

LAND USE ELEMENT

The Land Use Element establishes goals, policies, and implementation programs for the manner in which new development and redevelopment will occur and existing uses will be conserved in the City of Bellflower. The Land Use Element contains provisions that relate to the physical development of the City and to the organization of the City's environment in a functional and aesthetic pattern. The Land Use Element serves as the primary vehicle for ensuring the logical organization of residential, commercial, industrial, public/ quasi public (institutional/ civic), and open space land uses to meet the needs of the community.

State Planning Law requires cities and counties to set forth goals, policies, and implementation programs for the long term physical development of the community. Section 65302 (a) of the Government Code requires preparation of a land use element which designates the proposed general distribution and general location of the uses of land for housing, business, industry, public buildings, and open space.

The following land use designations have been created to implement the goals and policies of the General Plan.

Residential

Six (6) residential density categories shall be established for purposes of providing the City with a range of building intensities that promote a variety of lifestyles:

Agricultural Residential (0 - 4.4 DU/net AC) - This land use designation is intended for an area of low density single family residential and limited, ancillary, agricultural uses which may include nurseries, orchards, flower gardens, tree farms, and equestrian facilities. The Agricultural Residential land use classification is characterized by single family detached dwellings commonly located on large lots (10,000 square foot minimum) designed to promote the rural agricultural heritage of Bellflower.

Single Family Residential - (0 - 6.2 DU/net AC) - Single family areas are for lots of at least 7,000 square feet with a minimum lot frontage of 25 feet (existing legal lots of record) allowing only one dwelling unit per parcel. No subdivision for the creation of multi-family housing is allowed. The Single Family Residential district shall allow a detached guest room or "granny flat".

Low Density Residential (0 - 8.7 DU/net AC) - The Low Density Residential classification is characterized by single family detached dwellings but this category will allow for subdivision of lots or creation of condominium or townhome units. The density associated

with this land use category equates to one dwelling unit per 5,000 square feet of net acreage.

Medium Density Residential (8.7 - 14 DU/net AC) - The Medium Density Residential classification is intended as an area for medium density single family detached or multi family detached or attached dwellings. With a higher density range associated with this land use category, considerably more housing product types may be used including single family detached, single family attached (duplex), townhomes, and condominiums. Building at the lower end of the density range, with products characterized by single family detached dwellings, would be appropriate adjacent to existing single family neighborhoods. Building intensity at the higher end of the range is more appropriate adjacent to existing high density residential attached housing products. Development at the high end of the density range would normally be semi-detached or attached units. The Medium Density Residential land use category serves as a buffer or transition between low density residential areas and areas of higher density, or intensity (Commercial, Industrial) of use.

High Density Residential (14 - 22 DU/net AC) - The High Density Residential category is typified by townhomes, condominiums, and apartment buildings. High density projects are encouraged to cluster development allowing for the maximum usage of land while retaining needed group and private open space. This density is appropriate in proximity to areas of higher density or intensity (Commercial, Industrial) of use such as adjacent to major arterials.

Senior Citizen Housing (0 - 65 DU/net AC) - Housing exclusively for senior citizens requires significantly less parking and outdoor recreation areas than a typical multi family housing project. Higher building height and density is allowed to accommodate the smaller units associated with senior housing projects.

Mixed Use - The Mixed Use land use category is being created in order to accommodate innovation in land use planning, both in existing commercial and multi family residential areas. The introduction of non or neo traditional uses may enliven developed areas otherwise unattractive for investment and improvement.

The Mixed Use land use category is created to enable the addition of residential uses on commercial property or commercial uses on residentially used lots. Mixed use does not mean that commercial and residential uses are next to each other (although that may be the case) but rather that the uses exist together on the same lot.

As Bellflower is a fully developed city, this designation will be utilized with an overlay zone or Specific Plan in order to augment existing uses, therefore adding value and an inducement to private investment. As with all other designations, the Zoning Ordinance will implement the specific provisions of the land use category.

Commercial - The Commercial land use category is designed to accommodate four zoning sub-categories which include Office, Neighborhood Commercial, General Commercial, and Town Center.

Office - Office uses are intended to support and accommodate administrative and business professional activities. Office uses include professional office and ancillary commercial service uses rather than commodities. Integrated office complexes providing areas where related and support office functions can be clustered are encouraged. Office oriented uses include administrative and professional offices; business support services; financial, insurance, and real estate services; support commercial uses (e.g., photocopying shops); and medical services.

