
APPENDIX Q

WESTCHESTER SOUTHSIDE DEVELOPMENT

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1. Background

Westchester Southside is a 340-acre site owned by LAWA and located adjacent to the northerly boundary of the airport, bounded on the south by the airport limits. From the Westchester business district to the east, it extends nearly two and a half miles to Pershing Drive. Formerly, a residential area, the property was acquired by LAWA with the intention of creating and developing a compatible business community between the airport and the residential communities to the north.

In 1983 the site, formerly known as LAX Northside, was entitled with a zone change (Council File No. 82-1651) which permitted the development of between 4.3 and 5 million square feet of commercial manufacturing and recreational uses. More specifically, these uses consisted of office, industrial research uses. More specifically, these uses consisted of office, industrial research centers, hotels, retail/restaurant, related airport uses and an approximately 69-acre Westchester Golf Course. The zoning was changed from R1-1, R2-1 and R3-1 to (T)(Q) M2-1 and (T)(Q) C2-1. A subdivision tract map was approved in 1984 that subdivided the property into 13 lots and merged a number of streets not required by the proposed project.

As part of the LAWA's master plan efforts for LAX, LAX Northside was restudied and a new development proposal, Westchester Southside, is being submitted. LAWA's acquisition program for the master plan effort has identified Westchester Southside as a potential donor site for the relocation of appropriate displaced businesses. Properties within the project area will be made available for lease to such businesses.

2. Proposed Project

The reconstituted Westchester Southside, the proposed project, totals approximately 210 acres, and consists of 2.5 million square feet of office, retail, restaurants and hotel uses as well as research and development, light industrial and recreational uses. This is a reduction of between 1.8 and 2.5 million square feet of development from the previously entitled project. In general, the proposed uses are similar to those in the previously approved project of office, research and development, light industrial, retail/restaurant, hotel, and recreational but with less intensity of development.

3. Required Entitlements

LAWA is requesting approval of a new subdivision map in order to accommodate the revised project. By way of the subdivision process, LAWA wishes to provide for flexibility in developing the project area over time, allowing for adjustments in market trends in real estate. Additionally, in order to establish specific development standards, a zone change is being requested to modify the T and Q conditions of the M2-1 and C2-1 zoning. The project will require zone boundary adjustments in order to accommodate recently acquired properties that are now proposed to be included in the project area. General plan amendments will also be needed in order to bring the Westchester-Playa Del Rey Community Plan boundary in conformance with the current airport boundary. The LAX Interim Plan will also need to be superceded with a new Plan Element.

The most significant change in the physical land use distribution is the elimination of project-related uses south of Westchester Parkway, the introduction of an internal access road—the extension of La Tijera Boulevard, and a modification to the alignment of Westchester Parkway. The internal roadway system would provide access for the Westchester community to Southside facilities. The area south of Westchester Parkway is approximately 135 acres.

In general, with some adjustments to the zone boundaries, the proposed parcelization will conform to existing zoning areas. These zoning-related parcels can be viewed as primary lots. Each zone area will have a range of parcels which can be viewed as secondary lots. This would allow for the development of individual properties or the consolidation of lots that can accommodate larger master planned developments. In either case, development would occur within the framework of development standards attached to the zoning in the form of T and Q conditions. These standards will establish setbacks, height limits, access limitations, and related restrictions.

The area west of Sepulveda Westway and east of Lincoln Boulevard will consist mainly of open spaces, associated with the golf course, and commercial uses. Some light industrial uses are proposed for that portion of the site located west of the golf course and east of Lincoln Boulevard (approximately 4 acres and currently zoned M1-1). This site was recently acquired by LAWA and was not included in the previous approvals. Approximately 1 million square feet of development is anticipated for the entire area and, between 12 and 24 lots are proposed. As LAWA pursues development of the project

these lots can be individually developed in phases for smaller, phased developments or groups of lots may be consolidated to accommodate larger developments which, in turn, may also be phased.

West of Lincoln Boulevard, extending to Pershing Drive, the proposed project will consist of low-rise office space and research and development type uses containing approximately 1.5 million square feet of development. Between 10 to 20 lots are proposed for this area.

The Westchester Playa Del Rey Community Plan will also need to be amended.

4. Other Discretionary Actions

Discretionary actions may include but are not limited to the following:

- ◆ General Plan Amendments;
- ◆ Conditional Use Permits/Variances;
- ◆ Major Development Project Use
- ◆ Zoning Changes
- ◆ Subdivision Amendments
- ◆ Code Amendment

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