

CHAPTER 3 Project Description

3.1 ENVIRONMENTAL SETTING

This Environmental Impact Report (EIR) evaluates the potential impacts associated with the adoption of the proposed Granada Hills–Knollwood Community Plan and implementing ordinances and the proposed Sylmar Community Plan and implementing ordinances (proposed plans). The project area includes two adjacent Community Plan Areas (CPAs), the Granada Hills–Knollwood and Sylmar, located within the northernmost portion of the City of Los Angeles.

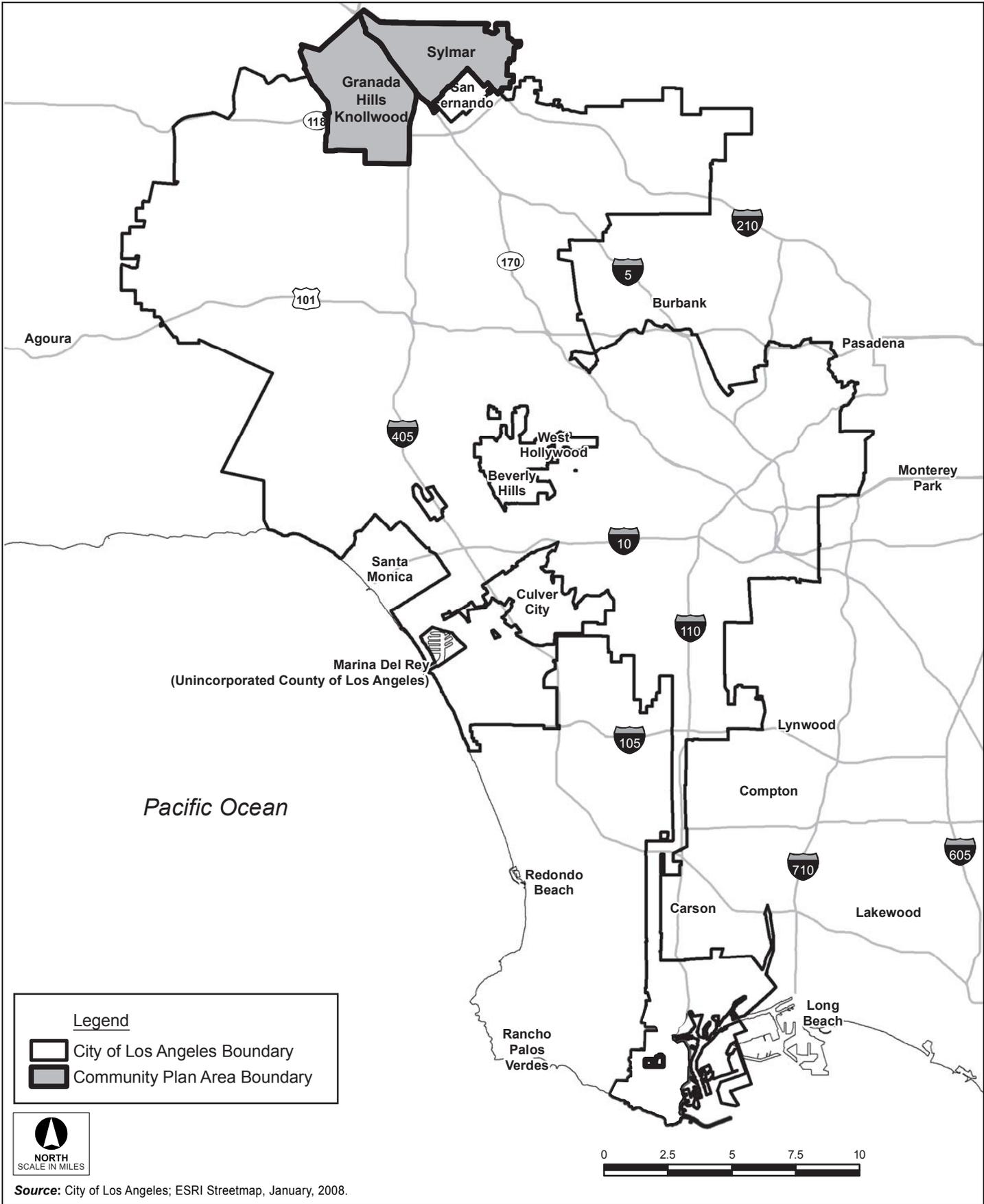
This section provides a brief overview of the existing regional and local setting for the Granada Hills–Knollwood and Sylmar CPAs. Additional descriptions of the environmental setting as it relates to each of the environmental issues analyzed in Chapter 4 (Environmental Analysis) of this EIR are included in the environmental setting discussions contained within Sections 4.1 through 4.14.

3.1.1 Local and Regional Context

■ Granada Hills–Knollwood CPA

The Granada Hills–Knollwood CPA encompasses an area of approximately 9,058 acres, located 21 miles north of downtown Los Angeles. The CPA is bounded by County of Los Angeles lands on the northwest, the Sylmar CPA (City of Los Angeles) on the northeast, the Northridge CPA (City of Los Angeles) on the southwest, and the Mission Hills–Panorama City–North Hills CPA (City of Los Angeles) on the southeast, and Chatsworth–Porter Ranch CPA (City of Los Angeles) on the west. The Granada Hills–Knollwood CPA is irregularly shaped and is generally bounded by Devonshire and Lassen Streets on the south, the Santa Susana Mountains on the north, Aliso Canyon on the west, and the Golden State Freeway (I-5) and the San Diego Freeway (I-405) on the east. The Granada Hills–Knollwood CPA is shown in Figure 3-1 (Regional Context—Granada Hills–Knollwood and Sylmar Community Plan Areas).

The CPA topography and underlying geology is varied, ranging from nearly flat to rugged and steep-sided canyons and ridges, which increase from south to north. The residential pattern of development in the community is also varied. The area north of Rinaldi Street is characterized by large estate lots with homes situated along curvilinear streets, and equestrian trails, greenbelt buffers and vast scenic open spaces. The Los Angeles Reservoir and Knollwood Country Club are located in the northeast sector, and the northwest portion includes O’Melveny Park, Bee Canyon, Sunshine Canyon Landfill, and the Aliso Canyon oilfields. Primary streets are Woodley Avenue, Balboa Boulevard, and Zelzah Avenue providing north/south circulation; Rinaldi Street, San Fernando Mission Boulevard, Chatsworth Street, and Devonshire Street provide east/west circulation.



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Figure 3-1

Regional Context – Granada Hills-Knollwood and Sylmar Community Plan Areas

Existing Land Uses

There are approximately 4,647 acres of land designated Residential in the Granada Hills–Knollwood CPA, equivalent to 51 percent of the land area of the community. Residential areas constitute the predominant land use in the Granada Hills–Knollwood CPA. Most of the residential land uses are single-family residences, which make up approximately 49 percent (4,481 acres) of the total housing stock and located throughout the CPA, while multiple-family residences makes up the remaining 2 percent (166 acres) and are concentrated in the southern portion and near commercial areas of the CPA. This percentage results in the Granada Hills–Knollwood CPA having the second highest ratio of single-family units in the City.

Commercial land uses consists of approximately 2 percent (200 acres) of the total land area of the CPA. Most of the commercial land uses are concentrated within the small-scale central business district on Chatsworth Street and in a number of commercial areas along Balboa Boulevard, Chatsworth Street, and Zelzah Avenue.

Industrial land uses in the CPA are minimal, comprising approximately 0.01 percent (10 acres) of the total land area. Some limited industrial land use exists where Balboa Boulevard meets San Fernando Road, at the northern tip of the CPA adjoining the Golden State Freeway, and where Chatsworth Street adjoins the San Diego Freeway. These uses are limited to a lumber yard and storage facilities.

Probably the most striking feature of Granada Hills–Knollwood from an aerial perspective is its large crown of undeveloped, open space, and public facility land in its northern region. The CPA as a whole includes a total of 3,043 acres (34 percent) of Open Space and 1,156 acres (13 percent) of Public Facility land, the majority of which is located in the northern half of the community. While some of the open space in this northern portion of Granada Hills–Knollwood is recreational, a significant portion of the land is used for industrial and public facility purposes, including an active Oil Drilling District in the Aliso Canyon Oil Fields, and one of the City’s last remaining landfills, the privately operated Sunshine Canyon Landfill, part of which is in the County of Los Angeles. Although the portion of the landfill which is within city limits is designated and zoned as Open Space, it must remain inactive for a 40-year period, after its expected closure in 2035, before it can be used as recreational open space. The active, recreational open spaces in this vast northern half of the CPA include Bee Canyon; Zelzah Park, an equestrian park with trails and staging areas; O’Melveny Park, which is the second largest park in the City; Aliso Canyon Park, along the western border of the community; and Knollwood Golf Course, which is a County-owned facility. Equestrian trails wind through the hilly vacant and recently developed privately owned land, as well. Granada Hills–Knollwood also hosts one of the tributaries of the Los Angeles River, Bull Creek, which traverses the community from the Santa Susana Mountains to the north, running south through the area between Balboa Boulevard and Woodley Avenue, ultimately meeting the Los Angeles River at the Sepulveda Basin.

A notable portion of the land in the northern part of the community hosts public facilities, as well, including a fire station; Department of Water and Power water facilities and power lines; Metropolitan Water District facilities; the Van Norman Dam, which is one of five vital reservoirs bringing water to the City of Los Angeles; the Los Angeles County Flood District; and five elementary and middle schools.

The southern portion of the CPA hosts twelve schools, including four high schools; a fire station; and the Granada Hills Community Center and a public library, both of which are adjacent to Petit Park.

Figure 3-2 (Granada Hills–Knollwood CPA Existing General Plan Land Use Designations) and Figure 3-3 (Granada Hills–Knollwood CPA Existing Zoning) illustrate the existing land use and designations and zoning for the CPA.

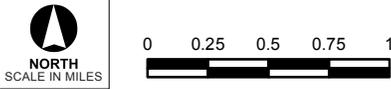
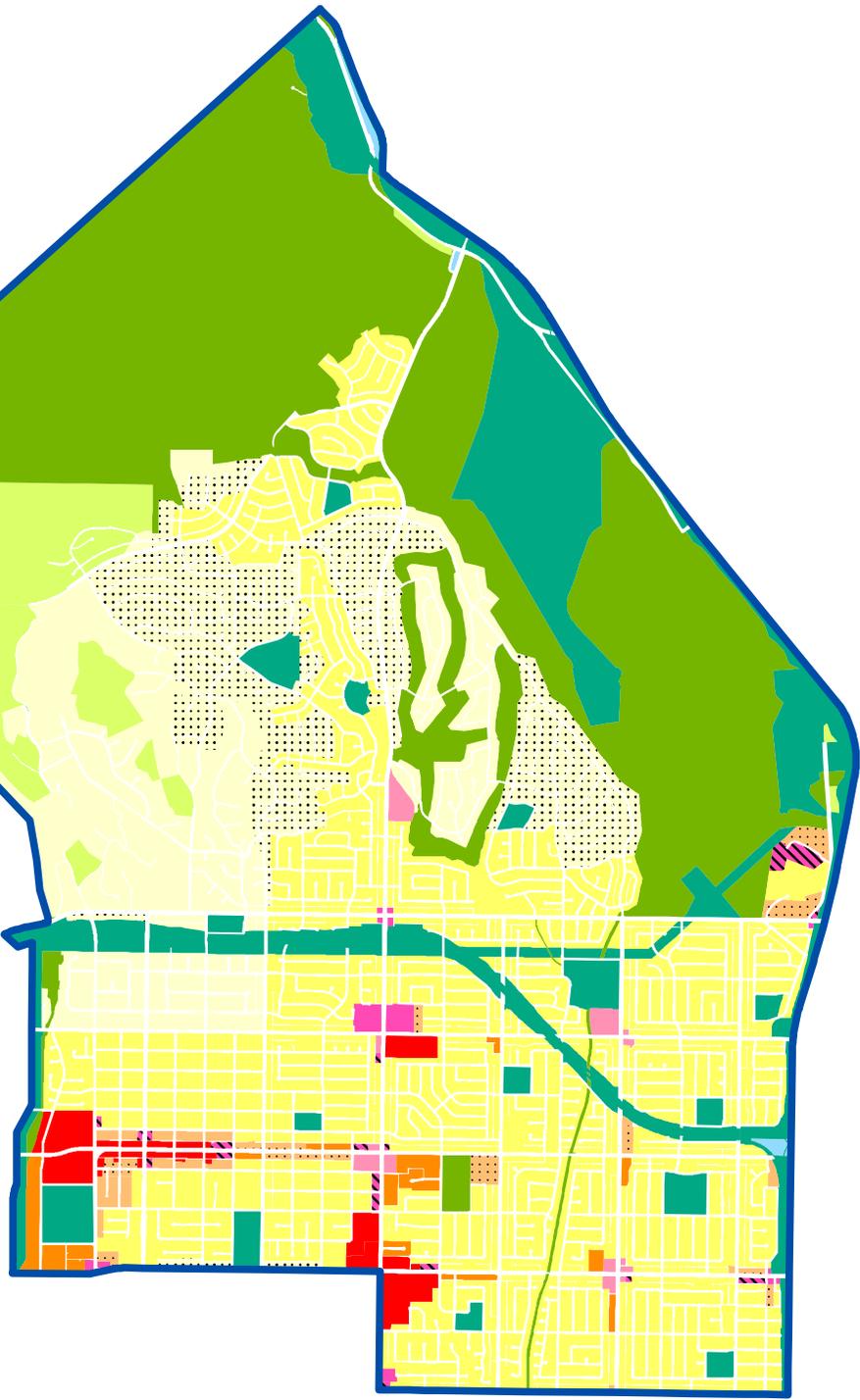
■ Sylmar CPA

The Sylmar Community Planning Area (CPA) contains approximately 6,823 acres and is located 28 miles north of the downtown Los Angeles. The CPA is generally bounded by the Los Angeles City boundary line on the north and east, the City of San Fernando on the south and southeast, and I-405 and I-5 on the west. The adjacent Granada Hills–Knollwood Community Plan area is located to the west of I-405 and I-5, and the City of Santa Clarita and the Angeles National Forest are directly to the north and northeast. Sylmar is also located within the largest sub-watershed of the Los Angeles River, the Tujunga/Pacoima Watershed, and sits atop a local groundwater basin.

Sylmar is a distinct semi-rural, suburban community surrounded by scenic mountain views and natural features, situated in the northernmost part of the City of Los Angeles in an area where remnants of the City's agricultural and equestrian heritage can still be found. The most prominent open space features are the San Gabriel Mountains to the north and east, and the Pacoima Wash, which traverses the southeastern section of the CPA. Wilson Canyon Park and the Angeles National Forest, adjacent to the northern section of the community, also add to Sylmar's natural landscape. The CPA is near regional parks, including Veteran's Park and Hansen Dam, in addition to equestrian trails and scenic highways. Two major Los Angeles Department of Water & Power (DWP) transmission lines and the I-210 freeway transect the CPA from north to south and southeast to northwest, respectively. Much of the existing density in the community was established by natural controls such as topography, large amounts of existing available land, a propensity to maintain large lots in a semi-agricultural lifestyle, infrastructure, and a land use pattern that allowed a hierarchy of zones within each category. Primary streets are San Fernando Road, Glenoaks Boulevard, Foothill Boulevard and Eldridge Avenue providing north/south circulation; Roxford Street, Polk Street, and Hubbard Street provide east/west circulation.

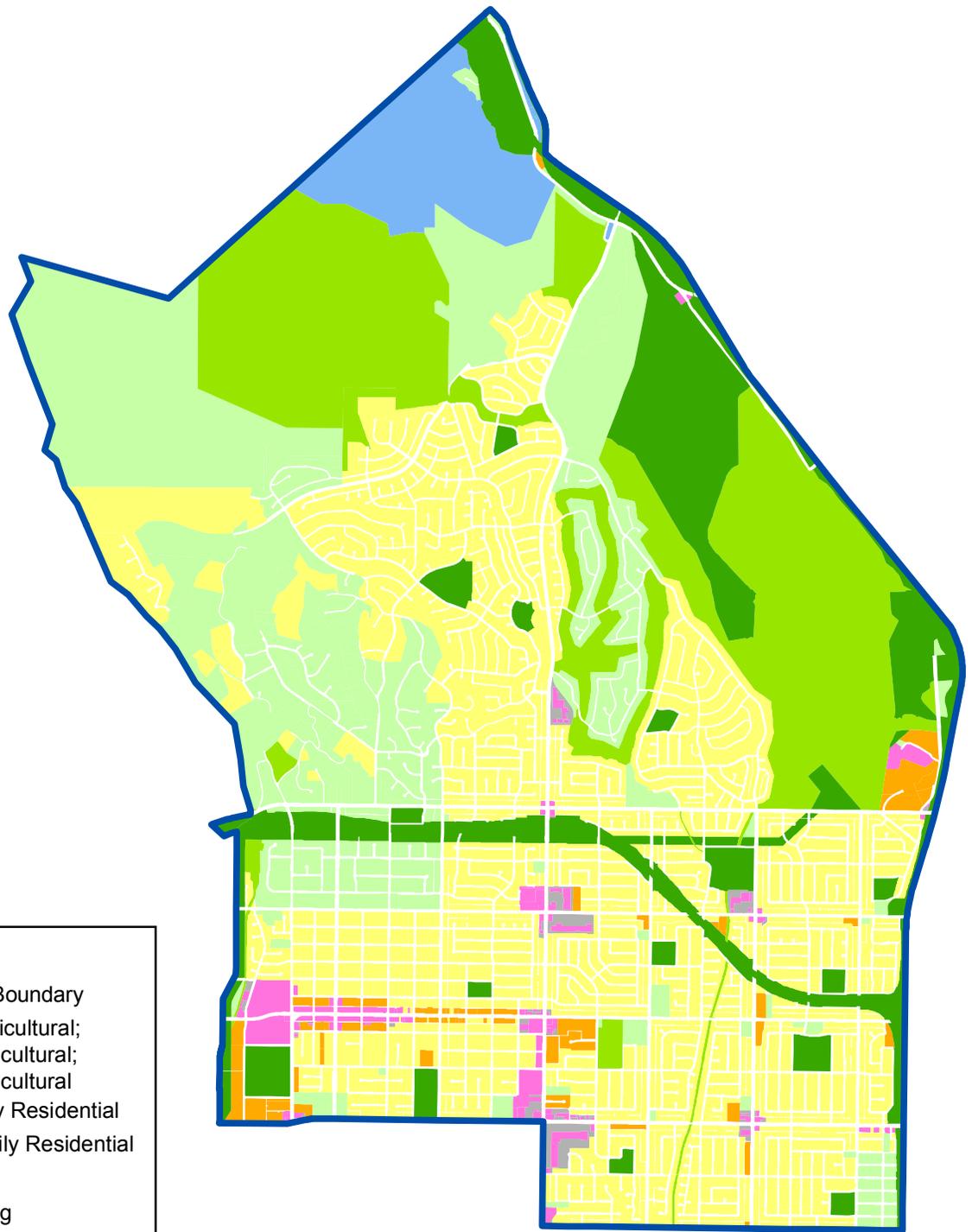
Existing Land Uses

There are approximately 4,377 acres of land designated Residential in the Sylmar CPA, equivalent to 64 percent of the total land area of the community. Residential areas constitute the predominant land use in the Sylmar CPA. Most of the residential land uses are single-family residences, which make up approximately 57 percent (3,891 acres) of the total housing stock and are located throughout the CPA, while multiple-family residences make up the remaining 7 percent (486 acres) and are generally concentrated along major corridors and near commercial areas with access public transit, such as Foothill Boulevard. Most of the single-family neighborhoods are characterized by single-story ranch style homes that were built post World War II with more recent development characterized by two-story modern and post-modern architecture. The oldest single-family neighborhoods are located in the northern and central portions of the community, featuring semi-rural characteristics such as large lots with equine-keeping, stables, and equestrian trails that lead into the Angeles National Forest.



Source: City of Los Angeles; Atkins, 2011.

Figure 3-2
Granada Hills-Knollwood CPA General Plan Land Use Designations



Legend

- Community Boundary
- RA, 200, Agricultural;
A1, 200, Agricultural;
A2, 200, Agricultural
- Single Family Residential
- Multiple Family Residential
- Commercial
- Manufacturing
- Parking
- Open Space
- Public Facility

NORTH
SCALE IN MILES

0 0.25 0.5 0.75 1

Source: City of Los Angeles; Atkins, 2011.

Figure 3-3
Granada Hills-Knollwood CPA Existing Zoning

Public Facilities, such as schools, fire stations, hospitals, and utilities, is the second largest land use designation in the community, representing approximately 15 percent (1,046 acres) of the total land area. Olive View-UCLA Medical Hospital is the largest public facility, with Los Angeles Mission College being the second largest public facility in the CPA, both located north of the I-210 freeway. Other public facilities include Department of Water and Power receiving station, several water storage containers, the Southern California Edison transmission line rights-of-way that run parallel to the Foothill Freeway and bisect the community in its western portion, the juvenile detention facility located in the northwest corner of the community, the public library and fire station centrally located on Polk Street, and 10 public schools located throughout the community.

Open Space areas in the community comprise approximately 10 percent (676 acres) of land concentrated in the northern and eastern portions of the CPA. These areas include El Cariso Regional Park and Golf Course, the Pacoima Wash, and Veteran's Memorial Park. Stetson Ranch and Wilson Canyon Parks are also located in the northern portion of the community and are considered specialty parks that service the equestrian community. These parks also offer trailheads that lead up to the Angeles National Forest, connecting with the Rim of the Valley Trail. Other notable open space and recreational facilities include the Sylmar Recreation Center, Carey Ranch Neighborhood Park, the Hang Gliders Flight Park, and the Sylmar Independent Baseball League. In addition, the historically designated Mission Wells and Settling Basin located in the southwest corner and the Pioneer Cemetery centrally located in northern part of the community, also offer open space land.

Industrial land uses comprise approximately 8 percent (529 acres) of the total land area in the CPA mainly concentrated along the central west portion of the community, along the railroad tracks and in the northwest and southeast corners of the community near the I-5 and I-210 freeways. The CPA contains two light industrial districts and two industrial parks which include a mix of uses such as distribution and warehouse uses, industrial services, and research and development.

Commercial land uses comprise approximately 3 percent (194 acres) of the total land area in the CPA. Most of this land is located in the southern portions of the community along Foothill Boulevard, Glenoaks Boulevard, Gladstone Avenue, and Laurel Canyon. These corridors consist of shopping centers containing a mix of retail, office, and financial services, auto-related services, and general commercial services and uses. Several smaller neighborhood commercial districts are located throughout the community at major intersections along Glenoaks Boulevard, Roxford Street, and Foothill Boulevard. These districts provide a variety of uses that serve the immediate local residential neighborhoods.

Figure 3-4 (Sylmar CPA General Plan Land Use Designations) and Figure 3-5 (Sylmar CPA Existing Zoning) illustrate the existing land use and designations and zoning for the CPA.

3.2 PROJECT BACKGROUND

California state law requires that each city adopt a General Plan to guide physical development and accommodate projected increases in population and employment. The State requires that the General Plan be periodically revised to reflect new conditions, community input, and technological advances. The City's General Plan consists of seven mandated elements, one of which is the Land Use Element. The

existing Granada Hills–Knollwood and Sylmar Community Plans are two of the thirty-five community plans that comprise the Land Use Element of the City of Los Angeles. The last comprehensive updates of the Granada Hills–Knollwood and Sylmar Community Plans were completed in 1996 and 1997, respectively. The goals and policies were created to meet the existing and future needs and desires of the CPAs through the year 2010. Since then, changes have occurred, new issues have emerged, and new community objectives regarding the management of new development and community preservation have evolved.

The Department of City Planning established a New Community Plan (NCP) program in order to comprehensively revise several of the community plans in the City of Los Angeles. Under this program, the existing Granada Hills–Knollwood and Sylmar Community Plans are being revised to guide development through the year 2030. The Proposed Plans intend to encourage wise growth, minimize lengthy discretionary actions, and provide certainty and predictability for property owners, developers, and anyone else concerned with the future development of the CPAs. The Proposed Plans will be implemented through adherence and consistency with its goals and policies, design guidelines, and application of its programs, overlays, and specific plan areas. While both CPAs have been restudied, only certain areas are identified as areas with proposed changes.

3.2.1 Existing Community Plans

The 1996 Granada Hills–Knollwood and 1997 Sylmar Community Plans were designed to accommodate the anticipated growth in population and employment of the CPAs to the year 2010. The 1996 and 1997 Community Plans designated the proposed general distribution, general location, and extent of uses of the land for housing, business, industry, open space (including agriculture, natural resources, recreation and enjoyment of scenic beauty), education, public buildings and grounds, solid waste disposal facilities, and other categories of public and private uses of land. The existing Community Plans also included a statement of the standards of population density and building intensity recommended for the territory covered by the Community Plan.

3.2.2 Trends, Projections, and Plan Capacity

The State of California requires that cities plan for changes in population, housing demand and employment. If growth is anticipated, each city must accommodate a share of the region's projected population. These projections are developed by the City of Los Angeles in concert with the Southern California Association of Governments (SCAG), the Metropolitan Planning Organization (MPO) for the six-county region. SCAG, comprised of local governments and agencies, is mandated by federal and state governments to prepare the Regional Transportation Plan (RTP), a 20-year transportation plan for the region that addresses regional growth, air quality, and other issues based on analysis of past and future regional trends.

