

## Appendix C: Land Use Element Resources

### I. Hazard, Environmental and Resource Constraints Model

The purpose of the Hazard, Environmental and Resource Constraints Model is to inform the land use policy direction of future community-based planning initiatives, as well as other land use policies, regulations and procedures. In addition, it is a tool to inform applicants and planners of potential site constraints and regulations.

The Model uses a classification system that identifies constraints based on level of severity. The classifications identify areas that are constrained due to environmental conditions and/or hazards.

The classes are defined as follows:

- Class I: Land that has minimal constraints.
- Class II: Land that has moderate constraints.
- Class III: Land that has severe constraints.

Figure C.1 is a visual representation of the Hazard, Environmental and Resource Constraints Model. The classification system is not cumulative. For example, if an area is part of a Very High Fire Hazard Severity Zone (Class I) and a Significant Ecological Area (Class II), it is mapped as Class II.

#### Figure C.1: Hazard, Environmental and Resource Constraints Model

Table C.1 outlines the constraints incorporated into the model, the classification of these constraints and the source of the data.

**Table C.1: Classification and Sources of Constraints**

Hazards, Environmental and Other Resources	Class I	Class II	Class III	Data Source
FEMA Q3 Flood Zone 100 year		X		Federal Emergency Management Agency
FEMA Q3 Flood Zone 500 year	X			Federal Emergency Management Agency
National Forest		X		United States Forest Service
Open Space			X	Los Angeles County Department of Regional Planning Los Angeles County Assessor's Office GreenInfo Network - California Protected Areas Database
Significant Ecological Areas (SEAs)		X		Los Angeles County Department of Regional Planning
Environmentally Sensitive Habitat Areas (ESHA)			X	Los Angeles County Department of Regional Planning

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Oak Woodlands and Savannahs			X	Los Angeles County Department of Regional Planning
Cold Creek / Dark Canyon Resource Management Area			X	Los Angeles County Department of Regional Planning
Significant Watersheds			X	Los Angeles County Department of Regional Planning
Wildlife Migration Corridor / Habitat Linkages			X	Los Angeles County Department of Regional Planning
Coastal Zone	X			California Coastal Commission
Scenic Highways		X		California Department of Transportation
Significant Ridgelines	X			Los Angeles County Department of Regional Planning
Mineral Resources	X			California Department of Conservation, Division of Mines and Geology
Oil and Gas Resources	X			California Department of Conservation, Division of Oil, Gas & Geothermal
				Military Operation Areas: Combination of Defense Installation Spatial Data Infrastructure (DISDI) dataset and information derived from the Flight Information Publications (FLIP), FAA Instrument Flight Rules (IFR), and Visual Flight Rules (VFR) data sources.
				Special Use Areas: Combination of DISDI dataset and information derived from FAA IFR and VFR data sources. Data verified by Regional Airspace Coordinators (RACs).
Military Installations and Operation Areas	X			Military Installations: DISDI dataset.
Dam and Reservoir Inundation Areas	X			California Emergency Management Agency
Tsunami Hazard Areas	X			California Emergency Management Agency University of Southern California California Geological Survey
Very High Fire Hazard Severity Zone	X			California Department of Forestry and Fire Protection, Fire and Resource Assessment Program
Airport Influence Areas	X			Los Angeles County Airport Land Use Commission
Active Fault Trace			X	Los Angeles County General Plan, Fault Rupture Hazards and Historic Seismicity Map

Seismically Induced Landslide Zone		X		California Geological Survey, Seismic Hazard Zone Maps
Seismically Induced Liquefaction Zone	X			California Geological Survey, A-P Maps
Alquist-Priolo Earthquake Fault Zone			X	California Geological Survey, Seismic Hazard Zone Maps
Hillside Management Areas: 25% - 49.9%	X			Los Angeles County Department of Regional Planning
Hillside Management Areas: 50% or greater slope		X		Los Angeles County Department of Regional Planning
Agricultural Resource Areas (ARAs)		X		Los Angeles County Department of Regional Planning
Prime Farmland		X		California Department of Conservation, Department of Land Resource Protection
Farmland of Statewide Importance		X		California Department of Conservation, Department of Land Resource Protection
Unique Farmland		X		California Department of Conservation, Department of Land Resource Protection
Farmland of Local Importance		X		California Department of Conservation, Department of Land Resource Protection

## II. Land Use Legend

### Population Density Standards

California Government Code Section 65302(a) requires general plan land use elements to contain population density standards for land use categories. Because of the impracticality of regulating population density, this section summarizes the expected persons or employees per land use category upon General Plan buildout.

