OPEN SPACE PLAN

This Open Space Plan consists of this text and the accompanying map.
It is an element of the General Plan of the City of Los Angeles.

CITY PLAN CASE NO. 24533

June 1973

DEPARTMENT OF CITY PLANNING LOS ANGELES, CALIFORNIA

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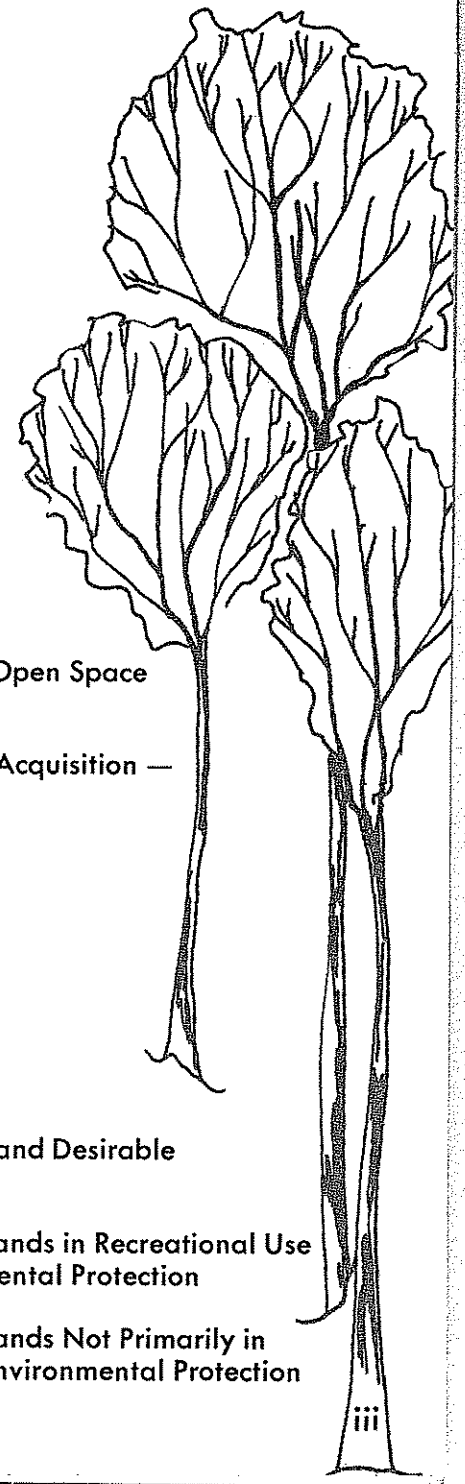
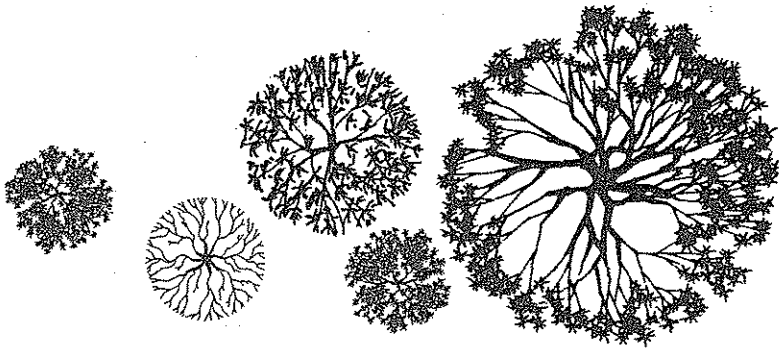


photo: Richard V. David

Chatsworth Community Church and the Santa Susana Mountains

photo: Ed. Rondot



PURPOSES

USE OF THE PLAN

The purpose of the Open Space Plan is to provide an official guide to the City Planning Commission, the City Council, the Mayor, other governmental agencies and interested citizens for the identification, preservation, conservation and acquisition of open space in the City. The Plan includes definitions, objectives, policies, standards and criteria, programs and a map which are to be used when decisions are made pertaining to open space within the City of Los Angeles.

The Plan Map designates existing *open space land* in public and private ownership. Also designated are lands which are considered to be particularly desirable for *open space use*.

The Interim Public Recreation Plan, Major Equestrian and Hiking Trails Plan, City Owned Power Transmission Rights-of-way Development Plan, Cultural and Historical Monuments Plan and other plans which may be prepared in the future, including a Scenic Highways Plan, deal with specialized aspects of the City's open space system. The objectives, standards, policies, and programs of those Plans, unless specifically modified here, are still considered applicable. The various area, community, and district plans deal with land use, transportation facilities, public facilities, etc., on a comprehensive basis. For information with respect to allowable development, transportation facilities, etc., these Plans should be examined.

Open space areas may be privately or publicly owned. This Plan includes goals, objectives, policies and programs directed towards the regulation of privately owned lands both for the benefit of the public as a whole, and for protection of individuals from the misuse of these lands. The contents of this Plan are also directed towards both the acquisition and use of publicly owned lands. Public projects and maintenance activities necessary to provide for the overriding public need, particularly emergency and protective operations, are not intended to be prohibited by this Plan.

DEFINITIONS

Open Space

Open space is land which is essentially free of structures and buildings and/or is natural in character and functions in one or more of the following ways:

1. Provides opportunities for recreation and education;
2. Preserves scenic, cultural or historic values;
3. Conserves or preserves natural resources or ecologically important areas;
4. Provides or preserves lands for managed production of natural resources;
5. Protects or provides for the public health and safety;
6. Enhances the economic base of the City;
7. Preserves or creates community scale and identity; and
8. Buffers or defines activity areas.

Open Space Lands

In accordance with Article 10.5 of the California Government Code, *open space lands* are hereby defined as lands which are both devoted to *open space use* (as defined), and so designated.

Open Space Uses

As defined in the 1972 State of California Government Code: *"open*

space use" means the use of essentially unimproved land or water for (1) "Preservation of natural resources," (2) "Managed production of resources," (3) "Outdoor recreation," and (4) "Public health and safety."

Desirable Open Space

Desirable open space is land which possesses open space characteristics which should be protected and where additional development controls such as proposed in this Plan are needed to conserve such characteristics. These lands may be either publicly or privately owned. Conservation of such characteristics is needed to insure the usefulness, safety and desirability of adjacent lands, and to maintain the overall health, safety, welfare and attractiveness of the community.

