

RELATIONSHIP TO OTHER GENERAL PLAN ELEMENTS

The Community Plan includes appropriate policies and implementation measures generated from the mitigation measures listed in the environmental clearance. In many instances these measures encompass the policies contained in the General Plan Framework Element.

The City of Los Angeles is responsible for revising and implementing its General Plan. State law requires that the General Plan an internal consistency. The Venice Community Plan, a portion of the City's Land Use Element, must be consistent with other elements and components of the General Plan.

The General Plan Framework is a long range, citywide, comprehensive growth strategy. It is a special element of the General Plan which plans for the future as required by law and replaces Concept Los Angeles and the Citywide Plan (adopted in 1974). Therefore, the Framework Element looks at the City as a whole and provides a citywide context within which local planning takes place. It discusses both the benefits and challenges of growth.

Because it takes a citywide perspective, the Framework Element cannot anticipate every detail. The Community Plans must be looked to for final determinations as to boundaries, land use categories, intensities, and height that fall within the ranges described by the Framework. The Framework Element neither overrides nor supersedes the Community Plans. It guides the city's long range growth and development policy, establishing citywide standards, goals, policies, and objectives for citywide elements and Community Plans. The Framework Element is flexible, suggesting a range for uses within its land use definitions. Precise determinations are made in the Community Plans.

The General Plan Framework Element projects the following population, housing and employment levels for the Venice Plan area for the year 2010:

<i>Population (2010) Projection</i>	46,198
<i>Employment (2010) Projection:</i>	16,575
<i>Housing (2010) Projection</i>	24,632

These numbers are provided as reference during the Community Plan Update process and are best estimates that are derived from regional data which are disaggregated to the city and then to the community level. Population, employment and housing could grow more quickly or slowly than anticipated depending on economic trends.

Regional forecasts do not generally reflect the adopted Community Plan land use capacity or build-out estimate from planned land use. Plan capacity or build-out is also an imprecise estimate and depends on specific assumptions about future development density and household size, which may vary from what actually occurs. Community Plan capacity does not include housing located within commercial districts nor the current residential vacancy rate.