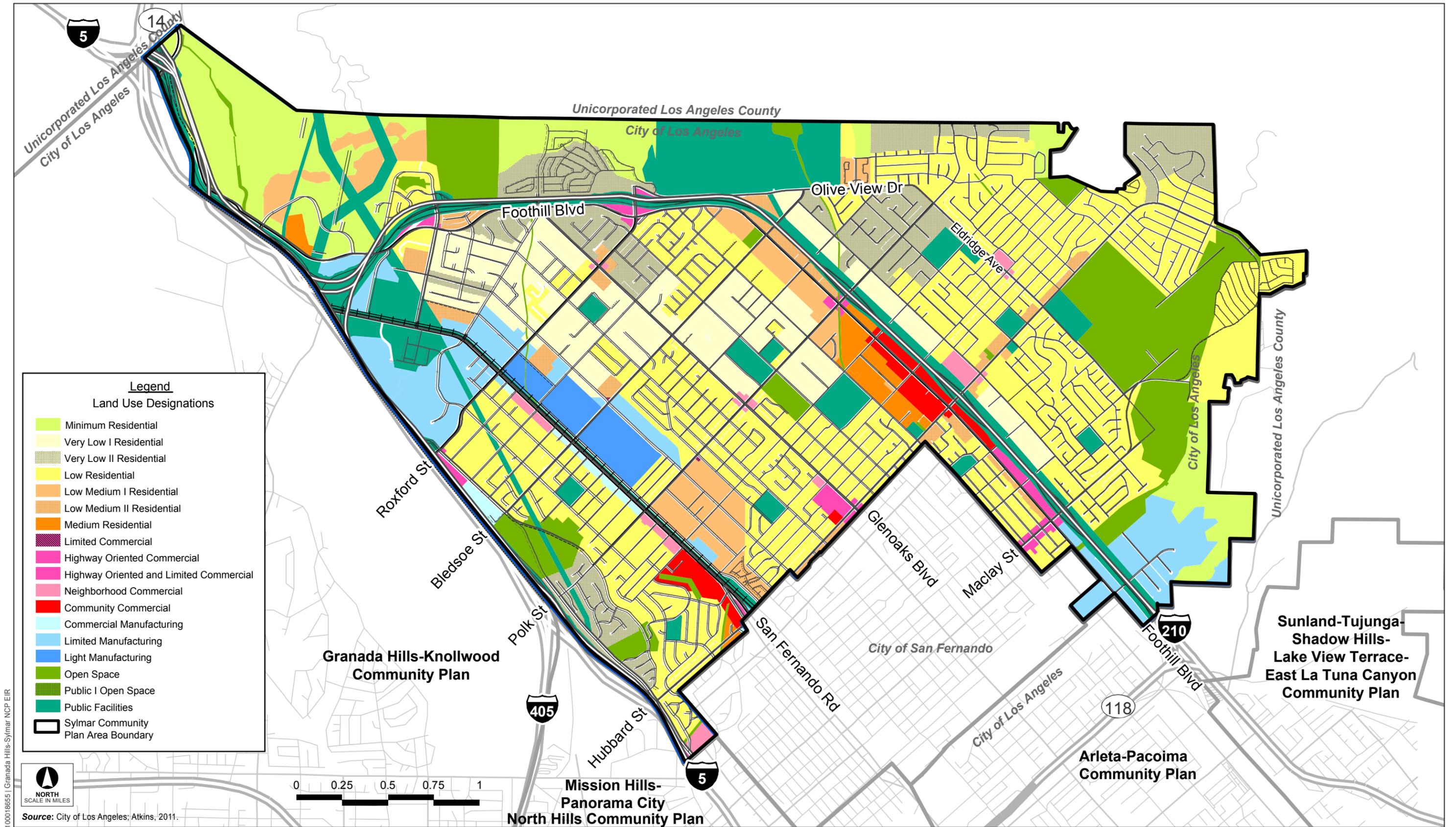


Figure 3-4
Sylmar CPA General Plan Land Use Designations

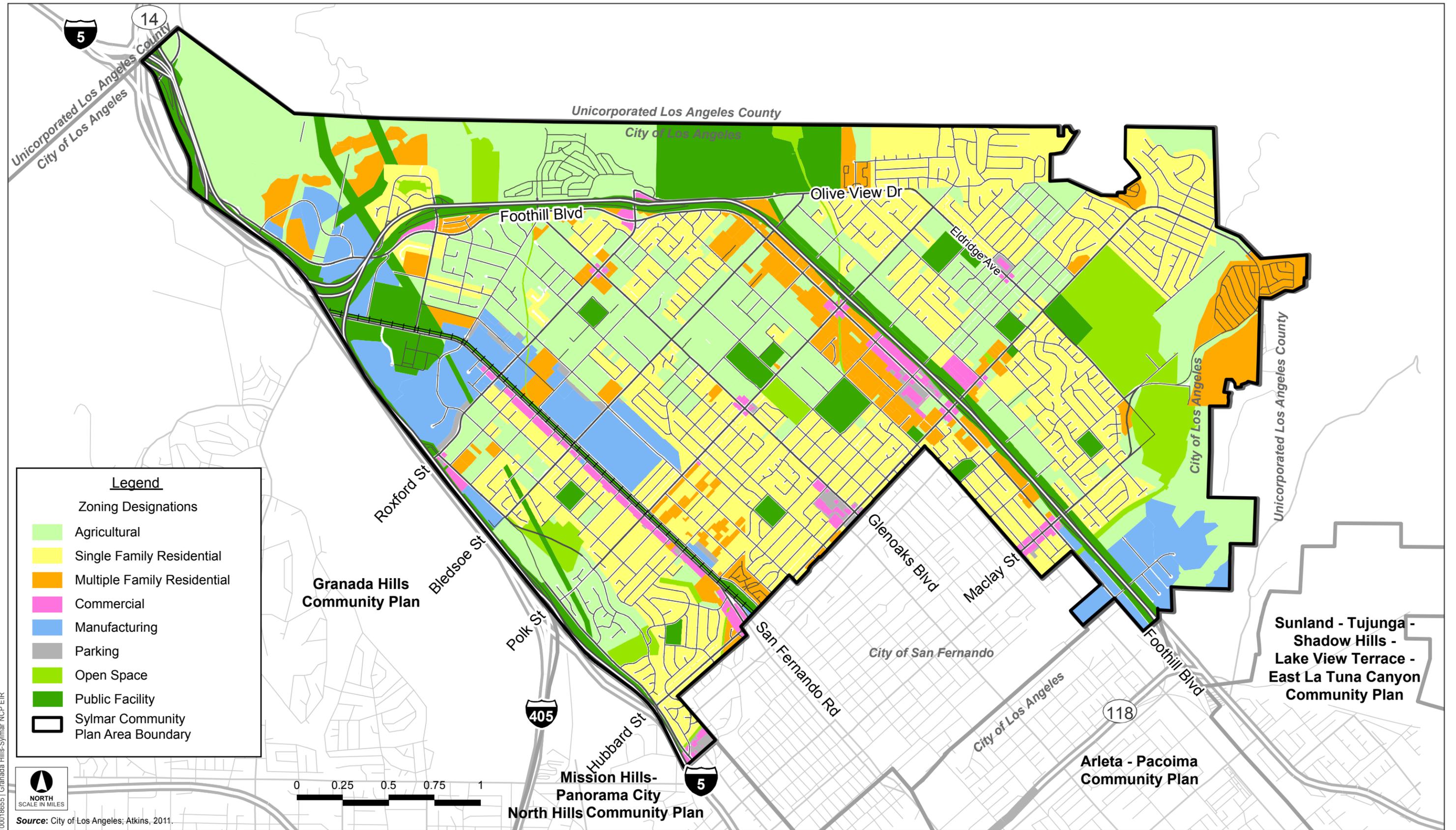


Figure 3-5
Sylmar CPA Existing Zoning

The 2030 projections and plan capacity for population, housing, and employment are shown in Table 3-1 (Granada Hills–Knollwood Community Plan Capacity Comparisons in 2030) and in Table 3-2 (Sylmar Community Plan Capacity Comparisons in 2030) which compare the current and proposed community plan capacities for each CPA projected out to 2030 with the Adjusted SCAG 2030 projections. The Department of City Planning refined and adjusted the distribution of SCAG population and housing unit projections (employment projections were not adjusted) so that projected growth is directed towards regional and commercial centers, consistent with the Framework Element and other City policies. The City must then accommodate, or create the “capacity,” for these projected levels of population, housing, and employment by providing development potential in its Community Plans.

Table 3-1 Granada Hills–Knollwood Community Plan Capacity Comparisons in 2030			
	<i>Current Plan Capacity</i>	<i>Proposed Plan Capacity</i>	<i>Adjusted SCAG 2030 Projections^a</i>
Population	70,482	66,168	65,293
Housing	25,353	23,801	23,487
Employment	17,984	20,194	19,976

SOURCE: City of Los Angeles (2011); SCAG, *2004 Regional Transportation Plan*, (adopted April 2004), socioeconomic data.
a. City of Los Angeles Department of City Planning, adjusted SCAG projection applies to population and housing units only; employment was not adjusted.

Table 3-2 Sylmar Community Plan Capacity Comparisons in 2030			
	<i>Current Plan Capacity</i>	<i>Proposed Plan Capacity</i>	<i>Adjusted SCAG 2030 Projections^a</i>
Population	99,770	89,378	85,993
Housing	27,714	24,827	23,887
Employment	24,285	26,389	25,660

SOURCE: City of Los Angeles (2011); SCAG, *2004 Regional Transportation Plan*, (adopted April 2004), socioeconomic data.
a. City of Los Angeles Department of City Planning, adjusted SCAG projection applies to population and housing units only; employment was not adjusted.

The proposed Community Plans are designed to accommodate the 2030 population, housing, and employment projections based on assumptions about the amount of development that can reasonably be expected to occur during the life of the plan, given the Proposed Plans’ land use designations and policies. Past building data demonstrate that many sites will not be built to the maximum densities permitted by the plans for a variety of reasons, including economic conditions and market trends, financial lending practices, construction and land acquisitions costs, physical site constraints, and other General Plan policies or regulations. These reasonable expectations about the level of future development determine the plans’ capacity to absorb any increase in population, housing, and employment.

3.2.3 Land Use Strategy

The proposed Community Plans incorporate principles set forth in the General Plan Framework (Framework), an element of the City’s General Plan that was implemented to guide the update of other General Plan Elements in 1995. The Framework is based on principles that have informed theories of

planning and regional development for several decades, including Smart Growth, New Urbanism, and Sustainable Development. Framework policies encourage compact development in proximity to transit and activity centers. A vision of concentrated, mixed-use development adjacent to transit corridors is promoted in order to conserve resources, protect existing residential neighborhoods, and improve air quality by reducing the use of cars.

The smart growth land use approach proposed by the Community Plans is consistent with the Compass Blueprint Growth Vision strategy initiated by SCAG. In 2004, SCAG adopted the Compass Blueprint Growth Vision, a vision that encourages infill development to revitalize existing neighborhoods, districts, and communities and make efficient use of the existing infrastructure, and focuses growth near transit and activity centers and minimizes encroachment of open space to achieve improvements in regional mobility and air quality.

By following the policies contained in the Framework and SCAG's Compass Blueprint, the Proposed Plans would facilitate mobility choices that would reduce the use of cars and help the southern California region reach the greenhouse gas emission reduction targets established by Senate Bill 375. Senate Bill 375 requires SCAG to prepare a Sustainable Community Strategy (SCS) which will enable the cities and counties of southern California to achieve specified levels of reduction in greenhouse gas emissions in 2020 and 2035.

3.3 PROJECT OBJECTIVES

The proposed Community Plans are a comprehensive revision of the existing Granada Hills–Knollwood and Sylmar Community Plans. The proposed Community Plans are designed to accommodate the 2030 population, housing, and employment projections based on assumptions about the level of development that can reasonably be expected to occur during the life of the plan, given the CPAs land use designations and policies.

The proposed Community Plans seek to:

- Focus growth into Framework identified Centers and corridors while preserving single-family neighborhoods, hillsides, equestrian-keeping land uses, and open space.
- Accommodate projected growth by providing for a range of housing options, mixed uses and commercial space for future employment opportunities.
- Maximize development opportunities around existing and future transit systems while minimizing adverse impacts.
- Improve the function, design, and economic vitality of the commercial areas.
- Preserve and enhance the positive characteristics of existing land uses.
- Preserve and strengthen commercial developments to provide a diverse job-producing economic base and to enhance the appearance of these areas.
- Encourage the protection, enhancement, and conservation of valuable community resources (natural, historic, and cultural) and community identity, and identify appropriate mitigation measures to minimize project impacts.
- Provide for the development of civic, cultural, religious, education, and other community uses such as libraries, fire stations, community centers, police facilities, parks, schools, etc.

- Include a comprehensive program of resource protection, enhancement, conservation, and re-use and provide mitigation of impacts of the project.
- Enhance the positive characteristics of residential neighborhoods, including conservation of the existing rural, suburban, and equinekeeping residential scale and character, while providing a variety of housing opportunities.
- Direct growth to transit hubs and corridors, increase transportation alternatives, create walkable streets, improves unitization of parking resources, plan for adequate public infrastructure and services, protect historic and cultural resources, preserve neighborhood character, and plan for increases to the housing supply.
- Preserve and strengthen industrial areas and support environmentally sensitive industrial and employment centers that provide local and regional jobs and bolster the community's economic and physical condition.

3.4 PROJECT IMPLEMENTATION

The objectives of the proposed Community Plans are implemented through plan policies and programs as well as recommendations enacted concurrently with plan adoption (e.g., zone changes) including a number of long range programs that are anticipated to be adopted incrementally as funding sources become available. The individual plan policies can be found in Chapters 3, 4, and 5 of the proposed Granada Hills–Knollwood and Sylmar Community Plans and implementation programs are listed in Chapter 6.

3.4.1 Proposed Plan Policies

The proposed Community Plans are conservative growth plans that aim to preserve existing single-family and equine-keeping residential neighborhoods and accommodate a variety of housing opportunities near public transit, services, and amenities. Under the proposed plans, most residential neighborhoods will be preserved and are not expected to change as the areas mature. The Community Plan maps allocate land uses in a manner that promotes economic, social, and physical welfare of the community, providing sufficient land for housing, jobs, and recreation while preserving historic, cultural, and environmental resources. The proposed policies emphasize the importance of planning for sustainability, improving mobility, more open space, plazas, and parks, and better urban design.

■ Granada Hills–Knollwood Community Plan

The Granada Hills–Knollwood CPA will remain a predominantly semi-rural suburban residential community. Under the proposed Granada Hills–Knollwood Community Plan, policies are geared towards promoting the preservation of low-density, single-family and equine-keeping residential areas, the conservation of open space, and the preservation and strengthening of commercial areas. Policies included in the proposed Community Plan would also encourage the protection of hillsides; preserve neighborhood character; encourage attractive, quality development projects that complement and enhance the existing character of the community; and preservation of Granada Hills–Knollwood's small town environment.

Many of the community's neighborhoods, including single-family and equine-keeping neighborhoods, are established and not expected to change significantly as growth in other areas of the community occurs. The proposed Community Plan will preserve existing single-family, equine-keeping, and lower density neighborhoods by maintaining lower density land use designations and limiting the allowed residential floor area in the proposed Old Granada Hills neighborhood. Under the proposed plan, growth will be directed away from these established single-family and equine-keeping residential neighborhoods and towards commercial areas with access to public transit. The proposed Community Plan addresses the creation of new housing options, mostly along Chatsworth Street and near commercial areas, in accordance with the General Plan Framework guiding policy to focus growth in higher-intensity commercial centers close to transportation and services. Proposed policies would also encourage attractive and quality development projects that complement and enhance the existing character of the community.

The Granada Hills–Knollwood CPA, particularly the northern half, features significant open space, parks, and trails, as well as vacant residential land. While some of this land is comprised of large, privately owned lots zoned for residential use that have not yet been developed, much of it consists of parkland and trails, as well as other uses, such as a landfill and an active oil drilling district. The proposed Community Plan would preserve the low density of the large residential lots and supports trail preservation, connection, and development. There are also proposed policies to encourage more green and environmentally friendly developments with special attention given to urban runoff, water and energy conservation, water reclamation, materials recycling, and green building practices. The open space designation and zoning where the oil drilling district and the landfill are located would also be preserved, in support of the oil drilling use and, in the case of the landfill, eventual use as recreational open space, as has been the understanding with regard to the future of that site.

The proposed Community Plan strives for sustainable economic growth that would support and revitalize neighborhoods and commercial areas in need of physical and economic improvements and variety. Granada Hills–Knollwood's commercial areas will remain and serve as focal points and activity centers for surrounding neighborhoods by supporting new small-scale development which accommodates a variety of uses and encourages pedestrian activity. In addition, proposed policies and regulations aim to create distinctive neighborhoods, districts and centers that provide visual diversity, varying intensities of residential and commercial activity, plentiful opportunities for social interaction, and which respect desirable community character and context.

The proposed Granada Hills–Knollwood Community Plan would preserve the existing single-family, equestrian-oriented and low-density neighborhoods by maintaining larger lots in the lower-density land use designations, and maintaining small-scale commercial developments. This sensible growth strategy to preserve existing low density residential and equestrian neighborhoods, while focusing multiple family and low-scale commercial developments along the major corridors, will both preserve the small-town atmosphere of the community, and accommodate population and activities projected to the year 2030.

■ Sylmar Community Plan

The proposed Sylmar Community Plan seeks to protect existing stable single- and multiple-family residential neighborhoods by redirecting growth and more intense development towards centers of

employment and areas served by public transit. Most of the CPA's single-family residential neighborhoods are well-established and considered an important element of the community's character and identity. These areas will be protected and are not expected to change significantly as the area matures. The goals, policies, and design guidelines in the proposed Community Plan reflect the community's vision to preserve and strengthen the single-family and equestrian-oriented neighborhoods while providing additional housing opportunities that embrace the rural charm and character of the CPA.

The proposed Community Plan includes policies that aim to preserve the rustic charm and equestrian lifestyle of the area by protecting equestrian-oriented neighborhoods, incorporating and developing trails, and retaining historic/cultural resources and significant natural features. Additional policies are included that aim at enhancing and protecting the open space areas near the foothills of the San Gabriel Mountains and areas near the Pacoima Wash, within the watershed. It is the intent of the proposed Community Plan to maintain the semi-rural atmosphere of the community by sustaining and protecting stable residential areas, increasing and enhancing recreational resources, and improving function and design of the commercial and industrial areas.

Under the proposed plan, growth will be directed away from established single-family and equine-keeping residential neighborhoods and towards commercial areas with access to public transit. The proposed Community Plan addresses the creation of new housing options, mostly along Foothill Boulevard, Maclay Street, San Fernando Road, and near the Sylmar/San Fernando Metrolink Station, in accordance with the General Plan Framework guiding policy. The goals, policies and design guidelines in the proposed Community Plan aim to strengthen existing multiple-family residential neighborhoods while ensuring new development provides additional amenities, is well-designed and compatible with its environment.

There are also new policies for improving the attractiveness and functionality of the CPA's commercial areas. Much of the CPA's commercial centers are older auto-oriented shopping centers located on Foothill Boulevard, Gladstone Avenue, Glenoaks Boulevard, and Laurel Canyon Boulevard; prime economic opportunity areas for reinvestment. The majority of Sylmar's commercial centers and corridors will be protected while other areas near the Sylmar/San Fernando Metrolink Station and Maclay Street will be encouraged to develop as commercial and residential mixed-use corridors, providing much needed neighborhood and open space amenities. The proposed Community Plan features policies pertaining to sustainable growth that supports and revitalizes commercial areas and transit-oriented mixed-use corridors in need of physical and economic improvements in an effort to encourage pedestrian activity and use of public transit. In addition, the establishment of lively and walkable neighborhood commercial districts is a key goal of the Sylmar Community Plan.

The Sylmar CPA also has a significant amount of industrial land uses, consisting of mostly warehouse and distribution centers, light manufacturing, as well as research and development. The proximity to two major freeways, the I-5 and I-210, and the assembly of large parcels has made it lucrative for these businesses to locate in Sylmar. Established industrial areas in the CPA will be preserved for future industrial use and will continue to serve as valuable source of employment and revenue to the community. Policies included in the proposed Community Plan are geared toward preserving valuable industrial land, particularly the Bradley Avenue, Telfair Avenue, Balboa Boulevard, and Arroyo Street industrial districts. Additional policies are included in the proposed Community Plan to incorporate

urban design guidelines and landscaped streetscapes in the design of proposed projects in some industrial areas.

Over the next 30 years, the focus of development in the Sylmar CPA would be to highlight those elements and features of the community that contribute to its overall sense of charm, character, agricultural and equestrian atmosphere. Examples of features that make the CPA appealing to its residents include: low-scale buildings, rustic and ranch style development, and the proximity to natural resources. The proposed Community Plan also seeks to coordinate efforts to preserve and protect parkland, watershed, and open spaces by providing adequate buffers and transitional uses between the foothills and the rest of the community.

3.4.2 Proposed Plan Policies and Objectives

The following policies and objectives are part of the Granada Hills–Knollwood Community Plan:

- Establish new residential General Plan Land Use designations and corresponding Zones in order to help preserve neighborhood character throughout the CPA. Split the existing Low General Plan Land Use designation into three: Low I, II, and III in order to limit the number of corresponding Zones and lot sizes within each designation.
- Amend General Plan Land Use designations and/or Zones on selected properties near the foothills in order to minimize development and help preserve existing hillsides and open space areas.
- Amend General Plan Land Use designations and/or Zones on selected properties primarily along Chatsworth Street to provide multiple family housing opportunities near existing commercial areas.
- Amend the existing Equinekeeping “K” Supplemental Use District in the CPA and include development conditions to be imposed as part of discretionary actions including, but not limited to approvals for division of land. Add lot and trail conditions to ensure room for on-site horse facilities and site accessibility.
- Establish a Residential Floor Area (RFA) District in the Old Granada Hills residential area, generally bounded by San Fernando Mission Boulevard on the north, San Jose Avenue on the south, Zelzah Avenue on the west, and Amestoy Avenue on the east, in order to limit the maximum building square footage of dwelling units (subareas 1100, 1110, 1140, 1150, 1160, 1190, 1200, 1210, 1520, 1570, 1620, 1630, 1720, and 1770). Amendments to the General Plan Land Use designations and/or Zones some properties in this area would include a General Plan Amendment to Low II to correspond to existing R1 zone and help preserve the existing small-scale neighborhood character.
- Amend the existing Granada Hills Specific Plan to add new commercial and multifamily residential areas, clarify and/or remove existing definitions and regulations, and include additional regulations to improve pedestrian friendliness with increased and drought-tolerant landscaping and improved building design and layout (subareas 755, 1125, 1135, and 1510).
- Establish new Community Plan design guidelines (i.e., trail guidelines) that would improve the community’s identity and livability and to create unique, inviting, and safe public streets.
- Remove existing Qualified “Q” Conditions on selected properties throughout the CPA since these conditions are enforced by the LAMC.

- Correct inconsistencies in General Plan Land Use designations and Zones throughout the CPA. Provide clarification and certainty about development regulations by removing existing General Plan Land Use map footnotes and implementing them through land use and zone changes.
- Revise selected General Plan Land Use designations and corresponding Zones as part of the effort to create consistency with the Framework Element. Several designations would be replaced or eliminated (i.e., General and Limited Commercial are eliminated, Regional Center is replaced with Regional Commercial, Neighborhood Office Commercial is replaced with Neighborhood Commercial, and Light and Limited Manufacturing are renamed by Light and Limited Industrial).

Figure 3-6 (Granada Hills–Knollwood Community Plan Recommendations by Subarea) illustrates the areas of change, plan amendments, zone changes, footnote removals, minor changes in nomenclature, inconsistencies, and new land use designations. Figure 3-7 (Proposed General Plan Land Use Designations [Granada Hills–Knollwood CPA]) illustrates proposed General Plan Land Use designations that correspond to the Table 3-3 (Proposed Recommendations by Sub-Area [Granada Hills–Knollwood]), which is a detailed matrix of specific recommendations that would be made under the proposed plan.

The following policies and objectives are part of the Sylmar Community Plan:

- Establish new residential General Plan Land Use designations and corresponding Zones in order to help preserve neighborhood character throughout the CPA. Split the existing Low General Plan Land Use designation into three: Low I, II, and II in order to limit the number of corresponding Zones and lot sizes within each designation.
- Amend General Plan Land Use designations and/or Zones near the foothills and open space areas, generally north of Olive View Drive, in order to limit residential development, provide defensive buffers from fires, and help preserve these areas. Retain existing agricultural zones in these areas.
- Amend General Plan Land Use designations to match existing Zones primarily within the north-central portions of the CPA to help retain existing equine-keeping lots and prevent further subdivision of these lots in order to preserve the semi-rural character of the area.
- Amend the existing Equine-keeping “K” Supplemental Use District in the CPA and include development conditions to be imposed as part of discretionary actions including, but not limited to approvals for division of land. Add lot and trail conditions to ensure room for on-site horse facilities and site accessibility. Amend General Plan Land Use designations and/or Zones to add properties to the “K” District.
- Amend General Plan Land Use designations and/or Zones on selected properties near the Sylmar/San Fernando Metrolink Station, Foothill Boulevard, and other major streets to provide multiple family housing opportunities near commercial areas and public transit.
- Housing opportunities would be increased in the general area bounded by Foothill Boulevard, Polk Street, Dronfield Avenue, and Hubbard Street (existing Footnote 12 area in subareas 1030 and 1520); from a residential density maximum of one unit per 1,200 square feet of lot area to one unit per 800 square feet of lot area (or what the R3 Zone would allow per the LAMC). The proposed Sylmar CPIO and design guidelines would improve aesthetics.
- A zone change would be implemented in the multiple family residential area, northeast of the Sylmar/San Fernando Metrolink Station (subarea 1730), to provide housing opportunities near public transit. The proposed Sylmar CPIO and design guidelines would improve aesthetics and address transitions between new development and existing single-family units.

