

Los Angeles County Draft Preliminary General Plan Appendix 2



 2007

I. INTRODUCTION

The Department of Regional Planning (DRP) is committed to fostering and implementing the community-level planning process, where public participation is paramount in establishing effective and responsive community-based plans. There are several unincorporated communities in the County that currently do not have an adopted local plan. With the adoption of the General Plan, the DRP will begin the process of conducting community meetings to guide the creation of community-based plans for these areas.

One new aspect of community-based planning in the County is the utilization of new planning technologies. The DRP now utilizes Geographic Information Services (GIS) mapping technology to provide a parcel level analysis of land use, zoning designations, safety hazards, and a list of other parameters. The use of GIS technology has enabled DRP to provide more detailed land use policy maps for all of the unincorporated areas of the County.

The DRP has transcribed the land use from the 1980 General Plan Policy Map into the new GIS technology and has produced interim land use policy maps for the communities that currently do not have a community-based plan. These land use policy maps will be the foundation for the community-level planning process the DRP will undertake in these communities. The interim land use policy maps for communities without a community-based plan can be found on the DRP website at <http://planning.lacounty.gov/spGPMaps.htm>.

For further information on County land use maps and other detailed maps from the General Plan, the DRP provides interactive land use maps and mapping features for use by the public through its website at <http://planning.lacounty.gov/intGisMaps.htm>.

II. INTERIM MAP LAND USE DESIGNATIONS

The following section describes the land use designations that guide County land use policy and development activities in the

communities without a current community-based plan. All of the text, policy intent, standards for development, criteria, and general policy of the General Plan also applies to the following land use categories and land use policy maps.

Rural Land (RL)

The intent of lands designated as Rural Land is to maintain the character of the small communities and dispersed rural housing and of the unincorporated areas of the County. The Rural Land designation also provides for agricultural and mineral production, preserves areas of significant natural and scenic resources, and limits intensive development of areas subject to natural hazards or lacking in essential services and facilities. Rural lands include mountain, foothill, high desert areas not planned for urban use, and rural communities. Rural communities are non-urban settlements served by a non-urban level of commercial and public facilities, vary in size and intensity of development, and are expected to experience little significant growth in the future.

Other Rural Land uses that may be found compatible with discretionary review include, but are not limited to, the following: domestic violence shelters; family day care homes; farm worker living quarters; explosive manufacturing requiring remote locations; greenhouses; horse, cattle, sheep and goat grazing; landfills and waste treatment facilities; mobilehome parks; oil wells; private recreation areas and campgrounds; probation camps; recreational clubs; riding/hiking trails; schools through grade 12; sewage treatment plants; private small-scale airfields, and other low intensity rural activities including local and highway serving commercial services. Farm worker living quarters may be built at higher densities on or adjacent to farming areas, where the units are exclusively reserved for such workers.

Local commercial and industrial uses may also be allowable in rural land designations. These uses are defined as individual enterprises, or small-scale multi-use centers, serving the needs of the local community and include:

- a. Facilities providing neighborhood or community convenience goods and services;
- b. Highway or roadside facilities and services of a minor nature (i.e., gas stations, cafes, motels, etc.);
- c. Local community and neighborhood-serving office and professional services; and,
- d. Light industrial uses of a minor nature, as defined by the scale of the facility, number of employees, service area, and general compatibility within the community setting.

The general standards and conditions for development of a local serving commercial or industrial use can be found in the Technical Appendix to the General Plan.

The following policies apply to areas designated as Rural Land:

- Have a maximum use intensity for housing at a base density of 1du/1 gross acres.
- Clustering of development and ground disturbance is encouraged where it would help reduce environmental impacts, provide open space, and protect natural resources.
- Where development does occur in rural community areas, the General Plan promotes “infill” development first, and/or development that is consistent with the existing community character, density levels, be compatible with the natural resources in the area, and be carried out in conjunction with an analysis public service assessments and infrastructure capabilities. All development proposals in areas with a rural community character will require a review and approval of a specific site plan to ensure development is compatible with the character, scale and design of the surrounding community, and that all safety and environmental policies are met.

