5	24.9	2-story apartment	
Sawtelle Blvd	1811	8,487	C	21.2	28.6	1-story commercial	school/yard
Sawtelle Blvd	1819	8,487	C	21.2	28.6	1-story commercial	school/yard
Sawtelle Blvd	1770	4,042	C	10.1	13.6	1-story commercial	
Nebraska Ave	11269	4,070	C	10.2	13.7	1-story commercial	parking lot
Sawtelle Blvd	1668	7,002	C	17.5	23.6	1-story commercial	car repair
Sawtelle Blvd	1662	7,003	C	17.5	23.6	1-story commercial	
Sawtelle Blvd	1656	7,004	C	17.5	23.6	1-story commercial	
Sawtelle Blvd	1654	7,006	C	17.5	23.6	1-story commercial	
Sawtelle Blvd	1650	5,605	C	14.0	18.9	1-story commercial	
(only south side of Wilshire in WLASNC district)							
Wilshire Blvd	11658	7,480	C	18.7	25.2	1-story commercial	Mini-market
Barry Ave	1207	6,935	C	17.3	23.4	1-story commercial	parking lot
Wilshire Blvd	11666		C			vacant	

		20,970		52.4	70.8		
Wilshire Blvd	11728	15,000	C	37.5	50.6	2-story commercial	restaurant
Wilshire Blvd	11850	7,047	C	17.6	23.8	1-story commercial	with parking lot
Wilshire Blvd	11866	4,704	C	11.8	15.9	1-story commercial	
Wilshire Blvd	11872	5,585	C	14.0	18.8	1-story commercial	
Wilshire Blvd	11876	5,210	C	13.0	17.6	1-story commercial	
Wilshire Blvd	11904	6,758	C	16.9	22.8	1-story commercial	fast food with lot
Wilshire Blvd	11906	6,503	C	16.3	21.9	2-story commercial	with parking lot
Wilshire Blvd	11914	4,932	C	12.3	16.6	1-story commercial	
Wilshire Blvd	11918	4,696	C	11.7	15.8	1-story commercial	with parking lot
Wilshire Blvd	11920	5,408	C	13.5	18.3	1-story commercial	fast food
Wilshire Blvd	11926	4,984	C	12.5	16.8	1-story commercial	with parking lot
Wilshire Blvd	11962	4,850	C	12.1	16.4	1-story commercial	
Wilshire Blvd	11966	2,000	C	5.0	6.8	1-story commercial	
Wilshire Blvd	11968	2,500	C	6.3	8.4	1-story commercial	
Wilshire Blvd	11970	4,466	C	11.2	15.1	1-story commercial	
Wilshire Blvd	11982	4,916	C	12.3	16.6	1-story commercial	
Wilshire Blvd	12000	4,914	C	12.3	16.6	1-story commercial	parking lot
Wilshire Blvd	12004	4,400	C	11.0	14.9	1-story commercial	restaurant
Wilshire Blvd	12008	4,400	C	11.0	14.9	2-story commercial	
Wilshire Blvd	12016	4,400	C	11.0	14.9	2-story commercial	
Wilshire Blvd	12020	5,003	C	12.5	16.9	2-story commercial	

Wilshire Blvd	12036	5,003	C	12.5	16.9	1-story commercial	
Wilshire Blvd	12200	12,856	C	32.1	43.4	1-story commercial	strip mall with lot
Bundy Ave	1914	76,696	C	191.7	258.8	1-story commercial	fitness with parking lot
Bundy Ave	1801	40,071	C	100.2	135.2	1-story commercial	golf store with parking lot
Bundy Ave	1845	42,838	C	107.1	144.6	1-story commercial	
Bundy Ave	1861	28,809	C	72.0	97.2	1-story commercial	
Bundy Ave	2012	124,000	C	310.0	418.5	1-story commercial	OSH with parking lot
Bundy Ave	2048	60,000	C	150.0	202.5	1-story commercial	lighting
Bundy Ave	2052	55,400	C	138.5	187.0	1-story commercial	Staples with parking lot
Olympic Blvd	none	7,793	C	19.5	26.3	1-story commercial	gas station
Olympic Blvd	11951	13,109	C	32.8	44.2	1-story commercial	
Olympic Blvd	11915	27,900	C	69.8	94.2	1-story commercial	strip mall
Olympic Blvd	none	10,080	C	25.2	34.0	1-story commercial	
Olympic Blvd	11801	71,279	C	178.2	240.6	1-story commercial	vacant Sports Mart
Olympic Blvd	11811	64,035	C	160.1	216.1	1-story commercial	
Olympic Blvd	none	1,881	C	4.7	6.3	1-story commercial	car repair
Olympic Blvd	11758	3,056	C	7.6	10.3	1-story commercial	
Olympic Blvd	none	3,071	C	7.7	10.4	1-story commercial	
Olympic Blvd	none	3,718	C	9.3	12.5	1-story commercial	
Olympic Blvd	11748	4,646	C	11.6	15.7	1-story commercial	gas station
Olympic Blvd	11742	3,000	C	7.5	10.1	1-story commercial	
Olympic Blvd	none		C			1-story	

