

Part III: General Plan Elements

Chapter 6: Land Use Element

I. Introduction

The Land Use Element provides strategies and planning tools to facilitate and guide future development and revitalization efforts. In accordance with the California Government Code, the Land Use Element designates the proposed general distribution and general location and extent of uses. The General Plan Land Use Policy Map and Land Use Legend serve as the “blueprint” for how land will be used to accommodate growth and change in the unincorporated areas.

II. Background

Land Uses

As shown in Table 6.1, more than half of the unincorporated area is designated for natural resources. The next largest is rural, which accounts for approximately 39 percent of the unincorporated areas, followed by residential, which accounts for approximately three percent of the unincorporated areas.

Table 6.1: General Land Use Categories, by Acreage

General Land Use Categories	Acres
Residential	51,480
Rural	641,321
Commercial	5,268
Industrial	7,304
Natural Resources*	844,224
Public and Semi-Public	79,920
Mixed Use	291
Specific Plan**	13,556
Other***	1,080
Total:	1,644,444

*Natural Resources includes all natural resource and categories (including natural areas, developed parks, waterways, golf courses, etc.), and military areas (San Clemente Island and Edwards AFB).

** Specific Plans include a combination of land uses.

*** Some area and community plans have special categories that do not fit into the scheme of the Land Use Legend categories (such as "special use sites," parking areas, senior citizen density bonus areas, etc.)

General Plan Amendments and Implementation Tools

As the constitution for local development, the General Plan guides all activities that affect the physical environment.

General Plan Amendments

The General Plan will be amended periodically and through a comprehensive, community-based effort to address changes to community priorities, demographics or economic trends. Project-specific amendments must be consistent with the General Plan's overall intent, goals and policies.

Subdivision and Zoning Codes (Title 21 and 22)

The County's Zoning Code, Subdivision Code, and zoning map are implementation tools of the General Plan that provide details on specific allowable uses, design and development standards, and procedures. Zoning and subdivision regulations govern the division, design and use of individual parcels of land, including minimum lot size, lot configuration, access, height restrictions, and yard setbacks standards for structures.

For more information on the Los Angeles County Subdivision and Zoning codes (Titles 21 and 22), please visit the Los Angeles County Department of Regional Planning's web site at <http://planning.lacounty.gov>.

Specific Plans

A specific plan is a tool to systematically implement the General Plan within an identified project area. Specific plans are used to ensure that multiple property owners and developers adhere to a common plan or coordinate multiple phases of a long-term development. Specific plans must further the goals and policies of the General Plan. Specific plans must be consistent with the General Plan. No local public works project may be approved, no tentative map or parcel map for which a tentative map was not required may be approved, and no zoning ordinance may be adopted or amended within an area covered by a specific plan unless it is consistent with the adopted specific plan.

California Government Code Sections 65450 et seq. require specific plans to include text and a diagram(s) to detail the following:

- Distribution, location, and extent of the uses of land, including open space, within the project area;
- Proposed distribution, location and extent and intensity of major components of public and private transportation, sewage, water, drainage, solid waste disposal, energy, and other essential facilities proposed to be located within the project area and needed to support the land uses described in the specific plan;
- Standards and criteria by which development will proceed and, where applicable, standards for conservation, development, and utilization of natural resources; and
- Implementation measures, including regulations, programs, public works projects, and financing measures necessary to carry out the above.

Specific plans must include a statement of the relationship of the specific plan to the General Plan, and may also include provisions regarding affordable housing, resource management, development requirements or any other matter relevant to the project area. In addition, a specific plan must be prepared, adopted, and amended in the same manner as a general plan, except that a specific plan may be adopted by resolution or by ordinance and may be amended as often as deemed necessary by the Board of Supervisors. A specific plan may be repealed in the same manner as it is required to be amended. Furthermore, a specific plan may be initiated by the public or private sector; however, the responsibility for the adoption, amendment, and repeal lies with the Board of Supervisors.

The Specific Plan Overlay in the General Plan Land Use Legend identifies the boundaries and shows the relationship of specific plans to the General Plan Land Use Policy Map.

The following is a list of specific plans in the unincorporated areas:

- Canyon Park Specific Plan
- East Los Angeles Third Street Plan and Form-Based Code Specific Plan
- La Viña Specific Plan
- Marina del Rey Specific Plan (component of Local Coastal Program)
- Santa Catalina Island Specific Plan (component of Local Coastal Program)
- Northlake Specific Plan
- Newhall Ranch Specific Plan
- Universal Studios Specific Plan

Development Agreements

A development agreement is a negotiated contract between the County and a private developer that, among other things, secures land use and zoning regulations for the duration of the agreement. A development agreement provides assurance to an applicant that a development project may proceed in accordance with existing policies, rules and regulations, and conditions of approval in effect at the time the agreement is adopted. The agreement in turn allows the County to negotiate a wider range of public benefits, including but not limited to, affordable housing, civic art, open space, or other amenities not authorized or required by current ordinances.

A development agreement must specify the duration of the agreement, the permitted uses of the property, the density or intensity of use, the maximum height and size of proposed buildings, and provisions for reservation or dedication of land for public purposes. It may include fees, conditions, terms, restrictions, and requirements for subsequent discretionary actions. However, any future actions must not prevent the development of the land for the uses and the density or intensity of development set forth in the agreement. Furthermore, the agreement may also include timeframes for commencing or completing construction, and terms and conditions for financing necessary public facilities and subsequent reimbursement.

Government Code Sections 65865 et seq. authorize the Board of Supervisors to adopt development agreements. At the time of adoption, a development agreement must be consistent with the General Plan and any applicable specific plan.

Special Management Areas

The County's Special Management Areas require additional development regulations to prevent the loss of life and property, and to protect the natural environment and important resources. The County's Special Management Areas are shown in Figure 6.1.

The General Plan minimizes risks to hazards and discourages development in Special Management Areas through goals and policies. The Hazard, Environmental and Resource Constraints Model, which is a visual representation of some of the Special Management Areas, can be used to inform applicants

and property owners of potential site constraints, as well as to guide community-based planning efforts. For more information on the Hazard, Environmental and Resource Constraints Model, please refer to Appendix C.

Figure 6.1: Special Management Areas Policy Map

Special Management Areas are comprised of the following:

Agricultural Resource Areas

Agricultural Resource Areas (ARAs) consist of farmland identified by the California Department of Conservation and farms that have received permits from the County Agricultural Commissioner/Weights and Measures. The County encourages the preservation and sustainable utilization of agricultural land, agricultural activities, and compatible uses within these areas. ARAs are described in greater detail in the Conservation and Natural Resources Element.

