

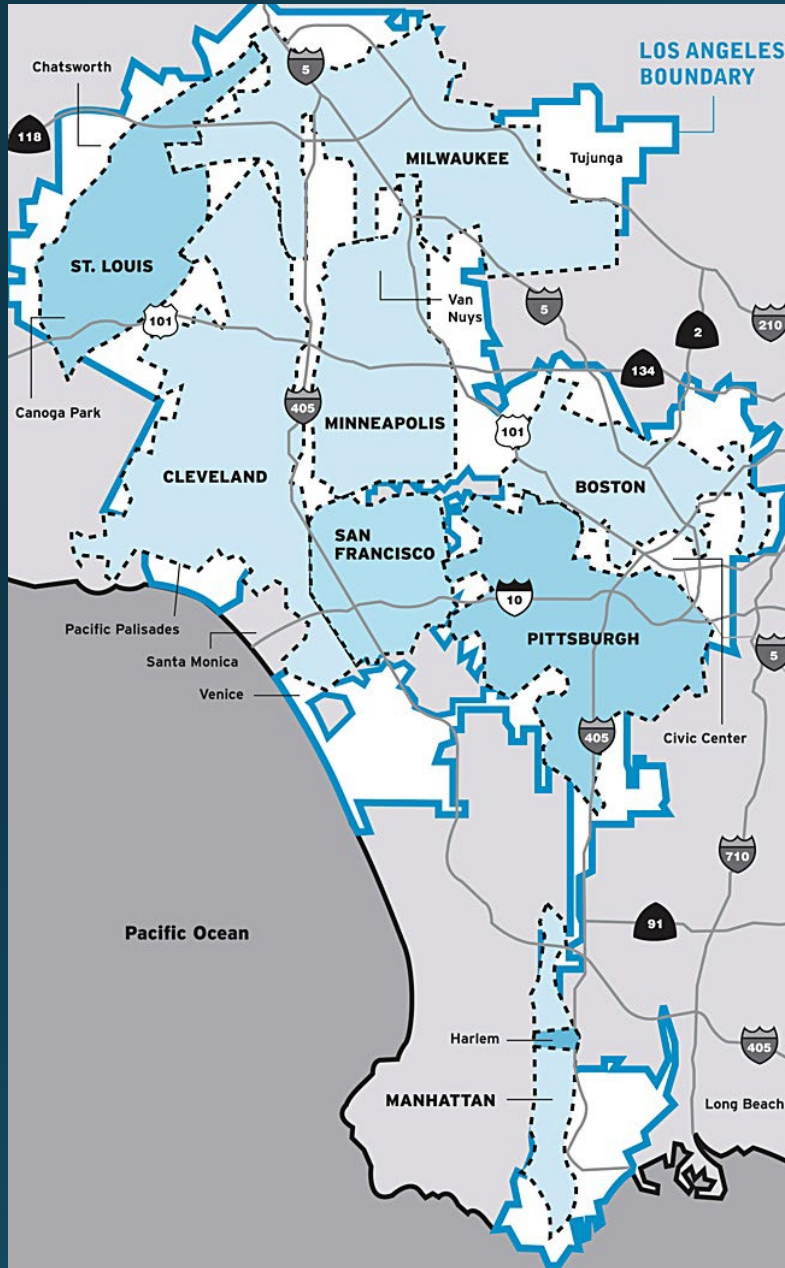
A wide-angle photograph of the Los Angeles skyline at sunset. The sky transitions from a deep blue at the top to a warm orange and yellow near the horizon. The city's skyscrapers are silhouetted against the bright sky, with some lights beginning to glow. In the foreground, a dense residential area with palm trees is visible. The overall mood is serene and urban.