		1,486		3.7	5.0	commercial 1-story	
Olympic Blvd	none	1,323	C	3.3	4.5	commercial 1-story	
Olympic Blvd	11738	2,000	C	5.0	6.8	commercial 1-story	
Stoner Ave	2225	1,584	C	4.0	5.3	commercial 1-story	
Stoner Ave	none	1,779	C	4.4	6.0	commercial 1-story	
Olympic Blvd	11728	3,386	C	8.5	11.4	commercial 1-story	furniture store
Stoner Ave	2210	170	C	0.4	0.6	commercial 1-story	
Stoner Ave	2214	3,412	C	8.5	11.5	commercial 1-story	
Stoner Ave	none	1,969	C	4.9	6.6	commercial 1-story	
Olympic Blvd	11726	3,413	C	8.5	11.5	commercial 1-story	veterinarian
Olympic Blvd	11724	8,636	C	21.6	29.1	commercial 1-story	
Artemis Place	11718	8,000	C	20.0	27.0	commercial 1-story	with parking lot
Olympic Blvd	none	1,787	C	4.5	6.0	commercial 1-story	car repair
Olympic Blvd	11708	1,265	C	3.2	4.3	commercial 1-story	parking lot
Olympic Blvd	none	1,800	C	4.5	6.1	commercial 1-story	
Olympic Blvd	none	1,360	C	3.4	4.6	commercial 1-story	
Artemis Place	2212	1,800	C	4.5	6.1	commercial 1-story	
Barrington Ave	none	1,360	C	3.4	4.6	commercial 1-story	
Artemis Place	2216	1,787	C	4.5	6.0	commercial 1-story	
Barrington Ave	2215	1,350	C	3.4	4.6	commercial 1-story	
Artemis Place	2220	1,800	C	4.5	6.1	commercial 1-story	
Barrington Ave	2221	1,360	C	3.4	4.6	commercial 1-story	
Artemis Place	2226	1,800	C	4.5	6.1	commercial 1-story	
Barrington Ave	2223	1,360	C	3.4	4.6	commercial 1-story	

Barrington Ave	2225	1,923	C	4.8	6.5	1-story commercial	
Federal Ave	2148	10,120	C	25.3	34.2	1-story commercial	
Olympic Blvd	11577	4,717	C	11.8	15.9	1-story commercial	
Olympic Blvd	11567	3,542	C	8.9	12.0	1-story commercial	
Olympic Blvd	11555	8,170	C	20.4	27.6	1-story commercial	with parking lot
Olympic Blvd	11545	2,574	C	6.4	8.7	1-story commercial	
Colby Ave	2146	5,300	C	13.3	17.9	1-story commercial	parking lot
Olympic Blvd	11543	2,574	C	6.4	8.7	1-story commercial	
Olympic Blvd	11660	2,494	C	6.2	8.4	1-story commercial	
Olympic Blvd	11656	3,096	C	7.7	10.4	1-story commercial	car repair
Olympic Blvd	11652	6,426	C	16.1	21.7	1-story commercial	
Olympic Blvd	11622	6,507	C	16.3	22.0	1-story commercial	
Barry Ave	2210	6,450	C	16.1	21.8	1-story commercial	
Olympic Blvd	11618	2,790	C	7.0	9.4	1-story commercial	
Olympic Blvd	11614	5,250	C	13.1	17.7	2-story commercial	
Olympic Blvd	11610	4,200	C	10.5	14.2	2-story commercial	
Olympic Blvd	11600	5,043	C	12.6	17.0	1-story commercial	
Federal Ave	2210	4,124	C	10.3	13.9	2-story commercial	
Olympic Blvd	11570	10,524	C	26.3	35.5	2-story commercial	
Federal Ave	2212	8,539	C	21.3	28.8	1-story commercial	parking lot
Olympic Blvd	11560	9,000	C	22.5	30.4	1-story commercial	
Colby Ave	2207	6,694	C	16.7	22.6	1-story commercial	with parking lot