Table 3-3 Proposed Recommendations by Sub-Area (Granada Hills–Knollwood CPA)

Sub-Area	Existing GP LU Designation	Existing Zoning	Proposed GP LU Designation	Proposed Zoning	Acres	Existing FAR	Proposed FAR	Location	Proposed Change
5	Limited Manufacturing	[T][Q]MR1-1VL	Limited Industrial	MR1-1VL	0.51	1.5:1	1.5:1	On San Fernando Road west of Balboa Blvd	Nomenclature change and remove Q conditions since part of LAMC requirements
6	Limited Manufacturing	[T][Q]MR1-1VL	Limited Industrial	MR1-1VL	0.18	1.5:1	1.5:1	On San Fernando Road west of Balboa Blvd	Nomenclature change and remove Q conditions since part of LAMC requirements
10	Open Space	A1-1, RMP-1	Limited Industrial	M1-1	1.52	3:1	1.5:1	On San Fernando Road west of Balboa Blvd	General Plan Land Use amendment and Zone change to match existing use(s)
15	Limited Manufacturing	[T][Q]M1-1-O	Limited Industrial	M1-1-O	0.99	1.5:1	1.5:1	Balboa & San Fernando Road	Nomenclature change and remove Q conditions since part of LAMC requirements
20	Public Facilities	[Q]OS-1-XL, C2-1, PF-1	Public Facilities	PF-1	1.32	3:1	3:1	San Fernando Road & Sepulveda Blvd	Remove multiple zones to match existing General Plan Land Use designation and existing use(s)
50	Low Residential	OS-1XL	Low I Residential	RS-1	1.78	3:1	0.45:1	SW Orozco & Balboa Blvd	General Plan Land Use amendment and Zone change to match existing RS lot size
60	Very Low I Residential	RE20-1-K & RE11-H-K	Very Low I Residential	RE20-1-H-K	0.60	3:1	0.18:1	Jollette end of the cul de sac N of Sesnon	Change Zone to match existing RE20 lot size, retain "K" and implement potential Equinekeeping Supplemental Use District
70	Very Low I Residential	RE20-1-K & RE11-H-K	Very Low I Residential	RE20-1-H-K	0.56	3:1	0.18:1	Garris end of the cul de sac north of Sesnon	Change Zone to match existing RE20 lot size, retain "K" and implement potential Equinekeeping Supplemental Use District
80	Very Low I Residential	RE20-1-K & RE11-H-K	Very Low I Residential	RE20-1-H-K	0.42	3:1	0.18:1	Doric end of the cul de sac N of Sesnon	Change Zone to match existing RE20 lot size, retain "K" and implement potential Equinekeeping Supplemental Use District

Table 3-3 Proposed Recommendations by Sub-Area (Granada Hills–Knollwood CPA)

Sub-Area	Existing GP LU Designation	Existing Zoning	Proposed GP LU Designation	Proposed Zoning	Acres	Existing FAR	Proposed FAR	Location	Proposed Change
90	Very Low I Residential	RE20-1-K & RE11-H-K	Very Low I Residential	RE20-1-H-K	0.47	3:1	0.18:1	Doric end of the cul de sac N of Sesnon	Change Zone to match existing RE20 lot size, retain "K" and implement potential Equinekeeping Supplemental Use District
100	Minimum Residential	(Q)A1-1-H-K & RA-1-H-K	Minimum Residential	A1-1-H-K	0.84	3:1	3:1	Louise N of Sesnon	Change Zone to match existing A1 and limit development near the foothills and open space areas, remove Q since tied with open space requirements not applicable to this property, and retain "K" and implement potential Equinekeeping Supplemental Use District
110	Low Residential	RE11-1-H	Very Low II Residential	RE11-1-H	1.49	3:1	0.20:1	Neon Way N of Sesnon	General Plan Land Use amendment to make consistent with existing zone and preserve existing neighborhood character
120	Low Residential	RE11-1-H	Very Low II Residential	RE11-1-H	2.87	3:1	0.20:1	Doric & Neon W of Jolette & N of Sesnon	General Plan Land Use amendment to make consistent with existing zone and preserve existing neighborhood character
130	Low Residential	RE11-1-H	Very Low II Residential	RE11-1-H	0.21	3:1	0.20:1	NE Doric and Jolette	General Plan Land Use amendment to make consistent with existing zone and preserve existing neighborhood character
240	Very Low II Residential	RA-1	Very Low I Residential	RA-1	12.94	3:1	0.25:1	SE area of Woodley and Balboa	General Plan Land Use amendment to make consistent with existing zone and preserve neighborhood character
250	Minimum Residential	(T)RE20-1-O-K	Minimum Residential	A1-1-O-H-K	112.35	3:1	3:1	North of Sesnon Blvd and west of Cascade Canyon. Over 100-acre parcel	Change Zone to match existing General Plan Land Use and limit development near the foothills and open space areas, add "H" to implement hillside regulations

Table 3-3 Proposed Recommendations by Sub-Area (Granada Hills–Knollwood CPA)

<i>Sub-Area</i>	<i>Existing GP LU Designation</i>	<i>Existing Zoning</i>	<i>Proposed GP LU Designation</i>	<i>Proposed Zoning</i>	<i>Acres</i>	<i>Existing FAR</i>	<i>Proposed FAR</i>	<i>Location</i>	<i>Proposed Change</i>
270	Low Residential	(T)RE11-1-H	Very Low II Residential	RE11-1-H	0.36	3:1	0.20:1	Property next to 12741 Jollette	General Plan Land Use amendment to make consistent with existing zone and preserve neighborhood character
320	Low Residential	RE11-1	Very Low II Residential	RE11-1	6.95	3:1	0.40:1	SW area on Jollette from Westbury to Rosnick PI	General Plan Land Use amendment to make consistent with existing zone and preserve neighborhood character
330	Very Low I Residential	RA-1-K & RE11-1-H	Very Low II Residential	RE11-1-H	0.55	3:1	0.20:1	End of the Cul de sac of Cascade Canyon Dr east of Jeremy PI	General Plan Land Use amendment and Zone change to make consistent with predominant RE11 development and lot size
360	Minimum & Very Low I Residential	(T)(Q)RE40-1-O-K, RA-1-O-K, RA-1-K	Minimum Residential	(T)(Q)RE40-1-O-K	20.97	3:1	0.35:1	Property north of Wood Ranch Road and south of Cascade Canyon.	General Plan Land Use amendment and Zone change to conserve hillsides and maintain existing character. Implement and remove footnote 12 which limits density to 1 acre south of Sesnon and 2 acres north of Sesnon. Keep existing "K" and implement potential Equinekeeping Supplemental Use District
370	Very Low I Residential	RA1-H & RE15-1-H	Very Low II Residential	RE15-1-H	3.05	3:1	0.18:1	Louise south of Nugent Dr	General Plan Land Use amendment and Zone change to make consistent with predominant RE15 zone and lot size
380	Low Residential	RE11-1	Very Low II Residential	RE11-1	0.27	3:1	0.40:1	Salem just south of Sunderland Dr	General Plan Land Use amendment to make consistent with existing zone and preserve neighborhood character

Table 3-3 Proposed Recommendations by Sub-Area (Granada Hills–Knollwood CPA)

<i>Sub-Area</i>	<i>Existing GP LU Designation</i>	<i>Existing Zoning</i>	<i>Proposed GP LU Designation</i>	<i>Proposed Zoning</i>	<i>Acres</i>	<i>Existing FAR</i>	<i>Proposed FAR</i>	<i>Location</i>	<i>Proposed Change</i>
400	Minimum & Very Low I Residential	A1-1-O-K, RE40-1-O-K	Minimum Residential	A1-1-O-K, RE40-1-O-K	42.22	3:1	3:1 & 0.35:1	W of Longacre, W of Zelzah & Aliso Canyon.	General Plan Land Use amendment to make consistent with existing zone and preserve neighborhood character. Keep existing "K" and implement potential Equinekeeping Supplemental Use District
410	Minimum Residential	RE20-1-O-K	Very Low II Residential	RE20-1-O-K	6.97	3:1	0.35:1	NW Knoll Hill & Zelzah	General Plan Land Use amendment to make consistent with existing zone and lot size. Keep existing "K" and implement potential Equinekeeping Supplemental Use District
420	Very Low I Residential	A1-1-O-K & RA-1-O-K	Minimum Residential	A1-1-O-K	1.25	3:1	3:1	Property north of Mayerling & east of Rexbon	General Plan Land Use amendment and Zone change to conserve hillside areas near the foothills. Implement and remove existing Footnote 12 which limits density to 1 acre south of Sesnon and 2 acres north of Sesnon. Keep existing "K" and implement potential Equinekeeping Supplemental Use District
430	Very Low I Residential	(T)(Q)RE20-1-O-K	Minimum Residential	A1-1-O-K	3.50	3:1	3:1	Property north of Mayerling & east of Rexbon	General Plan Land Use amendment and Zone change to conserve hillside areas near the foothills. Implement and remove existing Footnote 12 which limits density to 1 acre south of Sesnon and 2 acres north of Sesnon. Keep existing "K" and implement potential Equinekeeping Supplemental Use District

Table 3-3 Proposed Recommendations by Sub-Area (Granada Hills–Knollwood CPA)

<i>Sub-Area</i>	<i>Existing GP LU Designation</i>	<i>Existing Zoning</i>	<i>Proposed GP LU Designation</i>	<i>Proposed Zoning</i>	<i>Acres</i>	<i>Existing FAR</i>	<i>Proposed FAR</i>	<i>Location</i>	<i>Proposed Change</i>
440	Very Low I Residential	A1-1-O-K	Minimum Residential	A1-1-O-K	2.02	3:1	3:1	Property north of Mayerling & east of Rexbon	General Plan Land Use amendment and Zone change to conserve hillside areas near the foothills. Implement and remove existing Footnote 12 which limits density to 1 acre south of Sesnon and 2 acres north of Sesnon. Keep existing "K" and implement potential Equinekeeping Supplemental Use District
450	Minimum Residential	RA-1-O-K	Minimum Residential	RE40-1-O-K	9.29	3:1	0.35:1	N Wood Ranch Rd on Indian Meadows & Highwater	General Plan Land Use amendment and Zone change to conserve hillside areas near the foothills. Implement and remove existing Footnote 12 which limits density to 1 acre south of Sesnon and 2 acres north of Sesnon. Keep existing "K" and implement potential Equinekeeping Supplemental Use District
460	Very Low I Residential	RA-1-O-K	Minimum Residential	RE40-1-O-K	4.56	3:1	0.35:1	End of cul de sac on Mt Ranch & Canyon Cove	General Plan Land Use amendment and Zone change to conserve hillside areas near the foothills. Implement and remove existing Footnote 12 which limits density to 1 acre south of Sesnon and 2 acres north of Sesnon. Keep existing "K" and implement potential Equinekeeping Supplemental Use District

Table 3-3 Proposed Recommendations by Sub-Area (Granada Hills–Knollwood CPA)

<i>Sub-Area</i>	<i>Existing GP LU Designation</i>	<i>Existing Zoning</i>	<i>Proposed GP LU Designation</i>	<i>Proposed Zoning</i>	<i>Acres</i>	<i>Existing FAR</i>	<i>Proposed FAR</i>	<i>Location</i>	<i>Proposed Change</i>
470	Very Low I Residential	A1-1-K & RA-1-K	Minimum Residential	RE40-1-K	28.22	3:1	0.35:1	Highwater & Shoshone	General Plan Land Use amendment and Zone change to conserve hillside areas near the foothills. Implement and remove existing Footnote 12 which limits density to 1 acre south of Sesnon and 2 acres north of Sesnon. Keep existing "K" and implement potential Equinekeeping Supplemental Use District
475	Minimum & Very Low I Residential	A1-1-K, A1-1-O-K, RE40-1-K, RE40-1-O-K, RE20-1-K, RA-1-K	Minimum & Very Low I Residential	A1-1-K, A1-1-O-K, RE40-1-K, RE40-1-O-K, RE20-1-K, RA-1-K	1,542.35	3:1	RE20&40=0.35:1 RA=0.25:1	North of Rinaldi, west of Shoshone and east of Aliso Canyon	Implement potential Equinekeeping Supplemental Use District for NW Granada Hills to preserve Equinekeeping areas
480	Very Low I Residential	A1-1-K, A1-1-O-K, RA-1-O-K	Minimum Residential	RE40-1-O-K	3.04	3:1	0.35:1	Highwater W of Shoshone	General Plan Land Use amendment and Zone change to conserve hillside areas near the foothills. Implement and remove existing Footnote 12 which limits density to 1 acre south of Sesnon and 2 acres north of Sesnon. Keep existing "K" and implement potential Equinekeeping Supplemental Use District
530	Very Low I Residential	A1-1-K	Minimum Residential	A1-1-K	22.17	3:1	3:1	Zelzah & Ridgeway W	General Plan Land Use amendment to make consistent with existing zone and preserve neighborhood character. Keep existing "K" and implement potential Equinekeeping Supplemental Use District

Table 3-3 Proposed Recommendations by Sub-Area (Granada Hills–Knollwood CPA)

<i>Sub-Area</i>	<i>Existing GP LU Designation</i>	<i>Existing Zoning</i>	<i>Proposed GP LU Designation</i>	<i>Proposed Zoning</i>	<i>Acres</i>	<i>Existing FAR</i>	<i>Proposed FAR</i>	<i>Location</i>	<i>Proposed Change</i>
540	Very Low I Residential	(T)(Q)RE40-1-K	Minimum Residential	(T)(Q)RE40-1-K	7.65	3:1	0.35:1	Zelzah & Ridgeway E	General Plan Land Use amendment to make consistent with existing zone and preserve neighborhood character. Keep existing "K" and implement potential Equinekeeping Supplemental Use District
550	Very Low I Residential	A1-1-K	Minimum Residential	A1-1-K	10.71	3:1	3:1	SW Lerdo & Ridgeway	General Plan Land Use amendment to make consistent with existing zone and preserve neighborhood character. Keep existing "K" and implement potential Equinekeeping Supplemental Use District
560	Very Low I Residential	RA-1-K	Minimum Residential	RE40-1-K	10.86	3:1	0.35:1	SW Lois & Mayerling	General Plan Land Use amendment and Zone change to conserve hillside areas near the foothills. Keep existing "K" and implement potential Equinekeeping Supplemental Use District
570	Very Low I Residential	RE20-1-K	Minimum Residential	RE40-1-K	12.37	3:1	0.35:1	SW Shoshone & Mayerling	General Plan Land Use amendment and Zone change to conserve hillside areas near the foothills. Keep existing "K" and implement potential Equinekeeping Supplemental Use District
580	Very Low II Residential	RA-1	Very Low I Residential	RA-1	7.39	3:1	0.25:1	W of Louise N of Mayerling, end of cul de sac of Midwood	General Plan Land Use amendment to make consistent with existing zone and preserve neighborhood character

Table 3-3 Proposed Recommendations by Sub-Area (Granada Hills–Knollwood CPA)

Sub-Area	Existing GP LU Designation	Existing Zoning	Proposed GP LU Designation	Proposed Zoning	Acres	Existing FAR	Proposed FAR	Location	Proposed Change
600	Very Low I Residential	A1-1-K	Minimum Residential	A1-1-K	12.73	3:1	3:1	Hesperia & Newcastle N of Rinaldi	General Plan Land Use amendment to make consistent with existing zone and preserve neighborhood character. Keep existing "K" and implement potential Equinekeeping Supplemental Use District
610	Very Low I Residential	A1-1-K	Minimum Residential	A1-1-K	9.32	3:1	3:1	W of Zelzah, E Newcastle, & N Rinaldi	General Plan Land Use amendment to make consistent with existing zone and preserve neighborhood character. Keep existing "K" and implement potential Equinekeeping Supplemental Use District
620	Minimum Residential	[Q]OS-1XL-K	Open Space	OS-1XL-K	9.74	3:1	3:1	NE Zelzah & NW Lerdo	General Plan Land Use amendment to make consistent with existing zone and preserve neighborhood character. Remove Q conditions since not relevant
630	Very Low I Residential	A1-1-K	Minimum Residential	A1-1-K	3.37	3:1	3:1	Ridgeway W of Lerdo	General Plan Land Use amendment to make consistent with existing zone and preserve neighborhood character. Keep existing "K" and implement potential Equinekeeping Supplemental Use District
640	Very Low I Residential	A1-1-K	Minimum Residential	A1-1-K	3.00	3:1	3:1	SW Lerdo & SW Ridgeway	General Plan Land Use amendment to make consistent with existing zone and preserve neighborhood character. Keep existing "K" and implement potential Equinekeeping Supplemental Use District

Table 3-3 Proposed Recommendations by Sub-Area (Granada Hills–Knollwood CPA)

<i>Sub-Area</i>	<i>Existing GP LU Designation</i>	<i>Existing Zoning</i>	<i>Proposed GP LU Designation</i>	<i>Proposed Zoning</i>	<i>Acres</i>	<i>Existing FAR</i>	<i>Proposed FAR</i>	<i>Location</i>	<i>Proposed Change</i>
650	Very Low I Residential	(T)RE20-1-K	Minimum Residential	RE40-1-K	1.22	3:1	0.35:1	SE Lerdo & Vimy Rd	General Plan Land Use amendment and Zone change to conserve hillside areas and existing character. Keep existing "K" and implement potential Equinekeeping Supplemental Use District
660	Very Low I Residential	A1-1-K	Minimum Residential	A1-1-K	6.23	3:1	3:1	SE Vimy, SW Yarmouth both N of Rinaldi	General Plan Land Use amendment to make consistent with existing zone and preserve neighborhood character. Keep existing "K" and implement potential Equinekeeping Supplemental Use District
670	Very Low I Residential	A1-1-K	Minimum Residential	A1-1-K	11.97	3:1	3:1	N of Rinaldi between Zelzah and Yarmouth	General Plan Land Use amendment to make consistent with existing zone and preserve neighborhood character. Keep existing "K" and implement potential Equinekeeping Supplemental Use District
680	Very Low I Residential	RE20-1-K	Minimum Residential	RE40-1-K	1.58	3:1	0.35:1	W of Yarmouth N of Rinaldi	General Plan Land Use amendment and Zone change to conserve hillside areas and existing character. Keep existing "K" and implement potential Equinekeeping Supplemental Use District
690	Very Low I Residential	A1-1-K	Minimum Residential	A1-1-K	10.49	3:1	3:1	S of Ridgeway N of Rinaldi	General Plan Land Use amendment to make consistent with existing zone and preserve neighborhood character. Keep existing "K" and implement potential Equinekeeping Supplemental Use District

Table 3-3 Proposed Recommendations by Sub-Area (Granada Hills–Knollwood CPA)

Sub-Area	Existing GP LU Designation	Existing Zoning	Proposed GP LU Designation	Proposed Zoning	Acres	Existing FAR	Proposed FAR	Location	Proposed Change
700	Very Low I Residential	RA-1-H-K	Minimum Residential	RE40-1-H-K	14.96	3:1	0.35:1	N of Rinaldi between Yarmouth & Shoshone	General Plan Land Use amendment and Zone change to conserve hillside areas and existing character. Keep existing "K" and implement potential Equinekeeping Supplemental Use District
710	Very Low I Residential	A1-1-K	Minimum Residential	A1-1-K	10.18	3:1	3:1	N of Rinaldi between Yarmouth & Shoshone	General Plan Land Use amendment to make consistent with existing zone and preserve neighborhood character. Keep existing "K" and implement potential Equinekeeping Supplemental Use District
755	Neighborhood Office Commercial	C2-1VL	Community Commercial	C2-1VL	10.14	1.5:1	1.5:1	E Balboa Blvd S. of Knollwood Dr	General Plan Land Use amendment, add to the Granada Hills Specific Plan (Sector A—Commercial Areas), and remove parking zone to provide more commercial opportunities
775	Low Residential	RE11-1	Very Low II Residential	RE11-1	0.67	3:1	0.40:1	SW Gothic Ave & Barneston St	General Plan Land Use amendment to match existing zone and maintain neighborhood character
810	Public Facilities	[Q]OS-1XL & PF-1	Public Facilities	PF-1	12.26	3:1	3:1	Van Norman Dam area just north of Rinaldi and west of Odyssey Dr	Remove dual zones
820	Limited Commercial & Low Medium II Residential	(Q)C2-1VL, [T][Q] RD2-1, & A2-1	Community Commercial	(Q)C2-1VL, [T][Q] RD2-1, & A2-1	11.46	3:1	1.5:1	S of Odyssey Dr & W. of Blucher Ave	General Plan Land Use amendment to provide commercial opportunities

Table 3-3 Proposed Recommendations by Sub-Area (Granada Hills–Knollwood CPA)

Sub-Area	Existing GP LU Designation	Existing Zoning	Proposed GP LU Designation	Proposed Zoning	Acres	Existing FAR	Proposed FAR	Location	Proposed Change
830	Low Residential	QRD6-1, RD2-1	Low III Residential	RD6-1	17.17	3:1	3:1	On Crestview, Hill View, Viewridge: N of Rinaldi, S of Odyssey	Split existing Low General Plan Land Use designation into three: Low I, II, and III to limit type of single-family residential development and help preserve neighborhood character. Remove Q condition, as no longer applicable, and requirements per LAMC
840	Low & Low Medium II Residential	(Q) RD1.5-1, (Q) RD2-1	Low Medium II Residential	RD2-1	6.01	3:1	3:1	NW Blucher & Rinaldi	Remove dual General Plan Land Use and Zones, and Q conditions to provide multiple family opportunities
850	Minimum Residential & Open Space	A2-1	Minimum	A2-1	4.42	3:1	3:1	E of Blucher Ave N of Odyssey Dr	Remove dual General Plan Land Use
860	Very Low II Residential	RA-1	Very Low II Residential	RE11-1	4.55	3:1	0.40:1	S side of Rinaldi between Zelzah & White Oak	Change Zone to match existing General Plan Land Use and surrounding development to provide housing opportunities
890	Highway Oriented Commercial	C2-1VL	Community Commercial	C2-1VL	1.81	1.5:1	1.5:1	All commercial corners at Rinaldi and Balboa	Nomenclature change
980	Highway Oriented Commercial	(T)(Q)C2-1VL, C2-1VL, C4-1, C4-1VL, P-1VL	Community Commercial	(T)(Q)C2-1VL, C2-1VL, C4-1, C4-1VL	17.15	1.5:1	1.5:1	NW, NE, & SE corners of Balboa Blvd & San Fernando Mission Blvd (only one not is SW corner)	Nomenclature change and remove P zone to provide commercial opportunities
995	Low Medium II Residential	(Q)RD2-1	Low Medium II Residential	RD2-1	2.81	3:1	3:1	San Fernando Mission Blvd just E of Balboa Blvd	Remove Q conditions, most are LAMC requirements

Table 3-3 Proposed Recommendations by Sub-Area (Granada Hills–Knollwood CPA)

<i>Sub-Area</i>	<i>Existing GP LU Designation</i>	<i>Existing Zoning</i>	<i>Proposed GP LU Designation</i>	<i>Proposed Zoning</i>	<i>Acres</i>	<i>Existing FAR</i>	<i>Proposed FAR</i>	<i>Location</i>	<i>Proposed Change</i>
1000	Low Residential	RS-1	Low I Residential	RS-1	1,886.09	3:1	0.45:1	All RS properties within Granada Hills	Split existing Low General Plan Land Use designation into three: Low I, II, and III to limit type of single-family residential development and help preserve neighborhood character
1045	Highway Oriented Commercial	C4-1	Community Commercial	C4-1	0.33	1.5:1	1.5:1	SW Rinaldi St & 405 Fwy	Nomenclature change
1080	Low Residential	R1-1	Low II Residential	R1-1	4.99	3:1	0.50:1	NW Ludlow & Enfield	Split existing Low General Plan Land Use designation into three: Low I, II, and III to limit type of single-family residential development and help preserve neighborhood character
1100	Low Residential	R1-1	Low II Residential	R1-1-RFA	40.49	3:1	0.30:1	South of San Fernando Mission Blvd, east of Zelzah; west of Amestoy & north of Chatsworth	General Plan Land Use amendment, and potentially add Residential Floor Area suffix to limit building square footage to help preserve neighborhood character
1110	Low Residential	R1-1	Low II Residential	R1-1-RFA	26.41	3:1	0.30:1	South of San Fernando Mission Blvd, east of Zelzah; west of Amestoy & north of Chatsworth	General Plan Land Use amendment, and potentially add Residential Floor Area suffix to limit building square footage to help preserve neighborhood character
1115	Limited Commercial	[Q]CR-1VL	Neighborhood Commercial	CR-1VL	0.62	1.5:1	1.5:1	Los Alimos from Zelzah to White Oak Ave	Nomenclature and remove Q conditions, most are LAMC requirements
1120	Limited Commercial	C2-1VL	Neighborhood Commercial	C2-1VL	0.53	1.5:1	1.5:1	SW White Oak & Los Alimos	Nomenclature change

Table 3-3 Proposed Recommendations by Sub-Area (Granada Hills–Knollwood CPA)