It is not the intent of this plan to prohibit development of *desirable open space* if such development is consistent with the unique characteristics of land so designated.

Application

The policies and controls applied to both *desirable open space* and *open space lands* in this Plan are applicable only to lands so designated in this Plan or by separate Council action.

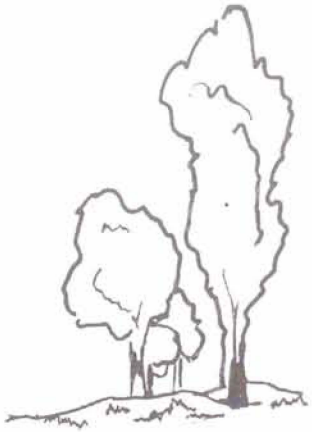
Other Terms

In order to clarify the intent and meaning of this Plan, the following terms are explained:

- "Unique natural features" are scenic viewpoints or natural features identified in community plans and/or by the Federal, State or County governments.

Local Recreation Park

photo: Mason Dooley



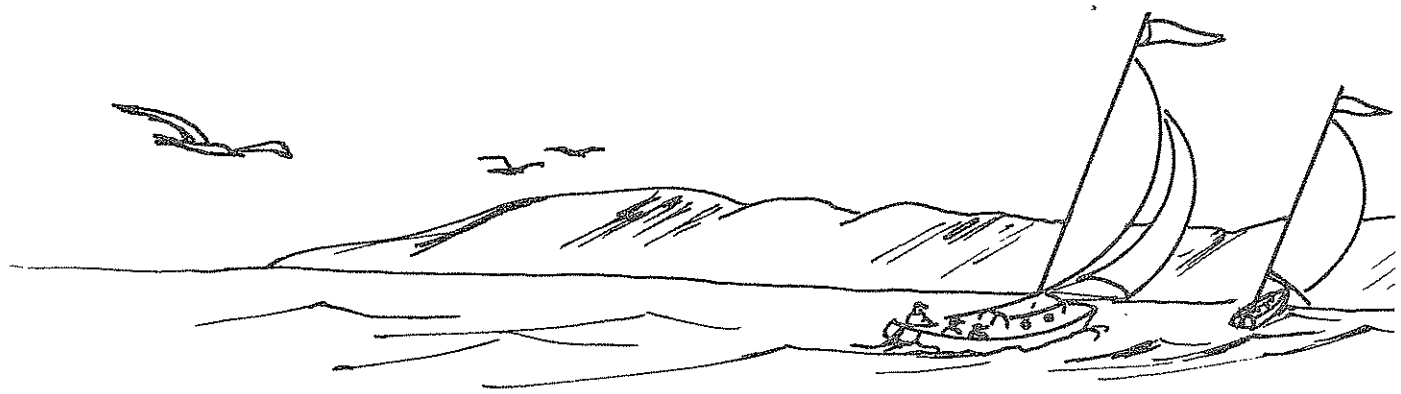
- "Conservation" or "conserve" relate to the managed or controlled uses of open space.
- "Preservation " or "preserve" relate to the controlled nonuse, protection or preservation of open space.
- "Provision" or "provide" relate to the methods of regulation, acquisition, contract, etc., of open space.
- "Acquisition" or "acquire" relate to the purchase, condemnation, gift, grant, bequest, devise, lease, etc., dealing with *open space lands*.
- "Ecologically important area" relates to areas containing representatives of ecologically important habitat types.
- "Natural State" refers to essentially vacant land where vegetation and life systems existing therein are native to the area.

GOALS AND OBJECTIVES OF THE PLAN

Goals

- To insure the preservation and conservation of sufficient open space to serve the recreational, environmental, health and safety needs of the City.
- To conserve unique natural features, scenic areas, cultural and appropriate historical monuments for the benefit and enjoyment of the public.
- To provide an open space system which provides identity, form and a visual framework to the City.
- To conserve and/or preserve those open space areas containing the City's environmental resources including air and water.
- To provide access, where appropriate, to *open space lands*.

Park System Along Hollywood Freeway, North



Cabrillo Beach

Objectives

- To establish standards, criteria and an order of importance for the location, quantity, quality, conservation and preservatio of open space.
- To encourage private persons and all levels of government to assume a logical role in the regulation, funding, planning, development and operation of a coordinated open space system for the State, County, region and City.
- To establish guidelines for utilizing existing open space for the maximum benefit of the citizens of Los Angeles consistent with the rights of persons owning such open space.
- To develop programs and techniques to encourage private land owners to create and/or preserve open space areas and/or linear strips of land connecting open space areas.
- To identify, preserve and/or conserve ecologically important areas within the City which are worthy of preservation and protection.
- To identify unique natural features, scenic areas and historical sites which are desirable for preservation.
- To identify, preserve and/or conserve those lands necessary as *open space land* in order to protect the public health and safety.
- To emphasize the importance of, and to preserve open space and natural features in private and public development.
- To identify the need and methods of providing for open space in proposed centers and impacted areas* of the City.
- To establish appropriate guidelines for the use of the City's beaches and waterfront.

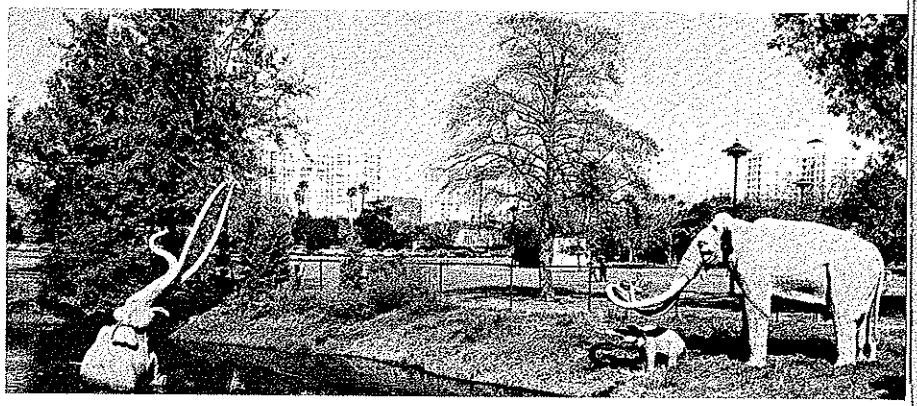
*Impacted Areas — Areas of the City generally characterized by low incomes, high incidence of crime, low educational achievement, etc.

