

II. COMMUNITY DEVELOPMENT

1. Land Use Element

Introduction

Overview

Lawndale's Land Use Element has the broadest scope of all the General Plan Elements. It portrays the Community's desired future direction through a series of goal statements, policies and implementation programs. In order to create a comprehensive set of land use guidelines, the Element takes into account all of the General Plan's goals and policies. It also provides a policy framework to guide the physical development of the City.

Land use goals and policies direct the course of growth and development in the City, creating a functional and aesthetic land use pattern. For example, policies define guidelines for land use classifications with corresponding densities and indicating desired uses within the City. Policies also establish relationships between residential and non-residential uses. Land use goals and policies influence the character and image of the City more than any other single element.

The Lawndale Land Use plan arranges the Element's land use classifications into a functional pattern. This plan is included as part of the Element. It will also serve to illustrate the arrangement of land uses that would occur at projected "build-out" in the year 2010. It does not, however, establish specific time frames for the phasing of development.

Authority

Government Code Section 65302(a) requires the Land Use Element address the following topics through development policies.

- The amount, location, distribution, density and intensity of each land use proposed by the plan.
- Compatibility of new development on surrounding land use and infrastructure.
- Development regulations for open space.
- The location, acquisition, development and management of public and private parks and recreation areas.
- The location of schools and future use of surplus schools.

- The development, maintenance and location of existing and projected public facilities including building and infrastructure.
- The relationship between the distribution of land use and local capital improvement programs.

Organization

The Land Use Element is organized to first provide an assessment of the existing land use conditions in Lawndale. The assessment is followed by the land use plan, graphically illustrating the pattern of land use classifications. Build-out projections based on acreage, unit counts and anticipated populations of the land use classifications are described on Table 1. The City's goals and policies follow next. The goal statements represent the Community's values and the future direction of the City. Each goal is followed by policies which will guide the City's decision making. The Element concludes with a set of implementation programs.

Land Use Assessment

The City of Lawndale, an urbanized area, encompasses 1241.1 gross acres, or 1.9 square miles. The City's 1990 population was 27,331, a 14.4 percent increase since 1980. Historically, the City has been a bedroom community of primarily single family homes. Over the last twenty years (1970-1990) however, many older single-family homes have been replaced with duplexes and multi-family projects of three or more units. Lawndale has also become predominately a City of renters. Overall, the land use pattern in the City has not changed significantly from the existing conditions described in the 1976 General Plan.

Residential

Residential uses make up approximately half of Lawndale's land area. The predominate residential use is single-family homes on individual lots. This classification includes approximately 24 percent of the land area within the City.

Two residential detached units on a single lot is the next largest residential use, comprising an estimated 18 percent of the City. Multi-family dwellings having three units or more per lot comprise three percent of the City while seven percent of the City is in multi-family projects of four or more units per lot.

Replacement of older single-family homes with duplexes or additions of extra units has occurred without significant alteration of lot configurations. Since Lawndale's original single-family lots tend to be narrow, 40 feet wide by 140-150 feet long, some have been consolidated to create small condominium projects consisting of 6 to 10 units. Other

lots retained their original unit and added additional units in the rear portions of the site.

The change from single-family homes to duplexes, garden apartments and condominiums has increased the densities within the City, impacting infrastructure, parking and circulation. It has also resulted in a mixture of older structures adjacent to new structures. Replacement of older single-family units with higher density projects has occurred throughout the City.

Commercial

Commercial/office professional land uses occupy approximately 107 acres, or 8.5 percent of Lawndale. Of the 107 acre commercial area, nearly 18 acres are devoted to auto related uses and 18 acres are used for office professional purposes. The remaining 71 acres is made up of a mixture of retail, wholesale and other commercial uses.

Lawndale's primary commercial area is located along Hawthorne Boulevard, a six-lane north-south major arterial through the center of the City. Many of the commercial uses on Hawthorne Boulevard tend to be small businesses occupying older buildings.

The remaining commercial areas of Lawndale are located along Artesia and Redondo Beach Boulevards with smaller areas along Inglewood, Prairie and Rosecrans Avenues. These commercial areas have developed in a similar pattern as Hawthorne Boulevard, but at a smaller scale. Lawndale's office-professional uses are located primarily on Hawthorne Boulevard.

