

## 2.1 LAND USE

### 2.1.1 Introduction

This section of the Environmental Impact Report documents the existing land uses of the City of Los Angeles and evaluates the changes and impacts that would result from the implementation of the General Plan Framework. In many respects, the changes of use described constitute a component of the proposed project, as they represent the amount of development that may occur from development that is constructed in accordance with the uses and densities depicted by the General Plan Framework Land Use Diagram.

The changes of use quantified in this section were determined by the following process\* :

- a. Calculation of the theoretical maximum amount of development that could be constructed based on the multiplication of the acreage of each land use category by the corresponding maximum permitted density/intensity. This resulted in the number of dwelling units, population, commercial and industrial building square footage, and number of employees.
- b. Distribution of the citywide policy level of growth (population and employment) and resultant number of housing units and commercial and industrial building square footage to each Community Plan Area (CPA) based on an economic model that considered:
  - (1) Historic development rates and trends
  - (2) Land values and development costs
  - (3) Adjustment of the historic development trends to reflect the attraction of development to areas within proximity of rail and major bus transit stations and corridors, neighborhood districts, community centers, regional centers, and downtown Los Angeles (i.e., the "targeted growth areas"). Two limiting criteria were used for the reallocation of the historic development: (a) the total citywide reallocation would not exceed 10 percent of the total citywide pool on an overall basis and (b) no single CPA could adjust downward more than 15 percent of its baseline market-driven amount.
  - (4) Within each CPA 75 percent of the incremental growth of multi-family dwelling units, 90 percent of retail square footage, and 95 percent of office square footage were allocated to the targeted growth areas. Where there was insufficient capacity in the targeted growth areas, the increment of growth was distributed equally throughout the balance of the CPA.

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\* The process described above was utilized to quantify impacts. It is not, however, intended for any other purpose. It is an artificial constraint which oversimplifies what will actually happen in real life. It does however, provide a reasonable methodology for comparison and evaluation purposes.

In addition to the quantifiable change of use, the Framework will impact land uses due to the implementation of the policies of the General Plan Framework that guide the mix and character of uses to be developed. Their impacts are, also, documented in this EIR.

Land use impacts are defined, both, citywide and for each CPA. Within the CPA, the general impacts of the defined targeted growth areas are discussed. Impacts on the land uses of adjacent jurisdictions are defined in the Cumulative section of this EIR.

The defined land use impacts represent the cumulative impacts that may occur within a CPA and can be used to guide the environmental review of subsequent Community Plan revisions. The latter will refine the Framework's generalized land use and density designations to precise levels of geography and parcels in the context of their basic distribution and relationships. Consequently, further environmental review will be necessary only to account for localized or specific impacts that would result from the precise land use boundaries, mix of uses, or densities to be defined.

The evaluation of land use impacts is organized according to the following:

- a. Description of the thresholds of significance used to evaluate land use impacts
- b. Citywide
  - (1) Description of existing land uses
  - (2) Evaluation of the impacts of the General Plan Framework
    - (a) Quantified change of land use
    - (b) Evaluation of impacts according to the thresholds of significance
- c. Community Plan Areas (separate evaluation for each)
  - (1) Description of existing land uses
  - (2) Evaluation of the impacts of the General Plan Framework
    - (a) Quantified change of land use
    - (b) Evaluation of impacts according to the thresholds of significance
- d. Identification of measures to mitigate significant impacts
  - (1) Mitigation measures defined by the General Plan Framework
  - (2) Additional mitigation measures
- e. Levels of significance

### ***2.1.2 Thresholds of Significance***

Four criteria are used in this EIR to determine the significance of land use impacts that would result from the implementation of the General Plan Framework. These

criteria have been arbitrarily chosen for evaluation purposes and are oversimplified. In actuality, what becomes a significant impact is dependent upon a much larger variety of complex factors which will in fact be what determines whether there is an impact and whether it is significant or not. These thresholds include the following:

a. Changes in Functional Role/Pattern of Land Uses

Changes in the functional role and/or predominant pattern of uses within a geographic area (as defined in the evaluation) are considered as a "significant impact for the purposes of this report." Examples include the change of an area from single family residential to multi-family residential and from highway-serving commercial to pedestrian oriented mixed-use.

While the impacts are "significant," they may be "neutral," "beneficial," or "adverse," depending on the character of change. Generally, changes in function and/or use from an undesirable to a desirable condition are considered to be a "beneficial" impact. Examples include the change from a intermixing of incompatible uses to a consistent land use type or from highway-oriented to pedestrian-oriented uses, wherein vehicular trips are reduced and the quality of life is enhanced. The latter, to some extent, represents qualitative changes that are based on professional judgments. A change that results in the loss of an existing stable use or district is considered to be "adverse," though the replaced use may be considered as desirable.

b. Intensification of Development Density

Intensification of land use density/intensity that results in a change of an area's character is considered in this project as a "significant" land use impact. For example the conversion of a predominantly low intensity commercial area (free-standing structures with surface parking developed at an average floor area ratio of 0.35 to 1) to high intensity commercial or mixed-use (average floor area ratio of 2.0 to 1) represents a significant change in an area's function and character.

For purposes of the EIR, four levels of intensification have been evaluated: 0 to 10 percent, 11 to 40 percent, 41 to 70 percent, and 71 percent and greater. This represents the percentage increase in residential, retail and office commercial, and industrial building area above existing and is not an indicator of density. For example, while the total building square footage increase in Century City is comparatively large, in contrast to the existing building area it represents less than a 15 percent increase, while smaller building area increases in Chatsworth at Devonshire Street and Topanga Boulevard are less in absolute numbers, their percentage increase above existing area is substantially greater, over 71 percent.

Any change in *existing residential areas* exceeding 10 percent are considered to be "significant" due to the inherent change in character, parcel size, and building product. In *existing commercial and industrial areas*, increases in building area are

considered to be “significant” when they exceed 71 percent. Generally, this represents a doubling of building area and lot coverage or greater.

c. Incompatible Land Uses

The occurrence of the adjacency of two uses that are incompatible due to their scale/density or function for the purposes of this report is considered to be a “significant” impact. This analysis examines the “edges” of land uses designated on the Land Use Diagram. Incompatibilities occur due to conflicts due to function and operation of an use (e.g., industrial truck traffic and noise affecting adjacent residential neighborhoods) and/or abrupt changes in building density/mass (e.g., high rise commercial adjacent to single family housing).

d. Incremental Loss of Open Space

The incremental loss of open space within a community is considered to be a “significant” impact in accordance with the requirements of the California Environmental Quality Act.

### 2.1.3 *Citywide Land Use*

#### 2.1.3.1 Existing Land Use

The City of Los Angeles contains 467 square miles or 302,596 acres. Of these, 76 percent (230,377 acres) is developed and 24 percent (72,219 acres) is undeveloped. The undeveloped land includes 4,367 acres of areas classified as vacant (subject to urban development), representing 1.4 percent of the total acreage, and 67,852 acres classified as open space (protected from extensive urban development, representing 22.4 percent of the total acreage. Some of the major open space areas include Griffith Park, the Santa Monica Mountains (which separate the San Fernando Valley from the Los Angeles basin), the Ballona Wetlands south of Marina del Rey, and the Verdugo Mountains in the northeastern sector of the City.

Approximately 4.4 percent of the City is developed for commercial uses and 7.7 percent for industrial uses. Residential land use represents the largest land use, comprising 38 percent of the City. The largest percentage of this is developed with single family residential units, approximately 31 percent of the City. Cumulatively, open space, public, institutional, and other uses occupy approximately 26 percent of the City. **Table LU-1** summarizes the land use categories by acreage and percent of total acreage<sup>1</sup>.

<sup>1</sup> The Source of the data for the existing land use is the Southern California Association of Governments (SCAG) Aerial Land Use Consortium data file which is derived from an interpretation of 1990 City of Los Angeles aerial maps. The original data file contains 88 Anderson land use categories. For the purpose of correspondence of categories among the existing data utilizing the 88 Anderson land use categories, the City's Community Plans which utilize 44 General Plan Land Use categories and future land use categories proposed for the Citywide General Plan Framework, nineteen (19) broad land use categories were defined. A The source of the data for the existing land use is the Southern California Association of correspondence table is included in

In 1990, the City contained 1,299,963 dwelling units, of which 519,692 were single family and 780,271 were multi-family, 40 percent and 60 percent of the total units respectively. Retail commercial uses occupied 180,298,200 square feet of building area and office uses occupied 160,859,000 square feet. Industrial uses were contained in approximately 300,000,000 square feet of building.

**Table LU-1**  
**Citywide Land Use**

Land Use	Existing <sup>a</sup>			Policy			Change Units/ Square Feet (%)
	Acres	Per- cent Total Land	Dwelling Units/ Square Feet	Acres	Per- cent Total Land	Dwelling Units/ Square Feet	
Residential	116,395	38.5	1,299,963	145,842	48.2	1,566,108	20.5
Single Family <sup>b</sup>	94,796	31.3	519,692	112,372	37.1	544,921	4.9
Multi-Family <sup>c</sup>	21,597	7.1	780,271	33,470	11.1	1,021,187	30.1
Commercial & Mixed Use	13,593	4.5		14,704	4.9		
Commercial	13,395	4.4	341,157,200	7,393	2.4	392,631,845	15.1
Retail			180,298,200			208,668,170	15.7
Office			160,859,000			183,963,675	14.4
Mixed-Use <sup>d</sup>	198	0.1	(e)	7,311	2.4	(e)	
Industrial	23,314	7.7	299,689,434	26,260	8.7	299,780,932	0.03
Open Space/ Public/Institutional /Other	78,418	25.9		64,303	21.3		(18.0)
Infrastructure <sup>f</sup>	63,890	21.1		51,441	17.0		N.A.
Vacant	4,367	1.4		0	0		(100.0)
<b>Total</b>	<b>302,596</b>	<b>100.0</b>		<b>302,596</b>	<b>100.0</b>		

- a Acreage data may differ from that contained in previously published documents and Community Plans due to variations in the methodologies of calculation.
- b Includes areas designated as "Single Family" on the General Plan Framework Land Use Map.
- c Includes areas designated as "Low Medium I," "Low Medium II," "Medium," "High Medium," and "High" and residential portions of areas designated for "Mixed Use" on the General Plan Framework Land Use Map.
- d "Mixed Use" development encompasses parcels developed with a mix of commercial (retail/office) and/or residential units.
- e Commercial building square footage and residential units incorporated Mixed Use development are included in the total for their respective uses above.
- f There is no direct correspondence between existing and future infrastructure uses due to variation in the elements included in the land use data base. By policy, there will be no reduction in the infrastructure use or acreage.

Appendix 1. Due to rounding in each land use category, the categories may not add up precisely. The total acreage is correct.

### Residential

Single-family residential is the predominant land use existing in the City's urban landscape, generally forming the background for the pattern of uses developed along major corridors. Agricultural/Rural/Estate land uses (which are accounted for in the Single Family Residential category) represent 5,676 acres of the residential acreage and include active and non-active agriculture land, horse ranches, orchards, and low density residential estates and are located in less urban areas around the foothills of the City. Multi-family residential uses have generally developed in concentrations along corridors and abutting major office and retail centers throughout the City. The highest density residential development is located within the downtown core, Westlake, Wilshire, Hollywood, Brentwood, in clusters between the Ventura Freeway and Ventura Boulevard, Boyle Heights, Lincoln Heights, and along a number of arterials in the San Fernando Valley.

### Commercial

Existing commercial uses are distributed throughout the City along the arterial corridors, as nodes at principal intersections, and in larger scale nodes and centers. Generally, these include:

#### 1. Neighborhood- and Community-Serving Commercial Uses

Commercial uses, serving residential adjacent neighborhoods and larger community areas, occur throughout the City. These encompass a broad range of retail and service uses that support the needs of the City's residents, including such uses as grocery and drug stores, restaurants, book stores, flower shops, video stores, specialty stores, household furnishings, automobile repair and service, entertainment, barber and beauty shops, and similar uses. Generally, these uses are located within one mile of the residents. In lower density areas, in the City's foothill and canyon areas and communities, such as Bel Air and Brentwood, these uses can be located at greater distances. Typically, many of these uses are located in "centers" that integrate a number of businesses or are clustered in proximity to one another on the City's arterials. Some larger scale uses, such as building supply, nurseries, and automobile services are dispersed along the corridors.

Largely, neighborhood and community commercial uses are developed at comparatively low densities, with structures typically developed at floor area ratios of 0.35:1 to 0.5:1. There are a small number of exceptions where local-serving retail uses have been incorporated into higher density regional centers, such as Century City and Beverly Center. In recent years, there have been a number of development projects, such as Brentwood Village and Studio City Village, that have concentrated retail uses in multi-story centers at densities of a floor area ratio of 1.5:1.

#### 2. Regional-Serving Retail Commercial Uses

Regional-serving retail commercial uses occur throughout the City's Community Plan Areas. Generally, these are developed as centers, or "malls," containing one or

more “anchor” department stores or wholesale sales facilities with supporting shops and facilities (e.g., restaurants and movie theaters). Their densities range from a floor area ratio of 0.4:1, characterizing malls developed exclusively with surface parking such as Fallbrook Plaza in Woodland Hills, to a FAR of 2.0:1 or higher, characterizing regional retail centers that incorporate parking structures such as Beverly Center and Westside Pavilion.

### 3. Office Commercial Uses

Office commercial uses occur as secondary uses in the City’s regional-serving centers, in the City’s retail areas, and as clusters along the City’s corridors. The latter coincides with the highest development densities in the City, including such areas as downtown, Century City, Warner Center, Hollywood, East Hollywood, Wilshire Boulevard, Van Nuys, Panorama City, Westwood, Brentwood, West Los Angeles (Wilshire), San Pedro, Harbor Gateway, Sherman Oaks, and Howard Hughes Center. Where the office uses are concentrated, retail uses are ancillary, often occupying portions of the ground floor of office buildings. Densities in downtown are at FARs of 8.0:1 and greater and densities in the regional centers are at FARs of 1.5:1 to 3.0:1.