<i>Sub-Area</i>	<i>Existing GP LU Designation</i>	<i>Existing Zoning</i>	<i>Proposed GP LU Designation</i>	<i>Proposed Zoning</i>	<i>Acres</i>	<i>Existing FAR</i>	<i>Proposed FAR</i>	<i>Location</i>	<i>Proposed Change</i>
1125	Low Medium I Residential	R2-1	Low Medium I Residential	R2-1	4.13	3:1	3:1	Los Alamitos from Zelzah to White Oak Avenue	Add to Granada Hills Specific Plan
1130	Limited Commercial	C2-1VL	Neighborhood Commercial	C2-1VL	0.58	1.5:1	1.5:1	SE White Oak & Los Alimos	Nomenclature change
1135	Low Medium I Residential	R2-1	Low Medium I Residential	R2-1	5.11	3:1	3:1	Los Alimos from Zelzah to White Oak	Add to Granada Hills Specific Plan
1140	Low Residential	R1-1	Low II Residential	R1-1-RFA	46.12	3:1	0.3:1	South of San Fernando Mission Blvd, east of Zelzah; west of Amestoy & north of Chatsworth	General Plan Land Use amendment, and potentially add Residential Floor Area suffix to limit building square footage to help preserve neighborhood character
1150	Low Residential	R1-1	Low II Residential	R1-1-RFA	31.17	3:1	0.3:1	South of San Fernando Mission Blvd, east of Zelzah; west of Amestoy & north of Chatsworth	General Plan Land Use amendment, and potentially add Residential Floor Area suffix to limit building square footage to help preserve neighborhood character
1160	Low Medium I Residential	R1-1	Low II Residential	R1-1-RFA	2.89	3:1	0.30:1	South of San Fernando Mission Blvd, east of Zelzah; west of Amestoy & north of Chatsworth	General Plan Land Use amendment, and potentially add Residential Floor Area suffix to limit building square footage to help preserve neighborhood character
1170	Limited Commercial	R1-1VL	Neighborhood Commercial	CR-1VL	0.39	3:1	1.5:1	N side of Chatsworth between Encino & Andasol	Nomenclature and Zone change to provide commercial opportunities

Table 3-3 Proposed Recommendations by Sub-Area (Granada Hills–Knollwood CPA)

<i>Sub-Area</i>	<i>Existing GP LU Designation</i>	<i>Existing Zoning</i>	<i>Proposed GP LU Designation</i>	<i>Proposed Zoning</i>	<i>Acres</i>	<i>Existing FAR</i>	<i>Proposed FAR</i>	<i>Location</i>	<i>Proposed Change</i>
1180	Limited Commercial	R1-1VL	Neighborhood Commercial	CR-1VL	0.23	3:1	1.5:1	N side of Chatsworth between Encino & Andasol	Nomenclature and Zone change to provide commercial opportunities
1185	Low Medium II Residential	(Q)RD1.5-1	Low Medium II Residential	RD1.5-1	1.90	3:1	3:1	Chatsworth Street & Louise	Zone change to remove Q conditions
1190	Low Residential	R1-1	Low II Residential	R1-1-RFA	29.14	3:1	0.30:1	South of San Fernando Mission Blvd, east of Zelzah; west of Amestoy & north of Chatsworth	General Plan Land Use amendment, and potentially add Residential Floor Area suffix to limit building square footage to help preserve neighborhood character
1200	Low Residential	R1-1	Low II Residential	R1-1-RFA	15.18	3:1	0.30:1	South of San Fernando Mission Blvd, east of Zelzah; west of Amestoy & north of Chatsworth	General Plan Land Use amendment, and potentially add Residential Floor Area suffix to limit building square footage to help preserve neighborhood character
1210	Low Residential	R1-1	Low II Residential	R1-1-RFA	8.47	3:1	0.30:1	South of San Fernando Mission Blvd, east of Zelzah; west of Amestoy & north of Chatsworth	General Plan Land Use amendment, and potentially add Residential Floor Area suffix to limit building square footage to help preserve neighborhood character
1220	Low Medium II Residential	R1-1	Low Medium II Residential	RD1.5-1	0.31	3:1	3:1	N side of Chatsworth St between Louise & Aldea	Zone change to match existing surrounding development and provide housing opportunities
1230	Low Medium II Residential	(Q) RD1.5-1	Medium Residential	R3-1	0.78	3:1	3:1	N side of Chatsworth St between Aldea & Amestoy	General Plan Land Use amendment and Zone change provide housing opportunities

Table 3-3 Proposed Recommendations by Sub-Area (Granada Hills–Knollwood CPA)

Sub-Area	Existing GP LU Designation	Existing Zoning	Proposed GP LU Designation	Proposed Zoning	Acres	Existing FAR	Proposed FAR	Location	Proposed Change
1240	Low Residential	R1-1	Low II Residential	R1-1	52.41	3:1	0.50:1	W of Balboa, E of Amestoy, N of Los Alimos & S of San Fernando Mission Blvd	Split existing Low General Plan Land Use designation into three: Low I, II, and III to limit type of single-family residential development and help preserve neighborhood character. Update General Plan Land Use designation to match existing R1 zone
1245	Limited Commercial	QCR-1VL	Neighborhood Commercial	CR-1VL	0.25	1.5:1	1.5:1	N side of Chatsworth St	Nomenclature change and remove Q conditions since LAMC requirements
1246	Limited Commercial	(Q)CR-1VL	Neighborhood Commercial	CR-1VL	0.17	1.5:1	1.5:1	N side of Chatsworth St between Genesta & Balboa	Nomenclature change and remove Q conditions since LAMC requirements
1247	Limited Commercial	CR1-1VL, P-1VL	Neighborhood Commercial	CR-1VL	0.44	1.5:1	1.5:1	N side of Chatsworth St between Genesta & Balboa	Nomenclature and Zone change to provide commercial opportunities
1250	Limited Commercial	CR-1 & P-1VL	Neighborhood Commercial	C1-1VL	0.40	1.5:1	1.5:1	NE corner Chatsworth St & Balboa	Nomenclature and Zone change to provide commercial opportunities
1300	Low Residential	RS	Low I Residential	RS	109.34	3:1	0.45:1	All RS properties within Granada Hills	Split existing Low General Plan Land Use designation into three: Low I, II, and III to limit type of single-family residential development and help preserve neighborhood character. Update General Plan Land Use designation to match existing RS zone

Table 3-3 Proposed Recommendations by Sub-Area (Granada Hills–Knollwood CPA)

Sub-Area	Existing GP LU Designation	Existing Zoning	Proposed GP LU Designation	Proposed Zoning	Acres	Existing FAR	Proposed FAR	Location	Proposed Change
1330	Low Residential	(T)(Q)RD6-1	Low III Residential	(T)(Q)RD6-1	2.66	3:1	3:1	SW of San Fernando Mission & Flood Control Channel W of Woodley	Split existing Low General Plan Land Use designation into three: Low I, II, and III to limit type of single-family residential development and help preserve neighborhood character. Update General Plan Land Use designation to match existing RD6 zone
1340	Open Space	PF-1	Public Facilities	PF-1	0.83	3:1	3:1	118 Fwy west of Woodley and east of Gothic	General Plan Land Use amendment to match existing use
1360	Low Residential	C2-1VL & RS-1	Public Facilities	PF-1	0.54	1.5:1 & 3:1	1.5:1 & 3:1	SW San Fernando Mission Blvd & Woodley	General Plan Land Use amendment and Zone change to match existing use by LADWP
1370	Low Residential	C2-1VL, P-1 & RS-1	Community Commercial	C2-1VL	0.28	1.5:1 & 3:1	1.5:1	SW of San Fernando Mission Blvd & Woodley	General Plan Land Use amendment to match existing commercial zone and remove multiple zones to provide commercial opportunities
1400	Low Medium I Residential	RS-1	Low Medium I Residential	RD3-1	0.81	3:1	3:1	SE Woodley Ave & 118 Fwy	Zone change to match existing General Plan Land Use and surrounding development to provide housing opportunities
1401	Low Medium II Residential	(Q)RD2-1	Low Medium II Residential	RD2-1	3.64	3:1	3:1	NE Woodley & Chatsworth	Remove Q conditions since LAMC requirements
1410	Low Residential	A2-1	Low I Residential	RE9-1	2.06	3:1	0.40:1	N side of Chatsworth W of Woodley	General Plan Land Use amendment and Zone change to match existing surrounding development and lot sizes and provide housing opportunities

Table 3-3 Proposed Recommendations by Sub-Area (Granada Hills–Knollwood CPA)

Sub-Area	Existing GP LU Designation	Existing Zoning	Proposed GP LU Designation	Proposed Zoning	Acres	Existing FAR	Proposed FAR	Location	Proposed Change
1450	Low Residential	(Q)RD6-1	Low III Residential	(Q)RD6-1	1.38	3:1	3:1	SW corner of San Fernando Mission Blvd & Haskell	Split existing Low General Plan Land Use designation into three: Low I, II, and III to limit type of single-family residential development and help preserve neighborhood character. Update General Plan Land Use designation to match existing RD6 zone
1490	Limited Industrial & Public Facilities	PF-1	Public Facilities	PF-1	0.05	3:1	3:1	Under the 118 & 405 Fwys	Remove dual General Plan Land Use designations
1505	Community Commercial	(Q)C2-1VL	Community Commercial	C2-1VL	16.39	1.5:1	1.5:1	SW corner of Chatsworth St & Zelzah	Remove Q conditions since LAMC requirements
1510	Low Medium II Residential	(Q)RD2-1 & R2-1	Low Medium I Residential	R2-1	2.99	3:1	3:1	N side of Kingsbury between Zelzah & White Oak	General Plan Land Use amendment and Zone change to limit residential development; add to Granada Hills Specific Plan
1515	Community Commercial	(Q)C2-1VL, (Q)P-1VL	Community Commercial	C2-1VL	1.75	1.5:1	1.5:1	SW corner of Tribune St & Lindley	Remove Q conditions and parking zone to provide commercial opportunities
1520	Low Medium I Residential	R1-1	Low II Residential	R1-1-RFA	10.05	3:1	0.30:1	South of Chatsworth, east of Zelzah; west of Amestoy & north San Jose	General Plan Land Use amendment, and potentially add Residential Floor Area suffix to limit building square footage and help preserve neighborhood character
1525	Medium Residential	(Q)R3-1L	Medium Residential	R3-1L	4.15	3:1	3:1	SW corner Chatsworth St & Lindley Ave	Remove Q conditions since LAMC requirements

Table 3-3 Proposed Recommendations by Sub-Area (Granada Hills–Knollwood CPA)

<i>Sub-Area</i>	<i>Existing GP LU Designation</i>	<i>Existing Zoning</i>	<i>Proposed GP LU Designation</i>	<i>Proposed Zoning</i>	<i>Acres</i>	<i>Existing FAR</i>	<i>Proposed FAR</i>	<i>Location</i>	<i>Proposed Change</i>
1535	Low Medium I Residential	(Q)RD3-1	Low Medium I Residential	RD3-1	1.96	3:1	3:1	SW corner of Zelzah Ave & San Jose St	Remove Q conditions since LAMC requirements
1545	Low Medium II Residential	(Q)RD1.5-1	Low Medium II Residential	RD1.5-1	2.84	3:1	3:1	Just N of Zelzah & Devonshire St	Remove Q conditions since LAMC requirements
1550	Highway Oriented Commercial	(Q)C2-1VL, C2-1VL	Community Commercial	C2-1VL	2.02	1.5:1	1.5:1	Northeast and Northwest corners of Devonshire and Zelzah Ave	Nomenclature change and remove Q conditions since LAMC requirements
1560	Limited Commercial	C2-1L	Neighborhood Commercial	C1-1L	0.58	1.5:1	1.5:1	NE corner of White Oak Ave & Kingsbury	General Plan Land Use amendment and Zone change to provide neighborhood oriented commercial opportunities along Chatsworth
1565	Low Medium I Residential	R2-1	Low Medium I Residential	R2-1	4.78	3:1	3:1	Kingsbury from White Oak to Encino	Ad to Granada Hills Specific Plan
1570	Low Residential	R1-1	Low II Residential	R1-1-RFA	14.68	3:1	0.30:1	South of Chatsworth, east of Zelzah; west of Amestoy & north San Jose	General Plan Land Use amendment, and potentially add Residential Floor Area suffix to limit building square footage and help preserve neighborhood character
1600	Community Commercial	QC2-1L	Community Commercial	C2-1L	0.37	1.5:1	1.5:1	S side Chatsworth St between Encino & Andasol	Remove Q conditions which only permits automotive uses since implemented through the Granada Hills Specific Plan, to provide commercial opportunities
1610	Limited Commercial	R1-1VL, (Q)CR-1VL, and CR-1VL	Neighborhood Commercial	CR-1VL	1.04	3:1	1.5:1	S side Chatsworth St between Encino & Andasol	Remove Q conditions since LAMC requirements, remove multiple zones to provide neighborhood oriented commercial opportunities

Table 3-3 Proposed Recommendations by Sub-Area (Granada Hills–Knollwood CPA)

Sub-Area	Existing GP LU Designation	Existing Zoning	Proposed GP LU Designation	Proposed Zoning	Acres	Existing FAR	Proposed FAR	Location	Proposed Change
1620	Low Medium I Residential	R1-1	Low II Residential	R1-1-RFA	2.53	3:1	0.30:1	N side of Kingsbury between Encino & Andasol	General Plan Land Use amendment, and potentially add Residential Floor Area suffix to limit building square footage and help preserve neighborhood character
1630	Low Residential	R1-1	Low II Residential	R1-1-RFA	21.91	3:1	0.30:1	South of Chatsworth, east of Zelzah; west of Amestoy & north San Jose	General Plan Land Use amendment, and potentially add Residential Floor Area suffix to limit building square footage and help preserve neighborhood character
1650	Very Low II & Low Residential	RE11-1	Very Low II Residential	RE11-1	0.29	3:1	0.40:1	E side of Encino Ave just N of Devonshire	Remove dual General Plan Land Use to limit development
1660	Medium Residential	R1-1	Medium Residential	R3-1	0.12	3:1	3:1	S side of Chatsworth St between Louise & Andasol	Change Zone to match existing General Plan Land Use designation and surrounding development and provide housing opportunities
1670	Low Medium II Residential	R1-1	Low Medium II Residential	RD1.5-1	0.13	3:1	3:1	S side of Chatsworth St between Louise & Aldea	Change Zone to match existing General Plan Land Use designation and surrounding development and provide housing opportunities
1680	Low Medium II Residential	(Q)R3-1	Low Medium II Residential	RD1.5-1	0.16	3:1	3:1	S side of Chatsworth St between Louise & Andasol	Change Zone to match existing General Plan Land Use designation and surrounding development and limit development
1690	Low Medium II Residential	R1-1	Low Medium II Residential	RD1.5-1	1.19	3:1	3:1	S side of Chatsworth St between Louise & Aldea	Change Zone to match existing General Plan Land Use designation and surrounding development and provide housing opportunities

Table 3-3 Proposed Recommendations by Sub-Area (Granada Hills–Knollwood CPA)

<i>Sub-Area</i>	<i>Existing GP LU Designation</i>	<i>Existing Zoning</i>	<i>Proposed GP LU Designation</i>	<i>Proposed Zoning</i>	<i>Acres</i>	<i>Existing FAR</i>	<i>Proposed FAR</i>	<i>Location</i>	<i>Proposed Change</i>
1700	Low Medium II Residential	R1-1	Low Medium II Residential	RD1.5-1	0.30	3:1	3:1	S side Chatsworth St between Encino & Amestoy	Change Zone to match existing General Plan Land Use designation and surrounding development and provide housing opportunities
1710	Low Medium II Residential	R1-1	Low Medium II Residential	RD1.5-1	0.15	3:1	3:1	S side Chatsworth St Amestoy & Genesta	Change Zone to match existing General Plan Land Use designation and surrounding development and provide housing opportunities
1720	Low Residential	R1-1	Low II Residential	R1-1-RFA	23.51	3:1	0.30:1	South of Chatsworth, east of Zelzah; west of Amestoy & north San Jose	General Plan Land Use amendment, and potentially add Residential Floor Area suffix to limit building square footage and help preserve neighborhood character
1725	Low Residential	(Q)RD6-1	Low III Residential	RD6-1	3.09	3:1	3:1	N side of San Jose St between Louise & Andasol	Remove Q conditions as no longer applicable
1730	Low Residential	R1-1 & (T)R1-1	Low II Residential	R1-1	2.71	3:1	0.50:1	S side of San Jose between Louise & Aldea	Remove Q conditions as no longer applicable
1760	Very Low II Residential	RS-1	Very Low II Residential	RE11-1	3.81	3:1	0.04:1	N side of Devonshire St between Louise & Amestoy	Change Zone to match existing General Plan Land Use designation and surrounding development
1770	Low Residential	R1-1	Low II Residential	R1-1-RFA	13.36	3:1	0.30:1	South of Chatsworth, east of Zelzah; west of Amestoy & north San Jose	General Plan Land Use amendment and potentially add Residential Floor Area suffix to limit building square footage and help preserve neighborhood character

Table 3-3 Proposed Recommendations by Sub-Area (Granada Hills–Knollwood CPA)

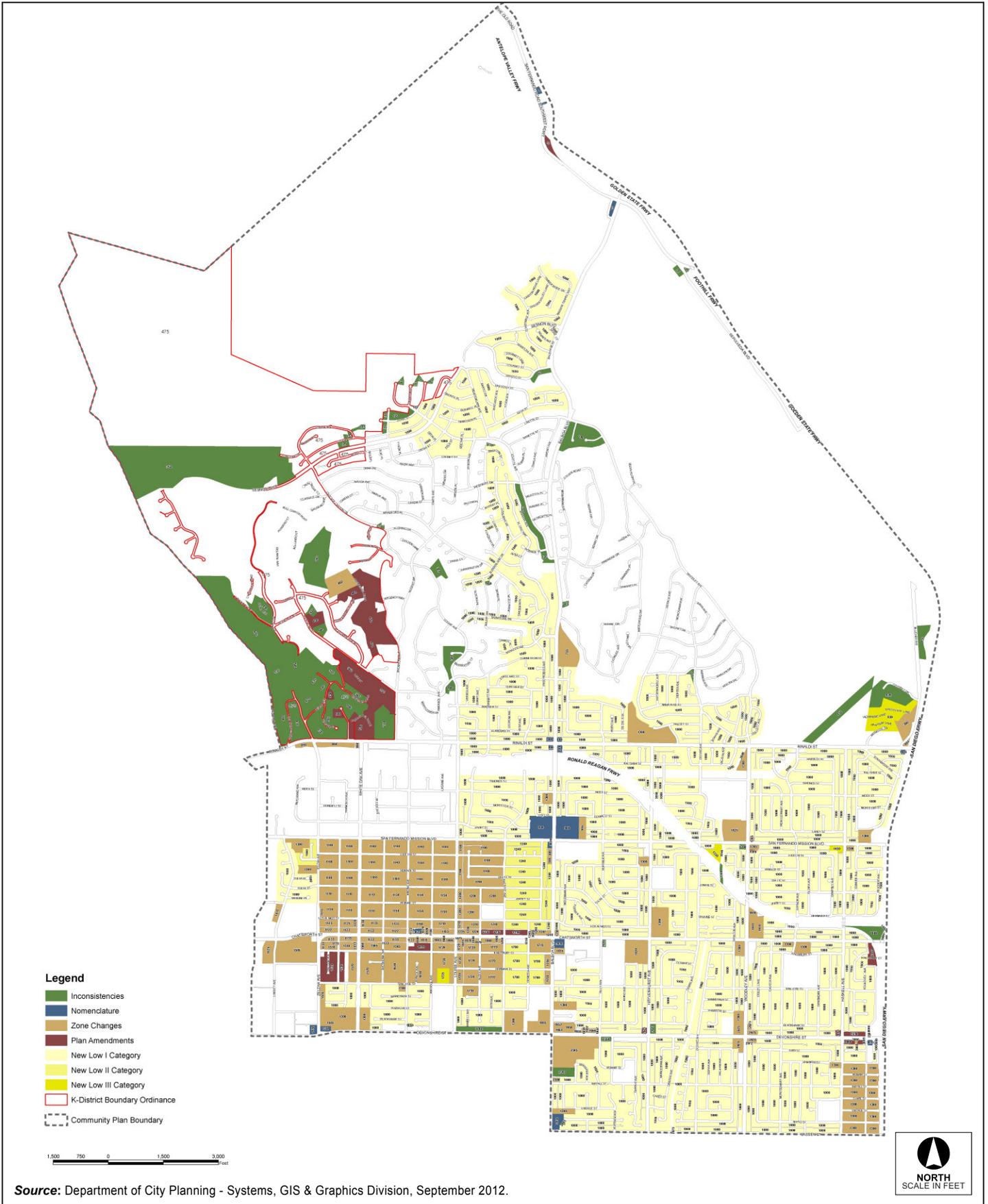
Sub-Area	Existing GP LU Designation	Existing Zoning	Proposed GP LU Designation	Proposed Zoning	Acres	Existing FAR	Proposed FAR	Location	Proposed Change
1780	Low Residential	R1-1	Low II Residential	R1-1	20.33	3:1	0.50:1	E of Amestoy, N of San Jose, S of Chatsworth & W of Balboa	Split existing Low General Plan Land Use designation into three: Low I, II, and III to limit type of single-family residential development and help preserve neighborhood character. Update General Plan Land Use designation to match existing R1 zone
1810	Open Space	A2-1	Public Facilities	PF-1	0.46	3:1	3:1	SE corner of Petit Ave & Chatsworth St	General Plan Land Use amendment and Zone change to match existing use(s)
1820	Low Medium II Residential	A2-1	Low Medium II Residential	RD2-1	9.08	3:1	3:1	SW corner of Chatsworth St & Hayvenhurst Ave	Change Zone to match existing General Plan Land Use designation and provide housing opportunities
2070	Low Residential	A2-1	Public Facilities	PF-1	0.93	3:1	3:1	NE corner of Devonshire St & Hayvenhurst	General Plan Land Use amendment and Zone change to match existing use(s)
2075	Low Residential	RS-1	Community Commercial	C2-1VL	0.50	3:1	1.5:1	NW corner of Devonshire St & Hayvenhurst	General Plan Land Use amendment and Zone change to match existing use(s)
2365	Low Medium I Residential	[Q]RD5-1	Low III Residential	RD6-1	2.48	3:1	3:1	S of Chatsworth St W of Aqueduct Ave, N of Kingsbury Ct, & Keoni Ln	General Plan Land Use amendment and Zone change to limit residential development
2491	Low Medium I Residential	RS-1	Low III Residential	RD6-1	0.52	3:1	3:1	NW Haskell Ave & Devonshire	General Plan Land Use amendment and Zone change to limit residential development
2530	Low Medium II Residential	RS-1	Low III Residential	RD6-1	1.62	3:1	3:1	Devonshire N from Haskell to Aqueduct	General Plan Land Use amendment and Zone change to limit residential development

Table 3-3 Proposed Recommendations by Sub-Area (Granada Hills–Knollwood CPA)

<i>Sub-Area</i>	<i>Existing GP LU Designation</i>	<i>Existing Zoning</i>	<i>Proposed GP LU Designation</i>	<i>Proposed Zoning</i>	<i>Acres</i>	<i>Existing FAR</i>	<i>Proposed FAR</i>	<i>Location</i>	<i>Proposed Change</i>
2540	Highway Oriented Commercial	RS-1	Neighborhood Commercial	C1-1VL	0.21	3:1	1.5:1	NE Devonshire St & Aqueduct	General Plan Land Use amendment and Zone change to match existing use(s) and limit height to 3 stories or 45 feet
2550	Medium Residential	RS-1	Medium Residential	R3-1	0.77	3:1	3:1	S side of Devonshire St between Petit & Ruffner	Change Zone to match existing General Plan Land Use designation and provide housing opportunities
2560	Community Commercial	C1-1L	Community Commercial	C2-1L	0.55	1.5:1	1.5:1	NE corner of Mayall & Balboa	Change Zone to provide commercial opportunities
2565	Community Commercial	C1-1L & P-1L	Public Facilities	PF-1L	3.33	1.5:1	1.5:1	Just north of NE corner of Mayall & Balboa	General Plan Land Use amendment and Zone change to match existing use(s)
2690	Limited & Highway Oriented Commercial	C2-1VL	Community Commercial	C2-1VL	2.54	1.5:1	1.5:1	NE corner of Balboa Blvd & Lassen	Nomenclature change
2695	Highway Oriented Commercial	RS-1	Low I Residential	RS-1	0.27	3:1	0.45:1	End of the cul de sac Septo Street just north of Lassen & Balboa	General Plan Land Use amendment to match existing residential use(s)
2875	Open Space	RS-1	Open Space	OS-1	0.01	3:1	3:1	west of 16453 Lassen	Change Zone to match existing General Plan Land Use designation of OS
2970	Limited Commercial	RS-1VL	Neighborhood Commercial	C1-1VL	0.35	3:1	1.5:1	SE corner of Devonshire St & Woodley	Nomenclature and Zone change to provide commercial opportunities
2972	Neighborhood Office Commercial	C2-1VL, P-1VL, CR-1VL	Community Commercial	C2-1VL	0.35	1.5:1	1.5:1	Woodley & Devonshire St	General Plan Land Use amendment and Zone change to provide commercial opportunities

Table 3-3 Proposed Recommendations by Sub-Area (Granada Hills–Knollwood CPA)

