

WHAT IS THE COMMUNITY PLAN?

COMMUNITY PLANS: ROLE AND FUNCTION

The 35 Community Plans comprise the Land Use Element of the General Plan of the City of Los Angeles, one of the seven state-mandated elements of the General Plan that also include noise, transportation, conservation and others. These Community Plans are the blueprint for guiding growth and development in the City. They reflect the communities' desires for their neighborhoods and designate land for the range of uses needed in a community, including housing, jobs, transportation and amenities. The plans tell developers and homeowners what type of development will be permitted and the densities and intensities of that development along with infrastructure, and the services and facilities needed to accommodate planned growth. They are also used by decision-makers to make decisions about land use when property owners seek relief from existing regulations in order to develop property. For this reason, they are an important tool in the development of the City, and they need to be kept up-to-date and systematically revised.

COMMUNITY PLAN PROGRAM

In order to keep the Community Plans up-to-date, the Community Plan Program has been established. Community Plans must be current in order to: encourage wise growth; identify appropriate locations for new development; assess public infrastructure, service and facility needs; minimize lengthy discretionary approvals; and provide certainty and predictability for developers, homeowners and anyone else concerned with the future development of Los Angeles. Continuous maintenance of the Community Plans will provide City departments, elected officials, developers, business owners, and homeowners with an accurate guide to future development. The purpose of this program is to establish an ongoing method to revise community plans with citizen input in order to address prevailing neighborhood and community issues. Recommended changes to Community Plans and their policies and programs will be based on public input and collaboration with other City departments and the governmental agencies that provide public services and facilities. The primary objective is to always have a community plan that is up-to-date.

COMMUNITY PLAN PROGRAM METHODOLOGY

This basic approach of Community Plan Program is to review existing policies and programs and revise them as necessary. The intent is to ensure that the plans reflect the existing reality of how the community has developed since the plan was last revised and to determine desirable future growth patterns in each individual Community Plan area. The program will focus on land use and related mobility issues, urban design and the phasing of public infrastructure and services with growth.

WHAT IS THE RELATIONSHIP BETWEEN THE COMMUNITY PLAN AND THE GENERAL PLAN FRAMEWORK?

The Citywide General Plan Framework was approved by the City Planning Commission on July 27, 1995 and adopted by the City Council on August 8, 2001. The Citywide General Plan Framework is a citywide comprehensive long-range growth strategy. It defines citywide policies that will be implemented through amendments to the various General Plan elements, including the Community Plans, zoning ordinances and other pertinent programs. While it contains a Land Use Diagram, it was always intended as a *guide* for the update of the 35 Community Plans that still comprise the Land Use Element of the General Plan. The Framework establishes the broad, citywide picture of how the land use in Los Angeles functions in relation to all the individual parts, and where future growth is most appropriately directed. The General Plan Framework provides a general recommendation. Final recommendations on the location of Neighborhood Districts, Community Centers, Regional Centers, Downtown Center, Industrial Areas, and Mixed Use Boulevards and their heights and intensities are the province of the Community Plan Program.