Sawtelle Blvd	2335	68,600	C	171.5	231.5	1-story commercial	big box retailer
Pico Blvd	11301	20,105	C	50.3	67.9	1-story commercial	parking lot
Pico Blvd	11321	43,140	C	107.9	145.6	1-story commercial	
Pico Blvd	11300	24,424	C	61.1	82.4	1-story commercial	
Purdue Ave	2335	43,017	C	107.5	145.2	1-story commercial	car repair
Pico Blvd	11507	5,150	C	12.9	17.4	1-story commercial	saloon
Pico Blvd	11515	2,894	C	7.2	9.8	1-story commercial	
Pico Blvd	11517	2,562	C	6.4	8.6	1-story commercial	
Pico Blvd	11521	2,390	C	6.0	8.1	1-story commercial	parking lot
Exposition	11522	2,623	C	6.6	8.9	1-story commercial	parking lot
Pico Blvd	11525	2,856	C	7.1	9.6	1-story commercial	parking lot
Pico Blvd	11529	3,090	C	7.7	10.4	1-story commercial	
Pico Blvd	11531	3,221	C	8.1	10.9	1-story commercial	
Pico Blvd	11535	6,580	C	16.5	22.2	1-story commercial	
Exposition	11534	6,294	C	15.7	21.2	1-story commercial	
Pico Blvd	11601	2,460	C	6.2	8.3	1-story commercial	
Pico Blvd	11605	2,547	C	6.4	8.6	1-story commercial	
Pico Blvd	11607	2,487	C	6.2	8.4	1-story commercial	
Pico Blvd	11609	2,575	C	6.4	8.7	1-story commercial	
Pico Blvd	11611	2,664	C	6.7	9.0	1-story commercial	
Pico Blvd	11613	2,752	C	6.9	9.3	1-story commercial	
Pico Blvd	11617	2,840	C	7.1	9.6	1-story commercial	

Pico Blvd	11641	2,358	C	5.9	8.0	1-story commercial
Pico Blvd	none	2,970	C	7.4	10.0	1-story commercial
Pico Blvd	11647	5,920	C	14.8	20.0	1-story commercial
Exposition	11600	2,810	C	7.0	9.5	1-story commercial
Exposition	11604	2,360	C	5.9	8.0	1-story commercial
Exposition	11606	2,456	C	6.1	8.3	1-story commercial
Exposition	11608	2,553	C	6.4	8.6	1-story commercial
Exposition	11610	2,650	C	6.6	8.9	1-story commercial
Exposition	11612	2,747	C	6.9	9.3	1-story commercial
Exposition	11616	2,845	C	7.1	9.6	1-story commercial
Exposition	11618	2,942	C	7.4	9.9	1-story commercial
Exposition	11620	3,039	C	7.6	10.3	1-story commercial
Exposition	11622	3,136	C	7.8	10.6	1-story commercial
Exposition	11626	3,768	C	9.4	12.7	1-story commercial
Tennessee Ave	11630	3,106	C	7.8	10.5	1-story commercial
Tennessee Ave	11634	2,437	C	6.1	8.2	1-story commercial
Tennessee Ave	11638	1,872	C	4.7	6.3	1-story commercial
Tennessee Ave	11651	5,609	C	14.0	18.9	2-story apartment
Tennessee Ave	11661	7,672	C	19.2	25.9	2-story apartment
Barrington Ave	2280	4,665	C	11.7	15.7	2-story apartment
Barrington Ave	2270	5,350	C	13.4	18.1	2-story apartment
Barrington Ave	2260	4,770	C	11.9	16.1	2-story apartment
Exposition	11735	4,188	C	10.5	14.1	1-story commercial

