

# CHANGE OF PRECISE PLAN

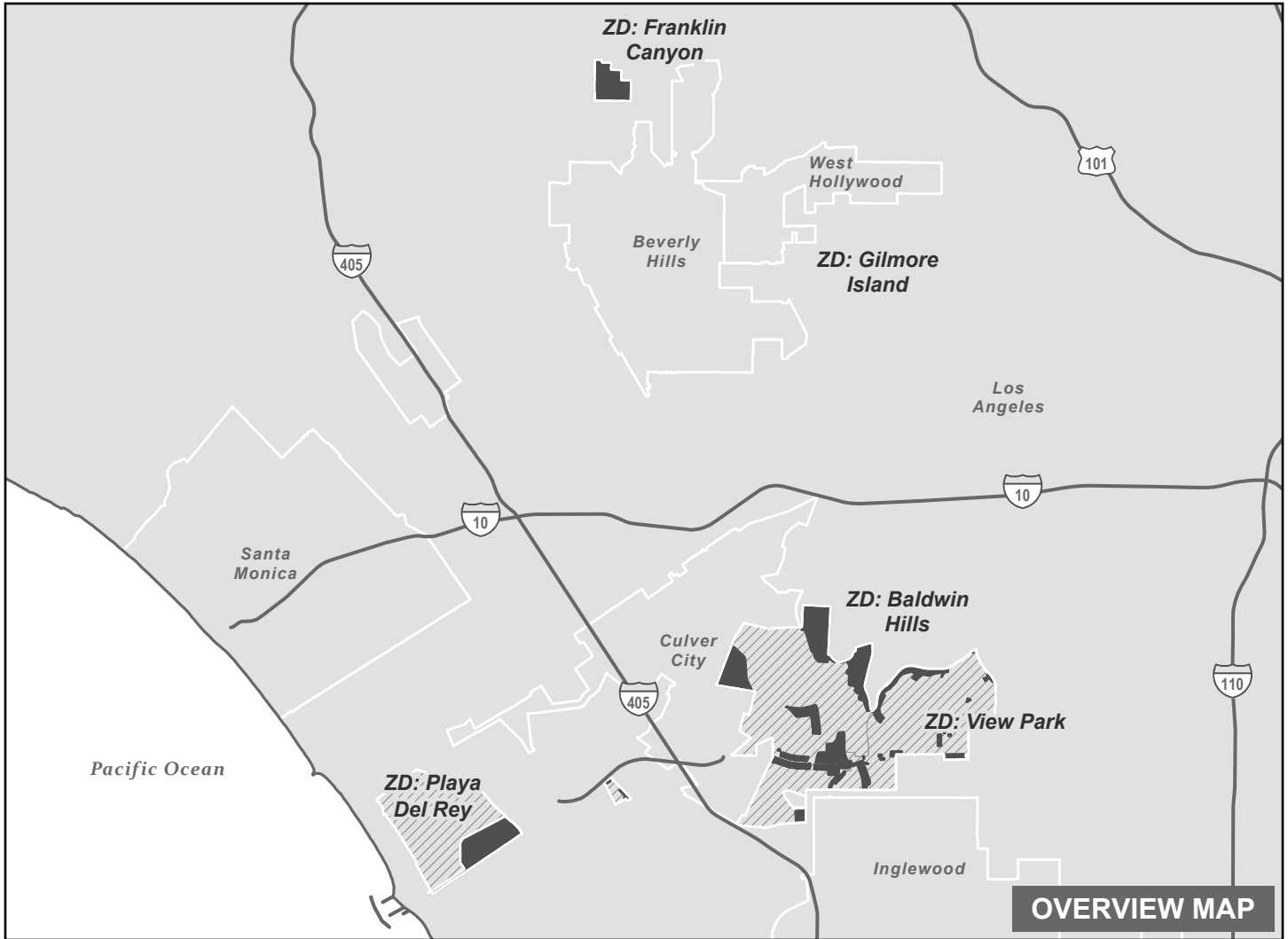
ZONED DISTRICTS: BALDWIN HILLS, FRANKLIN CANYON, GILMORE ISLAND, PLAYA DEL REY, VIEW PARK

**ADOPTED BY ORDINANCE:** \_\_\_\_\_


**ON:** \_\_\_\_\_


**ZONING CASE: RPPL2023002450**

AMENDING SECTION: 22.06.060 OF THE COUNTY CODE



— Freeway

 Selected Zoned District (ZD)

 Zone Change Area

 City / Unincorporated Boundary



0 1.5 3




Miles

THE REGIONAL PLANNING COMMISSION  
COUNTY OF LOS ANGELES  
PAM O'CONNOR, CHAIR  
AMY J. BODEK, AICP, DIRECTOR OF REGIONAL PLANNING

### Westside Planning Area Zone Changes

Zoned District(s): Playa Del Rey

#### Zone Change

 O-S - Open Space

#### Base Layers

 Zoned District

 Parcels

 Unincorporated Area

 Incorporated City

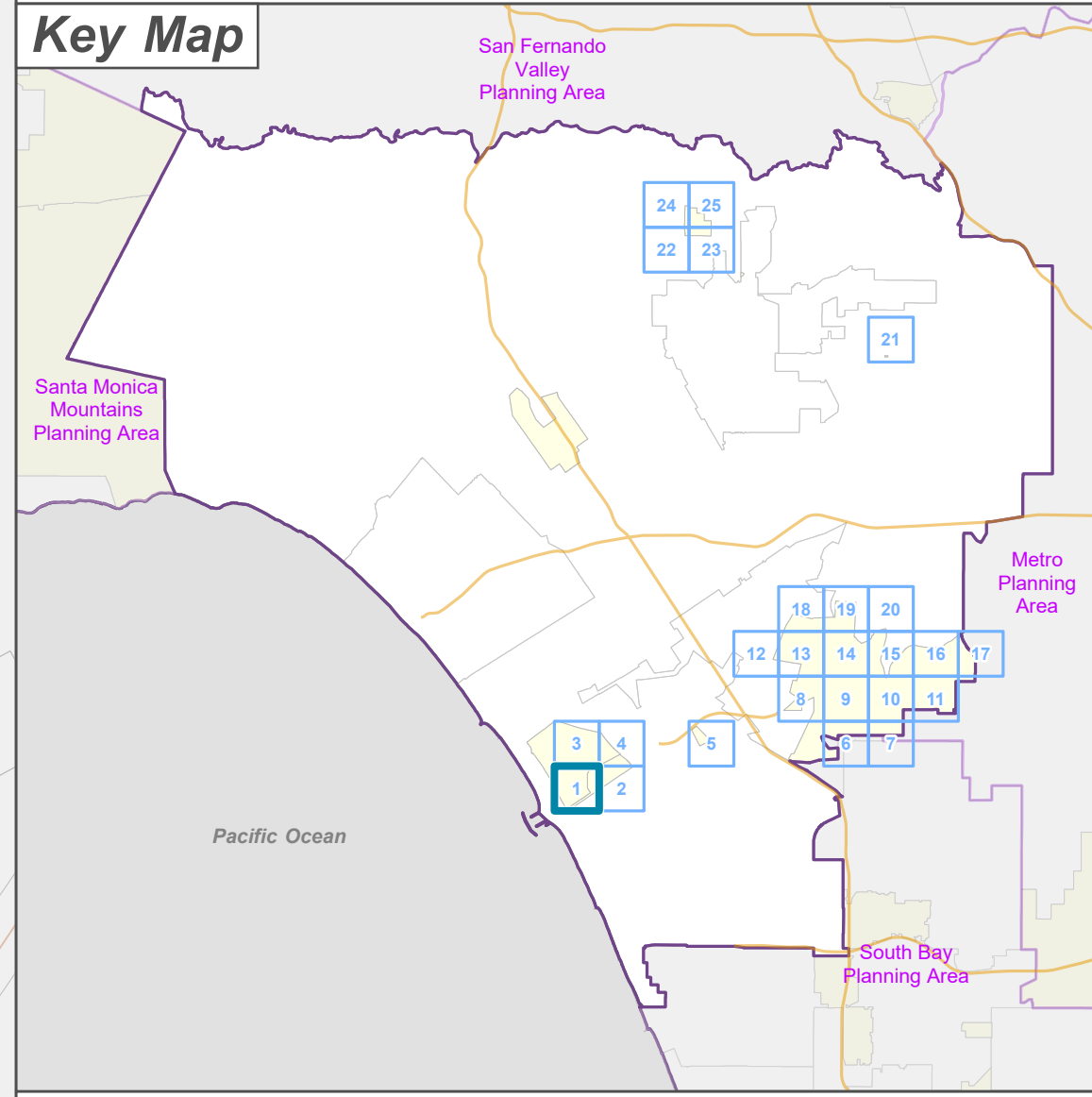
 Map Series Grid

#### Street Types

 Primary

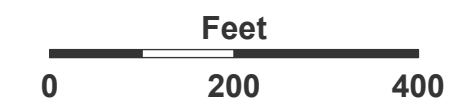
 Secondary

 Minor



**LA COUNTY**  
**PLANNING**

LOS ANGELES COUNTY  
Dept. of Regional Planning  
320 W. Temple St.  
Los Angeles, CA 90012



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Los Angeles County

**Westside Planning Area  
Zone Changes**

Zoned District(s): Playa Del Rey

**Zone Change**

O-S - Open Space

**Base Layers**

Zoned District

Parcels

Unincorporated Area

Incorporated City

Map Series Grid

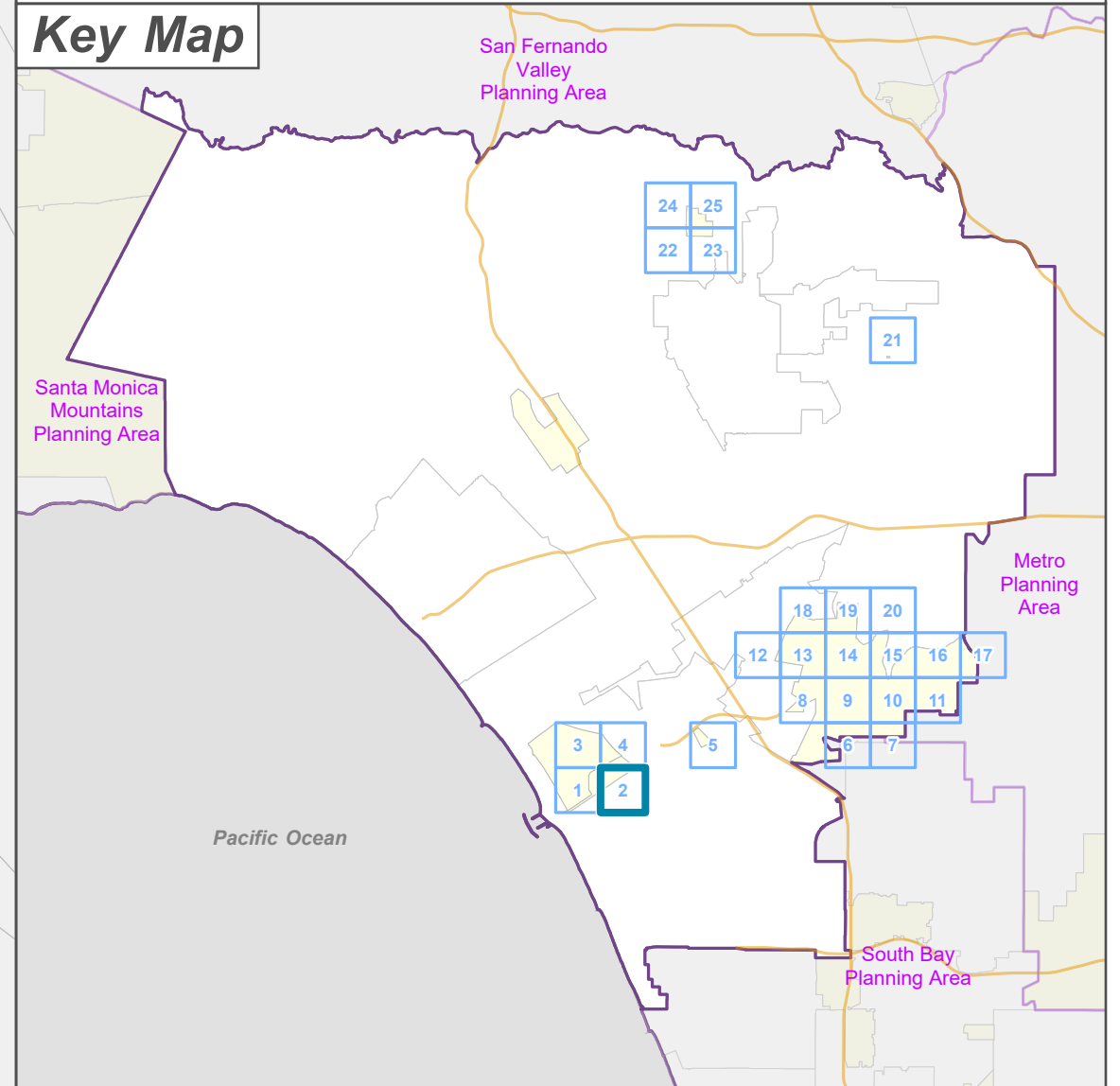
**Street Types**

Highway

Primary

Minor

**Key Map**

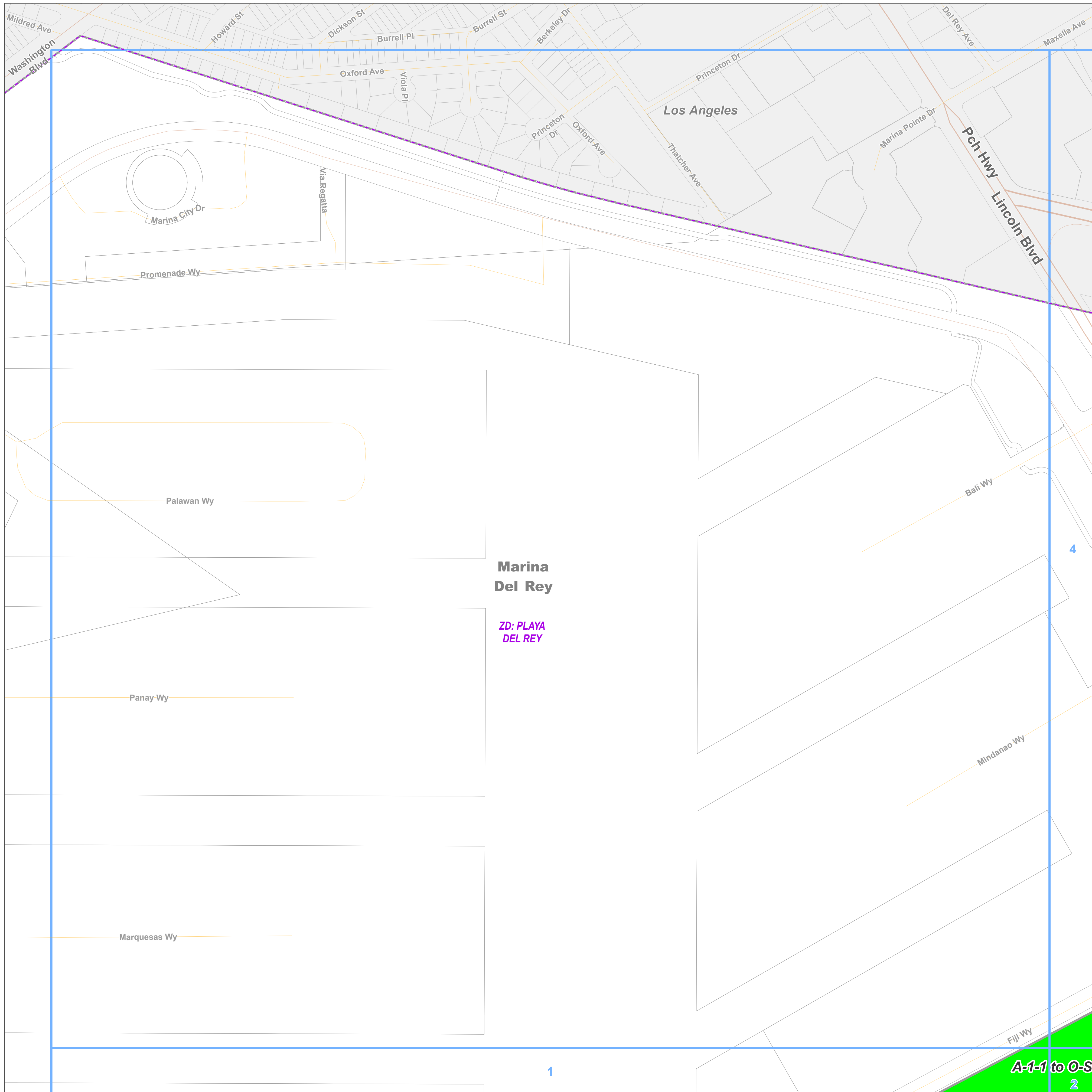


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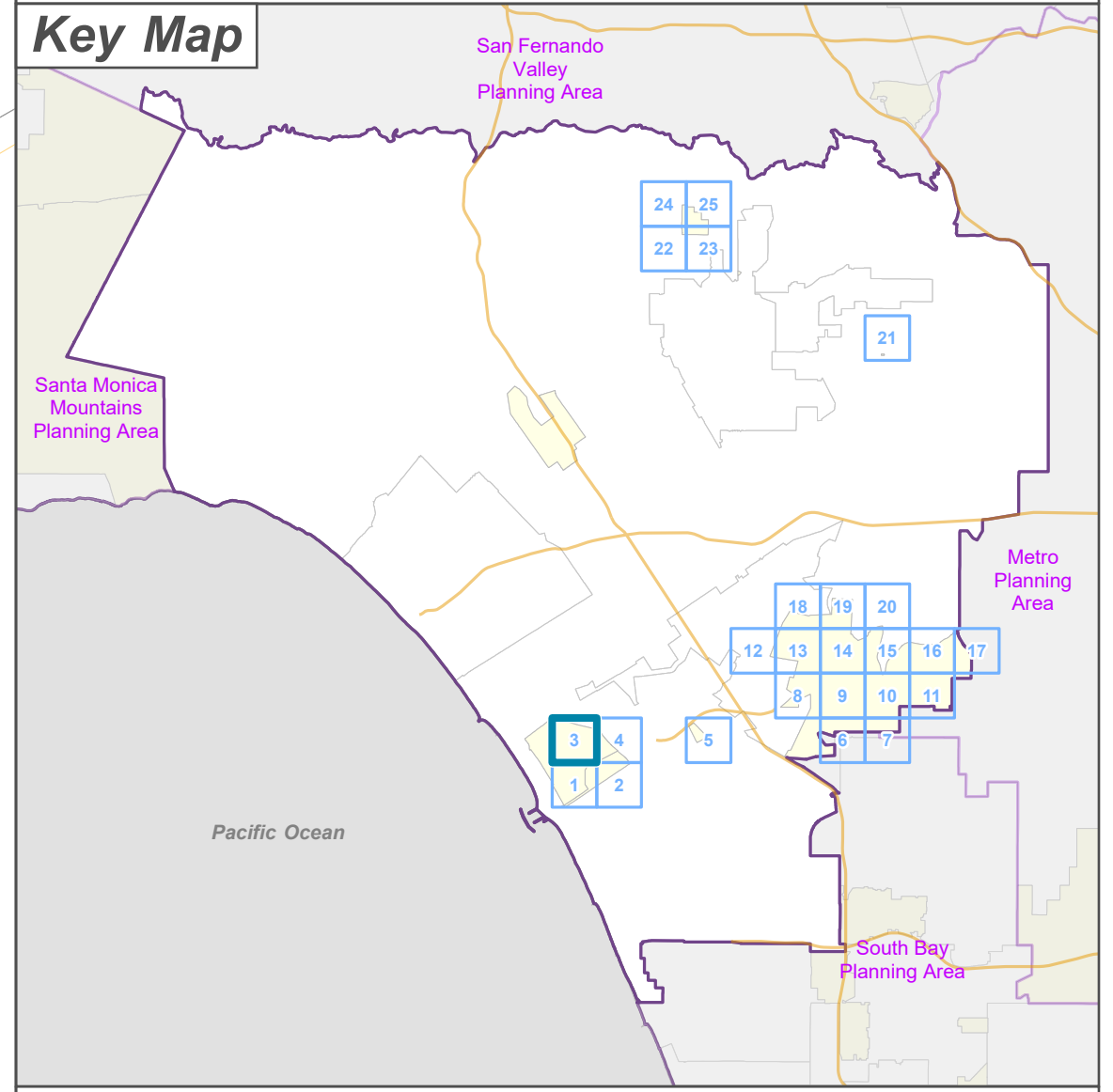



Los Angeles County  
**Westside Planning Area  
 Zone Changes**  
 Zoned District(s): Playa Del Rey

- Zone Change**  
 O-S - Open Space
- Base Layers**  
 Zoned District  
 Parcels  
 Unincorporated Area  
 Incorporated City  
 Map Series Grid
- Street Types**  
 Freeway  
 Highway  
 Primary  
 Secondary  
 Minor  
 Ramp

**Marina  
 Del Rey**


**ZD: PLAYA  
 DEL REY**

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Feet  
 0 200 400




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### Westside Planning Area Zone Changes