<i>Sub-Area</i>	<i>Existing GP LU Designation</i>	<i>Existing Zoning</i>	<i>Proposed GP LU Designation</i>	<i>Proposed Zoning</i>	<i>Acres</i>	<i>Existing FAR</i>	<i>Proposed FAR</i>	<i>Location</i>	<i>Proposed Change</i>
3000	Limited Commercial	[Q]CR-1 & [T][Q]CR-1	Neighborhood Commercial	[Q]CR-1 & [T][Q]CR-1	1.22	1.5:1	1.5:1	S side of Devonshire St between Haskell Ave & Aqueduct	Nomenclature change
3005	Limited Commercial	RS-1	Neighborhood Commercial	CR-1VL	0.40	1.5:1	1.5:1	405 freeway & Devonshire	Nomenclature change and Zone change to provide commercial opportunities
3010	Highway Oriented Commercial	C2-1VL	Community Commercial	C2-1VL	0.64	1.5:1	1.5:1	Southeast and Southwest corners of Devonshire & Blucher	Nomenclature change
3020	Limited Commercial	Vary	Neighborhood Commercial	Vary	Vary	Vary	Vary	Throughout the CPA	Nomenclature change
3030	Neighborhood Office Commercial	Vary	Neighborhood Commercial	Vary	Vary	Vary	Vary	Throughout the CPA	Nomenclature change
3040	Low	OS-1	Open Space	OS-1	Vary	Vary	Vary	Along flood control channel	Nomenclature change
3050	Low	PF-1	Public Facilities	PF-1	Vary	Vary	Vary	Along freeway	Nomenclature change

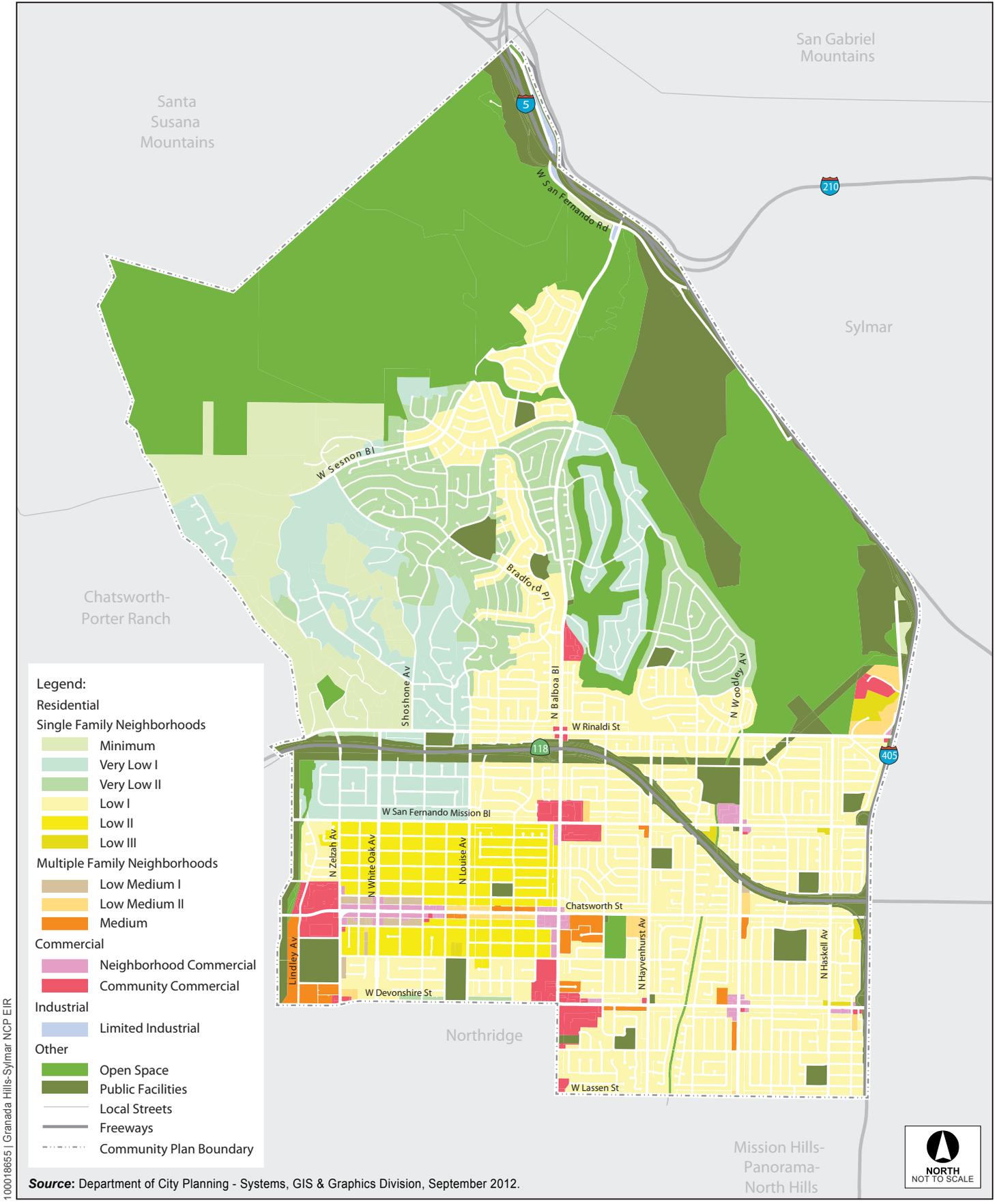


- Legend**
- Inconsistencies
 - Nomenclature
 - Zone Changes
 - Plan Amendments
 - New Low I Category
 - New Low II Category
 - New Low III Category
 - K-District Boundary Ordinance
 - Community Plan Boundary

Source: Department of City Planning - Systems, GIS & Graphics Division, September 2012.



Figure 3-6
Granada Hills-Knollwood Community Plan Recommendations by Subarea



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Figure 3-7
Proposed General Plan Land Use Designations (Granada Hills–Knollwood CPA)

- Remove “footprint” and/or parking Zones on properties throughout the CPA to allow and encourage commercial development on designated Community Commercial designated land. Amend General Plan Land Use designations and/or Zones on selected properties near existing commercial areas to provide additional commercial opportunities.
- Require ground-floor commercial uses or prohibit stand-alone residential uses on selected properties designated Neighborhood or Community Commercial in order to provide commercial uses and services to the CPA. These areas may include the area near the Sylmar/San Fernando Metrolink Station, the intersection of Sayre Street and Eldridge Avenue, as well as intersections along Glenoaks Boulevard, Polk, Roxford, and Sayre Streets.
- Near the Sylmar/San Fernando Road Metrolink Station, on San Fernando Road, between Hubbard and Polk Streets the current unlimited allowable height would be set at 30 feet (subarea 2032), 45 feet (subareas 1890, 1891, and 1892), and 60 feet (subareas 2031, 2131, 2150, 2160, and 2170). Allowable FAR would increase from 1.5 to 3.0, for mixed-use projects. The proposed Sylmar CPIO would also limit commercial and residential uses.
- On San Fernando Road, between Polk and Roxford Streets, the current unlimited allowable height would be set at 45 feet (subareas 1360, 1361, 1410, 1551, 1723, 1760, 1770, 1771, 1890, 1891, and 1892, 1940). The proposed Sylmar CPIO would encourage mixed-use development in this area.
- On Maclay Street, between city boundary and I-210 freeway the current unlimited allowable height would be set at 45 feet (subarea 1940). The proposed Sylmar CPIO would encourage mixed-used development and design guidelines would improve aesthetics (subareas 1940 and 1990).
- FAR would be increased from 1 to 1.5 along Foothill Boulevard, from Hubbard to Gridley Streets (existing footnote 2), and a zone and height district change would be implemented to limit buildings to 45 feet and limit commercial and residential uses (subareas 1552 and 1570). An FAR would also be increased from 0.5 to 1.5 along Foothill Boulevard, from Gridley and Maclay Streets (existing footnote 3) and a zone change would be implemented to restrict residential (subarea 2230) in order to help preserve commercial land. A height district change would also be proposed to limit buildings to 45 feet (subareas 1931 and 1940), and limit commercial and residential uses (subarea 1931).
- In designated Neighborhood Commercial areas (subareas 600, 610, 611, 700, 701, 720, 1020, 1470, 1480, 1481, 1490, 1720, and 1740) a zone and/or height district change would be implemented to limit commercial uses and heights of buildings to 30 feet in order to transitions heights from residential uses. The proposed Sylmar CPIO would also limit residential uses, encourage pedestrian-oriented design, and overall the design guidelines would improve aesthetics.
- Establish new Community Plan Design Guidelines (i.e., residential and trail guidelines) that would improve the community’s identity and livability and to create unique, inviting, and safe public streets. The design guidelines help to ensure that new structures make a positive aesthetic contribution to the built environment, provide adequate public amenities, and increase overall neighborhood identity.
- Establish a Community Plan Implementation Overlay District (CPIO) or other zoning regulations with land use restrictions and/or design standards on selected properties throughout the CPA designated for multiple-family residential, commercial, and industrial uses in order to ensure that new development complements existing character and scale of neighborhoods, provide transitions, and encourage more walkable, pedestrian-oriented areas.

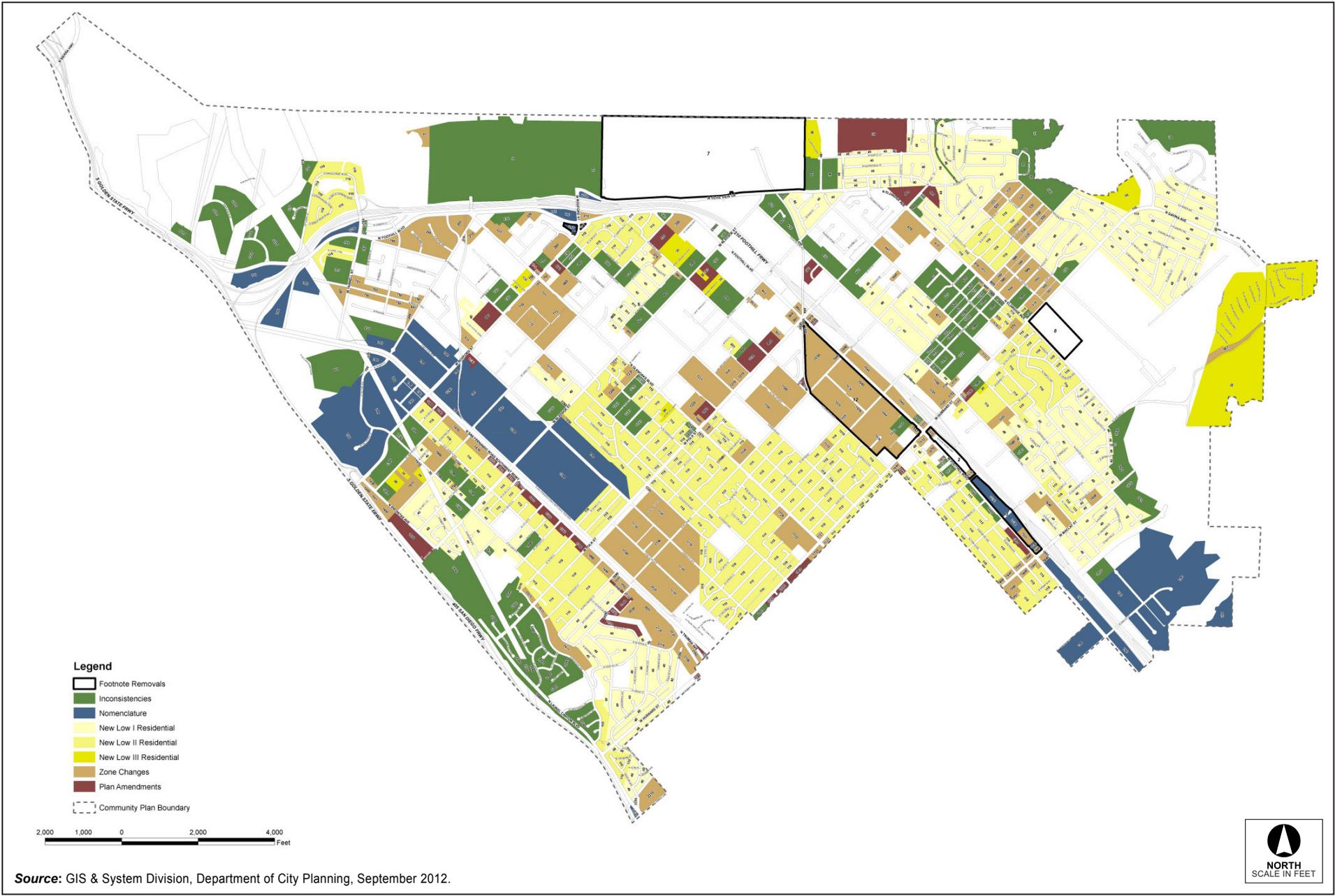
- Correct inconsistencies in General Plan Land Use designations and Zones throughout the CPA. Provide clarification and certainty about development regulations by removing existing General Plan Land Use map footnotes and implementing them through land use and zone changes.
- Revise selected General Plan Land Use designations and corresponding Zones as part of the effort to create consistency with the Framework Element. Several designations would be replaced or eliminated (i.e., General and Limited Commercial are eliminated, Regional Center is replaced with Regional Commercial, Neighborhood Office Commercial is replaced with Neighborhood Commercial, and Light and Limited Manufacturing are renamed by Light and Limited Industrial).
- Modify selected streets to reflect current function and existing street dimensions and better accommodate bicycling and horse-back riding. Modified streets may include Bledsoe Street and Olive View Drive to accommodate trails and Roxford Street and Eldridge Avenue to increase bicycling in this area.
- The transportation chapter of this EIR includes analysis of limiting vehicular access on Truman Avenue to increase pedestrian connectivity between San Fernando Road and the Sylmar/San Fernando Metrolink Station via a transit plaza.

Figure 3-8 (Sylmar Community Plan Recommendations by Subarea) illustrates the areas of change, plan amendments, zone changes, footnote removals, minor changes in nomenclature, inconsistencies, and new land use designations. Figure 3-9 (Proposed General Plan Land Use Designations [Sylmar CPA]) illustrates proposed General Plan Land Use designations that correspond to the Table 3-4 (Proposed Recommendations by Sub-Area [Sylmar]), which is a detailed matrix of specific recommendations that would be made under the proposed plan.

3.4.3 Proposed Land Use Changes

The proposed Community Plans include changes to land use designations, as mentioned above. Other land use changes would be implemented throughout the CPAs, including zone changes to retain existing single- and multiple-family residential uses, existing industrial land uses, and commercial uses and zone changes to encourage mixed-use and transit-oriented development. In addition, zoning regulations are proposed that would restrict adjacent incompatible uses, and increase the FAR or height maximum for commercial designations in selected areas. Beyond these changes, both proposed Granada Hills–Knollwood and Sylmar Community Plans and respective implementing ordinances do not introduce major changes to land use in the CPAs.

Table 3-5 (Summary of Net Changes in Land Use [Granada Hills–Knollwood CPA]) and Table 3-6 (Summary of Net Changes in Land Use [Sylmar CPA]) show the net change in acreage by land use designation as a result of the proposed community plan land use designations.



Source: GIS & System Division, Department of City Planning, September 2012.

Figure 3-8
Sylmar Community Plan Recommendations by Subarea

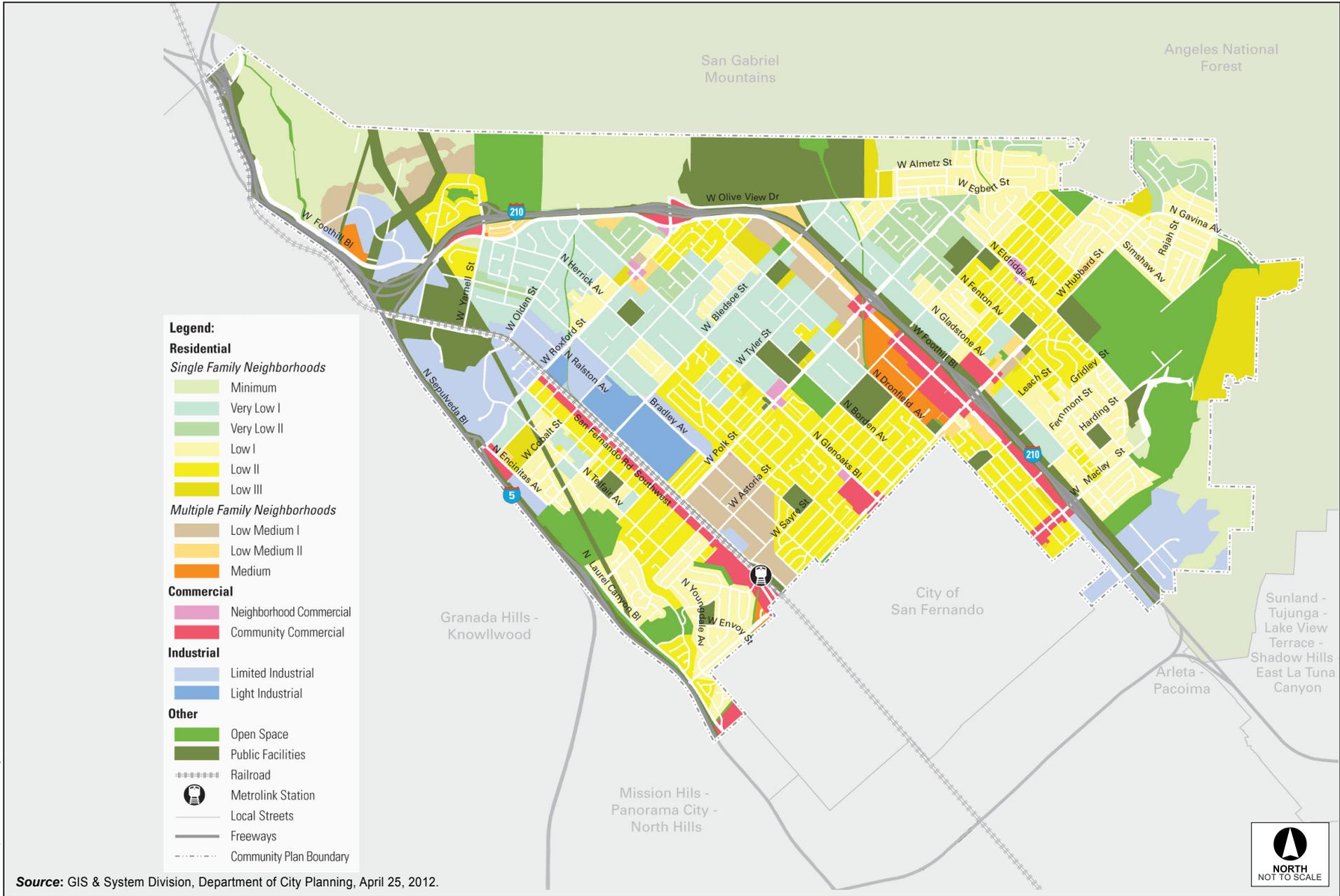


Figure 3-9
Proposed General Plan Land Use Designations (Sylmar CPA)

Table 3-4 Proposed Recommendations by Sub-Area (Sylmar CPA)

Sub-Area	Existing GP LU Designation	Existing Zoning	Existing Height District	Proposed GP LU Designation	Proposed Zoning	Proposed Height District	Acres	Existing FAR	Proposed FAR	Location	Proposed Changes
10	Minimum, Very Low II	A1-1, A1-1XL, A2-1	1	Minimum	A1-1XL, A1-1XL, A2-1XL	1XL	202.60	3.0	3.0	Olive View & Roxford	Limit residential development within high fire hazard and/or foothill areas
11	Open Space	A1-1XL	1XL	Open Space	A2-1XL	1XL	3.27	3.0	3.0	Olive View & Olden	Limit residential development within high fire hazard and/or foothill areas
20	Public Facilities	A2-1	1	Public Facilities	PF-1VL	1VL	6.64	3.0	3.0	Olive View & Roxford	Change Zone to match existing use and preserve flood control
26	Very Low II	(T)RE11-1-H	1	Minimum	A1-1-H	1	34.94	3.0	3.0	Olive View & Eldridge	Limit residential development within high fire hazard and/or foothill areas
28	Minimum	RE40-1-H	1	Minimum	A1-1-H	1	18.44	3.0	3.0	Polk & Egbert	Limit residential development within high fire hazard and/or foothill areas
30	Low	RE9, RS, R1, RD6	Vary	Low III	RD5, RD6	Vary	55.51	3.0	3.0	Throughout CPA	Split existing Low GP Land Use Designation into three: Low I, II, and III to limit type of single-family residential development to help preserve neighborhood character
40	Low	RE9, RS, R1, RD6	Vary	Low I	RE9, RS	Vary	709.59	3.0	.40/.45	Throughout CPA	Split existing Low GP Land Use Designation into three: Low I, II, and III to limit type of single-family residential development to help preserve neighborhood character
50	Open Space, Low	RS-1, (T)RS-1	1	Open Space	OS-1XL	1XL	2.32	3.0	3.0	Polk & Egbert	Change LU and/or Zone to match existing use and preserve flood control

Table 3-4 Proposed Recommendations by Sub-Area (Sylmar CPA)

Sub-Area	Existing GP LU Designation	Existing Zoning	Existing Height District	Proposed GP LU Designation	Proposed Zoning	Proposed Height District	Acres	Existing FAR	Proposed FAR	Location	Proposed Changes
60	Minimum	RS-1	1	Low I	RS-1	1	7.28	3.0	0.45	Astoria & Simshaw	Change LU to match existing Zone and lot size to preserve neighborhood character
70	Very Low II	A1-1	1	Minimum	A1-1	1	28.12	3.0	3.0	North east corner	Change LU to match existing Zone and to limit residential development within high fire hazard and/or foothill areas
80	Open Space, Low	RS-1	1	Open Space	OS-1XL	1XL	0.28	3.0	3.0	Polk & Egbert	Change LU and/or Zone to match existing use and preserve flood control
90	Minimum, Low, Low Medium I	QRD5-1, QRD6-1, (T)(Q)RD6-1	1	Low III	QRD6-1, (T)(Q)RD6-1	1	14.97	3.0	3.0	Olive View & Bledsoe	Change LU to match existing Zone and lot size to preserve neighborhood character
110	Low Residential	R1	Vary	Low II	R1	Vary	776.64	3.0	0.5	Throughout CPA	Split existing Low GP Land Use Designation into three: Low I, II, and III to limit type of single-family residential development to help preserve neighborhood character
120	Public Facilities	R1-1	1	Public Facilities	PF-1VL	1VL	3.06	3.0	3.0	Filbert & Saddletree	Change Zone to match existing use by LADWP
130	Minimum	R1-1	1	Low II	R1-1	1	10.85	3.0	0.5	Filbert & Saddletree	Change LU to match existing Zone and lot size to preserve neighborhood character
150	Low	A2-1	1	Minimum	A2-1	1	4.05	3.0	3.0	Foothill & Yarnell	Change LU to match existing Zone and help preserve Equinekeeping and agricultural lots

Table 3-4 Proposed Recommendations by Sub-Area (Sylmar CPA)

Sub-Area	Existing GP LU Designation	Existing Zoning	Existing Height District	Proposed GP LU Designation	Proposed Zoning	Proposed Height District	Acres	Existing FAR	Proposed FAR	Location	Proposed Changes
160	Open Space	PF-1VL	1VL	Public Facility	PF-1VL	1VL	0.01	3.0	3.0	Foothill & Yarnell	Change LU to match existing Zone and open space adjacent to Freeway
170	Low Medium II, Highway Oriented Commercial	RD2-1	1	Low Medium II	RD2-1	1	0.65	3.0	3.0	Foothill & Yarnell	Remove dual LU and maintain multiple family designation
180	Highway Oriented Commercial	QR3-1	1	Medium	QR3-1	1	0.25	3.0	3.0	Foothill & Yarnell	Change LU to match existing Zone and multiple family development
190	Very Low I	A2-1	1	Very Low I	RA-1-K	1	1.84	3.0	0.25	Foothill & Yarnell	Change Zone to match LU and lot size and potentially add to Equine-keeping Supplemental Use District
200	Very Low I & II	RA-1, RA-1-K	1	Very Low I	RA-1-K	1	30.27	3.0	0.25	Olden & Herrick	Remove dual LU, maintain existing Zone and lot size, and potentially add to Equine-keeping Supplemental Use District to protect equestrian uses
210	Very Low I	(Q)RD2-1	1	Very Low I	(Q)RD2-1-K	1	2.30	3.0	3.0	Olden & Glenoaks	Potentially add to Equine-keeping Supplemental Use District to protect equestrian uses
220	Very Low II	RA-1	1	Very Low II	RE11-1	1	7.81	3.0	0.4	Foothill & Glenoaks	Change Zone to match existing LU and surrounding development to encourage single-family development
230	Very Low II	RA-1, (Q)RD2-1	1	Low Medium II	(Q)RD2-1	1	4.98	3.0	3.0	Foothill & Glenoaks	Change LU and Zone to match existing development

Table 3-4 Proposed Recommendations by Sub-Area (Sylmar CPA)

Sub-Area	Existing GP LU Designation	Existing Zoning	Existing Height District	Proposed GP LU Designation	Proposed Zoning	Proposed Height District	Acres	Existing FAR	Proposed FAR	Location	Proposed Changes
240	Highway Oriented Commercial	(Q)C1-1	1	Community Commercial	(Q)C1-1	1	2.42	3.0	1.5	Foothill & Roxford	Nomenclature
241	Highway Oriented Commercial	(T)(Q)RD3-1	1	Community Commercial	(T)(Q)RD3-1	1	1.27	3.0	3.0	Foothill & Roxford	Nomenclature
242	Highway Oriented and Limited Commercial	(Q)C1-1	1	Neighborhood Commercial	(Q)C1-1XL	1XL	1.25	1.5	1.5	Foothill & Roxford	Remove dual LU, limit height to 2 stories or 30 feet
250	Low Medium I & II	(Q)RD3-1	1	Low Medium I	(Q)RD3-1	1	2.23	3.0	3.0	Roxford & Glenoaks	Remove dual LU
260	Very Low II	RA-1	1	Low I	RS-1	1	5.47	3.0	0.45	Roxford & Glenoaks	Change LU and Zone to match existing surrounding development and encourage single-family development
270	Highway Oriented Commercial	RA-1, R1-1, R3-1	1	Community Commercial	C2-1VL	1VL	1.63	1.5	1.5	Roxford & Foothill	Change LU and Zone to encourage commercial development abutting the freeway and limit height to 3 stories or 45 feet to maintain low lying character of the community
271	Limited Commercial	RA-1	1	Very Low I	RA-1	1	0.16	3.0	0.25	Roxford & Foothill	Change LU to match existing residential Zone
280	Very Low II	RA-1	1	Low II	R1-1	1	7.72	3.0	0.5	Borden & Larkspur	Change LU and Zone to match existing development and maintain existing neighborhood character