Neighborhood Commercial - Neighborhood commercial uses are typically small, localized retail and/or service businesses that provide goods and merchandise to the immediate surrounding neighborhood. Neighborhood commercial facilities include retail sales, eating establishments, food sales, limited personal services, and groceries. These facilities are typically assembled in small clusters commonly located at intersections within convenient walking distance or bike ride from local residential neighborhoods intended to serve specific local needs.

General Commercial - General commercial uses are characterized by a broad range of activities. General commercial uses are intended for commercial activities and services of a more intensive nature either associated with a shopping center or located along major arterials containing a wide variety of uses which include personal services, retail commercial uses, and automotive repair facilities. General commercial uses also include shopping centers with a major tenant, such as a supermarket and/or drug store and includes ancillary activities such as retail sales, eating establishments, household goods, personal services, and financial institutions.

Town Center - Town Center land uses shall be orchestrated in a fashion to attract people by providing a rich diversity of speciality retail uses and activities designed to preserve and enhance the traditional social, entertainment, and civic fabric of the downtown. Town Center land uses are intended to stimulate commerce by promoting a mixture of speciality stores, restaurants, offices, and entertainment facilities designed to attract people and enhance the pedestrian experience.

Industrial

The Industrial land use category contains a wide range of light industrial activities that includes manufacturing of materials or products, assembly of components, fabrication, services, wholesale trade, distribution or warehousing, administrative offices, when associated with a manufacturing use,

professional and business offices when related to a manufacturing use, supporting retail, equipment rental, and automotive repair facilities.

Public/Quasi Public

The Public/Quasi Public category includes public and quasi-public uses including public and private schools, government administration, post offices, hospitals, fire stations, libraries, and museums.

Open Space

The Open Space category includes public or privately owned properties to be retained for open space purposes including public parks, utility easements, and transportation corridors.

GOALS, POLICIES, IMPLEMENTATION PROGRAMS:

GENERAL

ISSUE: Many actual land uses do not match their land use or zoning designations.

ISSUE: Many residential parcels lying in viable neighborhoods are designated Commercial creating "commercial creep" which weakens residential neighborhood stability.

ISSUE: Many higher intensity commercial and industrial land uses provide a harsh transition and do not sensitively integrate with adjacent residential uses.

ISSUE: Current zoning allows for the development of more than one dwelling unit per lot which promotes rental units, discourages home ownership, and dilutes the traditional single family detached residential neighborhood image.

ISSUE: Many residential developments built in the past exceed their current allowable density.

ISSUE: The City is nearly fully developed with aging uses that meet or exceed allowed density and development standards.

The following goals and policies address general land use issues.

GOAL 1: Discourage disjoint land use patterns.

Policies:

- 1.1 Provide land use designations which match actual viable uses.
- 1.2 Encourage opportunities to sensitively integrate different, but compatible, land uses.
- 1.3 Organize land uses to avoid creating nuisances among adjacent land uses.
- 1.4 Continue the objective of consolidating City and County administrative facilities in the Bellflower Civic Center.

GOAL 2: Create a City that functions efficiently, is aesthetically pleasing, and makes the best use of its various resources.

Policies:

- 2.1 Create opportunities wherein a population diverse in terms of income, age, occupation, race, lifestyle, values, interest, and religion may interact, exchange ideas, and realize common goals.
- 2.2 Provide commercial facilities to meet the retail and service needs of the community.
- 2.3 Promote Artesia Boulevard as a major commercial corridor.
- 2.4 Promote recreational, cultural, entertainment, and employment opportunities to meet the needs of the community.
- 2.5 Preserve and promote larger commercial centers while discouraging smaller, less viable commercial land use configurations which creep into residential areas.
- 2.6 Restrict intensive uses and activities in areas where natural and/or man-made hazards occur.
- 2.7 Carefully scrutinize plans for developments which will have a significant impact on the city or on surrounding developments to ensure the highest quality design.
- 2.8 Encourage rehabilitation or redevelopment of designated commercial and industrial areas.
- 2.9 Eliminate pyramid-type zoning.
- 2.10 Encourage new general offices, financial and professional office growth in the City.
- 2.11 Retain industries now in Bellflower; attract new industry which provides new jobs and high value products.
- 2.12 Develop strong themes identifying Bellflower as a city of visual and community quality.
- 2.13 Tie Bellflower together with new green corridors (e.g., nurseries, community gardens and landscaping along the Southern Pacific railway, utility rights-of-way, and San Gabriel River channel) between existing parks incorporating pedestrian, bicycle, and equestrian pathways.
- 2.14 Continue the joint use of school playgrounds and recreational facilities with the Bellflower Department of Parks and Recreation.