Zoned District(s): Playa Del Rey

#### Zone Change

 O-S - Open Space

#### Base Layers

 Zoned District

 Parcels

 Unincorporated Area

 Incorporated City

 Map Series Grid

#### Street Types

 Freeway

 Highway

 Primary

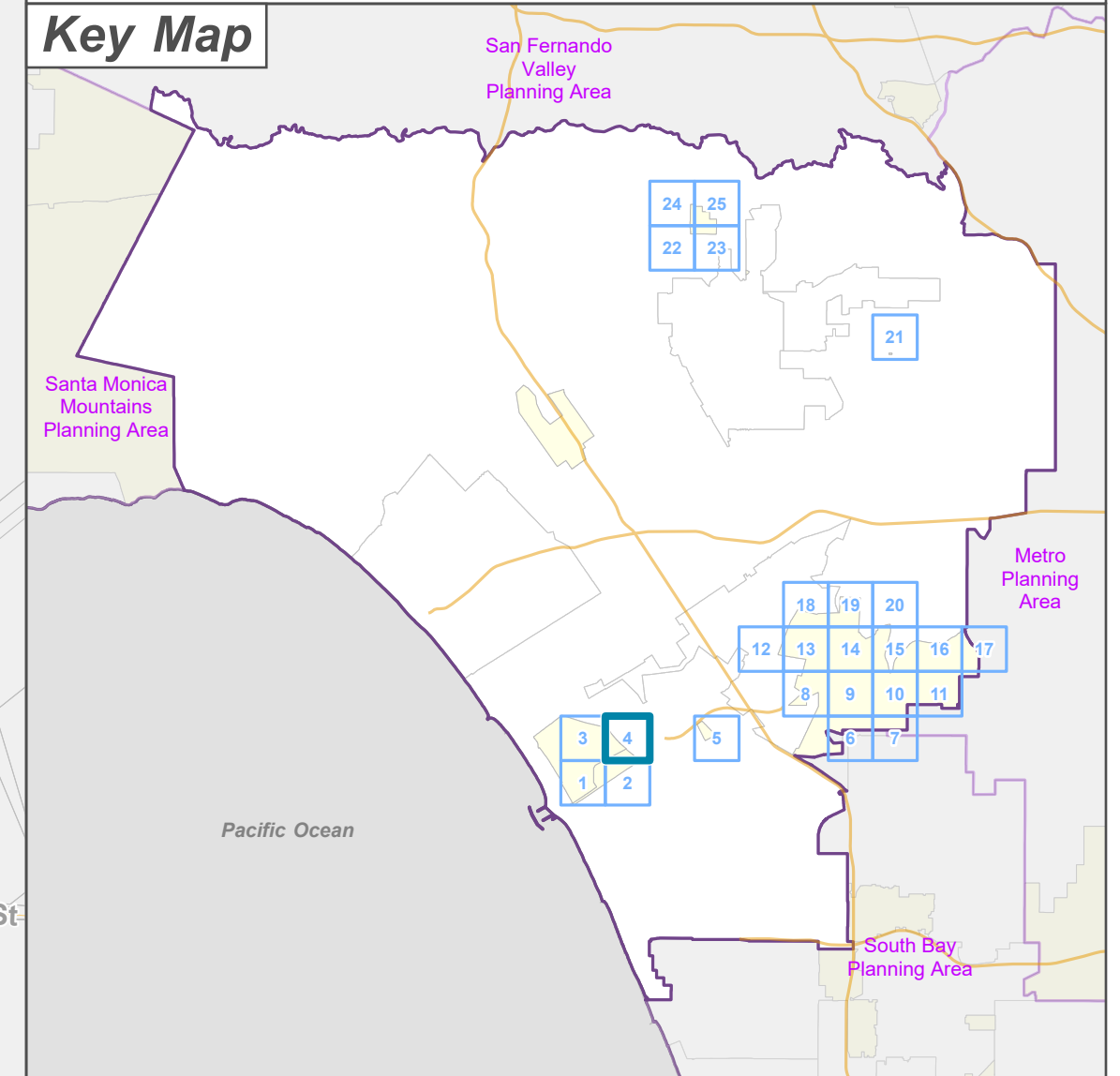
 Secondary

 Minor

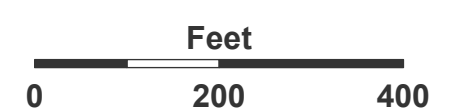
 Ramp

 Alley

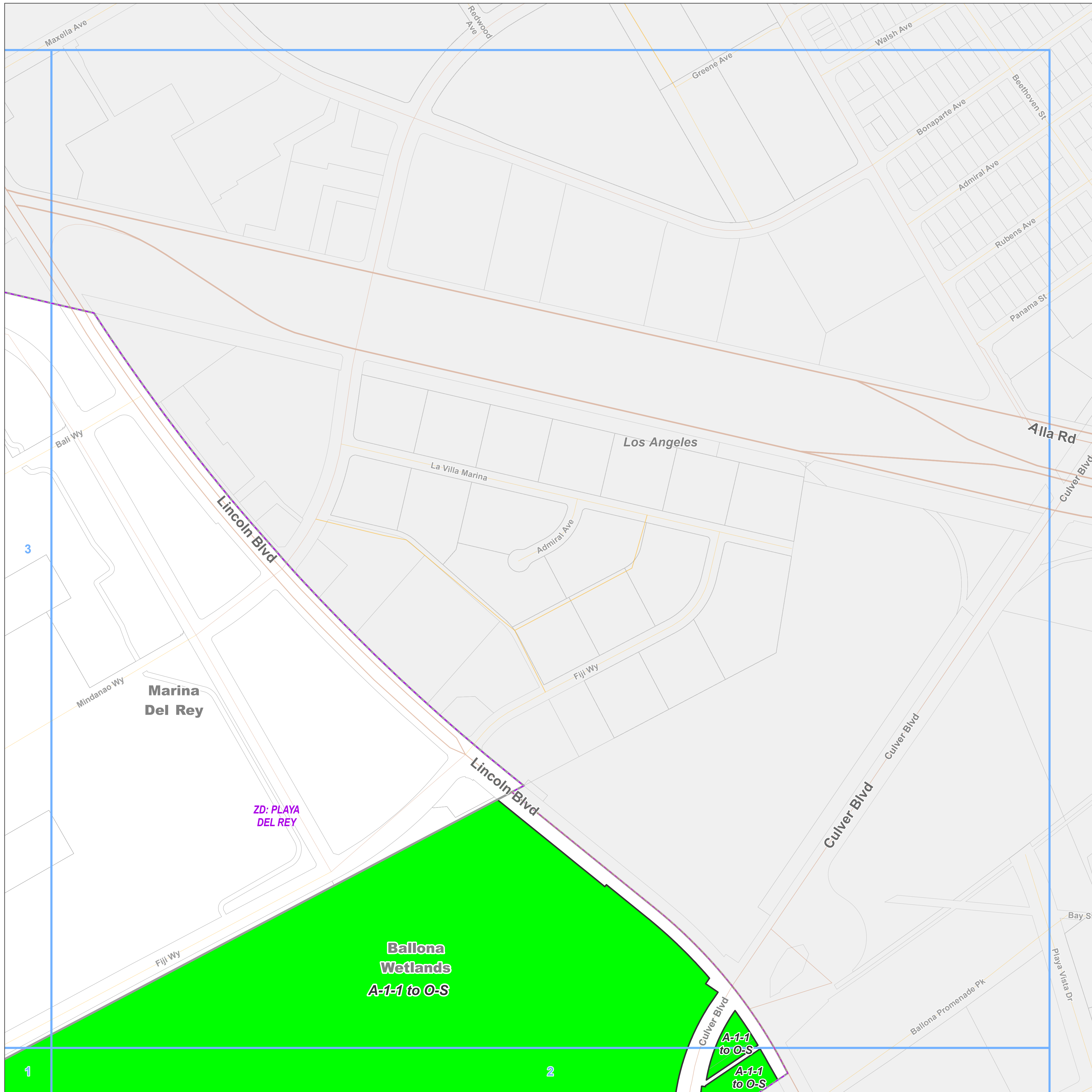
#### Key Map



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### Westside Planning Area Zone Changes

Zoned District(s): Playa Del Rey







#### Zone Change

-  MXD - Mixed Use Development
-  O-S - Open Space

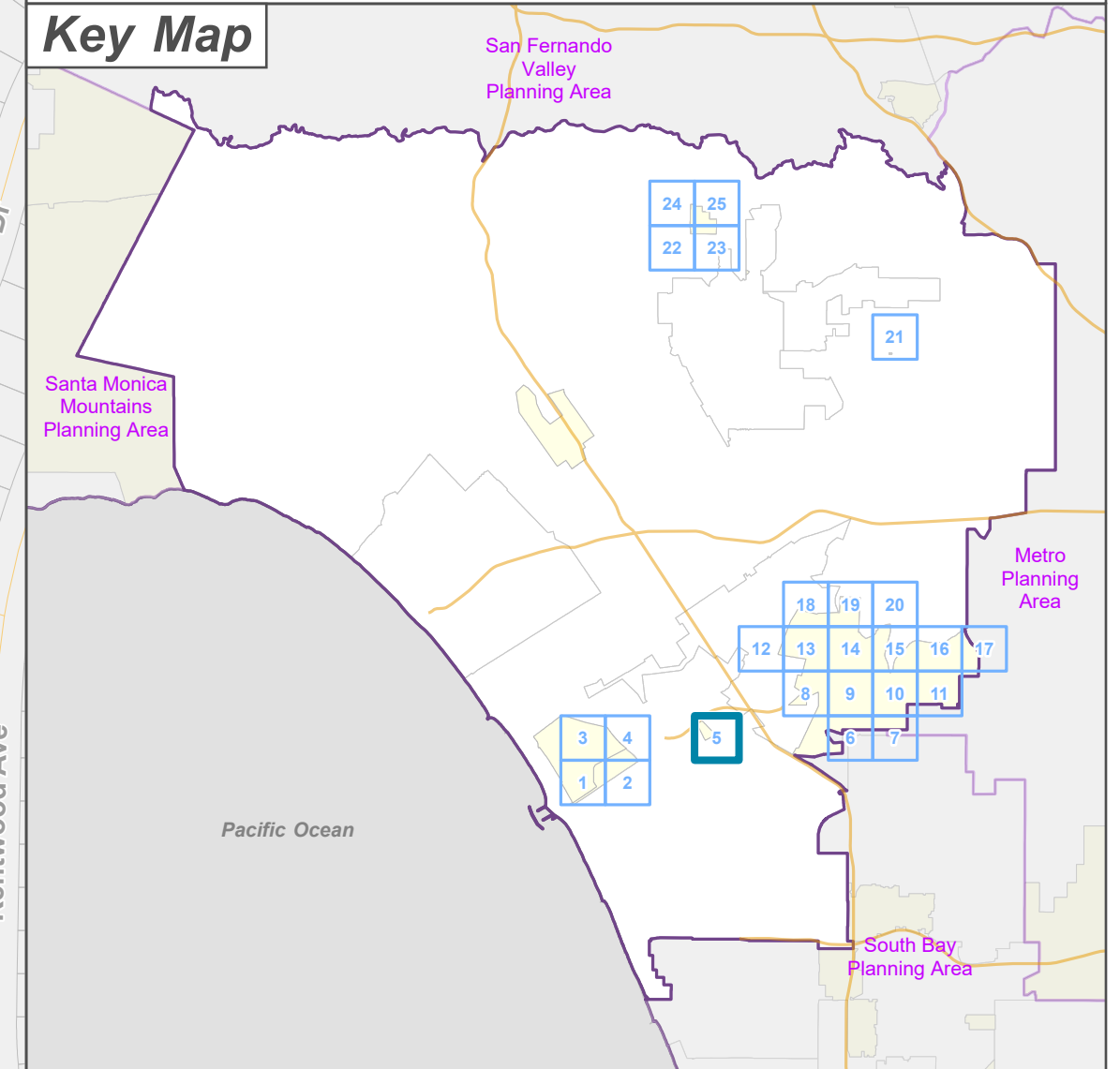
#### Base Layers

-  Zoned District
-  Parcels
-  Unincorporated Area
-  Incorporated City
-  Map Series Grid

#### Street Types

-  Freeway
-  Primary
-  Secondary
-  Minor
-  Ramp
-  Alley

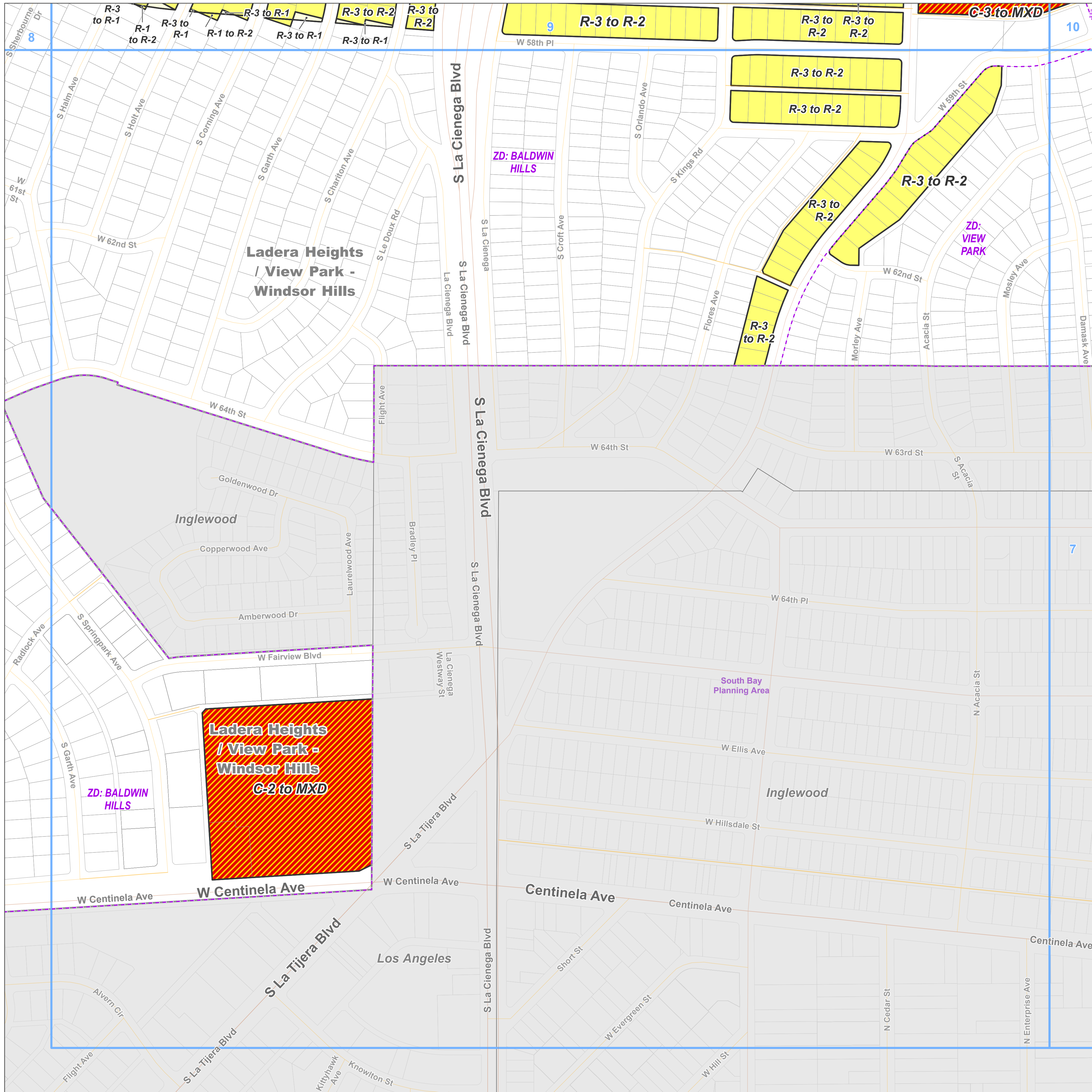
#### Key Map



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**Zone Change**

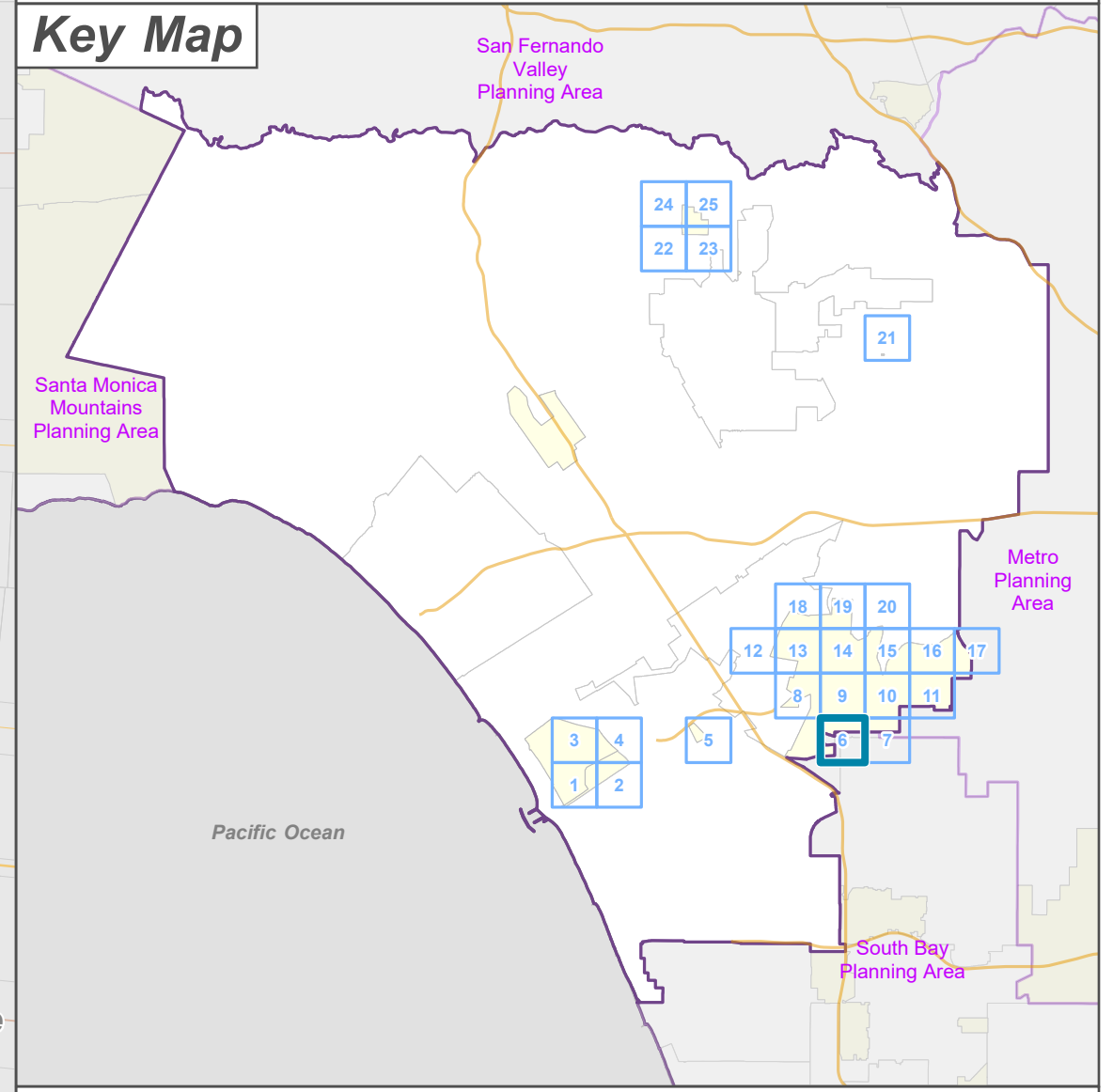
- R-1 - Single-Family Residence
- R-2 - Two-Family Residence
- MXD - Mixed Use Development

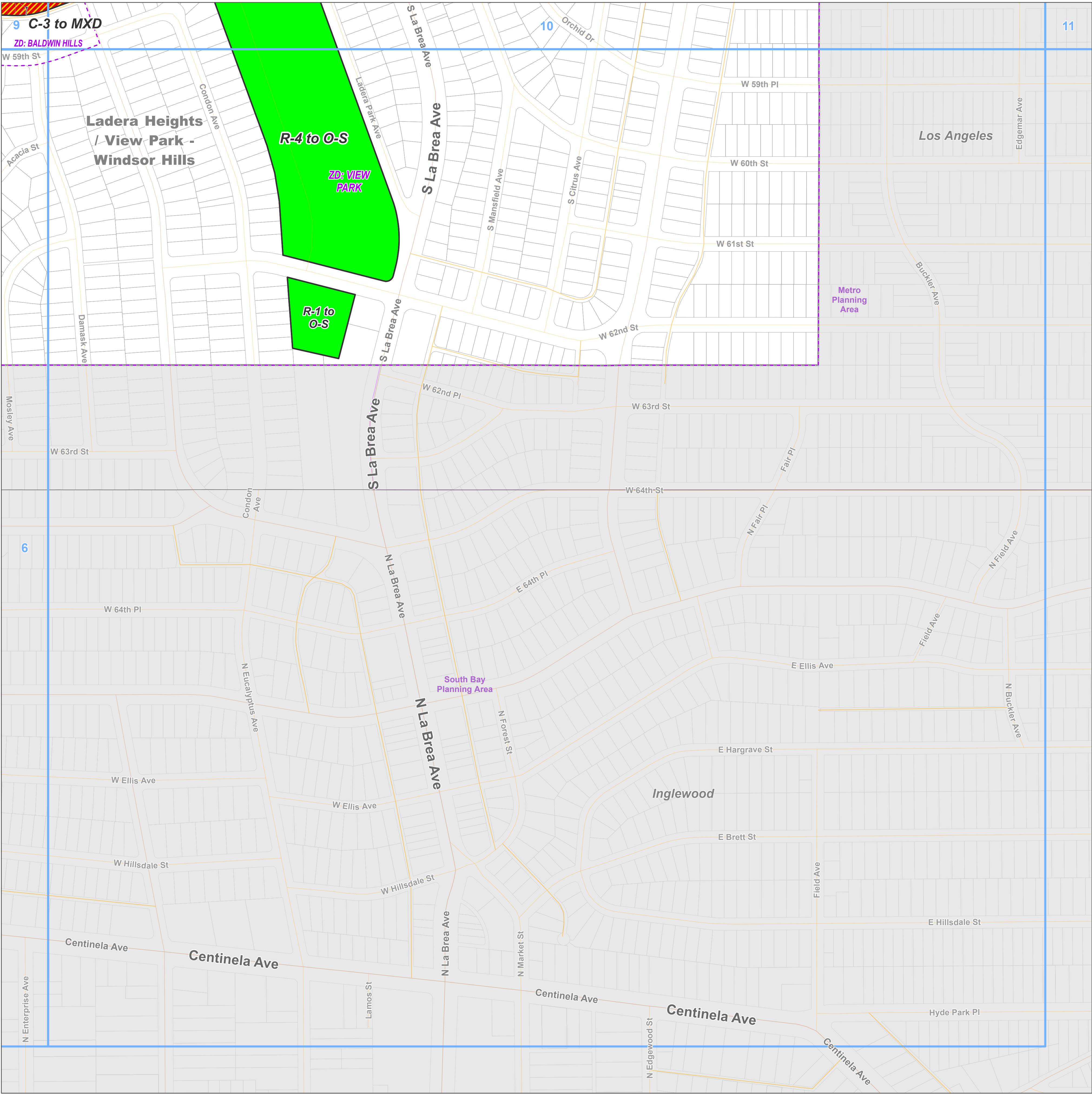
**Base Layers**

- Zoned District
- Parcels
- Unincorporated Area
- Incorporated City
- Map Series Grid
- Surrounding Planning Area

