GENERAL PLAN OVERVIEW
The General Plan

- Long-term policy document consisting of set of policies and programs that form a blueprint for physical development
Framework Element

- Long-term growth strategy to guide the various elements of the General Plan
- **Focus new development** around transit stations
- **Preserve the character and scale** of single-family and low-density neighborhoods
- **Retain industrial land** for job-generating uses
- **Encourage development of a citywide open space network**
- **Streamline the development approval process**
- **Promote economic opportunity, social equity and environmental quality**
Other General Plan Elements

- Mobility *(being updated)*
- Housing *(being updated)*
- Air Quality
- Conservation
- Noise
- Open Space
- Service Systems
- Safety
- Community Plans
Current NCP Program

- Hollywood Community Plan adopted in June 2012
- Six active plans nearing adoption
  - San Pedro
  - West Adams
  - Sylmar
  - Granada Hills
  - South LA
  - Southeast LA
Community Plan Contents

• Land use map with corresponding zones
  – The Plan regulates the zoning
  – Underlying zoning must be consistent with the Community Plan
  – Hierarchy of zones (R1, R2, R3 etc.)
  – Plan calculates capacity for residential, commercial, industrial uses
Community Plan Contents

- Plan text comprised of goals, policies, and programs
- Goals are written as an end state or desired outcome
- Policies provide important guidance for findings on discretionary cases
- Programs indentify next steps and future department work program items.
IMPLEMENTATION TOOLS
**HPOZ**  
Historic Preservation Overlay Zone

**CDO**  
Community Design Overlay

**RFA**  
Residential Floor Area District

**K**  
Equestrian District
**CPIO**

Community Plan Implementation Overlay

- Implements the Goals and Policies of the Community Plan
- Works with current zoning and land use designations
- Projects approved through an administrative process (“yes or no” approvals)
Specific Plans

- Used for major development projects
- Or initiated to address specific issues
- Can create clean slate of rules and regulations
- Projects are discretionary, with written findings and conditions
- Administration often involves long term tracking and monitoring.
- Projects are appealable
SOUTH AND SOUTHEAST LOS ANGELES
NEW COMMUNITY PLANS
South and Southeast Los Angeles New Community Plan Process

- **Phase I Information Gathering**
  Land Use Survey
  March to May 2007

- **Phase II Outreach**
  Small Group Meetings
  June 2007 – June 2008
  Public Workshops (2)
  October & November 2009

- **Phase III Technical Phase**
  (DEIR, TIMP, Community Plan Text, Subarea Change Matrix, CPIOs, Ordinances)
  2010- present

- **Phase IV Adoption Phase**
  Stakeholder Outreach Meetings
  Open House/Public Hearing
  CPC Hearing
  PLUM, City Council
NCP Community Engagement Process

- New Community Plan Program – create Community Supported Plans
- Community Plan Advisory Committee (CPAC) – create Vision for Community Plan
- Over 150 meetings to inform Plan, including Community Based Organizations, Neighborhood Councils, Stakeholder Organizations, Residents, Small Businesses, Churches
SUMMARY OF IMPORTANT ISSUES FROM COMMUNITY INPUT

· **Nuisance Uses & Over-concentration of Certain Uses**: liquor stores, drive-through fast food restaurants, recycling, auto-related uses, motels, medical marijuana and vacant lots

· **Incompatible Uses**: Conflicts between incompatible uses, such as industrial and residential.

· **Commercial Corridors**: Elimination of blight; commercial uses vs. residential uses; corridors dominated by several uses which do not contribute to a “livable” community.

· **Community Needs**: Lack of quality grocery stores, sit-down restaurants, retail outlets and service providers, such as medical clinics, mixed income and affordable housing

· **Residential Neighborhoods**: Protection of stable low density residential neighborhoods.

· **City Services**: Lack of code enforcement, public services and investment in the community.
Community Plan Implementation

CPIOs

**Corridors**
- Use Restrictions for Overconcentrated Issues
- Incentives/Parking Reductions for Desired Uses
- Design Standards

**TODs/Mixed Use Nodes**
- Upzones for the creation of Mixed Income and Affordable Housing
- Incentives for other Desired Uses
- Pedestrian Oriented Design Standards
- Parking Reductions

**Industrial**
- Buffering near residential
- Preservation of jobs
- Prohibiting noxious uses near residential

**Targeted Residential Design Guidelines**
- Design Guidelines to ensure preservation of neighborhood character