



This chapter establishes the land use framework for the West Broadway Urban Village, including land use designations and associated development intensities that will apply in the Specific Plan Area. In order to support the goals of the Specific Plan, the Plan Area is designated with the existing General Plan's Mixed Use and Medium Density Residential land use designations with designation amendments identified for the Specific Plan Area and described in this chapter. A High Density Residential/Mixed Use land use is designated for the north side of Palm Avenue within the Specific Plan Area. Figure 5-1 is the land use designation map for the Specific Plan Area.

Residential densities are stated as the number of housing units per gross acre. Development is required within the density range, both maximum and minimum, as stipulated in the land use designation. The appropriate densities were developed based on the vision for each area and the type of development that would result from such a density. The standards outlined in the development standards and design guidelines in Chapter 7 may limit attainment of maximum densities. Existing land uses that are not consistent with the regulations in the land use framework are permitted to continue as legal nonconforming uses.

A. Mixed Use

The Mixed Use (MX) land use designation is intended to accommodate a well-integrated mix of high intensity residential, commercial, office and civic uses, with more specific development standards provided in Chapter 7. Housing densities range from 30 to 60 dwelling units per gross acre.

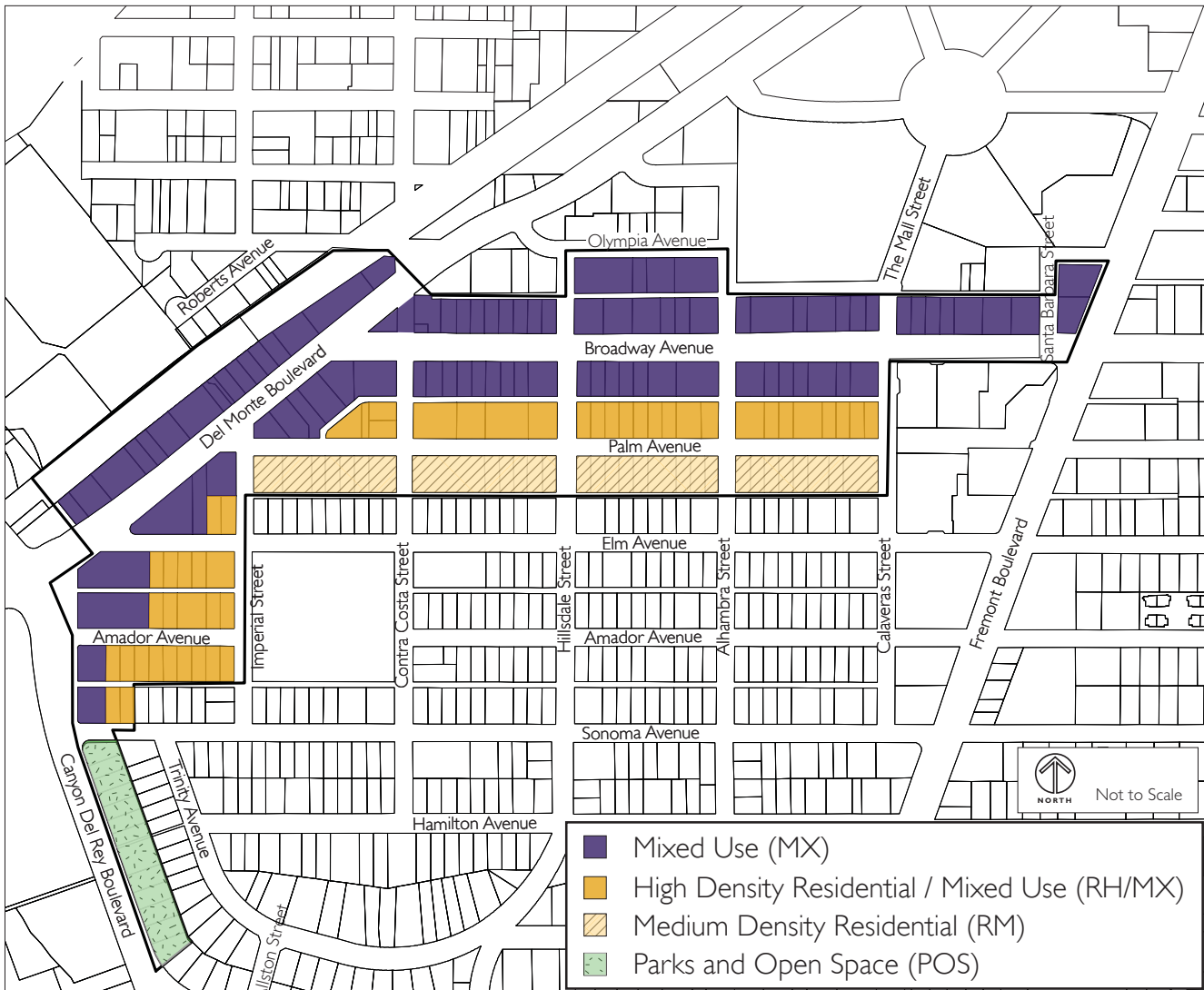


Figure 5-1. Specific Plan Land Use Designations (for illustrative purposes only)

B. High Density Residential/Mixed Use

Housing densities from 20 to 30 dwelling units per acre are allowed in the High Density Residential/Mixed Use (RH/MX) land use designation. This designation permits a range of housing types, including multi-family developments and live-work units.

While Palm Avenue will primarily be a residential street, projects with ground floor commercial uses or uses that are compatible with residential uses and extensions of business with primary frontage on West Broadway Avenue would be conditionally allowed on the north side of Palm Avenue and on blocks perpendicular to Palm Avenue. Such projects are encouraged to include a pedestrian paseo that connects to West Broadway Avenue or Del Monte Boulevard where desirable and feasible.

C. Medium Density Residential

Housing densities from 10 to 20 dwelling units per acre are allowed in the Medium Density Residential (RM) land use designation. This designation permits single-family detached housing on the south side of Palm Avenue, as well as multi-family housing units.

Multi-family developments are designed to be compatible with neighborhood character and ease the transition between High Density Residential/Mixed Use on the north side of Palm Avenue to Low Density Residential south of the Specific Plan Area.

D. Parks and Open Space

The Parks and Open Space (POS) land use designation, applied to the east side of Canyon Del Rey Boulevard between Sonoma and Harcourt avenues, allows for neighborhood and community parks, trails, recreational activity centers, and public service facilities or infrastructure that is compatible with the open space uses on the site. A linear park with a pedestrian path running north-south through the park is envisioned for this area. The park could also provide the opportunity for the incorporation of a community garden, a water-wise demonstration garden and/or an interpretive history path.