**Street Types**

- Primary
- Secondary
- Minor
- Alley





**Westside Planning Area  
Zone Changes**

Zoned District(s): Baldwin Hills,  
View Park

**Zone Change**

- MXD - Mixed Use Development
- O-S - Open Space

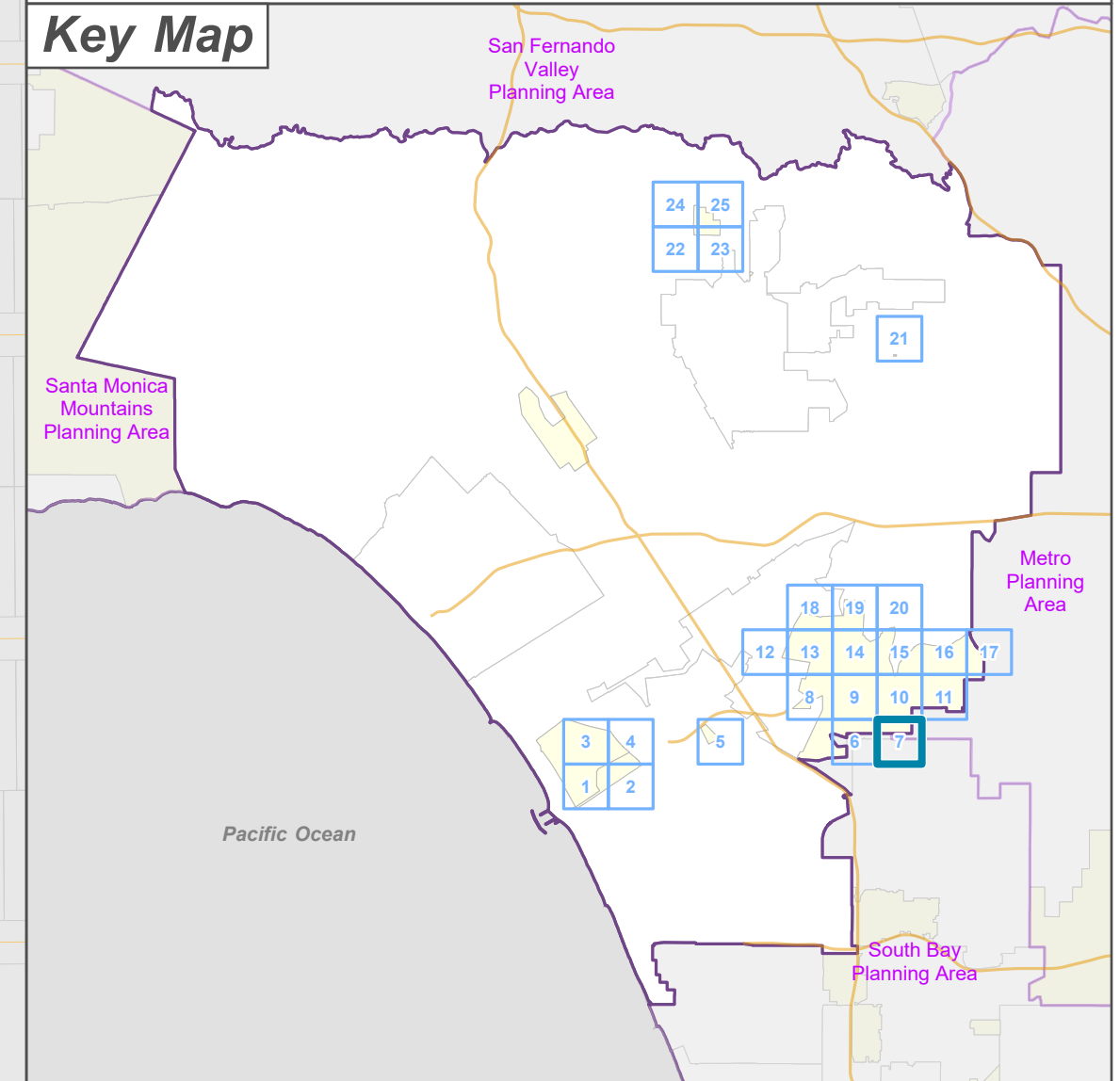
**Base Layers**

- Zoned District
- Parcels
- Unincorporated Area
- Incorporated City
- Map Series Grid
- Surrounding Planning Area

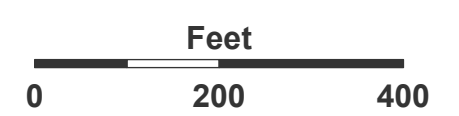
**Street Types**

- Primary
- Secondary
- Minor
- Alley

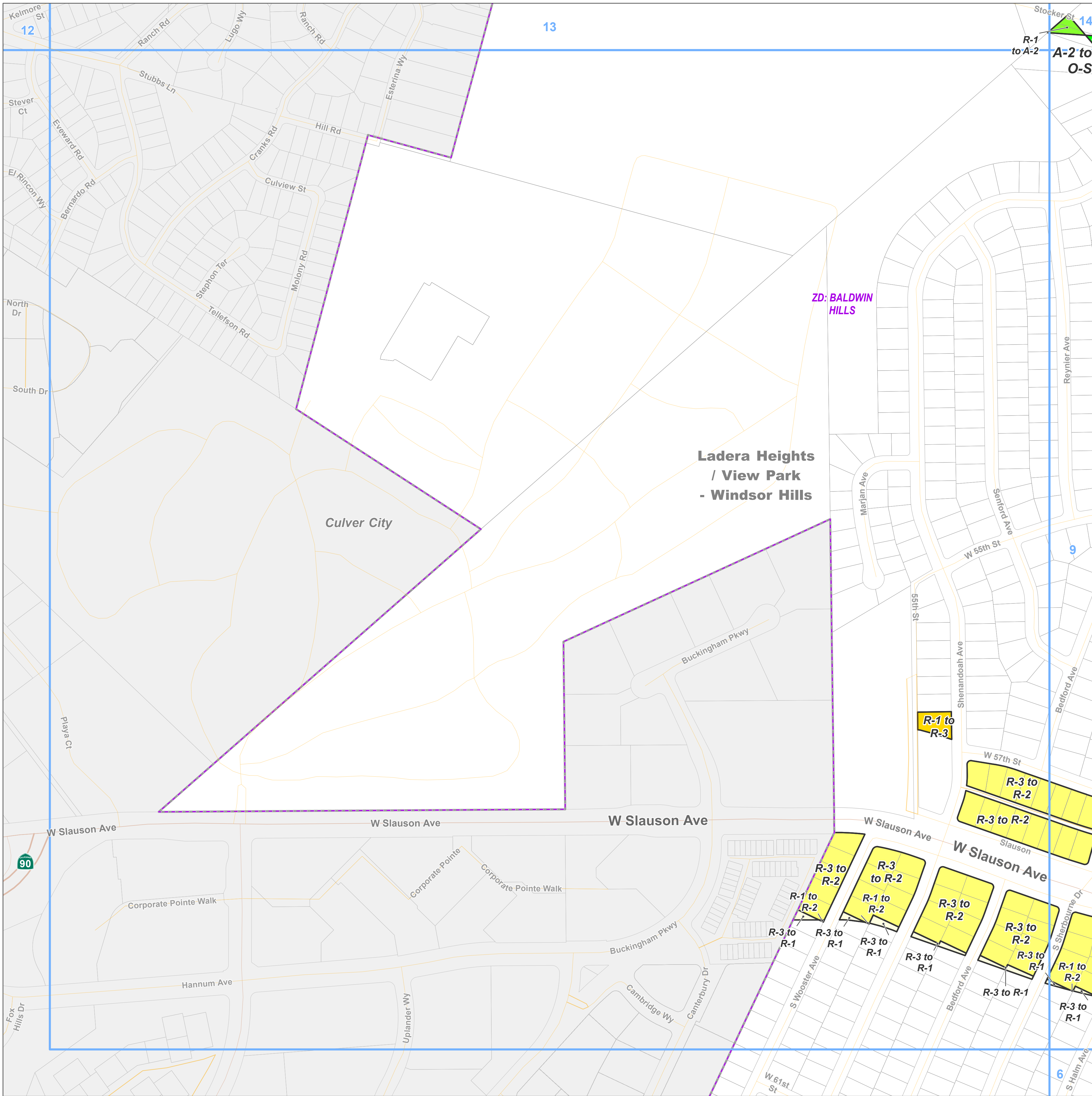
**Key Map**



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**Westside Planning Area  
Zone Changes**

Zoned District(s): Baldwin Hills

**Zone Change**

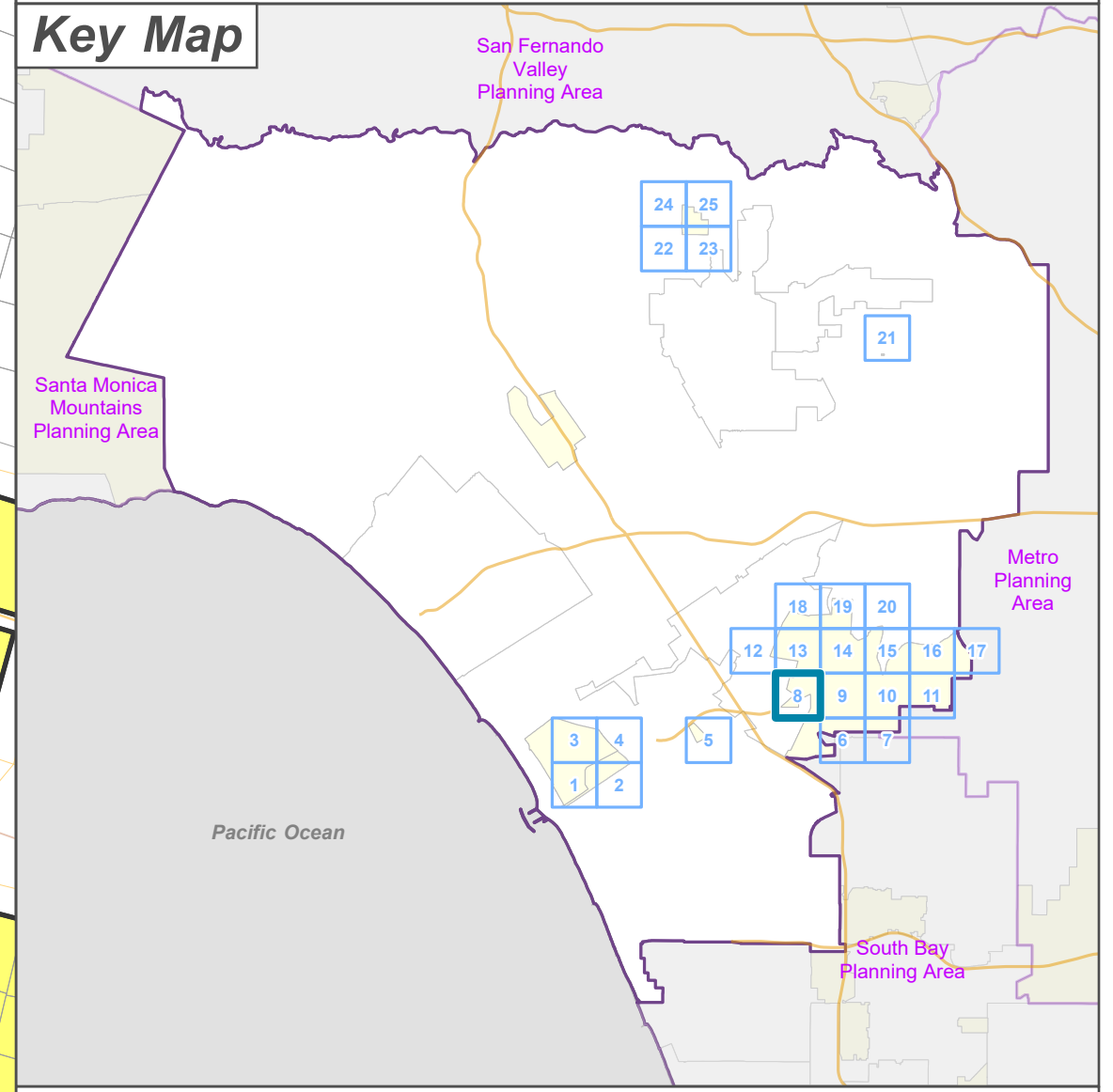
- A-2 - Heavy Agriculture
- R-1 - Single-Family Residence
- R-2 - Two-Family Residence
- R-3 - Limited Density Multiple Residence
- O-S - Open Space


**Base Layers**

- Zoned District
- Parcels
- Unincorporated Area
- Incorporated City
- Map Series Grid

**Street Types**

- Freeway
- Primary
- Secondary
- Minor
- Ramp
- Alley






**LA COUNTY  
PLANNING**

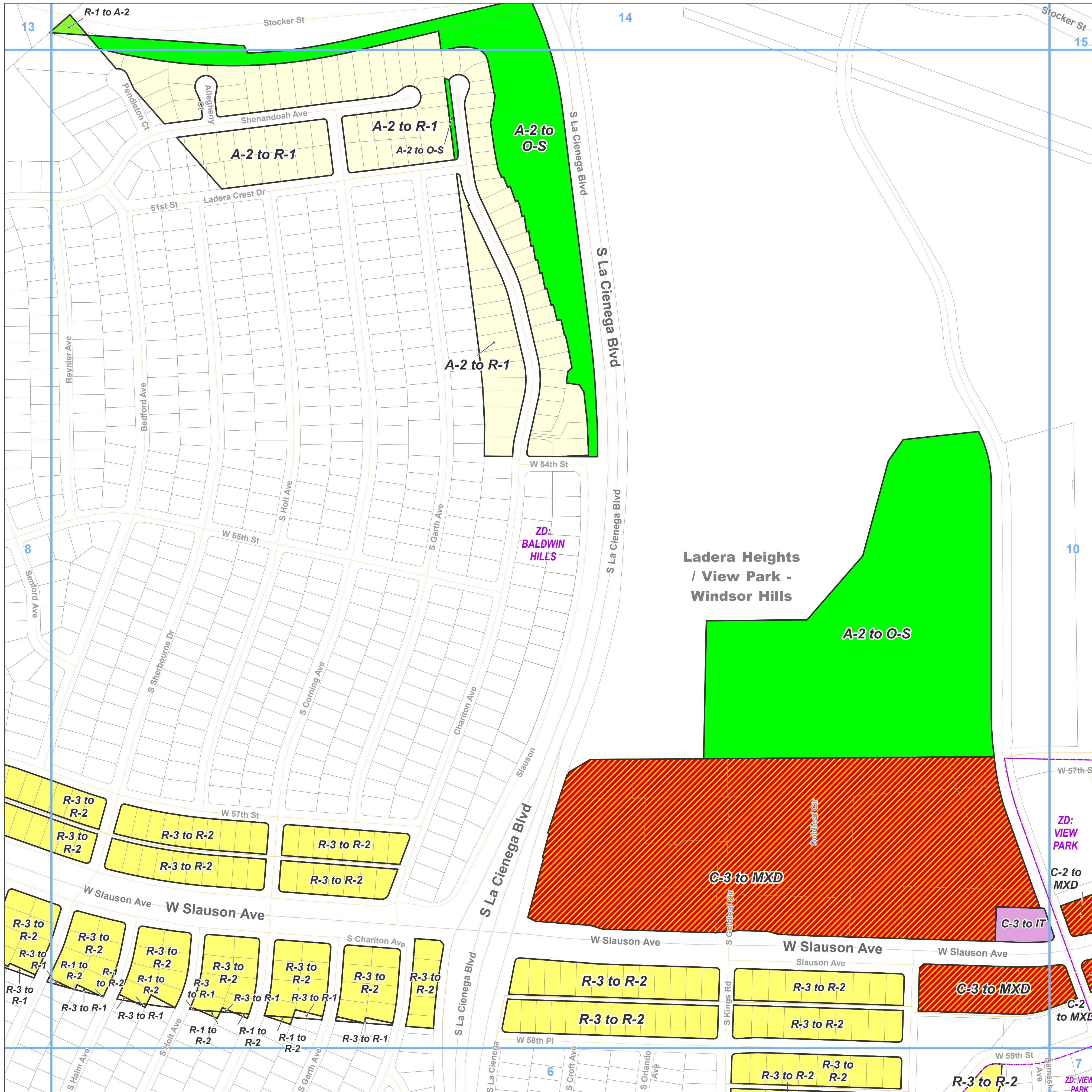
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Feet

0 200 400



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**Zone Change**

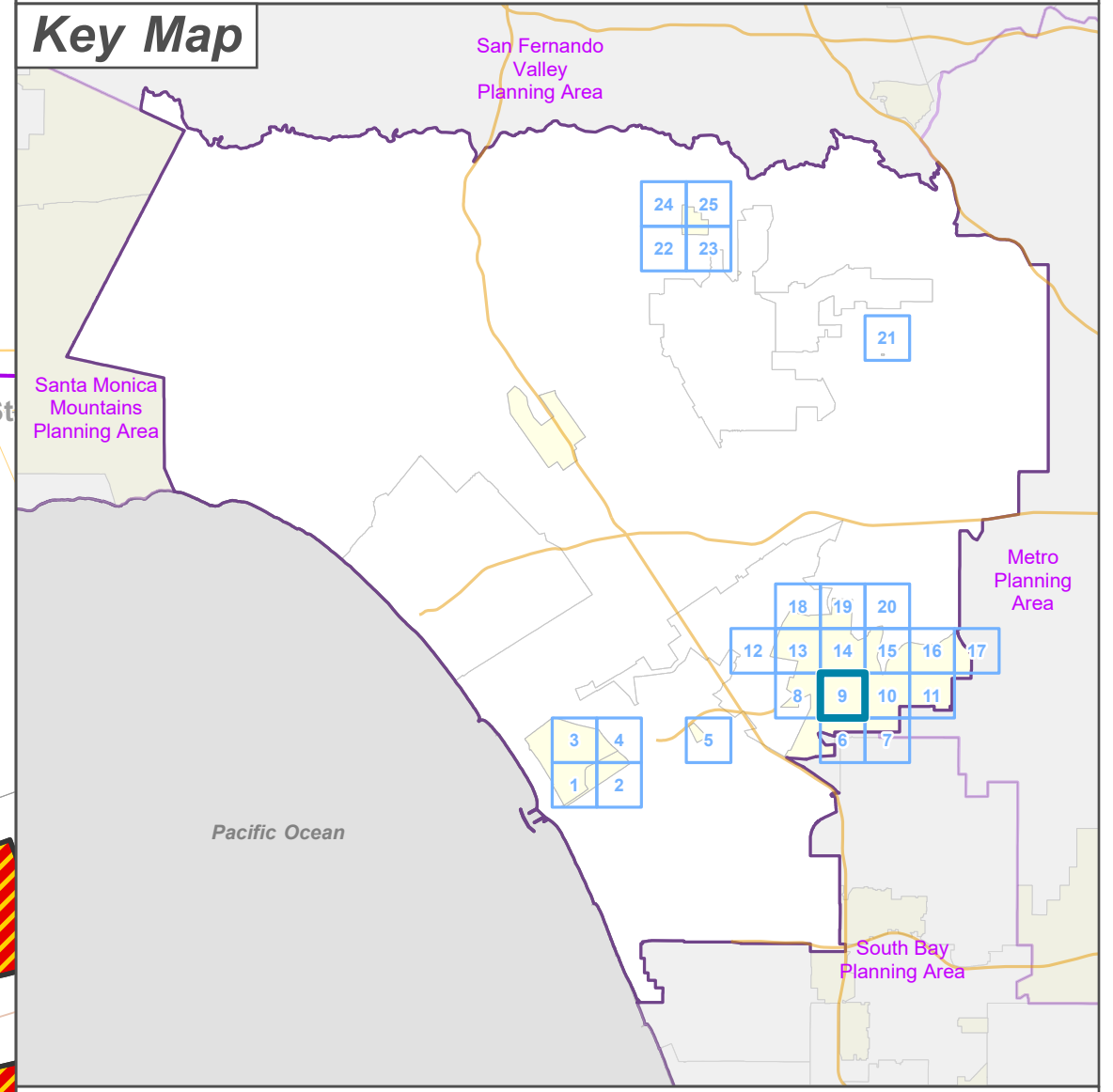
- A-2 - Heavy Agriculture
- R-1 - Single-Family Residence
- R-2 - Two-Family Residence
- MXD - Mixed Use Development
- IT - Institutional
- O-S - Open Space

**Base Layers**

- Zoned District
- Parcels
- Unincorporated Area
- Map Series Grid

**Street Types**

- Primary
- Secondary
- Minor
- Alley



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Feet  
 0 200 400

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### Westside Planning Area Zone Changes

Zoned District(s): Baldwin Hills,  
View Park

#### Zone Change

- R-1 - Single-Family Residence
- MXD - Mixed Use Development
- C-2 - Neighborhood Business
- IT - Institutional
- O-S - Open Space

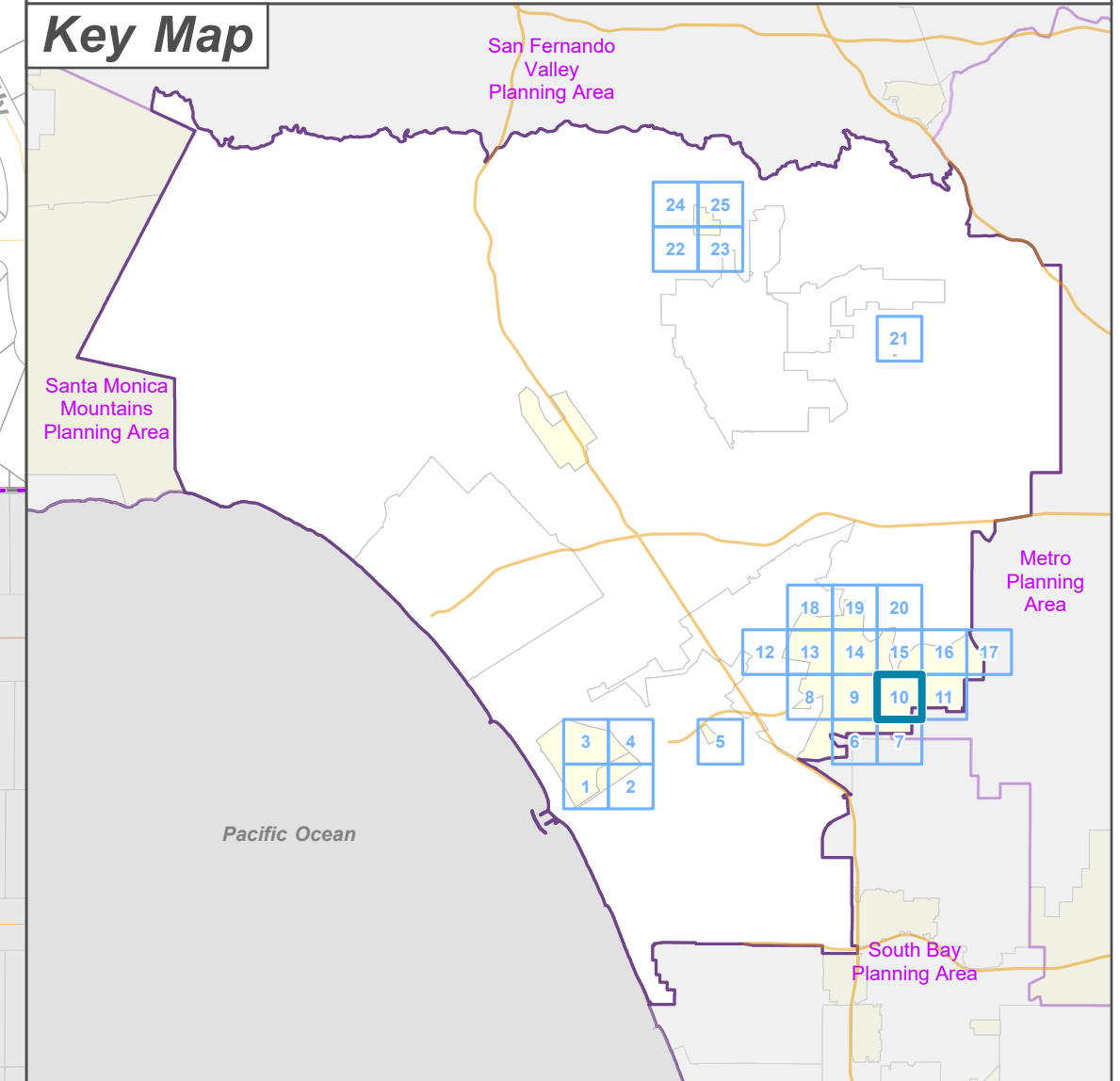
#### Base Layers

- Zoned District
- Parcels
- Unincorporated Area
- Incorporated City
- Map Series Grid
- Surrounding Planning Area