Industrial

Industrial uses in Lawndale are currently limited to light manufacturing and related uses, on more than 13 acres. These uses are predominately located in two areas. The largest industrial area is located on the northeast corner of Inglewood Avenue and Manhattan Beach Boulevard, just south of the 405 Freeway. Other industrial uses are located along Grevillea Avenue, south of Marine Avenue. Isolated industrial uses are distributed throughout the City, as on Marine Avenue, east of Hawthorne Boulevard. Lawndale's industrial uses consist mainly of light warehousing, furniture assembly, welding and sheet metal operations.

Public Open Space

Lawndale has less than one acre of City owned public open space/parks, which includes the Hogan tot-lot and the Community Garden. The City relies on a Joint Powers Agreement with the Lawndale School District to provide most of its improved recreational open space. The Rogers/Anderson, Jane Addams and William Green Elementary

Schools reserve approximately five acres of each school site to be used as public parks during off school hours. Currently, the City is pursuing the extension of Joint Powers Agreements for William Green and Jan. Addams schools (See Open Space Element).

Public Facilities

Public facilities comprise 141 acres of Lawndale. Public facility uses include school sites, excluding the portions used for public parks, Lawndale and Los Angeles County maintenance yards, Southern California Edison substation, the Civic Center complex and the AT & SF railroad right-of-way.

Streets and Vacant Land

Approximately 327 acres or 26 percent of the City is in improved streets and alleyways. The remaining 9.1 acres of Lawndale's land area is comprised of privately-owned vacant land.

Table 1
Distribution of Existing Land Uses

<u>Land Use Category</u>	<u>Acres</u>	<u>Units</u>	<u>Population</u>
Residential			
Single-Family Low 0-8.9 du/ac	246.8	1,825	5,100
Single-Family Medium 8.9-17.6 du/ac	45.0	500	1,410
Multi-Family Low 8.9-17.6 du/ac	228.5	3,500	9,800
Multi-Family Medium 17.6-49.0 du/ac	83.0	2,230	6,240
Multi-Family High 49.0-58.0 du/ac	<u>24.0</u>	1,723	4,790
Residential Subtotal	<u>627.3</u>		
Commercial			
General	106.6		
Specialty	0.0		
Urban Village	0.0		
Industrial	13.8		
Public Facility/School	141.6		
Open Space	15.5		
Vacant	9.1		
Street/Alley	<u>327.2</u>		
Totals	<u>1,241.1</u>	<u>9,778</u>	<u>27,331</u>

Table 2
Land Use Plan Estimated Buildout Projections

<u>Land Use Category</u>	<u>Acres</u>	<u>Units</u>	<u>Population</u>
Residential			
Single-Family Low 0-8.9 du/ac	7.0	62	174
Single-Family Medium 8.9-17.6 du/ac	46.0	810	2,268
Multi-Family Low 8.9-17.6 du/ac	407	7,163	20,056
Multi-Family Medium 17.6-33 du/ac	116	3,828	10,718
Residential Subtotal	576.0		
Commercial			
General	150.0		
Specialty	0.0		
Downtown Commercial	35.0		
Industrial			
Public Facility/School	21.4		
Open Space	115.5		
Street/Alley	15.5		
Totals	<u>325.7</u>		
	1,239.1	11,863	33,216

Land Use Plan

The Land Use Plan for the City of Lawndale is comprised of a variety of land uses that are described below. The various land uses are graphically summarized on the Land Use map (see Exhibit A). The land uses were arranged in an order to protect and enhance the existing neighborhoods, help revitalize underutilized areas and provide the necessary public facilities and services to create a vital, attractive and well balanced community.