Table 3-4 Proposed Recommendations by Sub-Area (Sylmar CPA)

Sub-Area	Existing GP LU Designation	Existing Zoning	Existing Height District	Proposed GP LU Designation	Proposed Zoning	Proposed Height District	Acres	Existing FAR	Proposed FAR	Location	Proposed Changes
300	Low	RA-1	1	Very Low I	RA-1	1	5.04	3.0	0.25	Borden & Larkspur	Change LU to match existing Zone to help preserve Equinekeeping areas
320	Low	RA-1	1	Low I	RS-1-K	1	1.58	3.0	0.45	Dronfield & Cobalt	Change LU and Zone to match existing surrounding development to encourage single-family development and potentially add to Equinekeeping Supplemental Use District
330	Low	R1-1, (T)(Q)R1-1-K, RA-1-K	1	Low III	RD6-1-K	1	5.01	3.0	3.0	Dronfield & Cobalt	Change LU and Zone to match surrounding development and encourage compact single-family uses and potentially add to Equinekeeping Supplemental Use District
340	Low Medium I	R1-1	1	Low II	R1-1	1	1.09	3.0	0.5	Foothill & Bromont	Change LU to match existing Zone and preserve neighborhood character
350	Low Medium I	RA-1, R1-1, RD3-1	1	Low Medium I	RD3-1XL	1XL	5.02	3.0	3.0	Foothill & Cobalt	Change Zone to match existing LU and surrounding development and encourage multiple family development and limit height to 2 stories or 30 feet
360	Low	RA-1-K	1	Very Low I	RA-1-K	1	5.47	3.0	0.25	Bledsoe & Dronfield	Change LU to match existing Zone and lot size, potentially add to Equinekeeping Supplemental Use District to preserve Equinekeeping areas

Table 3-4 Proposed Recommendations by Sub-Area (Sylmar CPA)

Sub-Area	Existing GP LU Designation	Existing Zoning	Existing Height District	Proposed GP LU Designation	Proposed Zoning	Proposed Height District	Acres	Existing FAR	Proposed FAR	Location	Proposed Changes
361	Low	RA-1-K, RD6-1	1	Public Facilities	PF-1VL-K	1VL	5.65	3.0	3.0	Bledsoe & Dronfield	Change LU and Zone to reflect new use as a public school, potentially add to Equinekeeping Supplemental Use District
380	Low Medium II	RD1.5-1, RA-1	1	Low Medium II	RD1.5-1	1	1.49	3.0	3.0	Foothill & Bledsoe	Remove dual Zone
390	Low Medium I	RA-1	1	Very Low I	RA-1	1	3.41	3.0	0.25	Bledsoe & Foothill	Change LU to match existing Zone to preserve Equinekeeping areas
420	Very Low II	A1-1-K, A1-1, RA-1	1	Very Low I	A1-1-K, A1-1-K, RA-1-K	1	8.85	3.0	0.25	Gladstone & Bledsoe	Change LU to match existing Zone and preserve Equinekeeping areas, and potentially add to Equinekeeping Supplemental Use District
421	Very Low II	RE11-1	1	Very Low I	RA-1-K	1	2.95	3.0	0.25	Gladstone & Bledsoe	Change Zone to match existing Zone and lot size, preserve Equinekeeping areas and potentially add to Equinekeeping Supplemental Use District
430	Very Low II	RA-1-K, A1-1-K	1	Very Low I	RA-1-K, A1-1-K	1	11.12	3.0	0.25	Gladstone & Polk	Change LU to match existing Zone, potentially add to Equinekeeping Supplemental Use District to preserve Equinekeeping areas
440	Very Low II	RA-1-K, A1-1	1	Very Low II	RE11-1	1	5.79	3.0	0.4	Polk & Eldridge	Change Zone to match existing surrounding development

Table 3-4 Proposed Recommendations by Sub-Area (Sylmar CPA)

Sub-Area	Existing GP LU Designation	Existing Zoning	Existing Height District	Proposed GP LU Designation	Proposed Zoning	Proposed Height District	Acres	Existing FAR	Proposed FAR	Location	Proposed Changes
441	Very Low II	RA-1-K	1	Very Low I	RA-1-K	1	12.22	3.0	0.25	Polk & Eldridge	Change LU to match existing Zone and preserve Equinekeeping areas, and potentially add to Equinekeeping Supplemental Use District
470	Very Low II	A1-1-K, RA-1-K	1	Very Low II	RE11-1	1	12.26	3.0	0.4	Polk & Eldridge	Change Zone to match existing LU and surrounding development and encourage single-family development
490	Low	A1-1, A1-1-K	1	Very Low II	RE11-1	1	9.20	3.0	0.4	Polk & Olive View	Change Zone to match existing LU and surrounding development and encourage single-family development
500	Low	RE11-1	1	Very Low II	RE11-1	1	2.45	3.0	0.4	Eldridge & Polk	Change LU to match existing Zone and lot size
520	Low	RA-1	1	Low II	R1-1	1	10.32	3.0	0.5	Astoria & Garrick	Change LU and Zone to match existing development and lot size
530	Low	RA-1	1	Low II	R1-1	1	12.46	3.0	0.5	Astoria & Garrick	Change LU and Zone to match existing development and lot size
540	Open Space	RA-1	1	Open Space	OS-1XL	1XL	14.40	3.0	3.0	Sayre & Simshaw	Change Zone to match existing LU and preserve existing open, park space
550	Low, Low, Medium II	(Q)RD1.5-1	1	Low Medium II	(Q)RD1.5-1	1	4.35	3.0	3.0	Hubbard & Garrick	Remove dual LU
560	Low, Low, Medium II	RA-1	1	Low II	R1-1	1	5.95	3.0	0.5	Hubbard & Garrick	Change LU and Zone to match existing development and lot size

Table 3-4 Proposed Recommendations by Sub-Area (Sylmar CPA)

Sub-Area	Existing GP LU Designation	Existing Zoning	Existing Height District	Proposed GP LU Designation	Proposed Zoning	Proposed Height District	Acres	Existing FAR	Proposed FAR	Location	Proposed Changes
561	Low Medium II	RA-1	1	Low II	RD6-1XL	1XL	2.04	3.0	3.0	Hubbard & Garrick	Change LU and Zone to match existing surrounding development, limit height to 2 stories or 30 feet
567	Low	A1-1XL-K, (Q)RD6-1, (T)(Q)RD6-1	1XL	Low III	RD6-1	1	4.88	3.0	3.0	Harding & Gavina	Change LU and Zone to match existing development and lot size
570	Low, Low, Medium II	RA-1	1	Low II	R1-1	1	7.11	3.0	0.5	Hubbard & Eldridge	Change LU and Zone to match surrounding development to encourage single-family development
571	Low	R1-1	1	Low II	R1-1	1	0.74	3.0	0.5	Hubbard & Eldridge	Change LU to match existing Zone and lot size
580	Low	RA-1	1	Low II	R1-1	1	3.79	3.0	0.5	Aztec & Eldridge	Change LU and Zone to match existing development and lot size
590	Low	RA-1	1	Low II	R1-1	1	15.41	3.0	0.5	Sayre & Lexicon	Change LU and Zone to match existing development and lot size
600	Neighborhood Commercial	C2-1, P-1	1	Neighborhood Commercial	C1-1XL-CPIO	1XL	1.09	1.5	1.5	Sayre & Eldridge	Change Zone to encourage neighborhood oriented uses, limit height to 2 stories or 30 feet, potentially add to CPIO are prohibit auto-oriented uses and restrict 100% residential, and to require ground-floor commercial and pedestrian-oriented design

Table 3-4 Proposed Recommendations by Sub-Area (Sylmar CPA)

Sub-Area	Existing GP LU Designation	Existing Zoning	Existing Height District	Proposed GP LU Designation	Proposed Zoning	Proposed Height District	Acres	Existing FAR	Proposed FAR	Location	Proposed Changes
610	Neighborhood Commercial	P-1	1	Neighborhood Commercial	CR-1XL- CPIO	1XL	2.32	3.0	1.5	Sayre & Eldridge	Change Zone to encourage neighborhood oriented uses, limit height to 2 stories or 30 feet, potentially add to CPIO are prohibit auto-oriented uses and restrict 100% residential, and to require ground-floor commercial and pedestrian-oriented design
611	Neighborhood Commercial	[Q]C2-1	1	Neighborhood Commercial	CR-1XL- CPIO	1XL	1.61	1.5	1.5	Sayre & Eldridge	Change Zone to encourage neighborhood oriented uses, limit height to 2 stories or 30 feet, potentially add CPIO to prohibit auto-oriented uses and restrict 100% residential, and to require ground-floor commercial and pedestrian-oriented design
620	Low	RA-1	1	Low II	R1-1	1	14.14	3.0	0.5	Fenton & Sayre	Change LU and Zone to match existing development and lot size
621	Low	RA-1	1	Low II	R1-1	1	3.05	3.0	0.5	Fenton & Sayre	Change LU and Zone to match existing surrounding development
630	Low	RA-1	1	Low II	R1-1	1	12.92	3.0	0.5	Dryer & Fenton	Change LU and Zone to match existing lot size and/or surrounding development to maintain neighborhood character
640	Very Low II	RE11-1-K	1	Very Low I Residential	RA-1-K	1	3.81	3.0	0.25	Gladstone & Polk	Change LU and Zone to match existing development and lot size, potentially add to Equinekeeping Supplemental Use District

Table 3-4 Proposed Recommendations by Sub-Area (Sylmar CPA)

Sub-Area	Existing GP LU Designation	Existing Zoning	Existing Height District	Proposed GP LU Designation	Proposed Zoning	Proposed Height District	Acres	Existing FAR	Proposed FAR	Location	Proposed Changes
650	Low	RA-1-K	1	Very Low I	RA-1-K	1	10.00	3.0	0.25	Tyler & Dronfiled	Change LU to match existing Zone and development, potentially add to Equinekeeping Supplemental Use District to preserve Equinekeeping areas
660	Low	RA-1-K	1	Very Low I	RA-1-K	1	9.24	3.0	0.25	Bledsoe & Borden	Change LU to match existing Zone and development, potentially add to Equinekeeping Supplemental Use District to preserve Equinekeeping areas
661	Low	RS-1	1	Low I	RS-1-K	1	0.69	3.0	0.45	Bledsoe & Borden	Potentially add to Equinekeeping Supplemental Use District
670	Low	RA-1	1	Very Low I	RA-1-K	1	5.01	3.0	0.25	Cobalt & Borden	Change LU to match existing Zone and development to preserve Equinekeeping areas and potentially add to Equinekeeping Supplemental Use District
680	Very Low II	RA-1	1	Very Low II	RE11-1	1	6.62	3.0	0.4	Glenoaks & Roxford	Change Zone to match existing LU and surrounding development to encourage single-family development
690	Very Low II	RA-1	1	Low Medium II	RD1.5-1XL	1XL	1.75	3.0	3.0	Roxford & Fellow	Change LU and Zone to allow similar surrounding development and limit height to 2 stories or 30 feet since abutting single-family residential

Table 3-4 Proposed Recommendations by Sub-Area (Sylmar CPA)

Sub-Area	Existing GP LU Designation	Existing Zoning	Existing Height District	Proposed GP LU Designation	Proposed Zoning	Proposed Height District	Acres	Existing FAR	Proposed FAR	Location	Proposed Changes
700	Neighborhood Commercial, Low Medium II	C2-1-K, C2-1, P-1	1	Neighborhood Commercial	C1-1VL-K-CPIO	1VL	0.83	1.5	1.5	Roxford & Glenoaks	Change LU and Zone to encourage neighborhood oriented uses, limit height to 3 stories or 45 feet, potentially add CPIO to prohibit auto-oriented uses and restrict 100% residential, require ground-floor commercial and pedestrian-oriented design, keep as part of Equine-keeping Supplemental Use District
701	Neighborhood Commercial	C2-1, P-1	1	Neighborhood Commercial	C1-1VL-CPIO	1VL	1.12	1.5	1.5	Roxford & Glenoaks	Change LU and Zone to encourage neighborhood oriented uses, limit height to 3 stories or 45 feet, potentially add CPIO to prohibit auto-oriented uses and restrict 100% residential, require ground-floor commercial and pedestrian-oriented design
710	Very Low I	RA-I	1	Very Low I Residential	RA-1-K	1	6.94	3.0	0.25	Roxford & Glenoaks	Potentially add to Equine-keeping Supplemental Use District
711	Low Medium II	RD2-1	1	Low Medium II	RD2-1-K	1	4.23	3.0	3.0	Roxford & Glenoaks	Potentially add to Equine-keeping Supplemental Use District
712	Public Facilities	PF-1VL	1VL	Public Facilities	PF-1VL-K	1VL	8.64	3.0	3.0	Roxford & Glenoaks	Potentially add to Equine-keeping Supplemental Use District

Table 3-4 Proposed Recommendations by Sub-Area (Sylmar CPA)

Sub-Area	Existing GP LU Designation	Existing Zoning	Existing Height District	Proposed GP LU Designation	Proposed Zoning	Proposed Height District	Acres	Existing FAR	Proposed FAR	Location	Proposed Changes
713	Very Low I	RA-1	1	Very Low I	RA-1-K	1	17.40	3.0	0.25	Roxford & Glenoaks	Potentially add to Equine-keeping Supplemental Use District
720	Very Low II, Low Medium II	RA-1	1	Neighborhood Commercial	C1-1XL- CPIO	1XL	1.24	3.0	1.5	Roxford & Glenoaks	Change LU and Zone to encourage neighborhood oriented uses, limit height to 2 stories or 30 feet, potentially add CPIO to prohibit auto-oriented uses and restrict 100% residential, and to require ground-floor commercial and pedestrian-oriented design
730	Low	(T)(Q)RD6-1	1	Low III	(T)(Q)RD6-1-K	1	2.03	3.0	3.0	Roxford & Glenoaks	Change LU to match existing Zone and surrounding development and potentially add to Equinekeeping Supplemental Use District
740	Low	RA-1-K	1	Low I	RS-1-K	1	8.00	3.0	0.45	Roxford & De Garmo	Change LU and Zone to match existing development and lot size, potentially add to Equinekeeping Supplemental Use District
750	Very Low II	RE11-1	1	Very Low II	RE11-1-K	1	9.98	3.0	0.4	Olden & Norris	Potentially add to Equinekeeping Supplemental Use District
751	Very Low I	(T)RA-1-K, (T)RE11-1	1	Very Low I	(T)RE11-1-K	1	2.35	3.0	0.4	Olden & Norris	Remove dual Zone

Table 3-4 Proposed Recommendations by Sub-Area (Sylmar CPA)

Sub-Area	Existing GP LU Designation	Existing Zoning	Existing Height District	Proposed GP LU Designation	Proposed Zoning	Proposed Height District	Acres	Existing FAR	Proposed FAR	Location	Proposed Changes
760	Very Low I	R1-1-K	1	Very Low I	RA-1-K	1	4.57	3.0	0.25	Foothill & Yarnell	Change LU and Zone to match existing development and lot size, potentially add to Equinekeeping Supplemental Use District
770	Low Medium II	RMP-1	1	Low II	RMP-1	1	9.53	3.0	3.0	Yarnell & Bradley	Change LU to match existing surrounding development to maintain neighborhood character
780	Very Low I	A2-1	1	Very Low I	RE20-1	1	2.83	3.0	0.35	Yarnell & Bradley	Change Zone to match existing surrounding development
790	Limited Manufacturing	Vary	Vary	Limited Industrial	Vary	Vary	429.67	1.5	1.5	Throughout CPA	Nomenclature
800	Public Facilities	PF-1VL	1VL	Public Facility	PF-1VL	1VL	28.52	3.0	3.0	San Fernando & Telfair	Change LU and Zone to match existing use by LADWP
810	Limited Manufacturing	A2-1	1	Public Facility	PF-1VL	1VL	0.19	3.0	3.0	San Fernando & Telfair	Change LU and Zone to match existing use by LADWP
830	Low Medium II	RMP-1	1	Very Low I	RMP-1	1	10.40	3.0	0.25	Olden & Ralston	Change LU to match existing surrounding development and maintain neighborhood character
840	Very Low I	A2-1-K	1	Very Low I	RA-1-K	1	1.05	3.0	0.25	Olden & Bradley	Change LU and Zone to match existing surrounding development, potentially add to Equinekeeping Supplemental Use District to maintain neighborhood character

Table 3-4 Proposed Recommendations by Sub-Area (Sylmar CPA)

Sub-Area	Existing GP LU Designation	Existing Zoning	Existing Height District	Proposed GP LU Designation	Proposed Zoning	Proposed Height District	Acres	Existing FAR	Proposed FAR	Location	Proposed Changes
841	Very Low II	A2-1-K	1	Very Low II	RE11-1-K	1	0.72	3.0	0.4	Olden & Bradley	Change LU to match existing surrounding development and maintain neighborhood character
870	Very Low I, Low	RA-1-K	1	Low I	RS-1-K	1	3.07	3.0	0.45	Roxford & Bradley	Change LU and Zone to match existing surrounding development and encourage single-family development, potentially add to Equinekeeping Supplemental Use District
880	Very Low I	RA-1-K	1	Low I	RS-1-K	1	6.88	3.0	0.45	Roxford & Herrick	Change LU and Zone to match existing surrounding development and encourage single-family development, potentially add to Equinekeeping Supplemental Use District
900	Low	RS-1, RA-1-K	1	Low I	RE9-1-K	1	1.28	3.0	0.4	Bledsoe & Borden	Change LU and Zone to match existing surrounding development and encourage single-family development, potentially add to Equinekeeping Supplemental Use District
910	Low	(T)(Q)RS-1	1	Low I	(T)(Q)RS-1-K	1	1.25	3.0	0.45	Borden & Rosales	Change LU to match existing Zone and lot size, potentially add to Equinekeeping Supplemental Use District
911	Low	RS-1	1	Low I	RS-1-K	1	4.56	3.0	0.45	Borden & Rosales	Change LU to match existing Zone and potentially add to Equinekeeping Supplemental Use District

Table 3-4 Proposed Recommendations by Sub-Area (Sylmar CPA)

Sub-Area	Existing GP LU Designation	Existing Zoning	Existing Height District	Proposed GP LU Designation	Proposed Zoning	Proposed Height District	Acres	Existing FAR	Proposed FAR	Location	Proposed Changes
920	Low	RA-1-K	1	Very Low I	RA-1-K	1	5.02	3.0	0.25	Bledsoe & Borden	Change LU to match existing Zone, potentially add to Equinekeeping Supplemental Use District to preserve Equinekeeping areas
930	Public Facilities	PF-1VL	1VL	Public Facilities	PF-1VL-K	1VL	6.01	3.0	3.0	Borden & Lakeside	Potentially add to Equinekeeping Supplemental Use District
931	Low	R1-1	1	Low II	R1-1-K	1	2.60	3.0	0.25	Philip & Lakeside	Change LU to match existing Zone and lot size and potentially add to Equinekeeping Supplemental Use District
940	Very Low I	(T)R1-1-K	1	Low II	(T)R1-1-K	1	1.90	3.0	0.5	Philip & Lakeside	Change LU to match existing Zone and lot size and potentially add to Equinekeeping Supplemental Use District
953	Low Medium I	RA-1	1	Low Medium I	RD3-1XL	1XL	3.86	3.0	3.0	Foothill & Polk	Change Zone to match existing surrounding development and encourage multiple family development and limit height to 2 stories or 30 feet
955	Low Medium I	(T)(Q)RD3-1	1	Low Medium I	(T)(Q)RD3-1XL-K	1XL	1.25	3.0	3.0	Foothill & Polk	Limit height to 2 stories or 30 feet and potentially add to Equinekeeping Supplemental Use District

Table 3-4 Proposed Recommendations by Sub-Area (Sylmar CPA)

Sub-Area	Existing GP LU Designation	Existing Zoning	Existing Height District	Proposed GP LU Designation	Proposed Zoning	Proposed Height District	Acres	Existing FAR	Proposed FAR	Location	Proposed Changes
960	Very Low I	RA-1-K	1	Low III	RD6-1-K	1	3.75	3.0	3.0	Polk & Dronfield	Change LU and Zone to match existing surrounding development and encourage compact single-family development and potentially add to Equinekeeping Supplemental Use District
980	Highway Oriented Commercial	(Q)C2-1	1	Community Commercial	C2-1XL- CPIO	1XL	1.07	1.5	1.5	Polk & Foothill	Remove old LU designation, limit height to 2 stories or 30 feet, and potentially add CPIO to prohibit residential and to require ground floor commercial, pedestrian oriented design
981	Highway Oriented Commercial	C2-1, C1-1, P-1	1	Community Commercial	C2-1VL- CPIO	1VL	0.74	1.5	1.5	Polk & Foothill	Remove old LU designation, limit height to 3 stories or 45 feet, and potentially add CPIO to prohibit residential and to require ground floor commercial, pedestrian oriented design
990	Low Medium II, Highway Oriented Commercial	RA-1, C2-1	1	Community Commercial	C2-1VL- CPIO	1VL	1.20	1.5	1.5	Foothill & Polk	Change LU and Zone, limit height to 3 stories or 45 feet, and potentially add CPIO to prohibit residential and to require ground floor commercial and pedestrian oriented design
1000	Highway Oriented Commercial	C2-1	1	Community Commercial	C2-1VL- CPIO	1VL	0.95	1.5	1.5	Polk & Foothill	Remove old LU designation, limit height to 3 stories or 45 feet, and potentially add CPIO to prohibit residential and to require ground floor commercial, pedestrian oriented design

Table 3-4 Proposed Recommendations by Sub-Area (Sylmar CPA)

Sub-Area	Existing GP LU Designation	Existing Zoning	Existing Height District	Proposed GP LU Designation	Proposed Zoning	Proposed Height District	Acres	Existing FAR	Proposed FAR	Location	Proposed Changes
1001	Highway Oriented Commercial	C2-1	1	Open Space	OS-1XL	1XL	0.20	1.5	3.0	Polk & Foothill	Change LU and Zone to match existing use by LA County Flood Control
1010	Highway Oriented Commercial	C2-1	1	Community Commercial	C2-1VL-CPIO	1VL	0.67	1.5	1.5	Polk & Foothill	Remove old LU designation and limit height to 3 stories or 45 feet and potentially add CPIO for design guidelines and regulations on auto-oriented uses
1020	Medium	R5-1	1	Neighborhood Commercial	C1-1VL- CPIO	1VL	0.50	3.0	1.5	Foothill & Polk	Change LU and Zone to allow neighborhood oriented commercial abutting existing gas station to buffer residential uses, limit height to 3 stories or 45 feet, and potentially add CPIO to prohibit residential and to require ground floor commercial and pedestrian oriented design
1030	Medium	RA-1	1	Medium	R3-1-CPIO	1	0.81	3.0	3.0	Foothill & Astoria	Change Zone to match existing surrounding development and to CPIO and implement design standards
1040	Community Commercial	[Q]C2-1VL, (T)(Q)C2-1, P-1, QC2-1, RA-1	1, 1VL	Community Commercial	C2-1VL-CPIO	1VL	32.15	1.5	1.5	Foothill & Sayre	Change Zone, limit height to 3 stories or 45 feet, and potentially add to CPIO to prohibit auto-oriented uses and 100% residential and implement design standards
1050	Low	RA-1	1	Low II	R1-1	1	11.87	3.0	0.5	Sayre & Gladstone	Change LU and Zone to match existing development and lot size

Table 3-4 Proposed Recommendations by Sub-Area (Sylmar CPA)

Sub-Area	Existing GP LU Designation	Existing Zoning	Existing Height District	Proposed GP LU Designation	Proposed Zoning	Proposed Height District	Acres	Existing FAR	Proposed FAR	Location	Proposed Changes
1060	Low	RA-1	1	Low II	R1-1	1	15.19	3.0	0.5	Sayre & Fenton	Change LU and Zone to match existing development and lot size
1090	Low	A1-1-K	1	Low Medium I	RD3-1XL	1XL	1.85	3.0	3.0	Hubbard & Wheeler	Change LU and Zone to match existing surrounding development to encourage multiple family development and limit height to 2 stories or 30 feet
1091	Low Medium I	(T)(Q)RD3-1-K	1	Low Medium I	(T)(Q)RD3-1XL	1XL	1.92	3.0	3.0	Hubbard & Wheeler	Limit height to 2 stories or 30 feet and remove K
1100	Neighborhood Office Commercial	(Q)C2-1	1	Community Commercial	C2-1-CPIO	1	7.59	1.5	1.5	Gladstone & Hubbard	Change LU to match existing Zone, remove Q and potentially add CPIO to prohibit auto-oriented uses, restrict 100% residential, and implement design guidelines and regulations
1101	Neighborhood Office Commercial	C2-1	1	Community Commercial	C2-1-CPIO	1	3.28	1.5	1.5	Gladstone & Hubbard	Change LU to match existing Zone and potentially add CPIO to prohibit auto-oriented uses, restrict 100% residential, and implement design guidelines and regulations
1102	Neighborhood Office Commercial	C4-1	1	Community Commercial	C2-1-CPIO	1	0.77	1.5	1.5	Gladstone & Hubbard	Change LU to match existing Zone and potentially add CPIO to prohibit auto-oriented uses and restrict 100% residential, and implement design guidelines and regulations