Urban (U)

The intent of lands designated as Urban is to

provide for a range of housing types to meet the needs and income levels of the economically and socially diverse unincorporated County population. This range of housing types includes low intensity residential development, with housing that typically includes single family detached and attached dwelling units; medium intensity to high intensity residential development which includes large lot estates, suburban tracts, town-homes, duplexes, condominiums, apartments, and high density residential development that includes multi-family housing and high-rise towers.

Within all Urban land use categories the following special uses may be found compatible with discretionary review: adult residential facilities; adult day care facilities; children family homes; children group homes; child care facilities; places of worship; density bonuses for qualifying housing projects; domestic violence shelters; family day care homes; fire stations; foster family homes; homeless shelters; libraries; mobile home parks; parks and neighborhood recreation facilities, and public and private schools.

Existing mobile home parks are deemed consistent with all Urban categories in which they are located and, in the event destroyed, may be rebuilt to existing densities, providing they incorporate all other applicable General Plan requirements. Redevelopment of such sites to other uses, including permanent housing, shall be consistent with the density specified by the underlying land use category.

Local commercial and industrial uses may also be allowable in urban designations. These uses are defined as individual enterprises, or small-scale multi-use centers, serving the needs of the local community and include:

- e. Facilities providing neighborhood or community convenience goods and services;
- f. Highway or roadside facilities and services of a minor nature (i.e., gas stations, cafes, motels, etc.);
- g. Local community and neighborhood-serving

office and professional services; and,

- h. Light industrial uses of a minor nature, as defined by the scale of the facility, number of employees, service area, and general compatibility within the community setting.

The general standards and conditions for development of a local serving commercial or industrial use can be found in the Technical Appendix to the General Plan.

Density bonuses for qualifying housing projects may be allowed in all Urban Residential categories. Second units may be allowed on all residential parcels designated for residential use and accessory to a single family residence, subject to specific limitation and standards specified in the County's Zoning Code.

The following Urban Residential land use categories are used on the General Plan Land Use Policy Map:

Urban Low Intensity Residential (U9)

The intent of the Low Intensity Residential land use designation is to maintain the character of existing low density residential neighborhoods while also providing a range of housing and land use opportunities to meet the needs and income levels of the diverse unincorporated communities. Areas designated Low Intensity Residential are suitable for:

- Single family detached housing units, including large lot estates and typical suburban tract developments, and other low density development.
- A maximum use of intensity of up to 9 dwelling units per net acre is allowed.
- Local-serving, non-residential uses such as schools, public institutions, and commercial services may be compatible with discretionary review.

Urban Medium Intensity Residential (U18)

The intent of the Medium Intensity Residential

land use designation is to encourage alternatives for housing density. Areas designated Medium Intensity Residential are suitable for:

- Small lot single family residences, twin homes, duplexes, and townhouse development.
- A maximum use of intensity of up to 18 dwelling units per net acre is allowed.
- Local-serving, non-residential uses such as schools, public institutions, and commercial services may be compatible with discretionary review.

Urban High Intensity Residential (U30)

The intent of the High Intensity Residential land use designation is to encourage increased density housing opportunities to meet a wide range of income levels. Areas designated High Intensity Residential are suitable for:

- Multiple unit development, including garden apartments, multiplex development, and high-density townhouse development.
- A maximum use of intensity of up to 30 dwelling units per net acre is allowed.
- Areas typically located along major transportation corridors, and in or near urban community centers.
- Local-serving, non-residential uses such as schools, public institutions, and commercial services may be compatible with discretionary review.

Urban High Density Residential (U50)

The intent of the High Density Residential land use designation is to encourage high density residential development in appropriate areas. Areas designated High Density Residential are suitable for:

- Medium and high-rise apartments and condominiums.
- Areas conveniently accessible to major

transportation corridors and multi-purpose urban centers.

