

## **SECTION VIII            OTHER ACTIONS    *continued***

### **ENSURING COMPLIANCE WITH PROGRAM AND COMPREHENSIVE PLANNING REQUIREMENTS**

The priorities, strategies and programs carried out through the Consolidated Plan are fully consistent with the city's general plan, and specific plans, and adhere to applicable CDBG and HUD statutes and regulations. The City consults the guidance found in the City's General Plan Framework in preparation of the five-year Consolidated Plan and annual Action Plans, to assure that City priorities, strategies and goals are consistent with both the General Plan and Specific Plan goals adopted by the City Council.

The City's General Plan Framework Element is a strategy for long-term growth that sets a citywide context to guide the update of the community plan and citywide elements. The Element responds to State and Federal mandates to plan for the future. It is critical that Consolidated Planning use the best and most current demographic information in forecasting future population – and the impact that population growth will have on Consolidated Plan-funded projects and programs. To that end, the City uses population forecasts provided by the Southern California Association of Governments (SCAG).

As the City continue to grow, the Element provides a means for accommodating new population and employment in a manner that enhances rather than degrades the environment. The City must prepare for growth, and reflect those estimates in determining funding needs and priorities under the Consolidated Plan. In preparing the General Plan Framework Element, the City has answered the question "What would the City do if it had to accommodate this many more people?" In answer to that question there are two possibilities: 1) prepare a Plan to accommodate density equally among all City neighborhoods, or 2) prepare a plan to preserve the single-family neighborhoods and focus density – should it occur -- in limited areas linked to infrastructure.

According to the Element, any plans to spread growth among all neighborhoods negatively affects all single-family neighborhoods equally, and continues strip commercial development patterns without respect to available infrastructure and transportation facilities. A plan to focus growth preserves single-family and low-density neighborhoods, and affords a closer relationship with available infrastructure.

The Framework Element refines adopted City policy and was intended to update Concept Los Angeles whose central theme is to preserve single-family neighborhoods by focusing any growth away from them and into centers. While planning for the future is demanding and challenging for the City, it is clear that given the choices about how best to respond to the mandates to plan for growth, the Framework Element is clearly the better alternative.

### **GENERAL PLAN FRAMEWORK ELEMENT AND ITS RELATIONSHIP TO THE CITY OF LOS ANGELES GENERAL PLAN AND CONSOLIDATED PLANNING**

The Framework Element supersedes Concept Los Angeles and the Plan citywide elements of the City of Los Angeles General Plan, and sets forth a citywide comprehensive long-range growth strategy. It defines citywide policies that will be implemented through subsequent amendments of the City's community plans, zoning ordinances, and other pertinent programs. In many respects, the Framework Element is an evolution of the Centers Concept, adopted in 1974, that provides fundamental guidance regarding the City's future. The City of Los Angeles is a city of cultural and natural diversity: its communities reflect a variety of people, while its environment reflects a variety of natural features ranging from mountains and hills to rivers, wetlands and coastal areas. This Element contains policies that are intended to maintain this diversity. The City's job in making Consolidated Planning more effective is to give recognition to the City's growth strategy and need to manage diversity through the range of programs and project activities funded by HUD.

## **State Requirements**

California State law (Government Code Section 65300) requires that each city prepare and adopt a comprehensive, long-term general plan for its future development. This Element must contain seven elements, including land use, circulation, housing, conservation, open space, noise and safety. In addition to these, State law permits cities to include optional elements in their general plans, thereby providing local governments with the flexibility to address the specific needs and unique character of their jurisdictions. Similarly HUD Consolidated Plan requirements ensure that the five-year plan and annual Action Plan be prepared consistent with state and local law, and that determinations of slum and blight national objectives must be consistent with the State of California Health and Safety Code.

## **IMPLEMENTATION OF THE GENERAL PLAN FRAMEWORK ELEMENT**

Implementation of the General Plan Framework Element will be achieved through plans, ordinances, standards and guidelines, studies, capital improvements, economic development procedures, administrative procedures, and coordination with other governmental agencies, coordination and joint partnerships with private landowners and developers, and development review procedures. Many of the Element's policies will be implemented by the revision of the community plans and the Municipal Code, which is the basic mechanism through which the City regulates the use and development of land. The full-text Element specifies the implementation programs associated with each Framework Element policy.