- 4.1 Proposed development shall be within the building intensity (density range) shown on the adopted Land Use Plan. The overall base density of the proposed development shall not exceed the maximum density permitted for the site. The density indicated excludes rights-of-way and is determined on a net basis.
- 4.2 Allow for reasonable improvements to non conforming properties, while ensuring their ultimate abatement.
- 4.3 Provide adequate, useable open space that is comprised of landscape, hardscape for recreation uses and other features such as patios and balconies, excluding driveways, drive aisles, and parking stalls.

IMPLEMENTATION PROGRAMS GENERAL:

1. IMPLEMENTATION PROGRAM:

Zoning is the primary means of implementing the land use policies contained in this section. Although the plan itself carries no regulatory effect, state planning laws are quite explicit on the requirement for zoning to be consistent with the General Plan. Each of the residential, commercial, industrial, Public/Quasi Public (Institutional/Civic), and open space land use designations will be addressed in the zoning ordinance which will specify permitted uses, conditional uses, and development standards for each zone.

2. IMPLEMENTATION PROGRAM:

Maintain a zoning designation for Town Center designed to address the specific needs of downtown property owners and merchants.

3. IMPLEMENTATION PROGRAM:

Maintain design guidelines for Town Center which will orchestrate building architecture, landscaping, and streetscape design in keeping with the traditional "Main Street" character of the downtown.

AGRICULTURAL RESIDENTIAL

The following policies and implementation programs address Agricultural Residential issues.

POLICY 1: Retain physically unique neighborhoods.

Implementation Programs:

- 1.1 Allow agricultural and equestrian uses to remain and expand.

multi-family areas.

- 5.2 Allow different development standards for consolidated properties where it is possible to provide amenities in a different manner than is necessary on smaller lots (i.e., centralized parking and open space with shared access).

GOAL 6: Provide additional park space south of the Artesia (91) Freeway..

Policies:

- 6.1 Develop additional park space south of the Artesia (91) Freeway where Medium Density Residential developments are expected to occur in the future.

GOAL 7: Accommodate State of California Density Bonus Provisions (Section 65915 of the California Government Code).

Policies:

- 7.1 Provide incentives for lower income housing development of five or more units by allowing density bonuses of at least 25 percent over the otherwise maximum allowable density.

GOAL 8: It is the goal of the City of Bellflower to retain low density housing in the City.

Policies:

- 8.1 Maintain single family designation and zoning within the City.

IMPLEMENTATION PROGRAMS GENERAL:

1. IMPLEMENTATION PROGRAM:

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POLICY 1: Retain physically unique neighborhoods.

Implementation Programs:

- 1.1 Allow agricultural and equestrian uses to remain and expand.
- 1.2 Preserve large lot development in some areas of the city to ensure diversity of neighborhoods.
- 1.3 Create flexible development standards to accommodate buildings on unusual lots.

POLICY 2: Allow for high quality of lifestyles.

Implementation Programs:

- 2.1 Access to recreational, cultural, and social activities shall be retained and expanded.
- 2.2 Allow for the creation of unusual size and shape lots to respond to the San Gabriel River, trails, and parks.

SINGLE FAMILY RESIDENTIAL

The following policies and implementation programs address Single Family Residential issues.

POLICY 1: Preserve traditional neighborhoods

Implementation Programs:

- 1.1 New growth shall be accommodated in other areas of the City while Single Family areas shall maintain their existing character. New and old housing opportunities shall be available.

- 1.2 Certainty shall exist in established residential areas by disallowing further subdivision and densification.
- 1.3 Infrastructure improvements and maintenance of public amenities shall continue to ensure no diminution of value.
- 1.4 Provide a high quality living experience in affordable.
- 1.5 Older single family neighborhoods shall allow smaller homes while providing for expansion and improvement.
- 1.6 Designating some larger developed properties for single family development allows for the provision of new single family housing in existing older single family neighborhoods.

LOW DENSITY RESIDENTIAL

ISSUE: Many low density neighborhoods contain a mix of different housing types including single family detached dwellings, duplexes, and condominiums which creates neighborhood compatibility, issues.

The following policies and implementation programs address Low Density Residential issues.

POLICY 1: Provide for the retention and maintenance of existing Low Density Residential neighborhoods which are primarily developed with single family homes and ensure that new development is compatible with and complements, in scale and architecture, existing structures.