### Residential Population Density

**Table C.3: Residential Population Density by Land Use Designation**

General Plan Land Use	Acres	Population Density (Persons/Acre)	Population Estimate
<b>General Plan Land Use Legend (not in a community plan)</b>			
<b>General Plan</b>	<b>106,632</b>	<b>6.5</b>	<b>696,396</b>
CG - General Commercial	867	-	-

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CM - Major Commercial	297	-	-
CR - Rural Commercial	1	-	-
H2 - Residential 2	1,462	6	9,007
H5 - Residential 5	1,773	15	27,306
H9 - Residential 9	14,398	26	373,188
H18 - Residential 18	2,474	52	128,252
H30 - Residential 30	814	67	54,326
H50 - Residential 50	118	112	13,180
H100 - Residential 100	5	223	1,101
IH - Heavy Industrial	1,702	-	-
IL - Light Industrial	1,868	-	-
IO - Industrial Office	0	-	-
MU - Mixed Use	245	335	82,025
OS-BLM - Bureau of Land Management	76	-	-
OS-C - Conservation	7,644	-	-
MR - Mineral Resources	1,088	-	-
ML - Military Land	36,615	-	-
OS-NF - National Forest	2,777	-	-
OS-PR - Parks and Recreation	7,099	-	-
OS-W - Water	2,070	-	-
P - Public and Semi-Public	6,907	-	-
RL1 - Rural Land 1	1,153	4	4,440
RL2 - Rural Land 2	126	2	243
RL10 - Rural Land 10	2,249	0.4	866

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RL20 - Rural Land 20	12,767	0.2	2,458
RL40 - Rural Land 40	38	0.1	4
<b>Community-Based Plans</b>			
<b>Altadena Community Plan</b>	<b>5,604</b>	<b>11</b>	<b>61,359</b>
BP - Business Park	38	-	-
E - Estate/Equestrian	93	2	144
GC - General Commercial	64	-	-
I - Institutions	183	-	-
LD - Low Density Residential	3,068	18	56,694
LMD - Low/Medium Density Residential	1	37	46
MD - Medium Density Residential	26	49	1,271
MOS - Miscellaneous Open Space	68	-	-
MU - Mixed Use "Center"	37	49	1,792
N - Non-Urban	327	1	403
NF - National Forest and National Forest Managed Lands	416	-	-
PR - Public and Private Recreation	103	-	-
Public Streets	815	-	-
SP - La Vina Specific Plan	219	5	1,008
U - Utilities	145	-	-
<b>Antelope Valley Area Plan</b>	<b>1,130,584</b>	<b>0.2</b>	<b>258,407</b>
CR - Rural Commercial	1,024	-	-
CR-MU - Rural Commercial / Mixed Use	359	13	4,819
H18 - Medium Density Residential	118	52	6,114
H2 - Large Lot Residential	6,446	6	39,708

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H30 - Urban Residential	84	61	5,131
H5 - Suburban Residential	716	15	11,031
H9 - Suburban High Density Residential	472	26	12,238
IH - Heavy Industrial	1,382	-	-
IL - Light Industrial	1,057	-	-
OS-BLM - Bureau of Land Management	8,925	-	-
OS-C - Conservation	3,431	-	-
ML - Military Land	41,779	-	-
OS-NF - National Forest	498,543	-	-
OS-PR - Parks and Recreation	19,315	-	-
OS-W - Water	11,039	-	-
P - Public and Semi-Public	18,659	-	-
RL1 - Rural Land 1	5,268	4	20,281
RL2 - Rural Land 2	15,172	2	29,206
RL5 - Rural Land 5	18,793	1	14,470
RL10 - Rural Land 10	133,178	0.4	51,273
RL20 - Rural Land 20	315,539	0.2	60,753
RL40 - Rural Land 40	29,287	0.1	3,383
<b>East Los Angeles Community Plan</b>	<b>3,381</b>	<b>38</b>	<b>128,487</b>
CC - Community Commercial	150	-	-
CM - Commercial Manufacturing	93	-	-
CR - Commercial Residential	65	67	4,361
I - Industrial	158	-	-
LD - Low Density Residential	132	25	3,246