Exposition	11731	4,188	C	10.5	14.1	1-story commercial
Exposition	11721	4,188	C	10.5	14.1	1-story commercial
Exposition	11723	4,188	C	10.5	14.1	1-story commercial
Exposition	11717	4,188	C	10.5	14.1	1-story commercial
Exposition	11715	4,188	C	10.5	14.1	1-story commercial
Exposition	11711	4,188	C	10.5	14.1	1-story commercial
Exposition	11707	4,141	C	10.4	14.0	1-story commercial
Exposition	11703	1,600	C	4.0	5.4	1-story commercial
Exposition	11751	3,810	C	9.5	12.9	1-story commercial
Exposition	11755	3,860	C	9.7	13.0	1-story commercial
Exposition	11759	3,860	C	9.7	13.0	1-story commercial
Exposition	11763	3,860	C	9.7	13.0	1-story commercial
Exposition	11765	3,860	C	9.7	13.0	1-story commercial
Exposition	11769	3,860	C	9.7	13.0	1-story commercial
Pico Blvd	11773	3,860	C	9.7	13.0	1-story commercial
Pico Blvd	11777	3,727	C	9.3	12.6	1-story commercial
Barrington Ave	2448	3,300	R4	8.3	11.1	2-story apartment
Barrington Ave	2450	3,300	R4	8.3	11.1	2-story apartment
Barrington Ave	2452	3,300	R4	8.3	11.1	1-story apartment
Barrington Ave	2460	3,300	R4	8.3	11.1	1-story apartment
Barrington Ave	2459	3,300	R4	8.3	11.1	1-story apartment
Barrington Ave	2463	3,300	R4	8.3	11.1	1-story apartment
Barrington Ave	2415	3,300	R4	8.3	11.1	1-story apartment

Barrington Ave	2419	3,300	R4	8.3	11.1	1-story apartment	
Barrington Ave	none	3,300	R4	8.3	11.1	1-story apartment	
Barrington Ave	2427	3,301	R4	8.3	11.1	1-story apartment	
Federal Ave	2412	14,058	R3	17.6	23.7	1-story apartment	
Corinth Ave	2431	6,000	R3	7.5	10.1	1-story apartment	
Exposition	11360	6,000	R3	7.5	10.1	1-story apartment	
Exposition	11362	6,000	R3	7.5	10.1	1-story apartment	
Exposition	11368	6,000	R3	7.5	10.1	2-story apartment	
Exposition	11376	6,000	R3	7.5	10.1	2-story apartment	
Purdue Ave	2418	5,994	R3	7.5	10.1	1-story apartment	
Exposition	11430	21,148	C	52.9	71.4	1-story commercial	vacant
Gateway Blvd	11460	5,605	C	14.0	18.9	1-story commercial	strip mall
Gateway Blvd	11464	3,024	C	7.6	10.2	1-story commercial	auto repair
Gateway Blvd	11470	3,025	C	7.6	10.2	1-story commercial	
Gateway Blvd	11472	3,025	C	7.6	10.2	1-story commercial	
Gateway Blvd	11476	3,025	C	7.6	10.2	1-story commercial	
Gateway Blvd	11480	3,025	C	7.6	10.2	1-story commercial	
Gateway Blvd	11484	3,025	C	7.6	10.2	1-story commercial	
Gateway Blvd	11488	3,025	C	7.6	10.2	1-story commercial	
Pico Blvd	11500	3,990	C	10.0	13.5	1-story commercial	with parking lot
Pico Blvd	11508	2,525	C	6.3	8.5	1-story commercial	with parking lot
Pico Blvd	11512	2,750	C	6.9	9.3	1-story commercial	with parking lot