### 4. Recreational Commercial

Recreational-commercial use occur as one-of-a-kind sites that include such areas as Dodger Stadium and the Los Angeles Memorial Coliseum.

### Industrial

Although industrial land uses occur throughout the City, they have primarily developed in clusters or along railroad lines and at the air and water ports.

Light manufacturing uses usually include manufacturing and assembly, motion picture, and research and development. These are located within the Northridge-Chatsworth core, areas abutting Warner Center, along the Chandler corridor from Balboa Boulevard to the City of Burbank, and within the LAX environs.

Heavy manufacturing uses generally include product manufacturing, petroleum refining, and chemical processing. Approximately 14 percent of these uses are concentrated in the vicinity of the Port of Los Angeles. Most others are located in two core areas: Sun Valley and western portions of downtown (from Taylor Yards to the Santa Monica Freeway). Warehousing uses include storage yards and open storage areas and are located throughout the industrial areas.

### Mixed Use

Throughout the older areas of the City, particularly along the arterial highways, are a mix of commercial, industrial, and residential uses. (Note: “mixed-use” as used herein does not refer to structures that integrate housing with commercial uses). Communities containing the include the most significant mixture of use include

South Central Los Angeles, Southeast Los Angeles, Central City, Wilmington, and Silverlake.

### Open Space

Approximately 68,000 acres or 22 percent of the City is open space, including parks, golf courses, cemeteries, and beaches. While these uses are scattered throughout the City, most of the acreage is public and located in the Santa Monica Mountains, Griffith Park, and portions of Angeles National Forest.

### Public/Institutional/Other

Approximately 10,500 acres, three percent of the City is occupied by public/institutional/other uses, including schools, universities, churches, governmental offices, and fire and police stations. These uses are dispersed throughout the City, with larger concentrations in the downtown core (the Civic Center) and the educational institutions (e.g., University of Southern California, University of California Los Angeles, California State University Los Angeles and Northridge, Pierce College, and Harbor College).

### Infrastructure and Streets

Approximately 21 percent (63,888 acres) of all land in the City is developed for streets, storm drainage channels, utility facilities, and reservoirs. The streets are characterized by a grid-like linear pattern, that crosses the City. Other infrastructure includes such areas as the Chatsworth reservoir, the Sepulveda Basin, the Los Angeles reservoir, Hansen Dam, and the areas abutting the south-west of Hansen Dam.

### Vacant

An estimated 4,367 acres (1.5 percent of the City) is vacant, excluding committed open spaces. This encompasses small, undeveloped parcels scattered throughout the City's neighborhoods, undeveloped parcels at the base of the foothills and canyons, and the Porter Ranch and Playa Vista (Ballona Wetlands) sites.

## **2.1.4 Project Impacts**

### **2.1.4.1 Citywide**

#### **A. Land Use Type and Amount**

Table LU-1 provides the existing land use data and indicates the land use changes that would result from the implementation of the General Plan Framework Policy.

The Framework Policy would result in a citywide 20 percent increase of residential units (266,145 units). A significant majority of the increase will be for multi-family residential units, a 30.1 percent increase (240,915 units) in contrast with a 4.9 percent increase (25,230 units) for single family housing. This includes lands designated

exclusively for residential development and those designated for mixed-use projects, in which housing would be integrated with commercial uses on the same site or within the same building. The percentage of City land developed with housing would increase by approximately 10 percent to 12 percent, from 38.5 percent of the total land in the City to 48.2 percent to 50.6 percent.

Commercial development would increase by approximately 15 percent; an increase of approximately 51.5 million square feet of building area citywide. This would be almost equally distributed between retail and office commercial, with retail increasing by 15.7 percent (28.4 million square feet) and office commercial increasing by 14.4 percent (23.1 million square feet). Commercial uses located in mixed-use developments are included in these totals. The percentage of land developed for commercial uses would increase slightly from 4.4 percent to 4.9 percent. Almost half of the acreage has the potential for the development of mixed use projects.

The Framework estimates that there will be a minimal increase in total building area for industrial, approximately 0.03 percent, or 91,500 square feet of development. While the total number of industrial employees and building area requirements will exceed this level, much of the industrial growth will be housed by reuse or replacement of existing vacant and underutilized industrial buildings.

The City's open space will decline by approximately 9 percent and vacant lands would be wholly developed. Taken together land use for open space/public/institutional/ other uses would decrease by 18 percent.

#### **B. Evaluation of Impacts and Significance**

Implementation of the General Plan Framework would, generally, (1) maintain the pattern and densities of existing residential neighborhoods; (2) result in the evolution of the City's existing commercial districts and corridors into areas that are exclusively commercial, those that are mixed-use (integrating housing with commercial uses), and those recycled for multi-family housing; (3) maintain industrial areas for comparable and other "jobs-generating" uses; (4) maintain existing major open spaces; and (5) create a new linear open space network throughout the City. Predominantly, changes in the land use pattern resulting from the Framework would occur within existing developed areas, most of which are currently developed with commercial uses. Exceptions include major development projects on vacant properties previously approved by the City of Los Angeles, including Playa Vista and Porter Ranch, and continuing development of low density residential on the City's "fringes" (into the foothills) as permitted by the existing Community Plans, where no changes from existing policy are recommended by the Framework.

The following describes the characteristics and impacts of these changes. **Figure PD-2** (Project Description) illustrates the increases of development density that would occur.

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## Existing Single Family Residential Areas

### *Changes in Functional Role/Pattern of Uses*

Generally, areas currently developed and zoned for single family residential units would be retained for this use. New development would be limited to the infill of vacant parcels or replacement of existing units with comparable development, according to the densities prescribed by the adopted Community Plans (Policy 1.5.1). As the existing single family use and pattern will be maintained, there would be no significant impacts.

The Framework permits the consideration of the introduction of “new forms of housing” such as units with shared kitchen facilities and secondary units. Locations would be defined by the Community Plans. In these cases, the forms and character of housing would maintain the primary single family use and pattern of development and there would be no significant impacts.

Where there is a high number of deteriorated housing units, implementation of the Framework may result in a change of use or density. The Framework, however, does not indicate the locations of the City in which this may occur and delegates its determination to amendments to the existing Community Plans. The change of use represents a significant impact. However, impacts may be mitigated by adherence to Policy 1.5.4 that requires that such changes in uses must be compatible with adjacent land uses. In addition, the replacement of sub-standard with new residential units would be considered as a “beneficial” impact.

Single family residential areas abutting proposed or funded transit stations would be preserved, as no density increases are permitted by the Plan.

### *Intensification of Development Density*

Principally, the Framework will not increase densities of single family residential neighborhoods and, consequently, would not result in a significant impact. The introduction of units with shared facilities would not increase development densities. The introduction of secondary units, where determined the Community Plans, would increase overall unit densities. However, this is not considered to be a significant impact as the units would be small and the overall density character would be maintained. Only where there is a change to replace sub-standard units, and/or where densities are increased by the Community Plans would there be the potential for a significant impact. Such impacts would be mitigated by adherence of Policy 1.5.4, requiring that new development be compatible with adjacent land uses.

### *Incompatible Land Uses*

As the Framework provides for the consistent development of single family housing units in areas designated for such use, there would be no significant impacts due to incompatible land uses.

### *Incremental Loss of Open Space*

Infill of undeveloped parcels with single family dwelling units will result in an incremental loss of open space which is considered a significant environmental impact.

### **Existing Multi-Family Residential Areas**

#### *Changes in Functional Role/Pattern of Uses*

The General Plan Framework maintains the land use classifications and density categories of areas currently designated by the Community Plans for multi-family housing throughout the City (Policy 1.6.1). Therefore, areas that are developed at these densities would be maintained and areas developed at lesser densities would be permitted to evolve to the higher permitted densities. In either application, there would be no significant land use impacts, as a homogeneous functional role and pattern of use would be achieved.

The Framework allows for reductions of the permitted multi-family densities under special conditions: where, as stipulated by Policy 1.6.2, "...there is inadequate infrastructure or services...the quality of life of the area's residents has been adversely impacted by the density of development...the neighborhood is physically and functionally stable...there is a desire of the resident to preserve existing housing..." In these cases, the Framework would beneficially impact neighborhood quality. The Framework, however, does not indicate the locations of the City in which this may occur and delegates its determination to amendments to the existing Community Plans. Reductions in density based on community character considerations do not represent a significant impact on land use.

#### *Intensification of Development Density*

Intensification of residential densities to those currently permitted would achieve a uniform density throughout a neighborhood and are not considered as a significant land use impact. Where densities are reduced based on consideration of community character, there would be no significant impacts.

#### *Incompatible Land Uses*

The consistency of use and density that would be achieved by intensification of mixed-density areas may mitigate impacts attributable to the intermixing of unit types and densities (e.g., single family unit adjacent to multi-family apartment). Where permitted densities are reduced through the Community Plans, there is a potential for a significant impact due to the intermixing of dwelling types and densities. The extent to which this would occur is speculative and depends on the mix of uses and character of development in the area in which it occurs.

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### *Incremental Loss of Open Space*

Infill of undeveloped parcels with multi-family residential development will result in an incremental loss of open space which is considered a significant environmental impact.

### **Existing Residential "Transition" Areas**

#### *Changes in Functional Role/Pattern of Uses*

Residential "transition" areas are defined as those locations in which existing housing units are directly abutted by substantially higher density development. Examples include single family housing abutted by mid- and high-rise commercial and office structures and apartments. The Framework may result in a change of use in these areas, particularly conversion of single family housing for second units (a "duplex" zone as defined by Policy 1.5.3). The Framework does not identify the locations in which this may occur and delegates its determination to amendments of the Community Plans. The change of use represents a potentially significant land use impact.

Residential "transition" areas, also, refer to housing areas that directly abut and are impacted by major industrial centers. In these areas, the Framework may result in their conversion for industrial uses when, in accordance with Policy 1.13.6, (1) the conversion supports the expansion of existing industries, (2) the residential property owners support the conversion, (3) there is no significant disruption or intrusion into existing residential neighborhoods, (4) there are no adverse environmental impacts on adjacent land uses due to the expanded industrial uses, and (5) there is adequate infrastructure to support the industrial use. The Framework does not identify the locations in which this may occur and delegates its determination to amendments of the Community Plans. The change of use represents a potentially significant land use impact.

#### *Intensification of Development Density*

Increases of development density in residential "transition" areas represents a significant land use impact.

#### *Incompatible Land Uses*

Increase of development density in residential "transition" area would mitigate conflicts that currently exist among uses characterized by differing function, character, and scale. As such, it represents a "beneficial" impact. Conversion of "transition" areas for industrial uses could result in the introduction of industrial uses in residential neighborhoods. However, adherence to Policy 1.13.6, which requires that there is no significant disruption or intrusion into existing residential neighborhoods or adverse environmental impacts on adjacent land uses, would mitigate these impacts.

### *Incremental Loss of Open Space*

There would be no incremental loss of open space due to the intensification of residential "transition" areas.

### **Existing Commercial Areas**

The General Plan Framework would result in a greater differentiation of the City's commercial districts, centers, and corridors than currently exists. They would be differentiated by their functional role, density/intensity, and physical form and character (for a discussion of the impacts of the latter refer to Urban Form). The hierarchy of districts and centers would and their impacts would be as follows:

### Neighborhood Districts

#### *Changes in Functional Role/Pattern of Uses*

Development in designated Neighborhood Districts would result in uses that predominantly serve and are accessible to surrounding residential neighborhoods containing a population of 15,000 to 25,000 residents. Predominantly, these would contain smaller scale commercial uses and public services (community meeting rooms, social services, etc.). Existing shopping centers (containing chain grocery stores and supporting uses) would be diversified with community-services (day-care, meeting facilities, etc.) and, possibly, housing.

In general, the Neighborhood Districts reflect and continue existing patterns of use and development. They are developed either as shopping centers, mini-malls, or strips of uses on arterial streets. The addition of comparable and supporting uses would enhance the viability of these areas as pedestrian-oriented "neighborhood places" and is considered as a "beneficial" impact.

#### *Intensification of Development Density*

Densities in Neighborhood Districts would occur at a maximum FAR of 1.5:1 or less. Generally, this would result in one and two story buildings and intensity increases of 25 to 50 percent. This increase does not represent a significant land use impact.

#### *Incompatible Land Uses*

The evolution of districts to accommodate neighborhood-serving uses would mitigate the conflicts of incompatible land uses where there is currently an inconsistent mix of highway-oriented and local uses and areas containing marginal commercial uses. This represents a "beneficial" impact on land use.

#### *Incremental Loss of Open Space*

Development of vacant lots in Neighborhood Districts would result in the incremental loss of open space which is considered a significant environmental impact.

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## Community Centers

### *Changes in Functional Role/Pattern of Uses*

Development in designated Community Centers, would result in uses that serve a population of 25,000 to 100,000 residents, including larger scale retail, offices, entertainment, and cultural facilities. In all Centers, structures that integrate housing with commercial uses could occur. However, mixed-use development would be most likely in those locations in which the Framework prescribes bonus densities for its development. Additionally, mixed-use structures would also accommodate school classrooms, libraries, day-care, and other public facilities. Each Community Center would contain a major transportation hub, including rail transit in some locations.

Community Centers developed exclusively for commercial uses for which no incentives for mixed-use development are provided would not be significantly impacted by the Framework (e.g., Brentwood, Sherman Way, Atwater Village, El Sereno), as the permitted uses reflect and reinforce those that currently exist.

Areas designated for Community Centers in which incentives are provided for mixed-use development could be characterized by significant land use impacts. Currently, these areas are developed exclusively with commercial uses and the introduction of housing would change their functional character. Examples of locations where mixed-use projects could occur include Boyle Heights, East Hollywood, Panorama City, Venice-Robertson, Venice, Sunset-Barrington, Venice-Robertson, Echo Park, Silverlake, Vermont-Manchester, Broadway-Manchester, Vernon-Central, Jefferson-La Brea, and Studio City. The mixing of housing with commercial would result in increased pedestrian activity and could improve the area's safety by providing "eyes-on" visibility of streets and businesses, which is considered a "beneficial" impact.