Airport Influence Areas

Airport Influence Areas are comprised of airport property, runway protection zones, and noise contours. With certain exceptions, all developments located in an Airport Influence Area are subject to review by the Los Angeles County Airport Land Use Commission (ALUC) for compliance with noise and safety regulations, per Title 21 of the California Code of Regulations. The Airport Influence Areas are shown in Figure 6.2.

Figure 6.2: Airport Influence Areas Policy Map

Coastal Zone

The coastal zones comprised of land and water areas regulated by the California Coastal Commission. There are five unincorporated areas in the coastal zone: Santa Catalina Island, Marina del Rey, Santa Monica Mountains, Ballona Wetlands, and San Clemente Island. In accordance with the California Coastal Act, all development within the coastal zone must first obtain a Coastal Development Permit (CDP). Local Coastal Programs (LCPs) establish detailed land use policy and development standards within their respective coastal zone segments.

The County has certified LCPs for Santa Catalina Island and Marina del Rey. In areas where an LCP has not yet been certified, specific development proposals are reviewed by the County for consistency with the General Plan, but the final authority to issue CDPs lies with the California Coastal Commission.

In the coastal zone, the County has designated several types of coastal resources that are important to protect. These resources include: Environmentally Sensitive Habitat Areas; Significant Woodlands and Savannahs; Significant Watersheds; the Malibu Cold Creek Resource Management Area; and the Wildlife Migration Corridor. Coastal resources are described in greater detail in the Conservation and Natural Resources Element.

Historic, Cultural and Paleontological Resources

Historic, Cultural and Paleontological Resources include historic buildings, structures, Native American artifacts or sites, and districts of historical, architectural, archaeological, or paleontological significance that are officially recognized by the California Office of Historic Preservation or identified in authoritative surveys of archaeological societies, historical societies, or academic studies. Historic,

Cultural and Paleontological Resources are described in greater detail in the Conservation and Natural Resources Element.

Flood Hazard Zones

Flood Hazard Zones are areas subject to flooding. The Federal Emergency Management Agency (FEMA) delineates flood hazard zones as special hazard areas, or areas of moderate or minimal hazard on flood insurance rate maps. Flood Hazard Zones are described in greater detail in the Safety Element.

Mineral Resource Zones

Mineral Resource Zones are commercially viable mineral or aggregate deposits, such as sand, gravel, and other construction aggregate. The County's Mineral Resources consist of the California Geological Survey's identified deposits of regionally significant aggregate resources. Mineral Resource Zones are described in greater detail in the Conservation and Natural Resources Element.

Military Influence Areas

The U.S. Department of Defense is responsible for thousands of acres within Los Angeles County, including installations and facilities. Coordination between the County and the U.S. Department of Defense is important to ensure compatibility between military influence areas, and adjacent land uses. The management of natural resources within military installations and operation areas are described in greater detail in the Conservation and Natural Resources Element.

A Military Operation Area (MOA) is a three-dimensional airspace designated for military training and transport activities that have a defined floor (minimum altitude) and ceiling (maximum altitude). Within Los Angeles County, there are several MOAs used by military aircraft to practice high and low altitude training exercises and travel routes between military installations. Additionally, in and around MOAs, testing is conducted to maintain military readiness. A High Risk of Adverse Impact Zone (HRAIZ) depicts the Air Force area of interest for wind development within Los Angeles County. The 412th Test Wing Mission at Edwards Air Force Base provides full spectrum aircraft research, development, test, and evaluation capabilities. Wind turbines built within the radio frequency line of sight of related systems can create significant adverse impacts to test and evaluation activities depending on vertical height, electromagnetic sensitivity and distance from activities conducted on the range.

In guiding growth and development in the unincorporated areas, it is important to consider the critical role of MOAs and HRAIZs in support of national defense. The General Plan considers all future land uses that seriously impact or hinder the military's training and testing capabilities to be incompatible land uses.

Figure 6.3: Military Influence Areas Map

National Forests

The Los Padres National Forest and Angeles National Forest encompass nearly 650,000 acres of land within Los Angeles County. Nearly 40,000 acres are privately-owned. For these parcels, commonly referred to as in-holdings, the County retains responsibility for land use regulation. Privately-owned parcels in the national forests are regulated consistently with the overall mission and management plans of the national forests, which the U.S. Forest Service prepares and periodically updates. The national forests are described in greater detail in the Conservation and Natural Resources Element.

Open Space Resource Areas

Open Space Resource Areas refer to public and private lands, and waters that are preserved in perpetuity or for long-term open space and recreational uses. Existing open spaces in the unincorporated areas include County parks and beaches, conservancy lands, state parklands, and federal lands. Open spaces can also include deed-restricted open space parcels and easements. Open Space Resource Areas are described in greater detail in the Conservation and Natural Resources Element.

Scenic Resources

The County recognizes that scenic features in the region, such as the coastline and mountain vistas are significant natural resources for the County. One type of scenic resource is the Hillside Management Areas (HMAs), which are mountainous or foothill terrain with a natural slope of 25 percent or greater. The purpose of the Hillside Management Ordinance in Title 22 of the County Code is to regulate development within Hillside Management Areas to 1) protect the public from natural hazards associated with steep hillsides, and 2) to minimize the effects of development and grading on the scenic resources. In addition to HMAs, the General Plan protects ridgelines, scenic viewsheds, and areas along scenic highways. Scenic resources are described in greater detail in the Conservation and Natural Resources Element.

Seismic and Geotechnical Hazard Zones

Seismic and Geotechnical Hazard Zones include active and potentially active faults identified by the California Geological Survey (formerly the Division of Mines and Geology) under the provisions of the Alquist-Priolo Earthquake Fault Zones Act (California Public Resources Code, Division 2, Chapter 7.5), as well as faults that are considered active based on published and unpublished information. The Seismic and Geotechnical Hazard Zones also include seismically-induced liquefaction and landslide areas. Seismic and Geotechnical Hazard Zones are described in greater detail in the Safety Element.

Significant Ecological Areas and Coastal Resource Areas

A Significant Ecological Area (SEA) designation is given to land in the County that contains irreplaceable biological resources. Cumulatively, the 21 SEAs and nine Coastal Resource Areas (CRAs) represent the wide-ranging biodiversity of Los Angeles County, and contain its most important biological resources. Individual SEAs include undisturbed or lightly disturbed habitat that support valuable and threatened species, linkages and corridors that facilitate species movement, and are sized to support sustainable populations of its component species. SEAs and CRAs are described in greater detail in the Conservation and Natural Resources Element.