Table 3-4 Proposed Recommendations by Sub-Area (Sylmar CPA)

Sub-Area	Existing GP LU Designation	Existing Zoning	Existing Height District	Proposed GP LU Designation	Proposed Zoning	Proposed Height District	Acres	Existing FAR	Proposed FAR	Location	Proposed Changes
1103	Neighborhood Office Commercial	(O)C4-1, (O)P-1	1	Community Commercial	(O)C4-1-K-CPIO	1	0.76	1.5	1.5	Gladstone & Hubbard	Change LU to match existing Zone and potentially add CPIO to implement design guidelines and regulations on auto-oriented uses and Equinekeeping Supplemental Use District
1104	Neighborhood Office Commercial	(O)C2-1	1	Community Commercial	(O)C2-1-CPIO	1	0.40	1.5	1.5	Gladstone & Hubbard	Change LU to match existing Zone and potentially add CPIO for design guidelines and regulations on auto-oriented uses
1110	Low	RA-1-K	1	Low III	RD5-1XL	1XL	0.90	3.0	3.0	Hubbard & Gladstone	Change LU and Zone to match existing surrounding development and encourage compact single-family development and limit height to 2 stories or 30 feet since abutting single-family uses
1112	Low, Low Medium II	RA-1	1	Low Medium II	RD2-1VL	1VL	0.96	3.0	3.0	Hubbard & Gladstone	Change LU and Zone to match existing surrounding development and encourage compact single-family development and limit height to 3 stories or 45 feet since abutting single-family uses
1120	Low	RA-1, RA-1-K	1	Very Low I	RA-1-K	1	13.00	3.0	0.25	Gladstone & Beaver	Change LU to match existing Zone to preserve Equinekeeping areas and potentially add to Equinekeeping Supplemental Use District

Table 3-4 Proposed Recommendations by Sub-Area (Sylmar CPA)

Sub-Area	Existing GP LU Designation	Existing Zoning	Existing Height District	Proposed GP LU Designation	Proposed Zoning	Proposed Height District	Acres	Existing FAR	Proposed FAR	Location	Proposed Changes
1140	Low	RS-1	1	Public Facility	PF-1VL	1VL	0.28	3.0	3.0	Sayre & Gladstone	Change LU and Zone to match existing use by Edison
1160	Medium	RA-1	1	Open Space	A1-1XL	1XL	0.14	3.0	3.0	Dronfield & Astoria	Change LU and Zone to match existing use and preserve flood control
1170	Medium	RA-1	1	Low Medium I	RD3-1	1	0.50	3.0	3.0	Dronfield & Astoria	Change LU and Zone to match existing surrounding development and encourage multiple family development
1180	Very Low I	RA-1	1	Very Low I	RA-1-K	1	28.78	3.0	0.25	Astoria & Dronfield	Potentially add to Equinekeeping Supplemental Use District
1200	Very Low I	RA-1-K	1	Low III	RD6-1XL-K	1	7.02	3.0	3.0	Polk & Dronfield	Change LU and Zone to match existing surrounding development and encourage compact single-family development, limit height to 2 stories or 30 feet, and potentially add to Equinekeeping Supplemental Use District
1210	Low	RA-1	1	Low III	RD6-1XL-K	1XL	2.72	3.0	3.0	Polk & Dronfield	Change LU and Zone to match existing surrounding development and encourage compact single-family development, limit height to 2 stories or 30 feet, and potentially add to Equinekeeping Supplemental Use District

Table 3-4 Proposed Recommendations by Sub-Area (Sylmar CPA)

Sub-Area	Existing GP LU Designation	Existing Zoning	Existing Height District	Proposed GP LU Designation	Proposed Zoning	Proposed Height District	Acres	Existing FAR	Proposed FAR	Location	Proposed Changes
1220	Very Low I	RA-1	1	Very Low I	RA-1-K	1	4.80	3.0	0.25	Glenoaks & Polk	Potentially add to Equinekeeping Supplemental Use District
1221	Public Facilities	PF-1VL	1VL	Public Facilities	PF-1VL-K	1VL	18.59	3.0	3.0	Glenoaks & Polk	Potentially add to Equinekeeping Supplemental Use District
1230	Low	RA-1	1	Very Low I	RA-1	1	3.55	3.0	0.25	Glenoaks & Ryan	Change LU to match existing Zone and lot size
1231	Low	RA-1	1	Low II	R1-1	1	3.55	3.0	0.5	Glenoaks & Ryan	Change LU and Zone to match existing surrounding development
1240	Low	RA-1	1	Low II	R1-1	1	2.70	3.0	0.5	Herrick & El Caso	Change LU and Zone to match existing surrounding development
1241	Low	RA-1	1	Very Low I	RA-1	1	13.63	3.0	0.25	Herrick & El Caso	Change LU to match existing Zone and lot size
1260	Low	RA-1	1	Low I	RS-1	1	0.38	3.0	0.45	Bledsoe & Bradley	Change LU and Zone to match existing surrounding development
1270	Low	RA-1-K	1	Low I	RS-1	1	2.96	3.0	0.45	Herrick & Cobalt	Change LU and Zone to match existing surrounding development and remove K
1280	Low Medium II	RMP-1	1	Very Low I	RMP-1	1	6.18	3.0	3.0	Bledsoe & Bradley	Change LU to match existing surrounding development
1290	Light Manufacturing	Vary	1	Light Industrial	Vary	1	104.75	1.5	1.5	Throughout CPA	Nomenclature
1330	Very Low I	RA-1	1	Limited Industrial	M1-1	1	1.66	3.0	1.5	Bradley & Roxford	Change LU and Zone to match existing surrounding development

Table 3-4 Proposed Recommendations by Sub-Area (Sylmar CPA)

Sub-Area	Existing GP LU Designation	Existing Zoning	Existing Height District	Proposed GP LU Designation	Proposed Zoning	Proposed Height District	Acres	Existing FAR	Proposed FAR	Location	Proposed Changes
1360	Limited Manufacturing	[Q]M1-1	1	Community Commercial	[Q]M1-1VL-CPIO	1VL	1.01	1.5	1.5	San Fernando & Roxford	Change LU and Zone for future mixed-use commercial development, limit height to 3 stories or 45 feet and implement design standards
1361	Commercial Manufacturing	C2-1	1	Community Commercial	C2-1VL-CPIO	1VL	1.02	1.5	1.5	San Fernando & Roxford	Change LU and Zone for future mixed-use commercial development, limit height to 3 stories or 45 feet and implement design standards
1390	Low	RA-1	1	Very Low I	RA-1	1	11.81	3.0	0.25	Roxford & Telfair	Change LU to match existing Zone and lot size to preserve Equinekeeping areas
1400	Low, Public Facility	RA-1	1	Very Low I	RA-1	1	7.50	3.0	0.25	Roxford & El Dorado	Change LU to match existing Zone and lot size to preserve Equinekeeping areas
1410	Neighborhood Office Commercial	C2-1	1	Community Commercial	C2-1VL-CPIO	1VL	7.07	1.5	1.5	San Fernando & Cobalt	Change LU to match existing Zone, limit height to 3 stories or 45 feet, and encourage mixed-use development and implement design standards
1450	Low	RA-1	1	Low II	R1-1	1	0.50	3.0	0.5	Bledsoe & Bradley	Change LU and Zone to match existing surrounding development
1460	Neighborhood Office Commercial	R1-1, C2-1	1	Public Facility	PF-1XL-CPIO	1XL	1.35	3.0	3.0	Polk & Glenoaks	Change LU and Zone to match existing use by LADWP, limit height to 2 stories or 30 feet

Table 3-4 Proposed Recommendations by Sub-Area (Sylmar CPA)

Sub-Area	Existing GP LU Designation	Existing Zoning	Existing Height District	Proposed GP LU Designation	Proposed Zoning	Proposed Height District	Acres	Existing FAR	Proposed FAR	Location	Proposed Changes
1470	Neighborhood Office Commercial	C2-1	1	Neighborhood Commercial	C1-1XL- CPIO	1XL	0.37	1.5	1.5	Polk & Glenoaks	Change LU and Zone to encourage neighborhood oriented development, limit height to 2 stories or 30 feet, potentially add CPIO to prohibit auto-oriented uses and restrict 100% residential and to require ground floor commercial and pedestrian oriented design
1480	Neighborhood Office Commercial	C2-1	1	Neighborhood Commercial	C1-1XL- CPIO	1XL	1.42	1.5	1.5	Polk & Glenoaks	Change LU and Zone to encourage neighborhood oriented development, limit height to 2 stories or 30 feet, potentially add CPIO to prohibit auto-oriented uses and restrict 100% residential and to require ground floor commercial and pedestrian oriented design
1481	Very Low II	RA-1	1	Neighborhood Commercial	C1-1XL- CPIO	1XL	3.34	3.0	1.5	Polk & Glenoaks	Change LU and Zone to encourage neighborhood oriented development, limit height to 2 stories or 30 feet, potentially add CPIO to prohibit auto-oriented uses and restrict 100% residential and to require ground floor commercial and pedestrian oriented design

Table 3-4 Proposed Recommendations by Sub-Area (Sylmar CPA)

Sub-Area	Existing GP LU Designation	Existing Zoning	Existing Height District	Proposed GP LU Designation	Proposed Zoning	Proposed Height District	Acres	Existing FAR	Proposed FAR	Location	Proposed Changes
1490	Neighborhood Office Commercial	P-1, C2-1	1	Neighborhood Commercial	C1-1XL- CPIO	1XL	1.21	1.5	1.5	Polk & Glenoaks	Change LU and Zone to encourage neighborhood oriented development, limit height to 2 stories or 30 feet, potentially add CPIO to prohibit auto-oriented uses and restrict 100% residential and to require ground floor commercial and pedestrian oriented design
1500	Low	RA-1	1	Low II	R1-1	1	4.88	3.0	0.5	Glenoaks & Astoria	Change LU and Zone to match existing surrounding development
1510	Low	RA-1	1	Low II	R1-1	1	1.78	3.0	0.5	Raven & Dronfield	Change LU and Zone to match existing surrounding development
1520	Low Medium I, Medium	RD3-1, RA-1	1	Medium	R3-1-CPIO	1	1.17	3.0	3.0	Dronfield & Raven	Change LU and Zone to match existing surrounding development and add to CPIO and implement design standards
1550	Community Commercial	(T)(Q)C2-1	1	Community Commercial	(T)(Q)C2-1-CPIO	1	1.21	1.5	1.5	Foothill & Hubbard	Potentially add CPIO to prohibit auto-oriented uses and restrict 100% residential and implement design guidelines and regulations
1551	Community Commercial	RA-1	1	Public Facility	C2-1VL-CPIO	1VL	4.51	3.0	3.0	Foothill & Hubbard	Limit height to 3 stories or 45 feet, potentially add CPIO to prohibit auto-oriented uses and restrict 100% residential and add design guidelines and regulations

Table 3-4 Proposed Recommendations by Sub-Area (Sylmar CPA)

Sub-Area	Existing GP LU Designation	Existing Zoning	Existing Height District	Proposed GP LU Designation	Proposed Zoning	Proposed Height District	Acres	Existing FAR	Proposed FAR	Location	Proposed Changes
1552	Community Commercial	RA-1, C2-1, [Q]C2-1VL	1	Community Commercial	C2-1VL-CPIO	1VL	4.01	1.0	1.5	Foothill & Hubbard	Limit height to 3 stories or 45 feet, potentially add CPIO to prohibit auto-oriented uses and restrict 100% residential and implement design guidelines and regulations
1570	Community Commercial	RA-1	1	Community Commercial	C2-1VL-CPIO	1VL	0.90	1.0	1.5	Foothill & Hubbard	Limit height to 3 stories or 45 feet, potentially add CPIO to prohibit residential and implement design guidelines and regulations
1580	Low	A1-1	1	Low I	RS-1	1	4.54	3.0	0.45	Wheeler & Gladstone	Change LU and Zone to match existing surrounding development
1590	Low	A1-1, (T)RA-1	1	Low I	RS-1	1	2.13	3.0	0.45	Gladstone & Gridley	Change LU and Zone to match existing surrounding development
1591	Low	(T)RS-1, A1-1	1	Low I	(T)RS-1	1	2.05	3.0	0.45	Gladstone & Gridley	Change LU and Zone to match existing surrounding development
1600	Low	(T)(O)RD6-1, A1-1	1	Public Facility	PF-1VL	1VL	9.45	3.0	3.0	Eldridge & Harding	Change LU and Zone to match existing use by LA Mission College
1601	Low	A1-1	1	Minimum	A1-1	1	6.34	3.0	3.0	Eldridge & Harding	Change LU to match existing Zone and lot size and limit density near Pacoima Wash
1610	Low	A1-1	1	Open Space	A1-1	1VL	9.87	3.0	3.0	Maclay & Fenton	Change LU to match existing Zone and lot size and limit density near Pacoima Wash

Table 3-4 Proposed Recommendations by Sub-Area (Sylmar CPA)

Sub-Area	Existing GP LU Designation	Existing Zoning	Existing Height District	Proposed GP LU Designation	Proposed Zoning	Proposed Height District	Acres	Existing FAR	Proposed FAR	Location	Proposed Changes
1620	Low	A1-1	1	Minimum	A1-1	1	4.01	3.0	3.0	Maclay & Fenton	Change LU to match existing Zone and lot size and limit density near Pacoima Wash
1630	Low	A1-1	1	Low I	RS-1	1	2.52	3.0	0.45	Maclay & Fenton	Change LU and Zone to match existing surrounding development
1640	Low	RA-1	1	Low I	RS-1	1	8.16	3.0	0.45	Maclay & Harding	Change LU and Zone to match existing surrounding development
1660	Low Medium II	R1-1	1	Low II	R1-1	1	3.46	3.0	0.5	Foothill & Gridley	Change LU to match existing Zone and lot size
1670	Low Medium II	RA-1	1	Low Medium II	RD1.5-1XL	1XL	1.70	3.0	3.0	Foothill & Hubbard	Change Zone to match existing LU and surrounding development, limit height to 2 stories or 30 feet since abutting single-family residential
1671	Low, Low Medium II	RD1.5-1	1	Low Medium II	RD1.5-1XL	1XL	2.18	3.0	3.0	Foothill & Hubbard	Change LU to match existing Zone to encourage multiple family development and limit height to 2 stories or 30 feet since abutting single-family residential
1680	Low Medium II	R1-1	1	Low III	RD6-1XL	1XL	0.61	3.0	3.0	Hubbard & Cometa	Change LU and Zone as transition from single to multiple family residential, limit height to 2 stories or 30 feet

Table 3-4 Proposed Recommendations by Sub-Area (Sylmar CPA)

Sub-Area	Existing GP LU Designation	Existing Zoning	Existing Height District	Proposed GP LU Designation	Proposed Zoning	Proposed Height District	Acres	Existing FAR	Proposed FAR	Location	Proposed Changes
1690	Low Medium II	R1-1	1	Low Medium II	RD1.5-1XL	1XL	0.92	3.0	3.0	Hubbard & Dronfield	Change Zone to match existing LU, surrounding development and encourage multiple family development, limit height to 2 stories or 30 feet since abutting single-family uses
1720	Neighborhood Office Commercial	(Q)C2-1	1	Neighborhood Commercial	C1-1XL- CPIO	1VL	1.78	1.5	1.5	Glenoaks & Herron	Change LU and Zone to encourage neighborhood oriented development, limit height to 2 stories or 30 feet, potentially add CPIO to prohibit auto-oriented uses and limit 100% residential and to require ground floor commercial and pedestrian oriented design
1721	Highway Oriented Commercial	C2-1, P-1	1	Community Commercial	C2-1VL-CPIO	1VL	1.24	1.5	1.5	Glenoaks & Hubbard	Change LU and Zone, remove old footprint zoning to encourage new commercial development, limit height to 3 stories or 45 feet, potentially add CPIO for design guidelines and regulations, limit 100% residential

Table 3-4 Proposed Recommendations by Sub-Area (Sylmar CPA)

Sub-Area	Existing GP LU Designation	Existing Zoning	Existing Height District	Proposed GP LU Designation	Proposed Zoning	Proposed Height District	Acres	Existing FAR	Proposed FAR	Location	Proposed Changes
1722	Highway Oriented Commercial	QC4-1, QP-1	1	Community Commercial	C2-1VL-CPIO	1	12.30	1.5	1.5	Glenoaks & Hubbard	Change LU and Zone, remove old footprint zoning and Q to encourage commercial development, limit height to 3 stories or 45 feet, and potentially add CPIO to prohibit auto-oriented uses and 100% residential, and design guidelines and regulations
1723	Highway Oriented Commercial	P-1	1	Community Commercial	C2-1VL-CPIO	1	1.46	3.0	1.5	Hubbard & Glenoaks	Change LU and Zone to encourage commercial development, limit height to 3 stories or 45 feet, and potentially add CPIO to prohibit residential, and design guidelines and regulations
1730	Low Medium I	R1-1	1	Low Medium I	RD3-1-CPIO	1	68.21	3.0	3.0	Polk & Ralston	Change Zone to match existing LU and surrounding development to encourage and support multiple family development near the Sylmar/San Fernando Metrolink Station and to CPIO to implement design standards

Table 3-4 Proposed Recommendations by Sub-Area (Sylmar CPA)

Sub-Area	Existing GP LU Designation	Existing Zoning	Existing Height District	Proposed GP LU Designation	Proposed Zoning	Proposed Height District	Acres	Existing FAR	Proposed FAR	Location	Proposed Changes
1740	Limited Commercial	QC4-1	1	Neighborhood Commercial	C1-1XL-CPIO	1	0.26	1.5	1.5	Norris & Polk	Change LU and Zone to encourage and support neighborhood commercial uses, limit height to 2 stories or 30 feet since abutting single-family uses, and potentially add CPIO to prohibit auto-oriented uses and restrict 100% residential, to require ground floor commercial uses and pedestrian oriented design
1760	Commercial Manufacturing	C2-1, R1-1	1	Community Commercial	C2-1VL-CPIO	1VL	6.98	1.5	1.5	San Fernando & Tyler	Change LU and Zone to encourage and support mixed use commercial development and uses, limit height to 3 stories or 45 feet since abutting single-family residential uses, and potentially add CPIO to require pedestrian oriented uses and design
1770	Commercial Manufacturing	C2-1	1	Community Commercial	C2-1VL-CPIO	1VL	4.87	1.5	1.5	San Fernando & El Cajon	Change LU and Zone to encourage and support mixed use commercial development and uses, limit height to 3 stories or 45 feet since abutting single-family residential uses, and potentially add CPIO to require pedestrian oriented uses and design

Table 3-4 Proposed Recommendations by Sub-Area (Sylmar CPA)

Sub-Area	Existing GP LU Designation	Existing Zoning	Existing Height District	Proposed GP LU Designation	Proposed Zoning	Proposed Height District	Acres	Existing FAR	Proposed FAR	Location	Proposed Changes
1771	Commercial Manufacturing	QCM-1	1	Community Commercial	C2-1VL-CPIO	1VL	0.39	1.5	1.5	San Fernando & El Casco	Change LU and Zone to encourage and support mixed use commercial development and uses, limit height to 3 stories or 45 feet since abutting single-family residential uses, and potentially add CPIO to require pedestrian oriented uses and design
1780	Low	RA-1	1	Low I	RE9-1	1	1.79	3.0	0.4	Cobalt & El Cajon	Change LU and Zone to match existing surrounding development
1790	Low	RA-1	1	Very Low I	RA-1	1	17.12	3.0	0.25	Bledsoe & El Dorado	Change LU to match existing LU and preserve large Equinekeeping lots and uses
1800	Low	RA-1	1	Low I	RE9-1	1	7.74	3.0	0.4	Larkspur & Telfair	Change LU and Zone to match surrounding development and encourage single-family development
1810	Public Facilities	RA-1	1	Public Facilities	RD6-1XL	1	0.30	3.0	3.0	Larkspur & Telfair	Change Zone to match existing surrounding development and support compact single-family development, limit height to 2 stories or 30 feet
1811	Low	RA-1	1	Low III	RD6-1XL	1	12.87	3.0	3.0	Larkspur & Telfair	Change LU and Zone to match existing surrounding development and support compact single-family development, limit height to 2 stories or 30 feet

Table 3-4 Proposed Recommendations by Sub-Area (Sylmar CPA)

Sub-Area	Existing GP LU Designation	Existing Zoning	Existing Height District	Proposed GP LU Designation	Proposed Zoning	Proposed Height District	Acres	Existing FAR	Proposed FAR	Location	Proposed Changes
1820	Low	[Q]RD2-1	1	Low Medium II	[Q]RD2-1	1	2.95	3.0	3.0	Encinitas & Roxford	Change LU to match existing Zone and development
1830	Highway Oriented Commercial	C2-1, RA-1	1	Community Commercial	C2-1XL-CPIO	1XL	1.03	1.5	1.5	Encinitas & Roxford	Change LU and Zone to match existing development and uses, limit height to 2 stories or 30 feet, and potentially add CPIO to prohibit residential, and implement design regulations and guidelines
1840	Highway Oriented Commercial	C1-1, P-1, PF-1VL	1	Community Commercial	C2-1VL-CPIO	1VL	1.06	1.5	1.5	Encinitas & Roxford	Change LU and Zone to match existing development and uses, limit height to 2 stories or 30 feet, and potentially add CPIO to prohibit residential, and implement design regulations and guidelines
1841	Highway Oriented Commercial	(Q)C1-1	1	Community Commercial	(Q)C1-1-CPIO	1	0.99	1.5	1.5	Encinitas & Roxford	Change LU and Zone to match existing development and uses, limit height to 2 stories or 30 feet, and potentially add CPIO to prohibit residential, and implement design regulations and guidelines
1842	Highway Oriented Commercial	QC1-1	1	Community Commercial	QC1-1-CPIO	1	2.84	1.5	1.5	Encinitas & Roxford	Change LU and Zone to match existing development and uses, limit height to 2 stories or 30 feet, and potentially add CPIO to prohibit residential, and implement design regulations and guidelines

Table 3-4 Proposed Recommendations by Sub-Area (Sylmar CPA)

Sub-Area	Existing GP LU Designation	Existing Zoning	Existing Height District	Proposed GP LU Designation	Proposed Zoning	Proposed Height District	Acres	Existing FAR	Proposed FAR	Location	Proposed Changes
1850	Commercial Manufacturing	[Q]M1-1VL	1VL	Limited Industrial	[Q]CM-1VL	1VL	10.96	1.5	1.5	Encinitas & Bledsoe	Change LU and Zone to match existing development and uses, continue to limit height to 3 stories or 45 feet
1860	Open Space	A2-1, OS-1XL	1, 1XL	Open Space	OS-1XL	1XL	42.59	3.0	3.0	Laurel Canyon & Encinitas	Change Zone to match existing open space uses, continue to limit height to 2 stories or 30 feet
1870	Low	RA-1, RS-1	1	Low I	RS-1	1	0.87	3.0	0.45	Ryan & Telfair	Change LU and Zone to match existing surrounding development
1880	Low	RA-1	1	Very Low I	RA-1	1	4.41	3.0	0.25	Telfair & Larkspur	Change LU to match existing Zone and preserve large Equinekeeping lots and uses
1890	Neighborhood Office Commercial	C2-1, R1-1, P-1	1	Community Commercial	C2-1VL-CPIO	1VL	4.99	1.5	1.5	San Fernando & Polk	Change LU and Zone to encourage mixed-use development and uses, limit height to 3 stories or 45 feet since abutting single-family uses, and potentially add CPIO to require mixed-use and pedestrian oriented development
1891	Neighborhood Office Commercial	(T)(Q)RAS3-1VL	1VL	Community Commercial	(T)(Q)RAS3-1VL-CPIO	1VL	0.84	3.0	3.0	San Fernando & Polk	Change LU and Zone to encourage mixed-use development and uses, limit height to 3 stories or 45 feet since abutting single-family uses, and potentially add CPIO to require mixed-use and pedestrian oriented development

Table 3-4 Proposed Recommendations by Sub-Area (Sylmar CPA)

Sub-Area	Existing GP LU Designation	Existing Zoning	Existing Height District	Proposed GP LU Designation	Proposed Zoning	Proposed Height District	Acres	Existing FAR	Proposed FAR	Location	Proposed Changes
1892	Neighborhood Commercial	C2-1, P-1, QP-1	1	Community Commercial	C2-1VL-CPIO	1VL	1.16	1.5	1.5	San Fernando & Polk	Change LU and Zone to encourage mixed-use development and uses, limit height to 3 stories or 45 feet since abutting single-family uses, and potentially add CPIO to require mixed-use and pedestrian oriented development
1910	Low Medium II	RD2-1, R1-1	1	Low III	RD5-1XL	1XL	2.63	3.0	3.0	Hubbard & Herrick	Change LU and Zone to encourage compact single-family uses, limit height to 2 stories or 30 feet since abutting single-family uses
1920	Low Medium II	R1-1, RD1.5-1	1	Low III	RD5-1XL	1XL	2.92	3.0	3.0	Foothill & Maclay	Change LU and Zone to encourage compact single-family uses, limit height to 2 stories or 30 feet since abutting single-family uses
1931	Highway Oriented Commercial	RA-1	1	Community Commercial	C2-1VL-CPIO	1VL	2.56	3.0	1.5	Foothill & Maclay	Change LU and Zone to encourage commercial development, limit height to 3 stories of 45 feet, and potentially add to CPIO to prohibit residential, and implement design guidelines and regulations
1940	Highway Oriented Commercial	C2-1, P-1, RA-1	1	Community Commercial	C2-1VL-CPIO	1VL	7.06	1.5	1.5	Maclay & Foothill	Change LU and Zone to encourage mixed use development and uses, limit height o 3 stories or 45 feet since abutting single-family uses, potentially add CPIO to require mixed-use and pedestrian oriented design