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LMD - Low/Medium Density Residential	1,045	49	51,146
MC - Major Commercial	95	-	-
MD - Medium Density Residential	1,041	67	69,735
P - Public Use	582	-	-
RP - Residential Parking	21	-	-
<b>Hacienda Heights Community Plan</b>	<b>6,360</b>	<b>10</b>	<b>65,833</b>
CG - General Commercial	131	-	-
H18 - Residential 18	201	52	10,402
H2 - Residential 2	719	6	4,429
H30 - Residential 30	10	67	693
H5 - Residential 5	2,110	15	32,499
H50 - Residential 50	7	112	785
H9 - Residential 9	594	28	16,466
IL - Light Industrial	28	-	-
OS-C - Open Space Conservation	403	-	-
OS-PR - Open Space Parks and Recreation	1,131	-	-
P-CS - Public and Semi-Public Community Serving	30	-	-
P-TF - Public and Semi-Public - Transportation Facilities	0	-	-
P-UF - Public and Semi-Public Utilities and Facilities	133	-	-
RL10 - Rural Lands 10	714	0.4	275
RL2 - Rural Lands 2	148	2	284
<b>Malibu Coastal Land Use Plan</b>	<b>51,141</b>	<b>0.3</b>	<b>16,729</b>
3 - Rural Land I	3,905	0.3	1,336
4 - Rural Land II	3,375	1	2,320

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5 - Rural Land III	2,615	2	4,604
6 - Residential I	903	3	2,595
11 - Institution and Public Facilities	982	-	-
12 - Rural Business	18	-	-
13 - General Commercial	0	-	-
14 - Office/Commercial Services	0	-	-
16 - Low-Intensity Visitor-Serving Commercial Recreation	710	-	-
17 - Recreation-Serving Commercial	0	-	-
18 - Parks	15,441	-	-
8A - Residential III(A)	21	6	121
8B - Residential III(B)	75	17	1,273
9B - Residential IV(B)	5	5	29
9C - Residential IV(C)	0	31	15
M2 - Mountain Land	23,051	0.2	4,437
MU - Mixed Use - Specific Plan Required	39	-	-
<b>Marina Del Rey Coastal Land Use Plan</b>	<b>699</b>	<b>30</b>	<b>21,067</b>
B - Boat Storage	18	-	-
H - Hotel	30	-	-
MC - Marine Commercial	32	-	-
O - Office	5	-	-
OS - Open Space	35	-	-
P - Parking	20	-	-
PF - Public Facilities	8	-	-
R III - Residential III	38	78	2,970

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R IV - Residential IV	21	100	2,060
R V - Residential V	96	167	16,037
VS/CC - Visitor-Serving / Convenience Commercial	32	-	-
W - Water	365	-	-
<b>Rowland Heights Community Plan</b>	<b>7,422</b>	<b>7</b>	<b>50,900</b>
C - Commercial	192	-	-
I - Industrial	144	-	-
N1 - Non-Urban 1	1,459	1	1,124
N2 - Non-Urban 2	510	3	1,730
O - Open Space	1,566	-	-
TOS - Transitional Open Space (N1)	272	1	210
TOS - Transitional Open Space (N2)	268	3	695
TOS - Transitional Open Space (U1)	252	7	1,878
U1 - Urban 1	1,276	9	10,998
U2 - Urban 2	1,278	18	22,728
U3 - Urban 3	68	36	2,477
U4 - Urban 4	51	49	2,517
U5 - Urban 5	84	78	6,543
<b>Santa Catalina Island Coastal Land Use Plan</b>	<b>46,137</b>	<b>0</b>	<b>0</b>
Commercial - Two Harbors	3	-	-
Conservation/Primitive Recreation - Catalina	20,212	-	-
Conservation/Recreation - Two Harbors	820	-	-
Extractive Use - Catalina	514	-	-
Industrial/Transportation - Two Harbors	5	-	-

