FLOOR AREA RATIO
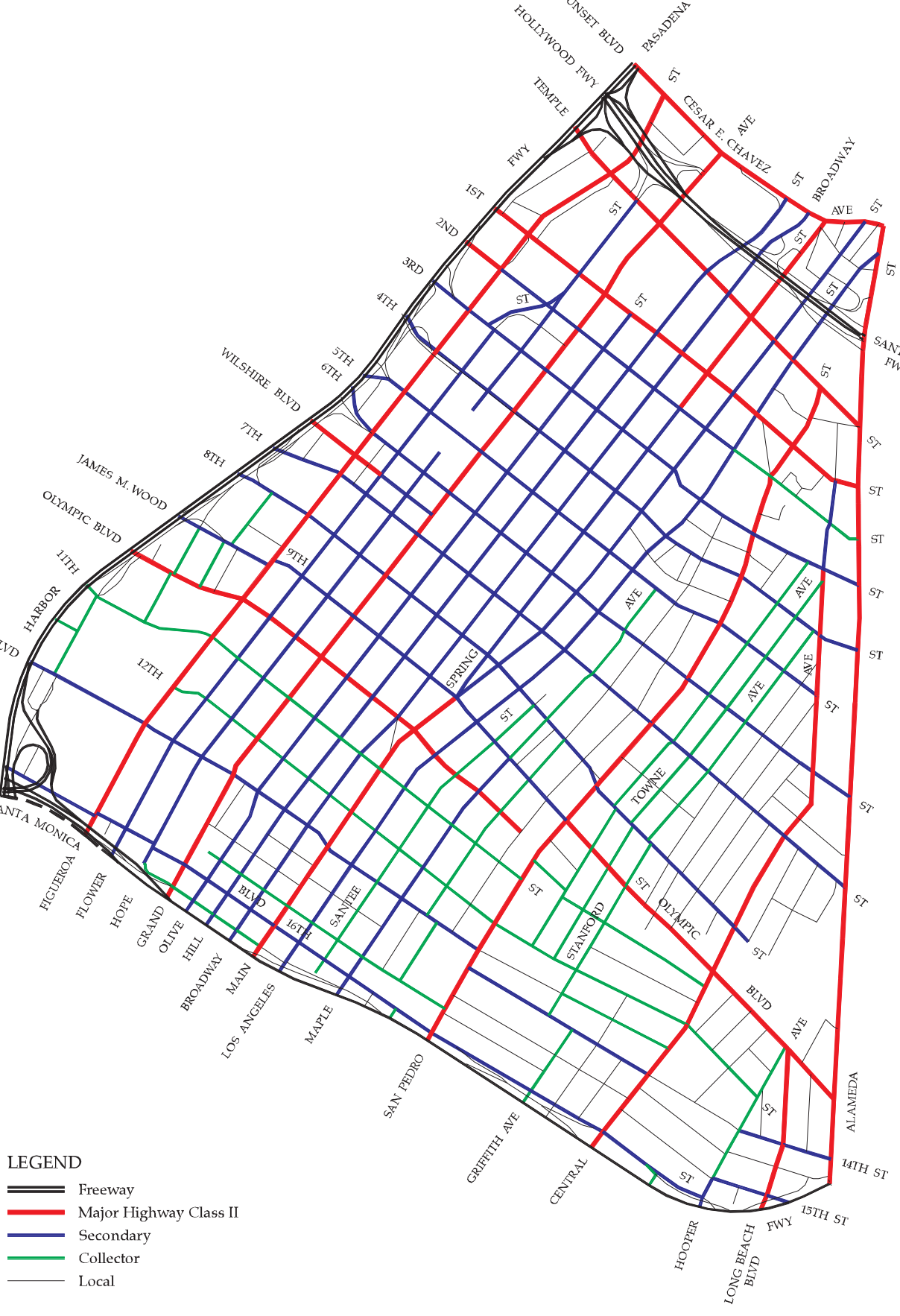