- A maximum use of intensity of up to 50 dwelling units per net acre is allowed.
- Local-serving, non-residential uses such as schools, public institutions, and commercial services may be compatible with discretionary review.

Commercial-Residential (CR)

To encourage infill development, the County utilizes a Commercial-Residential land use designation. The CR designation allows for an integration of mixed land uses, as a matter of right, provided that the project meets the standards and conditions associated with the CR designation and applicable zoning codes. To achieve greater neighborhood compatibility and flexibility in the design and development process, there are six different project types that are allowed.

- **Vertical Mix:** a development combining commercial and residential uses vertically. Example: first floor retail stores or restaurants, second floor office space, third and fourth floor residential condos or apartments.
- **Horizontal Mix:** a development combining commercial and residential uses horizontally. Example: residential building attached to or detached from a commercial building within the same development.
- **Live-work:** a unit comprised of both living and work area, where the residential use is the primary use, and in which the resident of the living space is responsible for the commercial activity performed in the work area, and where the commercial activity conducted is subject to a valid business license associated with the premises. Example: townhomes with a dedicated office or work space.
- **Work-live:** a unit comprised of both living space and work area, where the commercial use is the primary use, and in which the resident of the living space is responsible

for the commercial activity performed in the work area, and where the commercial activity conducted is subject to a valid business license associated with the premises. Example: Office complex where each suite has a dedicated living space.

In those instances where a single use project integrates better into a neighborhood than a mixed use project, a solely residential or solely commercial project is allowed.

- **Residential:** a residential development consisting of multiple dwellings. Examples: townhomes, condominiums, apartments and low and high-rise towers.
- **Commercial:** a commercial development that integrates well into the surrounding neighborhood. Examples: restaurants, retail, office and neighborhood-serving establishments.

The primary objective of the Commercial-Residential mixed use designation is to facilitate the creation of more housing at a higher density than the original use allowed. It is intended that a variety of housing types, including more affordable housing, will be generated as reinvestment occurs in older urban neighborhoods. In addition to the creation of additional housing stock, live work and work-live units will help to foster development of new businesses by providing more affordable commercial space for artisans, sole practitioners, and similar small businesses owners.

Commercial components in a mixed use development tend to be less auto-dependant. Jobs are not located close to but instead, integrated into housing thereby creating a jobs-housing balance for the individuals who live there. Inherent in this type of development is the efficient use of land. By utilizing existing infrastructure, services, and major transportation hubs, CR projects will require much less energy and raw materials to develop. A concentration of thoughtfully designed mixed uses will also provide opportunities to revitalize older commercial corridors and strip

centers and create more pedestrian-friendly streetscapes.

Commercial (C)

The Commercial land use designation provides appropriately located areas for stores, offices, and service establishments. Appropriate uses include a range of retail uses and various personal services, financial institutions, medical and professional offices, highway oriented uses (gas, food, lodging, and visitor-serving commercial uses), transit-oriented uses, mixed use development, and commercial recreational uses, churches and schools. Local and neighborhood serving commercial uses, residences, and mixed use development are also appropriate uses in this category.

Other uses in this category that may be found compatible with discretionary review include, but are not limited to, the following: adult day care facilities; adult residential facilities; apartment houses; childcare facilities; disability rehabilitation center; domestic violence shelters; duplex; group homes for children; homeless shelters; mobilehome parks; condominiums, row-houses/town-houses; and single family residences.

Areas designated Commercial typically:

- Represent central business districts and major shopping areas.
- Provide areas for commercial activity that promotes a community tax base.
- Include regional office complexes, major shopping malls and service centers, and a range of mixed commercial retail and service activities.
- May be appropriate for mixed use development.
- Maximum Use Intensity: Floor area ratio of 1.8 times net buildable area, unless a higher FAR is granted not to exceed a maximum of 13 times net buildable area.