POLICIES

GENERAL

- Ecologically important areas are generally considered as open space and shall be so designated. The following shall apply:
  a. To the extent feasible, ecologically important areas should be kept in a natural state.
  b. In the event a project is proposed within an ecologically important area, an environmental impact report shall be prepared.
  c. The construction of roads through ecologically important areas should be closely controlled in order to protect these areas.
- Flood endangered areas should be set aside for appropriate *open space uses.*
- Alteration of drainage patterns shall be minimized in the development of any land in mountain areas.
- Stream and wash areas should be conserved except where improvements are necessary to protect life and property.
- Cultural and historical monuments located on *Open Space Lands* shall be preserved.
- The amount of earth moved in grading operations within *desirable open space* areas should be limited and closely controlled. Aesthetic consideration should be incorporated into the City's approval of grading plans in these areas.
- Multiple use of open space is considered especially important in proposed or existing areas of high density and/or intensity of development.
- The primary function of open space in existing or proposed areas of high density and/or intensity of development shall be to provide psychological relief from urban development.
- Scenic corridors should be established where designated. Each corridor should be specifically "tailored" to the needs of the area and the scenic values to be preserved. Specific studies including implementing ordinances should be prepared for each scenic corridor.
- The provision of malls, plazas, green areas, etc., in structures or building complexes and the preservation and provision of parks shall be encouraged.
- Open space areas shall be provided or developed to serve the needs as appropriate to their location, size and intended use of the communities in which they are located, as well as the City and region as a whole.
- Small parks, public and private, should be located throughout the City. Not only should recreation activities be provided, but an emphasis shall be placed on greenery and openness.
- Beaches and ocean areas containing abundant plant and marine life should be identified and, where appropriate, protected.

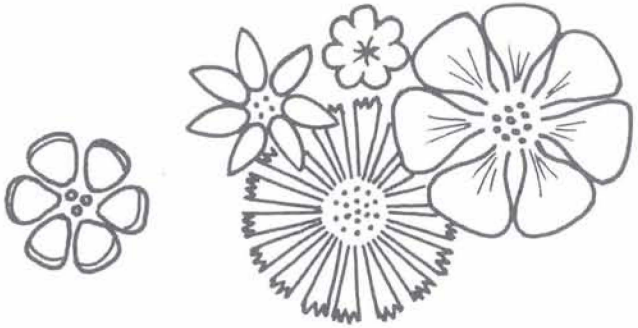
Hancock Park (La Brea Tar Pits)



Open Space in Intensely Developed Westwood

Relaxing in Mac Arthur Park

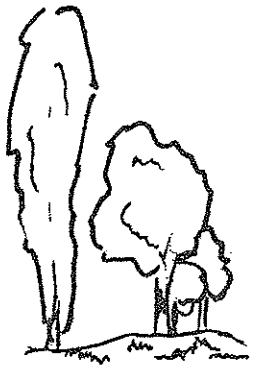
- The designation of an area as either *open space land* or *desirable open space* is not intended to preclude the development of needed transportation facilities. Such transportation facilities traversing public park properties are subject to various laws controlling development.
- When acting upon a specific plan on any matter pertaining to projects located in either the *open space land* or *desirable open space* areas shown in this Plan and where the Environmental impact Report for the subject specific Plan has indicated that a significant environmental impact will occur if the resulting development or action is allowed to take place, the City Planning Commission and Council shall make findings showing the reasons for their action. If the Council does not adopt the Commission's findings and recommendations, the Council shall make its own findings.



PRIVATELY OWNED OPEN SPACE LANDS AND DESIRABLE OPEN SPACE

- Subdivision and zoning regulations should provide standards emphasizing natural and topographic values and constraints through: density and/or intensity limitations, establishment of access standards, availability of public services, consideration of natural hazards, employment of aesthetic as well as safety aspects of grading practices and environmental preservation. This is especially important with respect to preservation of vegetative cover and minimization of sheet erosion.
- Zoning provisions to better control uses of privately owned open space areas should be enacted or revised including the establishment of an open space zone which shall provide for appropriate uses of open space consistent with this plan.
- Private development should be encouraged to provide ample landscaped spaces, malls, fountains, rooftop green areas and other aesthetic features which emphasize open space values through incentive zoning practices or other practicable means.
- Where development is allowed in ecologically important areas, the intensity of development should be kept at a minimum consistent with reasonable uses of the land. All measures should be taken to protect these areas including buffering ecologically important areas from conflicting or detrimental uses.
- Hazardous open space areas; including property especially subject to fire, steeply sloping hillsides and geologically unstable lands; are threats to the public safety. Proposals for their use should be evaluated in light of more restrictive grading requirements, better provision for access and lower densities and/or intensities of development.
- The City should provide for density transfers or reallocations to private land owners in order to secure and/or preserve open space areas, green belts, parks, cultural, historical and scenic features.
- Private development which occurs in proximity to *desirable open space* areas should include roads and trails adequate to serve both that development and the immediately adjacent recreation and open space areas.