LOS ANGELES DEPARTMENT OF CITY
PLANNING

OVERVIEW

- City of Los Angeles
- Planning in Los Angeles
- Community Plan Update Process
- Resources

The City of Los Angeles



Geography

- Nation's second largest city
- 469 square miles
- 44 miles long, 29 miles wide
- Geographically diverse – dense urban neighborhoods, suburban, semi-rural, mountains, beaches, and a river

Population

- Population of 4 million people
- Over 200 languages spoken in households
- 38% Foreign-born
- 38.2% Homeowners
- 61.8% Renters

Ethnicity Breakdown

- 28.2% - "Non-Hispanic" White
- 8.5% - African-American
- 49% - Latino
- 11.5% - Asian

- City of Los Angeles

- **Planning in Los Angeles**

- Community Plan Update Process

- Resources

CITY PLANNING DEPARTMENT



Role:

Prepare, maintain & implement the City's General Plan.

- Policy Planning
- Project Planning
- Operations

Staff & Commissions:

Director of Planning:

Vince Bertoni

Approximately 380 Staff
City Planning Commission
Cultural Heritage Commission
Area Planning Commissions
DRBs, HPOZs, etc.



“To create and implement plans, policies and programs that realize a vision of LA as a collection of healthy and sustainable neighborhoods, each with a distinct sense of place, based on a foundation of mobility, economic vitality and improved quality of life for all residents.”

THE PURPOSE OF PLANNING



**Balancing
Neighborhood
Priorities**



**Shaping
Communities**



**Accommodating
Growth**

NEIGHBORHOOD PRIORITIES

MOBILITY



INFRASTRUCTURE



OPEN SPACE



JOBS



HOUSING



DESIGN

WHAT IS THE GENERAL PLAN?

