INTRODUCTION

The General Plan Framework is a long range, citywide, comprehensive growth strategy. It is a special element of the general plan which looks to the future as required by law and replaces Concept Los Angeles and the Citywide Plan (adopted in 1984). Because it looks at the city as a whole, the framework provides a citywide context within which local planning takes place. Both the benefits and the dangers of growth are shared. The framework sets forth a conceptual relationship between land uses and transportation on a citywide basis and defines new land use categories which better describe the character and function of land uses within the city. These categories - Neighborhood District, Community Center, Regional Center, Downtown Center and Mixed Use Boulevards - are broadly described (with ranges of intensity/density, heights and lists of typical uses) and generally shown on this long range land use diagram. The definitions reflect a range of land uses found in the city (already existing uses, solution and hybrid land use patterns, patterns which have existed over time at different scales and in different locations). Because it is citywide, the framework cannot anticipate every detail. Therefore, the community plans must be linked to the final determinations as to boundaries, land use categories, intensities and heights which fall within the ranges described by the framework. The Citywide General Plan Framework Elements, in addition to superimposing the Community plans, are used for the city's long range growth and development policy, establishing citywide standards, goals, policies and objectives for citywide elements and community plans. This framework is flexible, suggesting a range of uses within its land use definitions. Precise determinations are made in the Community Plans.

DISTRICTS, CENTERS & MIXED USE BOULEVARDS

**Neighborhood District**
A family friendly community containing all residential neighborhoods and containing a diversity of land uses such as retail, service, restaurants, schools, recreation, parks, community centers, and other public facilities. They are also defined by their function within the community, citywide and regional context and take into account the surrounding area.

**Community Center**
A focal point of neighborhood commerce, identity and activity containing a diversity of uses such as retail and service, restaurants, community centers, parks, libraries, and other public facilities. They are also defined by their function within the community, citywide and regional context and take into account the surrounding area.

**Regional Center**
A focal point of regional commerce, identity and activity containing a diversity of uses such as retail and service, restaurants, community centers, parks, libraries, and other public facilities. They are also defined by their function within the community, citywide and regional context and take into account the surrounding area.

**Downtown Center**
An international center for finance and trade that serves the population of the five county metropolitan region. Downtown is the largest employment center in the region and the location for major cultural and entertainment facilities. Downtown centers provide retail, professional office, corporate headquarters, financial institutions, high-rise residential towers, regional and international public facilities. The Downtown Center is generally characterized by a floor area ratio up to 2.0:1 and high rise buildings.

**Mixed Use Boulevard**
These areas are the city’s neighborhood districts, community, regional and Downtown centers. Mixed Use development is encouraged along these boulevards with the scale, density and height of development compatible with the surrounding areas. Generally, different types of Mixed Use (commercial, retail, residential) are located along these boulevards from 1.5:1 up to 4:1 and generally characterized by 1- to 2-story commercial drum, up to 3- to 4-story mixed-use buildings between these densities and areas.

LEGEND

- Neighborhood District
- Community Center
- Regional Center
- Downtown Center
- Mixed Use Boulevards

Figure 3-4
Long Range Land Use Diagram
San Fernando Valley
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