

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 stakeholders of potential site constraints and regulations. The Model uses three classifications, which are defined as follows:

- Class I: Land that has minimal hazard, environmental and resource constraints.
- Class II: Land that has moderate hazard, environmental and resource constraints.
- Class III: Land that has severe hazard, environmental and resource constraints.

Figure C.1 is a visual representation of the Hazard, Environmental and Resource Constraints Model. The Model does not represent the constraints cumulatively. 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 by class, and the source of the data.

Table C.1: Constraints, by Class, and Data Sources

Hazards, Environmental and 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's 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
Oak Woodlands and Savannahs			X	Los Angeles County Department of Regional Planning
Cold Creek / Dark Canyon Resource			X	Los Angeles County Department of Regional Planning

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Management Area				
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 Resource Zones	X			California Department of Conservation, Division of Mines and Geology
Oil and Gas Resources	X			California Department of Conservation, Division of Oil, Gas and Geothermal
Military Installations and Operation Areas	X			<p>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.</p> <p>Special Use Areas: Combination of DISDI dataset and information derived from FAA IFR and VFR data sources. Data verified by Regional Airspace Coordinators (RACs).</p> <p>Military Installations: DISDI dataset.</p>
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. 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
General Plan Land Use Legend (not in a community plan)			
General Plan	70,005	9.52	666,588
CG - General Commercial	961	-	-
CM - Major Commercial	0.64	-	-
CR - Rural Commercial	0.62	-	-
H2 - Residential 2	1,462	6	9,007

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H5 - Residential 5	1,768	15	27,229
H9 - Residential 9	14,394	26	373,103
H18 - Residential 18	2,469	52	128,011
H30 - Residential 30	808	67	53,951
H50 - Residential 50	118	112	13,157
H100 - Residential 100	5	223	1,101
H150 - Residential 150	0	0	0
IH - Heavy Industrial	1,707	-	-
IL - Light Industrial	1,853	-	-
IO - Industrial Office	0	-	-
MU - Mixed Use	158	335	53,019
OS-BLM - Bureau of Land Management	76	-	-
OS-C - Conservation	7,648	-	-
MR - Mineral Resources	1,088	-	-
ML - Military Land	36,615	-	-
OS-NF - National Forest	2,777	-	-
OS-PR - Parks and Recreation	7,105	-	-
OS-W - Water	2,065	-	-
P - Public and Semi-Public	6,917	-	-
RL1 - Rural Land 1	1,153	4	4,440
RL2 - Rural Land 2	126	2	243
RL10 - Rural Land 10	2,247	0.4	865
RL20 - Rural Land 20	12,759	0.2	2,456
RL40 - Rural Land 40	38	0.1	4

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SP – Specific Plan	301	-	-
Community-Based Plans			
Altadena Community Plan	5,604	11	61,359
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	-	-
Antelope Valley Area Plan	1,132,744	0.95	1,070,571
Airport	16,358	-	-
O-BLM - Open Space, Bureau of Land Management	2,436	-	-
C - Commercial	902	-	-
M - Industry	579	-	-
N1 - Non-Urban	502,174	1.86	934,440

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N2 - Non-Urban	19,903	3.69	73,385
O - Open Space	70,471	-	-
O-NF - National Forest	510,413	-	-
O-W - Water Body	648	-	-
P - Public Service Facilities	671	-	-
TC - Transportation Corridor	2,649	-	-
U1 - Urban 1	4,450	9.87	43,931
U1.5 - Urban 1.5	140	6.15	862
U2 - Urban 2	738	16.95	12,505
U2D - Urban 2	50	12.31	614
U3 - Urban 3	9	43.20	377
U3D - Urban 3	155	28.80	4,457
East Los Angeles Community Plan	3,381	38	128,487
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
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	-	-
Hacienda Heights Community Plan	6,360	10	65,833

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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
Malibu Coastal Land Use Plan	51,141	0.3	16,729
3 - Rural Land I	3,905	0.3	1,336
4 - Rural Land II	3,375	1	2,320
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	-	-

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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	-	-
Marina Del Rey Coastal Land Use Plan	694	31	21,439
B - Boat Storage	19	-	-
H - Hotel	26	-	-
MC - Marine Commercial	24	-	-
O - Office	5	-	-
OS - Open Space	42	-	-
P - Parking	17	-	-
PF - Public Facilities	5	-	-
R III - Residential III	38	78	2,970
R IV - Residential IV	22	100	2,270
R V - Residential V	96	167	16,202
SA – Senior Accommodations	2	-	-
VS/CC - Visitor-Serving / Convenience Commercial	32	-	-
W - Water	365	-	-
Rowland Heights Community Plan	7,422	7	50,900