Implementation Programs:

- 1.1 Require that existing low density neighborhoods predominantly containing single family detached dwellings be preserved at their prevailing densities allowing one dwelling unit per 5,000 square feet.
- 1.2 Require that new residential development be compatible with and complement existing structures.
- 1.3 Require the consolidation of substandard (less than 5,000 square feet) parcels whenever possible.

- 1.4 Promote the use of compatible building materials, colors, and forms where appropriate.

MEDIUM DENSITY RESIDENTIAL

ISSUE: Many higher density residential developments do not sensitively integrate with existing lower density single family detached oriented neighborhoods.

The following policies and implementation programs address Medium Density Residential issues.

POLICY 1: Provide for the development of new infill housing while protecting the character and scale of existing Medium Density Residential neighborhoods.

Implementation Programs:

- 1.1 Retain a minimum amount of lot area for Medium Density Residential uses which must be provided for each unit based on the permitted density of 14 dwelling units per net acre.
- 1.2 Define a minimum and maximum size for Medium Density Residential units designed to maintain the scale and character of existing residential neighborhoods and minimize the impacts of building bulk and mass.
- 1.3 Establish zoning which encourages developers to design Medium Density Residential projects which maintain the scale and rhythm of lot divisions and building siting which establishes and maintains a distinctive character and environment for existing residential neighborhoods.
- 1.4 Encourage developers to achieve a high level of architectural design for all new residential development which is reflective of the City's design heritage and is compatible with and complements existing residential structures. Require that new residential development be compatible with and complement existing structures including :
 - a. The creation of appropriate front yard setbacks;
 - b. The use of compatible building materials, colors, and forms;
 - c. The use of site landscaping to complement the architectural design of the structure;

- d. Limitation of front yard paving for driveways;
 - e. Require appropriate parking for all uses, residents, and visitors.
 - f. Design of common open space that is easily accessible and of sufficient size to be useable by residents; and
 - g. Inclusion of entries which convey a sense of individual identity for each residential unit.
- 1.5 Encourage that Medium Density Residential structures incorporate architectural design details and elements which provide visual character and interest, avoiding flat planar walls and "box-like" appearances, and reflect the architectural heritage of existing residential neighborhoods (e.g., use of offset planes and levels, deeply recessed or projecting windows, hipped and gabled roof forms, landscaped courtyards).
- 1.6 Require the installation and maintenance of street trees in the public right-of-way.
- 1.7 Individual multi family dwelling units should be distinguishable from one another by the following:
- a. Provide separate readily identifiable entrances;
 - b. Provide subtle variation in color, materials, or detailing. Overall, colors and materials should be maintained but differences can be introduced in window or door trim;
 - c. Provide variations in landscape design and materials; and
 - d. Permit and facilitate modifications of exteriors of units and landscaping by residents.

HIGH DENSITY RESIDENTIAL

ISSUE: Many High Density Residential neighborhoods contain a mix of densities and associated dwelling types (e.g., detached and attached dwellings) which create neighborhood compatibility issues.

ISSUE: Many existing High Density Residential projects contain limited amounts of useable open space.

The following policies and implementation programs address High Density Residential issues.

POLICY 1: Provide for development of high density multi-family units in areas which are characterized by the predominance of high density apartments, condominiums, and townhomes, ensuring that new development is compatible in scale and character with existing structures.

Implementation Programs:

- 1.1 Permit the development of multi family residential units at a maximum density of 22 dwelling units per net acre in areas characterized by existing high density development.
- 1.2 Provide sufficient common outdoor living space in a manner that ensures privacy, convenience, and accommodation of residents needs.
- 1.3 All multi-family housing projects should provide sufficient private outdoor space.
- 1.4 Private outdoor space should be directly accessible for ease of use.
- 1.5 Personal outdoor open space should be screened from view by a wall, wood screen, hedge, or other demarcation.
- 1.6 Encourage that High Density Residential structures incorporate architectural design details and elements which provide visual character and interest, avoiding flat planar walls and "box-like" appearances, and reflect the architectural heritage of existing residential neighborhoods (e.g., use of offset planes and levels, deeply recessed or projecting windows, hipped and gabled roof forms, landscaped courtyards).

MIXED USE

ISSUE: Some areas of the city have stagnated and/or deteriorated over the years and with regionally falling property values there is no incentive for improvements.

The following policies and implementation programs address Mixed Use issues.

POLICY 1: Allow for innovative and/or neo-traditional uses in established areas.