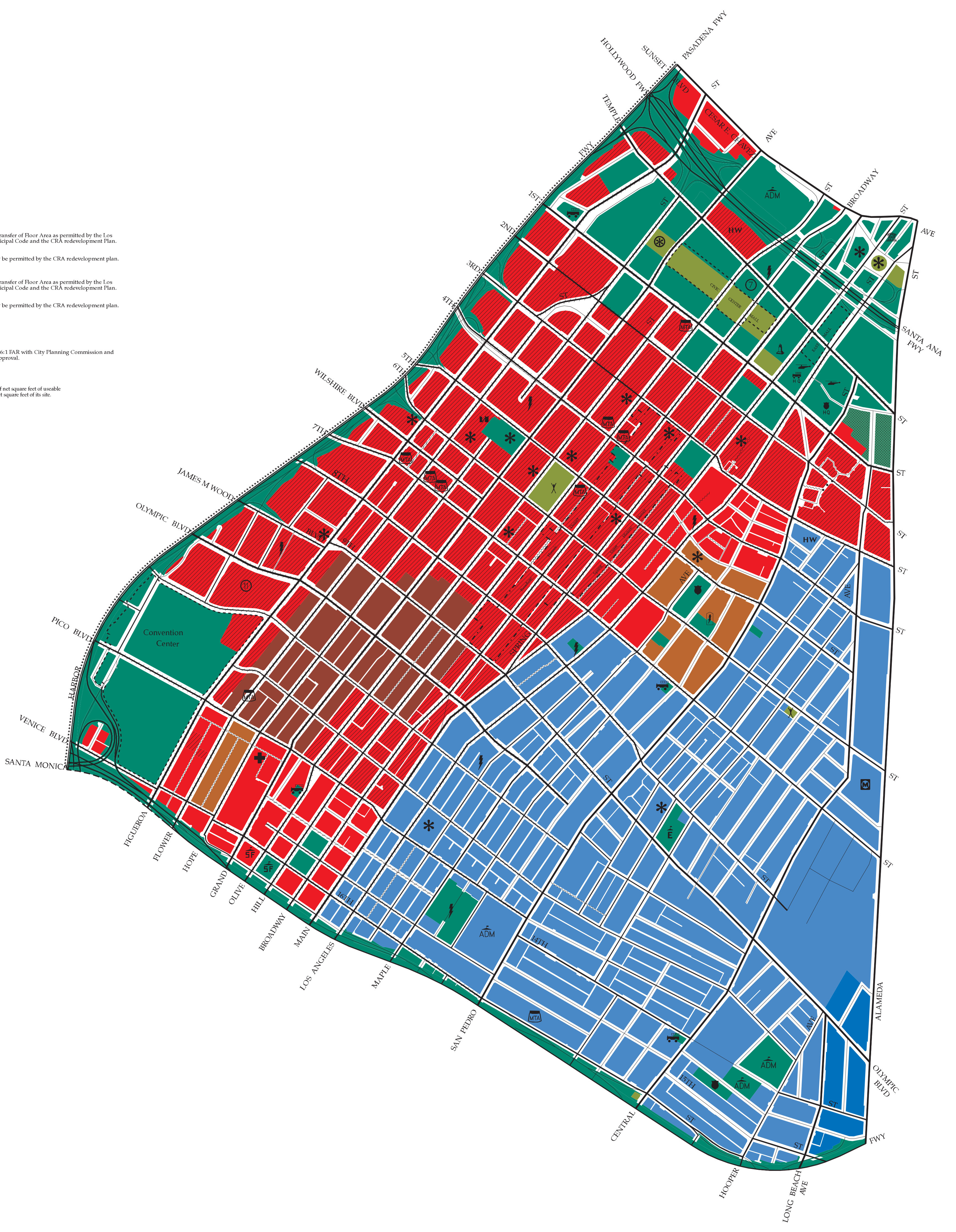(*see individual FAR limitations, Ordinance No. 164307)