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Industrial/Transportation/Utilities - Catalina	172	-	-
Lodges/Inns - Two Harbors	14	-	-
Marine Commercial - Two Harbors	3	-	-
Open Space/Recreation - Two Harbors	108	-	-
Open Space/Structured Recreation - Catalina	24,057	-	-
Residential Land Uses - Two Harbors	136	-	-
undefined* - Two Harbors	3	-	-
Utilites/Services - Two Harbors	7	-	-
View Corridor - Two Harbors	84	-	-
<b>Santa Clarita Valley Area Plan</b>	<b>270,887</b>	<b>1</b>	<b>237,638</b>
Residential	270,887	1	237,638
<b>Santa Monica Mountains North Area Plan</b>	<b>20,162</b>	<b>0.5</b>	<b>9,399</b>
C - Commercial	120	-	-
CR - Commercial Recreation - Limited Intensity	47	-	-
N1 - Rural Residential 1	454	3	1,173
N10 - Mountain Lands 10	4,265	0.3	1,419
N2 - Rural Residential 2	668	2	1,124
N20 - Mountain Lands 20	5,505	0.2	1,060
N5 - Mountain Lands 5	2,028	1	1,388
OS - Open Space	775	-	-
OS-DR - Open Space Deed Restricted	591	-	-
OS-P - Open Space Parks	4,731	-	-
OS-W - Open Space Water	39	-	-
P - Public and Semi-Public Facilities	515	-	-

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TC - Transportation Corridor	0	-	-
U2 - Residential 2	252	6	1,386
U4 - Residential 4	148	9	1,323
U8 - Residential 8	26	21	526
<b>Twin Lakes Community Plan</b>	<b>45</b>	<b>4</b>	<b>174</b>
RC - Rural Communities	45	4	174
<b>Walnut Park Neighborhood Plan</b>	<b>369</b>	<b>37</b>	<b>13,717</b>
GC - General Commercial	35	-	-
MC - Mixed Commercial	11	-	-
NP I - Neighborhood Preservation I	167	28	4,619
NP II - Neighborhood Preservation II	21	55	1,146
NR - Neighborhood Revitalization	117	67	7,852
OC - Office Commercial	7	-	-
PU/I - Public Use / Institutional	8	-	-
R/P - Residential / Parking	4	28	100
<b>West Athens-Westmont Neighborhood Plan</b>	<b>1,489</b>	<b>27</b>	<b>40,539</b>
C.1 - Regional Commercial	45	-	-
C.2 - Community Commercial	81	-	-
C.3 - Neighborhood Commercial	2	-	-
C.4 - Commercial Manufacturing	15	-	-
CR - Commercial Recreation	13	-	-
OS.1 - Recreation / Open Space	122	-	-
PL.1 - Public/Quasi-Public Use	157	-	-
RD 2.3 - Single Family Residence	485	25	11,945

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RD 3.1 - Two Family Residence	549	49	26,868
RD 3.2 - Medium Density Bonus	19	67	1,292
SCD - Senior Citizen Density Bonus	4	112	434
<b>Grand Total</b>	<b>1,650,912</b>	<b>N/A</b>	<b>1,600,645</b>

Note: The buildout for residential development on County land outside of community plan areas is based on 80 percent of the maximum residential density, with an exception for densities of no more than one unit per acre, which may buildout at the maximum.

The County includes a number of existing community plan areas. Assumptions for density and floor area ratios were developed in response to development standards in each community plan. Population projections were established by applying County-determined person per household assumptions for single family and multifamily housing types.

Source: Los Angeles County Department of Regional Planning, GIS Section.

## Employment Population Density

**Table C.4: Employment Population Density by Land Use Designation**

General Plan Land Use	Acres	Employee Density (Employees/Acre)	Employee Estimate
<b>Proposed General Plan (not in a community plan)</b>			
<b>General Plan</b>	<b>106,632</b>	<b>1.78</b>	<b>190,423</b>
CG - General Commercial	867	44	37,879
CM - Major Commercial	297	63	18,717
CR - Rural Commercial	1	21	13
H2 - Residential 2	1,462	0.1	100
H5 - Residential 5	1,773	0.1	100
H9 - Residential 9	14,398	0.2	3,086
H18 - Residential 18	2,474	0.3	811
H30 - Residential 30	814	1	427
H50 - Residential 50	118	2	250
H100 - Residential 100	5	-	-