Implementation Programs:

- 1.1 Land use inventory and statistical analysis of selected areas shall be conducted to determine feasibility of mixed uses.
- 1.2 Proposals for creation of new solutions for existing neighborhoods shall be given full study and consideration.

POLICY 2: Assistance will be considered for the creation of new mixed use areas.

Implementation Programs:

- 2.1 New projects will be assessed for City and Agency participation.
- 2.2 The City shall consider different mechanisms to implement new innovations in housing and commercial endeavors.

COMMERCIAL

ISSUE: Nearly all the City's arterials were principally identified for commercial or industrial uses even if properties are very small and do not provide real economic incentive for commercial and industrial development

The following policies and implementation programs address commercial issues.

POLICY 1: Create areas for physically viable commercial development with room to expand.

Implementation Programs:

- 1.1 Place commercial land uses along major arterials and at nodes where collector streets meet arterials.
- 1.2 Eliminate commercial land uses wherever lots are too shallow or streets do not accommodate necessary traffic counts.
- 1.3 Provide lot consolidation incentives for commercial parcels in order to create large, viable, commercial properties.
- 1.4 Promote landscape buffers between residential and commercial uses when immediately abutting or when properties face the street (e.g., Pimenta Avenue east

side).

POLICY 2: Preserve legal, viable, housing wherever possible regardless of subsequent zoning and/or general plan inconsistencies.

Implementation Programs:

- 2.1 Allow existing residential uses in commercial areas to remain if they are in satisfactory condition and meet housing needs.
- 2.2 Modify abatement dates and procedures as necessary to allow repairs and improvements to non-conforming properties.

POLICY 3: Through zoning overlay districts, or Specific Plans, create unique commercial shopping opportunities.

Implementation Programs:

- 3.1 Prepare detailed studies of the entire Artesia corridor, including adjacent residential properties where appropriate, with special attention to the northwest corner of Woodruff Avenue and Artesia Boulevard in order to capitalize on the area's commercial potential.
- 3.2 Consider special studies for the Rosecrans/Woodruff commercial node to address existing property maintenance issues and opportunities unfulfilled.
- 3.3 Conduct a study of the Lakewood Boulevard Corridor with special attention to uses, parking, and design criteria in order to allow for and encourage improvements along this State Route.
- 3.4 Other commercial corridors should be considered for assessment, study, and opportunities for improvement.

TOWN CENTER

ISSUE: The traditional Town Center business district is neither a shopping mall nor a commercial strip rather, it is a traditional downtown core. Uses should be orchestrated to improve, unify, and complement Town Center's unique characteristics.

The following policies and implementation programs address Town Center Issues.

POLICY 1: Promote Town Center as the commercial, entertainment, social, and civic hub of the community.

Implementation Programs:

- 1.1 Accommodate and promote a full diversity of speciality retail, restaurant and food sales, general merchandise, new apparel and accessories, personal services, entertainment, and cultural uses.
- 1.2 Accommodate office uses on the second level of buildings fronting Bellflower Boulevard and in all floors of all buildings located on side streets lying perpendicular to Bellflower Boulevard.
- 1.3 Promote entertainment activities.

POLICY 2: Enhance neighborhood compatibility by promoting sensitive interface of differing land uses.

Implementation Programs:

- 2.1 Require that Town Center commercial developments incorporate buffers when abutting residential parcels which protect the residential parcel from the impacts of noise, light, and visibility from commercial activity through the use of decorative walls and landscaping including trees.
- 2.2 Require that the vertical elevation of Town Center commercial structures abutting residential parcels be set back to assure neighborhood compatibility.
- 2.3 Require that on-site lighting in Town Center be unobtrusive and constructed or located so as to direct light away from adjacent residential uses.

POLICY 3: Accommodate uses and provide for physical features which induce and enhance positive social uses and high levels of pedestrian activity in Town Center.

Implementation Programs:

- 3.1 Enhance pedestrian activities by providing street furniture, landscaping, and hardscape amenities.
- 3.2 Encourage well designed pedestrian oriented building signage.

- 3.3 Require that the development of outdoor plazas and dining areas be visually attractive, usable, accessible by the public, through incorporation of extensive landscaping, street furniture, and pedestrian amenities.
- 3.4 Promote uses on the ground floor level that are "pedestrian friendly" (e.g., high customer turnover uses such as restaurants, clothing stores, speciality stores, personal services).
- 3.5 Encourage the development of outdoor cafes which complement pedestrian activity.