LEGEND:

6:1 FAR except with Transfer of Floor Area as permitted by the Los Angeles Municipal Code and the CRA redevelopment Plan.

6:1 FAR except as may be permitted by the CRA redevelopment plan.

3:1 FAR except with Transfer of Floor Area as permitted by the Los Angeles Municipal Code and the CRA redevelopment plan.

3:1 FAR except as may be permitted by the CRA redevelopment plan.

3:1 FAR

3:1 FAR not to exceed 6:1 FAR with City Planning Commission and CRA Board approval.

NOTE:
**Floor Area ratio is the ratio of net square feet of usable
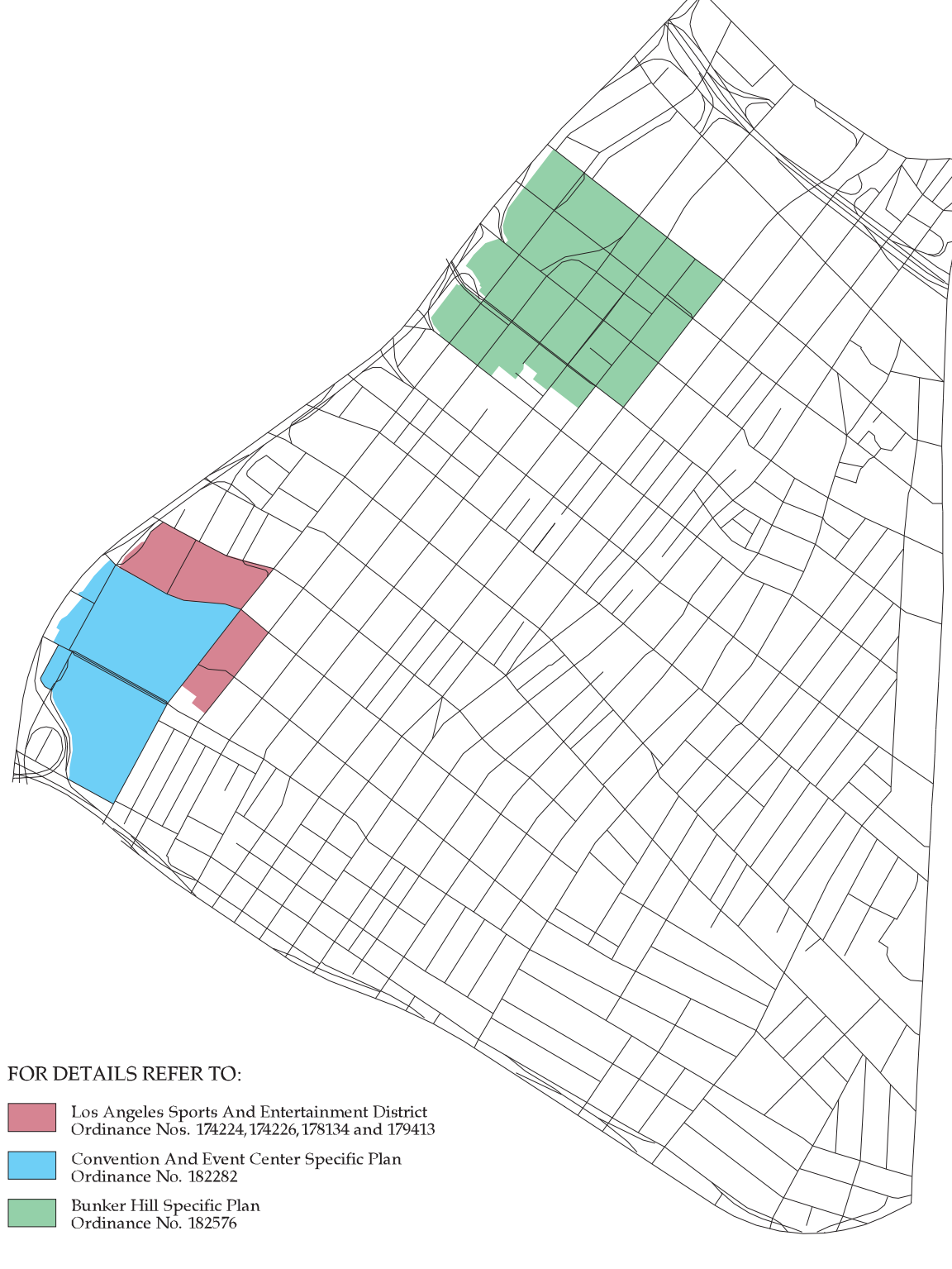floor space in a building to net square feet of its site.

GENERALIZED CIRCULATION
(See Note 'D')

LEGEND
Freeway
Major Highway Class II
Secondary
Collector
Local

SPECIFIC PLAN AREA

FOR DETAILS REFER TO:
Los Angeles Sports And Entertainment District
Ordinance Nos. 178224, 178226, 178434 and 179413
Convention And Event Center Specific Plan
Ordinance No. 182282
Bunker Hill Specific Plan
Ordinance No. 182376