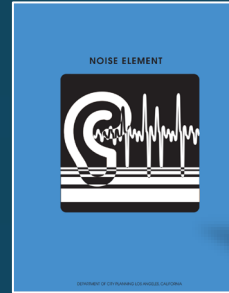
7 Required Elements

- Land Use
- Circulation
- Housing
- Open Space
- Conservation
- Safety
- Noise

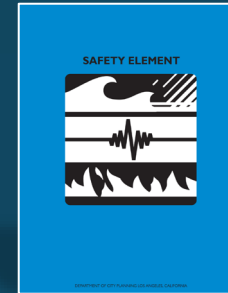
City of LA has 11 Elements



Air Quality



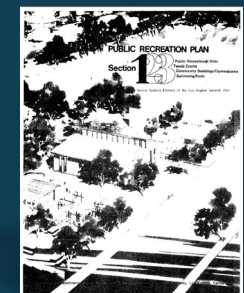
Noise



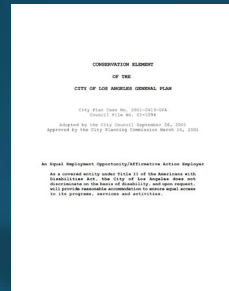
Safety



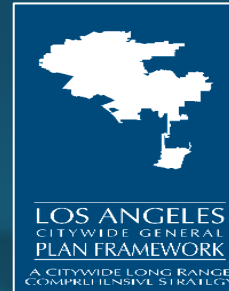
Open Space



Public Recreation /
Service Systems



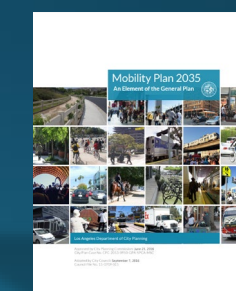
Conservation



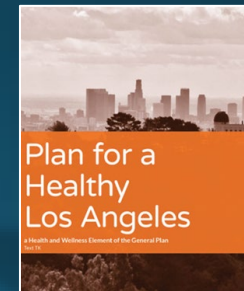
Framework



Housing



Mobility



Plan for a
Healthy LA

In LA, the Land Use Element is divided into 35 Community Plans

COMPONENTS OF A COMMUNITY PLAN

Policy Document

Land Use Map

NORTH HOLLYWOOD - VALLEY VILLAGE Community Plan

TABLE OF CONTENTS

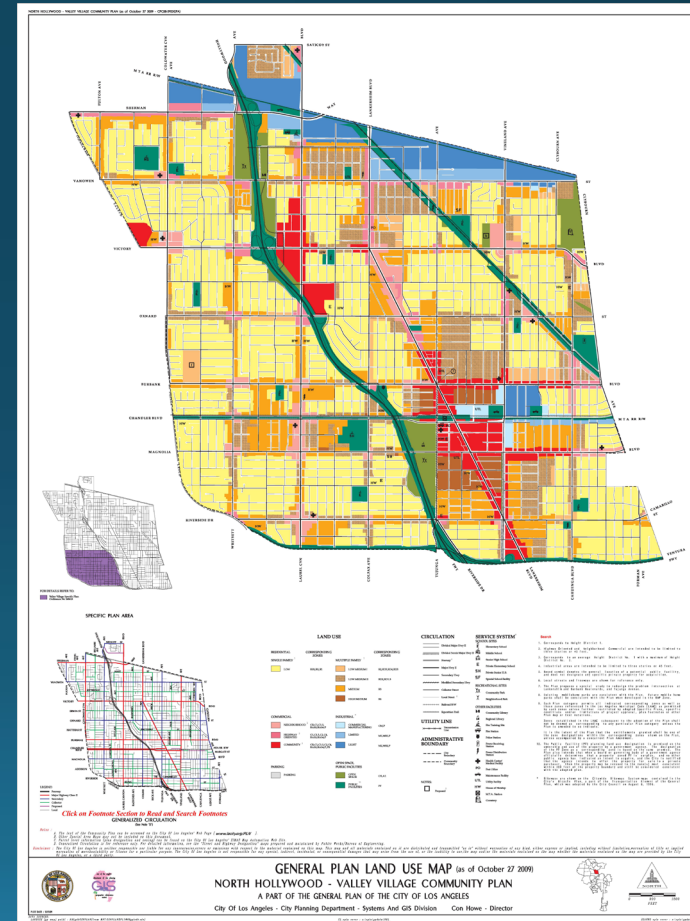
ACTIVITY LOG

COMMUNITY MAPS

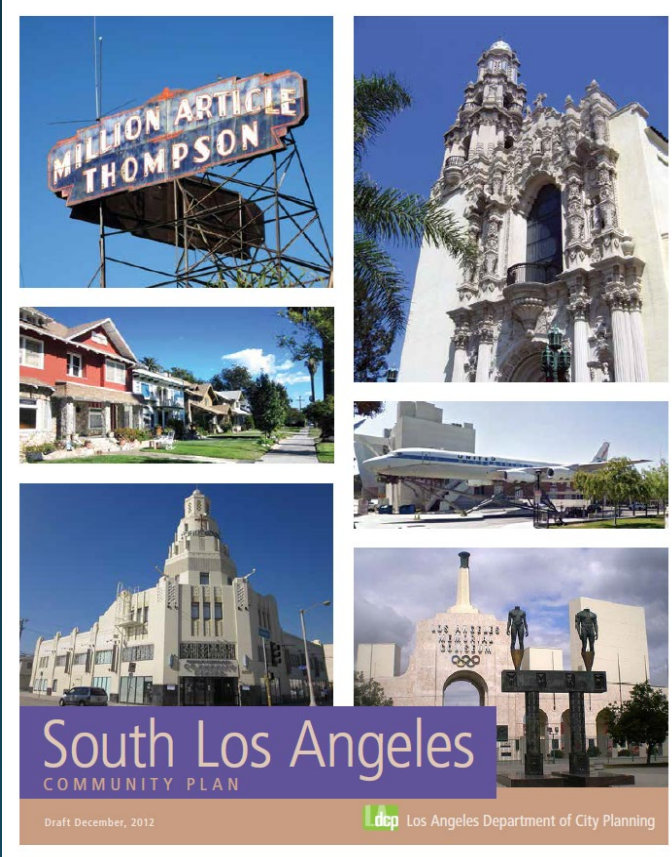
COMMUNITY PLAN

- I. Introduction
- II. Function of the Community Plan
- III. Land Use Policies and Programs
- IV. Coordination Opportunities of Public Agencies

www.lacity.org/PLN (General Plans)
A Part of the General Plans - City of Los Angeles