POLICY 4: Promote the traditional scale, character, and architectural heritage of Town Center.

Implementation Programs:

- 4.1 Respect established traditional building designs.
- 4.2 Implement design guidelines for Town Center to assist developers and their architects in preparation of their plans and facilitate project review.
- 4.3 Promote the renovation and refurbishment of existing Town Center buildings which recognize buildings as products of their own time, discouraging accretions which create an appearance inconsistent with the traditional scale, character, and architectural heritage of Town Center.
- 4.4 Promote storefront designs which are inviting by requiring storefronts facades to be visually and physically penetrable incorporating architectural elements which provide visual relief (e.g., traditional awnings, structural bays, recessed entries, storefront display windows).
- 4.5 Promote building frontages to be located adjacent to sidewalks (zero foot setbacks).
- 4.6 Encourage the use of traditional awnings (constructed of durable poly cotton with acrylic coating) which provide protection to pedestrians.
- 4.7 Strive for consistency in street lighting including light standard style, bulb type, and intensity.

INDUSTRIAL

The following policies and implementation programs address industrial issues.

ISSUE: While other surrounding cities have a similar percentage of land use allocated to industrial uses, they receive a substantially greater fiscal benefit than does Bellflower.

POLICY 1: Have zoning development standards, allowed uses, fees, and infrastructure improvements in place to encourage retention, expansion, and recruitment of industrial businesses.

Implementation Programs:

- 1.1 Maintain industrial land use designations in areas most appropriate for industrial development and redesignate other properties more appropriate for commercial uses.
- 1.2 Research existing industrial areas to determine if acreage is adequate to meet goals. Encourage consolidation of lots to create larger, viable industrial properties.
- 1.3 Amend standards insuring that improvements or new developments are easily implemented while still ensuring residential neighborhood preservation.

POLICY 2: Attract new industries to provide jobs for residents.

Implementation Programs:

- 2.1 Inventory industrial users to determine uses not in Bellflower which may be considered for recruitment based on job creation, sales tax generation, and compatibility.

PUBLIC/QUASI PUBLIC

ISSUE: Currently many institutional uses are not so designated on the Land Use Map.

ISSUE: Many institutional uses, such as schools, are identified as residential or other land use designations which do not reflect their actual land use. This may promote unwanted future uses when the school or other institutional use may be no longer viable.

The following policies and implementation programs address Public/Quasi Public (Institutional/Civic) issues.

POLICY 1: Institutional uses shall be provided to meet the needs for education, cultural enlightenment, protection of public safety and health, and civic pride.

Implementation Programs:

- 1.1 Provide a separate land use category dedicated to institutional and civic uses.
- 1.2 Designate schools as institutional uses designed to preserve the use until such time that they become obsolete. A General Plan Amendment and Zone Change will be required to redesignate these uses, providing review and scrutiny by City decision makers.

OPEN SPACE

ISSUE: Many open space land uses are dominated by existing utility facilities and circulation features (e.g., State Route 91, Edison utility corridors, the San Gabriel River, and Southern Pacific Railroad) which provide limited traditional open space opportunities such as recreation.

The following policies and implementation programs address Open Space issues.

POLICY 1: The community's open spaces shall be preserved and enhanced.

Implementation Programs:

- 1.1 Promote a well-designed, continuous system of open spaces to preserve qualities of openness, define City boundaries, and identify neighborhoods and districts.
- 1.2 Develop a system of various open space uses within utility corridors, railroad rights-of-way, flood control corridors and roadway rights-of-way including bikeways, trails, agriculture, and passive open space.
- 1.3 Maintain open spaces to channel flood waters away from developed areas to ensure public health and safety.
- 1.4 Continue the high standard of maintenance in public parks.
- 1.5 Coordinate efforts with other public agencies wherever feasible to develop and maintain open space.
- 1.6 Locate parcels for park purposes south of the Artesia (91) Freeway.

LAND USE INVENTORY, 1996

LAND USE	ESTIMATED ACREAGE	PERCENT OF TOTAL
Residential		
Agricultural Residential.....	146.....	5%
Low Density Residential/Single Family Residential.....	1,276.....	42%
Medium Density Residential.....	350.....	11%
High density Residential.....	278.....	9%
Subtotal Residential.....	2,050.....	67%
Commercial.....	403.....	13%
Industrial.....	110.....	4%
Public/Quasi Public(Institutional/Civic).....	200.....	6%
Open Space.....	306.....	10%
Total.....	3,069.....	100%

3/4/97

