

Modified CEDHSP Land Uses

Proposed Land Use					
Planning Area	Land Use Designation	Zoning District	Acres	Dwelling Units/Com Square Footage	Average Density
Residential					
Pedregal	VRL	R20-PD	45	37	<1.0
Westside	VRM-L	R4-PD	30	156	5.2
Westside	VRM-H	RM1-PD	22	220	10
Westside	VRH	RM2-PD	16	224	14
Pedregal			10	100	10
Subtotal			123	737	-
Residential (Age-Restricted Scenario)					
Pedregal	VRL	R20-PD	45	37	<1.0
Westside	VRM-L	R4-PD	30	156	5.2
Westside	VRM-H	RM1-PD	22	220	10
Westside	VRH	RM2-PD	16	382	22.6
Pedregal			10	205	
Subtotal			123	1,000	-
Civic-Limited Commercial					
Westside	C-LC	CL1-PD	11	50,000 sq. ft.	-
Public Facilities (Community Park)					
Westside	OS	RFH1-PD	15	-	-
Open Space (including Neighborhood Park)¹					
Westside	OS	OS1-PD	133	-	-
Pedregal	OS	OS1-PD	42	-	-
Subtotal			175	-	-
Road Right of Way and Landscape Lots					
Westside			7	-	
Pedregal			5		
Subtotal			12		
Total			336 ²	737-1,000 dwelling units 50,000 sq. ft. commercial	