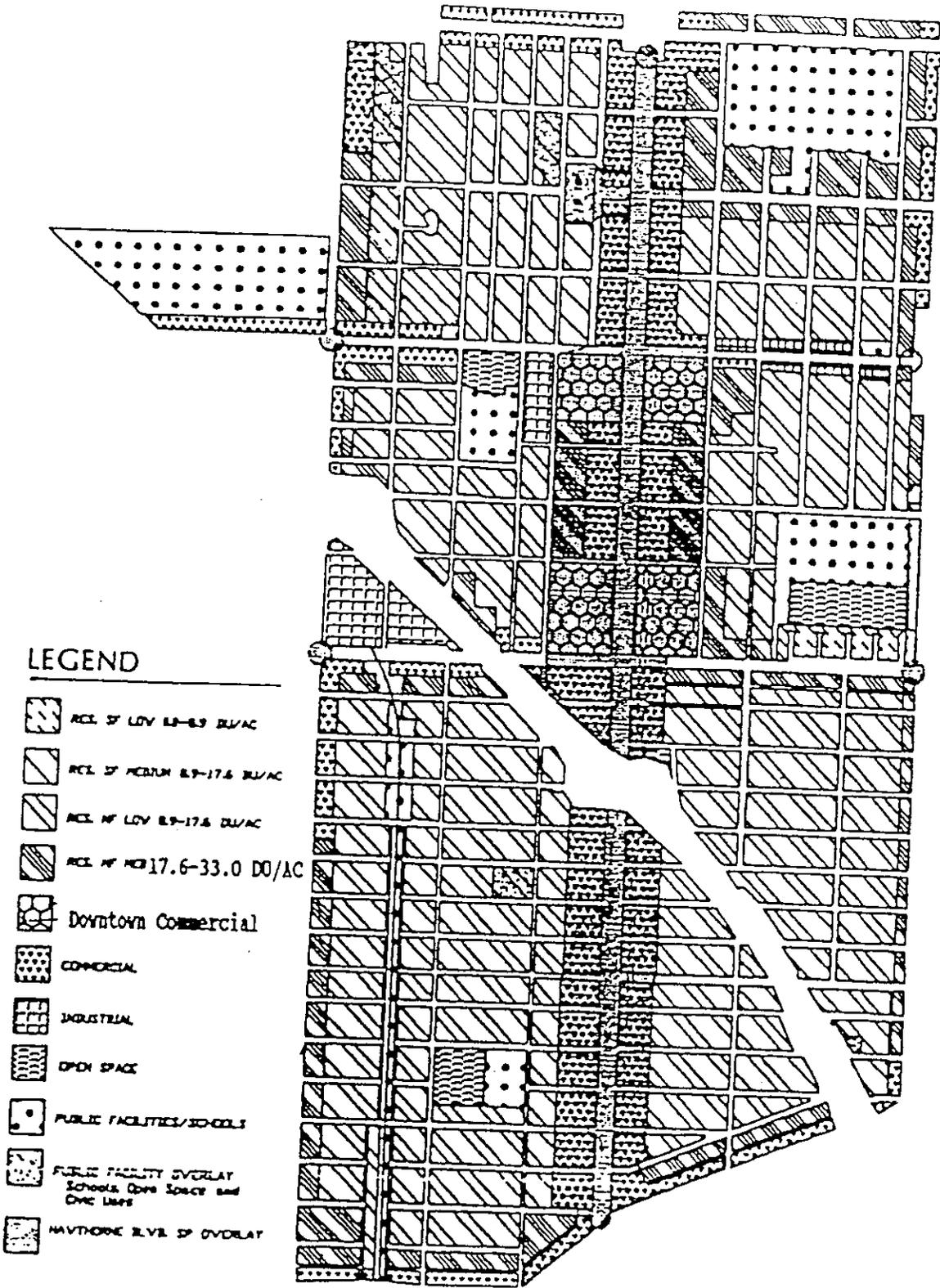
Residential Designations

Single-Family Low Density

Permits a density range of 0-8.9 dwelling units per acre. This category is intended for single-family detached units on a minimum 5,000-square foot lot. Permits single-family detached homes and ancillary uses.

Single-Family Medium Density

Permits a density of 8.9-17.6 dwelling units per acre. This category is only intended to be applied to the areas of Lawndale where the predominate use is existing single-family units on 2,500-square foot lots. Permits single-family detached homes on 2,500-square foot lots on 2,500-square foot lots and ancillary uses.



LEGEND

-  RES. OF LOW 10-15 DU/AC
-  RES. OF MEDIUM 15-17.6 DU/AC
-  RES. OF LOW 15-17.6 DU/AC
-  RES. OF MED 17.6-33.0 DU/AC
-  Downtown Commercial
-  COMMERCIAL
-  INDUSTRIAL
-  OPEN SPACE
-  PUBLIC FACILITIES/SCHOOLS
-  PUBLIC FACILITY OVERLAY
Schools, Open Space and
Civic Uses
-  HAWTHORNE BLVD. SP. OVERLAY

Land Use Plan

Multi-Family Low Density

Permits a density of 8.9 dwelling units per acre to 17.6 dwelling units per acre and allows two units on a minimum 5,000 square-foot lot. Permits single-family detached, duplex/double unit, condominiums, townhomes or any combination of the above and ancillary uses.