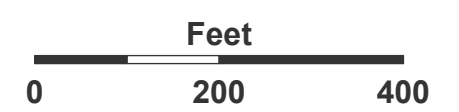
#### Street Types

- Primary
- Secondary
- Minor
- Alley

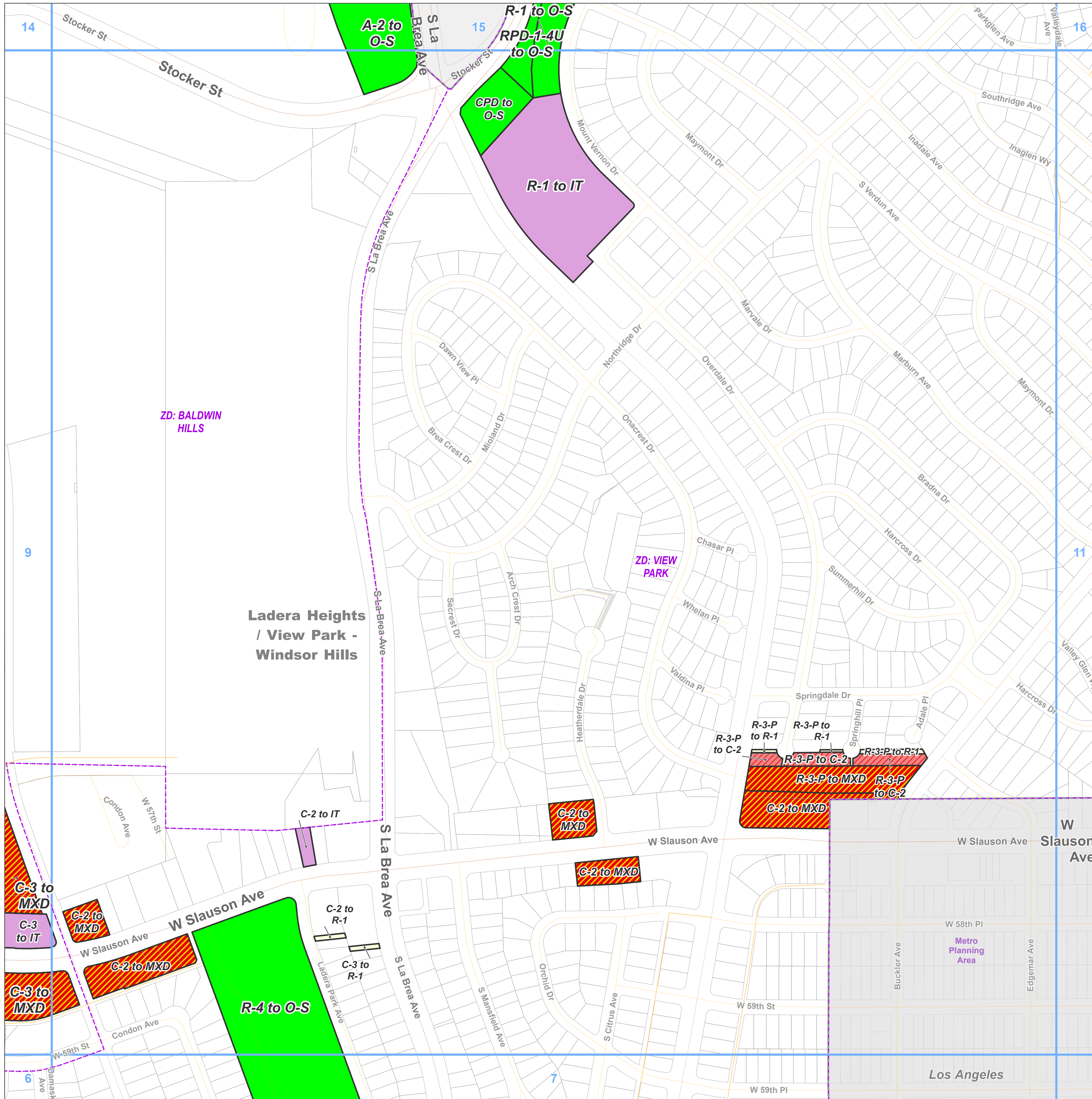
#### Key Map



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### Westside Planning Area Zone Changes

Zoned District(s): View Park

#### Zone Change

MXD - Mixed Use Development

IT - Institutional

#### Base Layers

Zoned District

Parcels

Unincorporated Area

Incorporated City

Map Series Grid

Surrounding Planning Area

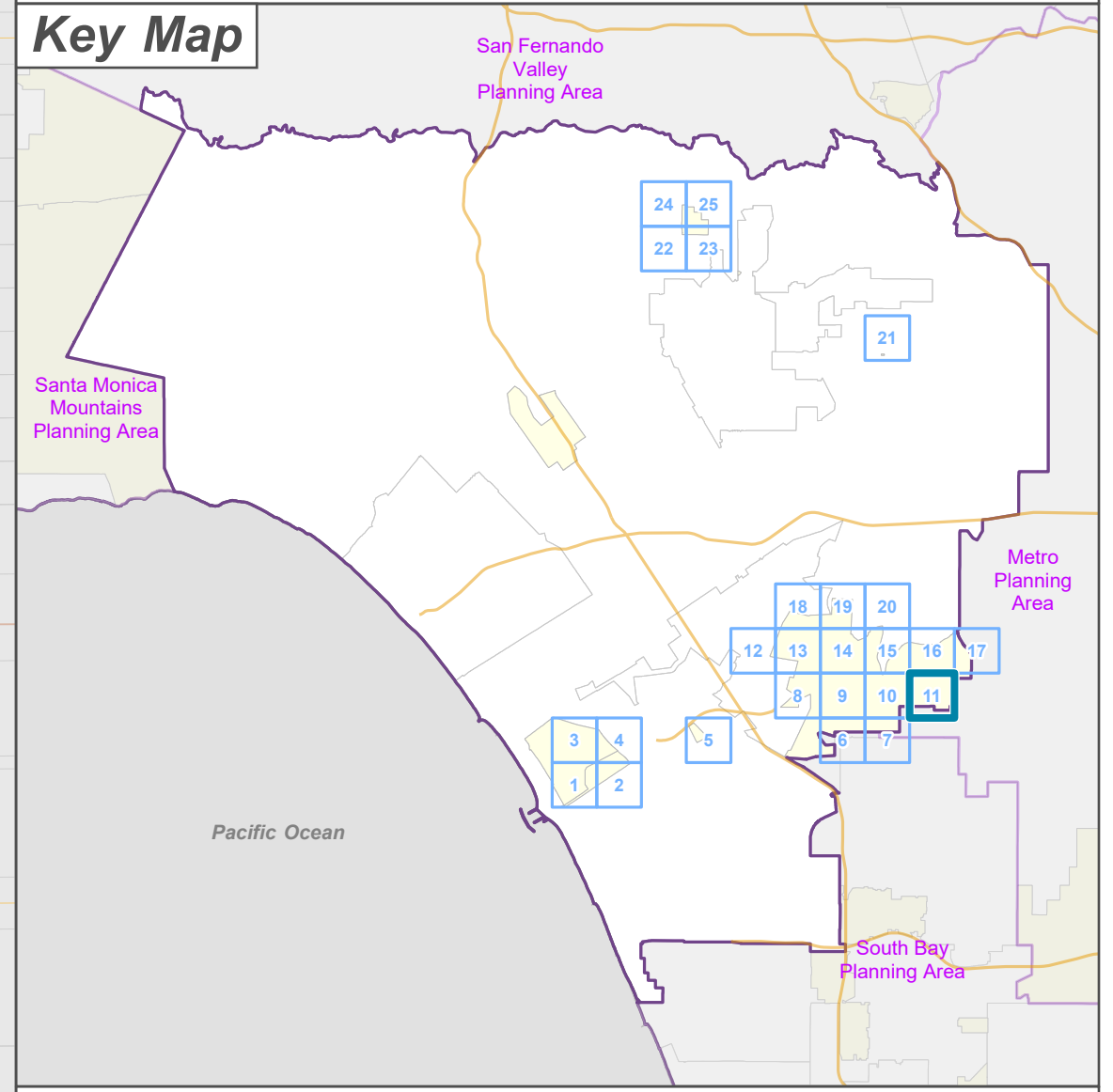
#### Street Types

Primary

Secondary

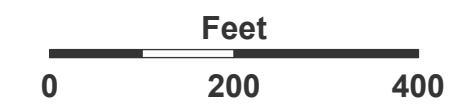
Minor

Alley



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### Westside Planning Area Zone Changes

Zoned District(s): Baldwin Hills

#### Zone Change

IT - Institutional

#### Base Layers

Zoned District

Parcels

Unincorporated Area

Incorporated City

Map Series Grid

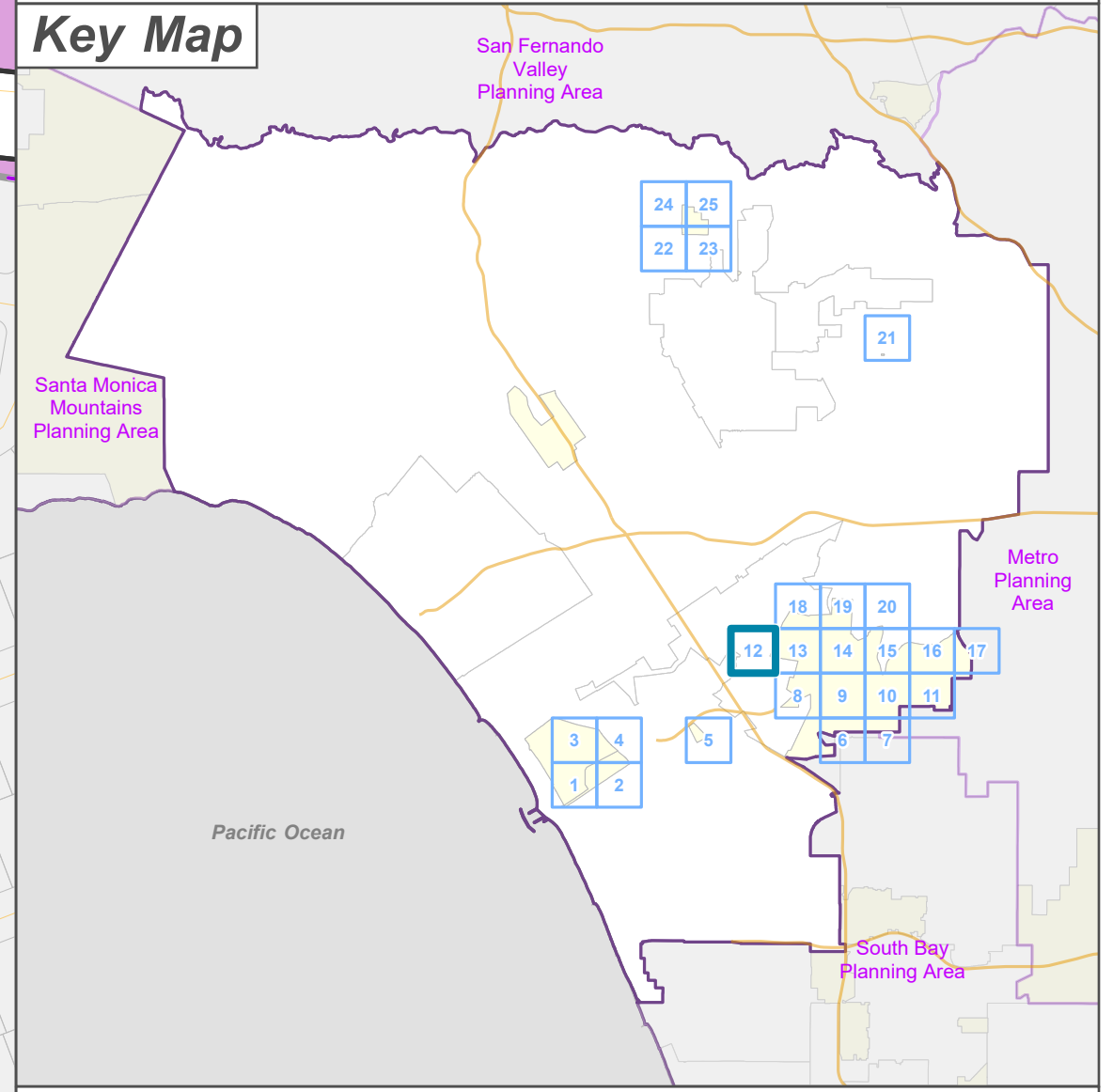
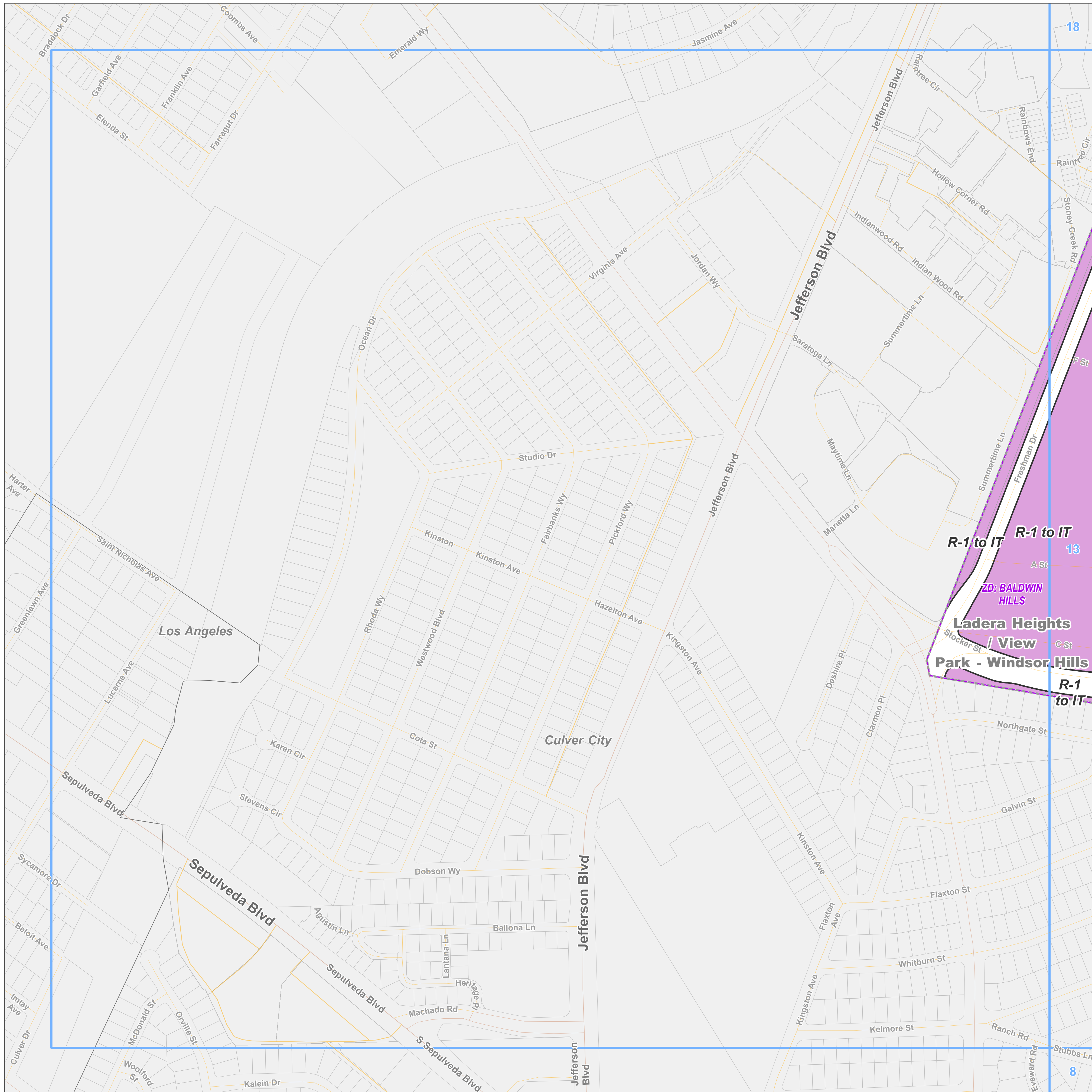
#### Street Types

Primary

Secondary

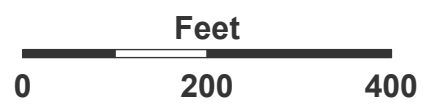
Minor

Alley

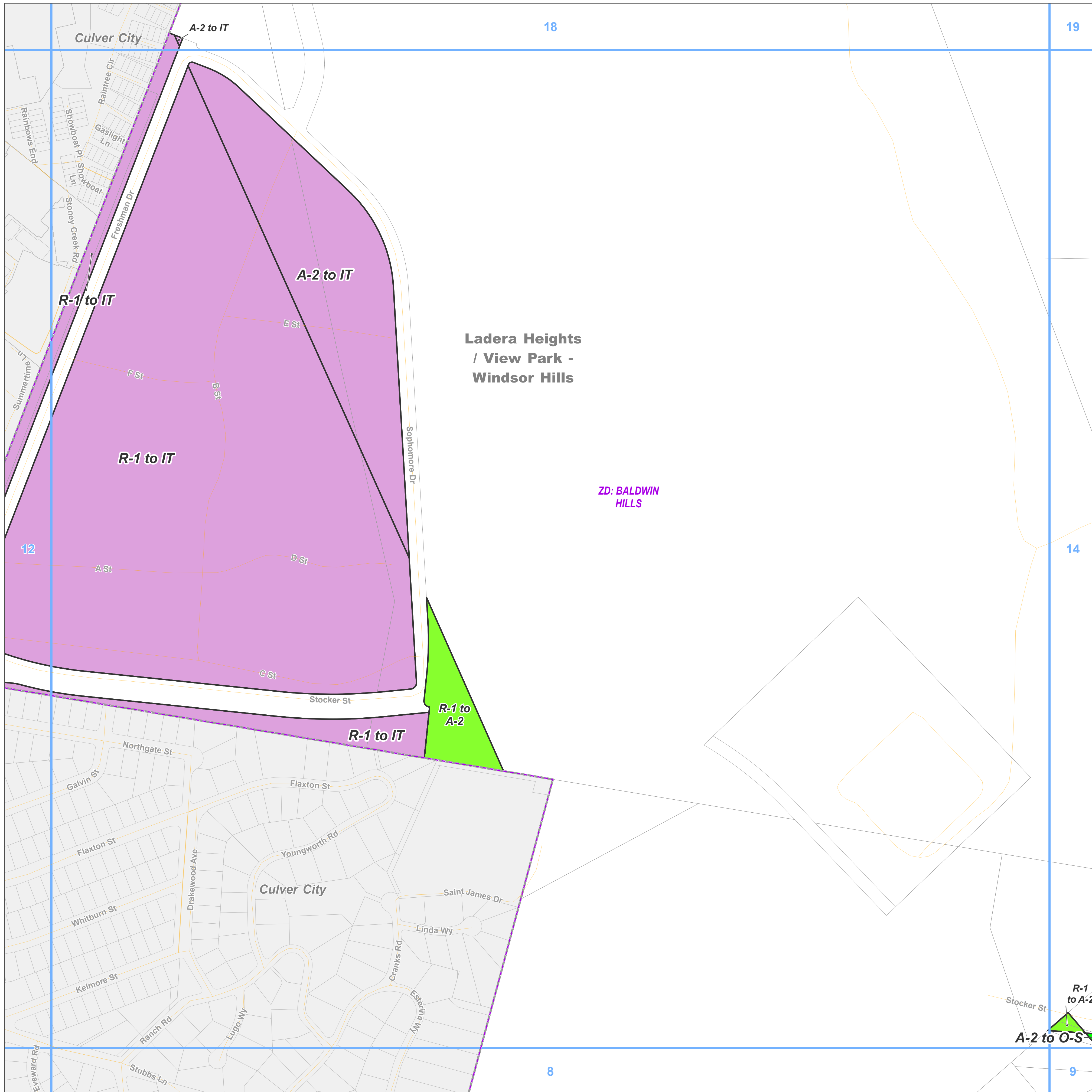


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**Zone Change**

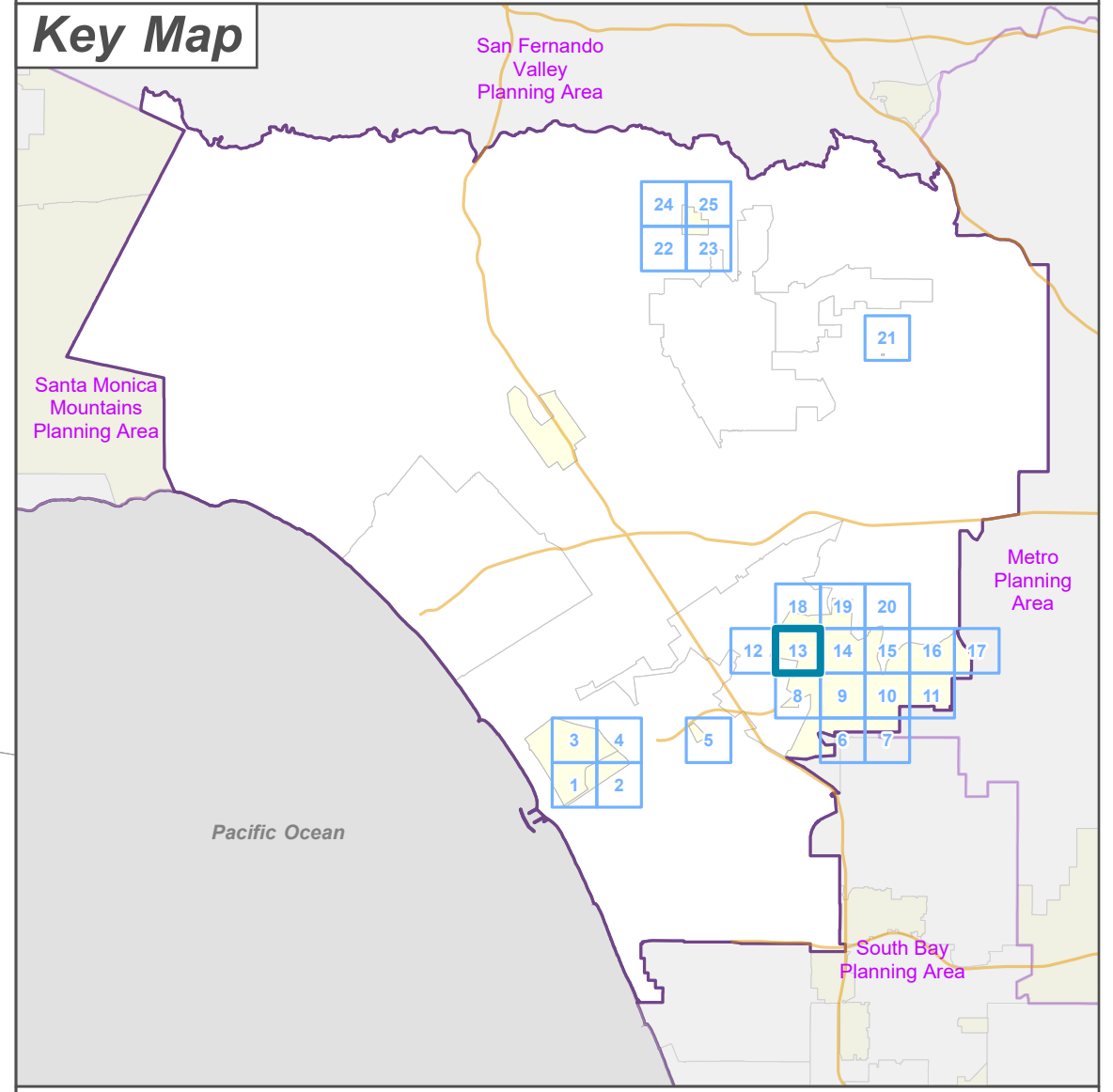
- A-2 - Heavy Agriculture
- R-1 - Single-Family Residence
- IT - Institutional
- O-S - Open Space