INSIDE A COMMUNITY PLAN



All Residential Areas

The goals and policies in this section reflect the community's vision to preserve the low-density, single-family, equestrian-oriented neighborhoods that provide quality residential environments, while providing new housing opportunities that enhance existing residential neighborhoods, complement the surrounding environment, and provide residential amenities. Each of the community-specific design guidelines in this section and the Residential Citywide Design Guidelines should be considered, although not all will be appropriate in every case, as each project will require a unique approach. However, to achieve the goal of excellence in new design, projects should incorporate these design guidelines to the maximum extent feasible, in order to meet the intent of this Community Plan.

Goal LU1: Complete livable and quality neighborhoods throughout Sylmar that provide a variety of housing types, densities, forms and design, and a mix of uses and services that support the needs of residents.

Policies

- LU1.1. **Choice in Type, Quality, and Location of Housing.** Provide a variety of housing types that accommodates households of all sizes and for all persons regardless of income, age, ethnic background, and physical needs throughout Sylmar's residential neighborhoods and in targeted mixed-use areas.
- LU1.2. **Existing Housing Stock.** Minimize the loss of good quality, affordable housing and encourage the replacement of demolished housing stock with new affordable housing opportunities. Minimize displacement of residents when building new housing.
- LU1.3. **Recreational Amenities.** Incorporate amenities for residents, such as on-site recreational facilities, passive open spaces, and community gardens which promote physical activity, fitness, and health.
- LU1.4. **Land Lease Communities.** Preserve existing and support new land lease communities, such as mobile home parks and manufactured housing. Encourage the rehabilitation and modernization of aging and substandard land lease communities, while addressing the displacement of residents.
- LU1.5. **Affordability.** Promote the use of existing citywide programs to increase rental and housing ownership opportunities, such as small lot subdivisions, when and where appropriate, and density bonuses in exchange for affordable housing set asides.
- LU1.6. **Multiple Housing.** Direct multi-family housing growth to neighborhoods designated as Low Medium and Medium Residential.



Residential neighborhoods in Sylmar consist largely of single-family homes that boast large landscaped setbacks and mature shade trees along the public right-of-way.



This pocket park provides opportunities for open space, playground and picnic areas, trails, and walkways and offer a significant option for regular physical activity for residents.