Pico Blvd	11518	2,750	C	6.9	9.3	1-story commercial	with parking lot
Pico Blvd	11520	2,750	C	6.9	9.3	1-story commercial	with parking lot
Pico Blvd	11524	2,749	C	6.9	9.3	1-story commercial	
Pico Blvd	11528	2,749	C	6.9	9.3	1-story commercial	
Pico Blvd	11532	2,749	C	6.9	9.3	1-story commercial	parking lot
Pico Blvd	11536	2,749	C	6.9	9.3	1-story commercial	
Pico Blvd	11540	2,749	C	6.9	9.3	1-story commercial	with parking lot
Pico Blvd	11544	2,749	C	6.9	9.3	1-story commercial	with parking lot
Pico Blvd	11548	2,749	C	6.9	9.3	1-story commercial	with parking lot
Pico Blvd	11552	2,749	C	6.9	9.3	2-story commercial	
Pico Blvd	11556	2,749	C	6.9	9.3	1-story commercial	parking lot
Pico Blvd	11560	2,748	C	6.9	9.3	1-story commercial	parking lot
Pico Blvd	11564	2,748	C	6.9	9.3	1-story commercial	
Pico Blvd	11568	2,751	C	6.9	9.3	1-story commercial	
Pico Blvd	11572	2,759	C	6.9	9.3	1-story commercial	
Pico Blvd	11576	2,773	C	6.9	9.4	1-story commercial	
Pico Blvd	11580	3,281	C	8.2	11.1	1-story commercial	
Pico Blvd	11584	3,122	C	7.8	10.5	1-story commercial	
Pico Blvd	11584	3,098	C	7.7	10.5	1-story commercial	parking lot
Pico Blvd	11604	2,808	C	7.0	9.5	1-story commercial	with parking lot
Pico Blvd	11608	2,747	C	6.9	9.3	1-story commercial	with parking lot
Pico Blvd	11602	2,747	C	6.9	9.3	1-story commercial	with parking lot
Pico Blvd	11614	3,297	C	8.2	11.1	1-story commercial	
Pico Blvd	11620	2,747	C	6.9	9.3	1-story commercial	

Pico Blvd	11624	2,747	C	6.9	9.3	1-story commercial	with parking lot
Pico Blvd	11654	3,297	C	8.2	11.1	1-story commercial	with parking lot
Pico Blvd	11660	2,747	C	6.9	9.3	1-story commercial	with parking lot
Pico Blvd	11664	2,747	C	6.9	9.3	1-story commercial	
Pico Blvd	11668	2,747	C	6.9	9.3	1-story commercial	
Pico Blvd	11702	2,240	C	5.6	7.6	1-story commercial	with parking lot
Barrington Ave	2413	840	C	2.1	2.8	1-story commercial	car repair
Pico Blvd	11708	2,000	C	5.0	6.8	1-story commercial	
Pico Blvd	none	750	C	1.9	2.5	1-story commercial	
Pico Blvd	11712	2,000	C	5.0	6.8	1-story commercial	
Pico Blvd	none	750	C	1.9	2.5	1-story commercial	
Pico Blvd	11714	2,750	C	6.9	9.3	2-story commercial	
Pico Blvd	11718	2,750	C	6.9	9.3	2-story commercial	
Pico Blvd	11724	2,750	C	6.9	9.3	1-story commercial	with parking lot
Pico Blvd	11726	2,750	C	6.9	9.3	1-story commercial	with parking lot
Pico Blvd	11732	2,750	C	6.9	9.3	2-story commercial	with parking lot
Pico Blvd	11736	2,750	C	6.9	9.3	2-story commercial	with parking lot
Pico Blvd	11740	2,750	C	6.9	9.3	2-story commercial	
Pico Blvd	11744	2,750	C	6.9	9.3	2-story commercial	with parking lot
Pico Blvd	11748	2,750	C	6.9	9.3	1-story commercial	with parking lot
Pico Blvd	11752	3,300	C	8.3	11.1	1-story commercial	
Pico Blvd	11756	3,300	C	8.3	11.1	1-story commercial	
Pico Blvd	11760	3,300	C	8.3	11.1	1-story commercial	with parking lot
Pico Blvd	11764	3,390	C	8.5	11.4	1-story commercial	with parking lot

Pico Blvd	11768	2,751	C	6.9	9.3	1-story commercial	with parking lot
Pico Blvd	11772	2,748	C	6.9	9.3	1-story commercial	with parking lot
Pico Blvd	11776	2,748	C	6.9	9.3	1-story commercial	
Pico Blvd	11780	2,748	C	6.9	9.3	1-story commercial	
Pico Blvd	11701	2,021	C	5.1	6.8	1-story commercial	
Pico Blvd	11705	2,939	C	7.3	9.9	1-story commercial	
Pico Blvd	11711	3,035	C	7.6	10.2	1-story commercial	
Pico Blvd	11719	3,130	C	7.8	10.6	1-story commercial	
Pico Blvd	11725	3,226	C	8.1	10.9	1-story commercial	
Pico Blvd	11731	3,321	C	8.3	11.2	1-story commercial	
Pico Blvd	11737	2,554	C	6.4	8.6	1-story commercial	
Pico Blvd	11741	2,608	C	6.5	8.8	1-story commercial	
Pico Blvd	11745	2,661	C	6.7	9.0	1-story commercial	with parking lot
Pico Blvd	11747	2,715	C	6.8	9.2	1-story commercial	
Pico Blvd	11751	2,770	C	6.9	9.3	1-story commercial	
Pico Blvd	11755	2,823	C	7.1	9.5	1-story commercial	
Pico Blvd	none	2,393	C	6.0	8.1	1-story commercial	with parking lot
Pico Blvd	11765	2,430	C	6.1	8.2	1-story commercial	with parking lot
Pico Blvd	11769	2,468	C	6.2	8.3	1-story commercial	with parking lot
Pico Blvd	11773	2,505	C	6.3	8.5	1-story commercial	with parking lot
Pico Blvd	11777	2,543	C	6.4	8.6	1-story commercial	with parking lot
Pico Blvd	11779	2,580	C	6.5	8.7	1-story commercial	with parking lot
Pico Blvd	11785	2,617	C	6.5	8.8	1-story commercial	with parking lot
Pico Blvd	11789	2,655	C	6.6	9.0	1-story commercial	with parking lot