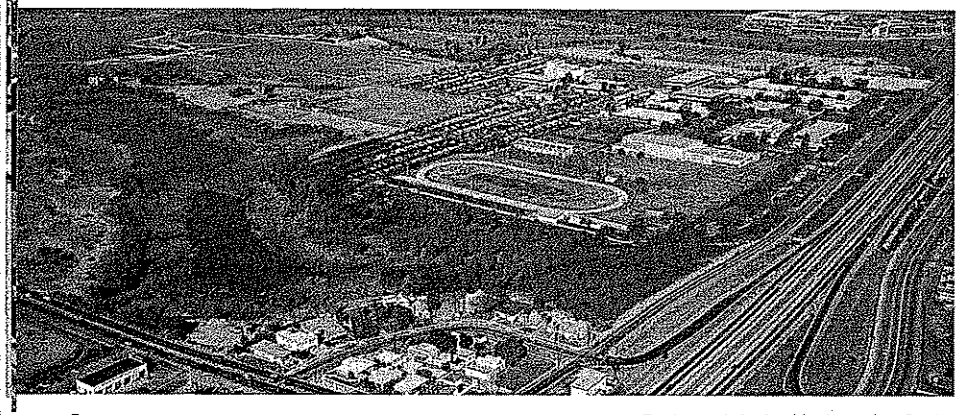
Desirable Open Space — Partially in Agricultural Use



- In *desirable open space*, areas with unique natural features or ecologically important areas, a preliminary development plan shall be provided. Proposals should include: zoning, subdivision, grading, design, landscaping, public improvements and phasing. Also included should be an Environmental Impact Report dealing in particular with open space concerns.
- The City should encourage the County and State to adopt taxing procedures and laws which encourage owners of land to maintain their properties in open space use.

PUBLICLY OWNED OPEN SPACE LANDS IN RECREATIONAL USE OR PRIMARILY USED FOR ENVIRONMENTAL PROTECTION

- The Department of Recreation and Parks shall be designated as the appropriate City Agency responsible for the acquisition, preservation, administration and maintenance of City owned *open space lands* where other operating agencies do not have a primary interest.
- Open space owned by City Departments and Agencies and other jurisdictions shall be retained for an *open space use* wherever feasible. If it is found that such land is needed for recreation or open space, appropriate funding for its acquisition should be provided. A finding by the City Council that public lands being sold by the City are not needed for recreational or *open space uses* shall be required before the sale of such land is approved.
- The City should concentrate its efforts on providing *open space lands* of City, community or neighborhood significance.
- The County, State and Federal governments should be encouraged to assume responsibility for providing *open space lands* of county, state and national significance.
- The agency responsible for administration of open space should be encouraged to request private owners and public agencies to sell, donate or lease, for nominal fees, surplus lands which are suitable for *open space use*.
- *Open space lands* held by the public for recreational use should be accessible and should be provided with essential utilities, public facilities and services.
- Beaches and oceans located within the juridiction of the City of Los Angeles are considered *desirable open space* lands. Measures to conserve the beach and ocean for recreation and environmental protection should be encouraged.
- Roads and other transportation systems through open spaces shall be compatible with the special nature of these lands. These roads shall be individually designed to emphasize scenic values and conform to the unique topography and setting of areas traversed. The standards and criteria set forth in the Scenic

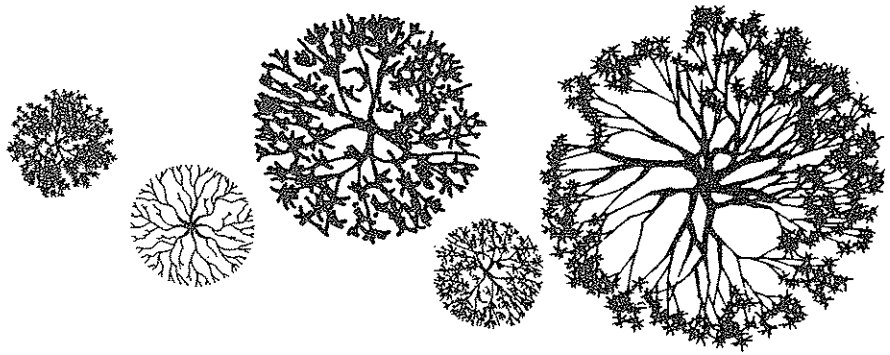


A view of Harbor Park and L.A. Harbor Jr. College

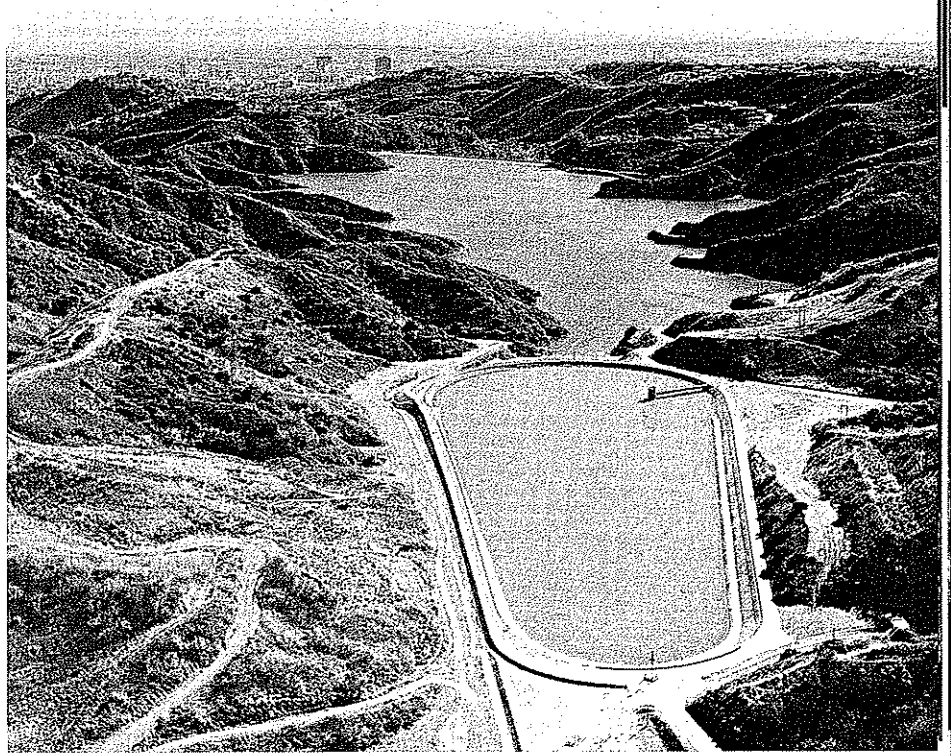
Highways Element of the General Plan should be applied, as appropriate, to roads within open space areas.