Multi-Family Medium Density

Permits a density range of 17.6 dwelling units per acre to 33 dwelling units per acre, on a minimum 5,000-square foot lot. Permits single-family detached, duplex/double unit, condominiums, townhomes, apartments, manufactured housing or any combination of the above if deemed appropriate and compatible with surrounding land uses and ancillary uses.

The residential unit types are defined as follows:

Single-Family Detached

A detached structure containing one dwelling unit on a legally subdivided lot.

Duplex/Double Unit

Two dwelling units attached by a common wall or two detached units (double units) on one legally divided lot. This unit type is an infill product on existing lots where the primary unit has been retained.

Condominiums

A structure or group of structures containing two or more dwelling units with common walls on a single property. Subdivision of the property may exist to permit ownership of airspace in the form of a dwelling unit with an undivided share in common elements.

Townhome

An architectural style that consists of a dwelling unit which is stacked vertically, usually over a garage, and no other unit is over or under the living area. This unit type can be either attached or detached.

Apartments

A structure or group of structures containing three or more units which are rented or leased in time periods of 30 consecutive calendar days or longer.

Manufactured Housing

A detached structure containing one dwelling unit that is constructed elsewhere and transported and assembled on-site.

Commercial Designations

The following commercial designations describes the types of commercial uses as well as the appropriate floor area ratio for commercial development. Floor area ratio is defined as the gross floor area of a building or buildings on a lot divided by the gross lot area or site area.

General Commercial

This designation provides the community with a wide variety of retail shop, restaurants, services and office uses to meet the daily needs of the residents. The permitted floor area ratio, not to exceed 1.0, unless modified by the Hawthorne Boulevard Corridor Specific Plan.

Downtown Commercial

The purpose of this designation is to encourage urban nodes with commercial activity. This designation is applied specifically to the northerly side of the Hawthorne Boulevard and Manhattan Beach Boulevard intersection, and on the southerly side of the Marine Avenue and Hawthorne Boulevard intersection (see Hawthorne Boulevard Corridor Specific Plan).

Specialty Commercial

This designation can apply to sites that are a minimum five (5) acres in size and are located so as to be easily accessible and visible from major transportation corridors. The uses should have a central theme and attract customers from outside the City as well as within Lawndale. Examples of suitable specialty commercial uses are a complex of stores catering to major household purchases, such as furniture, appliances, carpets, etc.; a variety of factory outlet stores; or assorted entertainment and eating establishments. The floor area ratio shall not exceed 0.3.

Industrial Designation

Light Industrial

This designation permits light manufacturing, assembly, packaging, fabrication and processing of materials into finished products rather than the conversion of raw materials. The industrial activity shall be conducted primary within structures and outside storage areas and

assembly activity should be limited. The floor area ratio shall not exceed 0.5.

Open Space Designation

Open Space

This designation includes public parks, parks that are part of school sites, public and private outdoor recreational facilities, and landscaped open space areas.

Public Facilities Designation

Public Facilities

This category includes:

- Public School Sites
- Atchison, Topeka and Santa Fe Railroad Right-of Way
- Civic Center
- Public Maintenance Yards
- Utility Easements
- Library
- Prairie Avenue Recreation Center

Public Facilities Overlay

This overlay is intended to identify existing and potential sites that are suitable for a public park, recreational facility, or any other public facility building or use. In the area adjacent to the Civic Center, this overlay is intended to identify areas where possible expansion of City Hall and/or future public uses can occur.

Goals and Policies

Goal 1. Community Enhancement

Preserve and enhance the environment, values, aesthetic character, and image of Lawndale as a vital, attractive, desirable and safe urban community.

Policy 1a

Maintain the existing residential development pattern, except in locations along major transportation corridors and public centers where commercial or higher density residential uses are more appropriate.

Policy 1b

Monitor the impact of land uses to ensure that the City's infrastructure system, public services and facilities are not over burdened beyond design capacity.

Policy 1c

Promote the Hawthorne Boulevard Corridor Specific Plan in order to revitalize commercial, residential uses and pedestrian oriented activities, through the use of Urban Village nodes.

Policy 1d

Promote development of architectural design guidelines for residential, commercial and industrial land uses.

Policy 1e

Promote a comprehensive City-wide landscape program for public streets.

Policy 1f

Investigate, and actively pursue and enforce programs for property rehabilitation.

Policy 1g

Encourage and assist, where possible, the undergrounding of utility lines and pursue the formation of "Underground Utility Districts".

Policy 1h

Encourage property owners to become more involved in community enhancement efforts.

Policy 1i

Encourage the enhancement and/or creation of private and public open space areas.

