

Executive Summary

The unincorporated areas of Los Angeles County are comprised of approximately 2,650 square miles, and over one million people. The Los Angeles County General Plan provides the policy framework and establishes the long range vision for how and where the unincorporated areas will grow, and establishes goals, policies, and programs to foster healthy, livable, and sustainable communities. This document represents a comprehensive effort to update the County's 1980 General Plan.

I. Guiding Principles

The following ~~five~~ six guiding principles work to emphasize the concept of sustainability throughout the General Plan.

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6. Promote Strengths, Community Voice, and Equity Outcomes: Seek out special places or traditions that are significant to the community and recommend ways to preserve and celebrate them.

Chapter 3: Guiding Principles

Guiding Principles

Sustainability requires that planning practices meet the needs of Los Angeles County without compromising the ability of its future generations to realize their economic, social, and environmental goals. The following five guiding principles work to emphasize the concept of sustainability throughout the General Plan.

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6. Promote Strengths, Community Voice, and Equity Outcomes: Seek out special places or traditions that are significant to the community and recommend ways to preserve and celebrate them.

As the County continues to evolve, the values and history of local unincorporated area communities must inform the choices being made in local community development. The General Plan supports the amplification of local historical events and traditions and preservation of local historical resources in creating a more sustainable Los Angeles County.

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Chapter 5: Planning Areas Framework

I. Planning Areas Framework

**Metro Area Plan – Proposed Changes to General Plan 2035
General Plan Amendment No. RPPL2021011925**

The Los Angeles County General Plan is the foundational document for all community-based plans that serve the unincorporated areas. The purpose of the Planning Areas Framework is to provide a mechanism for local communities to work with the County to develop plans that respond to their unique and diverse character. As shown in Figure 5.1, the General Plan identifies 11 Planning Areas, which make up the Planning Areas Framework. The 11 Planning Areas are:

- Antelope Valley Planning Area
- Coastal Islands Planning Area
- East San Gabriel Valley Planning Area
- Gateway Planning Area
- Metro Planning Area
- San Fernando Valley Planning Area
- Santa Clarita Valley Planning Area
- Santa Monica Mountains Planning Area
- South Bay Planning Area
- West San Gabriel Valley Planning Area
- Westside Planning Area

Figure 5.1 Planning Areas Framework Map

The General Plan provides goals and policies to achieve countywide planning objectives for the unincorporated areas, and serves as the foundation for all community-based plans, such as area plans, community plans, and coastal land use plans. Area plans focus on land use and policy issues that are specific to the Planning Area. Community plans cover smaller geographic areas within the Planning Area, and address neighborhood and/or community-level policy issues. Coastal land use plans are components of local coastal programs, and regulate land use and establish policies to guide development in the coastal zone.

Figure 5.2 shows the relationship of the General Plan to community-based plans. All community-based plans are components of the General Plan and must be consistent with General Plan goals and policies.

The following is a list of community-based plans:

- Altadena Community Plan
- Antelope Valley Area Plan
- ~~East Los Angeles Community Plan~~
- East San Gabriel Valley Area Plan
- ~~Hacienda Heights Community Plan~~
- Marina del Rey Local Coastal Land Use Plan
- Malibu Local Coastal Land Use Plan
- Metro Area Plan
- ~~Rowland Heights Community Plan~~
- Santa Monica Mountains North Area Plan
- Santa Catalina Island Local Coastal Land Use Plan
- Santa Clarita Valley Area Plan
- Twin Lakes Community Plan
- ~~Walnut Park Neighborhood Plan~~

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- ~~West Athens–Westmont Community Plan~~

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Chapter 6: Land Use Element

I. Introduction

The Land Use Element provides strategies and planning tools to facilitate and guide future development and revitalization efforts. In accordance with the California Government Code, the Land Use Element designates the proposed general distribution and general location and extent of uses. The General Plan Land Use Policy Map and Land Use Legend serve as the “blueprint” for how land will be used to accommodate growth and change in the unincorporated areas.

II. Background

Land Uses

As shown in Table 6.1, more than half of the unincorporated area is designated for natural resources. The next largest is rural, which accounts for approximately 39 percent of the unincorporated areas, followed by residential, which accounts for approximately three percent of the unincorporated areas.

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General Plan Amendments and Implementation Tools

As the constitution for local development, the General Plan guides all activities that affect the physical environment.

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Specific Plans

A specific plan is a tool to systematically implement the General Plan within an identified project area. Specific plans are used to ensure that multiple property owners and developers adhere to a common plan or coordinate multiple phases of a long-term development. Specific plans must further the goals and policies of the General Plan. Specific plans must be consistent with the General Plan. No local public works project may be approved, no tentative map or parcel map for which a tentative map was not required may be approved, and no zoning ordinance may be adopted or amended within an area covered by a specific plan unless it is consistent with the adopted specific plan.

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The following is a list of specific plans in the unincorporated areas:

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- Canyon Park Specific Plan
- Connect Southwest LA: A TOD Specific Plan for West Athens-Westmont
- East Los Angeles Third Street Plan and Form-Based Code Specific Plan
- Florence-Firestone Transit Oriented District Specific Plan
- La Viña Specific Plan
- Marina del Rey Specific Plan (component of Local Coastal Program)
- Santa Catalina Island Specific Plan (component of Local Coastal Program)
- Northlake Specific Plan
- Newhall Ranch Specific Plan
- Universal Studios Specific Plan
- West Carson Transit Oriented District Specific Plan
- Willowbrook TOD Specific Plan

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IV. Land Use Legend

Table 6.2: Land Use Designations

Land Use	Code	Permitted Density or FAR	Purpose
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COMMERCIAL			
General Commercial	CG	Residential: 20-50 du/net ac** Non-Residential: Maximum FAR 1.0 Mixed Use: 20-50 du/net ac** and FAR 1.0	<p>Purpose: Local-serving commercial uses, including retail, restaurants, and personal and professional services; single family and multifamily residences; and residential and commercial mixed uses.</p> <p>**Also applicable to residential developments or the residential component in mixed-use developments on lots with one of the following land use designations:</p> <ul style="list-style-type: none"> - Altadena Community Plan: Business Park (BP) or General Commercial (GC); - East Los Angeles Community Plan: Community Commercial (CC), Major Commercial (MC), or Commercial Manufacturing (CM); - Rowland Heights Community Plan: Commercial (C); - Walnut Park Neighborhood Plan: General Commercial (GC), Mixed Commercial (MC), or Office Commercial (OC); or - West Athens Westmont Community Plan: Regional Commercial (C.1), Community Commercial (C.2), Neighborhood Commercial (C.3), Commercial Manufacturing (C.4), or Commercial Recreation (CR).

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Land Use	Code	Permitted Density or FAR	Purpose
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Chapter 15: General Plan Maintenance

I. General Plan Annual Progress Report

Section 65400 of the Government Code requires that the County prepare a general plan annual progress report (annual report) on the status of General Plan implementation. The annual report is prepared by the Department of Regional Planning (DRP), presented to the Los Angeles County Regional Planning Commission and the Board of Supervisors, and submitted to the California Office of Planning and Research and the California Department of Housing and Community Development by April 1 of each year.

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5. Content and Pagination Updates

The pagination format of the General Plan shall be designed to help users navigate through the document efficiently. As new General Plan Amendments are adopted by the Board, the General Plan content and pagination (if necessary) will be updated administratively to incorporate all adopted changes to the General Plan.

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