Pico Blvd	11793	2,692	C	6.7	9.1	1-story commercial	
Pico Blvd	11797	2,729	C	6.8	9.2	1-story commercial	
Pico Blvd	11801	2,754	C	6.9	9.3	1-story commercial	with parking lot
Pico Blvd	11803	2,752	C	6.9	9.3	1-story commercial	with parking lot
Pico Blvd	11807	2,752	C	6.9	9.3	1-story commercial	
Pico Blvd	11815	2,752	C	6.9	9.3	1-story commercial	
Pico Blvd	11819	2,752	C	6.9	9.3	1-story commercial	
Pico Blvd	11823	2,752	C	6.9	9.3	1-story commercial	
Pico Blvd	11827	2,752	C	6.9	9.3	1-story commercial	
Pico Blvd	11831	2,752	C	6.9	9.3	1-story commercial	
Pico Blvd	11901	2,752	C	6.9	9.3	2-story commercial	
Pico Blvd	11905	2,752	C	6.9	9.3	2-story commercial	
Pico Blvd	11909	2,752	C	6.9	9.3	1-story commercial	strip mall with parking lot
Pico Blvd	11913	2,752	C	6.9	9.3	1-story commercial	strip mall with parking lot
Pico Blvd	11917	2,752	C	6.9	9.3	1-story commercial	strip mall with parking lot
Pico Blvd	11925	2,752	C	6.9	9.3	1-story commercial	strip mall with parking lot
Pico Blvd	11927	2,752	C	6.9	9.3	1-story commercial	strip mall with parking lot
Pico Blvd	12001	3,299	C	8.2	11.1	1-story commercial	with parking lot
Pico Blvd	12007	3,282	C	8.2	11.1	1-story commercial	with parking lot
Pico Blvd	12009	2,719	C	6.8	9.2	1-story commercial	with parking lot
Pico Blvd	12013	2,707	C	6.8	9.1	1-story commercial	with parking lot
Pico Blvd	12017	2,696	C	6.7	9.1	1-story commercial	with parking lot
Pico Blvd	12019	2,685	C	6.7	9.1	1-story commercial	with parking lot
Pico Blvd	12027		C			1-story	parking lot

		2,674		6.7	9.0	commercial 1-story	
Pico Blvd	12031	2,663	C	6.7	9.0	commercial 1-story	parking lot
Pico Blvd	12035	2,651	C	6.6	8.9	commercial 1-story	parking lot
Pico Blvd	12039	2,640	C	6.6	8.9	commercial 1-story	parking lot
Pico Blvd	12043	4,660	C	11.7	15.7	commercial	with parking lot
Pico Blvd	11800	2,706	C	6.8	9.1	1-story commercial	
Pico Blvd	11804	2,750	C	6.9	9.3	1-story commercial	
Pico Blvd	11812	2,750	C	6.9	9.3	1-story commercial	
Pico Blvd	11816	2,750	C	6.9	9.3	1-story commercial	
Pico Blvd	11820	2,750	C	6.9	9.3	1-story commercial	
Pico Blvd	11822	2,750	C	6.9	9.3	1-story commercial	
Pico Blvd	11828	2,750	C	6.9	9.3	1-story commercial	
Pico Blvd	11832	2,750	C	6.9	9.3	1-story commercial	
Pico Blvd	11836	2,750	C	6.9	9.3	1-story commercial	with parking lot
Pico Blvd	11840	2,750	C	6.9	9.3	1-story commercial	with parking lot
Pico Blvd	11842	4,958	C	12.4	16.7	2-story commercial	with parking lot
Pico Blvd	11938	4,400	C	11.0	14.9	1-story commercial	
Pico Blvd	12000	2,750	C	6.9	9.3	1-story commercial	
Pico Blvd	12002	2,750	C	6.9	9.3	1-story commercial	with parking lot
Pico Blvd	12008	2,750	C	6.9	9.3	1-story commercial	with parking lot
Pico Blvd	12010	2,750	C	6.9	9.3	1-story commercial	with parking lot
Pico Blvd	12016	2,750	C	6.9	9.3	1-story commercial	
Pico Blvd	12020	2,750	C	6.9	9.3	1-story commercial	with parking lot
Pico Blvd	12024	2,750	C	6.9	9.3	1-story commercial	with parking lot
Pico Blvd	12028		C			1-story	parking lot