Very High Fire Hazard Severity Zones

Very High Fire Hazard Severity Zones (VHFHSZ) are woodland and brush areas with high fire potential. VHFHSZs are discussed in greater detail in the Safety Element.

Disadvantaged Unincorporated Legacy Communities (SB 244)

SB244, which became effective in 2011, requires cities and counties to identify and study the infrastructure needs of disadvantaged unincorporated communities. These communities were identified and studied only for the infrastructure needs based on the State criteria. The County used the following criteria to identify “disadvantaged unincorporated legacy communities” as required by state law:

- Parcels are at least 50 years old.
- Parcels are outside of a city’s sphere of influence.
- Parcels are clustered with 10 or more units in close proximity.
- Households earn less than 80% of the state median income.

As shown in Figure 6.4, the majority of parcels identified for SB 244 are concentrated in the eastern portion of the Antelope Valley. The remaining parcels are located in the western portion of the Antelope Valley, Lopez Canyon, Kagel Canyon, Altadena, Hacienda Heights, and Rowland Heights.

Figure 6.4: Disadvantaged Unincorporated Communities (SB 244)

For a general assessment of structural fire protection for the unincorporated areas, please refer to the Fire Hazards section of the Safety Element. For information on water service and sanitary sewers, please refer to the Drinking Water and Sanitary Sewer sections of the Public Services and Facilities Element. For information on stormwater management, please refer to the Local Water Resources section of the Conservation and Natural Resources Element. The intent of the General Plan is to address the specific needs of the disadvantaged legacy communities through area planning efforts. Please refer to Program PS/F-1: Planning Area Capital Improvement Plans in Chapter 16: General Plan Implementation Programs.

III. Issues

1. Creating Opportunities for Infill Development

Infill development contributes to compact development, which consumes less land and resources. It can reduce the costs of providing public infrastructure and services. It is important to recognize the opportunities as well as challenges of infill development in the unincorporated areas.

Transit Oriented Development

Urban and suburban areas with access to major transit and commercial corridors have the most potential for infill development. Transit-oriented development is well-suited for higher density housing and mixed uses in urban and suburban areas, with nodes commercial, employment, and civic activities. Transit-oriented development in urban and suburban areas connects neighborhoods, and community and employment centers through a broad network of pedestrian, bicycle, transit, and roadway facilities.

Transit Oriented Districts (TODs)

Transit Oriented Districts (TODs) are areas within a 1/2 mile radius from a major transit stop that have development and design standards, and incentives to facilitate transit-oriented development. Figure 6.5 shows the location of the following 11 TODs:

- Aviation/LAX Station TOD (Metro Green Line)
- Hawthorne Station TOD (Metro Green Line)
- Vermont Station TOD (Metro Green Line)
- Rosa Parks Station TOD (Metro Green Line/Blue Line)
- Slauson Station TOD (Metro Blue Line)
- Florence Station TOD (Metro Blue Line)
- Firestone Station TOD (Metro Blue Line)
- Del Amo Station TOD (Metro Blue Line)
- Sierra Madre Villa Station TOD (Metro Gold Line)
- Third Street TOD Corridor (Metro Gold Line Eastside Extension)
- 110 Freeway/Carson Station TOD (connection to Metro Silver Line)

All TODs will be implemented by a TOD specific plan, or a similar mechanism, with standards, regulations, and infrastructure plans that tailor to the unique characteristics and needs of each community, and address access and connectivity, pedestrian improvements, and safety. For more information, please refer to Program LU-2 Transit Oriented District Program in Chapter 16 General Plan Implementation Programs.

The TOD plans will address existing challenges within many of the County's TODs. For example, many of the transit stations that serve the unincorporated areas are located in the middle of freeways, which limit access to the station, expose users to traffic and noise pollution, and create unsafe environments for pedestrians. Another challenge to implementing TODs is the existing development patterns around the transit stations. As many of the lots are small, developments will require lot consolidation and incentives to utilize higher densities.

Figure 6.5: Transit Oriented Districts Policy Map

Vacant and Underutilized Parcels

Infill potential in urbanized areas is measured by the availability of vacant and underutilized parcels. Many vacant or underutilized parcels in infill areas have site constraints and in some cases, do not meet current zoning regulations and development standards. For example, many infill parcels along major commercial corridors are shallow or narrow, and new parking, landscaping or drainage requirements may require more land area than physically or financially feasible. Regulatory incentives, such as lot consolidation provisions and parking reductions, are needed to encourage development on these sites.

Brownfields

Brownfield sites are former industrial or commercial sites that are abandoned or underutilized due to real or perceived environmental contamination from previous or current uses. Brownfield sites present infill development opportunities, as well as opportunities to clean up environmentally damaged sites.

The costs and liability associated with remediating brownfield sites, however, is a deterrent to redevelopment. The availability of technical assistance, financing and other programs is necessary to promote brownfields redevelopment.

Adaptive Reuse

Adaptive reuse can play a key role in revitalizing older, economically-distressed neighborhoods. Older and often historically significant buildings can be recycled and converted into other uses, such as multifamily residential developments, live and work units, mixed use developments, or commercial uses. However, preexisting conditions, such as building location, lack of onsite parking, footprint and size can add to the difficulty in meet current zoning regulations and development standards. Regulatory incentives, such as flexibility in zoning, are needed to encourage the adaptive reuse of older buildings.

2. The Impacts of Suburban Sprawl

Suburban sprawl is a land use pattern that extends urban infrastructure and residential development into undeveloped areas with limited or no infrastructure, such as roads, public utilities, and public transit. While well-designed development may occur in isolation, the impacts of suburban sprawl can be seen when there are no clear and defined growth boundaries and strong development restrictions, which results, over time, in the spread of the initial developed area into surrounding undeveloped areas. A suburban sprawl land use pattern puts the unincorporated areas at risk of losing resources, such as agricultural lands, and will contribute to the fragmentation and isolation of open space areas. Suburban sprawl also can potentially contribute to traffic congestion, air pollution, and greenhouse gas emissions.

3. Protecting Rural Communities

“Rural” is defined as a way of life characterized by living in a non-urban or agricultural environment at low densities without typical urban services. Urban services and facilities not normally found in rural areas, unless determined to be necessary for public safety, include curbs, gutters and sidewalks; street lighting, landscaping and traffic signalization; public solid waste disposal, integrated water and sewerage system; mass transit; and commercial facilities dependent upon large consumer volumes, such as regional shopping centers, sports stadiums and theaters.

