

## 4.9 LAND USE/PLANNING

This section of the EIR contains a discussion of the possible environmental land use impacts of the proposed Granada Hills–Knollwood Community Plan and implementing ordinances and the proposed Sylmar Community Plan and implementing ordinances (proposed plans), and it summarizes the overall land use patterns in Granada Hills–Knollwood and Sylmar Community Plan Areas (CPAs), analyzes the compatibility of land use changes in the proposed plans and evaluates their consistency with any applicable land use plans, policies, or regulations..

Data for this section were taken from the Granada Hills–Knollwood Community Plan (1996), Sylmar Community Plan (1997), City of Los Angeles General Plan (1974), last amended 2001, and Granada Hills Specific Plan (1992). Full reference-list entries for all cited materials are provided in Section 4.9.5 (References).

### 4.9.1 Environmental Setting

#### ■ 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 Community Plan Area (City of Los Angeles) on the northeast, the Northridge Community Plan Area (City of Los Angeles) on the southwest, and the Mission Hills–Panorama City–North Hills Community Plan Area (City of Los Angeles) on the southeast. The 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.

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 3,044 acres (34 percent) of open space and 1,166 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 County-owned. 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 Plan area hosts twelve schools, including three high schools; a fire station; and the Granada Hills Community Center and a public library, both of which are adjacent to Petit Park.

Single-family neighborhoods account for a majority of the remaining land, comprising more than half of the land area in Granada Hills–Knollwood, (4,495 acres). The residential neighborhoods are varied, with a marked difference in character between the northern and southern portions of the CPA. Within the northwestern corner of the CPA, are lower-density single-family neighborhoods. These areas are developed on curvilinear streets, with single-family developments on lots that vary in size from 11,000 square feet (sf) to over 100 acres. This northern area also features lots with horse-keeping, equestrian trails winding through the neighborhoods and into the hills, greenbelt buffers, and vast scenic open spaces. The areas in the southern portion of the CPA, south of Rinaldi Street, are mostly developed on tree-lined grid-pattern streets, with single-family housing on comparatively smaller lots that vary in size from 5,000 to 9,000 sf. The predominant style of single-family dwelling in Granada Hills–Knollwood is single-story, ranch-style with large front yard setbacks. Several distinct neighborhoods that developed during the 1950s to 1970s feature unique architectural designs, the most notable of which is the Balboa Highlands tract, consisting of 108 houses built in the post-World War II period between 1962 and 1964 in the north-central portion of Granada Hills–Knollwood. The Balboa Highlands neighborhood has been established as a Historic Preservation Overlay Zone (HPOZ) due to its significance as an example of Mid-Century Modern style of architecture, its status as the only Joseph Eichler-built housing development in Los Angeles County, and one of only three in southern California.

The few pockets of multiple-family housing, concentrated in the southern portion of the CPA and located near commercial centers, comprise 149 acres or slightly more than 2 percent of the land area. These buildings range in height from single-story duplexes and triplexes to three- and four-story apartment buildings. The three significant locations of multiple family housing are located at the southwest corner of Granada Hills–Knollwood, between Lindley and Zelzah, south of Chatsworth Street, at the intersection of Balboa and Chatsworth Street, and at Rinaldi and Blucher Streets. A few other multiple-family developments are located at intersections in the southeastern corner of Granada Hills–Knollwood, as well as in the central and east-central areas of the community. These multiple-family developments include a mix of large and small condominiums and rental units. A few senior and affordable housing projects are located around the central portion of Chatsworth Street, near Balboa Boulevard.

The Granada Hills Specific Plan, in effect since 1992, regulates some of these multiple-family developments, as well as much of the commercial development along the central business district portion of Chatsworth Street and at five of the intersections in the southern part of the Plan area. Commercial uses, comprising only 200 acres, or 2 percent of the land area, predominate within the small-scale, central business district located along Chatsworth Street, known as the community’s “Main Street,” and in a few

other well-defined commercial areas interspersed throughout the southern portion of the community. The westernmost end of Chatsworth Street in Granada Hills–Knollwood features a large area of commercial uses with two newer, large shopping centers with a variety of larger-scale and chain-store amenities, including grocery stores and restaurants. The older “downtown” central business district to the east is more pedestrian-oriented with single-story buildings that house small, locally owned shops. Close to the center of the residential portion of Granada Hills–Knollwood, along San Fernando Mission Boulevard, are two significant commercial centers, at Balboa Boulevard and Woodley Avenue, each offering a mix of large and small businesses with a wide variety of services and goods. A few smaller commercial centers are dispersed throughout the southeastern portion of the Plan area and include a mix of shops, offices, and facilities providing essential community amenities. Fewer commercial amenities are located in the northern portion of the plan area.

The proposed Granada Hills–Knollwood Community Plan is a conservative growth plan that aims at preserving existing single-family residential neighborhoods and accommodating a variety of housing opportunities near public transit, services, and amenities. Under the proposed plan, most of Granada Hills–Knollwood’s residential neighborhoods will be preserved and are not expected to change significantly as the area matures. The Community Plan map allocates 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 policies emphasize the importance of planning for sustainability, improved mobility, more open space, plazas, and parks, and better urban design.

There are also new policies for improving the attractiveness and functionality of Chatsworth Street and other commercial corridors. Policies for preserving neighborhood character throughout Granada Hills–Knollwood are also included. Additionally, policies for where and how commercial districts evolve are included to encourage attractive, quality development projects that complement and enhance Granada Hills–Knollwood’s existing character. The establishment of lively and walkable commercial districts is a key goal of the Granada Hills–Knollwood Community Plan while retaining positive elements of the community’s small-town environment.

The proposed Granada Hills–Knollwood Community Plan addresses the creation of new housing options, mostly along Chatsworth Street and Balboa Boulevard, in accordance with General Plan Framework guiding policy to focus growth in higher-intensity commercial centers close to transportation and services. Many of the community’s neighborhoods, including single-family neighborhoods, are established and not expected to change significantly as growth in other parts of the community occurs. The proposed plan would preserve the character of existing single-family and lower-density neighborhoods by maintaining lower-density land use designations. The proposed plan seeks to direct growth away from these existing residential neighborhoods towards corridors near commercial centers.

Granada Hills–Knollwood’s commercial areas will serve as focal points and activity centers for surrounding neighborhoods by supporting new development which accommodates a variety of uses and encourages pedestrian activity.

## ■ Sylmar CPA

The Sylmar CPA contains approximately 6,823 acres and is located 28 miles north of the downtown Los Angeles Civic Center. 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 CPA is located to the west of I-405 and I-5. The City of Santa Clarita and the Angeles National Forest are directly to the north and northeast of Sylmar.

Sylmar is a distinct bedroom community surrounded by 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 the Pacoima Wash, which traverses the southeastern section of the CPA. The Willows Canyon Debris Basin and the Angeles National Forest adjacent to the northern section of the community add to Sylmar's natural landscape. The CPA is nearby regional parks, including Veteran's Park and Hansen Dam, in addition to equestrian trails and scenic highways. 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. Two major Los Angeles Department of Water & Power (DWP) transmission lines transect the CPA from north to south.

Once considered the world's largest olive grove, Sylmar is primarily a single-family residential community with several older commercial centers, industrial districts, local, county, and regional public parks, and several planned equestrian trails and scenic highways. 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.

The predominant land use throughout the Sylmar CPA is residential, with 4,380 acres or 64 percent of the land area. Single-family uses represent the largest share with 3,896 acres or 57 percent and multi-family uses with 484 or 7 percent concentrated along Foothill Boulevard, San Fernando Road, and north of I-210 just east of I-5. Public facilities, such as schools, are the second largest land use in Sylmar representing 1,046 acres or 15 percent. The Willows Canyon Debris Basin and Olive View Medical Center occupy a large parcel just north of I-210. Large areas of open space, approximately 676 acres or 10 percent, exist north of I-210, in the northwest corner of the CPA, and in the eastern portion. The largest open space area is located in the eastern portion, north of the I-210 and includes El Cariso Regional Park and Golf Course, the Pacoima Wash, and Veterans Memorial Park. Commercial areas represent less than 3 percent or about 195 acres and are concentrated along Foothill Boulevard, paralleling I-210, San Fernando Road, and northeast of the interchange between I-5 and I-210. Industrial uses comprise 530 acres or 8 percent of the land in Sylmar and are concentrated along I-5 north of Roxford Street, San Fernando Road, and Foothill Boulevard in the southeastern corner of the CPA.

The proposed Sylmar Community Plan is also a conservative growth plan that aims at preserving existing single-family residential neighborhoods and accommodating a variety of housing opportunities near public transit, services, and amenities. Under the proposed plan, most of Sylmar's residential neighborhoods will be preserved and are not expected to change significantly as the area matures. The Community Plan map allocates 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 policies emphasize the importance of planning for sustainability, improved mobility, more open space, plazas, and parks, and better urban design.

There are also new policies for improving the attractiveness and functionality of San Fernando Road, Maclay Street, and other commercial areas throughout the community. Policies for preserving neighborhood character throughout Sylmar are also included. Additionally, policies for where and how commercial and mixed-use districts evolve are included to encourage attractive, quality development projects that complement and enhance Sylmar's existing character. The establishment of lively and walkable commercial districts is a key goal of the Sylmar Community Plan while retaining positive elements of the community's semi-rural suburban character.

The proposed Sylmar Community Plan addresses the creation of new housing options, mostly near the Sylmar/San Fernando Metrolink station and in areas identified for mixed use, in accordance with Framework guiding policy to focus growth in higher-intensity commercial centers close to transportation and services. Many of the community's neighborhoods, including single-family neighborhoods, are established and not expected to change significantly as growth in other parts of the community occurs. The proposed plan would preserve the character of existing single-family and lower-density neighborhoods by maintaining lower-density land use designations and limiting the allowed residential density of some neighborhood commercial areas. The proposed plan seeks to direct growth away from these existing residential neighborhoods towards the area's transit-oriented district and mixed-use corridors in commercial centers.

Sylmar's commercial areas, particularly near the Metrolink station, will serve as focal points and activity centers for surrounding neighborhoods by supporting new development which accommodates a variety of uses and encourages pedestrian activity. Established industrial areas in Sylmar will be preserved for future industrial use and continue to serve as valuable source of employment and revenue to the community.

## 4.9.2 Proposed Plan Recommendations

### ■ Granada Hills–Knollwood

In support of the Granada Hills–Knollwood Community Plan's objectives and policies, the following are recommended:

- 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 4.9-1 (Granada Hills–Knollwood Community Plan Recommendations by Subarea) illustrates the areas of change, minor changes in nomenclature, and corrections for consistency. Figure 4.9-2 (Proposed General Plan Land Use Designations [Granada Hills–Knollwood CPA]) illustrates the subareas that correspond to the Table 4.9-1 (Proposed Recommendations by Sub-Area [Granada Hills–Knollwood CPA]), which is a detailed matrix of the specific changes that would be made under the proposed plan.

## ■ Sylmar

In support of the Sylmar Community Plan’s objectives and policies, the following are recommended:

- 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.

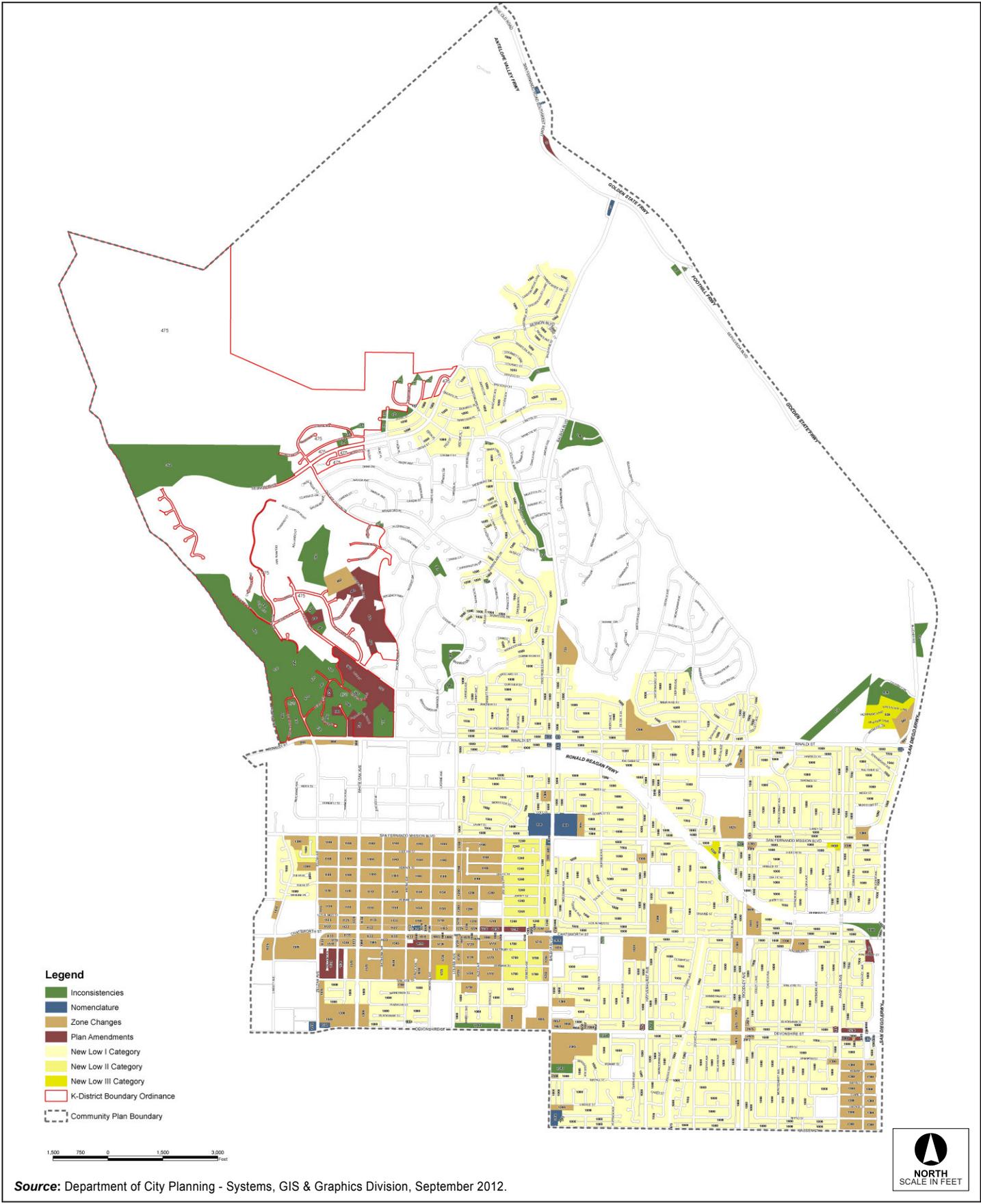
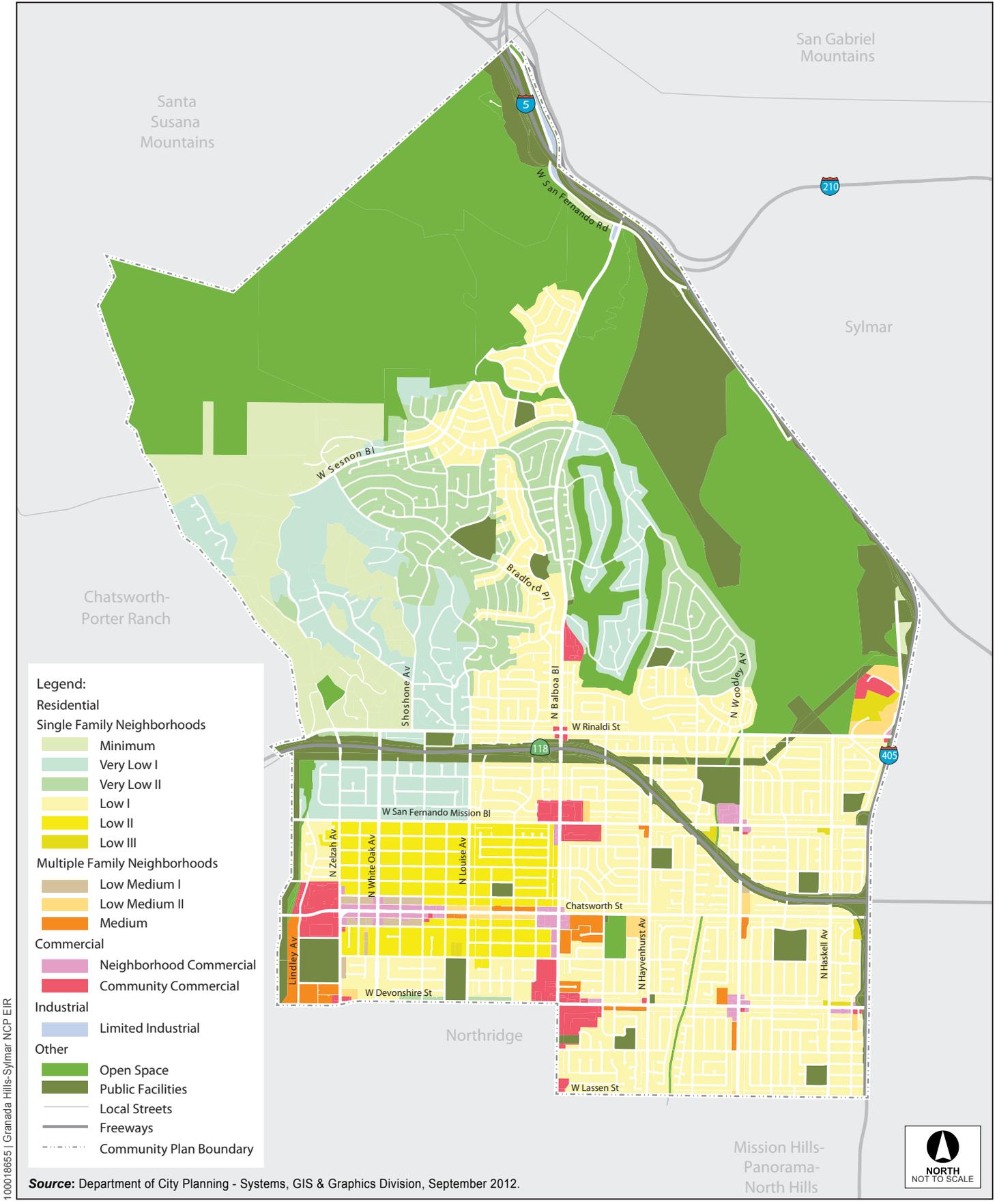