### *Intensification of Development Density*

Development densities in the Community Centers would be at a floor area ratio of 1.5:1 to 3.0:1, with all densities exceeding 1.5:1 limited to housing units in mixed use structures. Buildings would typically be of three to eight stories in height. In general, existing development is constructed at one and two stories. Increases in development intensity would range from 50 to in excess of 100 percent depending on location and existing use. Where development exceeds 71 percent, as described in the Threshold of Significance, the land use impacts would be significant.

There may be significant impacts on adjacent land uses where abutted by low rise development due to increases in bulk and density. These may be mitigated by the requirements of the City's Transitional Height Ordinance.

### *Incompatible Land Uses*

Development of the Community Centers will establish a consistent and compatible range of uses, which will mitigate the conflicts that occur in areas characterized by a mix of retail, office, and other uses. This is considered to be a “beneficial” impact.

The introduction of structures integrating housing with commercial uses may potentially result in a significant impact on the compatibility of land uses. The activities of commercial (customer patronage, truck deliveries, traffic, parking, noise, odors, and other characteristics) can conflict with residential uses (need for privacy and security, adequate recreation and open space, etc.). The City’s building codes and zoning ordinances prescribe standards for the interface of the differing uses that would mitigate the defined impacts.

### *Incremental Loss of Open Space*

Development of vacant lots in Community Centers would result in the incremental loss of open space which is considered a significant environmental impact.

### Regional Centers

#### *Changes in Functional Role/Pattern of Uses*

Development in designated Regional Centers would result in uses that serve a population of 100,000 to 500,000 residents. These would predominantly contain offices, governmental facilities, entertainment, and cultural uses. Generally, retail uses will be secondary, except in the large scale “regional malls.” Within these Centers, areas may be developed exclusively for office, retail, and multi-family residential uses or for mixed use structures integrating housing and public uses (e.g., school rooms, libraries, and day-care) with commercial. Uses in regional malls that contain anchor department stores and supporting uses would be diversified, including the introduction of community-serving uses and housing. Each of the Centers would contain a major transportation hub, including rail transit in some locations.

Regional Centers developed exclusively with office and supporting commercial uses for which no incentives for mixed-use are provided (e.g., Hollywood, Wilshire, and Universal City) and those containing a mix of commercial and housing for which incentives are provided (e.g., Central City North and Central City West) would not be significantly impacted by the Framework as the permitted uses reflect and reinforce those that currently exist.

Regional Centers that are primarily commercial in which incentives are provided for mixed-use development, may experience significant land use impacts due to the introduction of housing. Examples include North Hollywood, San Pedro, and Van Nuys. Effectively, they would shift from 8 to 12 business places to 24-hour living-working environments. The mixing of housing with commercial would result in

increased pedestrian activity and could improve the area's safety by providing "eyes-on" visibility of streets and businesses. Both impacts are considered as "beneficial."

#### *Intensification of Development Density*

Development densities in the Regional Centers would be at a floor area ratio of 1.5:1 to 6.0:1, with all densities exceeding 3.0:1 limited to housing units in mixed use structures. Buildings would typically be six stories and greater in height. The extent to which the increases of density represent a significant impact will reflect their existing density and character. Areas that are currently characterized by high rise development, such as Century City and Wilshire Boulevard, will not be significantly impacted. Areas characterized by comparatively low densities and experiencing density increases above 70 percent, such as North Hollywood, San Pedro, and Panorama City, will be significantly impacted.

There may be significant impacts on adjacent land uses where abutted by low rise development due to increases in bulk and density. These may be mitigated by the requirements of the City's Transitional Height Ordinance.

Increases of density in proximity to the rail and major bus stations is considered a "beneficial" impact.

#### *Incompatible Land Uses*

Development of the Regional Centers will establish a consistent and compatible range of uses, which will mitigate the conflicts that occur in areas characterized by a mix of retail, office, and other uses. This is considered to be a "beneficial" impact.

The introduction of structures integrating housing with commercial uses may potentially result in a significant impact on the compatibility of land uses. The activities of commercial (customer patronage, truck deliveries, traffic, parking, noise, odors, and other characteristics) can conflict with residential uses (need for privacy and security, adequate recreation and open space, etc.). The City's building codes and zoning ordinances prescribe standards for the interface of the differing uses that would mitigate the defined impacts.

#### *Incremental Loss of Open Space*

Development of vacant lots in the Regional Centers would result in the incremental loss of open space which is considered a significant environmental impact.

#### Downtown Center

##### *Changes in Functional Role/Pattern of Uses*

Development in the *Downtown Center* will continue the mix of private and governmental offices, industries, cultural and entertainment facilities,

transportation, and other uses that currently characterized the area. Future development will reflect the existing uses and the recommendations of the Downtown Strategic Plan (Policy 1.12.1). The most substantial change and impact anticipated is an increase in housing units, which is considered to be “beneficial.”

#### *Intensification of Development Density*

Development densities in the Downtown Center would be at floor area ratio of 6.0:1 and greater. Buildings would typically be ten stories and greater in height. Though development intensity will be increased in excess of 70 percent, this is considered insignificant in comparison with the prevailing density and scale of development.

#### *Incompatible Land Uses*

Development within the Downtown Center will establish a more cohesive and integrated pattern of uses and functional sub-areas, which will mitigate the conflicts that occur in some areas due to the intermixing of retail, residential, industrial, and other uses. This is considered to be a “beneficial” impact.

The introduction of structures integrating housing with commercial uses may potentially result in a significant impact on the compatibility of land uses. The activities of commercial (customer patronage, truck deliveries, traffic, parking, noise, odors, and other characteristics) can conflict with residential uses (need for privacy and security, adequate recreation and open space, etc.). The City’s building codes and zoning ordinances prescribe standards for the interface of the differing uses that would mitigate the defined impacts.

#### *Incremental Loss of Open Space*

Development of vacant lots in the Downtown Center would result in the incremental loss of open space which is considered a significant environmental impact.

### Commercial Boulevards (outside of Neighborhood Districts and Community, Regional, and Downtown Centers)

#### 1. Commercial Boulevards

##### *Changes in Functional Role/Pattern of Uses*

Areas designated as Commercial Boulevards will continue the type and mix of uses that presently exist. Consequently, there will be no significant impacts on land use.

##### *Intensification of Development Density*

Development densities in the Commercial Boulevards would be at densities of FARs of 1.5:1 or less, to be determined by the Community Plans. Low density areas in which existing permitted densities are retained may be significantly impacted due to future development, as these areas could intensify by in excess of 70 percent.

### *Incompatible Land Uses*

Development within the Commercial Corridors will continue the prevailing mix and pattern of uses. No significant land use incompatibilities would result.

### *Incremental Loss of Open Space*

Development of vacant lots in the Commercial Boulevards would result in the incremental loss of open space which is considered a significant environmental impact.

## 2. Mixed Use Boulevards

### *Changes in Functional Role/Pattern of Uses*

Boulevards containing existing or funded major public transit facilities (bus or rail) and characterized by low intensity or marginally viable commercial uses would be intensified with new commercial development and structures that integrate housing with the commercial uses. School classrooms, libraries, day-care, and other public facilities may be integrated in the mixed-use structures or on independent sites within the boulevard. The mixed-use boulevards could occur throughout many areas of the City. Effectively, commercial districts would shift from 8 to 12 business places to 24-hour living-working environments. The mixing of housing with commercial would result in increased pedestrian activity and could improve the area's safety by providing "eyes-on" visibility of streets and businesses. Integration of public services would benefit adjacent residential neighborhoods in which such services are absent. Increased pedestrian activity and public services are considered as "beneficial" impacts.

### *Intensification of Development Density*

Development densities would be at a floor area ratio of 1.5:1 to 4.0:1, with densities generally exceeding 1.5:1 or 2.0:1, depending on location, limited to housing units in mixed use structures. Buildings would typically be three to ten stories in height. Increases in development intensity would range from 50 to in excess of 100 percent depending on location and existing use. Where development exceeds 71 percent, as described in the Threshold of Significance, the land use impacts would be significant.

There may be significant impacts on adjacent land uses where abutted by low rise development due to increases in bulk and density. These may be mitigated by the requirements of the City's Transitional Height Ordinance.

Increases of density in proximity to major transit corridors is considered a "beneficial" impact.

### *Incompatible Land Uses*

The introduction of structures integrating housing with commercial uses may potentially result in a significant impact on the compatibility of land uses. The activities of commercial (customer patronage, truck deliveries, traffic, parking, noise, odors, and other characteristics) can conflict with residential uses (need for privacy and security, adequate recreation and open space, etc.). The City's building codes and zoning ordinances prescribe standards for the interface of the differing uses that would mitigate the defined impacts.

### *Incremental Loss of Open Space*

Development of vacant lots in Mixed Use Boulevards would result in the incremental loss of open space which is considered a significant environmental impact.

## 3. Multi-Family Boulevards

### *Changes in Functional Role/Pattern of Uses*

Some commercial corridors would be re-used for multi-family housing. This would occur in areas specifically designated by the Framework for this purpose and on boulevards designated for "mixed-use" where subsequent amendments to the Community Plans identify sites for such development (as permitted by Policy 1.10.2). Such changes are targeted to areas containing underutilized, dilapidated, or functionally and economically obsolete commercial structures. While the land use impacts of the conversion from commercial to residential are significant, the replacement of sub-standard development is considered to be "beneficial."

### *Intensification of Development Density*

The density of multi-family housing may increase the bulk and scale of development adjacent to existing residential neighborhoods. Buildings would typically be three to six stories in height. Increases in development intensity would range from 50 to in excess of 100 percent depending on location and existing use. Where development exceeds 71 percent, as described in the Threshold of Significance, the land use impacts would be significant.

There may be significant impacts on adjacent land uses where abutted by low rise development due to increases in bulk and density. These may be mitigated by the requirements of the City's Transitional Height Ordinance.

### *Incompatible Land Uses*

The replacement of deteriorated and obsolete structures and mixed development would mitigate existing land use incompatibilities and represents a "beneficial" impact.

*Incremental Loss of Open Space*

Development of vacant lots in the Multi-Family Boulevards would result in the incremental loss of open space which is considered a significant environmental impact.

General Commercial*Changes in Functional Role/Pattern of Uses*

Other commercially-zoned and developed properties located throughout the City will continue to be developed and used for commercial purposes, as provided for in the Framework (Policy 1.9.1). As this will continue the existing type and pattern of development, there would be no significant impacts on land use.

*Intensification of Development Density*

Generally, development densities would be increased by less than 30 percent in the General Commercial areas. Consequently, land use would not be significantly impacted.

The maximum permitted density may be reduced from the currently permitted floor area ratio of 1.5:1 where (a) shallow parcels (less than 150 feet abutting single family housing, (b) the development of parking structures are infeasible to their parcel size and configuration (except adjacent to transit stations and shared parking facilities), (c) site access adversely impacts traffic flows or adjacent residential neighborhoods, and/or (d) there are local community objectives for the preservation of the existing scale and character of development. The Framework does not identify the locations in which this may occur and delegates its determination to amendments of the Community Plans. Areas in which the permitted densities are reduced are considered to be a "beneficial" impact.

*Incompatible Land Uses*

Development within the General Commercial areas would continue the prevailing mix and pattern of uses. No significant land use incompatibilities would result.

*Incremental Loss of Open Space*

Development of vacant lots in the General Commercial areas would result in the incremental loss of open space which is considered a significant environmental impact.

**Existing Industrial Areas***Changes in Functional Role/Pattern of Uses*

Generally, implementation of the Framework would result in the continuation of areas currently developed and zoned for industrial uses for these purposes. The

introduction of commercial uses in areas that historically have been zoned for commercial-manufacturing uses ("CM") would be limited, countering recent trends, as prescribed by Policy 1.13.4. In these cases, there would be no significant impacts on land use.

Areas characterized by parcels that cannot be effectively or economically used for industrial will be permitted, in accordance with Policy 1.13.5, to convert to alternative uses where such changes do not adversely impact the viability of existing industrial districts, adversely impact adjacent uses, or reduce the City's ability to provide adequate jobs for residents and maintain the City's fiscal viability. The Framework does not identify the locations in which this may occur and delegates its determination to amendments of the Community Plans. While conversion of industrial lands for other uses would represent a significant change of land use, it would not represent a significant impact based on adherence to Policy 1.13.5.

#### *Intensification of Development Density*

The Framework would result in, largely, the one-for-one replacement of existing industrial building inventory with new uses. Consequently, there would be no significant impacts on density. Where lands are converted to an alternative use, as determined by the Community Plans, increases in development density may occur. These could be 70 percent and greater than existing use and would be a significant impact.

#### *Incompatible Land Uses*

Changes in industrial uses could result in incompatibilities (e.g., adjacency of a "clean" industrial in areas traditionally used for heavy manufacturing and "retail-warehouse" uses in manufacturing areas). These may be considered as significant land use impacts.

#### *Incremental Loss of Open Space*

Development of vacant lots in the Industrial areas would result in the incremental loss of open space which is considered a significant environmental impact.

### 2.1.4.2 Community Plan Land Uses

The following describes the existing land uses in each of the City's Community Plan areas, followed by a discussion of land use impacts that will be experienced resulting from the implementation of the General Plan Framework. Changes in the type and quantity of use are defined and impacts are characterized according to the citywide impacts discussed in the previous section of this EIR.

#### Arleta-Pacoima

##### Existing Setting

The Arleta-Pacoima Community Plan Area (CPA) contains 6,525 acres which is approximately 2 percent of the land in the City of Los Angeles. Arleta-Pacoima is located in the northeast quadrant of the San Fernando Valley, roughly between the Golden State Freeway (Interstate 5) and the Foothill Freeway (Interstate 210). The CPA is surrounded by the communities of Sylmar, Sunland-Tujunga-Lakeview Terrace-Shadow Hills, Panorama City, and Sun Valley. Existing land uses are summarized in Table LU-2.

##### Project Impacts

#### A. Land Use Type and Amount

Land use changes that would result from the implementation of the General Plan Framework Policy are indicated in Table LU-2.