4. Land Use Compatibility and Distribution

Land Use Compatibility

The placement, configuration, and distribution of land uses have a significant impact on a community’s quality of life. For example, in some cases, a residential use could be impacted by noise, traffic and odor from adjacent commercial or heavy industrial uses. The General Plan addresses land use compatibility by mapping and regulating uses and intensities, and including policies and programs that mitigate land use conflicts through design, such as the use of landscaping, walls, building orientation, and performance standards. The General Plan also encourages developments that are compatible with community identity and character and existing conditions, such as rural and natural environmental settings.

The General Plan encourages the protection of major facilities, such as landfills, solid waste disposal sites, energy facilities, natural gas storage facilities, oil and gas production and processing facilities, military installations, and airports from the encroachment of incompatible uses. For example, the County’s Airport Land Use Plan, which was adopted by the ALUC in 1991, addresses compatibility between airports and surrounding land uses by addressing noise, overflight, safety, and airspace

protection concerns to minimize the public's exposure to excessive noise and safety hazards within Airport Influence Areas.

Planning for Various Needs through Land Use Planning

Land use planning can contribute to addressing community needs. For example, complementary land uses, such as local-serving grocery stores, parks and schools in residential neighborhoods, or community-serving uses near employment centers, can promote a balanced distribution of jobs, housing and services. The Housing Element identifies the need to plan for denser and more compact housing types are necessary in the unincorporated areas to accommodate the changing housing needs for populations, such as a growing senior citizen population, younger individuals living alone, low-income households, and others who need and/or desire apartments, condominiums, and smaller, more affordable housing units. There is also a need to plan for areas that accommodate job growth and support increased demand for goods and services. Furthermore, there is a need to plan for community-serving commercial uses.

Land use planning can also provide access to amenities that can lead to important health outcomes, such as reducing the occurrence of obesity and chronic diseases. In particular, access to food systems is critical for healthy, livable, and equitable communities. Ensuring that opportunities exist to grow, sell, and consume healthy foods promotes public health and supports efforts to reduce obesity rates.

Among community-serving uses, early care and education falls short of meeting demand. There is a need to ensure that all households have access to a sufficient supply of quality early care and education and supervised school-age enrichment options for children from birth to age 13. In conjunction with the goals, strategies and objectives of the County's Child Care Policy Framework and Child Care Planning Committee, the General Plan encourages and facilitates the development of early care and education in the unincorporated areas. For more information, please visit the CEO Office of Child Care web site at <http://childcare.lacounty.gov>.

5. Community Wellness

Community design and sustainable developments are two concepts that contribute to land use patterns and community infrastructure that promote health and wellness in communities.

Community Design

Community design relates to the physical character of a community, and the relationship between people and their environment. What constitutes "good" design is entirely dependent on the context and perspective of each individual community. Community design in rural areas in the Antelope Valley is different from community design in urbanized communities, such as East Los Angeles and Florence-Firestone.

Successful community design standards build upon the characteristics of both the natural and man-made environments that are unique to each community. Community design is more than a focus on the architectural style of a specific building or site. It involves groups of related elements and uses that when taken together, define a community. In some areas, community design considers the scale of new buildings relative to neighboring structures, the relationship of the street to the sidewalk, neighborhood gateways and streetscape improvements. Examples of community design elements include consistent landscaping for streets or uniform signage that designates a special district within a community in an urbanized setting; or large minimum lot sizes, standards to minimize the visual impact of man-made structures on the rural landscape, and design standards for equestrian trails in a rural setting.

The General Plan provides general community design policies that help create a “sense of place” and uniqueness within the diverse communities of the unincorporated areas.

The Role of the Arts

Artistic and cultural resources are important components of community design. Civic art, which improves the quality of the environment and fosters a positive community identity, can be used in conjunction with community design efforts to sustain and enhance community character and a sense of place. The arts can play a central role in comprehensive community revitalization efforts that include public safety, health, education, affordable housing, transportation, planning, and design.

The General Plan protects existing artistic and cultural assets, and promotes the creation of new art to enhance communities. The General Plan also includes implementation programs that promote creative place-making to enhance the physical and social character of healthy, livable communities.

Sustainable Developments

Below are techniques that could help achieve a range of sustainable development.

Energy Efficient Developments

Sustainable practices, such as optimizing the solar orientation of buildings to maximize passive and active solar design techniques, result in healthier and energy efficient environments. In addition, providing substantial tree canopy cover, and utilizing light colored paving materials and energy-efficient roofing materials, can reduce the urban heat island effect.

Sustainable Subdivision Design

Energy Efficient Lot Design

The size, shape and orientation of a lot are important considerations in achieving energy-efficient building designs. Energy-efficient lot design maximizes solar access during the cooler months, while minimizing solar access during the warmer months. The slope of the land also has implications for lot design and energy-efficiency. Constructing roads to follow slope contours can reduce construction costs and minimize energy inputs to the development of the site.

Street Patterns, Public Transportation and Implications for Accessibility

An interconnected street pattern that minimizes cul-de-sacs and dead ends provides increased safety and a greater number of route options for pedestrians, bicyclists and motorists. Interconnected streets also provide direct access to schools and neighborhood shopping without cars. Interconnected streets disperse rather than concentrate vehicular traffic, decrease trip lengths for all road users, and improve local and regional accessibility.

IV. Land Use Legend

The General Plan Land Use Legend, Table 6.2, describes the designations that guide land use and development activities in the unincorporated areas. There are two exceptions to the applicability of the General Plan Land Use Legend. One exception is for land use legends in existing community-based plans, which differ from the General Plan Land Use Legend. As described in LU Policy 2.12, land use legends for existing community-based plans and existing specific plans will be updated using the General Plan Land Use Legend through a comprehensive area plan effort. Another exception is for coastal land use plans, which are subject to review by the California Coastal Commission, per the

California Coastal Act, and may result in different land use designations than those described in the General Plan Land Use Legend.

The General Plan Land Use Legend provides general intended uses and development intensities for each land use designation. Land uses are not limited to the general intended uses listed under each designation; other uses that are allowed through zoning may be deemed compatible with the general intended uses. For specific use types, permitting procedures and development standards, please refer to the Zoning Code or the applicable specific plan. For an estimate of population and employment density for each land use designation, please refer to Appendix C.

Intensity Calculations

Allowable Residential Units Calculation

Residential density shall be calculated using the net area of the project site, unless the property is on land that is designated Rural Land. The net area excludes dedicated streets and private easements (e.g., access) where the owner of the underlying parcel does not have the right to use the entire surface. All proposed residential densities must fit within the range specified by the land use designation in the General Plan Land Use Legend.

For any Rural Land designation, the residential density shall be calculated using the gross area of the parcel(s). The gross area of a parcel includes dedicated streets and private easements.