Figure 4.9-1  
Granada Hills-Knollwood Community Plan Recommendations by Subarea





100018655 | Granada Hills-Sylmar NCP EIR

Figure 4.9-2

**Proposed General Plan Land Use Designations (Granada Hills–Knollwood CPA)**



**Table 4.9-1 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 4.9-1 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 4.9-1 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 Jolette	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 Jolette 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 4.9-1 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 4.9-1 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 4.9-1 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 4.9-1 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 4.9-1 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>
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 4.9-1 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 4.9-1 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>
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 4.9-1 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 4.9-1 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 4.9-1 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 4.9-1 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 4.9-1 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>
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 4.9-1 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 4.9-1 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 4.9-1 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 4.9-1 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>
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 4.9-1 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 4.9-1 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 4.9-1 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 4.9-1 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

- 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.
- 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 (subarea 1890, 1891, and 1892), and 60 feet (subarea 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 (subarea 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 (subarea 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 (subarea 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 (subarea 1931 and 1940), and limit commercial and residential uses (subarea 1931).
- In designated Neighborhood Commercial areas (subarea 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 transition 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 4.9-3 (Sylmar Community Plan Recommendations by Subarea) illustrates the areas of change, footnote removals, minor changes in nomenclature, and corrections for consistency. Figure 4.9-4 (Proposed General Plan Land Use Designations [Sylmar CPA]) illustrates the subareas that correspond to the Table 4.9-2 (Proposed Recommendations by Sub-Area [Sylmar CPA]), which is a detailed matrix of the specific changes that would be made under the proposed plan.

### 4.9.3 Proposed Land Use Changes

The proposed plans include changes to land use designations, as mentioned in previous section. Other land use changes would be implemented throughout the CPA, including maintaining lower density land use designations and limiting the allowed residential density of some neighborhood commercial areas to preserve the character of existing single-family and lower density neighborhood. In addition, zoning regulations are proposed that would restrict adjacent incompatible uses and encourage mixed-use. Beyond these changes, the proposed plans do not introduce major changes to land use in the CPA.

Table 4.9-3 (Summary of Net Changes in Land Use [Granada Hills–Knollwood]) and Table 4.9-4 (Summary of Net Changes in Land Use [Sylmar]) show the net change in acreage by land use designation as a result of the proposed community plans land use designations.

### 4.9.4 Proposed Revisions to Land Use Designations

As part of the New Community Plan (NCP) program, the Department of City Planning (DCP) 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).

### 4.9.5 Regulatory Framework

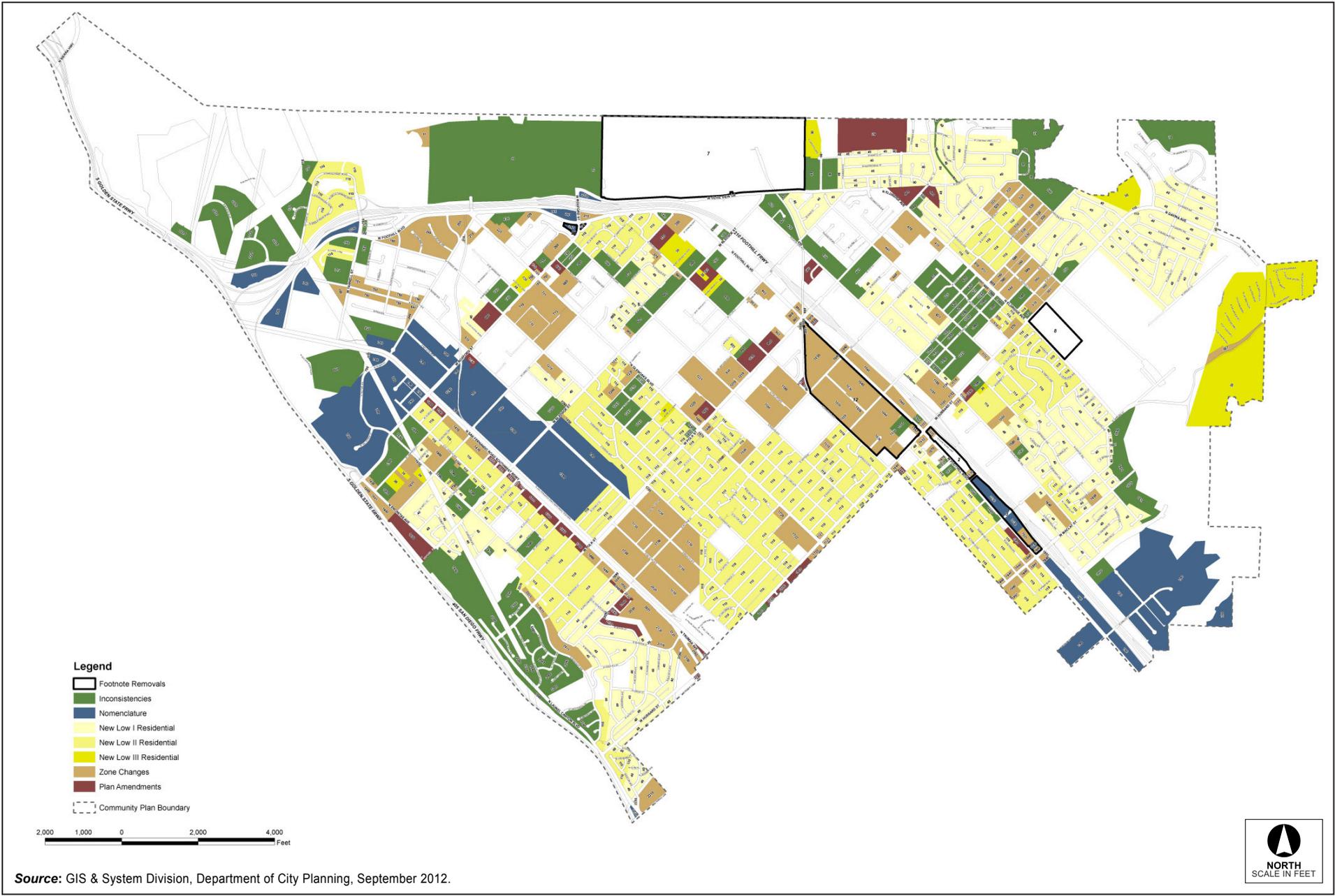
#### ■ Federal

There are no federal regulations related to land use that would apply to the proposed plans.

#### ■ State

##### ***Government Code Sections 65300 et seq.***

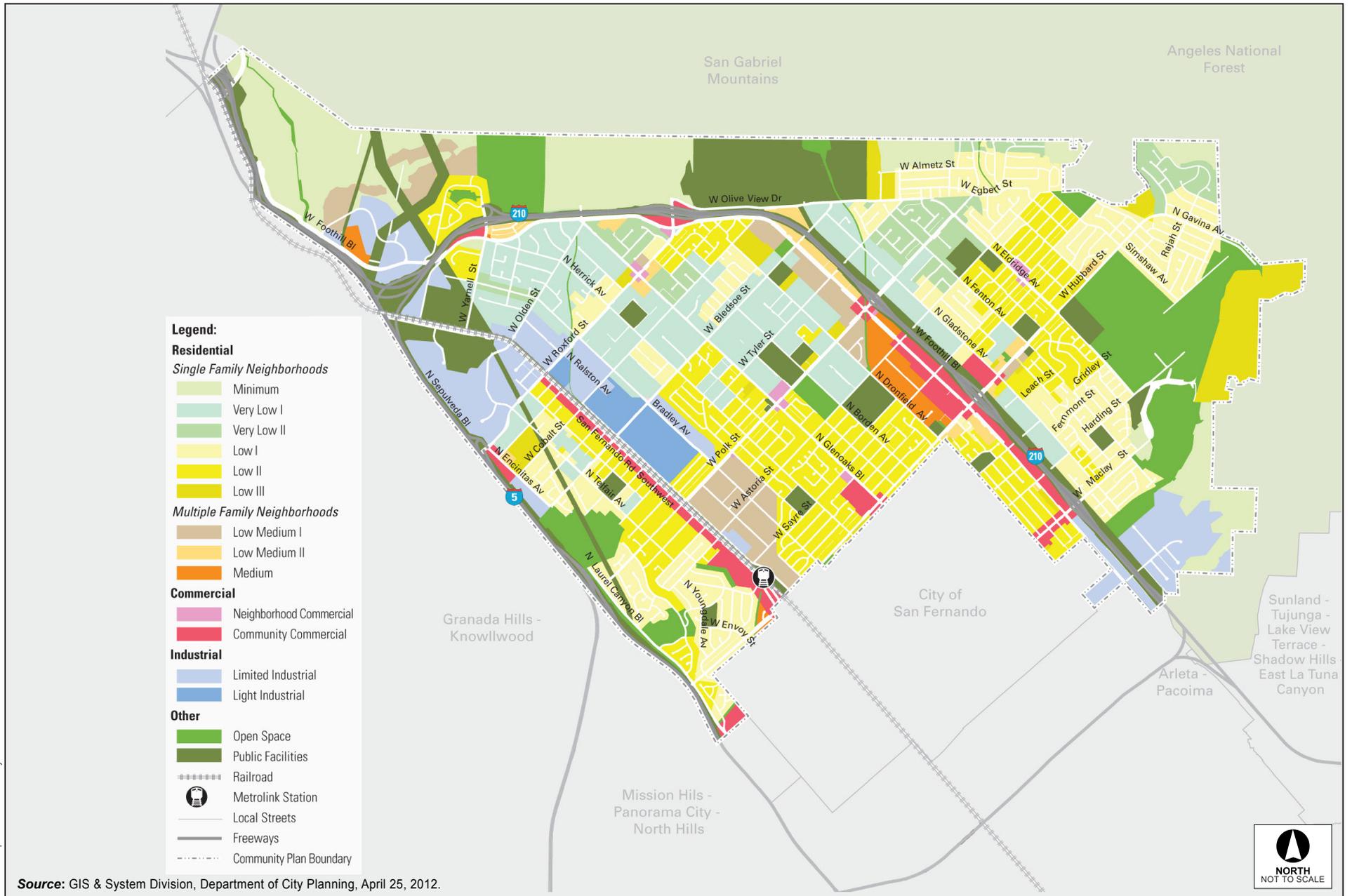
Government Code Sections 65300 et seq. establish the obligation of cities and counties to adopt and implement general plans. The general plan is a comprehensive, long-term, and general document that describes plans for the physical development of a city or county and of any land outside its boundaries that, in the city's or county's judgment, bears relation to its planning. The general plan addresses a broad range of topics, including, at a minimum, land use, circulation, housing, conservation, open space, noise,



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

Figure 4.9-3  
Sylmar Community Plan Recommendations by Subarea





Source: GIS & System Division, Department of City Planning, April 25, 2012.

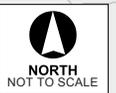


Figure 4.9-4  
Proposed General Plan Land Use Designations (Sylmar CPA)



**Table 4.9-2 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 4.9-2 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 4.9-2 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 4.9-2 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 4.9-2 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 4.9-2 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 4.9-2 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 4.9-2 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 4.9-2 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 4.9-2 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 4.9-2 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 4.9-2 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 4.9-2 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 4.9-2 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 4.9-2 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 4.9-2 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 4.9-2 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 4.9-2 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 4.9-2 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 4.9-2 Proposed Recommendations by Sub-Area (Sylmar CPA)**

<i>Sub-Area</i>	<i>Existing GP LU Designation</i>	<i>Existing Zoning</i>	<i>Existing Height District</i>	<i>Proposed GP LU Designation</i>	<i>Proposed Zoning</i>	<i>Proposed Height District</i>	<i>Acres</i>	<i>Existing FAR</i>	<i>Proposed FAR</i>	<i>Location</i>	<i>Proposed Changes</i>
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 4.9-2 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 4.9-2 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 4.9-2 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 4.9-2 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 4.9-2 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 4.9-2 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 4.9-2 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 4.9-2 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 4.9-2 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 4.9-2 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 4.9-2 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 4.9-2 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 4.9-2 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 4.9-2 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 4.9-2 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 4.9-2 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 4.9-2 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 4.9-2 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 4.9-2 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 4.9-3 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</i>
<b>Commercial</b>				
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>19</i>	<i>1%</i>
<b>Industrial</b>				
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>
<b>Residential</b>				
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>
<b>Public/Semi-Public</b>				
Open Space	3,043	3,045	2	<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>&lt;1%</i>
<b>Total*</b>	<b>9,048**</b>	<b>9,057</b>	<b>—</b>	<b>—</b>

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 slightly due to changes in the methodology used to calculate land use acreages between the existing and proposed Community Plan.

<b>Table 4.9-4 Summary of Net Changes in Land Use (Sylmar CPA)</b>				
<i>Land Use Designation</i>	<i>Existing Land Uses* (acres)</i>	<i>Proposed Plan (acres)</i>	<i>Net Change (acres)</i>	<i>Net Change</i>
<b>Commercial</b>				
Community Commercial	87	183	96	110%
Highway Oriented Commercial	60	—	(60)	(100%)
Limited Commercial	1	—	(1)	(100%)
Neighborhood Commercial	47	24	(23)	(49%)
<i>Commercial Subtotal</i>	<i>195</i>	<i>207</i>	<i>12</i>	<i>6%</i>
<b>Industrial</b>				
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>
<b>Residential</b>				
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>
<b>Public/Semi-Public</b>				
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>
<b>Total*</b>	<b>6,823</b>	<b>6,824</b>	<b>—</b>	<b>—</b>

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 slightly due to changes in the methodology used to calculate land use acreages between the existing and proposed Community Plan.

and safety. In addressing these topics, the general plan identifies the goals, objectives, policies, principles, standards, and plan proposals that support the city's or county's vision for the area. Government Code Section 65302(a) requires that the "land use element" designate "the proposed general distribution and general location and extent of the 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 and liquid waste disposal facilities, and other categories of public and private uses of land." In addition, the land use element "shall include a statement of the standards of population density and building intensity recommended for the various districts and other territory covered by the plan." In the City of Los Angeles, the land use element is comprised of thirty-five Community Plans.

### ***AB 32 and Senate Bill 375***

Recently approved legislation is intended to create a framework to help California meet the challenges of climate change, including through land use and transportation policy. The California Global Warming Solutions Act of 2006, commonly known as AB 32 (Health and Safety Code Sections 38500–38599) mandates reductions in the emission of green house gases (GHGs). AB 32 establishes regulatory, reporting, and market mechanisms to achieve quantifiable reductions in greenhouse gas emissions and establish a cap on statewide GHG emissions. AB 32 requires that statewide GHG emissions be reduced to 1990 levels by 2020. This reduction will be accomplished by enforcing a statewide cap on GHG emissions that will be phased in starting in 2012. To effectively implement the cap, AB 32 directs the California Air Resources Board (CARB) to develop and implement regulations to reduce statewide GHG emissions from stationary sources.

Signed into law in September 2008, SB 375 (Chapter 728, Statutes of 2008) is intended to supplement AB 32 by providing incentives for local land use choices that reduce the reliance on the automobile and reduce green house gases. SB 375 aligns regional transportation planning efforts, regional GHG reduction targets, and land use and housing allocations. SB 375 requires metropolitan planning organizations (MPOs) such as the Southern California Council of Governments (SCAG) to adopt a sustainable communities strategy (SCS) or alternative planning strategy (APS) that will prescribe land use allocation in that MPOs regional transportation plan. CARB, in consultation with MPOs, will provide each affected region with reduction targets for GHGs emitted by passenger cars and light trucks in the region for the years 2020 and 2035. The MPOs are required to develop the SCS through integrated land use and transportation planning and demonstrate an ability to attain the proposed reduction targets. City or county land use policies (including general plans) are not required to be consistent with the regional transportation plan (and associated SCS or APS). Regional transportation decisions and funding, however, will be influenced by climate change considerations, thus giving local governments incentives to conform their general plans to policies contained in the governing regional transportation plans (RTP) with its SCS or APS.