Industrial (I)

The Industrial land use designation provides appropriately located areas for major and light industrial uses and ensures that sufficient land is allocated for a wide range of industry-related activities and provides jobs for a large portion of the labor force.

The following policies apply to areas designated as Industrial:

- Includes manufacturing of all types, mineral extraction sites and refineries, warehousing and storage, and product research and development.
- The appropriate and safe development of industrial land and the land surrounding industrial areas must be ensured through environmental review of all development proposals.
- All Industrial uses must mitigate the following environmental impacts: generation of noise, dust, odors, vibration, glare, air pollutant emissions and traffic, and the production and storage of hazardous materials.
- Other uses in this category that may be found compatible with discretionary review include, but are not limited to, the following: automobile repair shops; machine shops; manufacturing; self-service storage facilities; warehouses; plant nurseries; and greenhouses.
- Some parcels designated Industrial may be appropriate for mixed use development with discretionary review (see Industrial Site Protection and Non-Industrial Uses in General Plan).
- Maximum Use Intensity: Floor area ration of .9 times buildable area, unless a grant allows a higher FAR not to exceed a maximum of 1.8 times buildable area.

Public and Semi-Public Facilities (P)

The Public and Semi-Public land use

designation provides for appropriately located areas for activities by public and/or quasi-public agencies. Land Uses that are designated Public and Semi-Public Facilities:

- Represent airports and other major transportation facilities, solid and liquid waste disposal sites, utilities, public buildings, public and private educational institutions, hospitals, detention facilities, government buildings, and fairgrounds.
- Provide areas for commercial activity that promotes a community tax base.

Open Space (O)

The Open Space land use designation provides for areas that are preserved for environmental conservation, historical and cultural resources, and for recreation. Open space areas include both public and privately owned lands and are intended to be used in a manner compatible with open space objectives. Land uses that are designated Open Space:

- Represent open space natural areas, the Angeles and Los Padres National Forests, parks, and other recreational areas such as beaches, golf courses and hiking trails.
- Have limited development activities.
- Encourage the preservation and conservation of SEAs and other sensitive natural habitat.
- Protect major water bodies and watersheds
- Allows low intensity uses that are compatible with open space objectives.

Transportation Corridor (TC)

The Transportation Corridor land use designation provides for areas that contain major transportation infrastructure and facilities. Land uses that are designated Transportation Corridor:

- Represent freeways, highways and major roads, rail and busways, and their dedicated

right-of-ways.

- Allows the development of high intensity public and private use transportation facilities such as freeways, railways, and transit-oriented development over or near light-rail lines.

Supplemental Land Use Planning Categories

In addition to land use designations, there are two supplemental land use categories that where applied guide land use decisions and further define County land use planning policies.

Significant Ecological Areas Land Use Overlay

The Significant Ecological Areas (SEA) classification identifies lands having important biological resources. The intent of the SEA designation is to identify lands containing important biological resources in an effort to conserve the county's diverse ecological heritage. Ecological Transition Areas (ETAs), a subset of significant ecological areas, identifies areas where the natural ecological systems have been degraded as a result of past or on-going land use activities, but are functionally integral to the SEA by virtue of their location. Conservation of the County's biotic diversity is the main objective of the SEA designation, and connectivity between important natural habitats plays an important role in maintaining biotic communities.

The SEA overlay identifies important or fragile land and water areas that are valuable as SEAs, and the designation does not eliminate a property owner's right within the allowable land use designated for their property. SEAs are areas in which the County requires that low-intensity development be designed around existing biological resources. Decisions regarding the type and intensity of uses permitted within SEAs shall be governed by both the primary land use category, and a determination of compatibility between the proposed use and specific biotic resources located on the property.

Projects in an SEA, unless exempt, will be subject to one of two regulatory processes depending on the type of project being proposed: 1) Minor SEA-Conditional Use Permit (Minor SEA-CUP) without Significant Ecological Area Technical Advisory Committee (SEATAC) review or 2) SEA-Conditional Use Permit (SEA-CUP) with SEATAC review. Further information on SEAs and the standards for development in an SEA can be found in the Biological Resources section of the Conservation and Open Space Element.