Table LU-2

Land Use	Existing			Policy			Change Units/Square Feet (%)
	Acres	Per-cent Total Land	Dwelling Units/Square Feet	Acres	Per-cent Total Land	Dwelling Units/Square Feet	
Residential	2,775	42.5	19,908	2,885	44.2	24,684	24.0
Single Family	2,522	38.6	14,579	2,489	38.1	15,346	5.3
Multi-Family	253	3.9	5,329	396	6.1	9,518	78.6
Commercial & Mixed Use	208	3.2		205	3.1		
Commercial	208	3.2	3,107,000	116	1.2	3,728,599	20.0
Retail			2,882,000			3,323,132	15.3
Office			225,000			405,467	80.2
Mixed-Use	0		N.A.	89	1.4	N.A.	
Industrial	966	14.8	14,716,000	677	10.4	14,716,000	0
Open Space/ Public/Institutional /Other	579	8.9		1,632	25.1		182.0
Infrastructure	1,898	29.1		1,126	17.2		N.A.
Vacant	99	1.5		0	0		(100.0)
<b>Total</b>	<b>6,525</b>	<b>100.0</b>		<b>6,525</b>	<b>100.0</b>		

Note: Refer to Table LU-1 footnotes.

## B. Evaluation of Impacts and Significance

### Existing Use      Summary of Impacts

#### Single family residential

##### Functional Role/Patterns of Use

- Maintains existing single family neighborhoods.
- Potential new shared facility and secondary units to be determined by Community Plan--no significant impact.
- Potential change of use/density in areas of substandard units, to be determined by the Community Plan--potential "beneficial" impact.

##### Intensification of Density

- Shared-facility or secondary units, where determined by Community Plans--no significant impact.
- Replacement of substandard units by higher density development, where determined by the Community Plans--potential significant impact, mitigated by Policy 1.5.4 requiring compatibility with adjacent uses.

Incompatibility--no significant impacts, as existing uses are maintained.

Loss of Open Space--development of vacant properties is a significant impact.

#### Multi family residential

##### Functional Role/Patterns of Use

Maintains existing multi-family neighborhoods--no significant impact.

##### Intensification of Density

Intensification of existing multi-family areas to a consistent density--no significant impact.

##### Incompatibility

Achievement of consistent density in mixed-density areas is a beneficial impact.

Loss of Open Space--development of vacant properties is a significant impact.

#### Residential "transition" areas

##### Functional Role/Patterns of Use

Potentially significant land use impact (residential intensification adjacent to high density or conversion to industrial).

Intensification of Density--significant land use impact due to the increase of development density.

##### Incompatibility

- Adjacent to high density commercial--beneficial impact by the establishment of a transition.
- Conversion to industrial--potential significant impact, mitigated by Policy 1.13.6, requiring protection of residential neighborhoods and no adverse environmental impacts.

Loss of Open Space--no significant impact.

<i>Existing Use</i>	<i>Summary of Impacts</i>
Commercial areas	<p data-bbox="373 262 771 294"><u>Functional Role/Patterns of Use</u></p> <p data-bbox="373 294 1433 367"><i>Community Centers:</i> Van Nuys-Laurel Canyon/San Fernando Road, Van Nuys-Woodman, Laurel Canyon-Osborne, and Woodman-Osborne</p> <ul data-bbox="373 367 1433 493" style="list-style-type: none"> <li>• Integration of mixed use development with commercial uses--potential significant impact on change of use.</li> <li>• Increased pedestrian activity and presence of residents is considered a beneficial impact.</li> </ul> <p data-bbox="373 493 1128 525"><i>General Commercial:</i> no change of use--no significant impact.</p> <p data-bbox="373 556 690 588"><u>Intensification of Density</u></p> <p data-bbox="373 588 1433 682">Increases in development in Community Centers from one story commercial to three-four story mixed use is potentially significant. Impacts on adjacent uses would be mitigated by Transitional Height requirements.</p> <p data-bbox="373 714 576 745"><u>Incompatibility</u></p> <ul data-bbox="373 745 1433 871" style="list-style-type: none"> <li>• Development of a consistent pattern of uses in Community Centers is considered beneficial.</li> <li>• Potential conflicts of residential and commercial in mixed-use development would be mitigated through Building Code and Zoning requirements.</li> </ul> <p data-bbox="373 903 1323 934"><u>Loss of Open Space</u>--development of vacant properties is a significant impact.</p>
Industrial areas	<p data-bbox="373 966 771 997"><u>Functional Role/Patterns of Use</u></p> <ul data-bbox="373 997 1433 1102" style="list-style-type: none"> <li>• Existing industrial areas are preserved.</li> <li>• Conversion of industrial lands, where determined by the Community Plan would be a significant impact.</li> </ul> <p data-bbox="373 1134 690 1165"><u>Intensification of Density</u></p> <p data-bbox="373 1165 950 1197">No increases in density--no significant impact.</p> <p data-bbox="373 1228 576 1260"><u>Incompatibility</u></p> <p data-bbox="373 1260 1433 1323">Potential incompatibilities due to new industries in manufacturing areas--potential significant impact.</p> <p data-bbox="373 1354 1323 1386"><u>Loss of Open Space</u>--development of vacant properties is a significant impact.</p>

**Bel Air-Beverly Crest**Existing Setting

The Beverly Crest-Bel Air Community Plan Area (CPA) contains 9,670 acres which is approximately 3 percent of the land in the City of Los Angeles. The CPA is surrounded by the communities of Brentwood-Pacific Palisades, Sherman Oaks-Studio City-Toluca Lake, Hollywood, Westwood, and the City of Beverly Hills. Existing land uses are summarized in Table LU-3.

Project Impacts*A. Land Use Type and Amount*

Land use changes that would result from the implementation of the General Plan Framework Policy are indicated in Table LU-3.

Table LU-3

Land Use	Existing			Policy			Change Units/Square Feet (%)
	Acres	Per-cent Total Land	Dwelling Units/Square Feet	Acres	Per-cent Total Land	Dwelling Units/Square Feet	
Residential	3,195	33.0	8,489	6,854	70.9	9,245	8.9
Single Family	3,151	32.6	7,685	6,794	70.3	8,323	8.3
Multi-Family	44	0.4	804	60	0.6	922	14.7
Commercial & Mixed Use	13	0.13		11	0.11		
Commercial	13	0.13	207,000	8	0.08	415,670	100.8
Retail			133,000			205,823	54.8
Office			74,000			209,847	183.6
Mixed-Use	0	0	N.A.	3	0.03	N.A.	
Industrial	0	0	0	0	0	0	0
Open Space/ Public/Institutional /Other	5,303	54.9		2,041	21.1		(61.5)
Infrastructure	858	8.9		765	7.9		N.A.
Vacant	294	3.0		0	0		(100.0)
Total	9,670	100.0		9,670	100.0		

Note: Refer to Table LU-1 footnotes.

## B. Evaluation of Impacts and Significance

### Existing Use      Summary of Impacts

#### Single family residential

##### Functional Role/Patterns of Use

- Maintains existing single family neighborhoods.
- Potential new shared facility and secondary units to be determined by Community Plan--no significant impact.

##### Intensification of Density

Shared-facility or secondary units, where determined by Community Plans--no significant impact.

Incompatibility--no significant impacts.

Loss of Open Space--development of vacant properties is a significant impact.

#### Multi family residential

##### Functional Role/Patterns of Use

Maintains existing multi-family neighborhoods--no significant impact.

##### Intensification of Density

Intensification of existing multi-family areas to a consistent density--no significant impact.

##### Incompatibility

Achievement of consistent density in mixed-density areas is a beneficial impact.

Loss of Open Space--development of vacant properties is a significant impact.

#### Commercial areas

##### Functional Role/Patterns of Use

*Community Center:* Sepulveda and Moraga

- Integration of mixed use development with commercial uses--potential significant impact on change of use.
- Increased pedestrian activity and presence of residents is considered a beneficial impact.

*General Commercial:* no change of use--no significant impact.

##### Intensification of Density

Increases in development in Community Center from one-two story commercial to three-four story mixed use is potentially significant. Impacts on adjacent uses would be mitigated by Transitional Height requirements.

##### Incompatibility

- Development of consistent pattern of uses in Community Center is considered beneficial.
- Potential conflicts of residential and commercial in mixed-use development would be mitigated through Building Code and Zoning requirements.

Loss of Open Space--development of vacant properties is a significant impact.

## Boyle Heights

### Existing Setting

The Boyle Heights Community Plan Area (CPA) contains 3,807 acres which is approximately 1 percent of the land in the City of Los Angeles. The CPA is surrounded by the communities of Central City North, Northeast Los Angeles, the City of Vernon and Los Angeles County. Existing land uses are summarized in **Table LU-4**.

### Project Impacts

#### A. Land Use Type and Amount

Land use changes that would result from the implementation of the General Plan Framework Policy are indicated in **Table LU-4**.

**Table LU-4**

Land Use	Existing			Policy			Change Units/ Square Feet (%)
	Acres	Per- cent Total Land	Dwelling Units/ Square Feet	Acres	Per- cent Total Land	Dwelling Units/ Square Feet	
Residential	1,248	32.8	23,210	1,234	32.4	29,255	26.0
Single Family	584	15.4	8,301	22	.57	8,301	0
Multi-Family	663	17.4	14,909	1,212	31.8	20,954	40.5
Commercial & Mixed Use	166	4.3		244	6.4		
Commercial	160	4.2	2,960,000	80	2.1	3,662,352	23.7
Retail			2,687,000			3,257,071	21.2
Office			273,000			405,281	48.5
Mixed-Use	6	0.1	N.A.	164	4.3	N.A.	
Industrial	786	20.7	13,492,300	787	20.7	13,492,300	0
Open Space/Public/ Institutional/Other	338	8.1		687	18.0		103.2
Infrastructure	1,257	33.0		855	22.5		N.A.
Vacant	14	0.4		0	0		(100.0)
<b>Total</b>	<b>3,807</b>	<b>100.0</b>		<b>3,807</b>	<b>100.0</b>		

Note: Refer to Table LU-1 footnotes.

## B. Evaluation of Impacts and Significance

### Existing Use      Summary of Impacts

#### Single family residential

##### Functional Role/Patterns of Use

- Maintains existing single family neighborhoods.
- Potential new shared facility and secondary units to be determined by Community Plan--no significant impact.
- Potential change of use/density in areas of substandard units, to be determined by the Community Plan--potential "beneficial" impact.

##### Intensification of Density

- Shared-facility or secondary units, where determined by Community Plans--no significant impact.
- Replacement of substandard units by higher density development, where determined by the Community Plans--potential significant impact, mitigated by Policy 1.5.4 requiring compatibility with adjacent uses.

Incompatibility--no significant impacts.

Loss of Open Space--development of vacant properties is a significant impact.

#### Multi family residential

##### Functional Role/Patterns of Use

Maintains existing multi-family neighborhoods--no significant impact.

##### Intensification of Density

- Intensification of existing multi-family areas to a consistent density--no significant impact.
- Potential reduction of permitted densities in mixed-density areas, determined by the Community Plan--beneficial impact.

##### Incompatibility

- Achievement of consistent density in mixed-density areas is a beneficial impact.
- Areas in which permitted densities are reduced may result in incompatible mix of unit type and density--potential significant impact.

Loss of Open Space--development of vacant properties is a significant impact.

#### Residential "transition" areas

##### Functional Role/Patterns of Use

Potentially significant land use impact (residential intensification adjacent to high density or conversion to industrial).

Intensification of Density--significant land use impact.

##### Incompatibility

- Adjacent to high density commercial--beneficial impact.
- Conversion to industrial--potential significant impact, mitigated by Policy 1.13.6, requiring protection of residential neighborhoods and no adverse environmental impacts.

Loss of Open Space--no significant impact.

*Existing Use*      *Summary of Impacts***Commercial areas**Functional Role/Patterns of Use*Neighborhood Districts:* several locations

- Maintains and reinforces existing uses--no significant impact.

*Community Centers:* 1st & State, Soto-Chavez, Soto between Washington and Olympic, and 1st & North Lorena

- Integration of mixed use development with commercial uses--potential significant impact on existing use.
- Increased pedestrian activity and presence of residents is considered a beneficial impact.

*Mixed Use Boulevards:* portions of Whittier Boulevard, Chavez, and 1st Street.

- Integration of mixed use development with commercial uses--potential significant impact on existing use; where replaces inconsistent uses is a beneficial impact.
- Increased pedestrian activity and presence of residents is considered a beneficial impact.

*Multi-Family Boulevard:* portion of 4th Street.

- Potential significant impact due to change of use; replacement of marginal structures/uses would be beneficial.

*General Commercial:* no change of use--no significant impact.Intensification of Density

- Increases in development in Community Centers and Mixed Use Boulevards from existing one story commercial to three-four story mixed use and Multi-Family Boulevards from one to three stories is potentially significant. Impacts on adjacent uses would be mitigated by Transitional Height requirements.
- Increases in density in proximity to major transit corridors is a beneficial impact.

Incompatibility

- Development of a consistent pattern of uses in Neighborhood Districts, Community Centers, and Mixed Use Boulevards is considered beneficial.
- Potential conflicts of residential and commercial in mixed-use development would be mitigated through Building Code and Zoning requirements.

Loss of Open Space--development of vacant properties is a significant impact.**Industrial areas**Functional Role/Patterns of Use

- Existing industrial areas are preserved.
- Conversion of industrial lands, where determined by the Community Plan would be a significant impact.

Intensification of Density

No increases in density--no significant impact.

Incompatibility

Potential incompatibilities due to new industries in manufacturing areas--potential significant impact.

Loss of Open Space--development of vacant properties is a significant impact.

## Brentwood-Pacific Palisades

### Existing Setting

The Brentwood-Pacific Palisades Community Plan Area (CPA) contains 24,154 acres which is approximately 8 percent of the land in the City of Los Angeles. The CPA is surrounded by the communities of Encino-Tarzana, Beverly Crest-Bel Air, Westwood, West Los Angeles, the City of Santa Monica, and the County of Los Angeles. Existing land uses are summarized in Table LU-5.