PUBLICLY OWNED OPEN SPACE LANDS NOT PRIMARILY IN RECREATIONAL USE OR USED FOR ENVIRONMENTAL PROTECTION

- Multiple use of land adjacent to reservoirs, land reclamation sites, spreading grounds, power line rights-of-way and flood control channels is encouraged consistent with meeting public health and safety standards and the primary functions of these resources. Operating agencies should enter into agreement with the agency responsible for administration of open space in each case, wherever feasible.
- Freeways, major highways, and other transportation and public rights-of-way are sometimes determinants of urban form. They may serve, in some instances, to link elements of the open space system. Future design, location and improvement of these facilities should recognize these concepts.
- The City should encourage the use of alternative modes of transportation for access to some open space and recreational areas especially in more remote areas. The need for public transportation from impacted areas is considered especially important.
- The City should ensure that appropriate open spaces be retained or created in Federally assisted programs such as Model Cities, urban renewal and Neighborhood Development Program areas.
- Impacted areas should receive priority of funding for open space purposes , particularly in respect to providing recreational facilities.



The Department of Water and Power's Stone Canyon Reservoirs



The Verdugo Valley Looking North Toward the San Gabriel Mountains and the Angeles National Forrest. Photo by: John P. Shadle

STANDARDS AND CRITERIA

No overall standard for open space is proposed for the following reasons:

1. Open space serves various functions and needs for different areas of the City.
2. Open space may consist of small lots or green spaces as well as large mountainous areas.

An appropriate study is recommended to determine the open space needs of the City.

RECREATION STANDARD

Six acres of land per 1000 persons should be provided for regional parks. Standards for neighborhood and community parks, park size, facilities location, etc., are included in the Interim Public Recreation Plan.

SCENIC CORRIDOR

- A scenic corridor may include portions of areas abutting a scenic drive with outstanding views, flora, fauna, geology, unique natural attributes or historical and cultural resources affording instruction or pleasure to the traveler.
- Each scenic corridor is unique in that different values consistent with the area to be protected require different controls. Therefore, a separate study resulting in "tailored" standards for each corridor is necessary.
- Controls related to adjoining land uses, height of structures, design and appearance of structures, etc., may be required for each scenic corridor. View points, equestrian, hiking and bicycle trails and parks, as appropriate, should also be included.

DENSITY AND DEVELOPMENT

- Density and intensity of development in open space areas are indicated on the appropriate Community, District or Area Plan. However, dwelling unit density and intensity of development indicated therein may be further reduced if dictated by the following land carrying capability considerations:

Topography (slope)	Ground coverage of proposed improvements
Geology (slides, soil)	Scenic values
Vehicular access	Fire hazard
Public facilities and services (availability)	Earthquake hazard

- Commercial development and other uses permitted in open space areas shall only be approved after full evaluation of the above listed land carrying capability considerations and review of the proposed design.
- Commercial uses approved in open space areas shall be only of a convenience nature relating to various *open space uses* and strictly controlled as to design and location.
- Signs in designated open space areas shall be limited to those which indicate safety warnings, public convenience facilities, identification of structures, historical sites, campsites, etc.
- The proposed Open Space Zone should be enacted at an appropriate density.

CULTURAL OR HISTORICAL SITES

- A cultural or historical site is considered an open space resource if a major portion (75% of the site) is vacant or landscaped and the site is notable for one or more of the following:
  a. A work of a master builder, designer, or architect who influenced his age;
  b. Sites with significant trees or other plant life;

c. Sites identified with historic personages or with important events in national, state or local history;
d. Structures embodying the distinguishing characteristics of an architectural type, valuable for study of a period, style or method of construction;
e. Historic structure or sites in which the broad cultural, political, economic or social history of the nation, state or community is reflected.

- Appropriate designated Federal, State and County historical or cultural monuments or sites within the City of Los Angeles are also designated as open space if they have a significant portion of their site vacant or landscaped.

OTHER CRITERIA FOR IDENTIFYING OPEN SPACE

Safety, Health and Social Welfare:

- Lands subject to natural or man made hazards, detrimental to life and property should be left in their natural state, where feasible, and considered as open space.
- Land, essentially in *open space use*, serving to enhance and protect the public health and welfare should be considered open space. Those lands in impacted areas are especially important.

Environmental and Ecological Balance:

- Open areas which preserve or protect environmental quality or the ecological balance should be considered open space.

Unique Sites:

- Scenic, historic, cultural, archaeological or geological sites and natural formations which are "unique," "one of a kind" or non-replaceable should be considered as open space.

Lower Franklin Canyon Reservoir

Westside Neighborhood Park

Recreational, Urban Shaping, Urban Improvement:

- Open Areas either in recreational use or with a potential for recreational use should be considered open space.
- Open areas serving to shape or improve urban development by separating communities, preventing urban sprawl, encouraging more desirable urban development or preventing urban blight may be considered open space.

Managed Production of Natural Resources:

- Lands used for production of natural resources may be considered as open space.

MULTIPLE USE OF OPEN SPACE

- Open space areas meeting more than one of the above criteria are considered especially desirable and should be treated accordingly. Costs as well as social consequences of each action should be considered in any decision affecting use of these lands.

PRESERVATION, CONSERVATION, OR ACQUISITION — ORDER OF IMPORTANCE

The order of importance for the creation, preservation, conservation or acquisition of open space areas or lands is as follows:

1st Areas which should be maintained as open space in order to provide for public health and safety. This includes lands needed for life support systems such as the water supply, water recharge, water quality protection, wastewater disposal, solid waste disposal, air quality protection, energy production and noise prevention. Natural drainage channels, flood plains, fire hazard areas, airport clear zones and geological hazard areas are also open space necessary to the maintenance of public safety.

2nd Scenic features, historic sites, natural resources, and other significant areas which are considered unique or irreplaceable in nature. This includes ecologically important areas.