Specific Plan

A Specific Plan is a tool used for planning large scale projects, typically intended to be phased or developed over a lengthy period of time. It allows flexibility for dealing with particular environmental and development issues, constraints and opportunities of a specific site.

Applications for a Specific Plan are to be processed pursuant to Government Code Section 65450. A Specific Plan provides assurances that over time the rules and regulations for development will not be changed for the site. In exchange for this benefit, Specific Plan agreements frequently mandate a greater level of community amenities and superior design and site layout as a means to create a more desirable living environment than could otherwise be achieved through the conventional subdivision process.

The Specific Plan enables the County and developer to assemble, in one package, a set of land use policies, standards, regulations and implementation programs tailored to the unique characteristics of a particular site. The intensity and type of land uses permitted in an area designated as Specific Plan are determined by the specific land use categories and standards of the Specific Plan.

Table II.1 provides a summary of the interim map land use designations intent and building intensity.

The following communities without a current community-based plan have Interim County Land Use Policy Maps, as shown in the corresponding figures in this Appendix:

- Alondra Park & Hawthorne Island
- Avocado Heights
- Gateway Islands
- Charter Oak & W San Dimas
- Covina Islands
- Del Aire
- E Azusa
- E Compton
- E Irwindale
- E Pasadena-E San Gabriel & San Pasqual
- E San Dimas & NE San Dimas
- Florence-Firestone
- Glendora Islands
- Lopez Canyon & Kagel Canyon
- Kinneloa Mesa (PDF)
- West Rancho Dominguez-Victoria
- La Crescenta-Montrose
- Ladera Heights-View Park-Windsor Hills
- Lennox
- Westfield & La Rambla
- N Claremont & NE La Verne
- N Pomona & W Claremont
- N Whittier
- Oat Mountain & Twin Lakes
- Rancho Dominguez
- S Diamond Bar
- S Monrovia Islands
- S San Gabriel
- S San Jose Hills & S Walnut
- S Whittier-Sunshine Acres
- Sylmar Island
- Valinda
- Walnut Islands
- W Carson

- W Chatsworth
- Westside Islands
- W Puente Valley
- W Whittier-Los Nietos
- Willowbrook
- Whittier Narrows & S El Monte Island

Table II.1: Los Angeles County Land Use Categories

<i>Land Use Code</i>	<i>Land Use Category</i>	<i>Dwelling and Development Densities and Intended Purposes</i>
RL	Rural Land	Includes mountain, foothill and high desert areas not planned for urban use. Principal permitted uses are for low intensity, single-family housing, agriculture, recreation, and equestrian activities.
U	Urban	Intent is to provide for a range of housing types to meet the needs and income levels of the diverse unincorporated population. Typical types of housing include single-family detached and attached dwelling units, suburban tracts, townhomes, duplexes, condominiums, apartments and other multi-family housing, low and high-rise towers, and a range of special needs housing.
U9	Urban 9	Maximum Use Intensity: 9 du/1 ac (Low Intensity Residential)
U18	Urban 18	Maximum Use Intensity: 18 du/1 ac (Medium Intensity Residential)
U30	Urban 30	Maximum Use Intensity: 30 du/1 ac (High Intensity Residential)
U50	Urban 50	Maximum Use Intensity: 50 du/1 ac (Maximum Intensity Residential)
C	Commercial	Provides appropriately located areas for stores, offices, and service establishments.
I	Industrial	Identifies and establishes areas suitable for industrial and light industrial activities.
P	Public and Semi-Public Facilities	Provides areas for the appropriate development and presence of public and semi-public facilities and infrastructure.
O	Open Space	Provides for areas for open space, parks and recreational uses and limits development in these areas and encourages the preservation and conservation of SEAs and other sensitive natural habitat.
TC	Transportation Corridor	Freeway or rail corridor right-of-way where little to no development activity is allowed.