		2,750		6.9	9.3	commercial 1-story	
Pico Blvd	12032	2,750	C	6.9	9.3	commercial 1-story	parking lot
Pico Blvd	12036	3,706	C	9.3	12.5	commercial	with parking lot
Pico Blvd	12101	3,128	C	7.8	10.6	1-story commercial	parking lot
Pico Blvd	12105	4,400	C	11.0	14.9	1-story commercial	fast food
Pico Blvd	12201	4,745	C	11.9	16.0	1-story commercial	with parking lot
Pico Blvd	12211	4,730	C	11.8	16.0	1-story commercial	with parking lot
Pico Blvd	12217	4,730	C	11.8	16.0	1-story commercial	with parking lot
Pico Blvd	12223	4,730	C	11.8	16.0	1-story commercial	with parking lot
Pico Blvd	12229	4,730	C	11.8	16.0	1-story commercial	with parking lot
Pico Blvd	12235	4,730	C	11.8	16.0	1-story commercial	parking lot
Pico Blvd	12204	704	C	1.8	2.4	2-story commercial	
Pico Blvd	12208	1,982	C	5.0	6.7	1-story commercial	
Pico Blvd	12210	2,651	C	6.6	8.9	2-story commercial	
Pico Blvd	12216	2,747	C	6.9	9.3	1-story commercial	with parking lot
Pico Blvd	12220	2,747	C	6.9	9.3	1-story commercial	with parking lot
Pico Blvd	12224	2,747	C	6.9	9.3	1-story commercial	with parking lot
Pico Blvd	12232	2,747	C	6.9	9.3	1-story commercial	with parking lot
Pico Blvd	12234	2,747	C	6.9	9.3	1-story commercial	with parking lot
Pico Blvd	12240	2,747	C	6.9	9.3	1-story commercial	with parking lot
Pico Blvd	12244	2,747	C	6.9	9.3	1-story commercial	with parking lot
Pico Blvd	12248	2,691	C	6.7	9.1	1-story commercial	with parking lot
Wellesley Ave.	2414	1,473	C	3.7	5.0	1-story commercial	parking lot

alley	none	2,485	C	6.2	8.4	1-story commercial	parking lot
alley	none	3,402	C	8.5	11.5	1-story commercial	with parking lot
alley	none	4,152	C	10.4	14.0	1-story commercial	
alley	none	4,501	C	11.3	15.2	1-story commercial	
Pico Blvd	12300	2,452	C	6.1	8.3	1-story commercial	with parking lot
Pico Blvd	12308	2,687	C	6.7	9.1	1-story commercial	with parking lot
Pico Blvd	12312	2,373	C	5.9	8.0	1-story commercial	
Pico Blvd	12316	2,024	C	5.1	6.8	1-story commercial	
Pico Blvd	12320	1,675	C	4.2	5.7	1-story commercial	
Pico Blvd	12324	1,326	C	3.3	4.5	1-story commercial	
Pico Blvd	12328	978	C	2.4	3.3	1-story commercial	
Pico Blvd	none	629	C	1.6	2.1	1-story commercial	parking lot
Pico Blvd	none	418	C	1.0	1.4	1-story commercial	parking lot
Pico Blvd	none	626	C	1.6	2.1	1-story commercial	parking lot

Total units:

