

GOAL LU-3 COMPATIBLE DEVELOPMENT

New development that is compatible with surrounding land uses.

LU-3 Policies

- LU-3.1 **Neighborhoods and Districts.** Create and support thriving neighborhoods and districts that encourage quality development sensitive to the surrounding context.
- LU-3.2 **Development Compatibility.** Require that development is located and designed to ensure compatibility among and between adjacent land uses, addressing such elements as building orientation and setbacks; buffering; visibility and privacy; vehicular access; impacts of noise, lighting, and glare; landscape quality; and aesthetics.
- LU-3.3 **Transitions in Scale.** Require that the scale and massing of new development in higher-density centers and corridors and higher density residential neighborhoods provide appropriate transitions in building height and bulk that are sensitive to the physical and visual character of lower-density abutting neighborhoods. Avoid abrupt changes in density, intensity, scale, and height and provide gradual transitions between different development types.
- LU-3.4 **Project-Level Mixed-Use Design Integration.** Require that residential and nonresidential portions of projects, including individual buildings and sites where a mix of uses are accommodated, to be integrated through site and building design to ensure compatibility among uses.
- LU-3.5 **Environmental Compatibility.** Manage limited development in the hillsides, ridgelines, very high fire hazard severity zones, flood plains, known or suspected earthquake faults, and other high-risk areas.
- LU-3.6 **Sensitive Uses.** Locate sensitive use (e.g. residences, schools, parks) away from hazardous uses and ensure that adequate provisions, including buffers or transitional uses, are made to ensure the health and well-being of existing and future community members.
- LU-3.7 **Interagency Cooperation Regarding Potential Impacts.** Establish and maintain an ongoing liaison with Caltrans, the County of Los Angeles Airport Land Use Commission, the railroads, utility companies, and other major agencies to help minimize the traffic, noise, visual and other impacts of their facilities and operations.

LU-3 Actions

- LU-3a As part of the City's development review process, ensure that new projects are designed to be compatible with residential uses, including appropriate building massing and scale and minimization of impacts related to the operation of the use. Review of non-residential and mixed-use projects should ensure that the following design concepts are addressed in projects that abut residential areas:
- Appropriate building scale and/or siting;
 - Site design and noise-attenuating features to avoid exposure to excessive noise;
 - Site and structure design to avoid excessive glare or excessive impacts from light sources onto adjacent properties; and
 - Site design to minimize loss of community and environmental resources (archaeological, historical, ecological, recreational, etc.).
- LU-3b Evaluate allowing for limited commercial uses at key intersections within residential neighborhoods to provide local access to groceries, eateries and other such neighborhood-serving businesses within walking distance.
- LU-3c Ensure that development proposals including the construction or operation of a heliport or helistop comply fully with permit procedures under State law and compliance with the Airport Environs Land Use Plan for Heliports, including referral of the project to the Los Angeles County Airport Land Use Commission (ALUC) by the applicant, and with all conditions of approval imposed or recommended by the Federal Aviation Administration (FAA), ALUC, and Caltrans, including the filing of a Form 7480-1 (Notice of Landing Area Proposal) with the FAA. This requirement shall be in addition to all other City development requirements.
- LU-3d Require projects 200 feet above ground level to file with the Federal Aviation Administration (FAA) Form 7460-1 Notice of Proposed Construction and Alteration and provide notification to the ALUC.