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IH - Heavy Industrial	1,702	20	34,761
IL - Light Industrial	1,868	17	32,181
IO - Industrial Office	0	144	71
MU - Mixed Use	245	128	31,327
OS-BLM - Bureau of Land Management	76	-	-
OS-C - Conservation	7,644	-	-
MR - Mineral Resources	1,088	-	-
ML- Military Land	36,615	-	-
OS-NF - National Forest	2,777	-	-
OS-PR - Parks and Recreation	7,099	0.2	1,625
OS-W - Water	2,070	0.1	307
P - Public and Semi-Public	6,907	4	28,667
RL1 - Rural Land 1	1,153	0.1	101
RL2 - Rural Land 2	126	-	-
RL10 - Rural Land 10	2,249	-	-
RL20 - Rural Land 20	12,767	-	-
RL40 - Rural Land 40	38	-	-
<b>Community Plans</b>			
<b>Altadena Community Plan</b>	<b>5,604</b>	<b>3</b>	<b>18,463</b>
BP - Business Park	38	80	3,075
E - Estate/Equestrian	93	0.1	5
GC - General Commercial	64	147	9,376
I - Institutions	183	4	803
LD - Low Density Residential	3,068	0.1	377

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LMD - Low/Medium Density Residential	1	-	-
MD - Medium Density Residential	26	0.2	4
MOS - Miscellaneous Open Space	68	1	100
MU - Mixed Use "Center"	37	121	4,411
N - Non-Urban	327	-	-
NF - National Forest and National Forest Managed Lands	416	-	-
PR - Public and Private Recreation	103	2	164
Public Streets	815	-	-
SP - La Vina Specific Plan	219	1	150
U - Utilities	145	-	-
<b>Antelope Valley Area Plan</b>	<b>1,130,584</b>	<b>0.05</b>	<b>55,392</b>
CR - Rural Commercial	1,024	21	21,897
CR-MU - Rural Commercial / Mixed Use	359	22	7,729
H18 - Medium Density Residential	118	-	-
H2 - Large Lot Residential	6,446	0.05	300
H30 - Urban Residential	84	-	-
H5 - Suburban Residential	716	-	-
H9 - Suburban High Density Residential	472	-	-
IH - Heavy Industrial	1,382	3	4,069
IL - Light Industrial	1,057	17	17,623
OS-BLM - Bureau of Land Management	8,925	-	-
OS-C - Conservation	3,431	0.01	50
ML - Military Land	41,779	-	-
OS-NF - National Forest	498,543	-	-

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OS-PR - Parks and Recreation	19,315	0.02	346
OS-W - Water	11,039	-	-
P - Public and Semi-Public	18,659	0.1	2,796
RL1 - Rural Land 1	5,268	0.0005	2
RL2 - Rural Land 2	15,172	0.02	329
RL5 - Rural Land 5	18,793	-	-
RL10 - Rural Land 10	133,178	0.0008	100
RL20 - Rural Land 20	315,539	0.0005	150
RL40 - Rural Land 40	29,287	-	-
<b>East Los Angeles Community Plan</b>	<b>3,381</b>	<b>13</b>	<b>42,459</b>
CC - Community Commercial	150	129	19,239
CM - Commercial Manufacturing	93	46	4,289
CR - Commercial Residential	65	105	6,848
I - Industrial	158	33	5,234
LD - Low Density Residential	132	-	-
LMD - Low/Medium Density Residential	1,045	1	565
MC - Major Commercial	95	28	2,627
MD - Medium Density Residential	1,041	1	904
P - Public Use	582	5	2,753
RP - Residential Parking	21	-	-
<b>Hacienda Heights Community Plan</b>	<b>6,360</b>	<b>2</b>	<b>13,310</b>
CG - General Commercial	131	85	11,194
H18 - Residential 18	201	0.07	15
H2 - Residential 2	719	0.14	100