## ■ Regional

### ***Southern California Association of Governments (SCAG)***

#### **SCAG Regional Transportation Plan**

SCAG is the designated Metropolitan Planning Organization for six Southern California counties (Los Angeles, Ventura, Orange, San Bernardino, Riverside, and Imperial), and is federally mandated to develop plans for transportation, growth management, hazardous waste management, and air quality.

The 2008 Regional Transportation Plan (RTP) strives to provide a regional investment framework to address the region's transportation and related challenges, and looks to strategies that preserve and enhance the existing transportation system and integrate land use into transportation planning. The RTP links the goal of sustaining mobility with the goals of fostering economic development, enhancing the environment, reducing energy consumption, promoting transportation-friendly development patterns, and encouraging fair and equitable access to residents affected by socio-economic, geographic, and commercial limitations. Relevant goals and policies of the RTP are discussed in Table 4.9-8 (SCAG Regional Transportation Plan and Growth Visioning Policies), below.

#### **SCAG Compass Growth Visioning**

The Compass Blueprint Growth Vision (CGV) effort by SCAG is a response, supported by a regional consensus, to the land use and transportation challenges facing Southern California now and in the coming years. The Growth Vision is driven by four key principles:

- Mobility—Getting where we want to go
- Livability—Creating positive communities
- Prosperity—Long-term health for the region
- Sustainability—Preserving natural surroundings

The fundamental goal of the CGV effort is to make the SCAG region a better place to live, work, and play for all residents regardless of race, ethnicity, or income class. Thus, decisions regarding growth, transportation, land use and economic development should be made to promote and sustain for future generations the region's mobility, livability and prosperity. Specific growth visioning principles and strategies are discussed in Table 4.9-8 below.

### ***South Coast Air Quality Management District (SCAQMD)***

The CPAs are also located within the South Coast Air Basin (Basin) and is therefore within the jurisdiction of the SCAQMD. In conjunction with SCAG, the SCAQMD is responsible for formulating and implementing air pollution control strategies, including periodic updates to the AQMP, and guidance to local government about how to incorporate these strategies into their land use plans and decisions about development.

SCAG is responsible for generating the socio-economic profiles and growth forecasts on which land use, transportation, air quality management and implementation plans are based. The growth forecasts provide the socioeconomic data used to estimate vehicle trips and vehicle miles traveled (VMT). Emission estimates can then be forecast by SCAQMD based on these projected estimates. Reductions in

emissions due to changes in the socio-economic profile of the region are an important way of taking account of changes in land use patterns. For example, changes in jobs/housing balance induced by changes in urban form and transit-oriented development induce changes in VMT by more closely linking housing to jobs. Thus, socio-economic growth forecasts are a key component to guide the Basin toward attainment of the National Ambient Air Quality Standards (NAAQS).

The current AQMP establishes a comprehensive regional air pollution control program leading to the attainment of state and federal air quality standards in the Basin. In addition to setting minimum acceptable exposure standards for specified pollutants, the AQMP incorporates SCAG's growth management strategies that can be used to reduce vehicle trips and VMT, and hence air pollution. These include, for example, co-location of employment and housing, and mixed-use land patterns that allow the integration of residential and non-residential uses.

### ***Metropolitan Transportation Authority (MTA)***

The 2004 Congestion Management Program for Los Angeles County (CMP) was developed in accordance with Section 65089 of the California Government Code. The CMP is intended to address vehicular congestion relief by linking land use, transportation, and air quality decisions. Further, the program seeks to develop a partnership among transportation decision-makers to devise appropriate transportation solutions that include all modes of travel and to propose transportation projects which are eligible to compete for state gas tax funds. To receive funds from Proposition 111 (i.e., state gasoline taxes designated for transportation improvements), cities, counties, and other eligible agencies must implement the requirements of the CMP. Within Los Angeles County, the Metropolitan Transportation Authority (MTA) is the designated congestion management agency responsible for coordinating the County's adopted CMP.

The CMP is a comprehensive strategy to relieve traffic congestion and maintain levels of service on roadways within the Southern California region. The CMP is linked to the AQMP in several areas, but most particularly through the Transportation Control Measures (TCMs). Most TCM projects identified in the RTIP are designed to help relieve congestion at the local level. Thus, implementation of the AQMP helps local governments tackle congestion, which, in turn, reduces emissions from idling vehicles or the number of vehicles traveling on congested roadways, and also helps maintain the level of service (LOS) standards. At the same time, the CMP process provides local governments a mechanism to contribute to the regional effort toward attaining the air quality standards.

## **■ Local**

### ***City of Los Angeles General Plan***

The General Plan of the City of Los Angeles addresses community development goals and policies relative to the distribution of land use, both public and private. The General Plan includes a Framework Element, citywide Elements, and Community Plans, and gives policy direction to the planning regulatory and implementation programs.

The ten citywide Elements include the Air Quality Element, Conservation Element, Historic Preservation and Cultural Resources, Housing Element, Infrastructure Systems Element, Noise Element,

Open Space Element, Public Facilities and Services Element, Safety Element, and the Transportation Element. These elements provide long-range citywide policy and direction, taking into account citywide goals and needs.

The Land Use Element of the General Plan is divided into thirty-five Community Plans for the purpose of developing, maintaining and implementing the General Plan. These Community Plans collectively comprise the Land Use Element of the General Plan. The 1996 Granada Hills–Knollwood and the 1997 Sylmar Community Plans are two of the thirty-five Community Plans.

The General Plan Framework adopted December 1996 and amended most recently in August 2001, is a long range, citywide, comprehensive growth strategy. The General Plan Framework is a special element of the General Plan and defines citywide policies that influence most of the City's General Plan Elements. It focuses on providing strategies for accommodating growth by encouraging growth in a number of higher-intensity commercial and mixed-use districts, centers, and boulevards and industrial districts particularly in proximity to transportation corridors and transit stations. As stated in the Framework, “[the Framework] does not convey or affect entitlements for any property. Specific land use designations are determined by the Community Plans.” Thus, the Framework neither overrides nor supersedes the Community Plans.

The Framework is intended to be flexible and provides a Long Range Land Use Diagram recommending the creation of new land use categories for targeted growth areas in various areas of the City that will contain international centers, regional centers, community centers, neighborhood districts, and mixed use boulevards based on the planning principles, goals, objectives and policies it discusses. Potential uses within these areas are general and broad ranging, and the Framework does not discuss individual sites or projects in these areas. The Framework provides that precise determinations regarding future growth and development will be made through the Community Planning process. The Framework encourages future growth and development within target areas, but does not require that future development and growth be limited to target areas.

The Framework contains goals, objectives, and policies related to land use that address the issues of distribution of land use, policies specific to Framework land use designations, and density. The primary objectives of the policies in the Framework Element's Land Use chapter are to support the viability of the City's residential neighborhoods and commercial districts, and, when growth occurs, to encourage sustainable growth in a number of higher-intensity commercial and mixed-use districts, centers and boulevards and industrial districts particularly in proximity to transportation corridors and transit stations. The Framework's key guiding principles are listed below:

- **Grow strategically.** Any new growth should be focused in a number of higher-intensity commercial and mixed-use districts, centers, and boulevards, particularly in proximity to transportation corridors and transit stations. This type of focused growth links development with available infrastructure and encourages more walkable, transit-friendly neighborhoods, helping to ease our reliance on the automobile, and minimize the need for new, costly infrastructure.
- **Conserve existing residential neighborhoods.** By focusing much of the City's growth in centers and along commercial corridors, the City can better protect the existing scale and character of its single- and multi-family neighborhoods. The elements that contribute to the unique character of different residential neighborhoods should be identified and preserved whenever possible.

- **Balance the distribution of land uses.** Maintaining a variety of land uses is crucial to the long-term sustainability of the City. Commercial and industrial uses contribute to a diverse local economy, while residential uses provide necessary housing for the community. Integrating these uses within smaller geographical areas can better allow for a diversity of housing types, jobs, services, and amenities.
- **Enhance neighborhood character through better development standards.** Better development standards will improve both the maintenance and enhancement of existing neighborhood character, and ensure a high level of design quality in new development. These standards are needed for all types of development— residential, commercial, industrial uses, and public facilities.
- **Improve the connection of public and private space through good urban design.** Good urban design improves the relationship between private development and the public realm. The placement of architectural features, windows, entrances, walkways, street trees, landscaping, and lighting all help to establish either a positive or negative interaction between a building and its surroundings. Good urban design practices help to create successful public and private spaces where people feel comfortable and that foster a sense of community.
- **Create more small parks, pedestrian districts, and public plazas.** While regional parks and green networks are an important component of the City’s open space strategy, more small-scale, urban open spaces must be developed as well, as they are crucial to the quality of life of the City’s residents. There are many opportunities at the community level to create public “pocket” or mini parks as part of new developments, to enhance pedestrian orientation in key commercial areas, and to build well-designed public plazas.
- **Improve mobility and access.** The City’s transportation network should provide adequate access to jobs, services, amenities, open space, and entertainment, and maintain acceptable levels of mobility for all those who live, work, travel, or move goods in Los Angeles. Attainment of this goal necessitates a comprehensive program of physical infrastructure improvements, traffic systems and traffic demand management techniques, and land use and behavioral changes that reduce vehicle trips. An emphasis should be placed on providing for and supporting a variety of travel modes, including walking, bicycling, public transit, and driving.
- **Identify a hierarchy of commercial Districts and Centers.** The Framework Element provides an overall structure and hierarchy for the City’s commercial areas. This hierarchy, described in more detail below, helps us better understand the functions of different types of commercial areas within our communities so that we can better foster their unique characteristics. Our City’s commercial areas serve a variety of roles and functions, from small neighborhood gathering places with local cafes and shops to major job centers and entertainment hubs. Although these areas are typically designated for commercial use, they often contain residential and mixed-use buildings as well.

**Table 4.9-5 General Plan Policies Relevant to Land Use**

<i>Policy No.</i>	<i>Policy</i>
<b>GENERAL PLAN FRAMEWORK</b>	
Policy 3.1.1	Identify areas on the Long-Range Land Use Diagram and in the community plans sufficient for the development of a diversity of uses that serve the needs of existing and future residents (housing, employment, retail, entertainment, cultural/institutional, educational, health, services, recreation, and similar uses), provide job opportunities, and support visitors and tourism.

<b>Table 4.9-5 General Plan Policies Relevant to Land Use</b>	
<i>Policy No.</i>	<i>Policy</i>
Policy 3.1.2	Allow for the provision of sufficient public infrastructure and services to support the projected needs of the City's population and businesses within the patterns of use established in the community plans as guided by the Framework Citywide Long-Range Land Use Diagram.
Policy 3.1.3	Identify areas for the establishment of new open space opportunities to serve the needs of existing and future residents. These opportunities may include a citywide linear network of parklands and trails, neighborhood parks, and urban open spaces.
Policy 3.1.4	Accommodate new development in accordance with land use and density provisions of the General Plan Framework Long-Range Land Use Diagram (Figures 3-1 to 3-4) and Table 3-1.
Policy 3.1.5	Allow amendments to the community plans and coastal plans to further refine General Plan Framework Element land use boundaries and categories to reflect local conditions, parcel characteristics, existing land uses, and public input. These changes shall be allowed provided (a) that the basic differentiation and relationships among land use districts are maintained, (b) there is no reduction in overall housing capacity, and (c) additional environmental review is conducted in accordance with the California Environmental Quality Act should the impacts of the changes exceed the levels of significance defined and modify the conclusions of the Framework Element's Environmental Impact Report.
Policy 3.1.6	Allow for the adjustment of General Plan Framework Element land use boundaries to account for changes in the location or introduction of new transit routes and stations (or for withdrawal of funds) and, in such cases, consider the appropriate type and density of use generally within one quarter mile of the corridor and station to reflect the principles of the General Plan Framework Element and the Land Use/Transportation Policy.
Policy 3.1.7	Allow for development in accordance with the policies, standards, and programs of specific plans in areas in which they have been adopted. In accordance with Policy 3.1.6, consider amending these plans when new transit routes and stations are confirmed and funding is secured.
Policy 3.1.8	Consider the formulation of plans that facilitate the local community's identification of precise uses, densities, and design characteristics for development and public streetscape for neighborhood areas smaller than the community plans, provided that the Framework Element's differentiation and relationships among land use districts are generally maintained, there is no significant change in the population and employment capacity of the neighborhood, and there is no significant reduction in overall housing capacity.
Policy 3.2.1	Provide a pattern of development consisting of distinct districts, centers, boulevards, and neighborhoods that are differentiated by their functional role, scale, and character. This shall be accomplished by considering factors such as the existing concentrations of use, community-oriented activity centers that currently or potentially service adjacent neighborhoods, and existing or potential public transit corridors and stations.
Policy 3.2.2	Establish, through the Framework Long-Range Land Use Diagram, community plans, and other implementing tools, patterns and types of development that improve the integration of housing with commercial uses and the integration of public services and various densities of residential development within neighborhoods at appropriate locations.
Policy 3.2.3	Provide for the development of land use patterns that emphasize pedestrian/bicycle access and use in appropriate locations.
Policy 3.2.4	Provide for the siting and design of new development that maintains the prevailing scale and character of the City's stable residential neighborhoods and enhance the character of commercial and industrial districts.
Policy 3.3.1	Accommodate projected population and employment growth in accordance with the Long-Range Land Use Diagram and forecasts in Table 2-2 (see Chapter 2: Growth and Capacity), using these in the formulation of the community plans and as the basis for the planning for and implementation of infrastructure improvements and public services.

**Table 4.9-5 General Plan Policies Relevant to Land Use**

<i>Policy No.</i>	<i>Policy</i>
Policy 3.3.2	<p>Monitor population, development, and infrastructure and service capacities within the City and each community plan area, or other pertinent service area. The results of this monitoring effort will be annually reported to the City Council and shall be used in part as a basis to:</p> <ol style="list-style-type: none"> <li>a. Determine the need and establish programs for infrastructure and public service investments to accommodate development in areas in which economic development is desired and for which growth is focused by the General Plan Framework Element.</li> <li>b. Change or increase the development forecast within the City and/or community plan area as specified in Table 2-2 (see Chapter 2: Growth and Capacity) when it can be demonstrated that (1) transportation improvements have been implemented or funded that increase capacity and maintain the level of service, (2) demand management or behavioral changes have reduced traffic volumes and maintained or improved levels of service, and (3) the community character will not be significantly impacted by such increases. Such modifications shall be considered as amendments to Table 2-2 and depicted on the community plans.</li> <li>c. Initiate a study to consider whether additional growth should be accommodated, when 75 percent of the forecast of any one or more category listed in Table 2-2 (see Chapter 2: Growth and Capacity) is attained within a community plan area. If a study is necessary, determine the level of growth that should be accommodated and correlate that level with the capital, facility, or service improvements and/or transportation demand reduction programs that are necessary to accommodate that level.</li> <li>d. Consider regulating the type, location, and/or timing of development, when all of the preceding steps have been completed, additional infrastructure and services have been provided, and there remains inadequate public infrastructure or service to support land use development.</li> </ol>
Policy 3.4.1	<p>Conserve existing stable residential neighborhoods and lower-intensity commercial districts and encourage the majority of new commercial and mixed-use (integrated commercial and residential) development to be located (a) in a network of neighborhood districts, community, regional, and downtown centers, (b) in proximity to rail and bus transit stations and corridors, and (c) along the City's major boulevards, referred to as districts, centers, and mixed-use boulevards, in accordance with the Framework Long-Range Land Use Diagram (Figure 3-1 and Figure 3-2).</p>
Policy 3.4.2	<p>Encourage new industrial development in areas traditionally planned for such purposes generally in accordance with the Framework Long-Range Land Use Diagram (Figure 3-2) and as specifically shown on the community plans.</p>
Policy 3.4.3	<p>Establish incentives for the attraction of growth and development in the districts, centers, and mixed-use boulevards targeted for growth that may include:</p> <ol style="list-style-type: none"> <li>a. Densities greater than surrounding areas,</li> <li>b. Prioritization of capital investment strategies for infrastructure, services, and amenities to support development,</li> <li>c. Economic incentives (e.g., redevelopment, Enterprise Zones, Neighborhood Recovery, and other),</li> <li>d. Streamlined development review processes,</li> <li>e. "By-right" entitlements for development projects consistent with the community plans and zoning,</li> <li>f. Modified parking requirements in areas in proximity to transit or other standards that reduce the cost of development, and</li> <li>g. Pro-active solicitation of development.</li> </ol>
Policy 3.5.1	<p>Accommodate the development of single-family dwelling units in areas designated as "Single-Family Residential" on the General Plan Framework Long-Range Land Use Diagram, in accordance with Table 3-1. The density permitted for each parcel shall be identified in the community plans using land use categories specified in Table 3-2.</p>
Policy 3.5.2	<p>Require that new development in single-family neighborhoods maintains its predominant and distinguishing characteristics such as property setbacks and building scale.</p>
Policy 3.5.3	<p>Promote the maintenance of existing single-family neighborhoods and support programs for the renovation and rehabilitation of deteriorated and aging housing units.</p>
Policy 3.5.4	<p>Require new development in special use neighborhoods such as water-oriented, rural/agricultural and equestrian communities to maintain their predominant and distinguishing characteristics.</p>