**Base Layers**

- Zoned District
- Parcels
- Unincorporated Area
- Incorporated City
- Map Series Grid

**Street Types**

- Minor
- Alley



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0 200 400 Feet

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### Westside Planning Area Zone Changes

Zoned District(s): Baldwin Hills

#### Zone Change

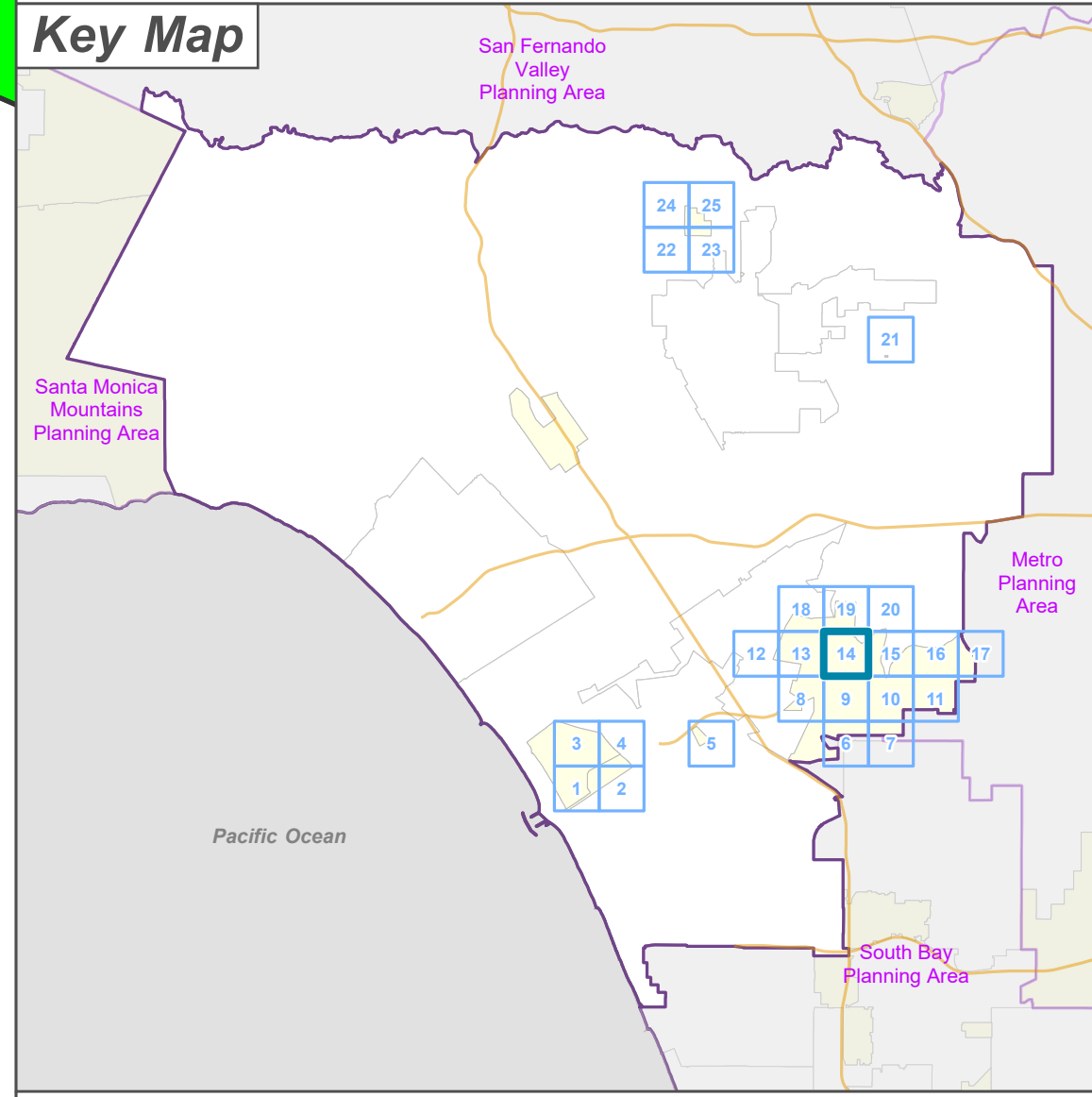
- A-2 - Heavy Agriculture
- R-1 - Single-Family Residence
- IT - Institutional
- O-S - Open Space

#### Base Layers

- Zoned District
- Parcels
- Unincorporated Area
- Incorporated City
- Map Series Grid

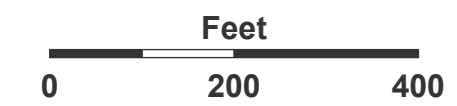
#### Street Types

- Primary
- Secondary
- Minor



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19

20




Los Angeles County

### Westside Planning Area Zone Changes






Zoned District(s): Baldwin Hills,  
View Park

Page 15 of 25





#### Zone Change

-  R-1 - Single-Family Residence
-  IT - Institutional
-  O-S - Open Space

#### Base Layers

-  Zoned District
-  Parcels
-  Unincorporated Area
-  Incorporated City
-  Map Series Grid

#### Street Types

-  Primary
-  Secondary
-  Minor
-  Alley

R-3 to O-S

Ladera Heights  
/ View Park -  
Windsor Hills

ZD: BALDWIN  
HILLS

A-2 to O-S

R-1 to O-S

R-1 to IT

RPD-1-4U  
to O-S

RPD-1-4U  
to R-1

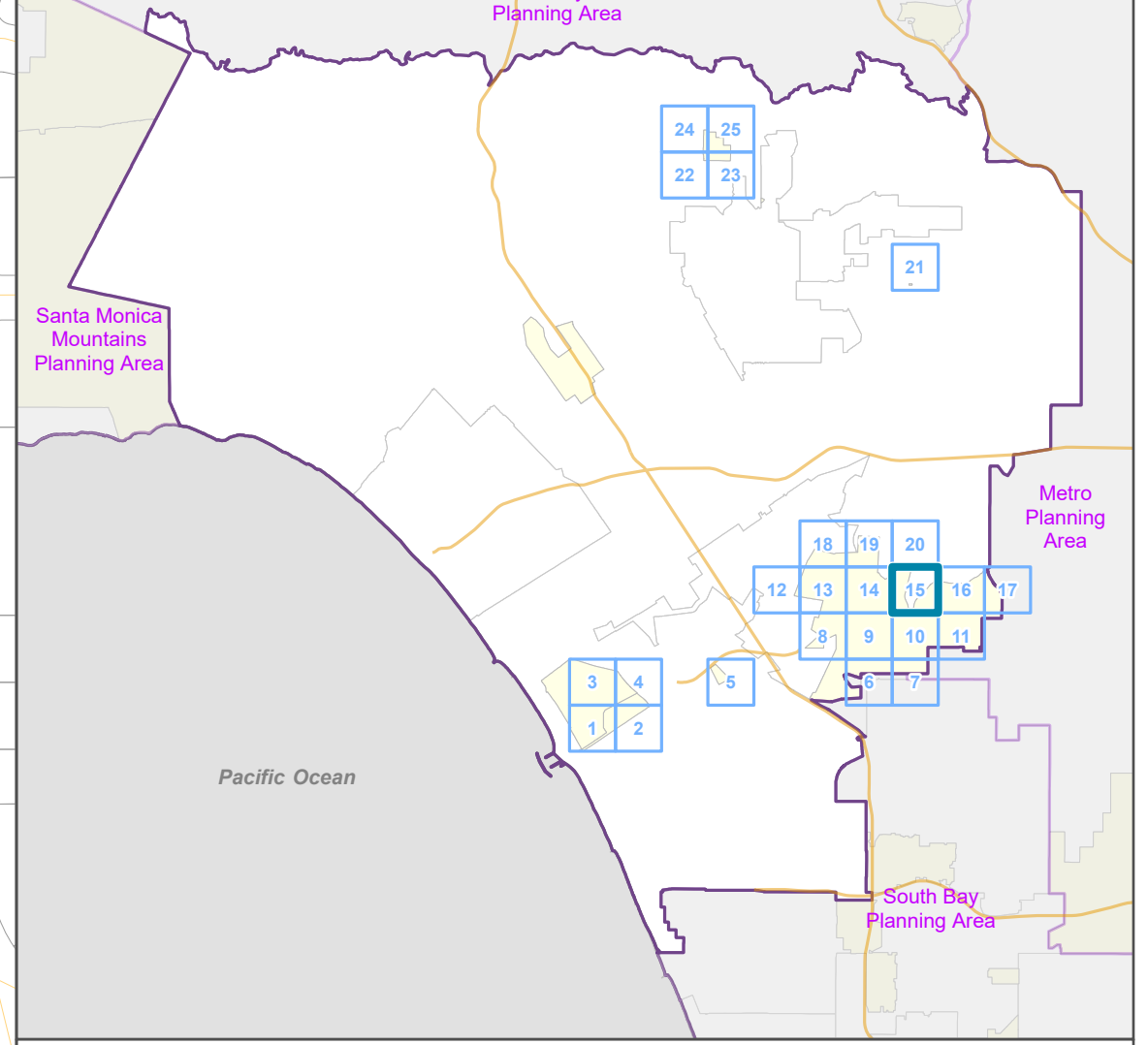
RPD-1-4U  
to R-1

CPD to  
O-S

Los Angeles

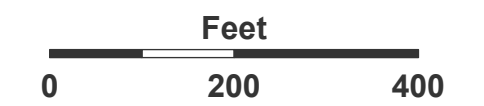
ZD: VIEW  
PARK

#### Key Map



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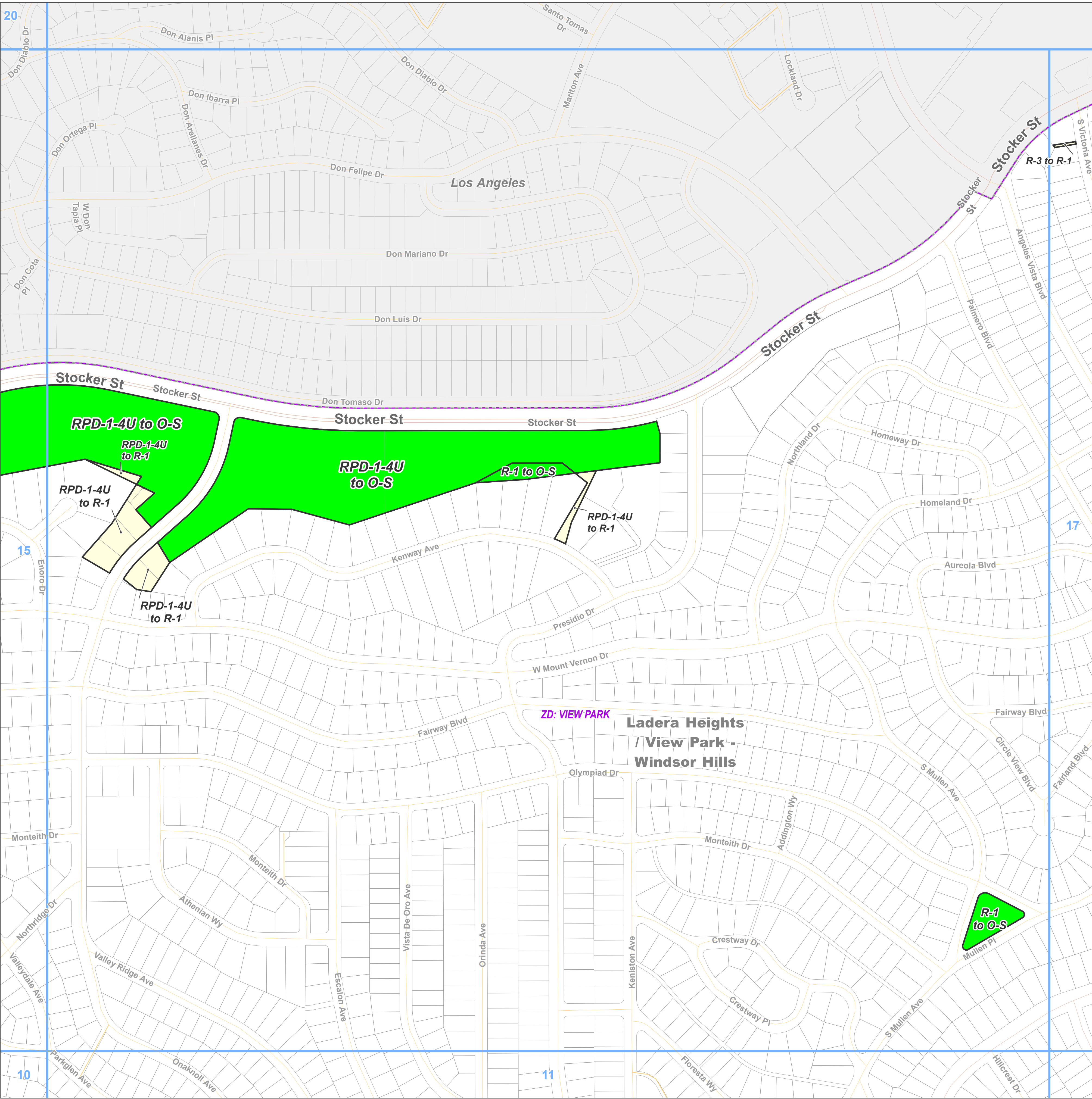
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**Westside Planning Area  
Zone Changes**

Zoned District(s): View Park

**Zone Change**

- R-1 - Single-Family Residence
- O-S - Open Space

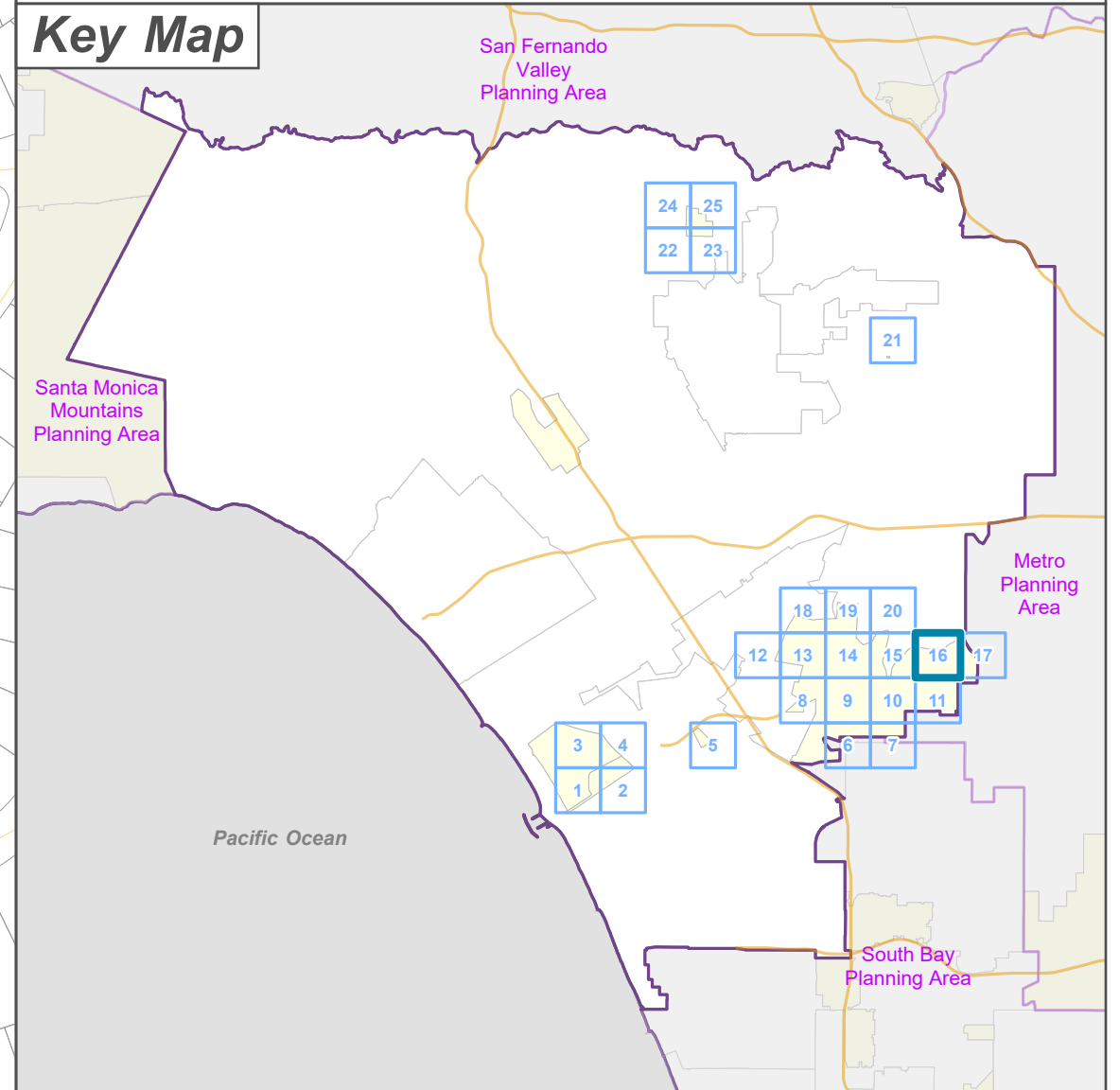
**Base Layers**

- Zoned District
- Parcels
- Unincorporated Area
- Incorporated City
- Map Series Grid

**Street Types**

- Primary
- Secondary
- Minor
- Alley

**Key Map**

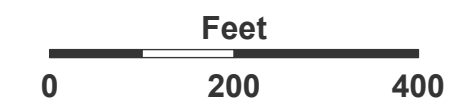


**ZD: VIEW PARK**  
**Ladera Heights / View Park - Windsor Hills**



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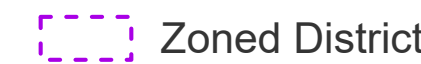




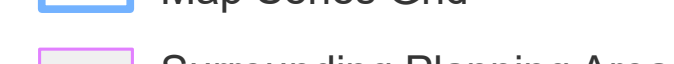
### Westside Planning Area Zone Changes

Zoned District(s): View Park





#### Zone Change

-  R-1 - Single-Family Residence
-  R-3 - Limited Density Multiple Residence
-  MXD - Mixed Use Development
-  O-S - Open Space

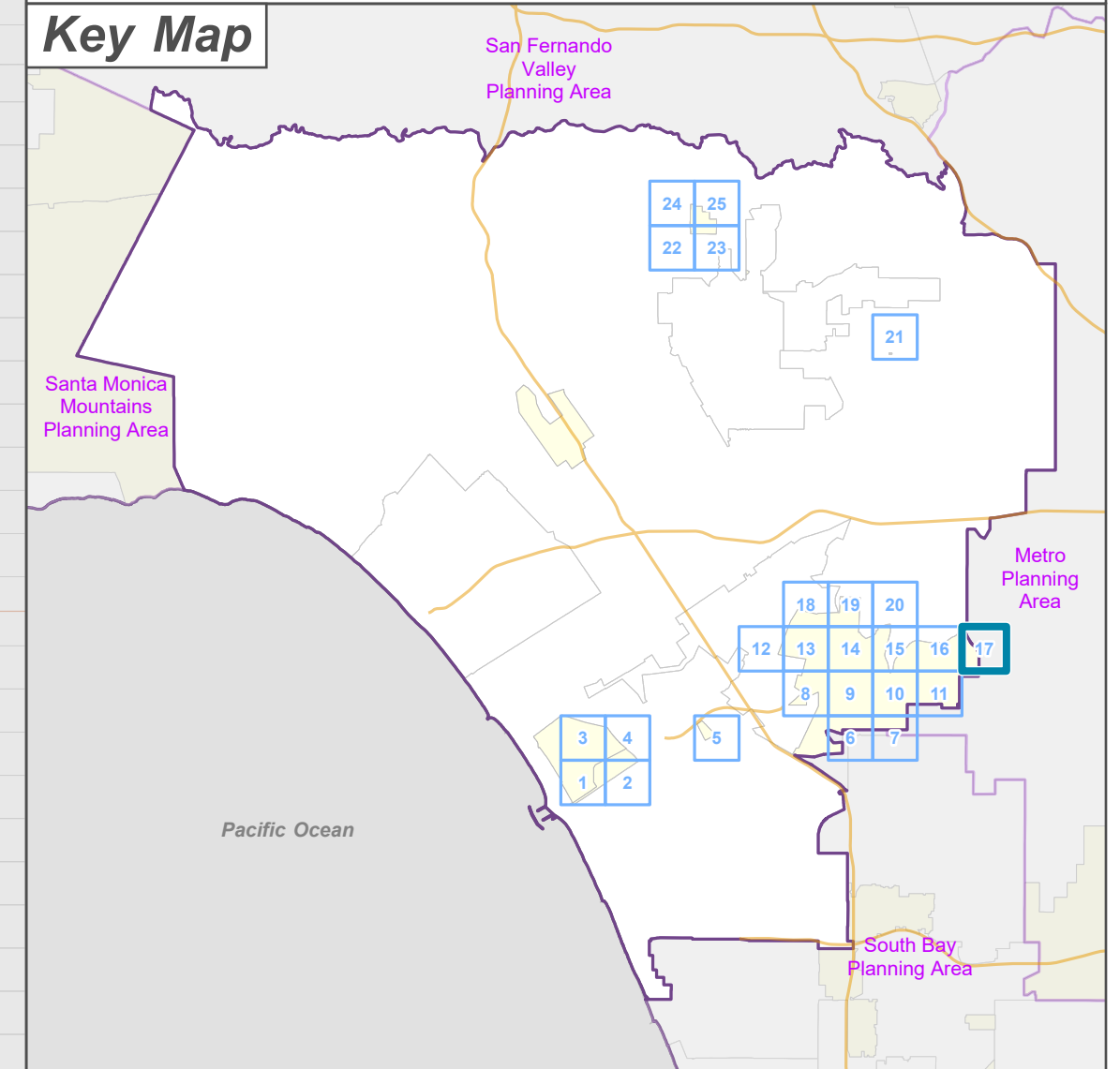
#### Base Layers

-  Zoned District
-  Parcels
-  Unincorporated Area
-  Incorporated City
-  Map Series Grid
-  Surrounding Planning Area