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H30 - Residential 30	10	-	-
H5 - Residential 5	2,110	0.5	1,000
H50 - Residential 50	7	-	-
H9 - Residential 9	594	0.34	200
IL - Light Industrial	28	17	466
OS-C - Open Space Conservation	403	-	-
OS-PR - Open Space Parks and Recreation	1,131	0.2	200
P-CS - Public and Semi-Public Community Serving	30	3	100
P-TF - Public and Semi-Public - Transportation Facilities	0	-	-
P-UF - Public and Semi-Public Utilities and Facilities	133	-	-
RL10 - Rural Lands 10	714	-	-
RL2 - Rural Lands 2	148	0.2	35
<b>Malibu Coastal Land Use Plan</b>	<b>51,141</b>	<b>0.4</b>	<b>22,138</b>
3 - Rural Land I	3,905	0.01	23
4 - Rural Land II	3,375	0.004	15
5 - Rural Land III	2,615	0.05	120
6 - Residential I	903	-	-
11 - Institution and Public Facilities	982	8	7,600
12 - Rural Business	18	17	309
13 - General Commercial	0	17	8
14 - Office/Commercial Services	0	29	5
16 - Low-Intensity Visitor-Serving Commercial Recreation	710	16	11,603
17 - Recreation-Serving Commercial	0	17	3
18 - Parks	15,441	0.01	175

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8A - Residential III(A)	21	-	-
8B - Residential III(B)	75	-	-
9B - Residential IV(B)	5	-	-
9C - Residential IV(C)	0	-	-
M2 - Mountain Land	23,051	0.07	1,603
MU - Mixed Use - Specific Plan Required	39	17	672
<b>Marina Del Rey Coastal Land Use Plan</b>	<b>699</b>	<b>5</b>	<b>3,598</b>
B - Boat Storage	18	4	80
H - Hotel	30	0.2	7
MC - Marine Commercial	32	43	1,346
O - Office	5	144	780
OS - Open Space	35	0.4	13
P - Parking	20	0.3	5
PF - Public Facilities	8	-	-
R III - Residential III	38	-	-
R IV - Residential IV	21	-	-
R V - Residential V	96	-	-
VS/CC - Visitor-Serving / Convenience Commercial	32	43	1,366
W - Water	365	-	-
<b>Rowland Heights Community Plan</b>	<b>7,422</b>	<b>3</b>	<b>20,661</b>
C - Commercial	192	82	15,764
I - Industrial	144	21	3,027
N1 - Non-Urban 1	1,459	-	-
N2 - Non-Urban 2	510	0.4	200

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O - Open Space	1,566	0.1	194
TOS - Transitional Open Space (N1)	272	-	-
TOS - Transitional Open Space (N2)	268	-	-
TOS - Transitional Open Space (U1)	252	-	-
U1 - Urban 1	1,276	0.3	401
U2 - Urban 2	1,278	1	1,075
U3 - Urban 3	68	-	-
U4 - Urban 4	51	-	-
U5 - Urban 5	84	-	-
<b>Santa Catalina Island Coastal Land Use Plan</b>	<b>46,137</b>	<b>0.0</b>	<b>570</b>
Commercial - Two Harbors	3	3	7
Conservation/Primitive Recreation - Catalina	20,212	0.002	32
Conservation/Recreation - Two Harbors	820	0.02	17
Extractive Use - Catalina	514	-	-
Industrial/Transportation - Two Harbors	5	-	-
Industrial/Transportation/Utilities - Catalina	172	0.03	6
Lodges/Inns - Two Harbors	14	-	-
Marine Commercial - Two Harbors	3	-	-
Open Space/Recreation - Two Harbors	108	0.02	2
Open Space/Structured Recreation - Catalina	24,057	0.02	505
Residential Land Uses - Two Harbors	136	-	-
undefined* - Two Harbors	3	-	-
Utilites/Services - Two Harbors	7	-	-
View Corridor - Two Harbors	84	-	-

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<b>Santa Clarita Valley Area Plan</b>	<b>270,887</b>	<b>0.4</b>	<b>105,881</b>
Non-Residential	270,887	0.39	105,881
<b>Santa Monica Mountains North Area Plan</b>	<b>20,162</b>	<b>0.3</b>	<b>6,569</b>
C - Commercial	120	40	4,764
CR - Commercial Recreation - Limited Intensity	47	26	1,195
N1 - Rural Residential 1	454	0.05	21
N10 - Mountain Lands 10	4,265	0.05	200
N2 - Rural Residential 2	668	0.1	100
N20 - Mountain Lands 20	5,505	0.003	16
N5 - Mountain Lands 5	2,028	0.1	200
OS - Open Space	775	-	-
OS-DR - Open Space Deed Restricted	591	-	-
OS-P - Open Space Parks	4,731	0.01	62
OS-W - Open Space Water	39	0.3	11
P - Public and Semi-Public Facilities	515	-	-
TC - Transportation Corridor	0	-	-
U2 - Residential 2	252	-	-
U4 - Residential 4	148	-	-
U8 - Residential 8	26	-	-
<b>Twin Lakes Community Plan</b>	<b>45</b>	<b>0</b>	<b>0</b>
RC - Rural Communities	45	0	0
<b>Walnut Park Neighborhood Plan</b>	<b>369</b>	<b>14</b>	<b>5,044</b>
GC - General Commercial	35	109	3,786
MC - Mixed Commercial	11	43	474