<b>Table 4.9-5 General Plan Policies Relevant to Land Use</b>	
<i>Policy No.</i>	<i>Policy</i>
Policy 3.5.5	Promote the maintenance and support of special use neighborhoods to encourage a wide variety of these and unique assets within the City.
Policy 3.6.1	Ensure that the new development of "duplex" or multi-family units maintains the visual and physical character of adjacent single-family neighborhoods, including the maintenance of front property setbacks, modulation of building volumes and articulation of facade to convey the sense of individual units, and use of building materials that characterize single-family housing.
Policy 3.7.1	Accommodate the development of multi-family residential units in areas designated in the community plans in accordance with Table 3-1 and Zoning Ordinance densities indicated in Table 3-3, with the density permitted for each parcel to be identified in the community plans.
Policy 3.7.2	Consider decreasing the permitted densities, by amendments to the community plan, of areas designated for multi-family residential where there is a mix of existing unit types and density and/or built densities are below the maximum permitted. When determining whether to reduce these densities, consider the following criteria: <ol style="list-style-type: none"> <li>a. There is inadequate public infrastructure or services to provide for the needs of existing or future residents for which the cost of improvements would result in an undue burden on the community or are infeasible;</li> <li>b. The quality of life of the area's residents has been adversely impacted by the density of development (crime, noise, pollution, etc.);</li> <li>c. The neighborhood is physically and functionally stable;</li> <li>d. Existing housing units are structurally sound or can be upgraded without undue costs;</li> <li>e. There is a desire of the residents to preserve existing housing and neighborhood qualities; and/or</li> <li>f. Adequate housing potential exists or can be provided in nearby areas, including those designated for mixed-use development, in order to offset the loss of any potential units due to the reduced densities.</li> </ol>
Policy 3.7.3	Allow the reconstruction of existing multi-family dwelling units destroyed by fire, earthquakes, flooding, or other natural catastrophes to their pre-existing density in areas wherein the permitted multi-family density has been reduced below the pre-existing level.
Policy 3.7.4	Improve the quality of new multi-family dwelling units based on the standards in Chapter 5 Urban Form and Neighborhood Design Chapter of this Element.
Policy 3.8.1	Accommodate the development of neighborhood-serving uses in areas designated as "Neighborhood District" in accordance with Tables 3-1 and 3-4. The range and densities/intensities of uses permitted in any area shall be identified in the community plans.
Policy 3.8.2	Encourage the retention of existing and development of new commercial uses that primarily are oriented to the residents of adjacent neighborhoods and promote the inclusion of community services (e.g., childcare and community meeting rooms).
Policy 3.8.3	Encourage the owners of existing commercial shopping centers that contain chain grocery and drug stores to include additional uses, such as restaurants, entertainment, childcare facilities, public meeting rooms, recreation, cultural facilities, and public open spaces, which enhance neighborhood activity.
Policy 3.8.4	Enhance pedestrian activity by the design and siting of structures in accordance Chapter 5 Urban Form and Neighborhood Design policies of this Element and Pedestrian-Oriented District Policies 3.16.1 through 3.16.3.
Policy 3.8.5	Initiate a program of streetscape improvements, where appropriate.
Policy 3.8.6	Encourage outdoor areas within neighborhood districts to be lighted for night use, safety and comfort commensurate with their intended nighttime use.
Policy 3.12.1	Accommodate the development of uses in areas designated as "General Commercial" in the community plans in accordance with Tables 3-1 and 3-7. The range and densities/intensities of uses permitted in any area shall be identified in the community plans.

**Table 4.9-5 General Plan Policies Relevant to Land Use**

<i>Policy No.</i>	<i>Policy</i>
Policy 3.12.2	<p>Consider adjusting permitted densities of areas designated for General Commercial, where existing buildings are developed at densities substantially below the maximum permitted by amendments to the community plans, where appropriate, based on consideration of the following:</p> <ul style="list-style-type: none"> <li>a. Where commercial parcels of less than 150 feet in depth abut areas designated for single-family residential;</li> <li>b. Where the total area and/or configuration of the commercial parcel precludes the development of adequate on-site parking, unless adjacent to a transit station or code-required parking is provided in a common parking facility in proximity to the site;</li> <li>c. Where site driveways may adversely impact traffic flows along principal streets or in adjacent residential neighborhoods; and/or</li> <li>d. Where there are local community objectives for the preservation of the prevailing scale and character of development.</li> </ul>
Policy 3.14.4	<p>Limit the introduction of new commercial and other non-industrial uses in existing commercial manufacturing zones to uses which support the primary industrial function of the location in which they are located.</p>
Policy 3.14.6	<p>Consider the potential re-designation of marginal industrial lands for alternative uses by amending the community plans based on the following criteria:</p> <ul style="list-style-type: none"> <li>a. Where it can be demonstrated that the existing parcelization precludes effective use for industrial or supporting functions and where there is no available method to assemble parcels into a unified site that will support viable industrial development;</li> <li>b. Where the size and/or the configuration of assembled parcels are insufficient to accommodate viable industrial development;</li> <li>c. Where the size, use, and/or configuration of the industrial parcels adversely impact adjacent residential neighborhoods;</li> <li>d. Where available infrastructure is inadequate and improvements are economically infeasible to support the needs of industrial uses;</li> <li>e. Where the conversion of industrial lands to an alternative use will not create a fragmented pattern of development and reduce the integrity and viability of existing industrial areas;</li> <li>f. Where the conversion of industrial lands to an alternative use will not result in an adverse impact on adjacent residential neighborhoods, commercial districts, or other land uses;</li> <li>g. Where it can be demonstrated that the reduction of industrial lands will not adversely impact the City's ability to accommodate sufficient industrial uses to provide jobs for the City's residents or incur adverse fiscal impacts; and/or</li> <li>h. Where existing industrial uses constitute a hazard to adjacent residential or natural areas.</li> </ul>
Policy 3.14.7	<p>Consider the potential redesignation of non-industrial properties located adjacent to lands designated and developed with industrial uses for industrial purposes by amending the community plans or by conditional use permits based on the following criteria:</p> <ul style="list-style-type: none"> <li>a. The redesignation is required to accommodate the expansion of existing industrial uses to facilitate their retention in areas in which they are located;</li> <li>b. There is substantial support of the property owners of the parcels to be redesignated;</li> <li>c. There is no significant disruption or intrusion into existing residential neighborhoods, commercial districts, or other land uses;</li> <li>d. There are no adverse environmental impacts (traffic, noise, lighting, air pollution, other) on adjacent land uses due to the industrial uses; and</li> <li>e. There is adequate infrastructure to support the expanded industrial use(s).</li> </ul>

<b>Table 4.9-5 General Plan Policies Relevant to Land Use</b>	
<i>Policy No.</i>	<i>Policy</i>
Policy 3.18.1	<p>Consider decreasing the permitted densities of areas designated for multi-family residential, mixed-use, and/or commercial uses where there is: 1) a mix of existing unit types and densities; 2) built density is below the maximum permitted; 3) a significant concentration of high density development relative to the intensity of development in the surrounding area or other communities in the City. This may be accomplished by amendments of the permitted densities in Community Plans or by zoning. Determination of reducing permitted densities should consider the following criteria:</p> <ol style="list-style-type: none"> <li>a. There is inadequate public infrastructure or services to provide for the needs of the existing residents and/or businesses and the cost of additional improvements would result in an undue burden on the community or are infeasible;</li> <li>b. The quality of life of the area's residents and/or businesses has been adversely affected by the density of development as measured by crime, noise, pollution, traffic congestion, overcrowded schools, lack of open space, limited sewer capacity and other comparable conditions;</li> <li>c. There is an over-concentration of existing high density multi-family residential, mixed and commercial uses relative to the intensity of development in the surrounding area or other communities in the City;</li> <li>d. The neighborhood and/or commercial area is physically and functionally stable;</li> <li>e. The existing buildings are structurally sound or can be upgraded without undue costs;</li> <li>f. There is a desire of the residents to preserve existing housing and neighborhood qualities; and</li> <li>g. Adequate housing and/or commercial potential can be provided in nearby areas with sufficient infrastructure and services capacities, including those designated for mixed-use development, in order to offset the loss of potential housing units and/or commercial square footage due to reduced densities.</li> </ol>
<p>SOURCE: Los Angeles Department of City Planning, <i>The Citywide General Plan Framework: An Element of the City of Los Angeles General Plan</i> (adopted August 8, 2001), CPC 94-0354 GPF CF 95-2259 CF 01-1162, <a href="http://cityplanning.lacity.org">http://cityplanning.lacity.org</a>.</p>	

### **Granada Hills Specific Plan**

The Granada Hills Specific Plan was adopted in 1992. The Granada Hills Specific Plan Area consists of three sectors: commercial properties outside of the Chatsworth Street commercial core; the pedestrian-oriented strip within the Chatsworth Street commercial core; and the multiple-unit residential area along Chatsworth Street from Andasol Avenue to Genesta Avenue. The Specific Plan contains guidance related to land use; height limits; landscaping, setbacks, and screening; parking requirements, design; signs; and design review for land uses located within the three sectors. Whenever the Specific Plan contains regulations that are more restrictive or limiting, the Specific Plan would supersede the provisions of the Los Angeles Municipal Code.

The Specific Plan was adopted for the following purposes:

- To promote orderly, attractive and harmonious development, minimize the negative environmental effects of development, stabilize land values and investments, and promote the general welfare of the Granada Hills community.
- To adequately buffer and appropriately mass all new developments so as to ensure compatibility with existing surrounding residential neighborhoods.
- To integrate future land uses and new developments with the existing small-scale, local-service character of the commercial core.
- To create a vibrant, pedestrian-oriented environment along Chatsworth Street characterized by ground floor retail uses, restaurants, appropriate structural massing, extensive landscaping, screening of unsightly views, and minimization of uninteresting blank walls. This is to be accomplished while creating a safe and pleasing environment which will hold the interest of pedestrians.

- To reinforce the unique identity and sense of place of the community by emphasizing the gateway to the Chatsworth Street commercial strip and creating uniformity of roof and facade treatments for commercial uses consistent with the area's characteristic Spanish Colonial style of architecture.
- To promote sufficient parking with easy access to those parking facilities.
- To provide for a design review board for review of the design of structures under renovation, rehabilitation, and new construction, thereby ensuring that the purposes of this Specific Plan are achieved.

### ***City of Los Angeles Zoning Ordinance***

Development in the City is also governed by the applicable land use, zoning, and subdivision regulations in the LAMC. The City of Los Angeles Zoning Ordinance, which is set forth in LAMC Sections 12.00 et seq., serves as the primary implementation tool of the General Plan and proposed plans. Whereas the General Plan is a policy document adopted by resolution and sets forth direction for development decisions, the Zoning Ordinance contains regulations and the development standards for various zoning districts in the City.

### ***Santa Monica Mountains Conservancy (SMMC)***

The Santa Monica Mountains Conservancy (SMMC) was established by the California State Legislature in 1980 to help create and preserve parkland in both wilderness and urban settings. The SMMC Zone covers an area from the edge of the Mojave Dessert to the Pacific Ocean, including the San Gabriel Mountains and the Rim of the Valley Trail Corridor which are in the northern portions of the Granada Hills–Knollwood and Sylmar CPAs. The proposed plans seek 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.

### ***Community Redevelopment Agency of Los Angeles (CRA/LA)***

The Community Redevelopment Agency (CRA/LA) is a public agency that was established in 1948 pursuant to California State Law (Code Section 33000) in order to attract private investment into economically depressed communities. In Los Angeles, the CRA/LA managed thirty-two redevelopment areas, including the Earthquake Disaster Assistance Project Area in Sylmar. However, in 2012, the CRA/LA was eliminated by State Legislature, resulting in a change in the implementation of Redevelopment Project Areas and accompanying plans. The implementation of such plans may become the responsibility of a Successor Agency or ultimately with the DCP.

### ***Los Angeles Community College District (LACCD)***

The Los Angeles Community College District (LACCD) consists of nine colleges, including the Los Angeles Mission College (LAMC) which is located within the Sylmar CPA. LAMC has prepared the 2009 Facilities Master Plan to help guide the development of the instructional and support facilities needed to accommodate increased enrollment through 2015. However, City Planning approval is not required prior to LAMC obtaining necessary permits.

### ***Los Angeles Unified School District (LAUSD)***

The Los Angeles Unified School District (LAUSD) currently operates several K–12 schools in the CPAs. The LAUSD develops an annual Planning and Development Branch Strategic Execution Plan, which describes goals and progress for school site planning. However, City Planning approval is not required prior to LAUSD obtaining necessary permits. A new elementary school is planned for the north central area of Sylmar on Bledsoe Street and a new high school is planned for Balboa Avenue just south of San Jose Street on the west side.

### ***Los Angeles County Metropolitan Transportation Authority (LACMTA)***

The Los Angeles County Metropolitan Transportation Authority is the state chartered regional transportation planning and public transportation operating agency for the County of Los Angeles. The agency develops and oversees transportation plans, policies, funding programs, and both short-term and long-range solutions that address the County’s increasing mobility, accessibility and environmental needs. LACMTA operates the Sylmar-San Fernando Metrolink Station located in the southwest corner of the Sylmar CPA.

## **■ Relationship to Other Plans and Programs**

The City also has other planning tools that create more tailored regulations than the citywide Municipal Code which can be applied to specific geographic areas. Such tools include specific plans, supplemental use districts and overlay zones.

The Granada Hills–Knollwood CPA contains the following plans and programs:

### ***Balboa Highlands HPOZ Preservation Plan***

The Balboa Highlands HPOZ, located in the community of Granada Hills in the North San Fernando Valley, is the first post-World War II neighborhood in the San Fernando Valley to achieve historic district status. Balboa Highlands was constructed from 1962–64 by developer Joseph Eichler, who built thousands of homes in Northern California. It is one of only three Eichler tracts in Southern California (the other two are located in the City of Orange and in Thousand Oaks), and the only Eichler development in Los Angeles County. Its homes were built around an atrium accessed through sliding-glass doors, blurring indoor and outdoor space. Designed by noted architects A. Quincy Jones, Frederick Emmons, and Claude Oakland, Balboa Highlands represents an outstanding example of Mid-Century Modern residential architecture. The Preservation Plan, through its design guidelines, as well as its goals and objectives, aims to create a clear and predictable set of expectations as to the design and review of proposed projects within the district. This plan has been prepared specifically for this HPOZ to clarify and elaborate upon the review criteria established under the HPOZ Ordinance. The Balboa Highlands Preservation Plan outlines design guidelines for the rehabilitation and restoration of structures, natural features, landscape and the public realm including streets, parks, street trees, and other types of development within the HPOZ. The Preservation Plan also serves as an educational tool for both existing and potential property owners, residents, and investors and will be used by the general public to learn more about the HPOZ.

### ***Equinekeeping “K” Supplemental Use District (“K” District)***

Section 13.05 of the LAMC establishes reasonable and uniform limitations, safeguards, and controls for the keeping and maintenance of equines within the City of Los Angeles, including minimum acreage and setback requirements. The CPAs each contain a “K” District; the Granada Hills–Knollwood is clustered in the northwest portion of the CPA, while the Sylmar “K” District is located throughout the north central portions of the CPA.

### ***Sylmar Community Plan Implementation Overlay (CPIO)***

The Sylmar CPIO consists of several subareas within specific multiple family residential, commercial, and industrial areas with the intent to encourage transit-oriented, pedestrian-friendly development, such as mixed-use residential, housing, and office, near the existing Sylmar/San Fernando Metrolink Station. The CPIO would also prohibit new auto and construction-related businesses and support active neighborhood-serving commercial uses in specific areas. In addition, residential development would be prohibited in selected commercial areas in order to maintain an adequate level of land for commercial uses and services. Development within the CPIO would follow the policies and design guidelines contained in the Sylmar proposed plan.

## **■ Proposed Community Plan Policies**

Table 4.9-6 (Proposed Granada Hills–Knollwood Community Plan Land Use Policies) and Table 4.9-7 (Proposed Sylmar Community Plan Land Use Policies) list proposed Land Use policies.

<b>Table 4.9-6 Proposed Granada Hills–Knollwood Community Plan Policies</b>	
<i>Policy No.</i>	<i>Policy</i>
Policy LU1.1	Choice in Type, Quality, and Location of Housing. Provide a variety of housing types that accommodates households of all sizes and for all persons regardless of income, age, ethnic background, and physical needs throughout Granada Hills–Knollwood’s residential neighborhoods and in targeted areas near commercial amenities and public transit.
Policy LU1.2	Existing Housing Stock. Minimize the loss of good quality affordable housing and encourage the replacement of demolished housing stock with new affordable housing opportunities. Minimize displacement of residents when building new housing.
Policy LU1.3	Recreational Amenities. Incorporate amenities for residents, such as on-site recreational facilities, passive open spaces, and community gardens, which promote a sense of community, physical activity, fitness, and health.
Policy LU1.4	Affordability. Promote the use of existing citywide programs to increase rental and housing ownership opportunities, such as small lot subdivisions, when and where appropriate, and density bonuses, in exchange for affordable housing set-asides.
Policy LU1.5	Multiple Family Housing. Direct multiple-family housing growth to neighborhoods designated as Medium and Low Medium Residential.
Policy LU2.1	High-Quality Development. Design projects to achieve a high level of quality in accordance with citywide and community-specific design guidelines. Projects are required to incorporate applicable design guidelines to the maximum extent feasible.
Policy LU2.2	Neighborhood Compatibility. Require infill development, new structures and additions to be compatible with the suburban characteristics and qualities of existing residential neighborhoods and dwelling units with regard to scale, mass, building orientation, heights, setbacks, and entrances, topography, parking arrangement, landscaping, and parkways.

