

- FOOTNOTES:**
- Height District Number 1-VL exists throughout entire district, except where designated in the Echo Park Ave./Sunset Blvd. Community Center and as indicated in Footnotes 2 and 3. When a discretionary Floor Area Bonus is requested, building height should substantially conform to the 1-VL height district limitation.
 - Height District 1L in the area bounded by Boylston St., Bellevue Ave., Beaudry Ave. and Temple St.
 - Height District 2 with a maximum floor area ratio of 4.5: 1 in the area bounded by Beaudry Ave., Sunset Blvd., Pasadena Freeway and Temple St.
 - All structures in residential areas are limited to a maximum height of 45 feet. In residential areas governed by the hillside ordinance, structures are limited to a maximum height of 35 feet. Decision-makers are discouraged from exceeding designated heights in residentially zoned areas.
 - RAS 4 is a corresponding zone of commercially designated properties in areas identified as a Community Center (See Figure 1).
 - Glendale Blvd. from its intersection with Rowena Ave. and Fletcher Dr. to Deane St. is a designated Neighborhood District. Also see Footnote 13, the Plan text and Figure 1 and 2.
 - Sunset Boulevard from Echo Park Avenue to Alvarado Street and Alvarado Street from Montana Street to Temple Street is a designated Community Center. Mixed use and joint live/work uses are encouraged in this designated Community Center. Also see Footnote 13, the Plan text Policy 2-4.3 and Figures 1, 2 and 5.
 - A maximum 3:1 discretionary FAR is permitted for mixed-use and joint live/work units on Alvarado St. from Montana St. to Temple St. in a designated Community Center. Also see Footnote 13, the Plan text and Figure 1, 2 and 5.
 - Glendale Blvd. and Alvarado St. north of Sunset Blvd. to the Glendale Freeway Terminus is the boundary of a designated Artist-in-Residence district and a Commercial and Artcraft Overlay District. Mixed use and joint live/work uses are encouraged in this area and permitted by-right, especially as a reuse of industrially zoned properties. An FAR bonus equivalent to the square footage of public open space or other community facility or amenity (as defined in program and Policy 2-1.1) should be granted for proposed mixed-use projects which offer such facilities. Also see Footnote 13, the Plan text and Figures 2 and 4.
 - Sunset Blvd. from the Pasadena Freeway to Fountain Ave. is a designated Mixed Use Boulevard. A maximum 3:1 discretionary FAR is permitted for mixed-use and joint live/work projects on specified segments of Sunset Boulevard. Also see Footnote 13, Plan text Policy 2-4.3 and Figures 1, 2 and 5.
 - The Fountain-Hyperion Ave. corridor is a designated Mixed Use Boulevard. An FAR bonus equivalent to the square footage of public open space or other community facility or amenity (as defined in program and Policy 2-1.1) should be granted for proposed mixed-use projects which offer such facilities. Also see Footnote 13, the Plan text Policy 2-4.3 and Figures 1, 2 and 5.
 - Temple St. from Glendale Blvd. to Silver Lake Blvd. is a designated Mixed Use Boulevard. A 3:1 FAR is permitted for mixed-use and joint live/work projects proposed on Temple St. with discretionary approvals. Also see Footnote 13, the Plan text Policy 2-4.3 and Figures 1, 2 and 5.
 - Mixed-use development, incorporating ground-floor commercial and above-ground residential, and joint live/work units are encouraged along Mixed Use Boulevards, and in designated Neighborhood Districts and in Community Centers, as permitted by the underlying zone and FAR bonuses as provided in these footnotes. See the Plan text and Figures 1, 2 and 5.
 - The Plan identifies the area generally bounded by Douglas St., Elysian Park, the S Freeway, the Glendale Freeway, Glendale Blvd., Berkeley Ave., Benton Way and Temple St. as a future HPOZ or other Supplemental Use District aimed at preserving the area's distinct architecture and neighborhood character.
 - A 10-foot dedication is required of any new construction on properties with frontage abutting the Los Angeles River, for purposes of development of a trail system along the river.
 - Stadium Way - the alignment shown for Stadium Way is for study purposes and is not necessarily a final determination of its future alignment.
 - Low Density properties within the dashed boundary (---) shall be limited to detached single family housing.
 - Low Medium Density properties within the dashed boundary (---) shall be limited to the RD2 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.
 - Zones established in the LAMC, subsequent to the adoption of the Plan shall not be deemed as corresponding to any particular Plan designation unless the Plan is amended to so indicate. It is the intent of the Plan that the entitlements granted shall be one of the zone designations within the corresponding zones shown on the Plan, unless accompanied by a concurrent Plan Amendment.
 - Local streets and freeways are shown for reference only.
 - Symbols denote the general location of a public facility and do not designate any specific private property acquisition.
 - When the use of property designated as "Open Space" (e.g. recreation, environmental protections) is proposed to be discontinued, the proposed use shall be approved by the appropriate decision-makers through a procedure similar to a conditional use. The decision-makers shall find that the proposed use is consistent with the elements and objectives of the General Plan and may impose additional restrictions on the existing zoning as deemed necessary to assure that the proposed land use will be compatible with the land uses, zoning classifications, or other restrictions of adjacent and surrounding properties, and consistent with the General Plan.
 - 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 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 zoning most consistent with the 300 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 RMF Zone.
 - Bikeways are shown on the Citywide Bikeways System maps contained in the City's Bicycle Plan, a part of the Transportation Element of the General Plan, which was adopted by the City Council on August 6, 1996.

