INTRODUCTION

The Citywide General Plan Framework is a long-range, citywide, comprehensive growth strategy. It is an essential element of the general plan which looks to the future as required by law and replaces City of Los Angeles and the Citywide Plan adopted in 1964. As this text reflects the city's evolving context within which local planning takes place, both the benefits and challenges of growth are shared.

The Framework sets forth a conceptual relationship between land use and transportation in a citywide context and offers use category values, which better describe the character of various areas and the type and level of services provided. In addition, it identifies the types of centers that have evolved as the city has grown. Each Center type is described with broad intensity/density ranges, height and use limits, and generally shown on the long-range land use diagram. The Definitions and Policies reflect the uses found in the city's already diverse urban, suburban and rural land use patterns - patterns which have evolved over time at different rates and in different places. Their generalized form reflects the conceptual relationship between land use and transportation.

Because it is citywide, the Framework cannot anticipate every detail. Therefore, the Community Plans must be used to finalize determinations as to the land uses, land use categories, intensities and heights that fall within the ranges described by the Framework.

The Citywide General Plan Framework Element neither revises nor supersedes the Community plan. It guides the city's long-range growth and development policy, establishing citywide standards, goals, policies and objectives for future land use and community plans. The Framework is flexible, suggesting a range of uses rather than fixed use definitions. Precise determinations are made in the Community Plans.

LEGEND

Districts, Centers & Mixed Use Boulevards

| Neighborhood District | A small area containing predominantly residential neighborhoods and containing a diversity of land uses such as restaurants, retail, schools, commercial facilities and a mix of other uses; generally characterized by small, mid-rise buildings.
| Community Center | A focal point for surrounding residential neighborhoods and containing a diversity of land uses such as restaurants, retail, offices, government facilities, schools and libraries, in addition to neighborhood oriented services. Community Centers are generally located in mid-rise buildings.
| Regional Center | A focal point for regional commerce, identity and activity and containing a diversity of land uses such as offices, commercial and retail, residential and commercial mixed-use, government buildings, major health facilities, major entertainment and cultural facilities, and supporting services. Generally, Development intensity of Regional Centers will vary within the Center area and will be characterized by 6- to 20-story buildings, including large shopping malls, overnight accommodations, served by major transportation and close to housing. Generally, Regional Centers are served by rail or light rail and characterized by 3- to 6-story buildings.
| Downtown Center | An area supporting the finance and trades that serve the populations of the five Regional Centers. Development in the Downtown area is generally characterized by high-rise buildings, important cultural and entertainment facilities, hotels, professional offices, corporate headquarters, financial institutions, large retail department stores, regional transportation facilities and the Convention Center. The Downtown area is generally characterized by a floor area ratio of 1.5:1 and high-rise buildings.
| Mixed Use Boulevard | A roadway through district and community, regional and Downtown centers. Mixed Use development is encouraged along these roadway centers, with the scale, density and type of development compatible with the surrounding areas. Generally, different types of Mixed Use Boulevards will fall within a range of floor area ratios from 1.5:1 up to 4.5:1 and be generally characterized by 1- to 4-story commercial structures. A 4- to 6-story Mixed Use buildings between centers and higher buildings within centers. Mixed Use Bowles are served by a variety of transportation methods.

Relationship To Community Plans

Adoption of the Framework neither overrides nor supersedes the Community Plans. The Community Plans make appropriate and coordinated commitments to the Framework. They offer studies and procedures. Changes may result in a Community Plan amendment, specific studies, or additional specific plans. The General Plan Framework is to be used as a guide - its generalized recommendations to be more precisely determined through the Community Plans.

Relationship To Specific Plans

The number of specific plans such as zoned areas and detailed development regulations for local development may need to be consistent with the Community Plans and the Framework. The Use Category Values and the Community Plan should be consistent with the Framework. For a comprehensive understanding of the Framework's recommendations, the Community Plans and Specific Plans should be consulted.