<b>Table 4.9-6 Proposed Granada Hills–Knollwood Community Plan Policies</b>	
<i>Policy No.</i>	<i>Policy</i>
Policy LU2.3	Design Standards. Support design standards to achieve transition in scale when neighborhoods planned for multiple-family residential uses abut existing single-family residential uses and/or neighborhoods planned for single-family residential uses.
Policy LU2.4	Utility Design. Integrate service elements and infrastructure such as mechanical equipment, trash enclosures and utilities into the design of projects. Locate service elements and infrastructure away from street views and screen and/or enclose equipment in order to enhance the pedestrian experience and aesthetic appeal of the building and overall neighborhood. Underground utilities where possible.
Policy LU3.1	Character. Design residential development adjacent to equinekeeping lots to contribute to the equestrian lifestyle of the area by incorporating defining characteristics such as ranch-style and western architecture and open spaces.
Policy LU3.2	Historic Resources and Significant Features. Preserve existing historic resources, significant vegetation, trees, and other natural features which contribute to the overall character of the area. Encourage the rehabilitation and rebuilding of deteriorated housing as a means of preserving Granada Hills–Knollwood’ character.
Policy LU3.3	Trails System and Connections. Reinforce the viability of equine uses and accessibility to open space and recreation opportunities by requiring new developments, parcel maps, subdivision tracts, small lot subdivisions, and infrastructure improvement projects that abut or connect with a trail to develop and/or improve the Trails System. Refer to Chapter 4 for additional trail policies and design guidelines.
Policy LU4.1	Safe Hillside Development. Limit the intensity and density in hillside areas to that which can be reasonably accommodated by infrastructure and natural topography. Notwithstanding any land use designation maps to the contrary, all projects with average natural slopes in excess of 15 percent, including Tract Maps and Parcel Maps, shall be limited to the minimum density housing category for the purposes of enforcing the slope density formula of LAMC Sections 17.05C and 17.50E.
Policy LU4.2	Emergency Access. Design developments for safe, direct, and efficient exit of residents during emergency events. Investigate and consider feasible secondary access connections as part of the hillside subdivisions. Require extensions, completions, and connections of the existing street network, where feasible, to provide secondary access to hillside development.
Policy LU4.3	Topography Preservation. Use the natural topography as the primary criteria to determine the placement and/or alignment of houses, roads, drainage facilities, equestrian facilities, and other necessary structures. Design developments to be integrated with and visually subordinate to natural features and terrain. Condition new development in the hills to protect views from public roadways and parklands to the maximum extent feasible.
Policy LU4.4	Slope Preservation and Grading. Cluster houses on those portions of undeveloped hillside areas that have less than a 15 percent slope in order to retain the steeper slopes in their natural state or in a natural park-like setting, minimize the amount of grading and the alteration of the natural topography, and provide more open space opportunities for recreation and equestrian use. The density pattern indicated in the Plan may be adjusted to facilitate development on the more level portions of the terrain provided that the total number of dwelling units indicated in any development is not increased over that allowed by the Plan based on the net area of development.
Policy LU4.5	Mountain Viewshed Protection. Design development near ridgelines so as to avoid breaking the mountain silhouette of a significant ridgeline. Discourage building and grading on ridgelines to protect ridges and environmentally sensitive areas, and to prevent erosion associated with development and visual interruption of the ridge profile.
Policy LU4.6	Retaining Walls. Minimize the use of retaining walls and, when necessary, design them to be compatible with the architectural style, materials, and detail of the principal structure. Utilize stepped or terraced retaining walls with plantings or trails, where appropriate, as an alternative to tall retaining walls. Consider living walls systems as an alternative to concrete where retaining walls are necessary.
Policy LU4.7	Landscaping. Incorporate landscaping that supports slope stability and provides fire protection.
Policy LU5.1	“Green” Building. Utilize “green” building strategies such as solar panels, insulating buildings to minimize consumption of non-renewable natural resources, and orienting windows, building volumes and second stories to maximize solar access.
Policy LU5.2	Permeable Surfaces. Increase areas of permeability by minimizing driveway and curb cut widths, limiting driveway paving to the width required to access a garage, and utilizing permeable surfaces on driveways, walkways, trails, and outdoor spaces in order to capture, infiltrate, and store water underground.

**Table 4.9-6 Proposed Granada Hills–Knollwood Community Plan Policies**

<i>Policy No.</i>	<i>Policy</i>
Policy LU5.3	Landscaping. Retain existing vegetation and trees and use native and drought-tolerant landscape and drip irrigation when developing the site in order to conserve water.
Policy LU5.4	Canopy Trees. Provide canopy trees in planting areas for shade and energy efficiency, especially on south and southwest facing facades.
Policy LU6.1	Neighborhood Preservation. Preserve single-family zoned residential neighborhoods, while maintaining the existing character and scale.
Policy LU6.2	Housing Density. Maintain the existing density of single-family residential neighborhoods by directing more intensive residential development to areas identified in this Plan that have the capacity to accommodate such growth, specifically to neighborhoods designated as Medium and Low Medium I and II Residential.
Policy LU6.3	Character and Design. Require infill development and additions to buildings to be situated and designed to maintain the characteristics and qualities of the existing single-family neighborhoods and dwellings in regard to scale, mass, form, building heights and setbacks, topography, landscaping, parking arrangement, and parkways.
Policy LU6.4	Flag Lots. Discourage flag lots as part of any subdivision tract, parcel map, or small lot subdivision. Allow flag lots only when property development is not otherwise practical due to adjacent topography and/or when street access cannot reasonably serve the lot and all other alternatives have been exhausted, and with application of design guidelines.
Policy LU6.5	Historic Character. Preserve the historic character of neighborhoods such as Old Granada Hills, Balboa Highlands, and other areas with historic character for education and enjoyment by existing residents and future generations.
Policy LU7.1	Lot Consistency. Transition new development with regards to lot size and width so that new lots are compatible with existing adjacent lots and surrounding neighbors. Lots may be increased in size so as to more closely conform to the size of existing contiguous lots or nearby parcels.
Policy LU7.2	Streetscape Patterns. Consider existing road widths and streetscape patterns to avoid unnecessary non-contiguous improvements of sidewalks, curbs, and streets.
Policy LU7.3	Fences and Gates. Restrict gated or walled communities that isolate the project from the neighborhood and surrounding community.
Policy LU7.4	Minimum Lot Size. For all lots south of Sesnon Boulevard and west of Shoshone Avenue and Highwater Road, maintain a Minimum designation with minimum lot size of 1 acre (43,560 square feet).
Policy LU8.1	Preservation of Equine Keeping Areas. Discourage discretionary actions including zone changes, zone variances, conditional use permits, or divisions of land that do not preserve equine-keeping and agricultural uses in the northwest portion of Granada Hills, bounded by Rinaldi to the south, Balboa to the east, Los Angeles County border to the north, and Aliso Canyon to the west.
Policy LU8.2	Agricultural Lot and Open Space Preservation. Maintain a minimum lot size of 2 acres (87,120 square feet) in all designated minimum residential areas, especially adjacent to the Open Space areas north of Sesnon.
Policy LU8.3	Expansion of Equinekeeping Districts. Establish new, or expand existing, equinekeeping districts where appropriate and feasible.
Policy LU8.4	Legal Non-Conforming Equinekeeping Lot Protection. Maintain existing legal non-conforming equinekeeping lots and uses, regardless of whether they are located within an Equinekeeping "K" Supplemental Use District, to preserve the equestrian heritage within Granada Hills–Knollwood.
Policy LU9.1	Adequate and Accessible Equinekeeping Lots. Design new subdivision tracts, parcel maps, and small lot subdivisions within an Equinekeeping "K" Supplemental Use District according to the Granada Hills–Knollwood Design Guidelines to ensure room for on-site equine facilities and site accessibility via an equine path from the driveway to the pad area. Achieve the intended purpose of the District by providing adequate and level pad areas, and arrange the location of homes, equine pads and enclosures, lot access and gates, trails and trail easements and access points, and grading according to the Design Guidelines.
Policy LU9.2	Transition Neighborhoods. Provide additional setbacks and density fading on all higher density development, including all residential and non-residential development, adjacent to equinekeeping lots regardless of location within an Equine-keeping "K" Supplemental Use District.

<b>Table 4.9-6 Proposed Granada Hills–Knollwood Community Plan Policies</b>	
<i>Policy No.</i>	<i>Policy</i>
Policy LU9.3	Additional Structures. Second dwelling units are permitted only as permitted by LAMC and if they do not adversely affect any equinekeeping uses on the subject lot or adjacent lots, or the ability to maintain equinekeeping uses on the subject lot or any adjacent lot. Restrict permanent structures, including swimming pools and tennis courts, from being constructed or located within any portion of the required equine pad and stable areas.
Policy LU9.4	Proper Distances from Equine Enclosures. Maintain proper distances from equine stables and habitable rooms of any dwelling unit, including any neighbor's dwelling unit.
Policy LU9.5	Notification of Future Residents. Approval of non-equinekeeping developments adjacent to equine keeping lots should include notification to future residents that animal keeping uses are permitted in adjacent lots.
Policy LU10.1	Corridor Development. Improve existing and support the development of new multiple-family housing in existing multiple-family residential areas along Balboa Boulevard south of Rinaldi Street, Chatsworth Street and adjacent streets, Devonshire Street, and Woodley Avenue, near transit and amenities.
Policy LU10.2	Neighborhood Transitions. Ensure that new development located in or adjacent to single-family neighborhoods maintains the visual and physical character of single-family housing. Develop small lot subdivisions on multiple-family lots adjacent to single-family lots to serve as transitional density and aesthetic buffers.
Policy LU10.3	Access from Devonshire Street. Multiple-family buildings on Devonshire Street should obtain vehicular access from rear service alleys only. No driveways should lead to Devonshire Street unless otherwise approved by Department of Transportation.
Policy LU11.1	Character and Design. Create well-designed multiple-family dwelling units and buildings that reflect a high level of architectural and landscape quality, both within interior courtyards and in exterior areas, to enhance the public realm and provide appropriate transitions and compatibility when adjacent to single-family neighborhoods.
Policy LU11.2	Transition. Require appropriate transitions in scale where new multiple-family developments abut single-family zones.
Policy LU11.3	Compatibility with Single-Family Design. Design buildings so that the fronts of dwellings face the public right-of-way to give the appearance of single-family neighborhood character, and to enhance the pedestrian experience.
Policy LU12.1	Commercial Preservation. Protect areas designated and zoned for commercial use so that commercial development and reinvestment is encouraged and the community maintains and increases its employment base.
Policy LU12.2	Activity-Generating Uses. Encourage additional uses in existing commercial shopping centers, such as restaurants, entertainment, childcare facilities, public meeting rooms, recreation, and public open spaces, which enhance neighborhood activity.
Policy LU13.1	Architectural Style and Building Variation. Encourage building facades that are articulated with setbacks, offsets, and projections, using architectural materials and elements that establish an aesthetically pleasing pattern, with a variety of heights and shapes to create visual interest, while contributing to the Spanish Colonial architectural style and maintaining a generally consistent street front.
Policy LU13.2	Parking. Design parking lots and structures to be safe and comfortable for pedestrians and complementary to adjacent residential uses, by utilizing decorative wall and landscaped setbacks and shielding driveway and walkway lighting.
Policy LU13.3	Signage. Integrate commercial signs into the design of buildings as a means of enhancing the streetscape appearance.
Policy LU13.4	Mitigate with Design. Attractively landscape and design stand-alone drive-thru fast food establishments and auto-related uses to preserve the character of the commercial areas.
Policy LU14.1	Height Limits. Design new commercial structures to be compatible in height with surrounding residential neighborhoods.
Policy LU14.2	Design and Screening. Set commercial buildings back from property lines, and utilize landscape buffers and decorative walls to minimize visual and operational impacts of commercial development on the surrounding residential neighborhoods.
Policy LU14.3	Safety. Use lighting and graffiti abatement to help reduce street crime, promote a sense of safety, and improve the appearance of commercial centers and parking areas.
Policy LU15.1	Visual Clutter. Underground the utility lines in order to remove the visual clutter from the streetscape.

**Table 4.9-6 Proposed Granada Hills–Knollwood Community Plan Policies**

<i>Policy No.</i>	<i>Policy</i>
Policy LU15.2	Landscape Design. Require new projects and encourage existing developments to install street trees and landscaping to create a more inviting commercial area that provides shade canopy, reduces ambient temperature, and softens the physical environment.
Policy LU15.3	Pedestrian and Bicycle Amenities. Provide pedestrian and bicycle amenities such as trash receptacles, street furniture, bicycle racks, and enhanced crosswalks as part of new projects to enhance the street atmosphere and encourage walking and bicycling.
Policy LU16.1	“Green” Design. Design new development to use green building strategies such as solar panels, insulating buildings to minimize consumption of non-renewable natural resources.
Policy LU16.2	Permeable Surfaces. Increase areas of permeability in conjunction with the design of any new project by utilizing permeable surfaces on driveways, walkways, and outdoor spaces in order to capture, infiltrate, and store water on site.
Policy LU16.3	Landscaping. Retain existing vegetation and trees and use native and drought-tolerant landscape and drip irrigation when developing the site in order to conserve water.
Policy LU16.4	Canopy Trees. In addition to street trees, provide canopy trees in planting areas for shade and energy efficiency, especially on south and southwest facing facades and in parking areas and walkways.
Policy LU17.1	Existing Businesses. Preserve and expand existing businesses that provide necessary services and amenities to surrounding neighborhoods, and which feature uses that are compatible with nearby residential uses.
Policy LU17.2	New Businesses. Provide commercial uses that primarily serve the surrounding neighborhoods, such as sit-down restaurants, cafes, quality retail, and essential neighborhood-serving businesses, such as barber shops and other personal services.
Policy LU17.3	Auto Uses. Prohibit auto-related uses and drive-thru restaurants in the Neighborhood District.
Policy LU18.1	Mixed-Use. Support low-scale multiple-family housing on streets adjacent to Chatsworth Street to foster pedestrian activity and encourage walkability in the downtown core area.
Policy LU18.2	Pedestrian-Friendly Buildings. Design new commercial and mixed use buildings and additions so that they enhance the public realm through well designed frontages that provide pedestrian-scaled features such as awnings, plazas, and courtyards and direct access from public sidewalks.
Policy LU18.3	Way-Finding Signage. Include pedestrian-oriented way-finding signage to encourage pedestrian activity.
Policy LU18.4	Gathering Places. Encourage outdoor spaces, such as plazas and sidewalk dining and support closure of the Zelzah Avenue turn-off onto Chatsworth Street for use as a plaza and gathering space for farmer’s markets and community events.
Policy LU19.1	Maintain Small-town Character. Retain the small-town character of Chatsworth Street by limiting building heights, maintaining the existing building line pattern, and providing entrances from the sidewalk.
Policy LU19.2	Streetscape Enhancement. Enhance the streetscape through the planting of additional street trees and creating bulb-outs and enhanced crosswalks.
Policy LU19.3	Increase Parking. Consider angled parking to provide more parking, and a type of parking which is pedestrian-friendly.
Policy LU19.4	Enhanced Gateway. Maintain a prominent gateway to the Chatsworth Street Neighborhood District to support a strong street identity.
Policy LU20.1	Building Design. Design commercial developments tailored for a variety of business sizes and scales within a development.
Policy LU20.2	Neighborhood-Serving Uses. Provide neighborhood-serving uses that will support each other such as retail, sit-down restaurants, and cafés.
Policy LU20.3	Variety of Commercial Uses. Develop a variety of commercial uses that address different community needs and market sectors.