### Project Impacts

#### A. Land Use Type and Amount

Land use changes that would result from the implementation of the General Plan Framework Policy are indicated in Table LU-5.

Table LU-5

Land Use	Existing			Policy			Change Units/ Square Feet (%)
	Acres	Per- cent Total Land	Dwelling Units/ Square Feet	Acres	Per- cent Total Land	Dwelling Units/ Square Feet	
Residential	4,277	17.7	25,987	9,249	38.3	30,049	15.6
Single Family	3,906	16.2	14,531	8,905	36.8	15,989	10.0
Multi-Family	370	1.5	11,456	344	1.4	14,062	22.7
Commercial & Mixed Use	131	0.6		105	0.4		
Commercial	131	0.6	3,526,000	59	0.2	4,095,772	16.2
Retail			1,402,000			1,610,078	14.8
Office			2,124,000			2,485,694	17.0
Mixed-Use	0	0	N.A.	46	0.2	N.A.	
Industrial	9	0.4	162,400	9	0.4	162,400	0
Open Space/Public/ Institutional/Other	18,054	74.8		13,394	55.5		(25.8)
Infrastructure	1,493	6.2		1,403	5.8		N.A.
Vacant	190	0.8		0	0		(100.0)
<b>Total</b>	<b>24,154</b>	<b>100.0</b>		<b>24,154</b>	<b>100.0</b>		

Note: Refer to Table LU-1 footnotes.

## B. Evaluation of Impacts and Significance

### Existing Use      Summary of Impacts

#### Single family residential

##### Functional Role/Patterns of Use

- Maintains existing single family neighborhoods.
- Potential new shared facility and secondary units to be determined by Community Plan--no significant impact.

##### Intensification of Density

Shared-facility or secondary units, where determined by Community Plans--no significant impact.

Incompatibility--no significant impacts.

Loss of Open Space--development of vacant properties is a significant impact.

#### Multi family residential

##### Functional Role/Patterns of Use

Maintains existing multi-family neighborhoods--no significant impact.

##### Intensification of Density

Intensification of existing multi-family areas to a consistent density--no significant impact.

##### Incompatibility

Achievement of consistent density in mixed-density areas is a beneficial impact.

Loss of Open Space--development of vacant properties is a significant impact.

#### Commercial areas

##### Functional Role/Patterns of Use

*Neighborhood Districts:* several locations

- Maintains and reinforces existing uses--no significant impact.

*Community Center:* San Vicente

- Maintains and reinforces existing uses, in accordance with Specific Plan--no significant impact.

*Community Centers:* Sunset-Barrington and Sunset-Via de la Paz

- Integration of mixed use development with commercial uses--potential significant impact on change of use.
- Increased pedestrian activity and presence of residents is considered a beneficial impact.

*Commercial Boulevard:* no change of use--no significant impact.

*General Commercial:* no change of use--no significant impact.

##### Intensification of Density

- Increases in development in the mixed use Community Centers from one story commercial to three-four story mixed use is potentially significant. Impacts on adjacent uses would be mitigated by Transitional Height requirements.
- Increases in development within the commercial Community Center on San Vicente and commercial boulevard on Wilshire are not considered significant due to the scale of existing uses.

*Existing Use*      *Summary of Impacts*

Commercial  
areas

Incompatibility

- Development of a consistent pattern of uses in Neighborhood Districts and Community Centers is considered beneficial.
- Potential conflicts of residential and commercial in mixed-use development would be mitigated through Building Code and Zoning requirements.

Loss of Open Space--development of vacant properties is a significant impact.

## Canoga Park-Winnetka-Woodland Hills

### Existing Setting

The Canoga Park-Winnetka-Woodland Hills Community Plan Area (CPA) contains 17,887 acres which is approximately 6 percent of the land in the City of Los Angeles. Canoga Park-Winnetka-Woodland Hills is located in the southwest quadrant of the San Fernando Valley. The CPA is surrounded by the communities of Chatsworth-Porter Ranch, Reseda-West Van Nuys, Encino-Tarzana, the Cities of Hidden Hills and Calabasas. Existing land uses are summarized in **Table LU-6**.

### Project Impacts

#### A. Land Use Type and Amount

Land use changes that would result from the implementation of the General Plan Framework Policy are indicated in **Table LU-6**.

**Table LU-6**

Land Use	Existing			Policy			Change Units/ Square Feet (%)
	Acres	Per- cent Total Land	Dwelling Units/ Square Feet	Acres	Per- cent Total Land	Dwelling Units/ Square Feet	
Residential	9,201	51.4	59,147	10,663	59.6	73,497	24.3
Single Family	8,540	47.7	36,637	9,858	55.1	39,908	8.9
Multi-Family	661	3.7	22,510	805	4.5	33,589	40.2
Commercial & Mixed Use	1,135	6.3		1,008	5.6		
Commercial	1,135	6.3	25,022,000	584	3.2	28,818,271	15.2
Retail			10,888,000			12,678,476	16.4
Office			14,134,000			16,139,795	14.2
Mixed-Use	0	0	N.A.	424	2.4	N.A.	
Industrial	741	4.1	14,684,000	719	4.1	14,684,000	0
Open Space/Public/ Institutional/Other	2,773	15.5		2,043	11.4		(26.2)
Infrastructure	3,679	20.6		3,456	19.3		N.A.
Vacant	359	2.0		0	0		(100.0)
<b>Total</b>	<b>17,887</b>	<b>100.0</b>		<b>17,887</b>	<b>100.0</b>		

Note: Refer to Table LU-1 footnotes.

## B. Evaluation of Impacts and Significance

### Existing Use      *Summary of Impacts*

#### Single family residential

##### Functional Role/Patterns of Use

- Maintains existing single family neighborhoods.
- Potential new shared facility and secondary units to be determined by Community Plan--no significant impact.

##### Intensification of Density

Shared-facility or secondary units, where determined by Community Plans--no significant impact.

Incompatibility--no significant impacts.

Loss of Open Space--development of vacant properties is a significant impact.

#### Multi family residential

##### Functional Role/Patterns of Use

Maintains existing multi-family neighborhoods--no significant impact.

##### Intensification of Density

Intensification of existing multi-family areas to a consistent density--no significant impact.

##### Incompatibility

Achievement of consistent density in mixed-density areas is a beneficial impact.

Loss of Open Space--development of vacant properties is a significant impact.

#### Residential "transition" areas

##### Functional Role/Patterns of Use

Potentially significant land use impact (residential intensification adjacent to high density or conversion to industrial).

Intensification of Density--significant land use impact.

##### Incompatibility

Adjacent to high density commercial--beneficial impact.

Loss of Open Space--no significant impact.

<i>Existing Use</i>	<i>Summary of Impacts</i>
Commercial areas	<p><u>Functional Role/Patterns of Use</u></p> <p><i>Neighborhood Districts:</i> several locations</p> <ul style="list-style-type: none"> <li>• Maintains and reinforces existing uses--no significant impact.</li> </ul> <p><i>Community Centers:</i> Ventura-Topanga, Ventura-Winnetka, Ventura-Canoga/West Hills, Sherman Way-Canoga/Topanga, Ventura-Mulholland</p> <ul style="list-style-type: none"> <li>• Integration of mixed use development with commercial uses--potential significant impact on change of use.</li> <li>• Increased pedestrian activity and presence of residents is considered a beneficial impact.</li> </ul> <p><i>Regional Centers:</i> Fallbrook Square and Warner Center</p> <ul style="list-style-type: none"> <li>• Integration of mixed use development with commercial uses--potential significant impact on change of use.</li> <li>• Increased pedestrian activity and presence of residents is considered a beneficial impact.</li> </ul> <p><i>Mixed Use Boulevards:</i> portions of Ventura Boulevard, Topanga, Owensmouth, and Sherman Way.</p> <ul style="list-style-type: none"> <li>• Integration of mixed use development with commercial uses--potential significant impact on existing use; where replaces inconsistent uses is a beneficial impact.</li> <li>• Increased pedestrian activity and presence of residents is considered a beneficial impact.</li> </ul> <p><i>Commercial Boulevards:</i> no change of use--no significant impact.</p> <p><i>General Commercial:</i> no change of use--no significant impact.</p> <p><u>Intensification of Density</u></p> <ul style="list-style-type: none"> <li>• Increases in development in Community Centers and Mixed Use Boulevards from one story commercial to three-four story mixed use is potentially significant. Impacts on adjacent uses would be mitigated by Transitional Height requirements.</li> <li>• Increases in density in the Regional Center are not considered significant, due to the scale of existing development.</li> </ul> <p><u>Incompatibility</u></p> <ul style="list-style-type: none"> <li>• Development of a consistent pattern of uses in Neighborhood Districts, Community Centers, Regional Centers, and Mixed Use Boulevards is considered beneficial.</li> <li>• Potential conflicts of residential and commercial in mixed-use development would be mitigated through Building Code and Zoning requirements.</li> </ul> <p><u>Loss of Open Space</u>--development of vacant properties is a significant impact.</p>
Industrial areas	<p><u>Functional Role/Patterns of Use</u></p> <ul style="list-style-type: none"> <li>• Existing industrial areas are preserved.</li> <li>• Conversion of industrial lands, where determined by the Community Plan would be a significant impact.</li> </ul> <p><u>Intensification of Density</u></p> <p>No increases in density--no significant impact.</p> <p><u>Incompatibility</u></p> <p>Potential incompatibilities due to new industries in manufacturing areas--potential significant impact.</p> <p><u>Loss of Open Space</u>--development of vacant properties is a significant impact.</p>

## Central City

### Existing Setting

The Central City Community Plan Area (CPA) contains 2,206 acres which is approximately less than one percent of the land in the City of Los Angeles. The CPA is surrounded by the communities of Westlake, Silverlake-Echo Park, Central City North, and Southeast Los Angeles. Existing land uses are summarized in Table LU-7.

### Project Impacts

#### A. Land Use Type and Amount

Land use changes that would result from the implementation of the General Plan Framework Policy are indicated in Table LU-7.

**Table LU-7**

Land Use	Existing			Policy			Change Units/ Square Feet (%)
	Acres	Per- cent Total Land	Dwelling Units/ Square Feet	Acres	Per- cent Total Land	Dwelling Units/ Square Feet	
Residential	57	2.6	10,141	108	4.9	12,148	19.8
Single Family	0	0	50	0	0.0	50	0
Multi-Family	57	2.6	10,091	108	4.9	12,098	19.9
Commercial & Mixed Use	426	19.3					
Commercial	408	18.5	53,614,00	559	25.3	60,089,021	12.1
Retail			14,779,000			17,051,590	15.4
Office			38,835,000			43,037,431	10.8
Mixed-Use	18	0.8	N.A.	0		N.A.	
Industrial	533	24.2	24,463,431	588	26.6	24,463,431	0
Open Space/Public/ Institutional/Other	238	10.7		242	11.0		1.7
Infrastructure	933	42.3		710	32.2		N.A.
Vacant	20	0.9		0	0.0		(100.0)
<b>Total</b>	<b>2,206</b>	<b>100.0</b>		<b>2,206</b>	<b>100.0</b>		

Note: Refer to Table LU-1 footnotes.

## B. Evaluation of Impacts and Significance

### Existing Use      *Summary of Impacts*

#### Multi family residential

##### Functional Role/Patterns of Use

Maintains existing multi-family neighborhoods--no significant impact.

##### Intensification of Density

Intensification of existing multi-family areas to a consistent density--no significant impact.

##### Incompatibility

Achievement of consistent density in mixed-density areas is a beneficial impact.

Loss of Open Space--development of vacant properties is a significant impact.

#### Commercial areas

##### Functional Role/Patterns of Use

##### *Downtown Center*

- Increased housing units would be a beneficial impact.
- Integration of mixed use development with commercial uses--potential significant impact on existing use; where replaces inconsistent uses is a beneficial impact.
- Increased pedestrian activity and presence of residents is considered a beneficial impact.

##### Intensification of Density

Though development intensity will be increased by in excess of 70 percent, this is considered to be insignificant in comparison with the prevailing density and scale of development.

##### Incompatibility

Development of a consistent pattern of uses is considered beneficial.

Loss of Open Space--development of vacant properties is a significant impact.

#### Industrial areas

##### Functional Role/Patterns of Use

- Existing industrial areas are preserved.
- Conversion of industrial lands, where determined by the Community Plan would be a significant impact.

##### Intensification of Density

No increases in density--no significant impact.

##### Incompatibility

Potential incompatibilities due to new industries in manufacturing areas--potential significant impact.

Loss of Open Space--development of vacant properties is a significant impact.

## Central City North

### Existing Setting

The Central City North Community Plan Area (CPA) contains 2,005 acres which is approximately less than one percent of the land in the City of Los Angeles. Central City North is located roughly between the Golden State Freeway (Interstate 5), Harbor Freeway (Interstate 110), Santa Monica Freeway (Interstate 10), and the Hollywood Freeway (Interstate 101). The CPA is surrounded by the communities of Westlake, Silverlake-Echo Park, Central City, Southeast Los Angeles, Boyle Heights, and the City of Vernon. Existing land uses are summarized in Table LU-8.

### Project Impacts

#### *A. Land Use Type and Amount*

Land use changes that would result from the implementation of the General Plan Framework Policy are indicated in Table LU-8.

Table LU-8

Land Use	Existing			Policy			Change Units/ Square Feet (%)
	Acres	Per- cent Total Land	Dwelling Units/ Square Feet	Acres	Per- cent Total Land	Dwelling Units/ Square Feet	
Residential	93	4.6	4,043	85	4.2	8,044	99.0
Single Family	2	0.1	328	0	0	328	0
Multi-Family	91	4.5	3,715	85	4.2	7,716	107.7
Commercial & Mixed Use	94	4.7		257	12.8		
Commercial	94	4.7	2,420,000	28	1.4	3,563,243	47.2
Retail			2,008,000			2,493,243	24.2
Office			412,000			1,070,000	159.7
Mixed-Use	0	0	N.A.	229	11.4	N.A.	
Industrial	1,030	51.4	13,855,943	1,034	51.4	13,855,943	0
Open Space/Public/ Institutional/Other	119	6.0		232	11.6		95.0
Infrastructure	629	31.4		397	19.8		N.A.
Vacant	39	1.9		0	0		(100.00)
<b>Total</b>	<b>2,005</b>	<b>100.0</b>		<b>2,005</b>	<b>100.0</b>		

Note: Refer to Table LU-1 footnotes.