Policy 1j

Improve Lawndale's City identification signage program.

Policy 1k

Encourage the renovation and/or expansion of public buildings, where appropriate.

The City should promote community character by encouraging compatible land use and design in respect to location, timing, and density.

Policy 2a

The use of land shall be at an appropriate density based upon compatibility with the majority of surrounding existing land uses.

**Goal 2.
Community
Character**

Policy 2b

In order to minimize conflicts with adjacent land uses, adequate setbacks, buffering and/or innovative site design shall be required.

Policy 2c

The use of land shall include design features which create a positive visual impact for the surrounding area.

Policy 2d

The City shall notify adjacent jurisdictions and agencies of proposed land use actions that may affect them and take appropriate action to address their concerns.

**Goal 3.
Land Use Patterns
and Infrastructure**

The land use pattern and population of Lawndale should be consistent with the capability of existing and planned public services and facilities.

Policy 3a

The number of dwelling units in the City shall be limited to those which can be adequately served by public services or facilities.

Policy 3b

The City shall keep current information concerning the capability of public services and facilities it provides.

Policy 3c

The City shall encourage other public service agencies to keep current information regarding their capabilities.

Policy 3d

The City shall review and update the City Zoning Ordinance and other City implementation documents so as to be in conformance with the General Plan.

**Goal 4.
Public Health and
Safety**

The distribution and uses of land should consider the health, safety and welfare of the community.

Policy 4a

Continue to evaluate acceptable level of risk to the public health, safety, and general welfare and adjust policies accordingly.

Policy 4b

The use of land shall not subject people to potential sources of objectionable noise, light, or other emissions or to exposure to toxic or other dangerous materials.

Policy 4c

Provide available information and encourage education of seismic, geological, fire, and other hazards.

Policy 4d

Seismic and geological hazards shall be considered when making land use decisions.

Policy 4e

Places of public assembly shall be designed with adequate, well marked emergency exits and have public address systems which would not be rendered inoperable due to a fire or other emergency.

Policy 4f

Develop and encourage the use of accessible recycling programs for the residents.

Policy 4g

Evaluate needs of disabled persons and provide services so they can be fully integrated into the community.

Policy 4h

Encourage businesses to provide on-site child-care program for their employees and financially assist child-care programs, where feasible.

All proposed land development shall provide quality site design and architectural features as well as demonstrate compliance with General Plan Guidelines and Implementation Ordinances.

Policy 5a

No proposed division of land or real property shall be created which fails to implement the General Plan, City policies, ordinances or development standards.

Policy 5b

A subdivision or consolidation of land or real property must provide adequate on-site improvements consistent with the General Plan.

**Goal 5.
Community Design**

Policy 5c

A subdivision of land or real property must include provisions for off-site improvements or the payment of fees for off-site improvements consistent with the General Plan.

Policy 5d

The placement of proposed structures, landscaping, access ways, etc., shall be oriented in such a manner as to maximize access to sunlight and natural airflow between buildings.

Policy 5e

A combination of structural sound attenuation techniques, landscaped setback areas, berms and decorative sound attenuation walls shall be required where development abuts major transportation corridors.

Policy 5f

New development shall provide coordinated site design whenever possible with existing or proposed adjacent land uses, to provide complimentary site design and unified circulation access.

Policy 5g

Street lights, parking meters, mail boxes, benches, etc. shall be designed to enhance the streetscape and adjoining land uses.

Policy 5h

All development shall provide adequate on-site parking, or participate in the development of sufficient aggregate parking areas in accordance with the Hawthorne Boulevard Corridor Specific Plan.

Policy 5i

Front, side, and rear yard setbacks shall be measured from the property line, excluding any public right-of-way.

Policy 5j

When a legal matter is pending regarding ownership, lot lines, etc., no projects shall be approved until the matter has been resolved and documented.

Policy 5k

Project landscaping should be designed to include drought tolerant, native California plant species and the use of a drip, micro-spray or other low-flow irrigation systems.

Policy 51

Architectural design shall enhance the neighborhood, community values and City image.

Goal 6.

Residential Uses

Residential development shall conform to the land use classifications identified on the Land Use Plan to ensure proper density, housing type and location, for protection and enhancement of established neighborhoods as well as a balanced, functional community.

Policy 6a

The single-family low density designation shall permit a density range of 0-8.9 dwelling units per acre and is intended for single-family detached units on a minimum 5,000-square foot lot. The permitted housing type is single-family detached.

