



FOR DETAILS REFER TO:

- Mulholland Scenic Parkway Specific Plan Ordinance No. 162943 - 500 Ft. Buffer
- Mulholland Scenic Parkway Specific Plan Ordinance No. 162943 - 1/2 Mile Buffer
- West Los Angeles Transportation Improvement & Mitigation Specific Plan - Ord No. 17492
- San Vicente Scenic Corridor Specific Plan - Ord No. 16376
- W.L.A. Transpor. Improv. & Mitigation Spec. Plan - Ord No. 17492
- Pacific Palisades Commercial Village And Neighborhood Specific Plan - Ord No. 16075
- Westwood Multiple Residential - Ordinance No. 16320
- Westwood Community Design Review Board - Ordinance No. 16320
- W.L.A. Transpor. Improv. & Mitigation Spec. Plan - Ord No. 17492

SPECIFIC PLAN AREAS

GENERALIZED CIRCULATION (See Note 'D')

LAND USE		CORRESPONDING ZONES		CORRESPONDING ZONES	
<b>RESIDENTIAL</b>					
LOW DENSITY		OS, A1, A2, R40	LOW MEDIUM I	R2, R3, R4, RZ, RZL, RU, RW1	
VERY LOW I		RE2, RA	LOW MEDIUM II	R01, R2L, RW2, RZ, S	
VERY LOW II		RE3, RE11	MEDIUM	R3	
LOW		RE, RS, RL, RU, RW, RD, S	HIGH MEDIUM	R4	
<b>COMMERCIAL</b>		CL, CLS, C2, C4, RAS, RAS4	<b>OPEN SPACE, PUBLIC FACILITIES</b>	OS, A1	
NEIGHBORHOOD		CL, CLS, C4, P, RAS, RAS4	OPEN SPACE	PF	
GENERAL		CL, CLS, C4, P, RAS, RAS4	PUBLIC FACILITIES		
COMMUNITY		CL, CLS, C4, P, RAS, RAS4			

  

CIRCULATION		SERVICE SYSTEMS	
Scenic Freeway	Elementary School	Scenic Freeway	Elementary School
Scenic Major Hwy II	Junior High School	Scenic Major Hwy II	Junior High School
Major Highway II	Senior High School	Major Highway II	Senior High School
Scenic Secondary Hwy	Private Pre-School	Scenic Secondary Hwy	Private Pre-School
Secondary Highway	Private Elementary	Secondary Highway	Private Elementary
Collector Highway	Private Middle Sch	Collector Highway	Private Middle Sch
Scenic Parkway	Private Junior HS	Scenic Parkway	Private Junior HS
Local Street	Private Senior HS	Local Street	Private Senior HS
Private Street	Private Special Sch	Private Street	Private Special Sch
Park Road	RECREATIONAL SITES	Park Road	RECREATIONAL SITES
Hiking Trail	Neighborhood	Hiking Trail	Neighborhood
Multipurpose Trail	Community	Multipurpose Trail	Community
Equestrian/Hiking Trail	Regional or Specialized	Equestrian/Hiking Trail	Regional or Specialized
	Golf Course - Public		Golf Course - Public
	Golf Course - Private		Golf Course - Private
	Camp Grounds		Camp Grounds
	Equestrian Center		Equestrian Center
	Scenic View Site		Scenic View Site
	OTHER FACILITIES		OTHER FACILITIES
	Fire Station		Fire Station
	Community Library		Community Library
	Power Distribution Station		Power Distribution Station
	Refuse Collection		Refuse Collection
	Cultural or Historical Site		Cultural or Historical Site
	Helistop		Helistop
	Water Tank		Water Tank
	Important Ecological Area		Important Ecological Area
	House of Worship		House of Worship
	Regional Library		Regional Library
	LAXT Transit Site		LAXT Transit Site

