INTRODUCTION

The General Plan Framework is a long range, cohesive, comprehensive growth strategy. It is a special element of the General Plan which links to the future as required by law and options Central Los Angeles and the Observatory Plan adopted in 1974. Because it links to the city as a whole, the Framework provides a crossroad concept 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 on a citywide basis and defines areas and land categories which better describe the character and function of the city as it has evolved over time. The new categories—Neighborhood District, Community Center, Regional Center, Downtown Center and Mixed Use Boulevards—are broadly described by ranges of intensity-density, heights and lots of typical land, and generally shown on the long range land use diagram. The definitions reflect a range of land use possibilities 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 locations. Their generalized boundaries reflect a conceptual relationship between land use and transportation.

Because it is citywide, the Framework cannot anticipate every detail. Therefore, the community plans must be linked to final determinations as to boundaries, land use categories, interactions and heights that fall within the ranges established by the Framework.

The Observatory General Plan framework element neither overrules nor supersedes the Community Plans. It guides the city’s long range growth and development policy, establishing citywide standards, goals, policies and objectives for citywide elements and community plans. The Framework in tandem, assigning a range of uses within strict land use definitions. Final determinations are made in the Community Plans.

LEGEND

Districts, Centers & Mixed Use Boulevards

Neighborhood District
A basic unit for the expansion of residential neighborhoods and containing a diversity of land uses such as residential, retail outlets, grocery stores, child care facilities, small professional offices, community serving stores, churches, religious facilities, schools and schools, public parks and plazas. Neighborhood Districts may contain a diversity of uses but are characterized by low density, one to two story buildings.

Community Center
A focal point for surrounding residential neighborhoods and containing a diversity of uses such as low density and over time incorporate commercial, cultural and entertainment facilities, residential and offices, in addition to neighborhood services. Community Centers range from floor areas ratios of 1.5:1 to 3.0:1. Generally, the height of different types of Community Centers will also range from 2-6 story buildings, e.g., some will be 2 story Centers, some 4-6 story Centers depending on the character of the surrounding areas. Community Centers are served by small transit lines that connect them to regional and local transit hubs.

Regional Center
A focal point of regional commerce, identity and activity and containing a diversity of uses such as business and professional offices, selected retail outlets, transportation facilities and supporting services. Generally, different types of Regional Centers will have within the range of floor area ratios from 3:1 to 5:1. Some will be commerically oriented, others will contain a mix of residential and commercial uses. Generally, Regional Centers are characterized by a diverse range of higher density and may be located along major transit lines.

Downtown Center
An international center for finance and trade that serves the population of the five county metropolitan region. It is the largest employment center in the region and the location for major cultural and entertainment facilities, hotels, professional offices, corporate headquarters, financial institutions, high rise residential towers, regional transportation facilities and the Convention Center. The Downtown Center is generally characterized by development heights up to 75 stories and high rise buildings.

Mixed Use Boulevard
These two concepts are the neighborhood districts and 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 Boulevards will fall within a range of floor area ratios from 1.5:1 to 4.0:1 and are generally characterized by 3-6 story buildings. Higher densities of mixed use development are encouraged where the Boulevard serves as a major gateway into the City, or the Boulevard contains mixed use development with the highest build intensities. Mixed Use Boulevards are served by a variety of transportation facilities.

Relationship to Community Plans
Any use, development, or possible change in use is evaluated by the Community Plan update process. Future changes in use require approval by appropriate decision makers through the Community Plan update process. Changes are consistent with and do not supersede nor override these local plans, policies and programs. For a comprehensive understanding of the Framework’s recommendations, both maps and text should be consulted.

Relationship To Specific Plans
Examples of the application of Framework definitions:

- Neighborhood District. In some areas, a range of development potential because some are developed to their maximum, while others are not. In one part of the City, a Neighborhood District may have a floor area ratio of 1.5:1 and a height of 3 stories; while in another part of the City, a Neighborhood District may have a floor area ratio of 1.5:1 and a height of 6 stories.

- Regional Center. Areas usually contain a range of development potential because some are developed to their maximum, while others are not. See Figure 3-1 Long Range Land Use Diagram.

- Downtown Center. As the city evolves over time, it is expected that areas not now recommended as Neighborhood Districts and Community Centers may be re-evaluated. As the city evolves over time, areas now recommended as Neighborhood Districts and Community Centers may not be appropriate. Therefore, the Framework provides a range of development potential so that determinations be different for the adopted plans.

- Mixed Use Boulevard. As the city evolves over time, it is expected that areas not now recommended as Neighborhood Districts and Community Centers may be re-evaluated. As the city evolves over time, areas now recommended as Neighborhood Districts and Community Centers may not be appropriate. Therefore, the Framework provides a range of development potential so that determinations be different for the adopted plans.

Figure 3-1 Long Range Land Use Diagram

Metro

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CITY OF LOS ANGELES GENERAL PLAN FRAMEWORK