## **OVERVIEW OF THE GENERAL PLAN FRAMEWORK ELEMENT**

### **Basis for Planning: Growth and Capacity**

The General Plan Framework Element is based on a planning horizon for population and employment growth: that the City's population could increase by approximately 820,000 residents, and employment by approximately 390,000 jobs. The City has developed this Element to establish policies to best accommodate this growth when and if it should occur. The population estimate is the growth forecast for 2010 for the City of Los Angeles provided by the Southern California Association of Governments (SCAG). The employment increase goal doubles the SCAG 2010 forecast to maintain the City's 1990 jobs-housing ratio. While the SCAG employment forecast represents the prevailing trend in economic activity, the higher number is considered essential if the City is to have sufficient job opportunities for its residents and to maintain and improve the level of services for the City's future. Without changes in the current State taxation and revenue distribution laws, lesser employment growth would significantly and adversely impact the City's fiscal stability and the quality of City services.

The population and employment estimates represent a "step" in the City's future to be used for the planning and funding of supporting transportation, utility infrastructure, and services. Though the Framework Element's Land Use Diagram could accommodate higher levels of growth, these would not be achieved in the foreseeable future as determined by the Framework Element's economic analyses.

At the same time, the population and employment estimates do not represent maximum or minimum levels of growth to be permitted. A system for the annual monitoring of growth, infrastructure, and services, used as the basis to guide future capital investments and development decisions, will also be used as a mechanism to gauge the appropriateness of the estimates and provide for their modification over time.

## **PRINCIPAL FRAMEWORK ELEMENT POLICIES AS THEY RELATE TO THE CONSOLIDATED PLANNING PROCESS**

- **Land Use**

The primary objectives of the policies in the Framework Element's Land Use chapter are to support the viability of the City's residential neighborhoods and commercial districts, and, when growth occurs, to encourage sustainable growth in a number of higher-intensity commercial and mixed-use districts, centers and boulevards and industrial districts, particularly in proximity to transportation corridors and transit stations. This is a strategy consistent with the goals and objectives set forth in the City's goals for economic development and affordable housing through the Consolidated Plan. All residents, but particularly low-income residents, benefit from the proximity of housing to work. Approval by the City Council of measures that encourage density bonuses and adaptive reuse are beginning to bear fruit, in that housing and retail growth is accelerating in many of the City's principal commercial corridors.

The Framework Element establishes new land use categories whose specific locations are determined through the community plans. In general, these categories continue the residential and industrial designations that have been used in the past. New categories are recommended for selected areas of the City that, in general, have been previously designated for commercial uses. These include:

- **Housing**

The Framework Element elaborates on the City's adopted Housing Element to ensure the provision of housing for the City's existing and future residents. Among the key policies are the following:

Provide sufficient lands for the development of an adequate supply of housing units. The Framework Element proposes the expansion of the City's capacity for housing units by the provision of bonus densities for the integration of housing with commercial uses in districts, centers, and boulevards.

Provide incentives for:

- The scattering of affordable units throughout the City;
- Development of family-size units in multi-family developments;
- Expedited permit processing for affordable units;
- Establish development standards for new multi-family residential projects to provide for livable communities;
- Revise, as necessary, community plans to facilitate the conservation of the scale and character of existing stable residential neighborhoods; and
- Plan for appropriate increases in housing production in appropriate areas as determined through the community plans and implementing actions in conformance with the California Environmental Quality Act (CEQA).

- **Implementation of the General Plan Framework**

A diversity of programs are specified to implement the General Plan Framework Element's policies is implemented through a variety of programs; and one of the most important elements is reflected in the strategies found in the City's Consolidated Plan. Additional programs to implement the Framework are considered and included in preparation of the five-year Consolidated Plan and annual Action Plans:

- Establish a program to monitor growth and public service and infrastructure demands and capacities;
- Prepare and submit to the City Council an Annual Report on Growth and Infrastructure, based on information compiled by the monitoring program;
- Amend the community plans and the zoning ordinance (Municipal Code), guided by the

Framework Element's policies and standards;

- Establish development standards to create a higher quality of development;
- Formulate Transportation Improvement and Mitigation Plans for community plan areas and geographic groupings of districts centers and mixed-use boulevard;
- Formulate master and financing plans for public services and infrastructure that are correlated with forecast population and employment growth;
- Maintain and implement Capital Improvement Programs that consider, as a priority, the improvements as an incentive for development in industrial and targeted growth areas;
- Establish and implement a comprehensive economic development strategy and a proactive business attraction and retention program;
- Establish procedures for City agencies to coordinate the provision of services and infrastructure to support growth;
- Establish master plans for infrastructure and public services to upgrade existing deficiencies and meet the needs of future growth;
- Initiate procedures to streamline and provide certainty for the development review process, emphasizing projects that are consistent with the objectives and policies of the General Plan Framework Element, and the implementation of community plans and zoning regulations.

The monitoring section of the CAPER provides detail on the procedures used by city departments and agencies to assure compliance with Consolidated Plan program regulations, as well as the role CDD plays in review of eligibility and national objective of all project activities proposed for CDBG funding annually.