

# South Los Angeles Community Plan

## General Plan Land Use Map

A Part of the General Plan of the City of Los Angeles

### Land Use - Corresponding Zones

#### Low Density Residential

Low II - R1

Low Medium I - R2,RD3

#### Multiple Family Residential

Low Medium II - RD1.5,RD2,RZ2.5

Medium - R3

High Medium

#### Commercial

Neighborhood Commercial - CR,C1,C1.5,C2,C4,RAS3,R3

Community Commercial - C2,C4,RAS3,R3,RAS4,R4

#### Industrial

Hybrid Industrial - CM

Limited Industrial - MR1,M1

Light Industrial - MR2,M2

#### Open Space; Public Facilities

Open Space - OS,A1

Public Facilities - PF

Public Facilities - Freeways

### Service Systems

Animal Shelter

Cemetery

Community Library

Community Park

Cultural/Historical Site

Fire Station

Health Center/Hospital

MTA Station

Maintenance Yard

Neighborhood Park

Pocket Park

Police Station

Power Distribution Station

Power Receiving Station

Private Elementary School

Private Senior High

Private Special School

Public Elementary School

Public Golf Course

Public Junior High

Public Senior High

Regional Library

Regional Park

Special School Facility

### Utility Lines

Department of Water and Power Lines

### Special Boundary

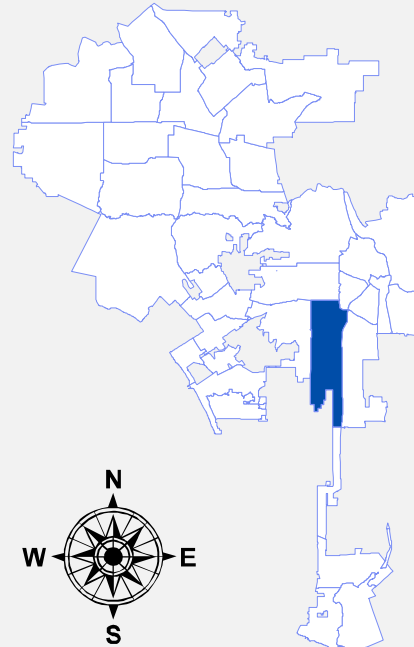
Figueroa Street Corridor, Planned Development

### PLAN FOOTNOTES

- 100% commercial projects located on Community Commercial-designated properties on Figueroa Street and Flower Street (north of Martin Luther King Jr. Boulevard) shall be limited to the existing Height District 1 or 1L and a 1.5:1 FAR. However, hotels and mixed-use (residential/commercial) developments may be designated Height District 2D, provided that the City approves the corresponding zone change to establish the Height District 2D, and provided that no such development exceeds a maximum total floor area ratio (FAR) of 3:1. An additional FAR of 1.5:1, for a maximum total FAR of 4.5:1, may be granted for mixed-use projects that: 1) set aside dwelling units in accordance with LAMC Section 11.5.11, for affordable housing, or 2) for projects reserved for and designed primarily to house students and/or students and their families. Commercial uses in such mixed-use projects shall comprise no less than 0.5 and no more than 0.9 FAR. 100% residential development shall not be permitted.

### ADMINISTRATIVE NOTES

- Symbols, local streets and freeways are shown for reference only.
- Bikeways are shown on maps contained in the City's Mobility Plan 2035, an Element of the General Plan, which was adopted by the City Council on August 11, 2015.
- A complete list of designated historic-cultural monuments is available at the Office of Historic Resources (OHR). OHR also maintains a list of potential historic resources identified through SurveyLA (The Los Angeles Historic Resources Survey) or other historic resources surveys as eligible for designation under local, state and federal designation programs.
- The Public Facility (PF) planning land use designation is premised on the ownership and use of the property by a government agency. The designation of the PF Zone as a corresponding zone is based on the same premise. The Plan also intends that when a board or governing body of a government agency officially determines that a property zoned PF is surplus, and no other public agency has indicated an intent to acquire, and the City is notified that the agency intends to offer the property for sale to a private purchaser, then the property may be rezoned to the zone(s) most consistent within 500 feet of the property boundary and still be considered consistent with the adopted Plan.
- Existing mobile home parks are consistent with the Plan. Future mobile home parks shall be consistent with the Plan when developed in the RMP Zone.
- Each Plan category permits all indicated corresponding zones as well as those zones referenced in the Los Angeles Municipal Code (LAMC) as permitted by such zones unless further restricted by adopted Specific Plans, specific conditions and/or limitations of project approval, Plan footnotes or other Plan map or text notations.



0 500 1,000 2,000 Feet

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