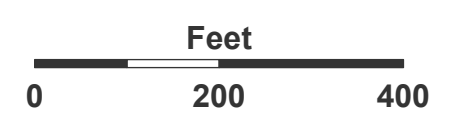
#### Street Types

-  Primary
-  Secondary
-  Minor
-  Alley

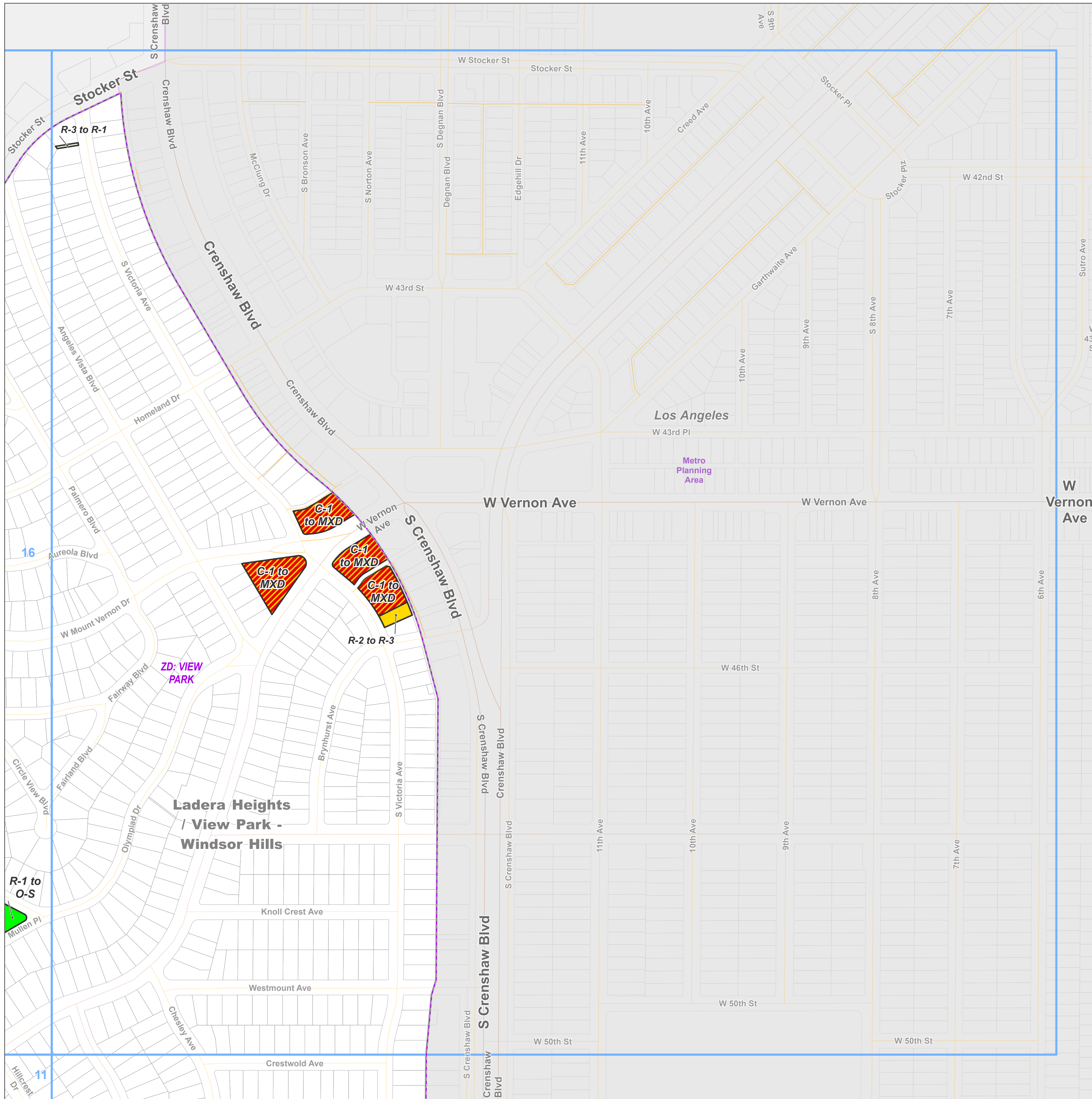
#### Key Map



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### Westside Planning Area Zone Changes

Zoned District(s): Baldwin Hills

#### Zone Change

IT - Institutional

#### Base Layers

Zoned District

Parcels

Unincorporated Area

Incorporated City

Map Series Grid

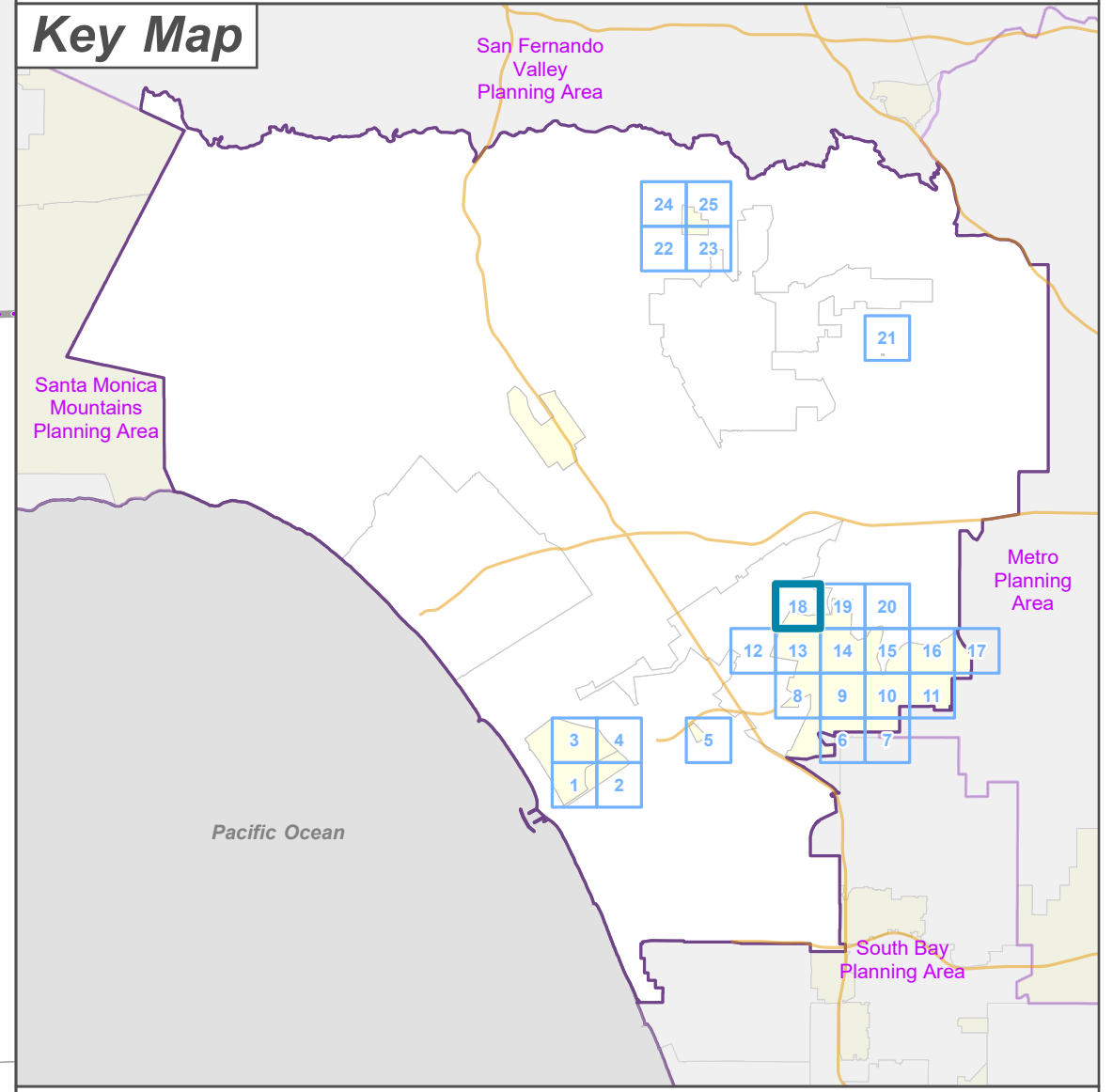
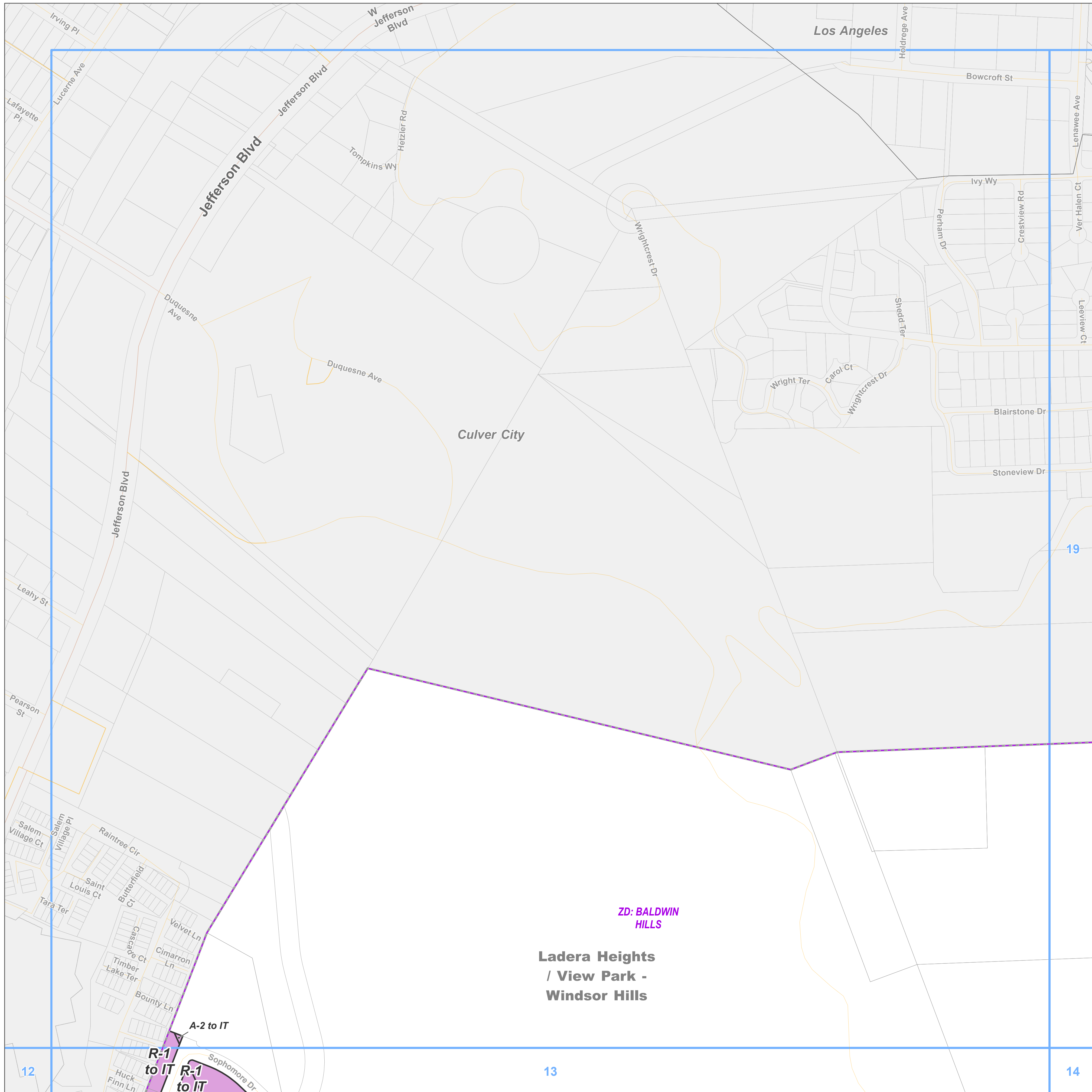
#### Street Types

Primary

Secondary

Minor

Alley



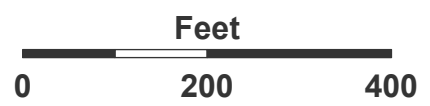
**ZD: BALDWIN HILLS**

**Ladera Heights / View Park - Windsor Hills**



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### Westside Planning Area Zone Changes

Zoned District(s): Baldwin Hills

#### Zone Change

IT - Institutional

O-S - Open Space

#### Base Layers

Zoned District

Parcels

Unincorporated Area

Incorporated City

Map Series Grid

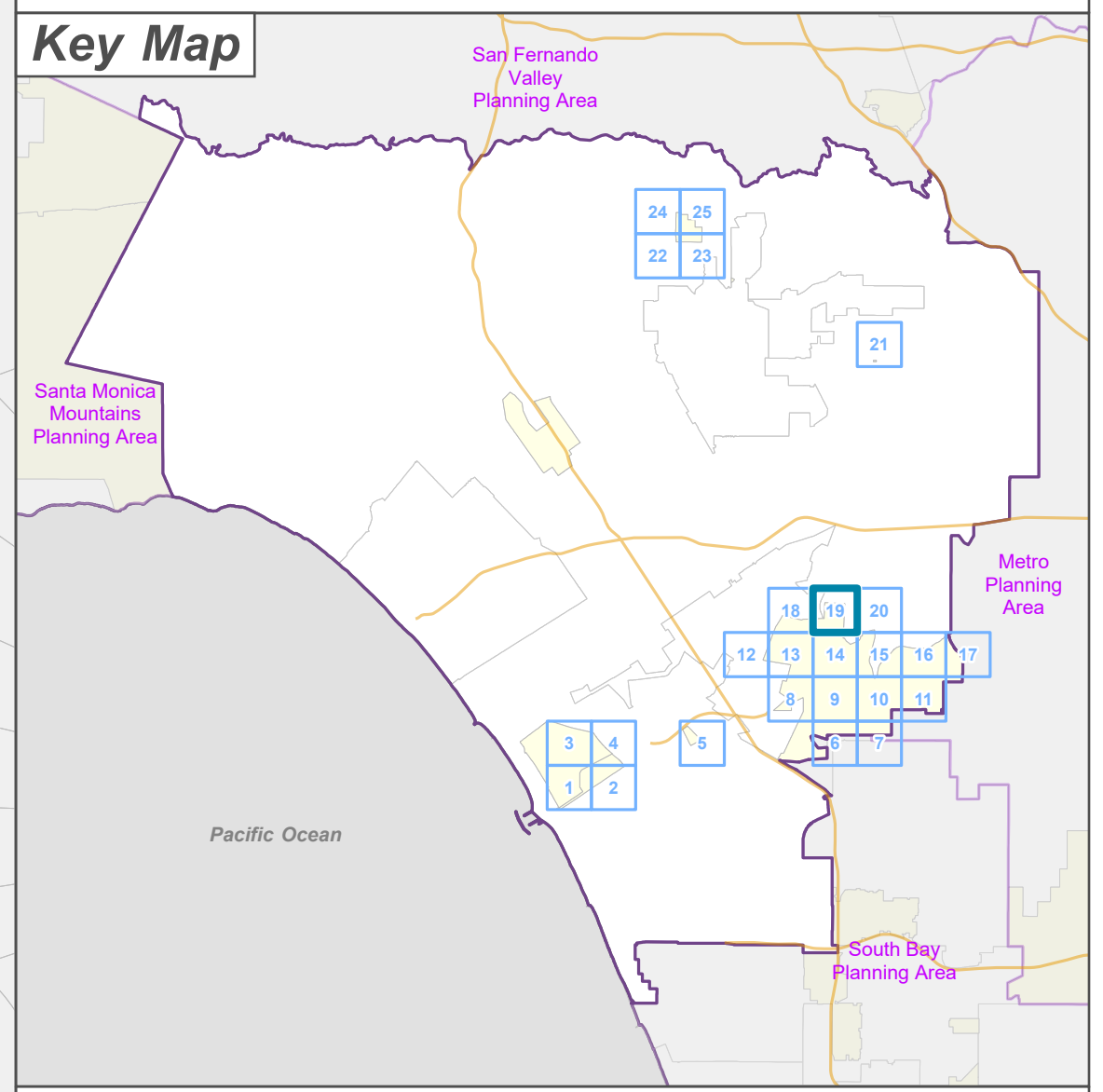
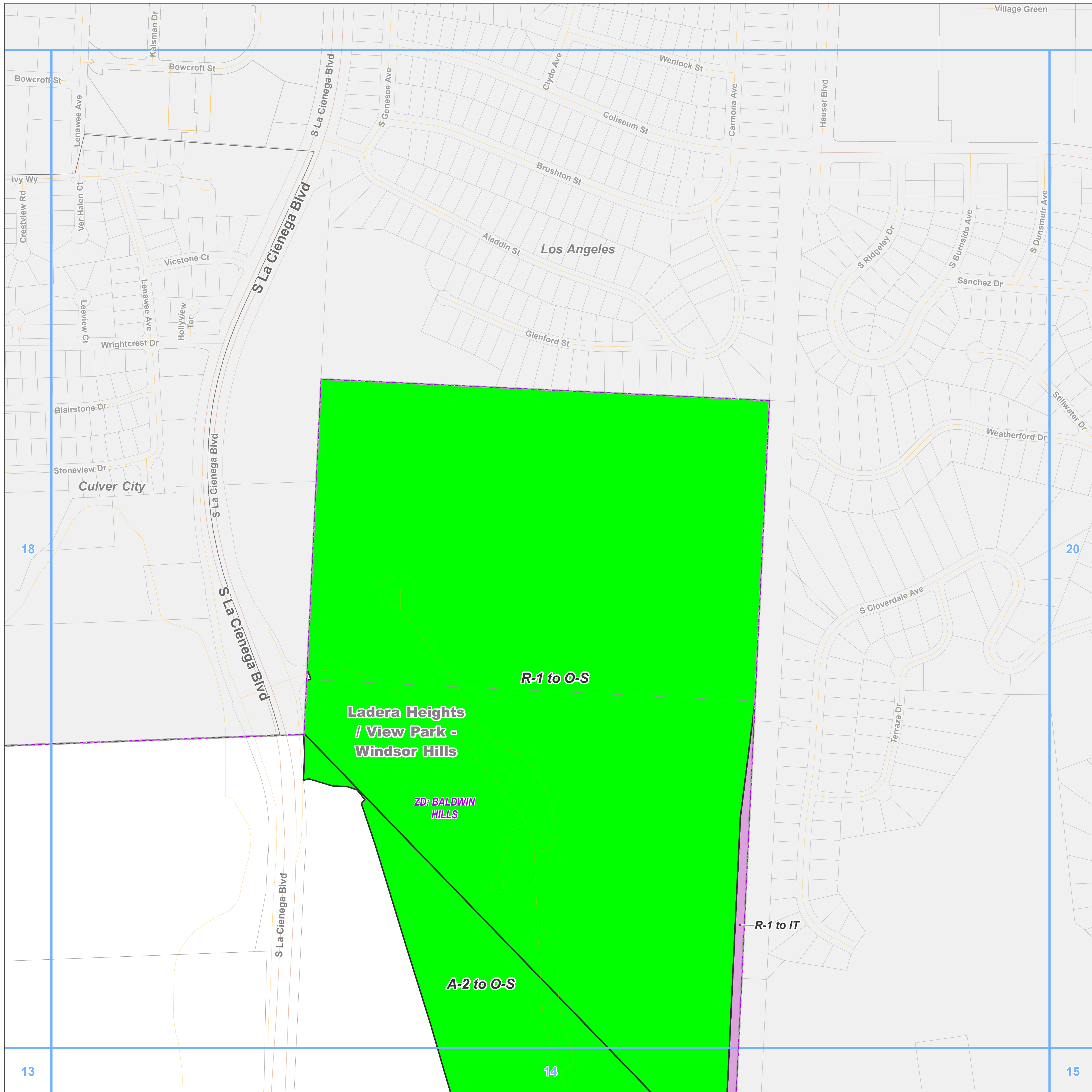
#### Street Types

Primary

Secondary

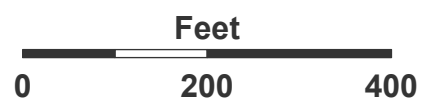
Minor

Alley



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### Westside Planning Area Zone Changes

Zoned District(s): Baldwin Hills

#### Zone Change

 O-S - Open Space

#### Base Layers

 Zoned District

 Parcels

 Unincorporated Area

 Incorporated City

 Map Series Grid

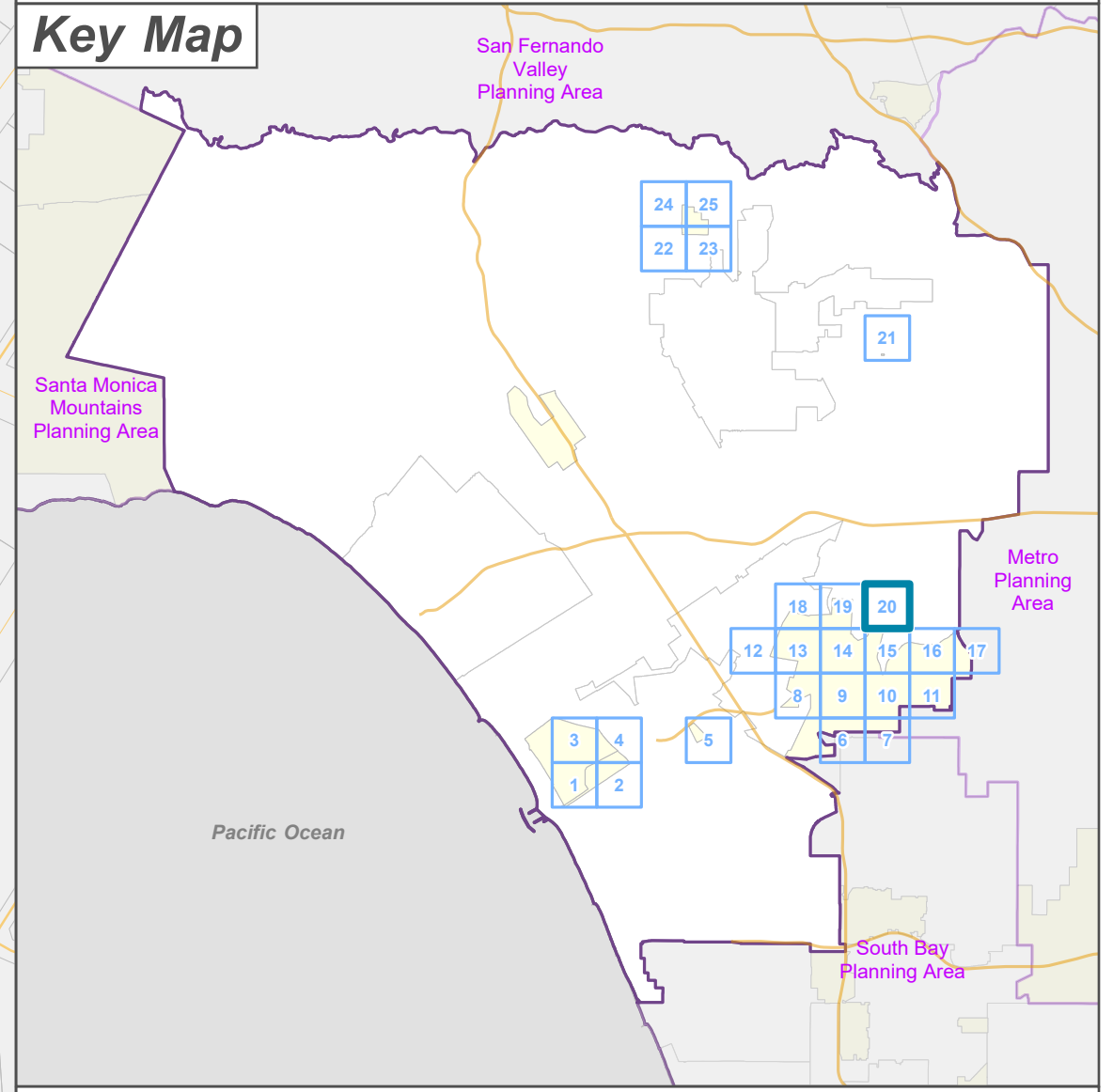
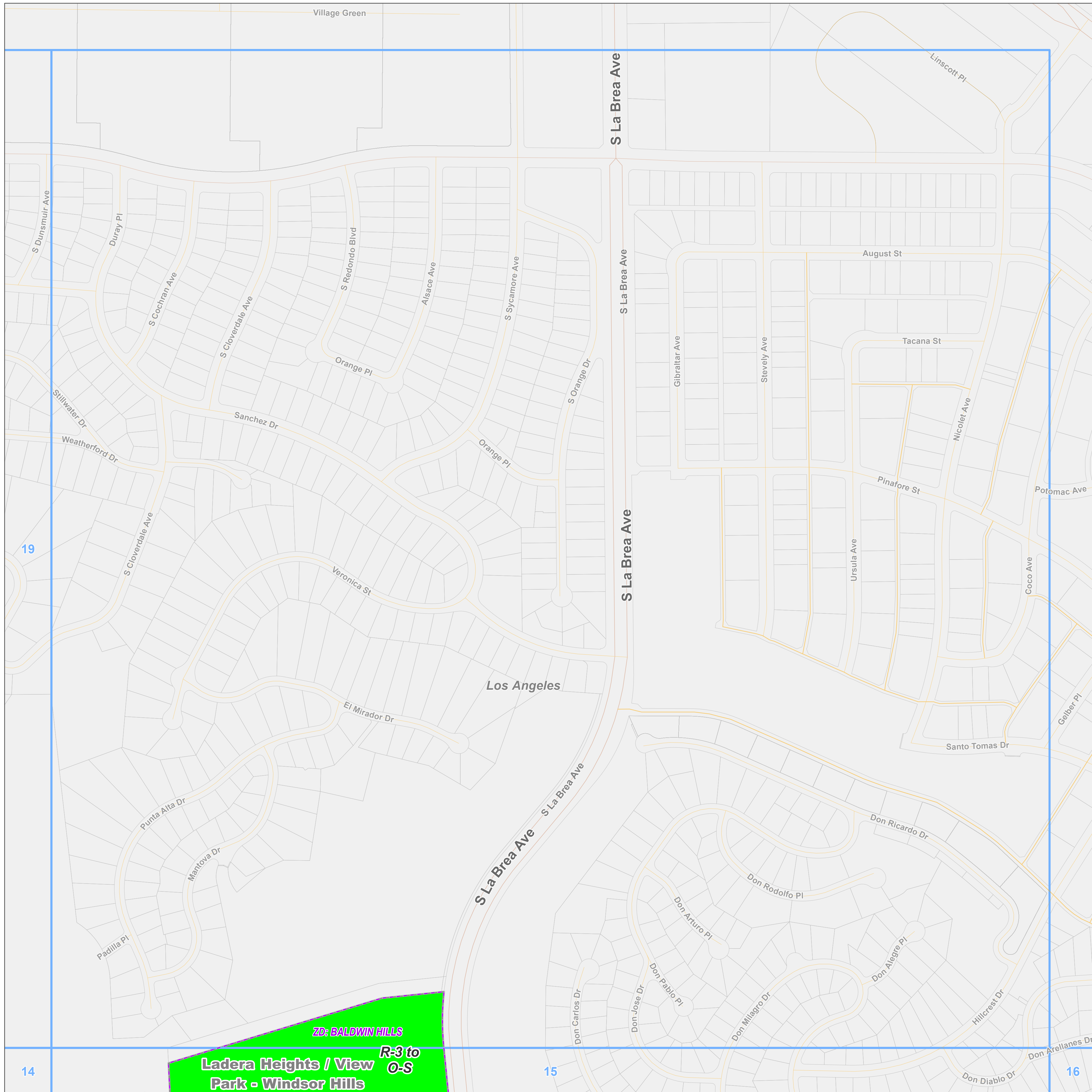
#### Street Types