9,780

12,889

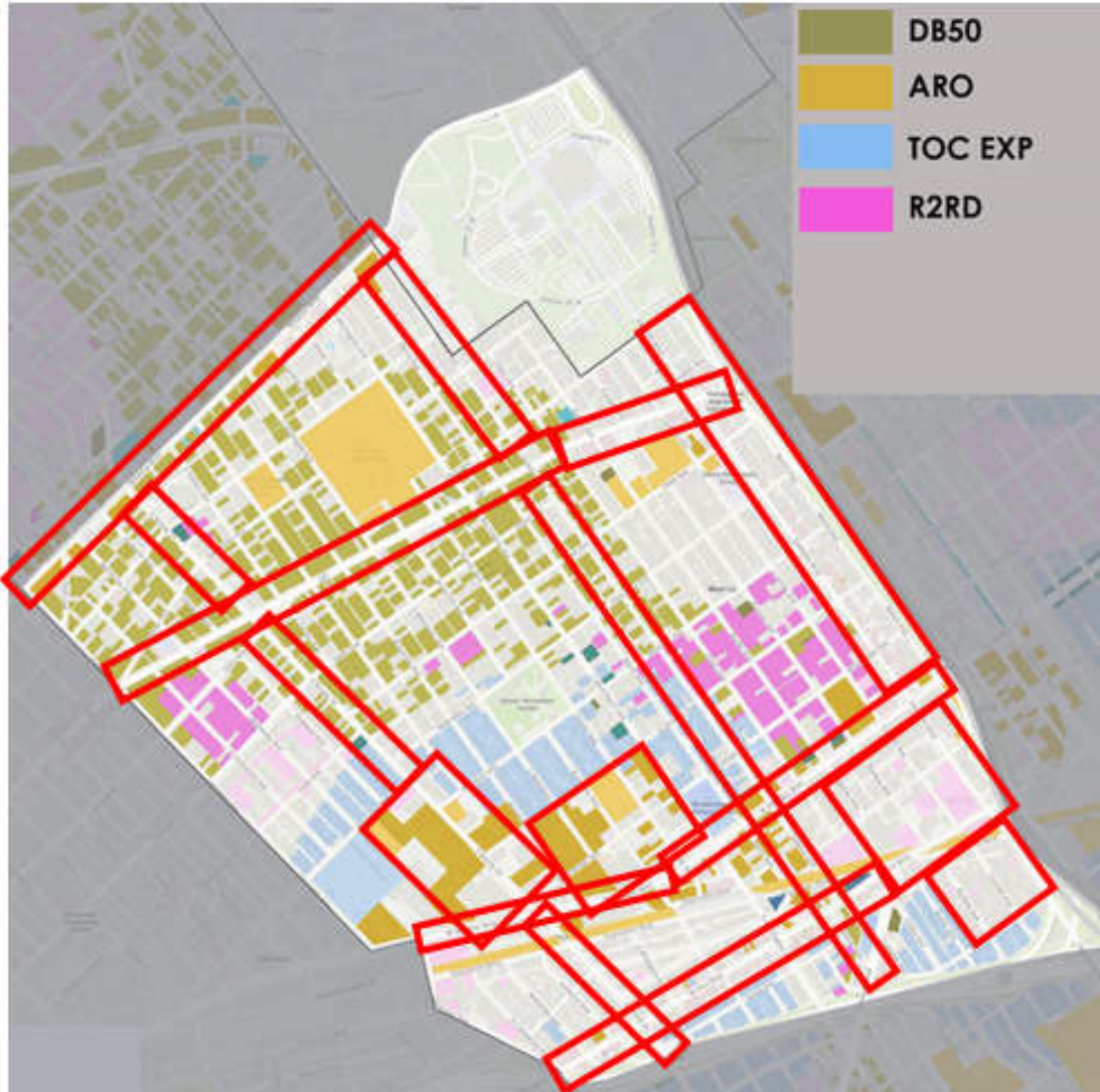
Industrial area on Bundy north of Olympic to channel density.



Channel housing to commercial / high-density corridors/ high-density corridors.

West L.A. Community Plan update: WLASNC district (west portion)

- Goal is to channel new housing to commercial corridors and high-density residential areas (500 parcels exist that can develop 6,000 units and 15,000 residents).



Channel housing to commercial / high-density corridors/ high-density corridors.

West L.A. Community Plan update: WLASNC district (west portion)

- Goal is to channel new housing to commercial corridors and high-density residential areas (500 parcels exist that can develop 6,000 units and 15,000 residents).