## B. Evaluation of Impacts and Significance

### Existing Use      Summary of Impacts

#### Single family residential

##### Functional Role/Patterns of Use

- Maintains existing single family neighborhoods.
- Potential new shared facility and secondary units to be determined by Community Plan--no significant impact.
- Potential change of use/density in areas of substandard units, to be determined by the Community Plan--potential "beneficial" impact.

##### Intensification of Density

- Shared-facility or secondary units, where determined by Community Plans--no significant impact.
- Replacement of substandard units by higher density development, where determined by the Community Plans--potential significant impact, mitigated by Policy 1.5.4 requiring compatibility with adjacent uses.

Incompatibility--no significant impacts.

Loss of Open Space--development of vacant properties is a significant impact.

#### Multi family residential

##### Functional Role/Patterns of Use

Maintains existing multi-family neighborhoods--no significant impact.

##### Intensification of Density

- Intensification of existing multi-family areas to a consistent density--no significant impact.
- Potential reduction of permitted densities in mixed-density areas, determined by the Community Plan--beneficial impact.

##### Incompatibility

- Achievement of consistent density in mixed-density areas is a beneficial impact.
- Areas in which permitted densities are reduced may result in incompatible mix of unit type and density--potential significant impact.

Loss of Open Space--development of vacant properties is a significant impact.

#### Residential "transition" areas

##### Functional Role/Patterns of Use

Potentially significant land use impact (residential intensification adjacent to high density or conversion to industrial).

Intensification of Density--significant land use impact.

##### Incompatibility

- Adjacent to high density commercial--beneficial impact.
- Conversion to industrial--potential significant impact, mitigated by Policy 1.13.6, requiring protection of residential neighborhoods and no adverse environmental impacts.

Loss of Open Space--no significant impact.

<i>Existing Use</i>	<i>Summary of Impacts</i>
Commercial areas	<p data-bbox="381 268 776 300"><u>Functional Role/Patterns of Use</u></p> <p data-bbox="381 300 1109 331"><i>Community Centers:</i> Broadway-Bishop and 1st &amp; Alameda</p> <ul data-bbox="381 331 1438 457" style="list-style-type: none"> <li>• Integration of mixed use development with commercial uses--potential significant impact on change of use.</li> <li>• Increased pedestrian activity and presence of residents is considered a beneficial impact.</li> </ul> <p data-bbox="381 457 1300 489"><i>Regional Centers:</i> Sunset-Broadway, Union Station, and Macy &amp; Alameda.</p> <ul data-bbox="381 489 1438 615" style="list-style-type: none"> <li>• Integration of mixed use development with commercial uses--potential significant impact on existing use.</li> <li>• Increased pedestrian activity and presence of residents is considered a beneficial impact.</li> </ul> <p data-bbox="381 615 889 646"><i>Mixed Use Boulevards:</i> portion of Sunset.</p> <ul data-bbox="381 646 1438 772" style="list-style-type: none"> <li>• Integration of mixed use development with commercial uses--potential significant impact on existing use; where replaces inconsistent uses is a beneficial impact.</li> <li>• Increased pedestrian activity and presence of residents is considered a beneficial impact.</li> </ul> <p data-bbox="381 814 699 846"><u>Intensification of Density</u></p> <ul data-bbox="381 846 1438 1035" style="list-style-type: none"> <li>• Increases in development in Mixed Use Boulevards from one story commercial to three-four story mixed use is potentially significant. Impacts on adjacent uses would be mitigated by Transitional Height requirements.</li> <li>• Density increases in Regional and Community Centers are considered insignificant due to the scale of existing development.</li> <li>• Increases in density in proximity to major transit corridors is a beneficial impact.</li> </ul> <p data-bbox="381 1066 581 1098"><u>Incompatibility</u></p> <ul data-bbox="381 1098 1438 1224" style="list-style-type: none"> <li>• Development of a consistent pattern of uses in the Community and Regional Centers and Mixed Use Boulevards is considered beneficial.</li> <li>• Potential conflicts of residential and commercial in mixed-use development would be mitigated through Building Code and Zoning requirements.</li> </ul> <p data-bbox="381 1255 1328 1287"><u>Loss of Open Space</u>--development of vacant properties is a significant impact.</p>
Industrial areas	<p data-bbox="381 1323 776 1354"><u>Functional Role/Patterns of Use</u></p> <ul data-bbox="381 1354 1438 1459" style="list-style-type: none"> <li>• Existing industrial areas are preserved.</li> <li>• Conversion of industrial lands, where determined by the Community Plan would be a significant impact.</li> </ul> <p data-bbox="381 1480 699 1512"><u>Intensification of Density</u></p> <p data-bbox="381 1512 946 1543">No increases in density--no significant impact.</p> <p data-bbox="381 1575 581 1606"><u>Incompatibility</u></p> <p data-bbox="381 1606 1438 1669">Potential incompatibilities due to new industries in manufacturing areas--potential significant impact.</p> <p data-bbox="381 1701 1328 1732"><u>Loss of Open Space</u>--development of vacant properties is a significant impact.</p>

## Chatsworth-Porter Ranch

### Existing Setting

The Chatsworth-Porter Ranch Community Plan Area (CPA) contains 15,419 acres which is approximately 5 percent of the land in the City of Los Angeles. Chatsworth-Porter Ranch is located in the north San Fernando Valley, roughly along the Simi Valley Freeway (Interstate 118). The CPA is surrounded by the communities of Canoga Park-Winnetka-Woodland Hills, Granada Hills-Knollwood, Northridge, Reseda-West Van Nuys, and Ventura County. Existing land uses are summarized in Table LU-9.

### Project Impacts

#### A. Land Use Type and Amount

Land use changes that would result from the implementation of the General Plan Framework Policy are indicated in Table LU-9.

Table LU-9

Land Use	Existing			Policy			Change Units/ Square Feet (%)
	Acres	Per- cent Total Land	Dwelling Units/ Square Feet	Acres	Per- cent Total Land	Dwelling Units/ Square Feet	
Residential	5,402	35.0	29,776	8,590	55.7	37,290	25.2
Single Family	4,752	30.8	18,374	7,653	49.6	22,062	20.1
Multi-Family	650	4.2	11,402	937	6.1	15,228	33.6
Commercial & Mixed Use	474	3.1		547	3.6		
Commercial	474	3.1	9,306,000	317	2.1	10,505,978	12.9
Retail			5,199,000			5,919,898	13.9
Office			4,107,000			4,586,080	11.7
Mixed-Use	0	0	N.A.	230	1.5	N.A.	
Industrial	1,405	9.1	30,020,000	1,633	9.1	30,020,000	0
Open Space/Public/ Institutional/Other	5113	33.1		2,791	18.1		(45.4)
Infrastructure	2,669	17.3		1,858	12.1		N.A.
Vacant	356	2.3		0	0		(100.0)
<b>Total</b>	<b>15,419</b>	<b>100.0</b>		<b>15,419</b>	<b>100.0</b>		

Note: Refer to Table LU-1 footnotes.

## B. Evaluation of Impacts and Significance

### Existing Use      Summary of Impacts

#### Single family residential

##### Functional Role/Patterns of Use

- Maintains existing single family neighborhoods.
- Potential new shared facility and secondary units to be determined by Community Plan--no significant impact.
- Potential change of use/density in areas of substandard units, to be determined by the Community Plan--potential "beneficial" impact.

##### Intensification of Density

- Shared-facility or secondary units, where determined by Community Plans--no significant impact.
- Replacement of substandard units by higher density development, where determined by the Community Plans--potential significant impact, mitigated by Policy 1.5.4 requiring compatibility with adjacent uses.

Incompatibility--no significant impacts.

Loss of Open Space--development of vacant properties is a significant impact.

#### Multi family residential

##### Functional Role/Patterns of Use

Maintains existing multi-family neighborhoods--no significant impact.

##### Intensification of Density

Intensification of existing multi-family areas to a consistent density--no significant impact.

##### Incompatibility

Achievement of consistent density in mixed-density areas is a beneficial impact.

Loss of Open Space--development of vacant properties is a significant impact.

#### Residential "transition" areas

##### Functional Role/Patterns of Use

Potentially significant land use impact (residential intensification adjacent to high density or conversion to industrial).

Intensification of Density--significant land use impact.

##### Incompatibility

- Adjacent to high density commercial--beneficial impact.
- Conversion to industrial--potential significant impact, mitigated by Policy 1.13.6, requiring protection of residential neighborhoods and no adverse environmental impacts.

Loss of Open Space--no significant impact.

Existing Use	Summary of Impacts
Commercial areas	<p data-bbox="391 260 781 287"><u>Functional Role/Patterns of Use</u></p> <p data-bbox="391 289 906 317"><i>Neighborhood Districts:</i> several locations</p> <ul data-bbox="391 319 1162 346" style="list-style-type: none"> <li>• Maintains and reinforces existing uses--no significant impact.</li> </ul> <p data-bbox="391 348 886 375"><i>Community Centers:</i> Devonshire-DeSoto</p> <ul data-bbox="391 378 1430 510" style="list-style-type: none"> <li>• Integration of mixed use development with commercial uses--potential significant impact on existing use.</li> <li>• Increased pedestrian activity and presence of residents is considered a beneficial impact.</li> </ul> <p data-bbox="391 512 1162 539"><i>Regional Centers:</i> Porter Ranch and Northridge Fashion Center</p> <ul data-bbox="391 541 1430 674" style="list-style-type: none"> <li>• Integration of mixed use development with commercial uses--potential significant impact on change of use.</li> <li>• Increased pedestrian activity and presence of residents is considered a beneficial impact.</li> </ul> <p data-bbox="391 676 1130 703"><i>General Commercial:</i> no change of use--no significant impact.</p> <p data-bbox="391 737 703 764"><u>Intensification of Density</u></p> <ul data-bbox="391 766 1430 898" style="list-style-type: none"> <li>• Increases in development in Community and Regional Centers from vacant lands and one story commercial to three-four story mixed use is potentially significant. Impacts on adjacent uses would be mitigated by Transitional Height requirements.</li> <li>• Increases in density in proximity to major transit corridors is a beneficial impact.</li> </ul> <p data-bbox="391 932 586 959"><u>Incompatibility</u></p> <ul data-bbox="391 961 1430 1087" style="list-style-type: none"> <li>• Development of a consistent pattern of uses in Community and Regional Centers is considered beneficial.</li> <li>• Potential conflicts of residential and commercial in mixed-use development would be mitigated through Building Code and Zoning requirements.</li> </ul> <p data-bbox="391 1121 1328 1148"><u>Loss of Open Space</u>--development of vacant properties is a significant impact.</p>
Industrial areas	<p data-bbox="391 1182 781 1209"><u>Functional Role/Patterns of Use</u></p> <ul data-bbox="391 1211 1430 1310" style="list-style-type: none"> <li>• Existing industrial areas are preserved.</li> <li>• Conversion of industrial lands, where determined by the Community Plan would be a significant impact.</li> </ul> <p data-bbox="391 1344 703 1371"><u>Intensification of Density</u></p> <p data-bbox="391 1373 951 1400">No increases in density--no significant impact.</p> <p data-bbox="391 1434 586 1461"><u>Incompatibility</u></p> <p data-bbox="391 1463 1430 1530">Potential incompatibilities due to new industries in manufacturing areas--potential significant impact.</p> <p data-bbox="391 1564 1328 1591"><u>Loss of Open Space</u>--development of vacant properties is a significant impact.</p>

**Encino-Tarzana**Existing Setting

The Encino-Tarzana Community Plan Area (CPA) contains 13,017 acres which is approximately 4 percent of the land in the City of Los Angeles. Encino-Tarzana is located in south San Fernando Valley, roughly in the vicinity of the Ventura Freeway (Interstate 101). The CPA is surrounded by the communities of Canoga Park-Winnetka-Woodland Hills, Reseda-West Van Nuys, Van Nuys-North Sherman Oaks, Sherman Oaks-Studio City-Toluca Lake, and Brentwood-Pacific Palisades. Existing land uses are summarized in **Table LU-10**.

Project Impacts*A. Land Use Type and Amount*

Land use changes that would result from the implementation of the General Plan Framework Policy are indicated in **Table LU-10**.

**Table LU-10**

Land Use	Existing			Policy			Change Units/ Square Foot (%)
	Acres	Per- cent Total Land	Dwelling Units/ Square Foot	Acres	Per- cent Total Land	Dwelling Units/ Square Foot	
Residential	5,548	42.6	29,641	7,390	56.8	34,707	17.1
Single Family	4,840	37.2	15,492	6,975	53.6	16,790	8.4
Multi-Family	708	5.4	14,149	415	3.2	17,917	26.6
Commercial & Mixed Use	338	2.6		333	2.6		
Commercial	338	2.6	9,748,000	134	1.0	10,899,055	11.8
Retail			3,437,000			3,917,410	14.0
Office			6,311,000			6,981,645	10.6
Mixed-Use	0	0	N.A.	199	1.5	N.A.	
Industrial	470	3.6	685,000	35	0.3	685,000	0
Open Space/Public/ Institutional/Other	4073	31.3		3,753	28.8		N.A.
Infrastructure	2,215	17.0		1,506	11.6		N.A.
Vacant	373	2.9		0	0		(100.0)
<b>Total</b>	<b>13,017</b>	<b>100.0</b>		<b>13,017</b>	<b>100.0</b>		

Note: Refer to Table LU-1 footnotes.