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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
Santa Catalina Island Coastal Land Use Plan	46,137	0	0
Commercial - Two Harbors	3	-	-
Conservation/Primitive Recreation - Catalina	20,212	-	-
Conservation/Recreation - Two Harbors	820	-	-
Extractive Use - Catalina	514	-	-
Industrial/Transportation - Two Harbors	5	-	-
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	-	-

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Residential Land Uses - Two Harbors	136	-	-
undefined - Two Harbors	3	-	-
Utilites/Services - Two Harbors	7	-	-
View Corridor - Two Harbors	84	-	-
Santa Clarita Valley Area Plan	270,887	1	237,638
Residential	270,887	1	237,638
Santa Monica Mountains North Area Plan	20,162	0.5	9,399
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	-	-
TC - Transportation Corridor	0	-	-
U2 - Residential 2	252	6	1,386
U4 - Residential 4	148	9	1,323
U8 - Residential 8	26	21	526
Twin Lakes Community Plan	45	4	174

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RC - Rural Communities	45	4	174
Walnut Park Neighborhood Plan	369	37	13,717
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
West Athens-Westmont Neighborhood Plan	1,489	27	40,539
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
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
Grand Total	1,616,440	N/A	2,383,373

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
Proposed General Plan (not in a community plan)			
General Plan	70,005.33	2.52	176,161
CG - General Commercial	961	44	41,842
CM - Major Commercial	0.64	27	17
CR - Rural Commercial	0.62	21	13
H2 - Residential 2	1,462	0.07	100
H5 - Residential 5	1,768	0.06	100
H9 - Residential 9	14,394	0.2	3,086
H18 - Residential 18	2,469	0.29	711
H30 - Residential 30	808	0.53	427
H50 - Residential 50	118	2	250
H100 - Residential 100	5	-	-
H150 - Residential 150	0	-	-
IH - Heavy Industrial	1,706	17	28,458
IL - Light Industrial	1,853	17	30,907
IO - Industrial Office	0	-	-
MU - Mixed Use	158	128	20,249

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OS-BLM - Bureau of Land Management	76	-	-
OS-C - Conservation	7,648	-	-
MR - Mineral Resources	1,088	-	0.46
ML- Military Land	36,615	-	-
OS-NF - National Forest	2,777	-	-
OS-PR - Parks and Recreation	7,105	0.23	1,625
OS-W - Water	2,065	0.15	307
P - Public and Semi-Public	6,917	4.23	29,267
RL1 - Rural Land 1	1,153	0.09	101
RL2 - Rural Land 2	126	-	-
RL10 - Rural Land 10	2,247	-	-
RL20 - Rural Land 20	12,759	-	-
RL40 - Rural Land 40	38	-	-
SP – Specific Plan	300.51	62.23	18,700
Community Plans			
Altadena Community Plan	5,604	3	18,463
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
LMD - Low/Medium Density Residential	1	-	-
MD - Medium Density Residential	26	0.2	4
MOS - Miscellaneous Open Space	68	1	100

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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	-	-
Antelope Valley Area Plan	1,132,744	.05	51,219
Airport	16,358	0.003	50
O-BLM - Open Space, Bureau of Land Management	2,436	-	-
C - Commercial	903	42.48	38,329
M - Industry	579	16.68	9,652
N1 - Non-Urban	502,174	0.002	926
N2 - Non-Urban	19,903	0.02	435
O - Open Space	70,471	0.005	324
O-NF - National Forest	510,413	0.0004	200
O-W - Water Body	648	-	-
P - Public Service Facilities	671	1.07	717
TC - Transportation Corridor	2,649	0.04	100
U1 - Urban 1	4,450	0.08	335
U1.5 - Urban 1.5	140	-	-
U2 - Urban 2	738	0.20	150
U2D - Urban 2	50	-	-
U3 - Urban 3	9	-	-

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U3D - Urban 3	155	-	-
East Los Angeles Community Plan	3,381	13	42,459
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	-	-
Hacienda Heights Community Plan	6,360	2	13,310
CG - General Commercial	131	85	11,194
H18 - Residential 18	201	0.07	15
H2 - Residential 2	719	0.14	100
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

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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
Malibu Coastal Land Use Plan	51,141	0.4	22,138
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
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
Marina Del Rey Coastal Land Use Plan	694	6	4,493
B - Boat Storage	19	4	82