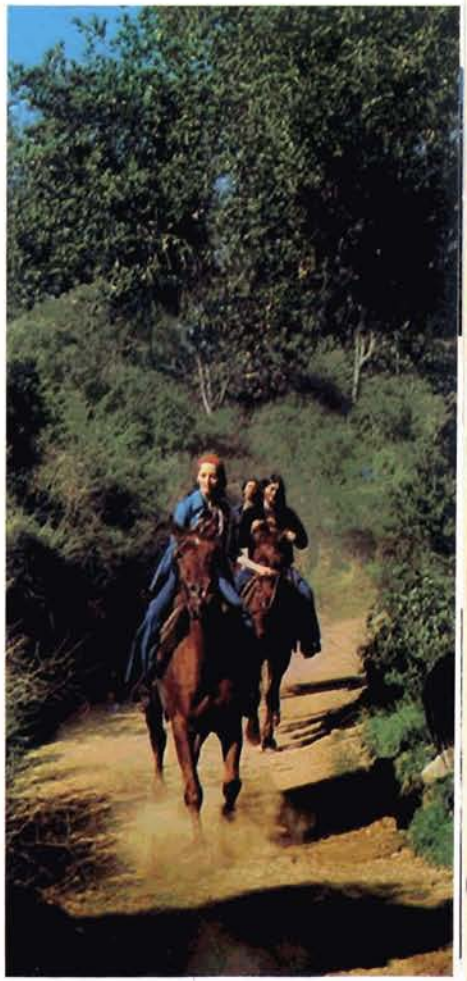
3rd Land well suited to recreational uses either through public acquisition or by privately owned and operated recreational facilities.

4th Those lands in *open space use* which serve to link larger open space areas and the community and give form and identity to urban areas.

The groupings indicated above are general in nature and do not reflect differences in quality or intensity of a particular need or area. Areas of open space which satisfy more than one of the above groupings should be given greater importance.

Harbor Park

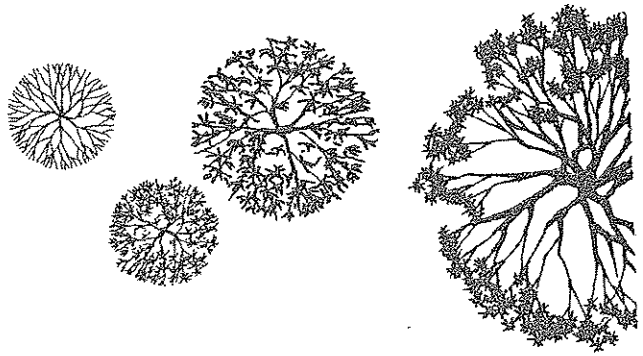
Riding in Griffith Park



Multiple Use of Open Space

Del Rey Marsh

Photo by: John P. Shadie



FEATURES OF THE PLAN

The Plan includes a definition of open space; order of importance for acquisition and preservation of open space; and standards and policies with respect to open space. The above are intended as a guide for decisions with respect to open space in the City. Further, the Plan includes a map indicating *Open Space Lands* and *Desirable Open Space* areas.

The Plan indicates the following amounts of Major Open Space Acreages in the City (approximate amounts only).

	Acres
Open Space Lands	
Publicly Owned in Recreational or Environmental Protection Use	20,800
Publicly Owned not in Recreational or Environmental Protection Use	13,750
Privately Owned Open Space Lands	4,200
Other Open Space	
Desirable Open Space	28,500
Total Open Space in Plan	67,250

All areas designated as *open space land* on the Plan are deemed to be in *open space use* as defined herein. The *desirable open space* areas shown are those lands which although not now designated as *open space land* are particularly suitable for *open space use* or some combination of open space and development consistent with the *open space use*.

Recognized are the many uses of lands considered as open space in the Plan including agriculture, public and commercial recreation, public safety projects, natural resource conservation, very low density residential development, etc. These are all uses which may be appropriate in indicated open space areas. The intensity of these activities are proposed to be restricted in accordance with t Community Plan for the areas and the land carrying capability of land. Specific regulations pertaining thereto shall be included in the City's Municipal Code through such instruments as the Open Space Zone.

Open space lands and *desirable open spaces* of small size and les citywide significance are not shown on the Plan Map. This is not meant to indicate that these lands are not of high open space valu The Plan includes criteria by which these open space areas may be evaluated.

Where feasible, cluster development is encouraged on *desirable op space* lands which the public is unable to acquire or persuade the land owners to maintain in an *open space use*. It is intended, therefore, that about 75 to 80 percent of these areas may be retained as *open space land*. Specific suggestions as to how this clustering may occur are indicated in the appropriate community or district plan.

The difficulty of financing large purchases of land for public *open space use* is recognized. The maximum utilization of existing and future publicly owned lands for open space purposes is recommended. Also recommended is the use of linear strips of lanc to connect open space areas. As open space funds become available, it is envisioned that they will be used primarily to acquir link and augment existing open spaces in highly urbanized areas. Acquisition of lands by means other than outright purchase is encouraged.

The creation of an open space and interconnected park network within the City is proposed. This is to be accomplished initially through the utilization of existing publicly owned lands consistent with their primary usage in all categories, and through selective acquisition of additional open space strips to link and augment existing open spaces. Flood control channels, powerline rights-of-way and existing park lands are intended to be the backbone of this system.

The Plan includes proposals for multiple usage of existing public facilities and rights-of-way. It is essential, however, that the primary function of these facilities be respected. It is envisioned that agreements outlining the extent of *open space use* allowed will be executed between the City Department of Recreation and Parks, and the principal agency controlling the concerned properties.

A comprehensive trail system is proposed. Envisioned is the utilization of scenic drives, selected flood control channels and power transmission line rights-of-way to link open space and recreation areas with each other and with various communities of the City. Trails in brush areas which are open to the public should be accessible to fire fighting equipment.

Ecologically important areas, as shown on the Plan map, are those areas chosen in order to preserve and/or conserve representatives of habitat types of plant and animal life existent within the City.*

*These areas have been identified by the L.A. County Environmental Resource Committee (ERC), an evaluation team of So. Calif. scientists, working under the combined auspices of the So. Calif. Academy of Science and the L.A. County Museum of Natural History.

The ecologically important areas identified represent some of the following habitat types:

1 Coastal Sage Scrub
2 Chaparral
3 Riparian Woodland
4 Herbland
5 Creosote Brush Shrub
6 Arroyo
7 Freshwater Streams & Rivers
8 Fresh Water and Marsh
9 Salt Marsh and Estuaries
10 Mud Flat (Tidal)
11 Rocky Coastal
12 Sandy Coastal
13 Coast Strand and Dunes
14 Foothill Woodland

It is recognized that the City, as a whole, is deficient in open space and recreation facilities. Therefore, the establishment of large parks in the Santa Monica and Santa Susana Mountains, and regional parks in the north San Fernando Valley are endorsed. Also endorsed is the creation of a regional park in Baldwin Hills. Similarly, the value of the Angeles National Forest as an open space resource for the City of Los Angeles is recognized.