## B. Evaluation of Impacts and Significance

<i>Existing Use</i>	<i>Summary of Impacts</i>
Single family residential	<p><u>Functional Role/Patterns of Use</u></p> <ul style="list-style-type: none"> <li>• Maintains existing single family neighborhoods.</li> <li>• Potential new shared facility and secondary units to be determined by Community Plan--no significant impact.</li> <li>•</li> </ul> <p><u>Intensification of Density</u> Shared-facility or secondary units, where determined by Community Plans--no significant impact.</p> <p><u>Incompatibility</u>--no significant impacts.</p> <p><u>Loss of Open Space</u>--development of vacant properties is a significant impact.</p>
Multi family residential	<p><u>Functional Role/Patterns of Use</u> Maintains existing multi-family neighborhoods--no significant impact.</p> <p><u>Intensification of Density</u> Intensification of existing multi-family areas to a consistent density--no significant impact.</p> <p><u>Incompatibility</u> Achievement of consistent density in mixed-density areas is a beneficial impact.</p> <p><u>Loss of Open Space</u>--development of vacant properties is a significant impact.</p>
Residential "transition" areas	<p><u>Functional Role/Patterns of Use</u> Potentially significant land use impact (residential intensification adjacent to high density).</p> <p><u>Intensification of Density</u>--significant land use impact.</p> <p><u>Incompatibility</u> Adjacent to high density commercial--beneficial impact.</p> <p><u>Loss of Open Space</u>--no significant impact.</p>

*Existing Use*      *Summary of Impacts***Commercial areas**Functional Role/Patterns of Use*Neighborhood Districts:* several locations

- Maintains and reinforces existing uses--no significant impact.

*Community Center-Commercial:* Tarzana Square

- Maintains and reinforces existing uses--no significant impact.

*Community Centers:* Reseda, Ventura-Tampa, Tarzana

- Integration of mixed use development with commercial uses--potential significant impact on change of use.

- Increased pedestrian activity and presence of residents is considered a beneficial impact.

*Mixed Use Boulevards:* portions of Ventura Boulevard.

- Integration of mixed use development with commercial uses--potential significant impact on existing use; where replaces inconsistent uses is a beneficial impact.

- Increased pedestrian activity and presence of residents is considered a beneficial impact.

*Commercial Boulevard:* no change of use--no significant impact.*General Commercial:* no change of use--no significant impact.Intensification of Density

Increases in development in Community Centers and Mixed Use Boulevards from one story commercial to three-four story mixed use is potentially significant. Impacts on adjacent uses would be mitigated by Transitional Height requirements.

Incompatibility

- Development of a consistent pattern of uses in Neighborhood Districts, Community Centers, and Mixed Use Boulevards is considered beneficial.
- Potential conflicts of residential and commercial in mixed-use development would be mitigated through Building Code and Zoning requirements.

Loss of Open Space--development of vacant properties is a significant impact.

Loss of Open Space--development of vacant properties is a significant impact.

## Granada Hills-Knollwood

### Existing Setting

The Granada Hills-Knollwood Community Plan Area (CPA) contains 10,359 acres which is approximately 3 percent of the land in the City of Los Angeles. Granada Hills-Knollwood is located in the northwest quadrant of the San Fernando Valley, roughly west of the Golden State Freeway (Interstate 5) and north of the Simi Valley Freeway (Interstate 118). The CPA is surrounded by the communities of Sylmar, Northridge, Panorama City, Chatsworth-Porter Ranch and portions of Los Angeles County. Existing land uses are summarized in Table LU-11.

### Project Impacts

#### A. Land Use Type and Amount

Land use changes that would result from the implementation of the General Plan Framework Policy are indicated in Table LU-11.

Table LU-11

Land Use	Existing			Policy			Change Units/ Square Foot (%)
	Acres	Per- cent Total Land	Dwelling Units/ Square Feet	Acres	Per- cent Total Land	Dwelling Units/ Square Feet	
Residential	3,784	36.5	19,791	5,477	52.9	22,091	11.6
Single Family	3,652	35.2	15,417	5,323	51.4	16,917	9.7
Multi-Family	132	1.3	4,374	152	1.5	5,174	18.3
Commercial & Mixed Use	188	1.8		216	2.1		
Commercial	188	1.8	2,728,000	168	1.6	3,119,950	14.4
Retail			1,850,000			2,054,836	11.1
Office			878,000			1,065,114	21.3
Mixed-Use	0	0	N.A.	48	0.5	N.A.	
Industrial	265	2.6	118,310	10	0.1	118,310	0
Open Space/Public/ Institutional/Other	3,429	33.1		3,348	32.3		(2.4)
Infrastructure	2,553	24.7		1,310	12.7		N.A.
Vacant	141	1.4		0	0		(100.0)
Total	10,359	100.0		10,359	100.0		

Note: Refer to Table LU-1 footnotes.

## B. Evaluation of Impacts and Significance

### Existing Use      Summary of Impacts

#### Single family residential

##### Functional Role/Patterns of Use

- Maintains existing single family neighborhoods.
- Potential new shared facility and secondary units to be determined by Community Plan--no significant impact.

##### Intensification of Density

Shared-facility or secondary units, where determined by Community Plans--no significant impact.

Incompatibility--no significant impacts.

Loss of Open Space--development of vacant properties is a significant impact.

#### Multi family residential

##### Functional Role/Patterns of Use

Maintains existing multi-family neighborhoods--no significant impact.

##### Intensification of Density

Intensification of existing multi-family areas to a consistent density--no significant impact.

##### Incompatibility

Achievement of consistent density in mixed-density areas is a beneficial impact.

Loss of Open Space--development of vacant properties is a significant impact.

#### Residential "transition" areas

##### Functional Role/Patterns of Use

Potentially significant land use impact (residential intensification adjacent to high density).

Intensification of Density--significant land use impact.

##### Incompatibility

Adjacent to high density commercial--beneficial impact.

Loss of Open Space--no significant impact.

*Existing Use*      *Summary of Impacts*

Commercial  
areas

Functional Role/Patterns of Use

*Neighborhood Districts:* several locations

- Maintains and reinforces existing uses--no significant impact.

*Community Center (commercial):* Chatsworth-Zelzah.

- Maintains and reinforces existing uses--no significant impact.

*Community Centers:* Devonshire-Balboa.

- Integration of mixed use development with commercial uses--potential significant impact on existing use.
- Increased pedestrian activity and presence of residents is considered a beneficial impact.

*Mixed Use Boulevards:* portion of Chatsworth.

- Integration of mixed use development with commercial uses--potential significant impact on existing use; where replaces inconsistent uses is a beneficial impact.
- Increased pedestrian activity and presence of residents is considered a beneficial impact.

*General Commercial:* no change of use--no significant impact.

Intensification of Density

- Increases in development in Community Centers and Mixed Use Boulevards from one story commercial to three-four story mixed use is potentially significant. Impacts on adjacent uses would be mitigated by Transitional Height requirements.
- Increases in density in proximity to major transit corridors is a beneficial impact.

Incompatibility

- Development of a consistent pattern of uses in Neighborhood Districts, Community Centers, and Mixed Use Boulevards is considered beneficial.
- Potential conflicts of residential and commercial in mixed-use development would be mitigated through Building Code and Zoning requirements.

Loss of Open Space--development of vacant properties is a significant impact.

## Harbor Gateway

### Existing Setting

The Harbor-Gateway Community Plan Area (CPA) contains 3,168 acres which is approximately 1 percent of the land in the City of Los Angeles. The CPA is surrounded by the communities of Southeast Los Angeles, Wilmington-Harbor City, and the Cities of Gardena, Torrance, and Carson. Existing land uses are summarized in Table LU-12.

### Project Impacts

#### A. Land Use Type and Amount

Land use changes that would result from the implementation of the General Plan Framework Policy are indicated in Table LU-12.

**Table LU-12**

Land Use	Existing			Policy			Change Units/ Square Feet %
	Acres	Per- cent Total Land	Dwelling Units/ Square Feet	Acres	Per- cent Total Land	Dwelling Units/ Square Feet	
Residential	1,039	32.8	11,514	978	30.9	14,348	24.4
Single Family	810	25.6	5,526	665	21.0	5,758	4.2
Multi-Family	229	7.2	5,988	313	9.9	8,590	43.5
Commercial & Mixed Use	237	7.5		87	2.8		
Commercial	237	7.5	3,686,000	34	1.1	4,294,420	18.1
Retail			971,000			1,128,055	16.2
Office			2,715,000			3,166,365	16.6
Mixed-Use	0	0	N.A.	53	1.7	N.A.	
Industrial	828	26.1	14,083,700	1,049	33.1	14,083,700	0
Open Space/Public/ Institutional/Other	148	4.7		451	14.2		204.7
Infrastructure	849	26.8		603	19.0		N.A.
Vacant	67	2.1		0	0		(100.0)
<b>Total</b>	<b>3,168</b>	<b>100.0</b>		<b>3,168</b>	<b>100.0</b>		

Note: Refer to Table LU-1 footnotes.

## B. Evaluation of Impacts and Significance

### Existing Use      Summary of Impacts

#### Single family residential

##### Functional Role/Patterns of Use

- Maintains existing single family neighborhoods.
- Potential new shared facility and secondary units to be determined by Community Plan--no significant impact.
- Potential change of use/density in areas of substandard units, to be determined by the Community Plan--potential "beneficial" impact.

##### Intensification of Density

- Shared-facility or secondary units, where determined by Community Plans--no significant impact.
- Replacement of substandard units by higher density development, where determined by the Community Plans--potential significant impact, mitigated by Policy 1.5.4 requiring compatibility with adjacent uses.

Incompatibility--no significant impacts.

Loss of Open Space--development of vacant properties is a significant impact.

#### Multi family residential

##### Functional Role/Patterns of Use

Maintains existing multi-family neighborhoods--no significant impact.

##### Intensification of Density

Intensification of existing multi-family areas to a consistent density--no significant impact.

##### Incompatibility

Achievement of consistent density in mixed-density areas is a beneficial impact.

Loss of Open Space--development of vacant properties is a significant impact.

#### Residential "transition" areas

##### Functional Role/Patterns of Use

Potentially significant land use impact (residential intensification adjacent to high density or conversion to industrial).

Intensification of Density--significant land use impact.

##### Incompatibility

- Adjacent to high density commercial--beneficial impact.
- Conversion to industrial--potential significant impact, mitigated by Policy 1.13.6, requiring protection of residential neighborhoods and no adverse environmental impacts.

Loss of Open Space--no significant impact.

*Existing Use*      *Summary of Impacts*Commercial  
areasFunctional Role/Patterns of Use

*Community Centers:* Vermont-Rosecrans and Vermont-Carson.

- Integration of mixed use development with commercial uses--potential significant impact on existing use.
- Increased pedestrian activity and presence of residents is considered a beneficial impact.

*General Commercial:* no change of use--no significant impact.

Intensification of Density

Increases in development in Community Centers to three-four story mixed use is potentially significant. Impacts on adjacent uses would be mitigated by Transitional Height requirements.

•

Incompatibility

- Development of a consistent pattern of uses in Community Centers is considered beneficial.
- Potential conflicts of residential and commercial in mixed-use development would be mitigated through Building Code and Zoning requirements.

Loss of Open Space--development of vacant properties is a significant impact.

Industrial  
areasFunctional Role/Patterns of Use

Existing industrial areas are preserved.

Intensification of Density

Increased development in the Regional Center is compatible with the scale and character of existing uses--no significant impacts.

Incompatibility

Consistent development of the Regional Center would not result in any significant land use incompatibilities.

Loss of Open Space--development of vacant properties is a significant impact.

## Hollywood

### Existing Setting

The Hollywood Community Plan Area (CPA) contains 16,027 acres which is approximately 5 percent of the land in the City of Los Angeles. The CPA is surrounded by the communities of Sherman Oaks-Studio City-Toluca Lake, Beverly West, Wilshire, Silverlake-Echo Park, Northwest Los Angeles, and the Cities of Burbank and Glendale. Existing land uses are summarized in **Table LU-13**.

### Project Impacts

#### *A. Land Use Type and Amount*

Land use changes that would result from the implementation of the General Plan Framework Policy are indicated in **Table LU-13**.

**Table LU-13**

Land Use	Existing			Policy			Change Units/ Square Feet (%)
	Acres	Per- cent Total Land	Dwelling Units/ Square Feet	Acres	Per- cent Total Land	Dwelling Units/ Square Feet	
Residential	5,195	32.4	99,885	6,783	42.3	117,492	17.6
Single Family	3,458	21.6	19,636	4,723	29.5	20,480	4.3
Multi-Family	1,736	10.8	80,249	2,060	12.8	97,012	20.9
Commercial & Mixed Use	764	4.8		907	5.7		
Commercial	755	4.7	18,474,000	366	2.3	21,460,852	16.2
Retail			13,259,000			15,507,623	17.0
Office			5,215,000			5,953,229	14.2
Mixed-Use	9	0.06	N.A.	541	3.4	N.A.	
Industrial	420	2.6	7,407,800	269	1.7	7,407,800	0
Open Space/Public/ Institutional/Other	6,804	42.4		5,825	36.4		(14.4)
Infrastructure	2,750	17.2		2,242	14.0		N.A.
Vacant	94	0.6			0		
<b>Total</b>	<b>16,027</b>	<b>100.0</b>		<b>16,027</b>	<b>100.0</b>		

Note: Refer to Table LU-1 footnotes.

## B. Evaluation of Impacts and Significance

### Existing Use      *Summary of Impacts*

#### Single family residential

##### Functional Role/Patterns of Use

- Maintains existing single family neighborhoods.
- Potential new shared facility and secondary units to be determined by Community Plan--no significant impact.

##### Intensification of Density

Shared-facility or secondary units, where determined by Community Plans--no significant impact.

Incompatibility--no significant impacts.

Loss of Open Space--development of vacant properties is a significant impact.

#### Multi family residential

##### Functional Role/Patterns of Use

Maintains existing multi-family neighborhoods--no significant impact.

##### Intensification of Density

- Intensification of existing multi-family areas to a consistent density--no significant impact.
- Potential reduction of permitted densities in mixed-density areas, determined by the Community Plan--beneficial impact.

##### Incompatibility

- Achievement of consistent density in mixed-density areas is a beneficial impact.
- Areas in which permitted densities are reduced may result in incompatible mix of unit type and density--potential significant impact.

Loss of Open Space--development of vacant properties is a significant impact.