<b>Table 4.9-6 Proposed Granada Hills–Knollwood Community Plan Policies</b>	
<i>Policy No.</i>	<i>Policy</i>
Policy LU20.4	Community Amenities. Incorporate uses and space for community amenities into private developments and public facilities, such as plazas, open space, libraries, child care facilities, community meeting rooms, senior centers, police substations, and other appropriate human services.
Policy LU20.5	Promote the Arts and Health. Foster creativity, the arts, and public health through promotion of the use of public space for cultural programs, public art projects, farmer’s markets and other health-centered events.
Policy LU20.6	Pedestrian-Friendly Building Access. Design new buildings and additions that enhance the public realm through appropriate architectural frontages that provide direct access into commercial buildings from public sidewalks.
Policy LU20.7	Landscaped Setbacks. Maintain landscaped setbacks for aesthetic quality.
Policy LU20.8	Pedestrian-Friendly Features. Include outdoor dining areas, and public amenities such a plazas and courtyards, where appropriate, and pedestrian-scale design features such as awnings.
Policy LU20.9	Way-Finding Signage. Promote pedestrian-oriented way-finding signage to encourage pedestrian activity.
Policy LU21.1	High-Quality Development. Design projects to achieve a high level of quality, distinctive character, compatibility with existing uses, and in accordance with Citywide Design Guidelines.
Policy LU21.2	Infrastructure Improvements. Encourage infrastructure improvements such as lighting, sewer, drainage and improvements to the road bed on San Fernando Road to support heavy truck traffic.
Policy LU22.1	Green Design. New and existing industrial developments should use green design and technology for energy efficiency and water conservation, use recycling resources, establish native and drought-tolerant landscaping, and use permeable surfaces on walkways and outdoor spaces.
Policy LU23.1	Historic Preservation. Preserve the character of single-family areas identified in Granada Hills as having historic or cultural value, such as Old Granada Hills and Balboa Highlands, through Historic Preservation Overlay Zones (HPOZs), where eligible.
Policy LU23.2	Resource Identification. Support the completion of SurveyLA and future comprehensive historical surveys within the Granada Hills–Knollwood Community Plan area. Ensure careful review under the California Environmental Quality Act (CEQA) of project proposals affecting resources identified in the survey as eligible for historic designation.
Policy LU23.3	Rehabilitation. Encourage preservation and rehabilitation of historic resources. Promote the use of the City’s Mill Act Historical Property Contract Program, the Federal Historic Rehabilitation Tax Credit, and the California Historical Building Code. Any project which involves designated historic resources, including the City of Los Angeles Historic-Cultural Monuments, shall conform to Secretary of Interior’s Standards for Rehabilitation.
Policy LU23.4	Restoration and Re-Use. Promote the restoration and reuse of existing buildings as a key component of the City’s sustainability policies.
Policy LU23.5	Historic Integration. Encourage the design of new buildings that respect and complement the character of adjacent historic resources.
Policy LU23.6	Special Districts. Support the study of implementation tools to retain character, such as Residential Floor Area (RFA) Special Districts and Community Design Overlays (CDOs), for neighborhoods that are not eligible for HPOZs.
Policy LU23.7	Community Partnerships. Forge partnerships with relevant neighborhood organizations to advance preservation efforts in the community through educational and informational programs.
Policy LU23.8	Agency Partnerships. Partner with Los Angeles Housing Department and other agencies to identify new financial resources for rehabilitation grants and loans to low- and moderate-income owners of historic resources.

**Table 4.9-7 Proposed Sylmar Community Plan Policies**

<i>Policy No.</i>	<i>Policy</i>
Policy LU1.1	Choice in Type, Quality, and Location of Housing. Provide a variety of housing types that accommodates households of all sizes and for all persons regardless of income, age, ethnic background, and physical needs throughout Sylmar's residential neighborhoods and in targeted mixed-use areas.
Policy LU1.2	Existing Housing Stock. Minimize the loss of good quality affordable housing and encourage the replacement of demolished housing stock with new affordable housing opportunities. Minimize displacement of residents when building new housing.
Policy LU1.3	Recreational Amenities. Incorporate amenities for residents, such as on-site recreational facilities, passive open spaces, and community gardens which promote physical activity, fitness, and health.
Policy LU1.4	Land Lease Communities. Preserve existing and support new land lease communities, such as mobile home parks and manufactured housing. Encourage the rehabilitation and modernization of aging and substandard land lease communities, while addressing the displacement of residents.
Policy LU1.5	Affordability. Promote the use of existing citywide programs to increase rental and housing ownership opportunities, such as small lot subdivisions, when and where appropriate, and density bonuses in exchange for affordable housing set asides.
Policy LU1.6	Multiple Family Housing. Direct multifamily housing growth to neighborhoods designated as Medium and Low Medium Residential.
Policy LU2.1	High-Quality Development. Design projects to achieve a high level of quality in accordance with the Sylmar Community Plan Design Guidelines for Residential Areas, Residential Citywide Design Guidelines, and other applicable design guidelines. Projects are required to incorporate to the maximum extent feasible applicable design guidelines.
Policy LU2.2	Neighborhood Compatibility. Require infill development, new structures and additions to be compatible with the suburban characteristics and qualities of existing residential neighborhoods and dwelling units with regards to scale, mass, building orientation, heights, setbacks, and entrances, topography, parking arrangement, landscaping, and parkways.
Policy LU2.3	Design Standards. Support design standards to achieve transition in scale when neighborhoods planned for multifamily residential uses abut existing single family residential uses and/or neighborhoods planned for single family residential uses.
Policy LU2.4	Utility Design. Integrate service elements and infrastructure such as mechanical equipment, trash enclosures and utilities with the design of projects. Locate service elements and infrastructure away from street views and screen and/or enclose equipment in order to enhance the pedestrian experience and aesthetic appeal of the building and overall neighborhood. Underground utilities where possible.
Policy LU3.1	Historic Resources and Significant Features. Preserve existing historic resources, significant vegetation, trees, and other natural features which contribute to the overall charm and rural character of the area. Encourage the rehabilitation and rebuilding of deteriorated housing as a means of preserving Sylmar's character.
Policy LU3.2	Character. Design residential development, especially development adjacent to equine-keeping lots, to contribute to the equestrian and rural lifestyle of the area by incorporating defining characteristics such as ranch-style and western architecture and landscaped open spaces.
Policy LU3.3	Trail System and Connections. Reinforce the viability of equine uses and accessibility to open space and recreation opportunities by requiring new developments, subdivision tracts, parcel maps, small lot subdivisions, and infrastructure improvement projects that abut or connect with a trail to develop and/or improve the Trails System.
Policy LU4.1	Preservation of Equine-keeping Areas. Strongly discourage discretionary actions, including zone changes, zone variances, conditional use, or divisions of land, that do not preserve equine-keeping and agricultural uses within Sylmar's equine-keeping districts and neighborhoods.
Policy LU4.2	Equine-Keeping Lot and Use Preservation. Maintain a minimum lot size of 17,500 square-feet in designated residential areas that are within an Equine-keeping "K" Supplemental Use District.
Policy LU4.3	Agricultural Lot and Open Space Preservation. Maintain a minimum of 1 acre in all designated Minimum residential areas, especially adjacent to the foothills, the Pacoima Wash, and other open space areas and natural resources.

<b>Table 4.9-7 Proposed Sylmar Community Plan Policies</b>	
<i>Policy No.</i>	<i>Policy</i>
Policy LU4.4	Legal Non-Conforming Equine-keeping Lot Protection. Maintain existing legal non-conforming equine-keeping lots and uses, regardless of whether they are located within an Equine-keeping "K" Supplemental Use District, to preserve the equestrian heritage within Sylmar.
Policy LU4.5	Expansion of Equine-keeping Districts. Establish new, or expand existing, equine-keeping districts where appropriate and feasible.
Policy LU5.1	Division of Land and Grading. Design new subdivision tracts, parcel maps, and small lot subdivisions within an Equine-keeping "K" Supplemental Use District according to the Sylmar Design Guidelines to ensure room for on-site horse facilities and site accessibility via an equine path from the driveway to the pad area. Achieve the intended purpose of the District by providing adequate and level equine pad areas, and arrange the location of homes, equine pads and stables, lot access and gates, trails and trail easements and access points, and grading, according to the Design Guidelines.
Policy LU5.2	Transitions. Provide additional setbacks and density fading on all higher density development, including all residential and non-residential development, adjacent to equine keeping lots regardless of location within an Equine-keeping "K" Supplemental Use District.
Policy LU5.3	Additional Structures. Second dwelling units are permitted only as permitted by LAMC and if they do not adversely affect any equine keeping uses on the subject lot or adjacent lots, or the ability to maintain equine keeping uses on the subject lot or any adjacent lot. Restrict permanent structures, including swimming pools and tennis courts, from being constructed or located within any portion of the required equine pad and stable areas.
Policy LU5.4	Proper Distances from Stables. Maintain proper distances from equine stables and habitable rooms of any dwelling unit and neighbor's dwelling unit.
Policy LU5.5	Notification of Future Residents. Approval of non-equine keeping developments adjacent to equine keeping lots should include notification to future residents that animal keeping uses are permitted in adjacent lots.
Policy LU6.1	Hillside Density. Limit the intensity and density in hillside areas to that which can be reasonably accommodated by infrastructure and natural topography. Notwithstanding any land use designation maps to the contrary, all projects with average natural slopes in excess of 15 percent, including Tract Maps and Parcel Maps, shall be limited to the minimum density housing category for the purposes of enforcing the slope density formula of LAMC Sections 17.05C and 17.50E.
Policy LU6.2	Emergency Access. Design developments to provide for safe, direct, and efficient exit of residents during emergency events. Investigate and consider feasible secondary access connections as part of hillside subdivisions. Require extensions, completions, and connections of existing street network where feasible to provide secondary access to hillside development.
Policy LU6.3	Slope Preservation and Grading. Cluster homes on those portions of undeveloped hillside areas that have less than a 15 percent slope in order to retain the steeper slopes in their natural state or in a natural park-like setting, minimize the amount of grading and the alteration of the natural topography, and provide more open space opportunities for recreation and equestrian use. The density pattern indicated in the Plan may be adjusted to facilitate development on the more level portions of the terrain provided that the total number of dwelling units indicated in any development is not increased over that allowed by the Plan based on the net area of development.
Policy LU6.4	Topography Preservation. Use the natural topography as the primary criteria to determine the placement and/or alignment of houses, roads, drainage facilities, equestrian facilities, and other necessary structures. Design developments to be integrated with and visually subordinate to natural features and terrain. Condition new development in the hills to protect public views from public roadways and parklands to the maximum extent feasible.
Policy LU6.5	Mountain Viewshed Protection. Design development near ridgelines so that it does not break the mountain silhouette of a significant ridgeline. Discourage building and grading on ridgelines to protect ridges and environmentally sensitive areas, and to prevent erosion associated with development and visual interruption of the ridge profile.
Policy LU6.6	Development Limitations. Support hillside mansionization regulations to protect single-family neighborhoods from out-of-scale development throughout Sylmar. Enforce the City's Baseline Hillside Mansionization Ordinance.
Policy LU6.7	Retaining Walls. Minimize the use of retaining walls and when necessary design them to be compatible with the architectural style, materials, and detail of the principal structure. Utilize stepped or terraced retaining walls with planting or trails where appropriate, as an alternative to tall retaining walls. Consider living walls systems, or garden on walls, as an alternative to concrete where retaining walls are necessary.

**Table 4.9-7 Proposed Sylmar Community Plan Policies**

<i>Policy No.</i>	<i>Policy</i>
Policy LU6.8	Landscaping. Incorporate landscaping that supports slope stability and provides fire protection.
Policy LU7.1	"Green" Building. Utilize "green" building strategies such as solar panels, insulating buildings to minimize consumption of non-renewable natural resources, and orienting windows, building volumes and second stories to maximize solar access.
Policy LU7.2	Permeable Surfaces. Increase areas of permeability by minimizing driveway and curb cut widths, limiting driveway paving to the width required to access a garage, and utilizing permeable surfaces on driveways, walkways, trails, and outdoor spaces in order to capture, infiltrate, and store water underground. (P26)
Policy LU7.3	Landscaping. Retain existing vegetation and trees and use native and drought-tolerant landscape and drip irrigation when developing the site in order to conserve water. (P27)
Policy LU7.4	Canopy Trees. Provide canopy trees in planting areas for shade and energy efficiency, especially on south and southwest facing facades.
Policy LU8.1	Neighborhood Preservation. Preserve single family zoned residential neighborhoods, while maintaining the existing character and scale.
Policy LU8.2	Housing Density. Maintain the existing density of single-family residential neighborhoods by directing intensive residential development to areas identified in this Plan that have the capacity to accommodate such growth, to neighborhoods designated as Medium and Low Medium Residential.
Policy LU8.3	Flag Lots. Discourage flag lots as part of any subdivision tract, parcel map, or small lot subdivision. Allow flag lots only when property development is not otherwise practical due to adjacent topography and/or when street access cannot reasonably serve the lot and all other alternatives have been exhausted, and with application of design guidelines.
Policy LU9.1	Lot Size and Width. Transition new development with regards to lot size and width so that new lots are compatible with existing adjacent lots and surrounding neighbors. Lots maybe increased in size so as to more closely conform to the size of existing contiguous lots or nearby parcels.
Policy LU9.2	Setbacks. Where there is an existing average prevailing setback, apply the setback to provide continuity along the street edge. Apply additional setbacks in side and rear yards abutting equine-keeping lots.
Policy LU9.3	Grading. Work with the natural topography of the site to avoid dramatic and unnecessary grade changes by utilizing landform grading.
Policy LU9.4	Building Orientation. Maintain the suburban character of the neighborhood by configuring buildings to front public streets, not driveways. Design corner buildings to be prominent by building to both the front and side property lines facing a street.
Policy LU9.5	Garage Location and Driveways. Consider prevailing garage location and driveway patterns by incorporating such patterns into the design scheme. Innovative designs are encouraged that minimize the visual impact of garages facing the street.
Policy LU9.6	Streetscape. Continue to provide open and inviting landscaped yard setbacks and parkways by restricting gated or walled communities that isolate the project from the neighborhood and surrounding community.
Policy LU9.7	Fences and Walls. Utilize low-lying, open fence design and limit walls and fences within the street-side setback areas in order to provide front entries that are visible from the street. Attractively landscape the setback areas to screen and enhance their appearance.
Policy LU9.8	Road Width. Consider existing road widths and streetscape patterns to avoid unnecessary non-contiguous improvements of sidewalks, curbs, and streets.
Policy LU10.1	Corridor Development. Improve and stabilize existing multi-family residential neighborhoods, allowing for growth particularly in areas along Foothill Boulevard and adjacent streets, Maclay Street, San Fernando Road, and within a half mile of the Sylmar/San Fernando Metrolink station, where there is sufficient public infrastructure and services.
Policy LU10.2	Pedestrian Pathways. Provide accessible, comfortable, and safe pedestrian connections within and around the project. For units not adjacent to a street, provide landscaped pedestrian pathways that are separate from auto circulation routes.

<b>Table 4.9-7 Proposed Sylmar Community Plan Policies</b>	
<i>Policy No.</i>	<i>Policy</i>
Policy LU10.3	Entrances. Promote pedestrian activity by placing entrances at grade level or slightly above, and unobstructed from view from the public right-of-way. Entryways below street level should be avoided.
Policy LU11.1	Character and Design. Create well-designed multiple-family dwelling units and buildings that reflect a high level of architectural and landscape quality, both within interior courtyards and in exterior areas, to enhance the public realm.
Policy LU11.2	Building Orientation. Design small lot subdivisions, low-rise townhomes, apartment buildings, and condominiums to ensure that all street facing units have a primary entrance facing the street. For Medium density buildings without ground floor entrances for individual units, create a prominent ground or first floor entry, such as a highly visible lobby or atrium.
Policy LU11.3	Setbacks. Apply additional setbacks for multi-family projects adjacent to single-family and equine-keeping lots to ensure that new buildings are compatible with existing structures in the surrounding area.
Policy LU11.4	Density Transitions. Develop small lot subdivisions on multi-family lots adjacent to single-family homes to serve as a transitional density and aesthetic buffer.
Policy LU11.5	Building Separations. When designing small lot subdivisions or projects built over to or more lots, provide sufficient space between buildings, articulation along the street frontage and visual breaks to diminish the scale and massing. Locate required open space next to lower intensity uses in order to increase building separations and intensify landscaping between the development and adjacent uses.
Policy LU11.6	Transitions. Where multi-family projects are adjacent to single-family zones, provide a sensitive transition by maintaining a height compatible with adjacent buildings. Require appropriate transitions in scale where new multiple-family developments abut single-family neighborhoods.
Policy LU11.7	Parking and Driveways. Minimize the appearance of driveways and parking areas, maintain continuity of the sidewalk, and mitigate the impact of parking visible to the street. Parking and driveways should be located toward the rear or side of buildings and away from the public right-of-way. On corner lots, parking should be oriented as far from the corner as possible.
Policy LU11.8	Fences and Walls. Utilize low-lying, open fence design and limit walls and fences within the street-side setback areas in order to provide front entries that are visible from the street. Attractively landscape the setback areas to screen and enhance their appearance.
Policy LU12.1	Commercial Preservation. Protect areas designated and zoned for commercial use so that commercial development and reinvestment is encouraged and the community maintains and increases its employment base. Strongly discourage new residential-only development in commercially designated and zoned areas.
Policy LU12.2	Commercial Development. Locate new commercial uses within existing established commercial areas. Accommodate larger projects in designated Community Centers and near the Sylmar/San Fernando Metrolink Station to minimize impact on residential neighborhoods and help retain the existing community fabric.
Policy LU12.3	Lot Consolidations. Consolidate and deepen shallow commercial areas in a manner that is compatible with prevailing urban form as a means to stimulate existing businesses and create feasible opportunities for new development that is appropriate in terms of scale and character.
Policy LU12.4	Equestrian-Related Services. Encourage uses which serve the equestrian community, such as equine feed stores and veterinary clinics, to locate within Sylmar.
Policy LU12.5	Auto-Related Uses and Services. Allow for the development of new auto-related uses and services, such as gasoline stations, drive-thru establishments, automobile sales and repair, and storage facilities in designated commercial land near the freeways on- and off-ramps, as shown in Figure 3-5. Expansions and modifications of existing auto-related uses are required to be designed to achieve a high-quality architectural and landscape character.
Policy LU13.1	Neighborhood Compatibility. Ensure that new development adjacent to residential neighborhoods is designed in a manner that is sensitive to existing and adjacent buildings so that it blends in with the neighborhood context.
Policy LU13.2	Height Limits. Design new commercial structures to be compatible in height with surrounding residential neighborhoods.
Policy LU13.3	Transitions. Provide transitional setbacks and upper floor stepbacks for new projects adjacent to residential uses in order to maintain access to light and air and minimize operational impacts.