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NP I - Neighborhood Preservation I	167	1	100
NP II - Neighborhood Preservation II	21	-	-
NR - Neighborhood Revitalization	117	-	-
OC - Office Commercial	7	87	572
PU/I - Public Use / Institutional	8	14	112
R/P - Residential / Parking	4	-	-
<b>West Athens-Westmont Neighborhood Plan</b>	<b>1,489</b>	<b>7</b>	<b>10,894</b>
C.1 - Regional Commercial	45	24	1,060
C.2 - Community Commercial	81	87	6,994
C.3 - Neighborhood Commercial	2	43	79
C.4 - Commercial Manufacturing	15	21	318
CR - Commercial Recreation	13	0.4	5
OS.1 - Recreation /Open Space	122	1	70
PL.1 - Public/Quasi-Public Use	157	11	1,743
RD 2.3 - Single Family Residence	485	1	325
RD 3.1 - Two Family Residence	549	0.4	200
RD 3.2 - Medium Density Bonus	19	5	100
SCD - Senior Citizen Density Bonus	4	-	-
<b>Grand Total</b>	<b>1,650,912</b>	<b>N/A</b>	<b>495,403</b>

Note: Wherever possible, employment assumptions were provided by the Natelson Company Employment Density Study. Employment estimates for public uses, such as Public Facilities, Public/Quasi-Public, and Institutions, were determined individually to reflect existing uses.

Source: Los Angeles County Department of Regional Planning, GIS Section.

### **III. Land Use Policy Map**

#### **Map Conversion Methodology**

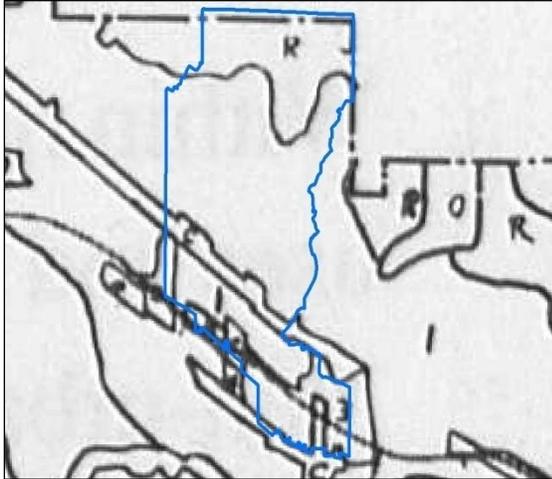
##### **Conversion to Digitized and Parcel-Based Land Use Policy Map**

The 1980 General Plan Land Use Policy Map generalizes land use designations, and functions as a framework for the development of more detailed area and community plans (see page 21 and 22 of the 1980 General Plan Land Use Element). In developing parcel-based maps for this General Plan, it was necessary to examine every community at a parcel level to determine the appropriateness of the General Plan land use designations.

The conversion to parcel-based land use maps began in 1997, with creating base maps for all the unincorporated areas of the County, using the parcel patterns from County zoning maps as a guide to make the line work more accurate. In 2004 and 2005, the General Plan and GIS sections reviewed the digitized, parcel-based maps and fixed discrepancies. In addition, the staff edited the maps and reflect adopted project-specific amendments to the maps.

Figure C.2 is a snapshot of an unincorporated community from the 1980 General Plan Land Use Policy Map. Figure C.3 is a digitized version of the same snapshot overlaid on a parcel-based map.