The provision of many new local parks as proposed in community and district plans, and in the various technical elements of the General Plan, is considered part of this Plan.

Explanations as to land use and integration of open space with existing uses to meet community needs are included in detail in the various community and district plans. The Open Space Plan Map indicates general locations only.

PROGRAMS

These programs establish a framework for guiding development of the open space system and open space areas in the City of Los Angeles. In general, they indicate those public and private actions which should take place during the life of the Plan. The described actions will require the use of a variety of implementation methods.

GENERAL

Studies and Plans

- Studies pertaining to the appropriate integration of the open space system with future freeways should be undertaken and their results integrated into freeway agreements with the State.
- The City should conduct an economic study to evaluate costs and benefits to the City and other public agencies of the potential uses of large vacant areas in the City including the Santa Monica Mountains, Verdugo Mountains, etc.
- The City should continue its investigation of alternatives to sanitary land fill as a means of disposal of solid waste in order that the natural areas intended for fill may be preserved.
- A study to determine the impact of development on the life systems of ecologically important areas should be prepared. (Special attention should be given to determine the effect of development in the mountains on regional air quality.)
- The use of public transportation to provide access to open space and recreation areas should be investigated and, where appropriate, provided.
- The City should investigate the use of fire resistant vegetation along roads and fire breaks in large open space areas as a means of fire control and enhancement of the environment.

Hiking in the Local Hills

The feasibility of using reclaimed water for irrigating portions of these open space areas should be investigated and implemented if practical.

- The City should explore all potential sources for financing the acquisition and/or development of open space.
- Qualitative standards should be developed for identifying ecologically important areas.
- The Open Space Plan should be reviewed and, if appropriate, revised every five years, or sooner, as conditions warrant.
- An Open Space standard for Los Angeles should be devised and appropriate studies and actions should be accomplished to apply the standard in the City.
- The City's Interim Public Recreation Plan should be updated and revised to provide for small parks especially in impacted areas. Programs to provide these green space and open areas should be initiated.
- The City should institute a study to find means for providing open areas in business and industrial areas in order to provide

Open Space for varying Recreation Needs photo: Mason Dooley

recreational opportunities for employees and psychological relief from the work environment. A system providing for private financial participation in this effort should be developed.

- As part of their preparation or revision, all community or district plans should indicate those lands or sites considered as *desirable open space* or *open space lands* as defined in this Plan.

Public Actions

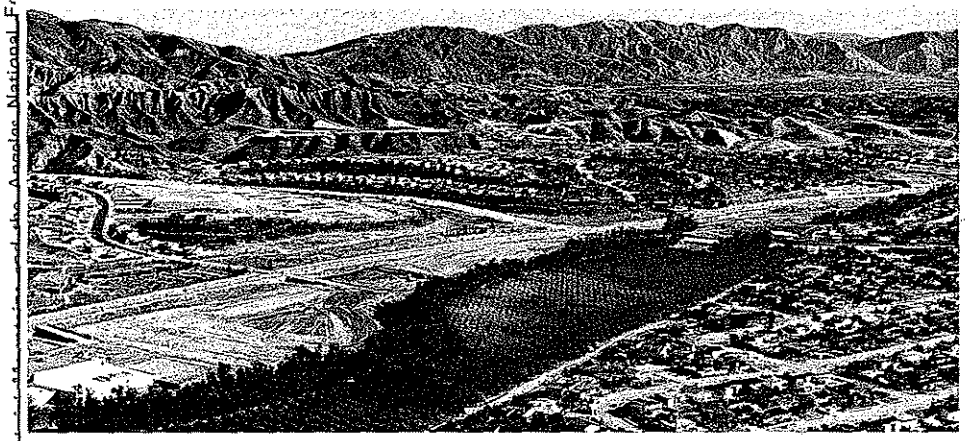
- The City should participate with the Southern California Association of Governments (SCAG) in preparing a comprehensive Conservation and Development Plan for the entire Santa Monica Mountains.
- The City should participate in the preparation of the Coastal Zone Conservation Plan and the Plan for the conservation and development of the Santa Monica Mountains and coastal area.
- Encourage other jurisdictions to maintain much of the vacant lands adjacent to the City as open space.

Desirable Open Space – Santa Monica Mountains photo: Ed. Rondot

- Complete plans for the Big Tujunga Wash as part of the restudy of the Sunland-Tujunga-Shadow Hills-Lake View Terrace Plan.
- Add to the City's legislative program support for:
  a. Laws to clarify the City's rights to acquire open space by eminent domain.
  b. Revision of existing tax laws in order to encourage private land owners to preserve open space.
  c. Laws to establish regional parks in the Santa Monica and Santa Susana Mountains.
  d. Legislation providing for participation of higher levels of government in the preservation of open space through direct subvention of funds, reimbursement of maintenance and planning costs of local agencies and committing excess lands, as appropriate, for open space, should be enacted.
  e. Legislation to appropriate funds to local governments to replace monies lost as a result of reassessment of *open space lands* (such as provided for under the State of California Land Conservation Act), should be enacted.