**Table 4.9-7 Proposed Sylmar Community Plan Policies**

<i>Policy No.</i>	<i>Policy</i>
Policy LU13.4	Parking Structures Adjacent to Residential Uses. Utilize a decorative wall and landscaped setbacks to buffer residential uses from parking areas and structures. Shield and direct on-site lighting onto driveways and walkways and away from adjacent residential uses.
Policy LU13.5	Rural Character. Reinforce the area's distinctive semi-rural character by incorporating rural features and equestrian-oriented elements, such as ranch-style architecture, hitching posts, and horse parking areas, in remodels and new development, especially commercial areas within or near an Equine-Keeping "K" District and/or adjacent to a trail.
Policy LU13.6	Trail System and Connections. Design new development and infrastructure improvement projects that abut or connect with an identified trail to develop and/or improve the Trail System. Provide amenities that support the equestrian lifestyle, including rider height crossing signals at signalized intersections and signs.
Policy LU14.1	High-Quality Development. Design projects to achieve a high level of quality and developed in accordance to the Commercial Citywide Design Guidelines and other applicable design guidelines. Projects are required to incorporate to the maximum extent feasible applicable design guidelines.
Policy LU14.2	Building Orientation. Improve neighborhood character and the pedestrian environment of commercial areas by siting buildings so they interact with the sidewalk and the street, contribute to a sense of human scale, and support ease of accessibility to buildings.
Policy LU14.3	Pedestrian Access and Connections. Provide safe and direct pedestrian entrances from the sidewalk and the street and encourage connections to abutting commercial development. Utilize techniques to increase motorist awareness of pedestrians, such as lighting, raised crosswalks, changes in paving, signage or other devices.
Policy LU14.4	Building Façade. Create and reinforce neighborhood identity and a richer pedestrian environment by incorporating features on the building façade that add visual interest to the environment, architectural elements that add scale and character, and building elements that enhance comfort and security of pedestrians.
Policy LU14.5	On-site Landscaping. Provide landscaped areas with shade trees on-site that complement the character of the built environment, add beauty and visual interest, increase pedestrian comfort, and extend the sense of the public-right-of-way onto the site.
Policy LU14.6	Streetscape. Design developments to create inviting districts with landscaped sidewalks lined with shade trees, street furniture, and other pedestrian amenities (or streetscape features), open with visual and physical permeability, and pedestrian-oriented connections, where local residents will be attracted and encouraged to walk to nearby commercial establishments.
Policy LU14.7	Public Amenities. Integrate public amenities such as community meeting rooms, civic auditoriums, childcare, plazas, play areas, and public art and open spaces in new development to create destinations for residents to shop and gather and to foster creativity and the arts.
Policy LU14.8	Parking Lots and Structures. Treat parking lots and structures with wall textures, colors, and dimensional modules that are coordinated with the architecture of the main building.
Policy LU14.9	Off-Street Parking and Driveways. Ensure that clear and convenient access for pedestrians is not minimized by vehicular needs, eliminate auto-pedestrian conflicts, and maintain the character of a pedestrian-friendly street. Locate parking behind or within structures or otherwise fully or partially screened from public view. Where possible, replace surface parking areas with well-designed structured parking and infill parking areas with multi-story mixed-use buildings. Minimize the number of driveways and limit the width of each driveway to the minimum required.
Policy LU14.10	Lighting and Graffiti. Use lighting and graffiti abatement to help reduce street crime and violence and promote a sense of safety and the attractive appearance of commercial centers and parking areas. Install on-site lighting along all pedestrian and vehicular access ways.
Policy LU14.11	Utilities. Integrate service elements and infrastructure such as mechanical equipment, trash enclosures and utilities with the design of projects. Locate service elements and infrastructure away from crosswalks or sidewalks and screen and/or enclose equipment in order to enhance the pedestrian experience and aesthetic appeal of the building and overall neighborhood. Underground utilities whenever possible.

<b>Table 4.9-7 Proposed Sylmar Community Plan Policies</b>	
<i>Policy No.</i>	<i>Policy</i>
Policy LU14.12	Loading and Service Entrances. Locate loading and service entrances to the side or rear of the building, away from public view of the streets, and incorporate these facilities into the overall design of the building to minimize the visual impact.
Policy LU14.13	Signage. Encourage the removal of existing pole, pylon, and roof-top signs and replace them with more appropriate pedestrian-friendly signage such as monument signs, when renovating and developing commercial sites. Restrict new pole/pylon signs, billboards, and digital or electronic signage in all commercial areas, except designated Commercial Centers.
Policy LU15.1	Corridor Development. Design new infill development to be compatible with the traditional small-scale, pedestrian-oriented, commercial corridor development pattern that exists along both sides of Foothill Boulevard, by locating building frontages at the front property line and placing on-site parking to the side or rear of buildings so that parking does not dominate the streetscape.
Policy LU15.2	Historic Resources and Significant Features. Preserve historic structures and older buildings that add to the character of the existing traditional low-scale commercial corridor development along Foothill Boulevard.
Policy LU15.3	Public Services. Support the retention of existing public services, such as the post office, and encourage new services to locate within the Foothill Community Center.
Policy LU15.4	Central Business District. Encourage new commercial uses, such as retail, restaurants, and professional services in the Sylmar Central Business District located along both sides of Foothill Boulevard from Hubbard Street to Astoria Street.
Policy LU15.5	Office Space. Encourage the development of commercial office space, primarily for professional services such as legal, advertising, marketing, public relations, real estate, financial services, insurance, accounting, computer programming and architecture on the northeast side of Foothill Boulevard between Hubbard Street and Gridley Avenue.
Policy LU15.6	Foothill Streetscape. Enhance the appearance of Foothill Boulevard from Hubbard Street to Astoria Street by providing landscaped parkways that are lined with a variety of palm trees and deciduous trees.
Policy LU15.7	Pedestrian Amenities. Enhance the pedestrian-friendly environment of Foothill Boulevard by increasing street and property lighting, improving way-finding signage, providing bus stop shelters and other pedestrian amenities. Consider providing sidewalk "pop-outs" at Hubbard Street, Sayre Street, and Astoria Street as part of new developments to further enhance the pedestrian environment.
Policy LU15.8	Utilities. Underground utilities or locate utilities at the rear of the site so as to maintain and enhance the streetscape on both sides of the street.
Policy LU16.1	Eco-Friendly Design. Design new buildings to express the climate of Sylmar through their orientation, massing, and construction. Consider utilizing passive solar design strategies, such as overhangs and shade trees, orienting building volumes, windows, and second-stories to maximize solar access, constructing well-insulated wall systems, and providing useable covered outdoor areas to generate more comfortable and energy-efficient buildings.
Policy LU16.2	Landscaping. Include sustainable landscape strategies such as using deciduous trees to shade buildings in the summer and allow filtered light to penetrate during the winter, planting native and drought-tolerant shrubs, hedges, and vines to reduce water usage, utilizing permeable surfaces on walkways and outdoor spaces and vegetated swales to cleanse and infiltrate water directly onto the ground, and installing drip irrigation systems to conserve water.
Policy LU16.3	Historic Resources and Significant Features. Adapt and reuse historic structures and older buildings as a sustainable way of conserving the character of Sylmar and reinforcing neighborhood character. Respond to unique natural characteristics such as mature trees and topography, on both the project and adjacent sites.
Policy LU17.1	Neighborhood-Oriented Uses and Services. Encourage the retention of existing and the development of new neighborhood services and retail that serve the surrounding residents.
Policy LU17.2	Housing. Prohibit new residential uses in neighborhood commercial districts to maintain an adequate level of neighborhood commercial services.
Policy LU17.3	Small-Scale Development. Design projects to be compatible in scale and character with surrounding neighborhoods so that they do not interrupt the community fabric or street grid. Limit buildings to two stories in height in designated neighborhood commercial districts.

**Table 4.9-7 Proposed Sylmar Community Plan Policies**

<i>Policy No.</i>	<i>Policy</i>
Policy LU17.4	Streetscape. Locate building frontages at the front property line to create a strong street wall and place on-site parking to the side or rear of buildings so that parking does not dominate the streetscape. Design building facades, including storefronts, to be oriented to the street, limit fences facing a street to 42 inches in height, and provide direct pedestrian access into buildings from sidewalks so that they enhance the public realm and actively engage pedestrians.
Policy LU17.5	Public Amenities. Incorporate outdoor spaces, such as plazas and courtyards that accommodate outdoor dining and other activities. Support sidewalk dining to enhance the pedestrian.
Policy LU18.1	Commercial Development. Promote commercial development by reducing building setbacks adjacent to a public street and reducing off-street parking requirements. Reductions in on-site parking requirements may be considered if it can be determined that the quantity of proposed parking would adequately serve the site or that additional on-street parking or shared parking is provided.
Policy LU18.2	Activity-Generating Uses. Encourage the owners of existing commercial shopping centers to include additional uses, such as restaurants, entertainment, childcare facilities, public meeting rooms, recreation, and public open spaces, which enhance neighborhood activity.
Policy LU18.3	Housing. Permit residential uses above the ground-floor or behind the street frontage. Encourage the development of affordable housing within Community Centers.
Policy LU18.4	Surface Parking Lots. Reduce the negative impacts of vast expanses of asphalt or other paving material by landscaping the parking lot with regularly spaced canopy trees. Require a dedicated landscaped pedestrian pathway or path of travel through the parking lot area.
Policy LU18.5	Circulation. Create and improve pedestrian and bicycle connections by providing dedicated sidewalks connecting businesses within the development, surrounding the development, and connecting the development to nearby neighborhoods. Provide access through barriers separating the development from adjacent neighborhoods.
Policy LU18.6	Pole and Pylon Signs. Limit height of pole and pylon signs to generally 42 feet in all commercial centers.
Policy LU19.1	Transit-Oriented Development. Encourage projects to include a mix of transit-supportive uses, such as shops, restaurants, offices, housing, and hotels within a half mile of the Sylmar/San Fernando Metrolink Station that would serve local residents, employees, businesses, and transit commuters.
Policy LU19.2	Ground Floor Retail and Commercial. Include ground-floor retail/commercial uses fronting San Fernando Road within a quarter mile of the Station. Require ground-floor retail/commercial uses on all corner lots on San Fernando Road between Hubbard and Polk Streets.
Policy LU19.3	Mixed-Use Development. Promote mixed-use projects in proximity to the Sylmar/San Fernando Metrolink Station, along transit corridors, and in identified mixed-use boulevards.
Policy LU19.4	Incentives. Utilize higher Floor Area Ratio (FAR) to incentivize mixed-use development and residential growth near the Sylmar/San Fernando Metrolink Station.
Policy LU19.5	Density. Allow higher density residential development which includes neighborhood service tenants, such as grocery stores and coffee shops, within the project site so that residents have access to everyday uses and minimize automobile trips.
Policy LU19.6	Housing. Include a variety of new housing types, such as townhomes, apartments, and condominiums that cater to a diversity of households near public transit as a means of enhancing retail, transit viability, and reducing vehicle trips.
Policy LU19.7	Mobile Home Park. Consider preservation, reconfiguration, and relocation options for the existing mobile home park(s) as part of any planned redevelopment.
Policy LU19.8	Community Amenities. Encourage new development projects, particularly projects which utilize floor area incentives, to incorporate community facilities such as libraries, child care facilities, community meeting rooms, public art and plazas, senior centers, police sub-stations, and/or other appropriate human service facilities.
Policy LU19.9	Parking Lots and Structures. Support opportunities for developing commercial uses on the Sylmar/San Fernando Metrolink Station Park and Ride lot. Ensure that adequate parking space for transit patrons is provided.

<b>Table 4.9-7 Proposed Sylmar Community Plan Policies</b>	
<i>Policy No.</i>	<i>Policy</i>
Policy LU19.10	Shared Parking. Design large projects with multi-use facilities to share parking and amenities between uses and with other adjacent developments. Consider sharing parking with the Sylmar/San Fernando Metrolink Station Park and Ride lot.
Policy LU19.11	On-Street Parking. Increase on-street parking opportunities, such as angled parking, that support unique shopping experiences and calm traffic movement while providing additional parking for local businesses and services along Maclay Street.
Policy LU19.12	Local Transit Services. Promote paratransit and other local shuttle systems, and bicycle amenities that provide access for residents of adjacent neighborhoods.
Policy LU20.1	Building Orientation and Setbacks. Orient buildings toward the boulevards and maintain a consistent landscaped setback that enlivens the street wall with main entrances fronting the street. Develop the site so that the majority of the building façade is built to the property line in order to create a consistent street wall along the sidewalk.
Policy LU20.2	Corner Lots. Design buildings located at intersections to define and give prominence to the corner on which they are sited, by acknowledging both street facades with façade articulation and detail.
Policy LU20.3	Pedestrian-Oriented Architecture. Incorporate architectural features that encourage walking, such as storefront windows, awnings, and arcades and include architectural features that divide large buildings into smaller, human-scaled components.
Policy LU20.4	Architectural Design. Utilize architecture to create a sense of place and build upon Sylmar's agricultural history. Projects near the Metrolink Station are encouraged to utilize elements of Spanish-style architecture.
Policy LU20.5	Streetscape. Support efforts to continue to improve the appearance and safety along San Fernando Road and Maclay Street through distinctive streetscapes and unified landscape treatments that prioritize pedestrians. The revitalized streets should include large deciduous shade trees punctuated by palm trees and unique street lights to help distinguish these areas. Support the development of Streetscape Plans along San Fernando Road and Maclay Street.
Policy LU20.6	Connectivity. Improve the area's connectivity by implementing techniques to make the pedestrian environment more pleasant on longer blocks or find ways to break down the scale of these superblocks with new pedestrian connections, such as incorporating streetscape and hardscaped improvements and private easements for public use.
Policy LU20.7	Metrolink Connections. Improvements for this area should foster a connection between the Metrolink Station, railroad tracks, and the major arterial intersection of San Fernando Road. Pedestrian connections across San Fernando Road and a multi-modal transit plaza to promote transit access to and from the existing rail station is highly supported and encouraged.
Policy LU21.1	Employment Preservation. Retain industrial planned designations to maintain the industrial employment base for existing and new businesses that provide higher-skilled and high wage manufacturing and research/development jobs.
Policy LU21.2	Industrial Land Retention. Restrict large industrially planned parcels located in predominantly industrial areas to be developed with uses that support the industrial base of the City and community.
Policy LU21.3	Residential Restrictions. Prohibit all residential uses in the MR1 zones, except for accessory residential uses.
Policy LU21.4	Job Safety. Ensure that industrial land uses are safe for human health and the environment and that they provide a robust source of employment.
Policy LU21.5	On-site Parking. Require adequate customer and employee parking be provided for all types of industrial and manufacturing facilities, and that truck traffic and parking be restricted from residential areas.
Policy LU22.1	High-Quality Development. Design projects to achieve a high level of quality, distinctive character, and compatibility with existing uses and developed in accordance to citywide design guidelines.
Policy LU22.2	Neighborhood Compatibility. Require design techniques, such as appropriate building orientation and scale, landscaping, buffering, noise insulation and increased setbacks, in the development of new industrial properties to improve land use compatibility with adjacent uses and to enhance the physical environment.
Policy LU22.3	Transitional Uses. Require transitions for industrial uses, including scale, massing, and setbacks, in those areas in close proximity to residential neighborhoods.