Table 3-4 Proposed Recommendations by Sub-Area (Sylmar CPA)

Sub-Area	Existing GP LU Designation	Existing Zoning	Existing Height District	Proposed GP LU Designation	Proposed Zoning	Proposed Height District	Acres	Existing FAR	Proposed FAR	Location	Proposed Changes
1951	Highway Oriented Commercial	RA-1	1	Open Space	OS-1XL	1XL	0.05	3.0	3.0	Maclay & Foothill	Change LU and Zone to maintain existing open space
1960	Open Space	A2-1, RA-1	1	Open Space	A1-1	1	5.79	3.0	3.0	Gladstone & Flood control	Change LU and Zone to maintain existing open space and flood control
1990	Highway Oriented Commercial	C2-1, P-1, R1-1, (T)C2-1, (T)PB-1	1	Community Commercial	C2-1-CPIO	1	3.37	1.5	1.5	Maclay & Bromont	Change LU and Zone to encourage mixed-use development and uses, potentially add CPIO to require mixed use and pedestrian oriented design
1997	Low	R1-1, (T)PB-1	1	Low III	RD6-1	1	0.65	3.0	3.0	Maclay & Bromont	Change LU and Zone to encourage compact single-family development as a buffer between MU and single-family uses
2000	Low Medium II	RD2-1	1	Low III	RD5-1XL	1XL	1.96	3.0	3.0	Hubbard & Herrick	Change LU and Zone to encourage compact single-family development as a buffer between MU and single-family uses, limit height to 2 stories or 30 feet
2010	Low Medium II	R1-1	1	Open Space	OS-1XL	1XL	1.47	3.0	3.0	Hubbard & Bradley	Change LU and Zone to preserve existing open, parkspace
2020	Limited Manufacturing	[Q]M1-1, P-1	1	Limited Industrial	[Q]M1-1-CPIO, P-1-CPIO	1	6.42	1.5	1.5	San Fernando & Astoria	Update old land use designation, potentially add CPIO for design guidelines and regulations
2030	Community Commercial	(T)(Q)RAS3-1	1	Community Commercial	(T)(Q)RAS3-1-CPIO	1	4.21	3.0	3.0	San Fernando & Astoria	Potential CPIO to require transit-oriented development and uses

Table 3-4 Proposed Recommendations by Sub-Area (Sylmar CPA)

Sub-Area	Existing GP LU Designation	Existing Zoning	Existing Height District	Proposed GP LU Designation	Proposed Zoning	Proposed Height District	Acres	Existing FAR	Proposed FAR	Location	Proposed Changes
2031	Community Commercial	C2-1, RA-1, R1-1, P-1	1	Community Commercial	C2-2D-CPIO	2D	5.29	1.5	3.0	San Fernando & Astoria	Potential CPIO to require transit-oriented development and uses, FAR up to 3:1 for mixed-use, height limit up to 60 feet
2032	Community Commercial	RA-1	1	Community Commercial	C2-1XL-CPIO	1XL	0.39	1.5	1.5	San Fernando & Astoria	Potential CPIO to require transit-oriented development and uses, limit height to 2 stories or 30 feet since abutting single-family use
2040	Community Commercial	R1-1, RA-1	1	Low II	R1-1	1	3.17	3.0	0.5	Astoria & San Fernando	Change LU and Zone to maintain single-family uses
2050	Community Commercial	RS-1	1	Public Facility	PF-1VL	1VL	0.01	3.0	3.0	Astoria & Cobalt	Change LU and Zone to match existing use by LADWP
2051	Community Commercial	R1-1	1	Low II	R1-1	1	0.00	3.0	0.5	Astoria & Cobalt	Change LU to match existing Zone and lot size
2060	Neighborhood Office Commercial	RS-1	1	Low I	RS-1	1	0.80	3.0	0.45	Oro Grande & San Fernando	Change LU to match existing Zone and lot size
2070	Low	(T)(Q)R1-1	1	Low II	(T)(Q)R1-1	1	0.89	3.0	0.5	Edgecliff & Osceola	Change LU to match existing Zone and lot size
2071	Low	RA-1	1	Low II	R1-1	1	12.19	3.0	0.45	Edgecliff & Osceola	Change LU and Zone to match existing development
2080	Very Low II	A2-1, RA-1	1	Low I	RS-1	1	46.21	3.0	3.0	Laurel Canyon & Polk	Change LU and Zone to match existing development
2090	Very Low II	PF-1VL	1VL	Open Space	A1-1XL	1XL	7.37	3.0	3.0	Laurel Canyon & Polk	Change LU and Zone to match existing open space adjacent to freeway

Table 3-4 Proposed Recommendations by Sub-Area (Sylmar CPA)

Sub-Area	Existing GP LU Designation	Existing Zoning	Existing Height District	Proposed GP LU Designation	Proposed Zoning	Proposed Height District	Acres	Existing FAR	Proposed FAR	Location	Proposed Changes
2100	Public Facilities, Very Low II	PF-1VL	1VL	Public Facility	PF-1VL	1VL	1.69	3.0	0.4	Laurel Canyon & Carey Ranch	Remove dual LU
2110	Low	RA-1	1	Low I	RE9-1	1	1.78	3.0	0.45	Bleeker & San Fernando	Change LU and Zone to match existing development
2120	Community Commercial	RS-1	1	Low I	RS-1	1	3.59	3.0	3.0	Genoa & Astoria	Change LU and Zone to match existing development
2130	Community Commercial	RMP-1, RA-1	1	Community Commercial	RMP-1-CPIO	1	9.24	3.0	3.0	San Fernando & Bleeker	Potential CPIO to require transit-oriented development and uses, FAR up to 3:1 for mixed-use, height limit up to 60 feet
2131	Community Commercial	C2-1, RA-1	1	Community Commercial	C2-2D-CPIO	2D	1.31	1.5	3.0	San Fernando & Bleeker	Potential CPIO to require transit-oriented development and uses, FAR up to 3:1 for mixed-use, height limit up to 60 feet
2140	Open Space	C2-1	1	Open Space	OS-1XL-CPIO	1XL	0.19	1.5	3.0	San Fernando & Bleeker	Change LU to match existing Zone to preserve open space and include as part of the potential CPIO
2150	Community Commercial	C2-1	1	Community Commercial	C2-2D-CPIO	2D	5.30	1.5	3.0	San Fernando & Bleeker	Potential CPIO to require transit-oriented development and uses, FAR up to 3:1 for mixed-use, height limit up to 60 feet
2160	Highway Oriented Commercial	C2-1	1	Community Commercial	C2-2D-CPIO	2D	1.26	1.5	3.0	San Fernando & Truman	Update LU, potential CPIO to require transit-oriented development and uses, FAR up to 3:1 for mixed-use, restrict residential, height limit up to 60 feet

Table 3-4 Proposed Recommendations by Sub-Area (Sylmar CPA)

Sub-Area	Existing GP LU Designation	Existing Zoning	Existing Height District	Proposed GP LU Designation	Proposed Zoning	Proposed Height District	Acres	Existing FAR	Proposed FAR	Location	Proposed Changes
2170	Limited Manufacturing	MR1-1	1	Community Commercial	C2-2D-CPIO	2D	0.56	1.5	3.0	Truman & Hubbard	Change LU and Zone to encourage transit-oriented development, potential CPIO to require transit-oriented development and uses, FAR up to 3:1 for mixed-use, restrict residential, height limit up to 60 feet
2180	Commercial Manufacturing	C2-1	1	Community Commercial	C2-2D-CPIO	2D	0.33	1.5	3.0	Hubbard & San Fernando	Change LU and Zone to encourage transit-oriented development, potential CPIO to require transit-oriented development and uses, FAR up to 3:1 for mixed-use, restrict residential, height limit up to 60 feet
2190	Very Low II	R1-1	1	Low II	R1-1	1	8.99	3.0	0.5	Laurel Canyon & Edgecliff	Change LU to match existing Zone and lot size
2200	Very Low II	A2-1, RA-1	1	Open Space	OS-1XL	1XL	5.49	3.0	3.0	Laurel Canyon & Edgecliff	Change LU and Zone to preserve existing open, park space
2210	Neighborhood Office Commercial	C2-1, P-1	1	Community Commercial	C2-1-CPIO	1	7.95	1.5	1.5	Rinaldi & Laurel Canyon	Change LU and Zone to match existing development and potential CPIO to prohibit auto-related uses and restrict 100% residential, and implement design guidelines and regulations

Table 3-4 Proposed Recommendations by Sub-Area (Sylmar CPA)

Sub-Area	Existing GP LU Designation	Existing Zoning	Existing Height District	Proposed GP LU Designation	Proposed Zoning	Proposed Height District	Acres	Existing FAR	Proposed FAR	Location	Proposed Changes
2220	Minimum	M1 (Vary)	Vary	Limited Industrial	M1 (Vary)	Vary	57.70	1.5	1.5	Balboa & Foothill	Change LU to match existing Zone and industrial uses, preserve industrial uses
2230	Highway Oriented Commercial	Vary	1	Community Commercial	Vary but add CPIO	1	16.45	1.5	1.5	Throughout CPA	Nomenclature and add to CPIO to prohibit residential and implement design standards
Footnote 12	Medium, Community Commercial	Vary	Vary	Medium, Community Commercial	Vary but add CPIO	Vary		Residential density not to exceed 1,200 square feet (sf) per lot area	3.0	Foothill & Hubbard	Remove footnote to allow Medium density development and to CPIO to implement design standards
Footnote 21	Community Commercial	Vary	Vary	Community Commercial	Vary	Vary		Height of commercial development limited to 30 feet	Vary	Southeast and southwest corner of Foothill & Roxford	Remove footnote and implement height restrictions through change in Zone (SA 242)
Footnote 2	Community Commercial	Vary	Vary	Community Commercial	Vary	Vary		Commercial FAR 1:1, Residential density not to exceed 1,500 sf per lot area	1.5	Northeast of Foothill between Hubbard & Gridley	Remove footnote and restrict 100% residential through change in Zone on undeveloped portions (SA 1552, 1570)
Footnote 3	Highway Oriented Commercial	Vary	Vary	Community Commercial	Vary	Vary		Commercial FAR 0.5:1, Residential density not to exceed 1,500 sf per lot area	1.5	Northeast of Foothill between Gridley & Maclay	Remove footnote and restrict 100% residential through change in Zone on undeveloped portions (SA1931, 2230)and require MU development (SA 1940)
Footnote 7	Public Facilities	Vary	Vary	Public Facilities	Vary	Vary		Limited to hospital uses, open space, or Minimum residential density	Vary	Olive View Medical Hospital	Remove footnote

Table 3-4 Proposed Recommendations by Sub-Area (Sylmar CPA)

Sub-Area	Existing GP LU Designation	Existing Zoning	Existing Height District	Proposed GP LU Designation	Proposed Zoning	Proposed Height District	Acres	Existing FAR	Proposed FAR	Location	Proposed Changes
Footnote 18	Public Facilities	Vary	Vary	Public Facilities	Vary	Vary		Limited to educational uses and development	Vary	Mission College	Remove footnote
Footnote 9	Vary	Vary	Vary	Vary	Vary	Vary		New residential development in designated commercial areas should include neighborhood retail and services on the ground floor	Vary	Throughout the CPA	Remove footnote and implement ground floor commercial and pedestrian oriented design at designated Neighborhood Commercial land (SA600, 610, 611, 700, 701, 720, 1470, 1480, 1481, 1490, 1720, 1740) and Community Commercial (SA 980, 981, 990, 1000, 1010, 1020)
Footnotes 6, 8, 9, 10, 13, 15, 16, 17, 19, 20	Vary	Vary	Vary	Vary	Vary	Vary		Case related	Vary	Throughout the CPA	Remove footnotes as they are case related and/or part of the LAMC, remaining footnotes will remain as administrative footnotes

Table 3-5 Summary of Net Changes in Land Use (Granada Hills–Knollwood CPA)

<i>Land Use Designation</i>	<i>Existing Land Uses* (acres)</i>	<i>Proposed Plan (acres)</i>	<i>Net Change (acres)</i>	<i>Net Change (Percent)</i>
Commercial				
Community Commercial	116	160	44	38%
Highway Oriented Commercial	24	0	(24)	(100%)
Limited Commercial	25	—	(25)	(100%)
Neighborhood Commercial	35	49	14	40%
<i>Commercial Subtotal</i>	<i>200</i>	<i>219</i>	<i>2</i>	<i>1%</i>
Industrial				
Limited Manufacturing	10	—	(10)	(100%)
Limited Industrial	—	8	8	100%
<i>Industrial Subtotal</i>	<i>10</i>	<i>8</i>	<i>(2)</i>	<i>(11%)</i>
Residential				
Very Low I Residential	955	766	(189)	(20%)
Very Low II Residential	636	636	0	0%
Low Residential	2,393	—	(2,393)	(100%)
Low I Residential	—	2,009	2,009	100%
Low II Residential	—	371	371	100%
Low III Residential	—	29	29	100%
Low Medium I Residential	36	22	14	(39%)
Low Medium II Residential	57	53	4	7%
Medium Residential	74	74	0	0%
Minimum Residential	489	680	191	39%
<i>Residential Subtotal</i>	<i>4,335</i>	<i>4,640</i>	<i>305</i>	<i>7%</i>
Public/Semi-Public				
Open Space	3,043	3,045	—	<1%
Public Facilities	1,157	1,166	9	1%
<i>Public/Semi-Public Subtotal</i>	<i>4,181</i>	<i>4,211</i>	<i>30</i>	<i><1%</i>
Total*	9,048**	9,057	—	—

SOURCE: City of Los Angeles (2009).

* Represents built land uses minus undeveloped/vacant land. Therefore, total acreages for each category in Table 3-1 are a total of existing land uses and undeveloped/vacant land.

** Acreages for current land uses are approximate and are based on City of Los Angeles GIS. Acreages vary due to changes in the methodology used to calculate land use acreages between the last and the Community Plan.

Table 3-6 Summary of Net Changes in Land Use (Sylmar CPA)				
<i>Land Use Designation</i>	<i>Current Plan (acres)</i>	<i>Proposed Plan (acres)</i>	<i>Net Change (acres)</i>	<i>Net Change (percent)</i>
Commercial				
Community Commercial	87	183	96	110%
Highway Oriented Commercial	60	—	(60)	(100%)
Limited Commercial	1	—	(1)	(100%)
Neighborhood Commercial	47	24	(26)	(55%)
<i>Commercial Subtotal</i>	<i>195</i>	<i>207</i>	<i>12</i>	<i>6%</i>
Industrial				
Commercial Manufacturing	24	—	(24)	(100%)
Light Industrial	—	105	105	100%
Light Manufacturing	119	—	(119)	(100%)
Limited Industrial	33	482	449	1,360%
Limited Manufacturing	354	—	(354)	(100%)
<i>Industrial Subtotal</i>	<i>530</i>	<i>587</i>	<i>57</i>	<i>11%</i>
Residential				
Minimum	669	773	104	15%
Very Low I	599	763	164	27%
Very Low II	555	253	(302)	(54%)
Low	2,067	—	2,067	100%
Low I	—	835	835	100%
Low II	—	961	961	100%
Low III	—	255	255	100%
Low Medium I	276	259	(17)	(6%)
Low Medium II	124	75	(49)	(40%)
Medium	86	85	(1)	(1%)
<i>Residential Subtotal</i>	<i>4,376</i>	<i>4,259</i>	<i>(117)</i>	<i>(3%)</i>
Public/Semi-Public				
Open Space	676	691	15	2%
Public Facilities	1,046	1,080	34	3%
<i>Public/Semi-Public Subtotal</i>	<i>1,722</i>	<i>1,771</i>	<i>49</i>	<i>3%</i>
Total*	6,823	6,824	—	—

SOURCE: City of Los Angeles (2009).

* Represents built land uses minus undeveloped/vacant land. Therefore, total acreages for each category in Table 3-1 are a total of existing land uses and undeveloped/vacant land.

** Acreages for current land uses are approximate and are based on City of Los Angeles GIS. Acreages vary due to changes in the methodology used to calculate land use acreages between the last and the Community Plan.

3.4.4 Proposed Revisions to Land Use Designations

As part of the NCP program, the Department of City Planning redefined existing Land Use Designations and the Corresponding Zones for the Community Plans being revised. The proposed land use designation and corresponding zone changes are intended to allow the development of uses and features that are beneficial to the community, make the community a more sustainable place to live and work, contribute to the overall fiscal health, and to provide for the development of new housing, including affordable and workforce that is appropriate to each community. Several land use designations shown in the existing community plan land use maps would be revised as part of the effort to create consistency with the General Plan Framework Element and would be renamed (e.g., Regional Center would be renamed to Regional Commercial and Limited Manufacturing would be renamed to Limited Industrial). Other land use designations would be revised to create consistency with future proposed land uses, restrict incompatible uses, or to limit density within a particular category (e.g., Low Residential would be divided into Low I, Low II, and Low III). Table 3-7 (Summary of Land Use Designations and Corresponding Zones [Granada Hills–Knollwood CPA]) and Table 3-8 (Summary of Land Use Designations and Corresponding Zones [Sylmar CPA]) provide a summary of the proposed revisions to land use designations and corresponding zones for the Granada Hills–Knollwood and Sylmar Community Plan Areas.

3.5 INTENDED USE OF THIS EIR

This EIR can be characterized as a first-tier EIR prepared pursuant to CEQA Guidelines Section 15152. The document is intended to act as an analytical superstructure for subsequent, more detailed analyses associated with individual discretionary project applications consistent with the proposed Granada Hills–Knollwood and Sylmar Community Plans and implementing ordinances. One of the City’s goals in preparing the current document is to focus new information that would be required in the future at the “project level” of planning and environmental review by dealing with cumulative impacts, regional considerations, and similar big-picture issues, as comprehensively as possible in this document. The City recognizes that this document does not include the level of detail necessary to qualify as a project EIR, and anticipates that future projects will require more detailed environmental review at the time they are proposed.

Future site-specific approvals may be evaluated pursuant to the rules for tiering set forth in CEQA Guidelines Section 15152. “[T]iering is a process by which agencies can adopt programs, plans, policies, or ordinances with EIRs focusing on ‘the big picture,’ and can then use streamlined CEQA review for individual projects that are consistent with such ... [first tier decisions] and are ... consistent with local agencies’ governing general plans and zoning” (*Koster v. County of San Joaquin* [1996] 47 Cal. App.4th 29, 36). Before deciding to rely in part on a first-tier EIR in connection with a site-specific project, a lead agency must prepare an “initial study or other analysis” to assist it in determining whether the project may cause any significant impacts that were not “adequately addressed” in a prior EIR (CEQA Guidelines Section 15152[f], PRC Section 21094[c]). Where this analysis finds such significant impacts, an EIR is required for the later project. In contrast, “[a] negative declaration or mitigated negative declaration shall be required” where there is no substantial evidence that the project may have significant

Table 3-7 Summary of Land Use Designations and Corresponding Zones (Granada Hills–Knollwood CPA)

<i>Existing Land Use Designations</i>	<i>Proposed Land Use Designations</i>	<i>Proposed Corresponding Zones*</i>
Residential Categories		
Minimum	Minimum	A1, A2, RE40
Very Low I	Very Low I	RE20, RA
Very Low II	Very Low II	RE15, RE11
Low	Low I	RE9, RS
	Low II	R1
	Low III	RD6
Low Medium I	Low Medium I	R2, RD3, RD4
Low Medium II	Low Medium II	RD1.5, RD2
Medium	Medium	R3
Commercial Categories		
Neighborhood Commercial	Neighborhood Commercial	C1, C1.5, CR
Limited Commercial	None	None
Highway Oriented Commercial	None	None
Community Commercial	Community Commercial	C2, C4, R3, RAS3
Industrial Categories		
Limited Manufacturing	Limited Industrial	M1, MR1
Other Categories		
Open Space	Open Space	OS, A1, A2
Public Facilities	Public Facilities	PF

SOURCE: City of Los Angeles (2011).

* Each Community Plan may further modify the above list of corresponding zones.

impacts not adequately addressed in the prior EIR or where project revisions accepted by the proponent avoid any such new significant impacts or mitigate them “to a point where clearly” they are not significant.

CEQA Guidelines Section 15152 further provides that, where a first-tier EIR has “adequately addressed” the subject of cumulative impacts, such impacts need not be revisited in second- and third-tier documents. Furthermore, second- and third-tier documents may focus the examination of impacts on those that “were not examined as significant effects” in the prior EIR or “[a]re susceptible to substantial reduction or avoidance by the choice of specific revisions in the project, by the imposition of conditions, or other means.” In general:

[s]ignificant environmental effects have been “adequately addressed” if the lead agency determines that:

- (A) they have been mitigated or avoided as a result of the prior environmental impact report and findings adopted in connection with that prior environmental impact report; or

Table 3-8 Summary of Land Use Designations and Corresponding Zones (Sylmar CPA)

<i>Existing Land Use Designations</i>	<i>Proposed Land Use Designations</i>	<i>Proposed Corresponding Zones*</i>
Residential Categories		
Minimum	Minimum	A1, A2, RE40
Very Low I	Very Low I	RE20, RA
Very Low II	Very Low II	RE15, RE11
Low	Low I	RE9, RS
	Low II	R1
	Low III	RD5, RD6
Low Medium I	Low Medium I	R2, RD3, RD4
Low Medium II	Low Medium II	RD1.5, RD2
Medium	Medium	R3
Commercial Categories		
Neighborhood Commercial	Neighborhood Commercial	CR, C1, C1.5,
Community Commercial	Community Commercial	C2, C4, R3, RAS3
Industrial Categories		
Limited Manufacturing	Limited Industrial	MR1, M1
Light Manufacturing	Light Industrial	MR2, M2
Other Categories		
Open Space	Open Space	OS, A1
Public Facilities	Public Facilities	PF

SOURCE: City of Los Angeles (2011).

* Each Community Plan may further modify the above list of corresponding zones.

(B) they have been examined at a sufficient level of detail in the prior environmental impact report to enable those effects to be mitigated or avoided by site specific revisions, the imposition of conditions, or by other means in connection with the approval of the later project.

Here, as noted above, whenever project proponents within the City submit applications for site-specific approvals, the City will prepare initial studies in order to determine how much new information will be required for the environmental review for such proposals. In preparing these analyses, the City will assess, among other things, whether any of the significant environmental impacts identified in this program/first-tier EIR have been “adequately addressed.” Thus, the new analyses for these site-specific actions will focus on impacts that cannot be “avoided or mitigated” by mitigation measures that either (i) were adopted in connection with the proposed LUCE or (ii) were formulated based on information in this EIR.

3.6 PROPOSED APPROVALS AND ACTIONS

The following actions will be required in order to implement the proposed Granada Hills–Knollwood Community Plan:

1. Certification of the Granada Hills–Knollwood and Sylmar Community Plans Program EIR
2. Adoption of the Granada Hills–Knollwood Community Plan and implementing ordinances include:
 - a. General Plan Amendments
 - b. Zone Changes
 - d. Resolution to adopt new General Plan Land Use designations and corresponding Zones
 - e. Footnote Changes
 - f. Amendments to the Granada Hills Specific Plan
 - g. Establish the Old Granada Hills Residential Floor Area District (RFA)
 - h. Amendments to the existing Equinekeeping “K” Supplemental Use District, with additional conditions
 - i. Amendments to the General Plan Framework Element, the Transportation Element of the General Plan, and other Citywide Elements of the General Plan as necessary
3. Adoption of the Sylmar Community Plan and implementing ordinances include:
 - a. General Plan Amendments
 - b. Zone Changes
 - c. Modifications to street designations’ standards
 - d. Resolution to adopt new General Plan Land Use designations and corresponding Zones
 - e. Footnote Changes
 - f. Establish a Community Plan Implementation Overlay (CPIO)
 - g. Amendments to the existing Equinekeeping “K” Supplemental Use District, with additional conditions
 - h. Amendments to the General Plan Framework Element, the Transportation Element of the General Plan, and other Citywide Elements of the General Plan as necessary

3.7 FUTURE AMENDMENTS TO THE COMMUNITY PLANS

Changes to the Granada Hills–Knollwood and Sylmar Community Plans may be proposed from time to time to address changing conditions, new opportunities, and unforeseen circumstances. As such, the Community Plans would be living, flexible documents, allowing for changes that ultimately assist in enhancing and implementing the community’s vision. It is necessary, therefore, to establish a fair, orderly, and well-defined process to govern how amendments occur.

The Community Plans are part of the City’s General Plan, and any changes are considered General Plan Amendments. Amendments may propose a change in the land use designation for a particular property or changes to the Community Plan’s policies and text. Private requests are subject to an established public review and approval process. Although applicants have the right to submit Amendment requests to the City, not all requests can be studied and considered. The Amendment process allows for the City

to deny a proposed Amendment if it is clearly inconsistent with the major goals and policies of the Community Plan, related Plans, and Policies.

This EIR identifies environmental impacts that could occur upon implementation of the Proposed Plans. Future discretionary projects within the CPAs that are consistent with the plan would likely require focused environmental analysis that would concentrate on the environmental effects that (1) are capable of being further reduced or (2) were not analyzed as significant effects on the environment in this EIR. Project-specific environmental review would “tier” from this program level EIR, potentially expediting the discretionary planning approval process for those projects.