FOR DETAILS REFER TO:

- Central City West Specific Plan - Ordinance No. 167944
- Vermont/Western Station Neighborhood Area Plan - Ordinance No. 170799
- Confidential Arroyo Seco Specific Plan - Ordinance No. 182671

SPECIFIC PLAN AREAS

- SUNSET
- FOUNTAIN AVE
- MYRA AVE
- HYPERION
- SANTA MONICA BLVD
- HOLLYWOOD
- SILVER LAKE
- TEMPLE
- ALVARADO ST
- BLVD
- BEAUDRY AVE
- HARBOR Fwy
- PASADENA Fwy
- STADIUM WAY
- NORTH BROADWAY

LAND USE

| RESIDENTIAL ¹⁴ | CORRESPONDING ¹⁹ ZONES | MULTIPLE FAMILY | CORRESPONDING ¹⁹ ZONES |
|---------------------------------|-----------------------------------|--------------------------|---------------------------------------|
| LOW DENSITY | LOW ¹⁷ | LOW MEDIUM I | R2, RD1, RD4, RZ1, RZ2, RZ3, RZ4, RZ5 |
| | RE1, RS, RL, RL1, RL2, RD10 | LOW MEDIUM II | RH1, S, RD2, RV2, RZ2.5 |
| | | MEDIUM | R3 |
| COMMERCIAL ¹³ | INDUSTRIAL | | |
| NEIGHBORHOOD | C1, C1.5, C2, C4, RAS3 | COMMERCIAL MANUFACTURING | CMP |
| GENERAL | C1.5, C2, CR4, RAS3 | LIMITED | ML, MLRP |
| COMMUNITY | CR2, C4, RAS3 | LIGHT | MZ, MR2, P |
| OPEN SPACE, PUBLIC FACILITIES | | | |
| OPENSACE ²² | OSA1 | | |
| PUBLIC FACILITIES ²³ | PF | | |

CIRCULATION

| | | | | | | | | | | | | | |
|--|---|-------------------------|------------------------|--------------------------|-------------------|----------------------------|-------------------------|------------------|----------------------------|-----------------------|----------------|----------|------------------|
| Scenic Freeway ²⁰ | Freeway ²⁰ | Major Scenic Highway II | Modified Major Highway | Secondary Scenic Highway | Secondary Highway | Modified Secondary Highway | Collector Scenic Street | Collector Street | Local Street ²⁰ | Modified Local Street | Private Street | Railroad | Equestrian Trail |
| Detached Single Family Housing ¹⁷ | Historic Preservation Overlay Zone ^{14,18} | Site Boundary | Community Boundary | | | | | | | | | | |

SERVICE SYSTEMS²¹

| SCHOOL SITES | RECREATIONAL SITES | OTHER FACILITIES |
|--------------------------|--------------------|------------------------------|
| Public Elementary | Neighborhood Park | Police Training Site |
| Private Elementary | Community Park | Fire Station |
| Public Senior High | Regional Park | Community Library |
| Private Senior High | Special Recreation | Power Distribution Station |
| Public Special Facility | | Maintenance Yard |
| Private Special Facility | | DWP Pumping Station |
| | | Cultural/Historical Site |
| | | Health Center |
| | | Historical/Cultural Monument |
| | | I.A. River Gateway |
| | | Area Library |

SPECIAL BOUNDARY

| | |
|---|---------------|
| Historic Preservation Overlay Zone ^{14,18} | Site Boundary |
|---|---------------|

ADMINISTRATIVE BOUNDARY

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|--------------------|
| Community Boundary |
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Notes:

- The text of the Community Plan can be accessed on the City of Los Angeles' Web Page (www.lacounty.gov/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.

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GENERAL PLAN LAND USE MAP (as of June 28 2013)

SILVER LAKE - ECHO PARK - ELYSIAN VALLEY COMMUNITY PLAN

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

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