Goal



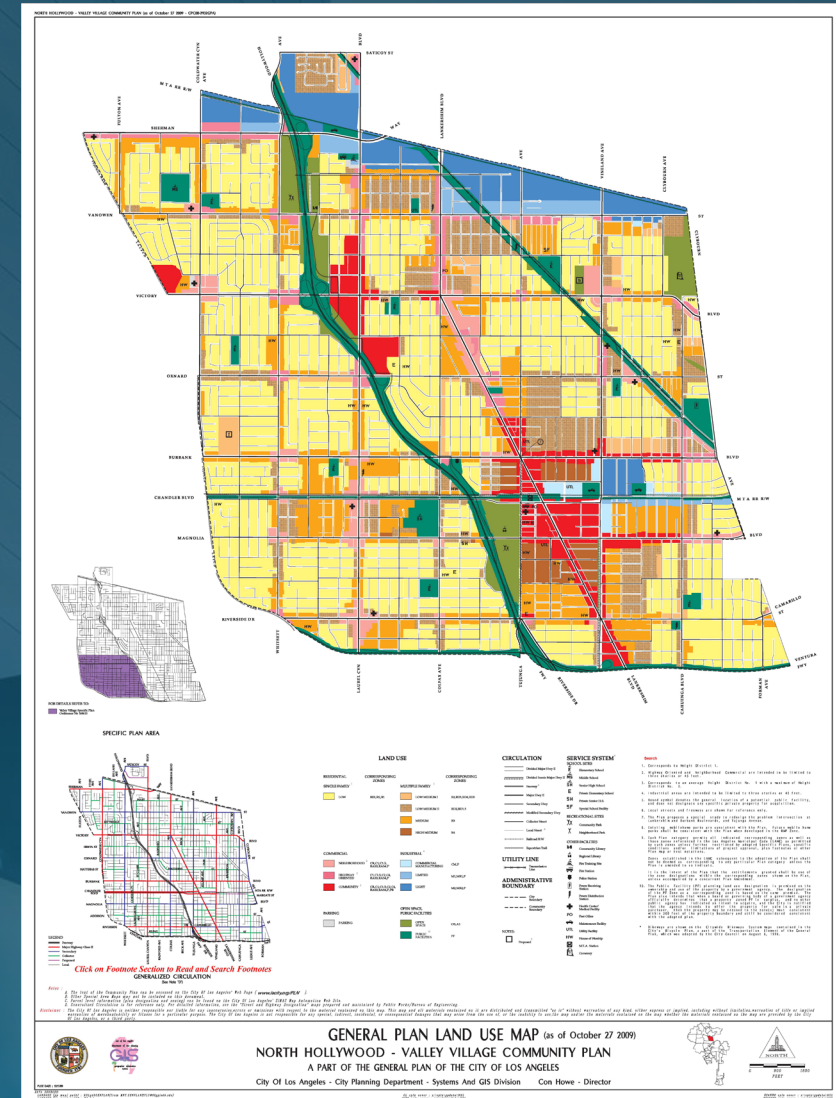
Policy



Program

GENERAL PLAN LAND USE MAP

- Land Use is a broad category of how land is to be used (e.g., residential, commercial)
- Everything on the map is binding
- Each property is given a land use designation
- Each land use designation has corresponding zones



GENERAL PLAN LAND USE MAP

Land Use - Corresponding Zones

Low Density Residential

- Minimum - A1,A2,RE40
- Low II - R1
- Low III - RD5,RD6

Multiple Family Residential

- Low Medium I - R2,RD3,RD4
- Low Medium II - RD1.5,RD2
- Medium - R3
- High Medium - R4

Commercial

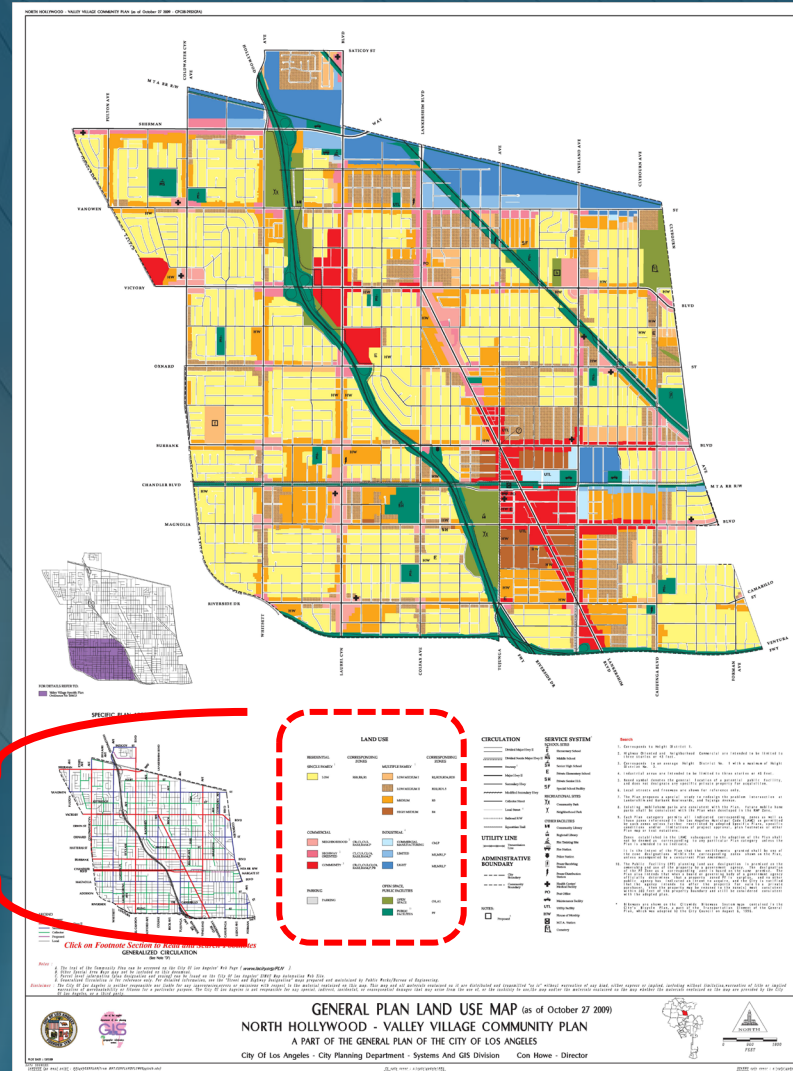
- Neighborhood Commercial - C1,C1.5,C2,C4,R3,RAS3
- Community Commercial - CR,C1.5,C2,C4,R3,R4,RAS3,RAS4
- Regional Center Commercial - CR,C1.5,C2,C4,R3,R4,RAS3,RAS4,R5