LAND USE

RESIDENTIAL[10]   CORRESPONDING[13]
                         ZONES

MULTIPLE FAMILY

HIGH MEDIUM[14]   R4
HIGH[3]   R5

COMMERCIAL   CORRESPONDING[13]
                    ZONES

COMMUNITY[2]   CR,C2,C4,
                RAS3,RAS4
REGIONAL[3]   CR,C1.5,C2,C4,C5,[12]
                R3,R4,R5,RAS3,RAS4

INDUSTRIAL

LIGHT[2,4]   MR2,M2
HEAVY[2,4]   M3

OPEN SPACE,PUBLIC/
QUASH-PUBLIC

OPEN SPACE   OS,A1
PUBLIC FACILITIES[2,14,15]   PF
OTHER PUBLIC
OPEN SPACE*

* Properties designated as
Public/Quasi-Public on
this map still need to
be corrected in accordance
with AB283 (General
Plan/Zoning Consistency)
requirements.

CIRCULATION

Freeway[6]
Scenic Freeway
Major Highway I
Modified Major Highway II[1]
Secondary Highway
Modified Secondary Hwy
Collector Street
Modified Collector Street
Local Street[6]
Modified Local
Pedestrian Walk
Alley
Modified Alley

SPECIAL BOUNDARY[7]

Historical Preservation
Site

ADMINISTRATIVE BOUNDARY

Community Boundary

SERVICE SYSTEMS

SCHOOL SITES
Public Elementary School
Special School Facility
School District Headquarters

RECREATIONAL SITES
Neighborhood Park

OTHER FACILITIES
Cultural and Historical Site
Health Center
City Hall
Police Station
Police Headquarters
Heliport
Fire Station
Fire Headquarters
Power Receiving Station
Power Distribution Station
Community Library
House Of Worship
Historical-Cultural Monument
Performing Arts Center
Metro Rail Station
MTA Station

FOOTNOTES

1. Gross acreage includes streets.

2. Corresponds to Height District No. 2-D for commercial, industrial and public facilities zones; D limitation to 3:1 FAR, except for transfer of floor area up to 6:1 FAR.

3. Corresponds to Height District 1-D and 4-D; D limitation to 6:1 FAR, except for transfer of floor area up to 10:1 or 13:1, respectively.

4. Corresponds to Height District No. 2.

5. Corresponds to Height District No. 4.

6. Local streets and freeways are shown for reference only.

7. Appropriate land uses in the Civic Center (the area generally bounded by the Hollywood Freeway, Alameda St., First St, and the Harbor Freeway) include the following:

   A. Government activities, on publicly owned land;

   B. Activities and uses related to the government complex, such as office space, retail stores, restaurants, clubs, hotels, etc., on privately owned land; and,

   C. Joint public-private uses, such as parking garages above or below retail stores.

8. Permitted floor area ratio for development projects in the absence of a transfer of floor area pursuant to Section 14.5.1 of the LAMC.

9. Maximum floor area ratio for development projects with a transfer of floor area pursuant to Section 14.5.1 of the LAMC.

10. The Plan contemplates that certain commercial uses may be allowed under Section 12.22-A.18 of the Los Angeles Municipal Code. The type and intensity of such commercial uses should be controlled by appropriate "Q" conditions or other means. Whenever possible, commercial uses should be located at street level, with residential uses on the upper levels.

11. FAR in the Los Angeles Sports and Entertainment District Specific Plan area may exceed 6:1 up to 13:1 pursuant to the provisions of the transfer of floor area provisions of the specific plan.

12. The C5 Zone shall be limited to the area generally bounded by Fifth Street, Spring Street, Ninth Street and Olive Street.

13. 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.

   Zone established in the LAMC subsequent to the adoption of the Plan shall not be deemed as corresponding to any particular Plan category 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 Plan amendment.

14. 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 zone 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 with 500 feet of the property boundary and still be considerd consistent with the adopted Plan.

15. The Convention Center and Arena Specific Plan Zone (CCA) shall be a corresponding zone with respect to the Public Facilities land use designation and, notwithstanding the above footnotes, the FAR, height, and other development standards within the Convention Center and Arena Specific Plan category unless the Plan area zoned CCA shall be those set forth in the Convention Center and Arena Specific Plan.

* Bikeways are shown on the Citywide Bikeways System maps contained in the City's 2010 Bicycle Plan, a component of the Transportation Element of the General Plan, which was adopted by the City Council on March 1, 2011.

GENERAL PLAN LAND USE MAP (as of July 07 2009)
CENTRAL CITY 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

NORTH

0   700   1400
FEET