Floor Area Ratio (FAR) Calculation

Floor Area Ratio (FAR) is the ratio of the total above-ground gross floor area of all enclosed buildings to the area of the project site. As a formula, FAR = (total above-ground gross floor area of all enclosed buildings) / (area of the project site).

When specified, and under limited circumstances, the General Plan permits deviations to the Land Use Legend and Land Use Policy Map, such as an increase in density above the maximum allowable density. These include the allowance of density bonuses for affordable and senior citizen housing, as well as other incentive-based local ordinances that implement the goals of the General Plan.

Table 6.2: Land Use Designations

Land Use	Code	Permitted Density or FAR	Purpose
RURAL			
Rural Land	RL1	Residential: Maximum 1 du/1 gross ac Non-Residential: Maximum FAR 0.5	Purpose: Single family residences; equestrian and limited animal uses; and limited agricultural and related activities.
	RL2	Residential: Maximum 1 du/2 gross ac Non-Residential: Maximum FAR 0.5	

	RL5	Residential: Maximum 1 du/5 gross ac Non-Residential: Maximum FAR 0.5	
	RL10	Residential: Maximum 1 du/10 gross ac Non-Residential: Maximum FAR 0.5	Purpose: Single family residences; equestrian and animal uses; and agricultural and related activities.
	RL20	Residential: Maximum 1 du/20 gross ac Non-Residential: Maximum FAR 0.5	
	RL40	Residential: Maximum 1 du/40 gross ac Non-Residential: Maximum FAR 0.5	

Land Use Code Permitted Density or FAR Purpose

RESIDENTIAL			
Residential 2	H2	Residential: 0–2 du/net ac	Purpose: Single family residences.
Residential 5	H5	Residential: 0–5 du/net ac	
Residential 9	H9	Residential: 0–9 du/net ac	
Residential 18	H18	Residential: 0–18 du/net ac	Purpose: Single family residences, two family residences.
Residential 30	H30	Residential: 20–30 du/net ac	Purpose: Single family residences, two family residences, multifamily residences.
Residential 50	H50	Residential: 20–50 du/net ac	

Residential 100	H100	Residential: 50-100 du/net ac	Purpose: Multifamily residences.
Residential 150	H150	Residential: 100-150 du/net ac	

Land Use Code Permitted Density or FAR Purpose

COMMERCIAL			
Rural Commercial	CR	Residential: 0-5 du/net ac Non-Residential: Maximum FAR 0.5	Purpose: Limited, low intensity commercial uses that are compatible with rural and agricultural activities, including retail, restaurants, and personal and professional services.
General Commercial	CG	Residential: 20-50 du/net ac** Non-Residential: Maximum FAR 1.0 Mixed Use: 20-50 du/net ac** and FAR 1.0	<p>Purpose: Local-serving commercial uses, including retail, restaurants, and personal and professional services; single family and multifamily residences; and residential and commercial mixed uses.</p> <p>**Also applicable to residential developments or the residential component in mixed-use developments on lots with one of the following land use designations:</p> <ul style="list-style-type: none"> - Altadena Community Plan: Business Park (BP) or General Commercial (GC); - East Los Angeles Community Plan: Community Commercial (CC), Major Commercial (MC), or Commercial Manufacturing (CM); - Rowland Heights Community Plan: Commercial (C); - Walnut Park Neighborhood Plan: General Commercial (GC), Mixed Commercial (MC), or Office Commercial (OC); or - West Athens-Westmont Community Plan: Regional Commercial (C.1), Community Commercial (C.2), Neighborhood Commercial (C.3), Commercial Manufacturing (C.4), or Commercial Recreation (CR).
Major Commercial	CM	Residential: 30-150 du/net ac Non-Residential: Maximum FAR 3.0 Mixed Use: 30-150 du/net ac and FAR 3.0	Purpose: Large and intense commercial uses, such as regional and destination shopping centers, tourist and recreation related commercial services; multifamily residences; and residential and commercial mixed uses.

Land Use Code Permitted Density or FAR Purpose

MIXED USE			
Mixed Use	MU	Residential: 50-150 du/net ac Non-Residential: Maximum FAR 3.0 Mixed Use: 50-150 du/net ac and FAR 3.0	Purpose: Pedestrian-friendly and community-serving commercial uses that encourage walking, bicycling, and transit use; residential and commercial mixed uses; and multifamily residences.
Mixed Use – Rural	MU-R	Residential: 0-5 du/net ac Non-Residential: Maximum FAR 0.5 Mixed Use: 0-5 du/net ac and FAR 0.5	Purpose: Limited, low intensity commercial uses that are compatible with rural and agricultural activities, including retail, restaurants, and personal and professional services; residential and commercial mixed uses.

Land Use Code Permitted Density or FAR Purpose

INDUSTRIAL			
Light Industrial	IL	Non-Residential: Maximum FAR 1.0	Purpose: Light industrial uses, including light manufacturing, assembly, warehousing and distribution.
Heavy Industrial	IH	Non-Residential: Maximum FAR 1.0	Purpose: Heavy industrial uses, including heavy manufacturing, refineries, and other labor and capital intensive industrial activities.
Industrial Office	IO	Non-Residential: Maximum FAR 2.0	Purpose: Employment centers with major office and business uses, such as technology and research centers, corporate headquarters, clean tech, and clean industry hubs.

Land Use	Code	Permitted Density or FAR	Purpose
PUBLIC AND SEMI-PUBLIC			
Public and Semi-Public	P	Residential: Density Varies* Non-Residential: Maximum FAR 3.0	<p>Purpose: Public and semi-public facilities and community-serving uses, including public buildings and campuses, schools, hospitals, cemeteries, and fairgrounds; airports and other major transportation facilities.</p> <p>Other major public facilities, including planned facilities that may be public-serving but may not be publicly accessible, such as landfills, solid and liquid waste disposal sites, multiple use storm water treatment facilities, and major utilities.</p> <p>*In the event that the public or semi-public use of mapped facilities is terminated, alternative uses that are compatible with the surrounding development, in keeping with community character, are permitted.</p>
NATURAL RESOURCES			
Conservation	OS-C	N/A	Purpose: The preservation of open space areas and scenic resource preservation in perpetuity. Applies to land that is legally dedicated for open space and conservation efforts.
Parks and Recreation	OS-PR	N/A	Purpose: Open space recreational uses, such as regional and local parks, trails, athletic fields, community gardens, and golf courses.
National Forest	OS-NF	N/A	Purpose: Areas within the national forest and managed by the National Forest Service.
Bureau of Land Management	OS-BLM	N/A	Purpose: Areas that are managed by the Federal Bureau of Land Management.
Water	W	N/A	Purpose: Bodies of water, such as lakes, reservoirs, natural waterways, and man-made infrastructure, such as drainage channels, floodways, and spillways. Includes active trail networks within or along drainage channels.
Mineral Resources	MR	N/A	Purpose: Areas appropriate for mineral extraction and processing as well as activities related to the drilling for and production of oil and gas.
Military Land	ML	N/A	Purpose: Military installations and land controlled by U.S. Department of Defense.