 Primary

 Secondary

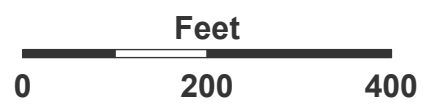
 Minor

 Alley



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### Westside Planning Area Zone Changes

Zoned District(s): Gilmore  
Island

#### Zone Change

 MXD - Mixed Use Development

#### Base Layers

 Zoned District

 Parcels

 Unincorporated Area

 Incorporated City

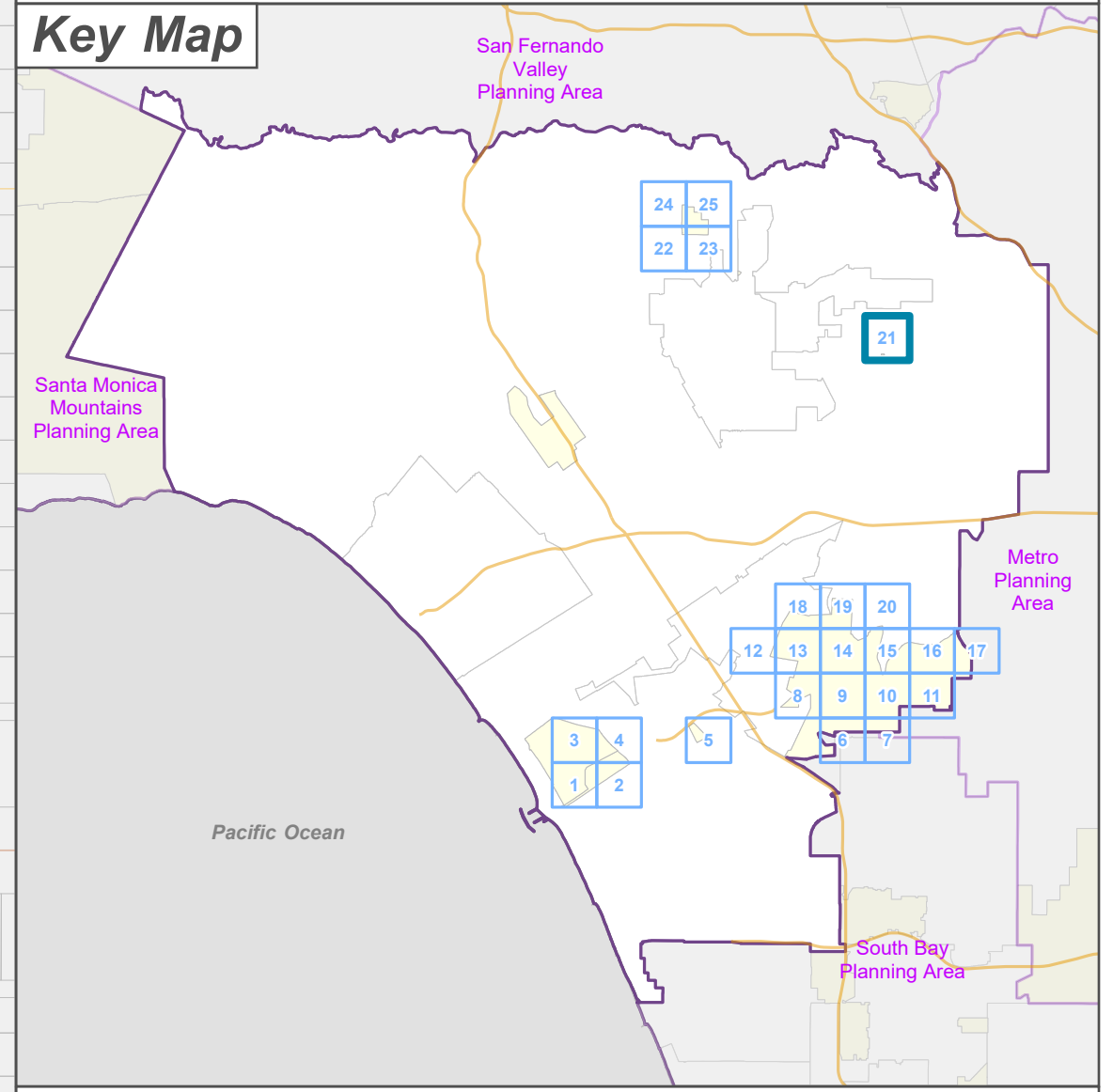
 Map Series Grid

#### Street Types

 Primary

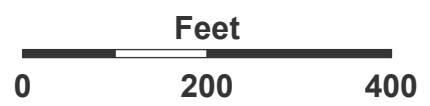
 Secondary

 Minor

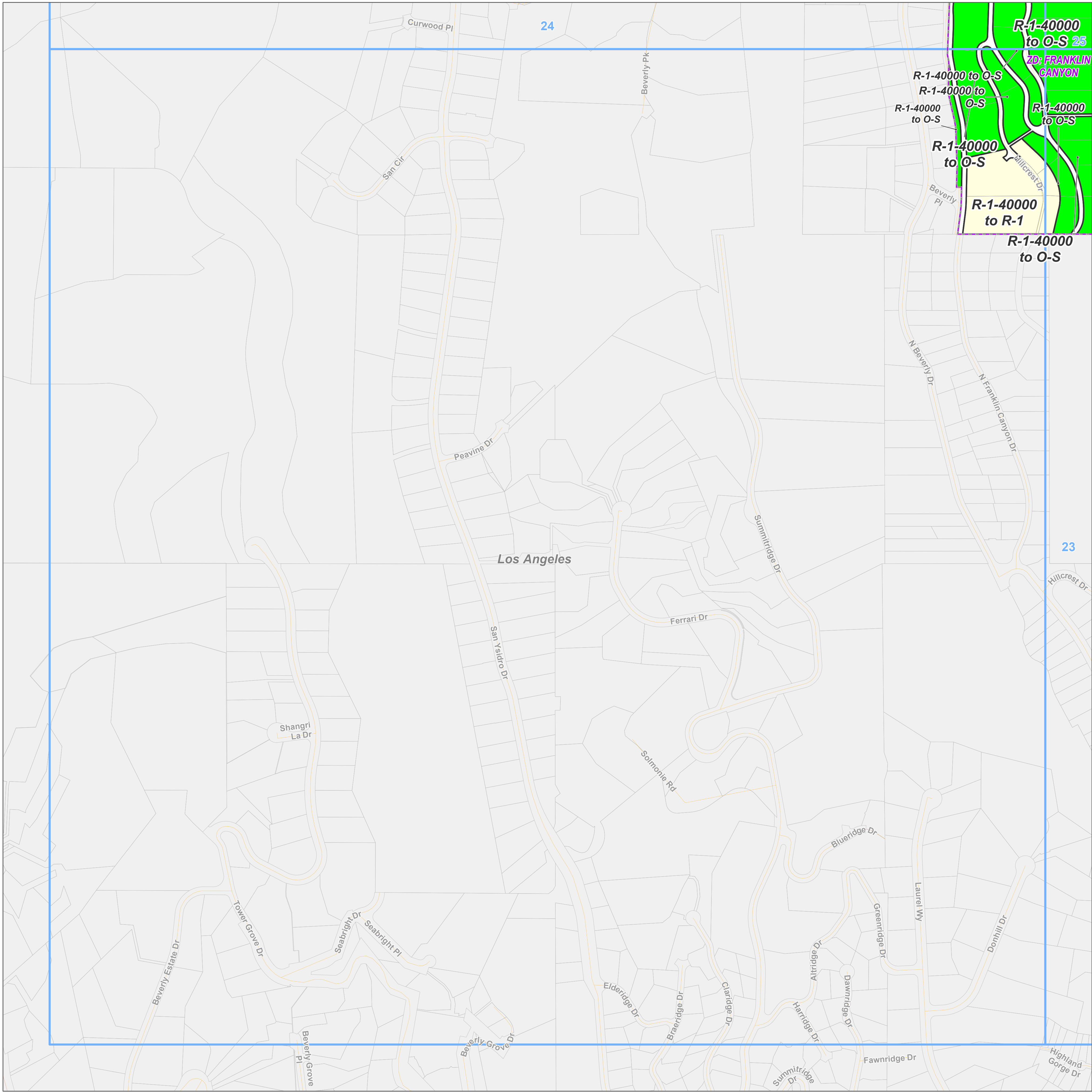


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**Westside Planning Area  
Zone Changes**

Zoned District(s): Franklin Canyon

**Zone Change**

- R-1 - Single-Family Residence
- O-S - Open Space

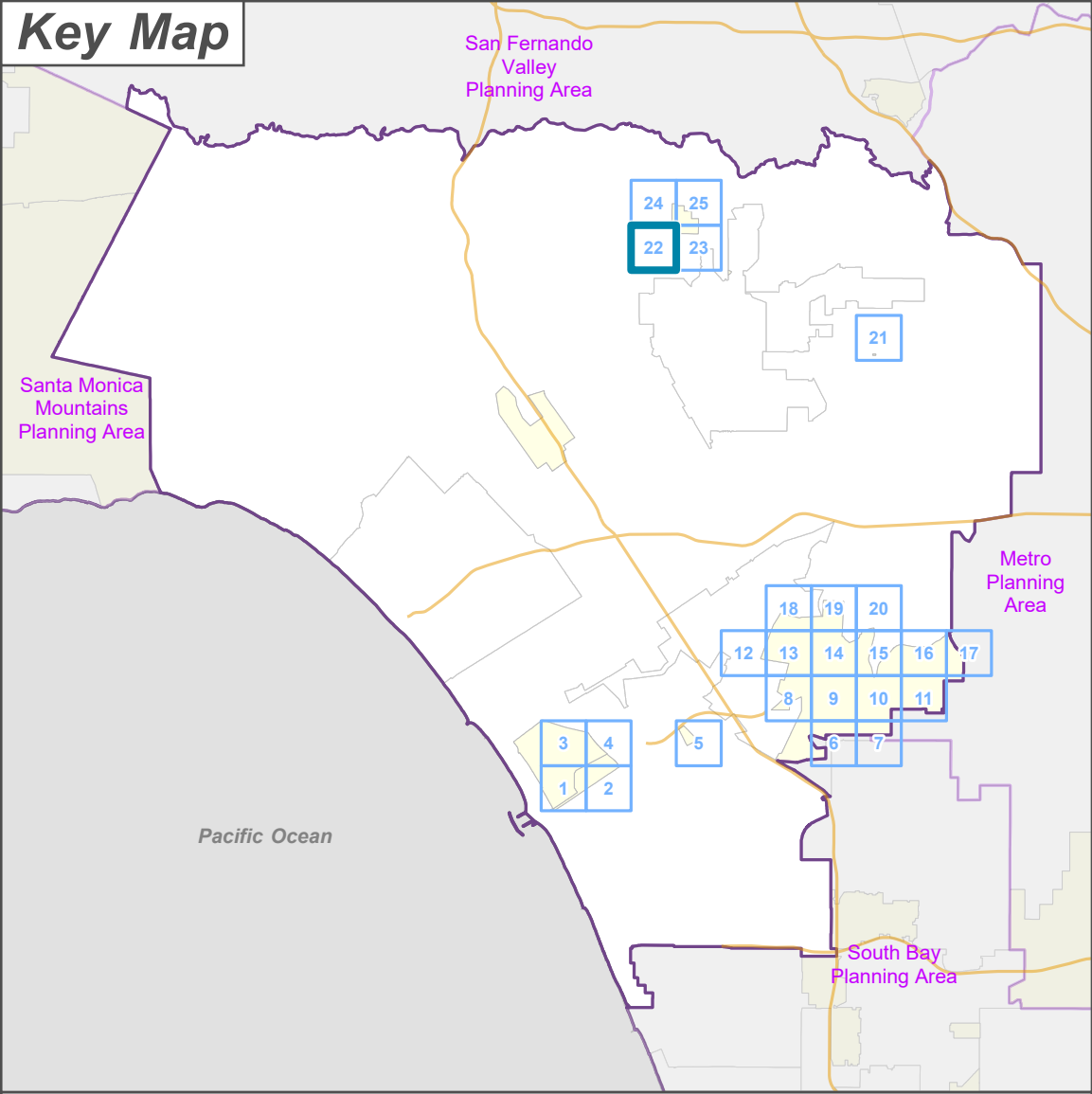
**Base Layers**

- Zoned District
- Parcels
- Unincorporated Area
- Incorporated City
- Map Series Grid

**Street Types**

- Secondary
- Minor

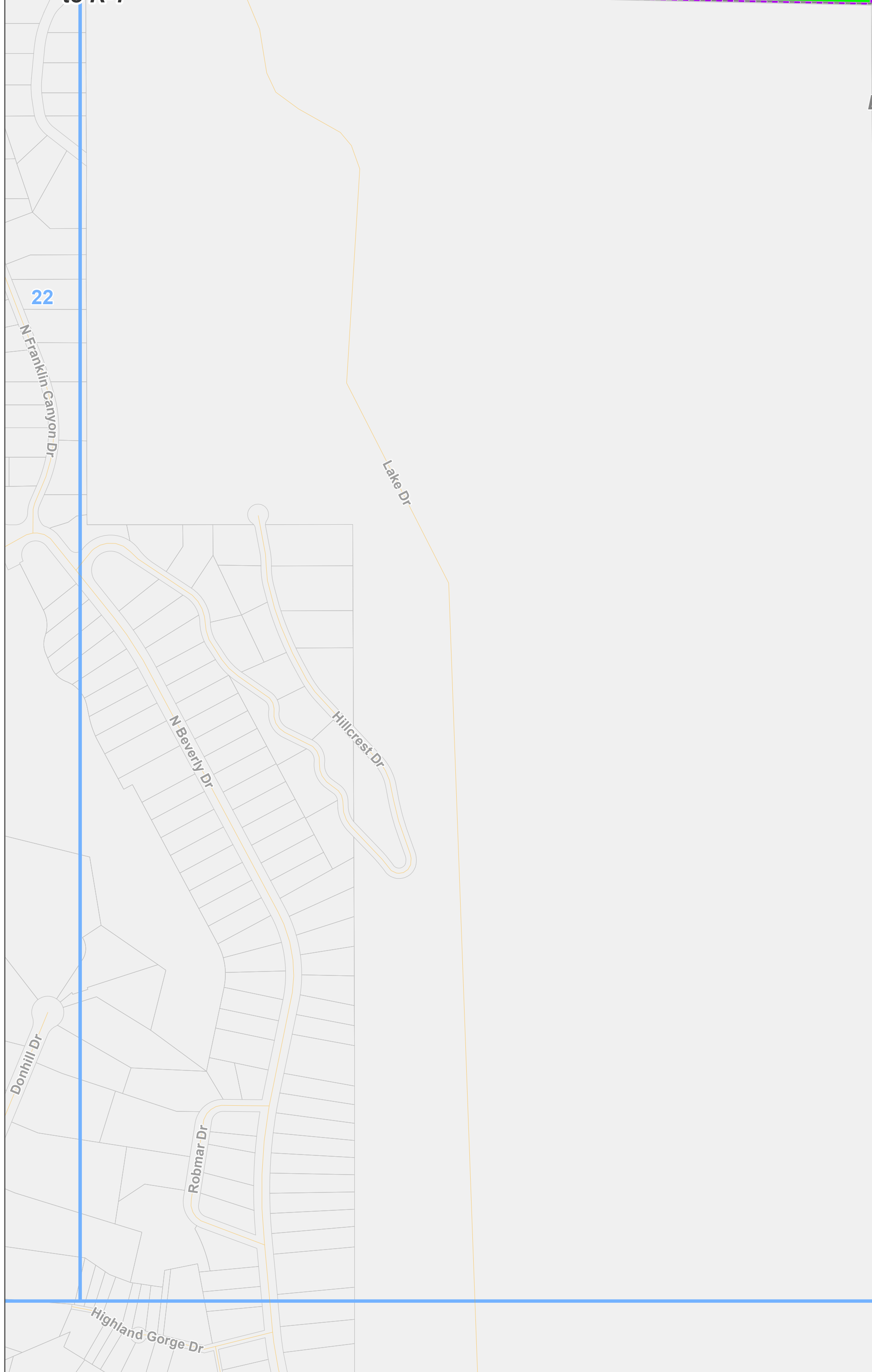
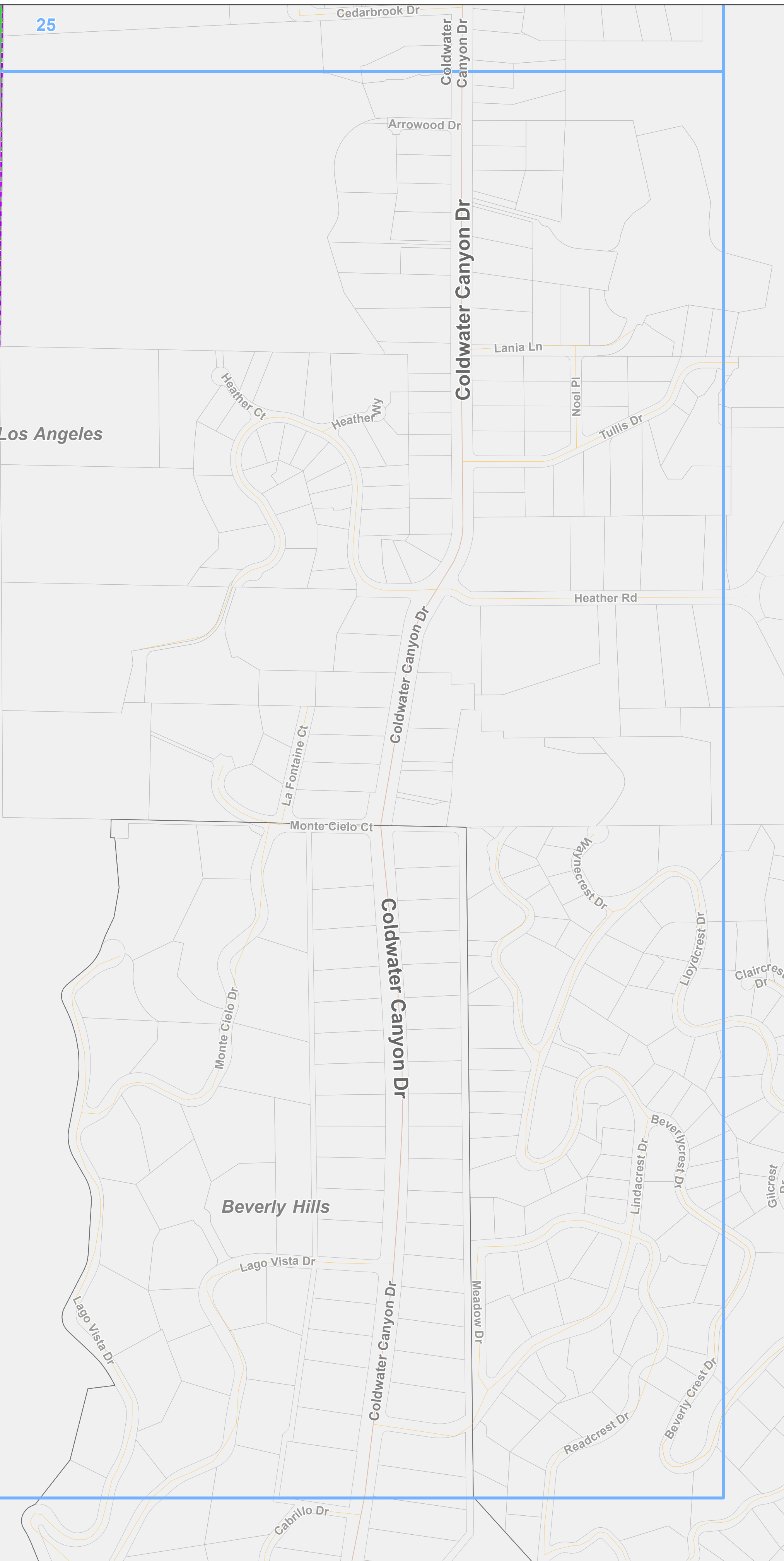
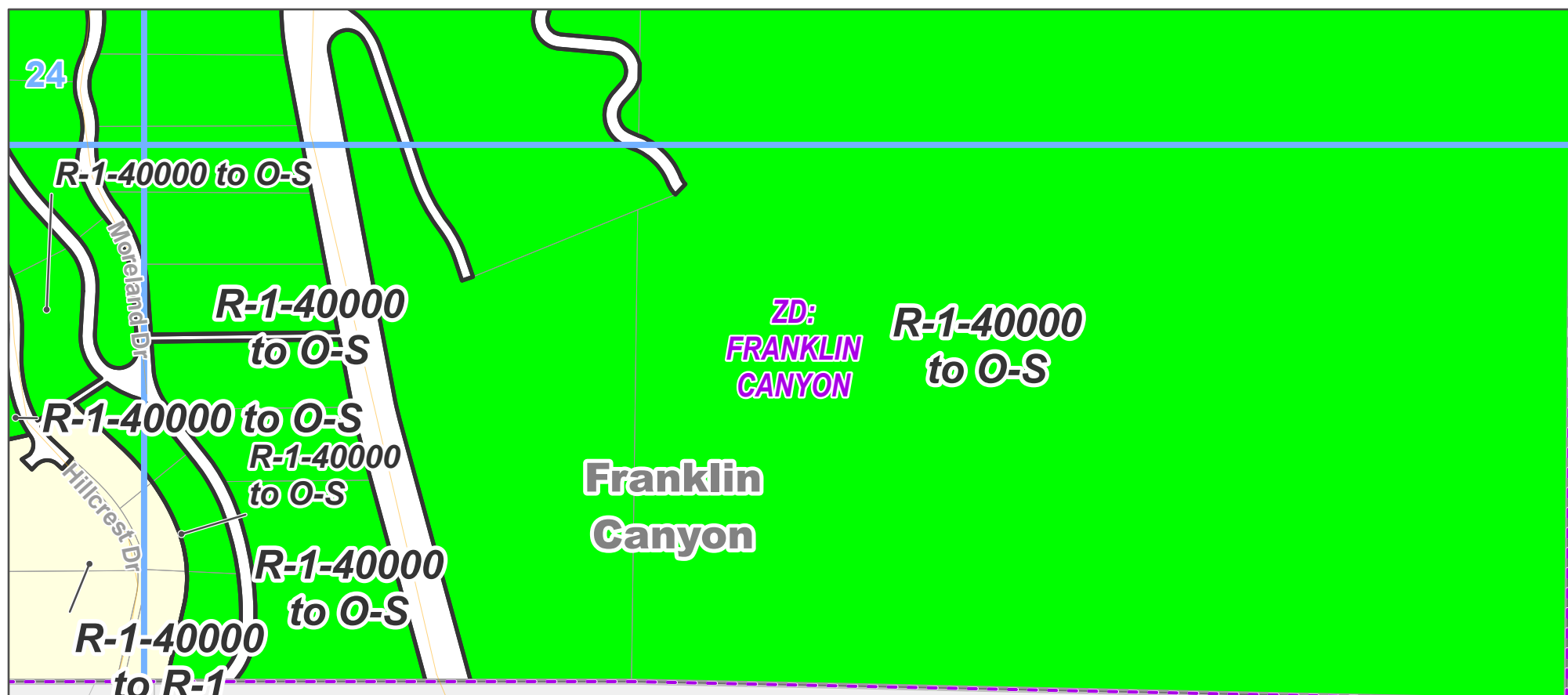
**Key Map**