Photo by: John P. Shadle

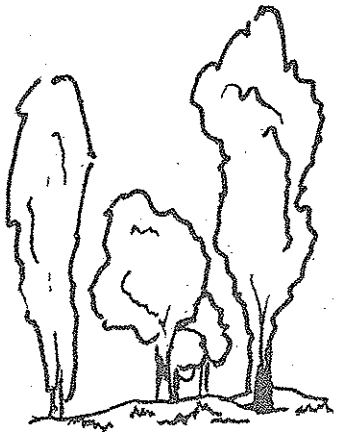
Agricultural Use of Open Space photo: Ed. Rondot



- The County and City should encourage continued agricultural use of lands through taxation policies similar to the Williamson Act and incentive zoning practices.
- Federally funded programs such as Urban Renewal, Neighborhood Development and Model Cities should be reviewed to assure adequate provision and consideration of open space.
- The City should set up a fund for securing *open space lands*. As an alternative, a private non-profit organization or "fund" should be established to buy *open space lands*.
- An ordinance similar to the City's law relating to cultural and historical monuments should be drafted, to enable the City to temporarily forestall development of ecologically important areas.
- Open areas excessively vulnerable to fire, flooding, inundation, and/or geological hazard should be identified and zoned as open space. Special restrictions relating to all types of development within these areas should be enacted.
- Take steps towards including portions of the Big Tujunga Wash in the Angeles National Forest.
- A Scenic Highways Element of the General Plan shall be prepared dealing with both roads in open space areas and other roads serving a recreation or scenic function. Scenic Highways, Scenic Parkways and Scenic Controlled roads shall be among the roads considered therein. Standards and criteria dealing with road capacity, access, adjacent land uses, etc., should be considered in the Scenic Highway Element of the General Plan.
- Develop and initiate proposals outlining the responsibility of each level of government in the planning, funding and administration of *open space land*.
- A data system for monitoring existing and potential open space areas, as indicated on the map, should be established as part of the City's automated parcel data file.

PRIVATELY OWNED OPEN SPACE LANDS AND DESIRABLE OPEN SPACE

- Appropriate sections of the Municipal Code should be amended to require the submission of a preliminary development proposal in *desirable open space* areas where a General Plan amendment, zone change or subdivision is requested. The preliminary development proposal should include the following:
  a. Grading plans including contour grading proposals and figures indicating total amounts of earth to be moved.
  b. Zone change proposal.
  c. Number of dwelling units, commercial floor areas, and other



facilities to be provided.

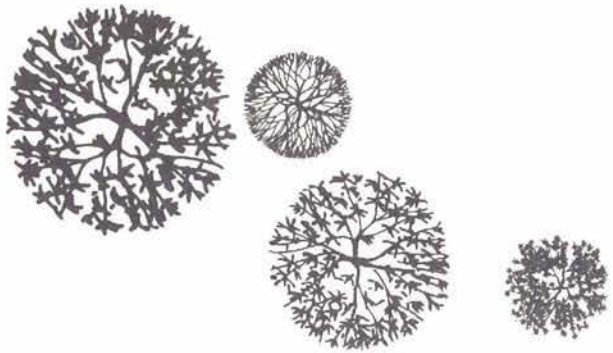
d. Tentative tract maps and other documents normally required therewith.
e. Data necessary for the preparation of an Environmental Impact Report.
f. Site plan, schematics, elevations, preliminary building plans and renderings of the proposed development including a landscaping plan.
g. Traffic report including analysis of road capacities both internal and those external, and essential, to the proposed development.
h. A development and phasing plan dealing with roads, residential areas, commercial areas, *open space lands* and off site improvements.
i. Performance bonds as required.
j. Cost feasibility study including a market survey.
k. Availability of public facilities.

- The Municipal Code should be amended to establish a Design Review Committee. The purpose of this committee would be to review and report on the site plan and design of all major developments and their effect upon the surrounding neighborhood. The Design Review Committee should consider this Plan and open space needs as a major part of their review.
- A workable procedure shall be developed to make it easier for persons wishing to convey land with open space characteristics to the City and other public agencies for open space, recreation or similar uses.
- The City should enact zoning incentives and regulations to encourage or require increased provision of open space and recreation areas within future intensively developed areas.
- As specific plans are prepared by the City for the future development of Centers, adequate amounts of open space should be included. These specific plans should be a prerequisite in major developments located within a "center" identified in the General Plan.

PUBLICLY OWNED OPEN SPACE LANDS IN RECREATIONAL USE OR PRIMARILY USED FOR ENVIRONMENTAL PROTECTION

- *Open space lands* designated primarily for recreational use or environmental protection should be administered by the Recreation and Parks Department.
- Agreements providing for subventions from the County of Los Angeles and other government agencies to the City as reimbursement of costs for the preservation, maintenance and

Hollenbeck Park



operation of regional open space facilities should be requested.

- Consider the special access and circulation needs of open space areas in the formulation of the City's Capital Improvement Program.
- State and Federal funding for the development of scenic drives should be sought.
- Comprehensive plans should be prepared for the planning, funding, and development of Mulholland Scenic Parkway including the adjoining scenic corridor.

Looking Southerly from Hansen Dam Park photo: Ed. Rondot

- When permitted by the City Charter, the public agency responsible for public *open space lands* may consider leasing or acquiring, at reasonable cost, *desirable open space* areas owned by public agencies or private persons.
- The issuance of bonds for the acquisition of parks and other *open space lands* within the City should be explored.
- A system of bicycle, equestrian and hiking trails within areas surrounding the Santa Monica and Verdugo Mountains should be established.

PUBLICLY OWNED OPEN SPACE LANDS NOT PRIMARILY IN RECREATIONAL USE OR USED FOR ENVIRONMENTAL PROTECTION

- The City Council should establish policies, plans, and programs for the administration of *open space lands* within the City. A committee of the General Plan Advisory Board should be set up to assist in this matter.
- Linear park and trail systems utilizing scenic highways, power transmission rights-of-way, flood control channels and abandoned railroad rights-of-way should be established.
- Consistent with their primary use, appropriate publicly owned lands not primarily used for recreation and environment protection should be utilized for limited recreation. The Department of Recreation and Parks should contract and be responsible for developing these areas for recreation.
- Roads through *desirable open space* areas should be designed to emphasize scenic values and to accommodate recreational activities such as hiking, equestrian and bicycle trails.

A view of the City overlooking Hollywood Reservoir

photo: Ed. Rondot

TOM BRADLEY, mayor

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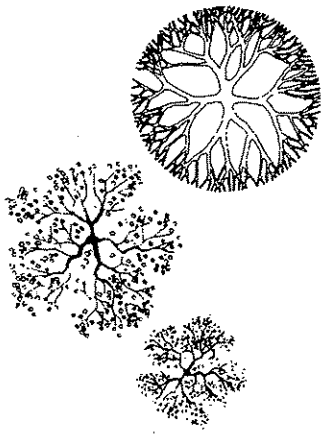

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