Land Use **Code** **Permitted Density or FAR** **Purpose**

OVERLAYS			
Transit Oriented District	TOD	Determined by the station area plan for each TOD	Purpose: Pedestrian-friendly and community-serving uses near transit stops that encourage walking, bicycling, and transit use.
Special Management Areas	SMA	N/A	<p>Purpose: Special Management Areas require additional development regulations due to the presence of natural resources, scenic resources, or identified hazards. Development regulations are necessary to prevent loss of life and property, and to protect the natural environment.</p> <p>Special Management Areas include: Significant Ecological Areas; National Forests; Coastal Zone; Agricultural Resource Areas; Mineral Resource Zones; Scenic Resources; Historic, Cultural and Paleontological Resources; Seismic Hazard Zones; Flood Hazard Zones; Very High Fire Hazard Severity Zones; and Airport Influence Areas.</p>
Specific Plan	SP	N/A	<p>Purpose: Specific plans contain precise guidance for land development, infrastructure, amenities and resource conservation. Specific plans must be consistent with the General Plan. Detailed policy and/or regulatory requirements are contained within each specific plan document.</p>
Employment Protection District	EPD	N/A	<p>Purpose: Economically viable industrial and employment-rich lands with policies to protect these areas from conversion to non-industrial uses.</p>

V. Goals and Policies

Goal LU 1: A General Plan that serves as the constitution for development, and a Land Use Policy Map that implements the General Plan’s Goals, Policies and Guiding Principles.	
Topic	Policy
General Plan Amendments	Policy LU 1.1: Support comprehensive updates to the General Plan, area plans, community plans, coastal land use plans and specific plans.
	Policy LU 1.2: Discourage project-specific amendments to the text of the General Plan, including but not limited to the Guiding Principles, Goals, and Policies.
	Policy LU 1.3: In the review of project-specific amendments to the General Plan, ensure that they support the Guiding Principles.
	Policy LU 1.4: In the review of a project-specific amendment(s) to the General Plan, ensure that the project-specific amendment(s): <ul style="list-style-type: none"> • Is consistent with the goals and policies of the General Plan; • Shall benefit the public interest and is necessary to realize an unmet local or regional need.
	Policy LU 1.5: In the review of a project-specific amendment(s) to convert OS-C designated lands to other land use designations, ensure that the project-specific amendment(s) does not contribute to the overall loss of open space that protects water quality, provides natural habitats, and contributes to improved air quality.
	Policy LU 1.6: In the review of a project-specific amendment(s) to convert lands within the EPD Overlay to non-industrial land use designations, ensure that the project-specific amendment(s): <ul style="list-style-type: none"> • Is located on a parcel that adjoins a parcel with a comparable use, at a comparable scale and intensity; • Will not negatively impact the productivity of neighboring industrial activities; • Is necessary to promote the economic value and the long-term viability of the site; and • Will not subject future residents to potential noxious impacts, such as noise, odors or dust or pose significant health and safety risks.
	Policy LU 1.7: In the review of a project-specific amendment(s) to convert lands within the ARAs, ensure that the project-specific amendment(s): <ul style="list-style-type: none"> • Is located on a parcel that adjoins another parcel with a comparable use, at a comparable scale and intensity; and • Will not negatively impact the productivity of neighboring agricultural activities.
	Policy LU 1.8: Limit the amendment of each mandatory element of the General Plan to four times per calendar year, unless otherwise specified in Section 65358 of the California Government Code.
	Policy LU 1.9: Allow adjustments to the General Plan Land Use Policy Map to follow an adjusted Highway Plan alignment without a General Plan amendment, when the following findings can be met: <ul style="list-style-type: none"> • The adjustment is necessitated by an adjusted Highway Plan alignment that was approved by the Los Angeles County Interdepartmental Engineering Committee (IEC) in a duly noticed public meeting; • The adjustment maintains the basic relationship between land use types; and • The adjustment is consistent with the General Plan.

	<p>Policy LU 1.10: Prohibit plan amendments that increase density of residential land uses within mapped fire and flood hazard areas unless generally surrounded by existing built development and the County determines the adjoining major highways and street networks can accommodate evacuation as well as safe access for emergency responders under a range of emergency scenarios, as determined by the County.</p>
Specific Plans	<p>Policy LU 1.11: Require the intensity, density, and uses allowed in a new specific plan to be determined using the General Plan, including the Land Use Policy Map and Land Use Legend.</p>
	<p>Policy LU 1.12: Require a General Plan amendment for any deviation from the intensities, densities, and uses allowed by the General Plan (to apply the appropriate designation from the General Plan Land Use Legend), unless allowances for flexibility are specified in the specific plan.</p>
	<p>Policy LU 1.13: Require development regulations and zoning for new specific plans to be consistent with their corresponding General Plan land use designation.</p>
	<p>Policy LU 1.14: Allow specific plans to include implementation procedures for flexibility, such as development phasing, and redistribution of intensities and uses, as appropriate.</p>
	<p>Policy LU 1.15: Require a specific plan amendment for any deviation from the procedures and policies established by a specific plan.</p>
	<p>Policy LU 1.16: For existing specific plans, which are depicted with an “SP” land use designation, the General Plan Land Use Policy Map shall be amended as part of a comprehensive area planning effort, to identify existing specific plans using the Specific Plan Overlay.</p>
<p>Goal LU 2: Community-based planning efforts that implement the General Plan and incorporate public input, and regional and community level collaboration.</p>	
Topic	Policy
Regional and Community-Based Planning Initiatives	<p>Policy LU 2.1: Ensure that all community-based plans are consistent with the General Plan.</p>
	<p>Policy LU 2.2: Ensure broad outreach, public participation, and opportunities for community input in community-based planning efforts.</p>
	<p>Policy LU 2.3: Consult with and ensure that applicable County departments, adjacent cities and other stakeholders are involved in community-based planning efforts.</p>
	<p>Policy LU 2.4: Coordinate with other local jurisdictions to develop compatible land uses.</p>
	<p>Policy LU 2.5: Support and actively participate in inter-jurisdictional and regional planning efforts to help inform community-based planning efforts.</p>
	<p>Policy LU 2.6: Consider the role of arts and culture in community-based planning efforts to celebrate and enhance community character.</p>
	<p>Policy LU 2.7: Set priorities for Planning Area-specific issues, including transportation, housing, open space, and public safety as part of community-based planning efforts.</p>
	<p>Policy LU 2.8: Coordinate with the Los Angeles County Department of Public Works and other infrastructure providers to analyze and assess infrastructure improvements that are necessary for plan implementation.</p>
	<p>Policy LU 2.9: Utilize the General Plan Land Use Legend and the Hazard, Environmental and Resource Constraints Model to inform the development of land use policy maps.</p>
	<p>Policy LU 2.10: Ensure consistency between land use policy and zoning by undergoing a comprehensive zoning consistency analysis that includes zoning map changes and Zoning Code amendments, as needed.</p>
	<p>Policy LU 2.11: Update community-based plans on a regular basis.</p>