Industrial

- Hybrid Industrial - CM
- Limited Industrial - MR1,M1

Open Space; Public Facilities

- Open Space - OS,A1
- Public Facilities - PF
- Public Facilities - Freeways



WHAT IS ZONING?

Zoning determines what you can build and do on any given parcel of land.

Use Regulations

- Single Family Houses
- Apartments
- Retail
- Auto Repair

Development Standards

- Setbacks
- Height
- FAR



RESIDENTIAL
RESIDENCIAL
R1, R2, R3



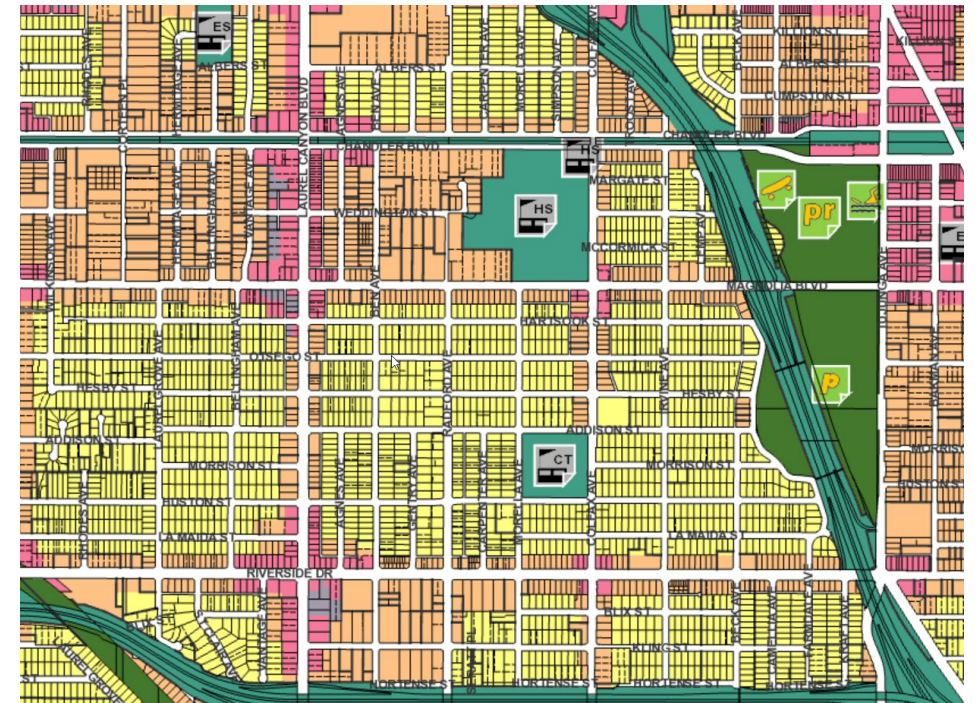
COMMERICAL
COMERCIAL
C1, C2, C4



INDUSTRIAL
INDUSTRIAL
M1, M2, M3



OPEN SPACE
ESPACIO ABIERTO
OS





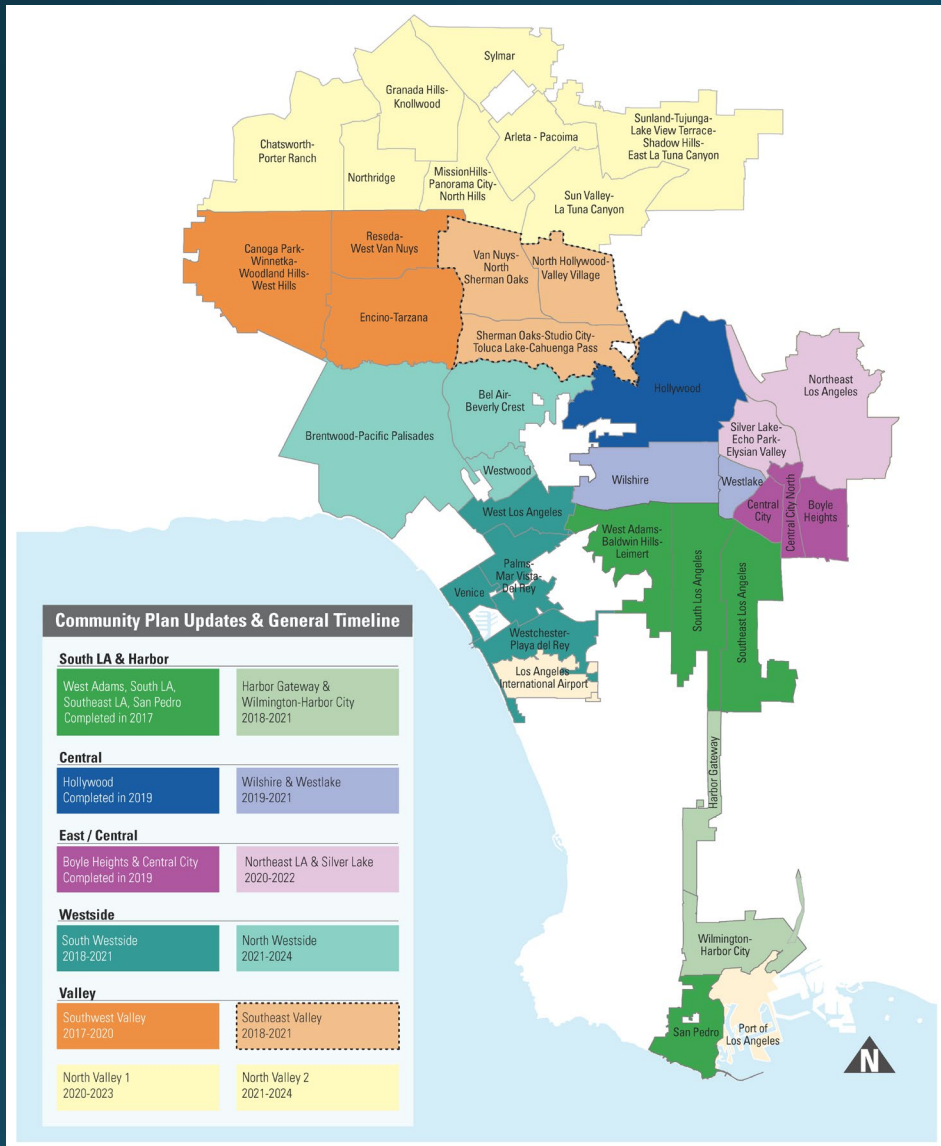
- City of Los Angeles

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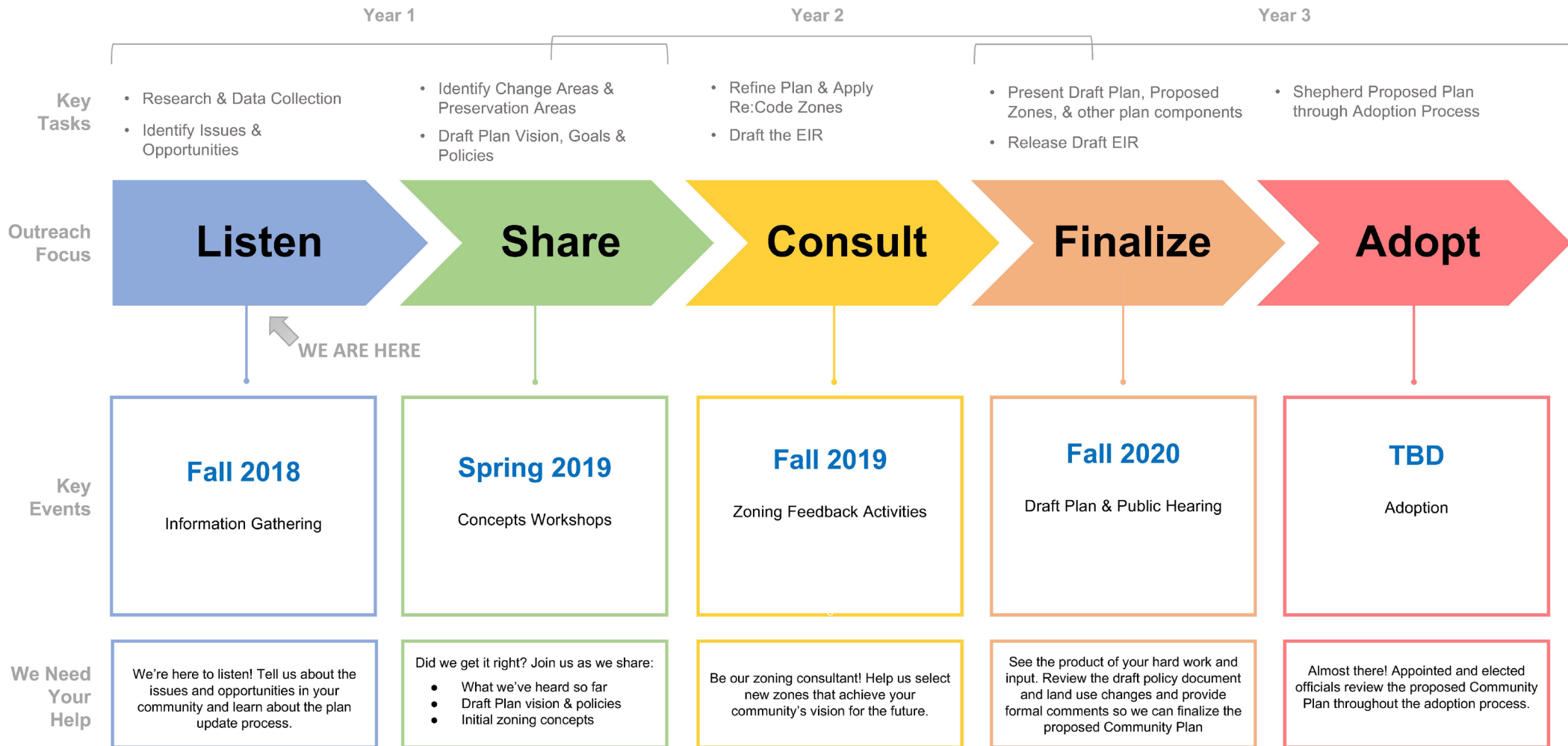
- Resources

COMMUNITY PLAN UPDATE PROGRAM



- 35 Community Plans make up the City's Land Use Element
- Community Plans to be updated in batches
- 3-year timeline for each batch of updates

OUTREACH PLAN



- City of Los Angeles

- Planning in Los Angeles

- Community Plan Update Process

- Resources

RESOURCES

- ZIMAS (zimas.lacity.org)
- DCP Website (planning.lacity.org)
- Frequently Called Numbers
- Council Member's Office