Policy 6b

The single-family medium density designation shall permit a density of 8.9-17.6 dwelling units per acre and is intended to be applied to only the areas of Lawndale where the predominate use is existing single-family units on 2,500-square foot lots. The permitted housing type is single-family detached.

Policy 6c

The multi-family low density classification shall permit a density of 8.9 dwelling units per acre to 17.6 dwelling units per acre and allows two units on a minimum 5,000 square-foot lot. The housing types permitted are single-family detached, duplex/double unit, townhomes, condominiums, or any combination of the above.

Policy 6d

The multi-family medium density category shall permit a density range of 17.6 dwelling units per acre to 33.0 dwelling units per acre, with up to four units on a minimum 5,000-square foot lot. Usable private and common open space shall be provided. The housing types permitted are single-family detached, duplex/double unit, condominiums, apartments, townhomes, manufactured housing or any combination of the above if deemed appropriate and compatible with surrounding land uses.

Policy 6f

The City shall strive to maintain a reasonable balance between rental and ownership housing opportunities. This balance also applies to senior and family housing.

Policy 6g

The City shall protect, encourage and where feasible, provide housing opportunities for low and moderate income households, as well as for the homeless.

Goal 7.
Commercial
Uses

Encourage the establishment of commercial development which contributes positively to the City image and identity as well as generates revenues and employment opportunities.

Policy 7a

The general commercial designation shall provide the community with a wide variety of retail shops, restaurants, services and office uses to meet the daily needs of the residents.

- Office uses shall be encouraged on second story/upper story of commercial buildings.
- A balance of commercial uses shall be encouraged to serve the needs of the residents.

Policy 7b

The Downtown Commercial designation shall encourage commercial nodes with commercial activity. The following criteria shall apply to the Downtown Commercial designation.

- A central theme with complimentary commercial uses are encourage (i.e., a variety of eating and entertainment establishments).
- Where appropriate, walkways, arcades, plazas, courtyards and other pedestrian oriented design features shall be provided to encourage pedestrian movement within the project.
- Mass transit stops shall be encouraged in closed proximity to the nodes.
- Parking shall be encouraged to be place underground, within structures and/or in the rear of buildings to avoid large parking areas along Hawthorne Boulevard.

Policy 7c

The Specialty Commercial designation can apply to sites that are a minimum five (5) acres in size and are located so as to be easily accessible and visible from major transportation corridors. The uses should have a central theme and attract customers from outside the City as well as within Lawndale.

Policy 7d

Commercial site design shall include the following criteria:

- Adequate setbacks, buffers or screening when adjacent to a non-commercial use.
- Encourage providing landscaped open space areas such as plazas, courtyards, etc.
- Landscaping shall incorporate areas for benches, trash receptacles, bicycle racks and other forms of street furniture where appropriate.
- Shared access with adjacent uses shall be encouraged.
- Phasing of commercial projects shall be permitted to allow initial development and expansion in response to demographic and economic changes. Site design shall illustrate the ultimate development of the property and/or demonstrate the ability to coordinate and integrate with surrounding commercial uses.
- Signage shall be tasteful and compliment the architectural style of the project and be in conformance with adopted City sign programs and the Hawthorne Boulevard Corridor Specific Plan Guidelines, if within the overlay area.
- Sufficient parking shall be provided to serve all the proposed and probable uses.

Policy 7e

Commercial architecture shall emphasize establishing identity to businesses while representing tasteful and visually appealing design that is compatible with the surrounding structures.

Policy 7f

The City shall encourage commercial revitalization and economic growth along Hawthorne Boulevard. However, no eminent domain would be utilized for private development or redevelopment.

Goal 8.

Industrial Uses

Promote light industrial uses which are consistent with the community enhancement goals and policies as well as increase the City tax base and encourage a balance of employment opportunities.

Policy 8a

Only light industrial uses shall be permitted.

Policy 8b

Industrial uses shall be located so as not to create adverse impacts on surrounding land uses and/or the City circulation system.

Policy 8c

Encourage development that presents an efficient, clean and visually appealing industrial environment. Architecture, landscaping, signage and development standards shall be coordinated to provide a unified site design.

Policy 8d

Each industrial use shall provide attenuating structures, devices and/or procedures to ensure that noise, vibration, glare, odors, heat and other emissions are not perceptible outside its boundaries by the natural senses.

Goal 9.

Open Space

To provide City residents with opportunities for active and passive recreation activities through private and public open space areas, parks and recreational facilities.