	Policy LU 2.12: Community-based plans and existing specific plans shall be updated, as needed, to reflect the General Plan Land Use Legend as part of a comprehensive area planning effort. An exception to this is for coastal land use plans, which are subject to the California Coastal Act and to review by the California Coastal Commission.
Goal LU 3: A development pattern that discourages sprawl, and protects and conserves areas with natural resources and SEAs.	
Topic	Policy
Growth Management	Policy LU 3.1: Encourage the protection and conservation of areas with natural resources, and SEAs.
	Policy LU 3.2: Discourage development in areas with high environmental resources and/or severe safety hazards.
	Policy LU 3.3: Discourage development in undeveloped areas where infrastructure and public services do not exist, or where no major infrastructure projects are planned, such as state and/or federal highways.
Goal LU 4: Infill development and redevelopment that strengthens and enhances communities.	
Topic	Policy
Infill Development	Policy LU 4.1: Encourage infill development in urban and suburban areas on vacant, underutilized, and/or brownfield sites.
	Policy LU 4.2: Encourage the adaptive reuse of underutilized structures and the revitalization of older, economically distressed neighborhoods.
	Policy LU 4.3: Encourage transit-oriented development in urban and suburban areas with the appropriate residential density along transit corridors and within station areas.
	Policy LU 4.4: Encourage mixed use development along major commercial corridors in urban and suburban areas.
Goal LU 5: Vibrant, livable and healthy communities with a mix of land uses, services and amenities.	
Topic	Policy
Community-Serving Uses	Policy LU 5.1: Encourage a mix of residential land use designations and development regulations that accommodate various densities, building types and styles.
	Policy LU 5.2: Encourage a diversity of commercial and retail services, and public facilities at various scales to meet regional and local needs.
	Policy LU 5.3: Support a mix of land uses that promote bicycling and walking, and reduce VMTs.
	Policy LU 5.4: Encourage community-serving uses, such as early care and education facilities, grocery stores, farmers markets, restaurants, and banks to locate near employment centers.
	Policy LU 5.5: Ensure that all households have access to a sufficient supply of quality early care and education and supervised school-age enrichment options for children from birth to age 13.
	Policy LU 5.6: Reduce regulatory and other barriers to early care and education facilities.
	Policy LU 5.7: Direct resources to areas that lack amenities, such as transit, clean air, grocery stores, bikeways, parks, and other components of a healthy community.
	Policy LU 5.8: Encourage farmers markets, community gardens, and proximity to other local food sources that provide access to healthful and nutritious foods.
	Policy LU 5.9: Preserve key industrially designated land for intensive, employment-based uses.

Employment Generating Uses	Policy LU 5.10: Encourage employment opportunities and housing to be developed in proximity to one another.
Goal LU 6: Protected rural communities characterized by living in a non-urban or agricultural environment at low densities without typical urban services.	
Topic	Policy
Rural Character	Policy LU 6.1: Protect rural communities from the encroachment of incompatible development that conflict with existing land use patterns and service standards.
	Policy LU 6.2: Encourage land uses and developments that are compatible with the natural environment and landscape.
	Policy LU 6.3: Encourage low density and low intensity development in rural areas that is compatible with rural community character, preserves open space, and conserves agricultural land.
Goal LU 7: Compatible land uses that complement neighborhood character and the natural environment.	
Topic	Policy
Land Use Compatibility	Policy LU 7.1: Reduce and mitigate the impacts of incompatible land uses, where feasible, using buffers, appropriate technology, building enclosure, and other design techniques.
	Policy LU 7.2: Protect industrial parks and districts from incompatible uses.
	Policy LU 7.3: Protect public and semi-public facilities, including but not limited to major landfills, natural gas storage facilities, and solid waste disposal sites from incompatible uses.
	Policy LU 7.4: Ensure land use compatibility in areas adjacent to military installations and where military operations, testing, and training activities occur.
	Policy LU 7.5: Ensure land use compatibility in areas adjacent to mineral resources where mineral extraction and production, as well as activities related to the drilling for and production of oil and gas, may occur.
	Policy LU 7.6: Ensure that proposed land uses located within Airport Influence Areas are compatible with airport operations through compliance with airport land use compatibility plans.
	Policy LU 7.7: Review all proposed projects located within Airport Influence Areas for consistency with policies of the applicable airport land use compatibility plan.
	Policy LU 7.8: Promote environmental justice in the areas bearing disproportionate impacts from stationary pollution sources.
Goal LU 8: Land uses that are compatible with military operations and military readiness, and enhance safety for military personnel and persons on the ground.	
Topic	Policy
Military Compatible Uses	Policy LU 8.1: Facilitate the early exchange of project-related information that is pertinent to military operations with the military for proposed actions within MOAs, HRAIZs, and within 1,000 ft. of a military installation.

	<p>Policy LU 8.2: Evaluate the potential impact of new structures within MOAs and HRAIZs to ensure the safety of the residents on the ground and continued viability of military operations. In the review of development within MOAs and HRAIZs, consider the following:</p> <ul style="list-style-type: none"> • Uses that produce electromagnetic and frequency spectrum interference, which could impact military operations; • Uses that release into the air any substance such as steam, dust and smoke, which impair pilot visibility; • Uses that produce light emissions, glare or distracting lights, which could interfere with pilot vision or be mistaken for airfield lighting; and • Uses that physically obstruct any portion of the MOA and/or HRAIZ due to relative height above ground level.
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Goal LU 9: Land use patterns and community infrastructure that promote health and wellness.

Topic	Policy
Community Wellness	Policy LU 9.1: Promote community health for all neighborhoods.
	Policy LU 9.2: Encourage patterns of development that promote physical activity.
	Policy LU 9.3: Encourage patterns of development that increase convenient, safe access to healthy foods, especially fresh produce, in all neighborhoods.
	Policy LU 9.4: Encourage patterns of development that protect the health of sensitive receptors.