**Figure C.2: 1980 General Plan Land Use Policy Map Snapshot**

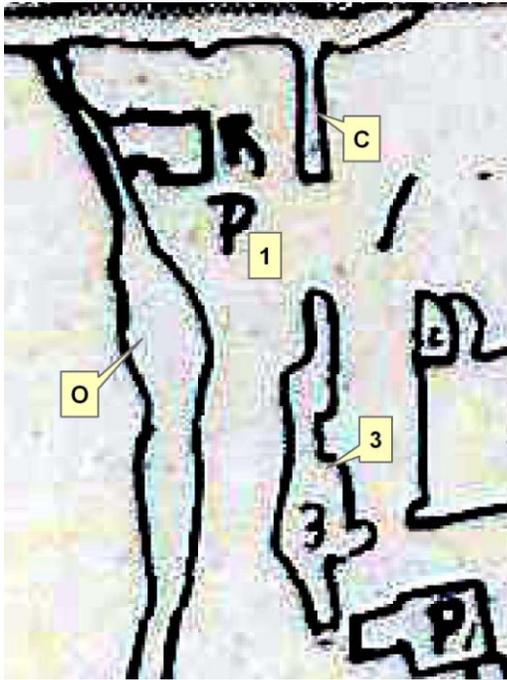


**Figure C.3: GIS Digitized Version of the 1980 General Plan Land Use Policy Map**



Figures C.4 and C.5 provide a final illustration of the land use map conversion process. Figure C.4 is a snapshot of the adopted 1980 General Plan Land Use Policy Map. Figure C.5 represents the fully converted, GIS-driven and parcel-based land use map.

**Figure C.4: 1980 General Plan Land Use Map**



**Figure C.5: Current Department Land Use Map**



### **Additional Refinements**

In 2010, the staff further refined the converted General Plan Land Use Policy Map using the approach outlined in the 1980 General Plan to determine land uses for areas not covered by an area

or community plan.

### ***Objectives***

- Reduce the inconsistencies between zoning and land use designations;
- Eliminate and discourage spot zoning;
- Reduce conflicts between adjacent uses;
- Reflect existing land use trends and/or envision future trends; and
- Eliminate unnecessary split-zoning/land use designations.

### ***Factors considered***

- Parcelized 1980 General Plan Land Use Policy Map (GIS-Net) and proposed land use designation of subject property;
- Existing zoning of subject property;
- Existing uses and densities (if residential) on subject property;
- Year built/established;
- Surrounding land use designation and zoning;
- Surrounding existing uses and densities (if residential);
- Plan amendments and/or zone changes;
- Recent approvals/projects under construction on subject property; and
- Other cities' spheres of influence.

## **Policy Map Changes**

### **Transit Oriented Districts**

The TOD boundaries are delineated on the Land Use Policy Map as half-mile radii from stations along Metro rail and bus rapid transit lines that are within, or adjacent to, unincorporated areas. The General Plan establishes 11 TODs, as discussed in the Land Use Element.

Where not covered by an existing community-based plan, and where appropriate, the staff designated the commercial corridors within the TODs to Mixed Use MU, which allows multifamily, commercial and mixed uses at residential densities ranging from 0-150 du/ac and commercial uses at a maximum of FAR 3.0.

Density, intensity, design and infrastructure improvements in the TODs will be regulated through TOD station area plans.

### **Industrial Area Preservation and Conflicts**

The staff made land use changes based on the industrial land analysis (see Appendix J). In some instances, the recommended Employment Protection Districts differ from the boundaries identified on the Land Use Policy Maps. The recommended boundaries were refined as part of the land use mapping process, and therefore, may not be identical in every case. In addition, in some instances, instead of identifying an area as a Flex District, as recommended by the industrial lands study, the area was re-designated on the Land Use Policy Map to commercial to reflect the existing land uses. In other instances, the area was designated industrial and identified as a Flex District on the Opportunity Areas maps.

The staff also studied areas that are appropriate for heavy industrial uses, based on existing uses, zoning and additional research. The staff designated most of the areas zoned for heavy industrial as IH Heavy Industrial, as well as sites with major industrial uses with noxious impacts, such as oil refineries.

### **Hillside Management Areas and Other Hazard, Environmental and Resource Constraints**

Using the Hazard, Environmental and Resource Constraints model, and existing and surrounding uses, the staff made land use changes to a limited number of hillsides and other areas with environmental constraints.

DRAFT