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H - Hotel	26	39	1,027
MC - Marine Commercial	24	43	1,020
O - Office	5	144	780
OS - Open Space	42	0.4	13
P - Parking	17	0.3	5
PF - Public Facilities	5	49	250
R III - Residential III	38	-	-
R IV - Residential IV	23	-	-
R V - Residential V	97	-	-
SA – Senior Accommodations	2	24	50
VS/CC - Visitor-Serving / Convenience Commercial	30	43	1,284
W - Water	366	-	-
Rowland Heights Community Plan	7,422	3	20,661
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
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	-	-

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U4 - Urban 4	51	-	-
U5 - Urban 5	84	-	-
Santa Catalina Island Coastal Land Use Plan	46,137	0.0	570
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	-	-
Santa Clarita Valley Area Plan	270,887	0.4	105,881
Non-Residential	270,887	0.39	105,881
Santa Monica Mountains North Area Plan	20,162	0.3	6,569
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

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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	-	-
Twin Lakes Community Plan	45	0	0
RC - Rural Communities	45	0	0
Walnut Park Neighborhood Plan	369	14	5,044
GC - General Commercial	35	109	3,786
MC - Mixed Commercial	11	43	474
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	-	-
West Athens-Westmont Neighborhood Plan	1,489	7	10,894

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	-	-
Grand Total	1,616,440	N/A	477,292

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. 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 the creation of base maps for all of the unincorporated areas of Los Angeles County, using the parcel patterns from 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 to 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

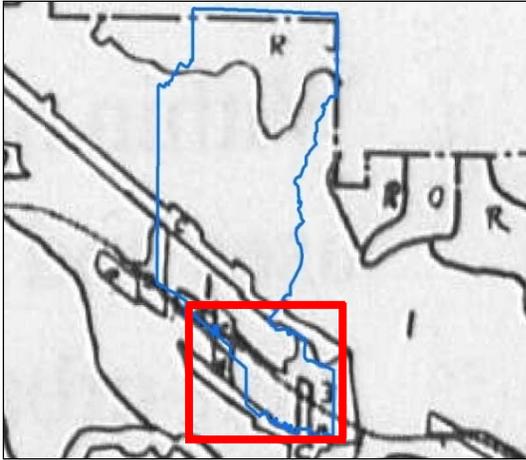
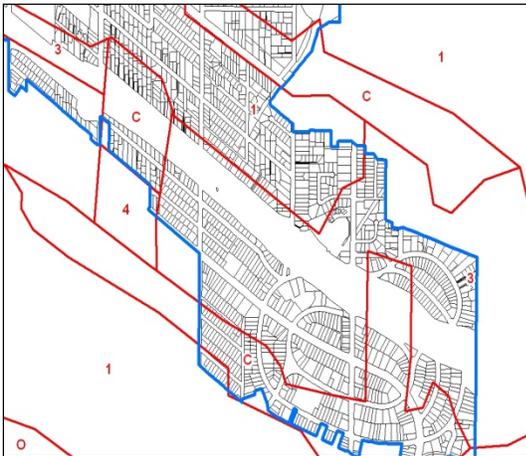


Figure C.3: GIS Digitized Version of the 1980 General Plan Land Use Policy Map



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

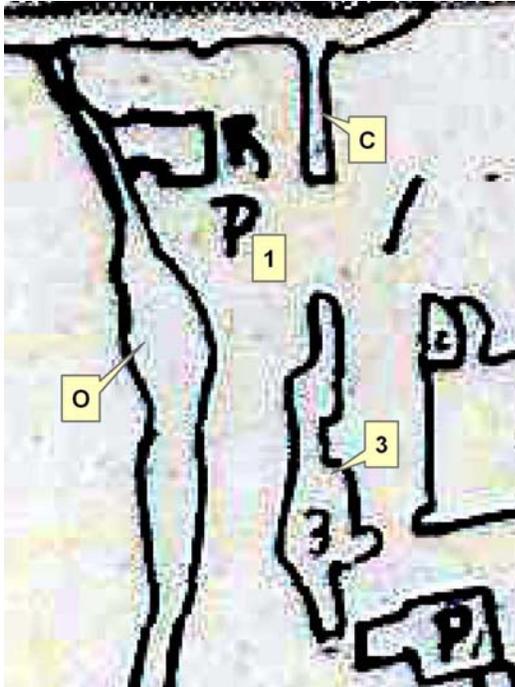


Figure C.5: Current Department Land Use Map



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 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 the subject property;
- Existing zoning of the 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 the subject property; and
- City spheres of influence.

Policy-Driven Land Use Policy Map Changes

Transit Oriented Districts (TODs)

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.

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 an Industrial 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 an Industrial 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 Heavy Industrial (IH), 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.