Goal LU 10: Well-designed and healthy places that support a diversity of built environments.

Topic	Policy
Community Design	Policy LU 10.1: Encourage community outreach and stakeholder agency input early and often in the design of projects.
	Policy LU 10.2: Design development adjacent to natural features in a sensitive manner to complement the natural environment.
	Policy LU 10.3: Consider the built environment of the surrounding area and location in the design and scale of new or remodeled buildings, architectural styles, and reflect appropriate features such as massing, materials, color, detailing or ornament.
	Policy LU 10.4: Promote environmentally-sensitive and sustainable design.
	Policy LU 10.5: Encourage the use of distinctive landscaping, signage and other features to define the unique character of districts, neighborhoods or communities, and engender community identity, pride and community interaction.
	<p>Policy LU 10.6: Encourage pedestrian activity through the following:</p> <ul style="list-style-type: none"> • Designing the main entrance of buildings to front the street; • Incorporating landscaping features; • Limiting masonry walls and parking lots along commercial corridors and other public spaces; • Incorporating street furniture, signage, and public events and activities; and • Using wayfinding strategies to highlight community points of interest.

	Policy LU 10.7: Promote public spaces, such as plazas that enhance the pedestrian environment, and, where appropriate, continuity along commercial corridors with active transportation activities.
	Policy LU 10.8: Promote public art and cultural amenities that support community values and enhance community context.
	Policy LU 10.9: Encourage land uses and design that stimulate positive and productive human relations and foster the achievement of community goals.
	Policy LU 10.10: Promote architecturally distinctive buildings and focal points at prominent locations, such as major commercial intersections and near transit stations or open spaces.
	Policy LU 10.11: Facilitate the use of streets as public space for activities that promote civic engagement, such as farmers markets, parades, etc.
	Policy LU 10.12: Discourage gated entry subdivisions (“gated communities”) to improve neighborhood access and circulation, improve emergency access, and encourage social cohesion.
	Policy LU 10.13: Discourage flag lot subdivisions unless designed to be compatible with the existing neighborhood character.
Goal LU 11: Development that utilize sustainable design techniques.	
Topic	Policy
Energy Efficient Development	Policy LU 11.1: Encourage new development to employ sustainable energy practices, such as utilizing passive solar techniques and/or active solar technologies.
	Policy LU 11.2: Support the design of developments that provide substantial tree canopy cover, and utilize light-colored paving materials and energy-efficient roofing materials to reduce the urban heat island effect.
	Policy LU 11.3: Encourage development to optimize the solar orientation of buildings to maximize passive and active solar design techniques.
Sustainable Subdivisions	Policy LU 11.4: Encourage subdivisions to utilize sustainable design practices, such as maximizing energy efficiency through lot configuration; preventing habitat fragmentation; promoting stormwater retention; promoting the localized production of energy; promoting water conservation and reuse; maximizing interconnectivity; and utilizing public transit.
	Policy LU 11.5: Prohibit the use of private yards as required open space within subdivisions, unless such area includes active recreation or outdoor activity areas dedicated for common and/or public use.
	Policy LU 11.6: Ensure that subdivisions in VHFHSZs site open space to minimize fire risks, as feasible.
	Policy LU 11.7: Encourage the use of design techniques to conserve natural resource areas.
	Policy LU 11.8: Encourage sustainable subdivisions that meet green neighborhood standards, such as Leadership in Energy and Environmental Design–Neighborhood Development (LEED-ND).

VI. Land Use Element Implementation Programs

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| <ul style="list-style-type: none"> • Planning Areas Framework Program • TOD Program • Airport Land Use Compatibility Plans • Growth Management Program |
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- Civic Art Program
- Transfer of Development Rights Program
- Adaptive Reuse Ordinance
- Art and Cultural Resources Program
- Community Design Guidelines
- Early Care and Education Program
- Military Operation Areas Overlay Ordinance

For descriptions of these programs, please refer to Chapter 16: General Plan Implementation Programs.

[Text Boxes]

Jobs-Housing Balance

Jobs-housing balance is reached by working toward increasing opportunities for people to work and live in close proximity, and reduce long commutes that are costly both economically and environmentally. This can be quantified by taking the number of jobs divided by the number of housing units. A community with fewer jobs than residences would have a low jobs-housing ratio. Communities with a high jobs-housing ratio are usually considered major employment centers for a region. If the ratio is high or low, there is a jobs-housing imbalance.

Brownfields

Data on the number of brownfield sites in unincorporated areas of the County is provided by the California Department of Toxic Substances Control (DTSC) EnviroStor public web site, which provides access to detailed information on hazardous waste permitted and corrective action facilities, as well as existing site cleanup information. For further information on particular brownfield sites, please visit the DTSC web site at <http://www.dtsc.ca.gov/>.

Soul of the Community 2010

What makes a community a desirable place to live? What makes people stay and build a future in a community?

In 2008, Gallup and the John S. and James L. Knight Foundation set out to answer these questions through the Soul of the Community project. After interviewing around 43,000 people in 26 communities, the study concluded that the main factors that attracted people to place include: an area's physical beauty, opportunities for socializing, and a community's openness to all people.

Source: Knight Soul of the Community 2010, *Why People Love Where They Live and Why It Matters: A National Perspective*. <http://www.soulofthecommunity.org/>

Airport Land Use Commission (ALUC)

The State law requires each county with public use airports to establish an Airport Land Use Commission (ALUC). The ALUC is mandated to fulfill two specific duties:

- To prepare airport land use plans for promoting and ensuring compatibility between each airport in a county and its surrounding and adjacent land uses; and
- To review local agency land use actions and airport plans for consistency with the airport land use plan and policies.

SCAG's Compass Blueprint Growth Vision

The Land Use Element goals and policies are consistent with the SCAG's Compass Blueprint Growth Vision, which contains a set of land use strategies that SCAG encourages local governments to implement:

- Focusing growth in existing and emerging centers and along major transportation corridors.
- Creating significant areas of mixed-use development and walkable, "people-scaled" communities.
- Providing new housing opportunities that respond to the region's changing demographics.
- Targeting growth in housing, employment, and commercial development within walking distance of existing and planned transit stations.
- Injecting new life into under-used areas by creating vibrant new business districts, redeveloping old buildings, and building new businesses and housing on vacant lots.
- Preserving existing, stable, single family neighborhoods.
- Protecting important open space, environmentally sensitive areas and agricultural lands from development.