FOOTNOTES

- Development of lands located in hillside areas may be limited by the suitability of the geology of the area for development and the steepness of the natural topography of the various parts of the area. In areas designated for minimum density housing the dwelling units density shall not exceed that allowed by the following formula:
 
$$D = (50 - S) / 35$$
 Where: D = the maximum number of dwelling units per gross acre allowable, and S = the average natural slope of the land in percent.
- The density permitted in a subdivision or a planned development project shall be 0.03 dwelling units per gross acre or greater as allowed by the above formula. In general, lands designated as privately owned open space are considered to be in the minimum density residential category. Density transfers shall be allowed in areas designated in the minimum density category as long as the total number of dwelling units indicated in any development is not increased and adequate access is available from two or more directions.
- These designations include associated parking.
- Height District No. 1 VL (3 stories or 45 feet) unless otherwise specified on the Plan map.
- Height District No. 2 (six times buildable area of lot).
- Open space designations on the Plan map conform to the definition of "Open Space Land" set forth in Article 10.5 of the State of California Government Code and to the City's Open Space Plan.
- Desirable Open Space is land which possesses open space characteristics which should be protected and where additional development controls such as proposed in the Plan and the Open Space Plan are needed to conserve such characteristics. These lands may be either publicly or privately owned. Conservation of such characteristics is needed to ensure the usefulness, safety, welfare and attractiveness of the district.
- Boxed symbol denotes the general location of a potential facility. The symbol does not designate any specific property for acquisition.
- Hillside roads may be developed to hillside or lesser standards as indicated by terrain or environmental factors, provided that minimum safe access is maintained for emergency vehicles.
- Local streets and freeways are shown for reference only.
- Sunset Boulevard is designated as a major highway, but is not to be widened for the purpose of increasing capacity during the twenty year life of the Plan.
- Deviations in Plan land use locations are permissible as long as they conform to the Coastal Commission approval and the overall permitted density is total of 740 dwelling units, a commercial site and an institutional site for Headland Properties in the land covered by Coastal Permits No. 381-78).
- The Public Facility (PF) planning land use designation is premised on the ownership and use of the property by a government agency. The designation of the PF zone as a corresponding zone is based on the same premise. The Plan also intends that when a board or governing body of a government agency officially determines that a property zoned PF is surplus, and no other public agency has indicated an intent to acquire, and the City is notified that the agency intends to offer the property for sale to a private purchaser, then the property may be rezoned to the zone(s) most consistent within 500 feet of the property boundary and still be considered consistent with the adopted plan.
- Existing mobilehome parks are consistent with the Plan. Future mobilehome parks shall be consistent with the Plan when developed in the RMP Zone.
- Each Plan category permits all indicated corresponding zones as well as those zones referenced in the Los Angeles Municipal Code (LAMC) as permitted by such zones unless further restricted by adopted Specific Plans, specific conditions and/or limitations of project approval, Plan footnotes or other Plan map or text notations.

Notes:

- The text of the Community Plan can be accessed on the City of Los Angeles' Web Page ([www.lacity.org/PLN](http://www.lacity.org/PLN)).
- Other Special Area Maps may not be included in this document.
- Parcel level information (plan designation and zoning) can be found on the City of Los Angeles' ZIMAS Map Automation Web Site.
- Generalized Circulation is for reference only. For detailed information, see the "Street and Highway Designation" maps prepared and maintained by Public Works/Bureau of Engineering.

Disclaimer: The City of Los Angeles is neither responsible nor liable for any inaccuracies, errors or omissions with respect to the material contained on this map. This map and all materials contained on it are distributed and transmitted "as is" without warranties of any kind, either express or implied, including without limitation, warranties of title or implied warranties of merchantability or fitness for a particular purpose. The City of Los Angeles is not responsible for any special, indirect, incidental, or consequential damages that may arise from the use of, or the inability to use, the map and/or the materials contained on the map whether the materials contained on the map are provided by the City of Los Angeles, or a third party.

# GENERAL PLAN LAND USE MAP (as of September 02 2006)

## BRENTWOOD - PACIFIC PALISADES COMMUNITY PLAN

### A PART OF THE GENERAL PLAN OF THE CITY OF LOS ANGELES

City Of Los Angeles - City Planning Department - Systems And GIS Division Michael LoGrande - Director