Policy 9a

Existing and future public parks shall be designated as open space.

Policy 9b

The City shall identify and pursue acquisition of additional parkland.

Policy 9c

The City should continue the Joint Powers Agreements with the Lawndale School District to

**Goal 10.
Public Facilities**

To preserve, enhance and expand the land base and structures necessary to provide public services to the residents of the City of Lawndale.

Policy 10a

The Public Facilities designation shall be applied to existing public facility sites:

- Public School Sites
- Atchison, Topeka and Santa Fe Railroad Right-of-Way
- Civic Center
- Maintenance Yards
- Utility Easements
- Library
- Prairie Avenue Recreation Center

The Public Facilities Overlays shall identify areas that possess public facility characteristics and locations needed to serve the residents of the City of Lawndale.

Policy 11a

The overlay designation shall not preclude the ability to develop the property with the underlying designation, but should encourage the development of public facilities needed to serve the community.

Policy 11b

The overlay designation is applied to the Billy Mitchell, Betsy Ross and Lucille Smith School sites. The overlay identifies each site, or a portion of each site as being suitable for a public park, recreation facilities, or public facility uses.

Policy 11c

The area between the existing Civic Center and Hawthorne Boulevard shall be designated with the Public Facility overlay. The overlay identifies this area as being appropriate for expansion of the existing Civic Center and/or the creation of additional public facilities uses.

**Goal 11.
Public Facilities
Overlay**

use school sites as parkland.

Policy 9d

Private development shall be encouraged to provide usable common open space.

Policy 9e

Evaluate the feasibility of the AT & SF Railroad Right-of-way being converted to a linear park.

Goal 10.
Inconsistency
between
General Plan
and Zoning

Policy 9f

Whenever there is a land use conflict between a General Plan commercial designation, and the underlying residential zone, the residentially zoned properties may be expanded or improved provided that all the development standards of the underlying zone are met. The purpose is to alleviate hardships on the residentially zoned properties, to facilitate more favorable financing options for those inconsistent land uses, and to allow a residential uses to continue until such time that a conversion to a commercial use is requested by the residential property owners.

Policy 9g

The recreational facilities provided at Roger/Anderson Middle School, Jane Addams Elementary School and the William Green Elementary School shall be considered open space.

Goal 10.
Public
Facilities

To preserve, enhance and expand the land base and structures necessary to provide public service to the residents of the City of Lawndale.

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Implementation Programs

1. Community Enhancement

1.1. Hawthorne Boulevard Corridor Specific Plan

Develop public/private partnerships necessary to carry out the implementation programs specified in the Hawthorne Boulevard Corridor Specific Plan.

1.2. Property Rehabilitation

Develop and actively promote viable property rehabilitation programs. Incentive methods can include, but not be limited to:

- Low interest loans
- Contests
- Demonstration projects
- City sponsored "How To" workshops
- City sponsored rehabilitation of structures with a reimbursement guarantee from property owners

1.3. Street Tree and Landscape Program

Adopt and carry out a City-wide street tree and landscape program. The program should identify selected trees that will create separate identities in different parts of City. The City should also set programs through local nurseries to make trees easily available.

1.4. Community Survey

Survey community values periodically to encourage more involvement from residents and to determine if the General Plan and other City document are fulfilling the residents goals for a desirable and attractive community. The survey should occur every five years, in conjunction with mandated Housing Element review.

1.5. Neighborhood Workshops

Conduct neighborhood workshops periodically. For purposes of identifying immediate and future concerns of the residents and to also create more community involvement.

1.6. City Monumentation

The City shall place coordinated City identification monuments and/or entrance landscaping at major entrance points to the City, in conjunction with the Hawthorne Boulevard Corridor Specific Plan.

2. Community Character

2.1. Site Design Standards

The City shall update their site design guidelines and policies. This update shall include but not be limited to:

- Evaluating setbacks and buffers
- Evaluating open space requirements
- Evaluating building height and bulk requirements
- Creating positive visual impacts
- Developing programs for jurisdiction notification
- Developing guidelines for compatibility within existing or proposed development

2.2. Architectural Guidelines

The City shall develop architectural design guidelines primarily for the purpose of:

- Appropriate architectural styles and techniques
- Building height and scale
- Appropriate building materials
- Architectural compatibility
- Wall and fence materials and design

2.3. Hawthorne Boulevard Corridor Design Guidelines

See the Hawthorne Boulevard Corridor Specific Plan for implementation programs.