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**Zone Change**

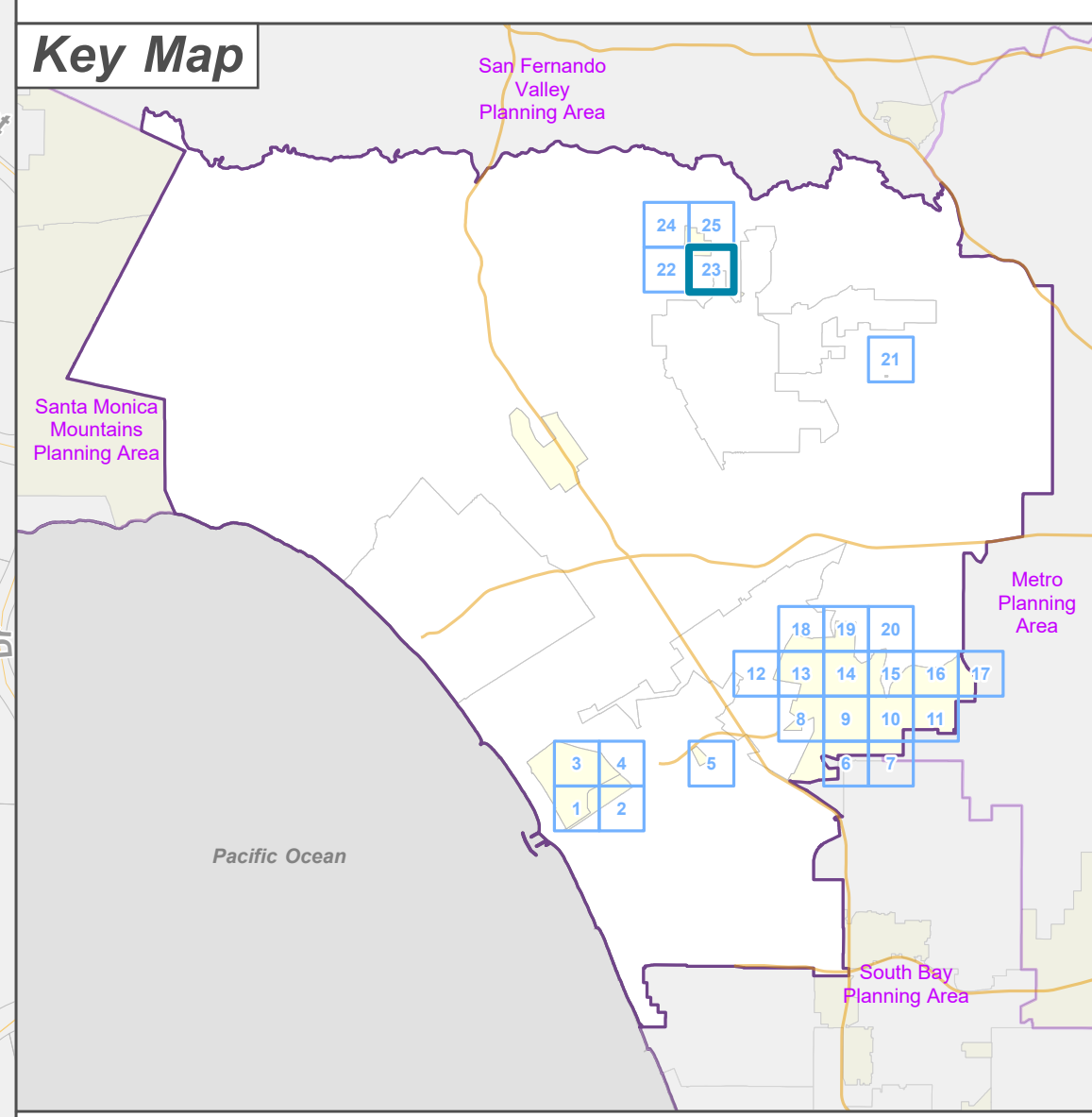
- R-1 - Single-Family Residence
- O-S - Open Space

**Base Layers**

- Zoned District
- Parcels
- Unincorporated Area
- Incorporated City
- Map Series Grid

**Street Types**

- Primary
- Minor






### Westside Planning Area Zone Changes

Zoned District(s): Franklin Canyon

#### Zone Change

 O-S - Open Space


#### Base Layers

 Zoned District

 Parcels

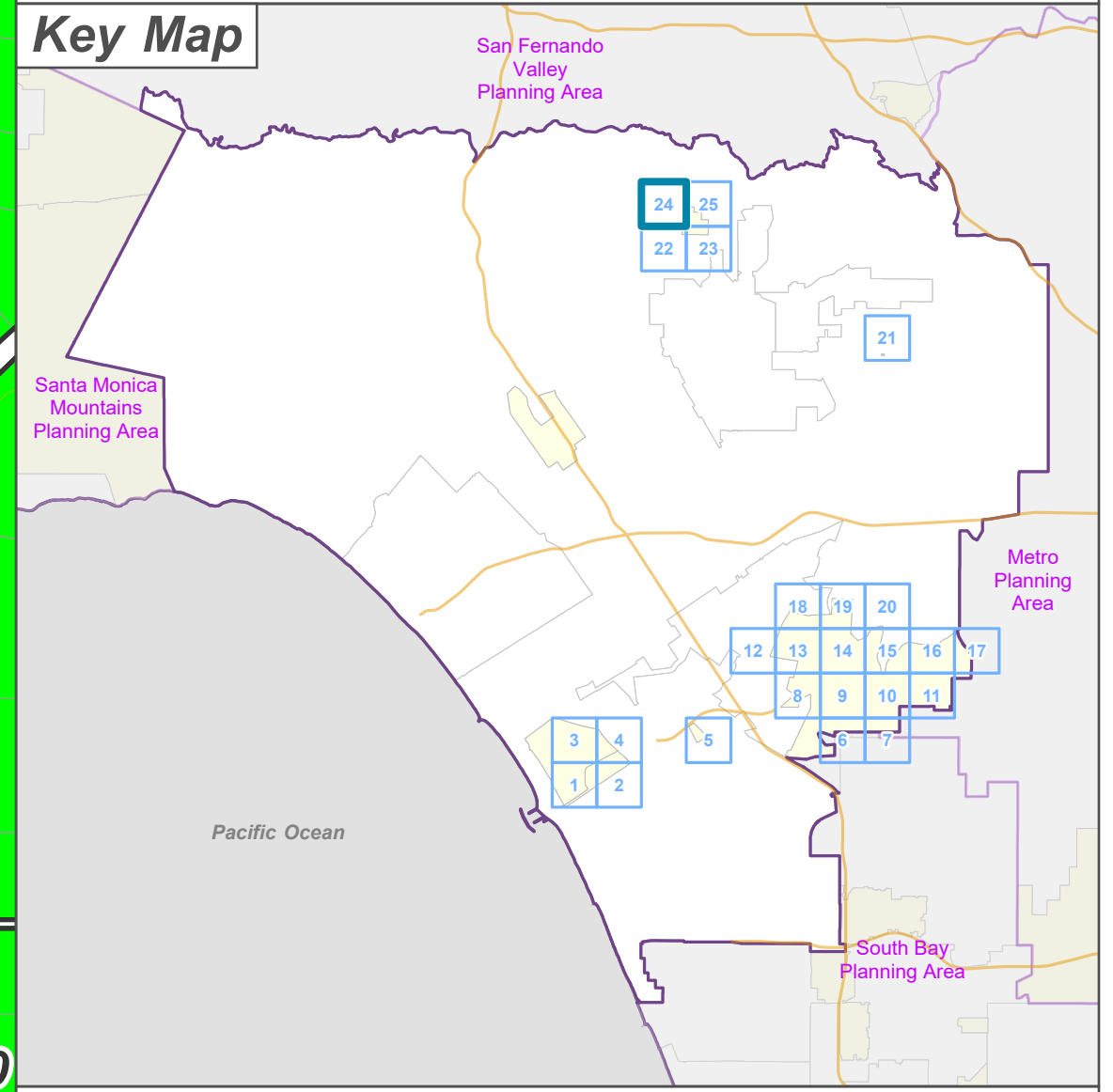
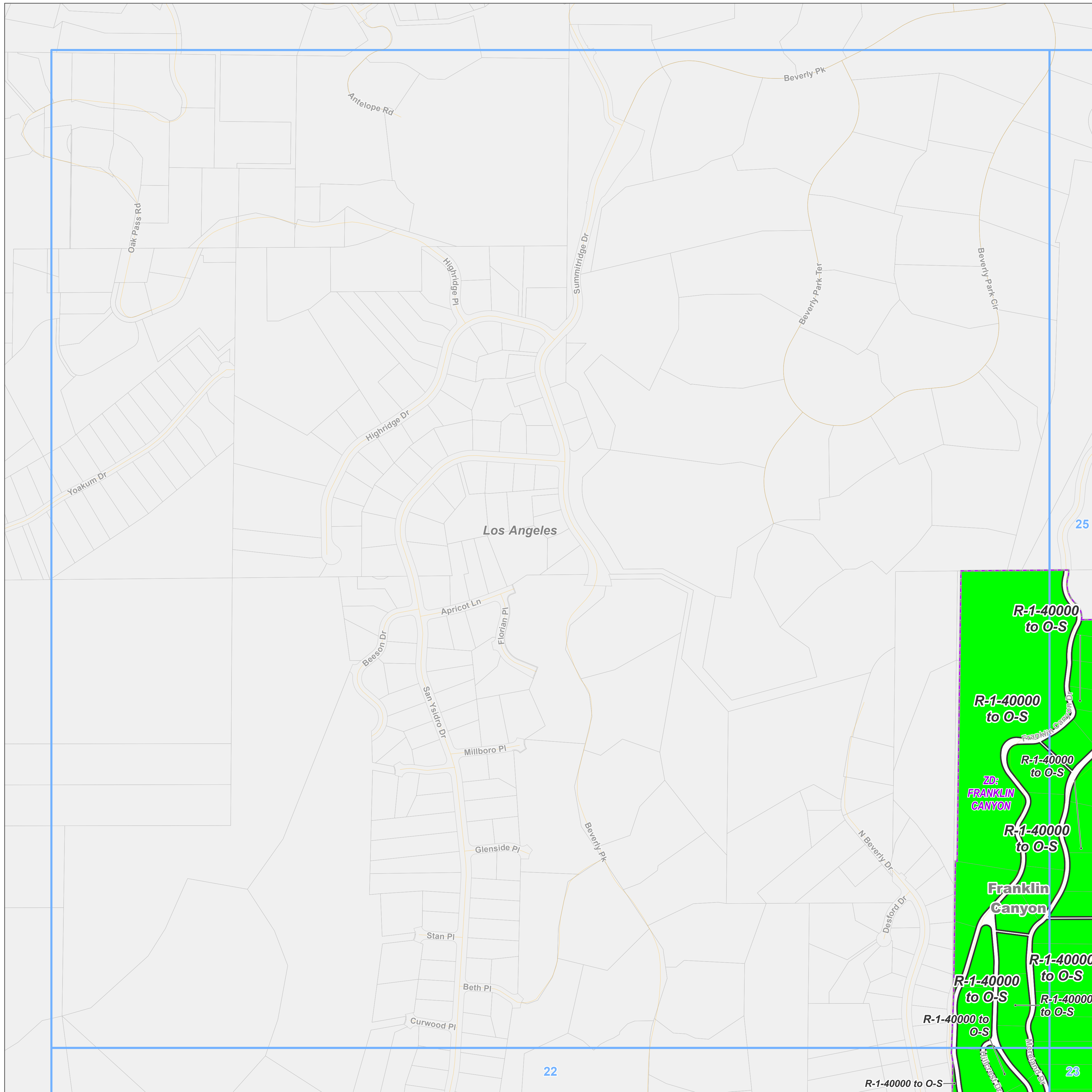
 Unincorporated Area

 Incorporated City

 Map Series Grid

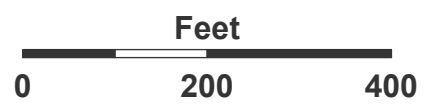
#### Street Types

 Minor



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### Westside Planning Area Zone Changes

Zoned District(s): Franklin  
Canyon

#### Zone Change

 O-S - Open Space

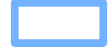
#### Base Layers

 Zoned District

 Parcels

 Unincorporated Area

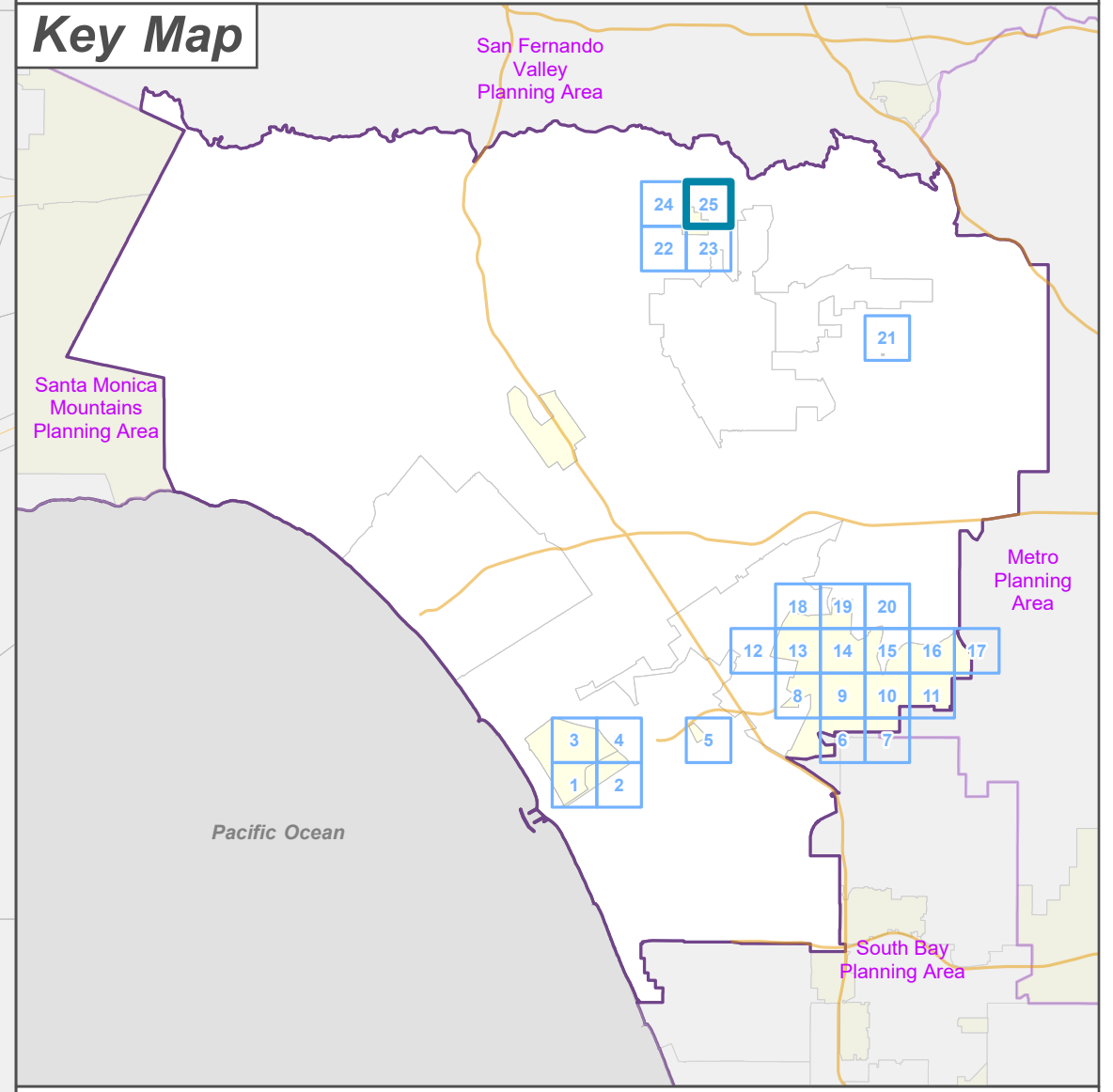
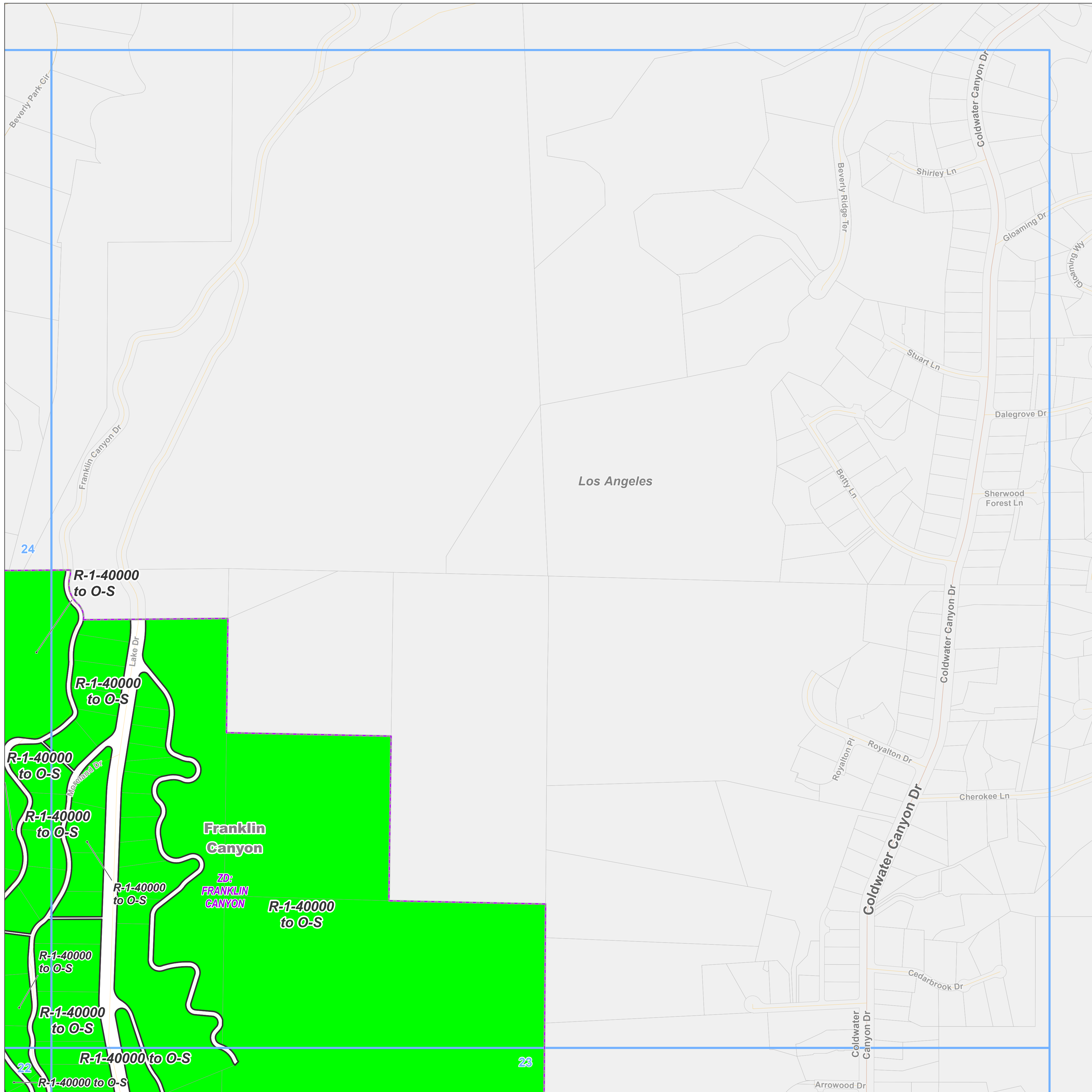
 Incorporated City

 Map Series Grid

#### Street Types

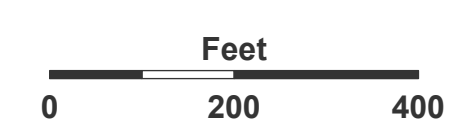
 Primary

 Minor



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