#### Residential "transition" areas

##### Functional Role/Patterns of Use

Potentially significant land use impact (residential intensification adjacent to high density), as determined by the Community Plan.

Intensification of Density--significant land use impact.

##### Incompatibility

Adjacent to high density commercial--beneficial impact.

Loss of Open Space--no significant impact.

*Existing Use*      *Summary of Impacts***Commercial areas**Functional Role/Patterns of Use*Neighborhood Districts:* several locations

- Maintains and reinforces existing uses--no significant impact.

*Community Centers:* Hollywood-Western, Vermont-Sunset, Western-Sunset, Vermont-Hollywood, and Hollywood-La Brea/Bronson

- Integration of mixed use development with commercial uses--potential significant impact on existing use.
- Increased pedestrian activity and presence of residents is considered a beneficial impact.

*Regional Center:* Hollywood "Core"

- New development will complement and reinforce existing pattern of uses, as defined by the Community and Redevelopment Plans

*Mixed Use Boulevards:* portions of Hollywood, Santa Monica, Western, and Vine.

- Integration of mixed use development with commercial uses--potential significant impact on existing use; where replaces inconsistent uses is a beneficial impact.
- Increased pedestrian activity and presence of residents is considered a beneficial impact.

*Commercial Boulevard:* no change of use--no significant impact.*General Commercial:* no change of use--no significant impact.Intensification of Density

- Increases in development in the Regional Center and Sunset-Vermont Community Center will be insignificant due to the existing scale and character of use.
- Increases in development in other Community Centers and Mixed Use Boulevards from existing one to two stories commercial to three-eight story mixed use is potentially significant. Impacts on adjacent uses would be mitigated by Transitional Height requirements.
- Increases in density in proximity to major transit corridors and stations is a beneficial impact.

Incompatibility

- Development of a consistent pattern of uses in Neighborhood Districts, Community and Regional Centers, and Mixed Use Boulevards is considered beneficial.
- Potential conflicts of residential and commercial in mixed-use development would be mitigated through Building Code and Zoning requirements.

Loss of Open Space--development of vacant properties is a significant impact.**Industrial areas**Functional Role/Patterns of Use

- Existing industrial areas are preserved.
- Conversion of industrial lands, where determined by the Community Plan would be a significant impact.

Intensification of Density

No increases in density--no significant impact.

Incompatibility

Potential incompatibilities due to new industries in manufacturing areas--potential significant impact.

Loss of Open Space--development of vacant properties is a significant impact.

## Mission Hills-Panorama City-North Hills

### Existing Setting

The Mission Hills-Panorama City-North Hills Community Plan Area (CPA) contains 7,528 acres which is approximately 2 percent of the land in the City of Los Angeles. Mission Hills-Panorama City-Sepulveda is located in the San Fernando Valley, surrounded by the communities of Sylmar, Sun Valley, Arleta-Pacoima, Van Nuys-North Sherman Oaks, Reseda-West Van Nuys, Northridge, Granada Hills-Knollwood, and the City of San Fernando. Existing land uses are summarized in **Table LU-14**.

### Project Impacts

#### *A. Land Use Type and Amount*

Land use changes that would result from the implementation of the General Plan Framework Policy are indicated in Table LU-14.

**Table LU-14**

Land Use	Existing			Policy			Change Units/ Square Feet (%)
	Acres	Per- cent Total Land	Dwelling Units/ Square Feet	Acres	Per- cent Total Land	Dwelling Units/ Square Feet	
Residential	4,030	53.5	36,320	4,532	60.2	45,462	25.2
Single Family	3,353	44.6	15,849	3,491	52.4	16,931	6.8
Multi-Family	676	8.9	20,471	1,041	13.8	28,531	39.4
Commercial & Mixed Use	492	6.5		451	6.0		
Commercial	492	6.5	9,115,000	260	3.5	10,509,356	15.3
Retail			6,249,000			7,288,636	16.6
Office			2,866,000			3,220,720	12.4
Mixed-Use	0	0	N.A.	191	2.5	N.A.	
Industrial	394	5.2	6,940,100	301	5.2	6,940,100	0
Open Space/Public/ Institutional/Other	665	8.9		777	10.3		16.8
Infrastructure	1,864	24.8		1,466	24.5		N.A.
Vacant	82	1.1		0	0		(100.0)
<b>Total</b>	<b>7,528</b>	<b>100.0</b>		<b>7,528</b>	<b>100.0</b>		

Note: Refer to Table LU-1 footnotes.

## B. Evaluation of Impacts and Significance

### Existing Use      Summary of Impacts

#### Single family residential

##### Functional Role/Patterns of Use

- Maintains existing single family neighborhoods.
- Potential new shared facility and secondary units to be determined by Community Plan--no significant impact.
- Potential change of use/density in areas of substandard units, to be determined by the Community Plan--potential "beneficial" impact.

##### Intensification of Density

- Shared-facility or secondary units, where determined by Community Plans--no significant impact.
- Replacement of substandard units by higher density development, where determined by the Community Plans--potential significant impact, mitigated by Policy 1.5.4 requiring compatibility with adjacent uses.

Incompatibility--no significant impacts.

Loss of Open Space--development of vacant properties is a significant impact.

#### Multi family residential

##### Functional Role/Patterns of Use

Maintains existing multi-family neighborhoods--no significant impact.

##### Intensification of Density

Intensification of existing multi-family areas to a consistent density--no significant impact.

##### Incompatibility

Achievement of consistent density in mixed-density areas is a beneficial impact.

Loss of Open Space--development of vacant properties is a significant impact.

#### Residential "transition" areas

##### Functional Role/Patterns of Use

Potentially significant land use impact (residential intensification adjacent to high density or conversion to industrial).

Intensification of Density--significant land use impact.

##### Incompatibility

- Adjacent to high density commercial--beneficial impact.
- Conversion to industrial--potential significant impact, mitigated by Policy 1.13.6, requiring protection of residential neighborhoods and no adverse environmental impacts.

Loss of Open Space--no significant impact.

*Existing Use*      *Summary of Impacts***Commercial areas**Functional Role/Patterns of Use*Neighborhood Districts:* several locations

- Maintains and reinforces existing uses--no significant impact.

*Community Centers:* Sepulveda-Devonshire, Sepulveda-Nordhoff, Sepulveda-118 Freeway, Panorama City (east of Regional Center), Woodman-Osborne

- Integration of mixed use development with commercial uses--potential significant impact on existing use.
- Increased pedestrian activity and presence of residents is considered a beneficial impact.

*Regional Center:* Panorama City

- Integration of mixed use development with commercial uses--potential significant impact on existing use.
- Increased pedestrian activity and presence of residents is considered a beneficial impact.

*Commercial Boulevard:* no change of use--no significant impact.*General Commercial:* no change of use--no significant impact.Intensification of Density

- Increases in development in Community Centers from existing one story commercial to three-four story mixed use is potentially significant. Impacts on adjacent uses would be mitigated by Transitional Height requirements.
- Intensification of the Regional Center is not considered significant due to the scale of existing development.

Incompatibility

- Development of a consistent pattern of uses in Neighborhood Districts, Community and Regional Centers, and Mixed Use Boulevards is considered beneficial.
- Potential conflicts of residential and commercial in mixed-use development would be mitigated through Building Code and Zoning requirements.

Loss of Open Space--development of vacant properties is a significant impact.**Industrial areas**Functional Role/Patterns of Use

- Existing industrial areas are preserved.
- Conversion of industrial lands, where determined by the Community Plan would be a significant impact.

Intensification of Density

No increases in density--no significant impact.

Incompatibility

Potential incompatibilities due to new industries in manufacturing areas--potential significant impact.

Loss of Open Space--development of vacant properties is a significant impact.

## North Hollywood

### Existing Setting

The North Hollywood Community Plan Area (CPA) contains 6,818 acres which is approximately 2 percent of the land in the City of Los Angeles. North Hollywood is located in the southeast quadrant of the San Fernando Valley, roughly along the Hollywood Freeway (Interstate 101). The CPA is surrounded by the communities of Panorama City, Sun Valley, Van Nuys-North Sherman Oaks, Sherman Oaks-Studio City-Toluca Lake, and the City of Burbank. Existing land uses are summarized in Table LU-15.

### Project Impacts

#### A. Land Use Type and Amount

Land use changes that would result from the implementation of the General Plan Framework Policy are indicated in Table LU-15.

Table LU-15

Land Use	Existing			Policy			Change Units/ Square Feet (%)
	Acres	Per- cent Total Land	Dwelling Units/ Square Feet	Acres	Per- cent Total Land	Dwelling Units/ Square Feet	
Residential	3,533	52.1	50,979	3,601	52.8	62,982	23.5
Single Family	2,551	37.4	15,568	2,214	32.3	15,935	2.4
Multi-Family	1,002	14.7	35,411	1,387	20.3	47,047	32.9
Commercial & Mixed Use	558	8.2		571	8.4		
Commercial	558	8.2	10,047,000	239	3.5	11,578,316	15.2
Retail			7,967,000			9,073,803	13.9
Office			2,080,000			2,504,513	20.4
Mixed-Use	0	0	N.A.	332	4.9	N.A.	
Industrial	473	6.9	8,309,200	456	6.7	8,309,200	0
Open Space/Public/ Institutional/Other	317	4.6		616	9.0		94.3
Infrastructure	1,883	27.6		1,575	23.1		N.A.
Vacant	34	0.5		0	0		(100.0)
<b>Total</b>	<b>6,818</b>	<b>100.0</b>		<b>6,818</b>	<b>100.0</b>		

Note: Refer to Table LU-1 footnotes.

## B. Evaluation of Impacts and Significance

### Existing Use      Summary of Impacts

#### Single family residential

##### Functional Role/Patterns of Use

- Maintains existing single family neighborhoods.
- Potential new shared facility and secondary units to be determined by Community Plan--no significant impact.
- Potential change of use/density in areas of substandard units, to be determined by the Community Plan--potential "beneficial" impact.

##### Intensification of Density

- Shared-facility or secondary units, where determined by Community Plans--no significant impact.
- Replacement of substandard units by higher density development, where determined by the Community Plans--potential significant impact, mitigated by Policy 1.5.4 requiring compatibility with adjacent uses.

Incompatibility--no significant impacts.

Loss of Open Space--development of vacant properties is a significant impact.

#### Multi family residential

##### Functional Role/Patterns of Use

Maintains existing multi-family neighborhoods--no significant impact.

##### Intensification of Density

Intensification of existing multi-family areas to a consistent density--no significant impact.

##### Incompatibility

Achievement of consistent density in mixed-density areas is a beneficial impact.

Loss of Open Space--development of vacant properties is a significant impact.

#### Residential "transition" areas

##### Functional Role/Patterns of Use

Potentially significant land use impact (residential intensification adjacent to high density or conversion to industrial).

Intensification of Density--significant land use impact.

##### Incompatibility

- Adjacent to high density commercial--beneficial impact.
- Conversion to industrial--potential significant impact, mitigated by Policy 1.13.6, requiring protection of residential neighborhoods and no adverse environmental impacts.

Loss of Open Space--no significant impact.

<i>Existing Use</i>	<i>Summary of Impacts</i>
Commercial areas	<p><u>Functional Role/Patterns of Use</u></p> <p><i>Neighborhood Districts:</i> several locations</p> <ul style="list-style-type: none"> <li>• Maintains and reinforces existing uses--no significant impact.</li> </ul> <p><i>Community Centers:</i> Victory-Coldwater and Laurel Canyon-Magnolia</p> <ul style="list-style-type: none"> <li>• Integration of mixed use development with commercial uses--potential significant impact on existing use.</li> <li>• Increased pedestrian activity and presence of residents is considered a beneficial impact.</li> </ul> <p><i>Regional Centers:</i> Lankershim-Burbank/Magnolia and Laurel Canyon-Victory.</p> <ul style="list-style-type: none"> <li>• Integration of mixed use development with commercial uses--potential significant impact on existing use; establishment of cohesive and consistent uses is a beneficial impact.</li> <li>• Increased pedestrian activity and presence of residents is considered a beneficial impact.</li> </ul> <p><i>Mixed Use Boulevards:</i> portions of Burbank.</p> <ul style="list-style-type: none"> <li>• Integration of mixed use development with commercial uses--potential significant impact on existing use; where replaces inconsistent uses is a beneficial impact.</li> <li>• Increased pedestrian activity and presence of residents is considered a beneficial impact.</li> </ul> <p><i>Commercial Boulevard</i> no change of use--no significant impact.</p> <p><i>General Commercial:</i> no change of use--no significant impact.</p> <p><u>Intensification of Density</u></p> <ul style="list-style-type: none"> <li>• Increases in development in Community Centers and Mixed Use Boulevards from existing one story commercial to three-four story mixed use and Multi-Family Boulevards from one to three stories is potentially significant. Impacts on adjacent uses would be mitigated by Transitional Height requirements.</li> <li>• Intensification of the North Hollywood Regional Center will be greater than 71 percent over existing density. As many existing structures are one-two stories in height, this is considered a significant land use impact.</li> <li>• Increases in density in proximity to major transit corridors is a beneficial impact.</li> </ul> <p><u>Incompatibility</u></p> <ul style="list-style-type: none"> <li>• Development of a consistent pattern of uses in Neighborhood Districts, Community Centers, and Mixed Use Boulevards is considered beneficial.</li> <li>• Potential conflicts of residential and commercial in mixed-use development would be mitigated through Building Code and Zoning requirements.</li> </ul> <p><u>Loss of Open Space</u>--development of vacant properties is a significant impact.</p>
Industrial areas	<p><u>Functional Role/Patterns of Use</u></p> <ul style="list-style-type: none"> <li>• Existing industrial areas are preserved.</li> <li>• Conversion of industrial lands, where determined by the Community Plan would be a significant impact.</li> </ul> <p><u>Intensification of Density</u></p> <p>No increases in density--no significant impact.</p>

*Existing Use      Summary of Impacts*

Incompatibility

Potential incompatibilities due to new industries in manufacturing areas--potential significant impact.

Loss of Open Space--development of vacant properties is a significant impact.