3. Land Use Pattern and Infrastructure

3.1. Public Facilities Report

The City Public Works Department shall prepare a public facilities report evaluating and monitoring the City's infrastructure and public services delivery system.

3.2. Public Facilities Financing

Within one year after adopting the General Plan, the City shall evaluate all information regarding the financial status and options for financing infrastructure and public services. This information shall be updated yearly. Financing mechanisms the City should consider include but are not be limited to:

- Development fees
- User fees
- Special assessment
- Capital Improvement

3.3. Facilities Financing Fees

The City shall establish a fee system to assist in the financing of all necessary and desirable capital improvements and services. All fee programs shall be adopted by ordinance and reviewed once a year by the City Council.

4. Public Health and Safety

4.1. Environmental Review

Proposed development projects shall be supported by sufficient technical data to determine consistency with General Plan policies. The determination shall include suitable findings on the physical environment including, but not limited to: traffic, air quality, noise, drainage, visual impacts, geotechnical and public facilities and services.

4.2. Dependent Care

The City shall develop child-care standards and regulations, that are flexible and encourage child care facilities in a variety of land uses.

5. Community Design

5.1. Zoning Ordinance Update

The City shall revise and update the Zoning Ordinance to be consistent with the goals and policies of the General Plan.

5.2. Zoning/Land Use Matrix

The City shall develop a zoning and land use matrix to define compatible, as well as potential conflicting zoning and land use designations.

5.3. Subdivision Ordinance

The City shall update the Subdivisions Ordinance to be consistent with the goals and policies of the General Plan.

6. Residential Uses

6.1. Zoning Ordinance Consistency

The City shall evaluate current residential zoning designations, as part of the zoning ordinance update, to determine adequacy for implementing the new General Plan policies. New designations may be established.

6.2. Residential Design

The City shall develop and adopt design standards regarding architecture, building height and separation.

7. Commercial Uses

7.1. Zoning Ordinance Consistency

The City shall evaluate current commercial zoning designations, as part of the zoning ordinance update, to determine adequacy for implementing the new General Plan policies. New designations may be established.

7.2. Signage

Review and update the City's sign ordinance to ensure it reflects the City community enhancement goals and policies.

7.3. Floor Area Ratio Bonus

Evaluate increasing commercial floor area ratio if outdoor amenities and open space area far surpass Zoning Ordinance standards.

7.4. Additional Implementation Programs

Additional implementation programs can be found under the Land Use Element Community Character section and in the Hawthorne Boulevard Corridor Specific Plan and the Economic Element.

8. Industrial Uses

8.1. Zoning Ordinance Consistency

The City shall evaluate current industrial zoning designations, as part of the zoning ordinance update, to determine adequacy for implementing the new General Plan policies. New designations may be established.

8.2. Floor Area Ratio Bonus

Evaluate increasing industrial floor area ratio if outdoor amenities and open space area surpass Zoning Ordinance standards.

8.3. Additional Programs

Additional programs can be found under the Community Character implementation programs and in the Economic Element.

9. Open Space

9.1. Railroad Right-of-Way

Pursue discussions with Atchison, Topeka and Santa Fe Railroad regarding conversion of a portion of the right-of-way for linear park purposes.

9.2. Additional Parkland

Prioritize potential open space and parkland sites, evaluate financing or annexation options and pursue opportunities for acquisition when and where feasible.

10. Public Facilities

10.1. Financing Plan

The City shall prepare a comprehensive financing plan to maintain and/or improve the public service facilities of the Community. Public facilities to be addressed in the financing plan shall include, but are not limited to:

- Police
- Fire
- Streets
- Parks
- Libraries

This plan shall include the following and be reviewed and updated annually.

- Projections of capital improvements necessary to maintain, improve and/or expand current facilities services.
- Projection of revenues, including development fees, which will be available to meet capital improvement needs.
- Identify necessary adjustments to fees and other revenue sources to meet public facility needs.
- Identify long-term financing methods to allow for the improvement and/or acquisition of needed facilities or service in a timely manner.

**11. Public
Facilities
Overlay**

11.1. Identification of Public Facility Sites

The City shall review, on a yearly basis, the General Plan Land Use Map in regards to identifying potential sites for future public parks or public facility buildings.

11.2. Financing Options

The City shall evaluate various financing options for the acquisition and/or expansion of park sites and public facilities. The financing mechanism can include, but not be limited to:

- General Obligation Bonds
- Special Tax
- User Fees
- Tax Increment Financing
- Special Assessments