**Table 4.9-7 Proposed Sylmar Community Plan Policies**

<i>Policy No.</i>	<i>Policy</i>
Policy LU22.4	Landscaped Buffers. Incorporate landscaped buffers between the buildings and abutting properties. Methods to buffer projects should include a combination of increased setbacks, landscaping, berms and/or screening, and fencing.
Policy LU22.5	Street Beautification. Encourage streetscape improvements such as street trees, sidewalks, landscaping, lighting, and undergrounding of utilities. Projects within the two industrial parks, Telfair Avenue and Balboa Boulevard, should maintain the existing landscaped pattern.
Policy LU22.6	Walls and Fences. Design walls, fences, and screens used for concealment purposes to blend with the site's architectural style and soften them with clinging vines or shrubs. When security fencing is required, utilize a combination of solid pillars, open iron fence elements, solid wall segments, and grillwork. Chain link fencing and barbed wire fencing is not allowed.
Policy LU22.7	Integration of Utilities. Integrate service elements and infrastructure such as mechanical equipment, trash enclosures and utilities with the design of projects. Locate service elements and infrastructure away from crosswalks or sidewalks and screen and/or enclose equipment in order to enhance the pedestrian experience and aesthetic appeal of the building and overall neighborhood. Underground utilities whenever possible.
Policy LU23.1	Environmentally Friendly Businesses. Support green business growth and encourage the replacement of polluting land use activities with environmentally friendly businesses.
Policy LU23.2	Sustainable Industry. Incentivize development opportunities for businesses that employ green or clean technologies, building practices, and processes.
Policy LU23.3	Eco-Friendly Design. Design new buildings to express the climate of Sylmar through their orientation, massing, and construction. Consider utilizing passive solar design strategies, such as overhangs and shade trees, orienting building volumes, windows, and second-stories to maximize solar access, constructing well-insulated wall systems, and providing useable covered outdoor areas to generate more comfortable and energy-efficient buildings.
Policy LU23.4	Landscaping. Include sustainable landscape strategies such as using deciduous trees to shade buildings in the summer and allow filtered light to penetrate during the winter, planting native and drought-tolerant shrubs, hedges, and vines to reduce water usage, utilizing permeable surfaces on walkways and outdoor spaces and vegetated swales to cleanse and infiltrate water directly onto the ground, and installing drip irrigation systems to conserve water.
Policy LU24.1	Historic Preservation. Protect, preserve, and enhance identified cultural and historical resources.
Policy LU24.2	Cultural Resources. Support existing cultural and historic resources, such as the Pacoima Wash, Veterans Memorial Park, Stetson Ranch Equestrian Park, and Wilson Canyon Trailhead, as cultural resources for the community.
Policy LU24.3	Resource Identification. Support the completion of SurveyLA or other future comprehensive survey within the Sylmar Community Plan Area. Ensure careful review under California Environmental Quality Act (CEQA) of project proposal affecting resources identified in the survey as eligible for historic designation.
Policy LU24.4	Rehabilitation. Encourage preservation and rehabilitation of historic resources. Promote the use of the City's Mill Act Historical Property Contract Program, the Federal Historic Rehabilitation Tax Credit, and the California Historical Building Code. Any project which involves designated historic resources, including the City of Los Angeles Historic-Cultural Monuments shall conform to Secretary of Interior's Standards for Rehabilitation.
Policy LU24.5	Restoration and Re-Use. Promote the restoration and reuse of existing buildings as a key component of the City's sustainability policies.
Policy LU24.6	Historic Integration. Encourage the design of new buildings that respect and complement the character of adjacent historic resources.
Policy LU24.7	Special Districts. Support the study of Residential Floor Area (RFA) Special Districts or Community Design Overlays (CDOs) for neighborhoods that retain a cohesive character but are not eligible to become Historic Preservation Overlay Zones (HPOZs).
Policy LU24.8	Community Partnerships. Forge partnerships with relevant neighborhood organizations to advance preservation efforts in the community through educational and informational programs.
Policy LU24.9	Partnerships. Partner with the Los Angeles Housing Department and other agencies to identify new financial resources for rehabilitation grants and loans to low- and moderate-income owners of historic resources.

## 4.9.6 Project Impacts and Mitigation

### ■ Analytic Method

The analysis in this section focuses on the compatibility of land uses identified in the proposed plans with existing and planned land uses within the CPAs, as well as consistency with any applicable land use plans, policies, or regulations. Applicable land use goals, policies, and development standards were compared and contrasted with the proposed goals and policies, and potential areas of change within the proposed plans.

The Los Angeles CEQA Thresholds Guide (2006) sets forth guidance for the determination of significance of aesthetic impacts. This guidance is based on Appendix G of the CEQA Guidelines and provides specific criteria to be considered when making a significance determination. In some cases, the Thresholds Guide includes quantitative thresholds. For purposes of this analysis, Thresholds Guide criteria are used, supplemented by the thresholds identified in Appendix G, where appropriate.

### ■ Description of Potential Areas of Change

The proposed plans define the areas of the respective CPAs to be conserved and those areas where change is expected to occur. The majority of land use designations and zoning in the CPAs will be preserved. Most of the CPAs is estimated to remain stable and is not expected to change its character within the timeframe of the proposed community plans horizon year. The areas of change are relatively few and small in size.

### ■ Thresholds of Significance

Implementation of the proposed plans may have a significant adverse impact on land use if it would:

- Substantially disrupt, divide, or isolate existing neighborhoods, communities, or land uses
- Conflict with any applicable habitat conservation plan or natural community conservation plan
- Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect
- Result in a substantial increased potential for land use conflicts and nuisance relationships between existing and future land uses as a result
- Convert a substantial existing developed area from a residential use to nonresidential use over time or vice-versa as a result
- Result in zoning actions that would cause a substantial amount of existing development to be considered non-conforming

### ■ Effects Not Found to Be Significant

The proposed plans do not include any extensions of roadways or other development features through currently developed areas that could physically divide or isolate existing neighborhoods or an established community. The majority of the land use changes proposed by the plans consist of General Plan Amendments to create consistency with Framework Land Use designations and/or changes to create

consistency between the Community Plan Land Use Maps and the actual built land uses on parcels. The CPAs are developed areas and the plans do not propose any land use changes that would substantially change land use patterns in either CPA. Development under the proposed plans would occur on discrete, undeveloped parcels that are scattered throughout the CPAs. Therefore, the proposed plans would not result in the disruption, division, or isolation of an established community. There would be *no impact*.

As discussed in Chapter 4.3 (Biological Resources), the proposed plans would not conflict with any adopted habitat conservation plans. Therefore, *no impact* would occur.

The proposed plans would implement the goals, policies, and objectives within the Los Angeles Framework and would be consistent with other Elements of the General Plan. The majority of the land use changes proposed by the plans and implementing ordinances consist of General Plan Amendments to create consistency with Framework land use designations. As such, the proposed plans would apply updated Framework Land Use categories or eliminate Framework Land Use categories that no longer exist, and correct minor errors. In fact, fewer nonconforming uses would exist on implementation of the proposed plans. Existing residential neighborhoods would be protected and would not be converted to nonresidential use. The proposed plans, in addition to providing consistency with the Framework, focus on intensification of development along existing commercial corridors and near the Sylmar/San Fernando Metrolink station. The policies of the proposed plans support the primary objectives and policies of the Framework Element's Land Use chapter to support the viability of the City's residential neighborhoods and commercial districts, and, when growth occurs, to encourage sustainable growth in a number of higher-intensity commercial and mixed-use districts, centers and boulevards and industrial districts, particularly in proximity to transportation corridors and transit stations. Therefore, there would be *no impact*.

## ■ Less-Than-Significant Impacts

**Impact 4.9-1**      **Implementation of the proposed plans would not conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect. This impact is less than significant.**

### **Granada Hills–Knollwood**

Applicable land use plans that direct or regulate development in the Granada Hills–Knollwood CPA include the SCAG Regional RTP and Compass Growth Visioning (CGV), the General Plan Framework, the Granada Hills–Knollwood Specific Plan, the Balboa Highlands Historic Preservation Overlay Zone (HPOZ), and the Equinekeeping District in the northern portion of the CPA.

The SCAG regional plans cover Los Angeles County, which includes the community of Granada Hills–Knollwood, and five other counties within Southern California. The SCAG regional plans that require a consistency discussion in this section of the EIR are the RTP and CGV, which are administered by SCAG. The consistency analysis is provided in Table 4.9-8 (SCAG Regional Transportation Plan and Growth Visioning Principles). The analysis concludes that the proposed plan for Granada Hills–

Knollwood would be consistent with SCAG's policies. Therefore, the implementation of the proposed plan would not result in potentially significant land use impacts due to conflict with applicable land use plans such as SCAG's.

The proposed Granada Hills–Knollwood Community Plan addresses the creation of new housing options, mostly along Chatsworth Street and Balboa Boulevard, in accordance with General Plan Framework guiding policy to focus growth in higher-intensity commercial centers close to transportation and services. Many of the community's neighborhoods, including single-family neighborhoods, are established and not expected to change significantly as growth in other parts of the community occurs. The proposed plan would preserve the character of existing single-family and lower-density neighborhoods by maintaining lower-density land use designations. The proposed plan seeks to direct growth away from these existing residential neighborhoods towards corridors near commercial centers. Therefore, the proposed plan would be consistent with the Framework and the City of Los Angeles General Plan.

Goals and policies within the proposed plan would support the objectives and land uses identified in the Granada Hills–Knollwood Specific Plan. By concentrating commercial development along established commercial corridors near transit, the proposed plan will minimize the negative environmental effects of development, adequately buffer and appropriately mass of new development to ensure compatibility with existing residential neighborhoods, integrate future land uses with the existing small-scale, local-service character of the commercial core, reinforce the unique identity of the community, and create a vibrant, pedestrian-oriented environment along Chatsworth Street, consistent with the objectives of the Specific Plan.

Goals, policies, and objectives in the proposed plans protect mountain viewsheds, minimize the alteration of natural landforms, protect open space areas, conserve natural resources, and provide increased recreational opportunities. The proposed plan would strengthen commercial opportunities by facilitating improvements along Chatsworth Street to promote a vibrant, pedestrian-oriented environment. The proposed plan continues and expands the Balboa Highlands Historic Preservation Overlay Zone, to ensure that the rehabilitation of historic houses takes place in a manner that respects the historic integrity of the structures and the neighborhood. As such, the proposed plan is considered to be consistent with the goals of the Granada Hills Specific Plan.

## **Sylmar**

Applicable land use plans that direct or regulate development in the Sylmar CPA include the SCAG RTP and CGV, the General Plan Framework, and the Equinekeeping Supplemental Use District.

The SCAG regional plans cover Los Angeles County, which includes the community of Sylmar, and five other counties within Southern California. The SCAG regional plans that require a consistency discussion in this section of the EIR are the RTP and CGV, which are administered by SCAG. The consistency analysis is provided in Table 4.9-8 (SCAG Regional Transportation Plan and Growth Visioning Principles). The analysis concludes that the proposed plan would be consistent with SCAG's policies. Therefore, implementation of the proposed plan in Sylmar would not result in potentially significant land use impacts due to conflict with applicable land use plans such as SCAG's.

The Zoning Ordinance, which is set forth in LAMC Sections 12.00 et seq., includes the development standards for the various zoning districts in the City. The CPA currently includes areas of inconsistency between General Plan designations and zoning, and zoning and actual land uses. The proposed plans and implementing ordinances propose zone changes, plan land use designations and district amendments, and establishes overlay zones, as appropriate. Zone changes (implemented by ordinance) would regulate development standards such as heights of structures, setbacks, lot coverage, density and intensity, open space, use of land, parking and design. Upon adoption of the proposed plans and implementing ordinances all zoning and General Plan land use designations would be consistent.

The proposed Sylmar Community Plan would support the Framework by preserving existing neighborhoods and targeting new commercial, industrial, and mixed-use development in strategic infill areas near existing development, transit, and services. Additionally, the proposed plan includes policies to encourage attractive, quality development projects that complement and enhance the communities' existing character. Therefore, the proposed plans would be consistent with the Framework and the City of Los Angeles General Plan.

The proposed Sylmar Community Plan addresses the creation of new housing options in accordance with General Plan Framework guiding policy to focus growth in higher-intensity commercial centers close to transportation and services. Mixed uses would be facilitated near the Metrolink station. Many of the community's neighborhoods, including single-family neighborhoods, are established and not expected to change significantly as growth in other parts of the community occurs. The proposed plan would preserve the character of existing single-family and lower-density neighborhoods by maintaining lower-density land use designations. The proposed plan seeks to direct growth away from existing residential neighborhoods towards corridors near transit and existing commercial/industrial areas. Goals, policies, and objectives in the proposed plan protect mountain viewsheds, minimize the alteration of natural landforms, protect open space areas, conserve natural resources, and provide increased recreational opportunities. The proposed plan would strengthen mixed-use opportunities by facilitating improvements near the Metrolink station on San Fernando Road to promote a vibrant, pedestrian-oriented environment. Therefore, the proposed plan would be consistent with the Framework and the City of Los Angeles General Plan.

Because the proposed plans would be consistent with all applicable land use plans, the impact would be *less than significant*.

<b>Table 4.9-8 SCAG Regional Transportation Plan and Growth Vision Principles</b>	
<i>Goal/Policy</i>	<i>Project Consistency</i>
<b>REGIONAL TRANSPORTATION PLAN/SUSTAINABLE COMMUNITIES STRATEGY</b>	
<b>Goal</b> Maximize mobility and accessibility for all people and goods in the region	<p><b>Consistent:</b> The proposed plans contain multiple policies that support the provision of a comprehensive multi-modal and interconnected transportation system, and the use of public transit as an alternative to automobile travel.</p> <p>The proposed plans would encourage housing along commercial corridors for both CPAs and encourage retail mixed-use development near the Sylmar/San Fernando Metrolink Station and mixed-use corridors in Sylmar, increasing accessibility to services and facilities, reducing vehicular trips, and encouraging walking. The proposed plans also seek to establish bicycle, pedestrian, equestrian, and multi-purpose routes and trails that connect neighborhoods and districts so that workplaces, activities, and amenities are accessible to the community. In addition, development in the CPAs would comply with existing General Plan policies that ensure mobility and accessibility for all people and goods.</p>
<b>Goal</b> Ensure travel safety and reliability for all people and goods in the region	<p><b>Consistent:</b> The proposed plans include goals, policies, and programs that support the creation of a comprehensive multi-modal transportation network that maximizes efficiency and safety for vehicles, transit users, bicyclists, and pedestrians. These policies include measures to enhance safety such as roadway design, traffic control design, advanced signal technology, and safe routes to school among others. In addition to safety, these measures also enhance the efficiency of the circulation system and reduce total vehicular miles traveled in the community.</p>
<b>Goal</b> Preserve and ensure a sustainable regional transportation system	<p><b>Consistent:</b> The proposed plans' Mobility Chapter includes goals and policies that support the creation of a well-connected, productive transportation network that includes providing current traffic data to reduce congestion, coordination with adjacent jurisdictions, and coordination of system improvements with development. Further, the updated land use plans include the creation of distinct walkable commercial centers and districts to enhance transit ridership in these areas, or walking or bicycling for short trips, particularly near and around the Sylmar/San Fernando Metrolink station.</p>
<b>Goal</b> Maximize the productivity of our transportation system	<p><b>Consistent:</b> The proposed plans include policies aimed at relieving congestion, improving air quality, support for mixed-use walkable development, particularly in Sylmar, regional traffic mitigation and intersection improvements that reduce congestion in compliance with the Congestion Management Program, mixed-use and transit-oriented development strategies that reduce vehicle miles traveled, focusing new development in infill areas away from sensitive habitat and near existing uses, and supporting sustainable land development practices that promote energy efficiency.</p>
<b>Goal</b> Protect the environment and health of our residents by improving air quality and encouraging active transportation (non-motorized transportation, such as bicycling and walking)	<p><b>Consistent.</b> The proposed plans include numerous policies to reduce automobile trips and provide alternatives modes of transportation by concentrating development along existing commercial corridors accessible by transit and, particularly in Sylmar, providing mixed-use opportunities adjacent to the Metrolink station.</p>
<b>Goal</b> Actively encourage and create incentives for energy efficiency, where possible	<p><b>Consistent:</b> The proposed plans include policies supporting sustainable land development practices that promote energy efficiency.</p>
<b>Goal</b> Encourage land use and growth patterns that facilitate transit and non-motorized transportation	<p><b>Consistent:</b> Growth and development under the proposed plans would prioritize infill development and redevelopment, provide greater connectivity among existing development, and promote a development pattern that maximizes provision of community facilities and services to residents which minimizes the need for auto travel and minimizes costs of infrastructure. These policies promote efficient development patterns that enhance the use and efficiency of existing transportation systems and enhancements.</p>

**Table 4.9-8 SCAG Regional Transportation Plan and Growth Vision Principles**

<i>Goal/Policy</i>	<i>Project Consistency</i>
<p><b>Goal</b> Maximize the security of the regional transportation system through improved system monitoring, rapid recovery planning, and coordination with other security agencies</p>	<p><b>Consistent:</b> The proposed plans incorporate goals and policies to maintain safe, efficient, and coherent circulation system. Policies include improved system monitoring and coordination with regional agencies and adjacent jurisdictions to improve transit service, accessibility, security, frequency, and connectivity.</p>

**SCAG COMPASS GROWTH VISIONING PRINCIPLES**

**Principle 1: Improve mobility for all residents**

<p>GV P1.1. Encourage transportation investments and land use decisions that are mutually supportive.</p>	<p><b>Consistent:</b> A key vision of the proposed plans is to support efficient land use and development patterns that integrate land use and infrastructure decisions, particularly transportation, so that investments in the system result in maximum mobility and reduced congestion and environmental impacts. Relevant policies are intended to create a transportation system that supports the land use pattern of mixed uses, community services, and public facilities in close proximity to residential areas, and street improvements and amenities that support walking, and biking for short trips. Further policies are designed to limit sprawl, by prioritizing infill development and general organization of land uses that promotes efficient development and the organization of land uses that minimizes travel and congestion in the community.</p>
<p>GV P1.2. Locate new housing near existing jobs and new jobs near existing housing</p>	<p><b>Consistent:</b> The proposed plans provide enhanced opportunities for a full range of housing types, locations, and densities to address the communities' fair share of regional housing needs, and provide market support to economically sustain commercial land uses. The land use plans include an emphasis on mixed-use areas that provide opportunities for higher density housing near employment and transit, particularly in Sylmar. Mixed-use developments are encouraged in the Sylmar CPA so that new residential projects are located within walking distance of employment, transit, and community services.</p>
<p>GV P1.3. Encourage transit-oriented development.</p>	<p><b>Consistent:</b> Policies in the proposed plans are designed to promote efficient development patterns that include enhanced transit-oriented development, particularly in Sylmar. The land use pattern focuses new development as infill located in proximity to existing development and near existing transit routes where possible for both CPAs. Policies also support a variety of transit services and pedestrian uses to meet the needs of residents, workers, and visitors.</p>
<p>GV P1.4. Promote a variety of travel choices.</p>	<p><b>Consistent:</b> Policies in the proposed plans promote a variety of mode choices, including walking, biking, and transit. Updated policies and strategies promote the development of complete pedestrian and vehicular connections that provide access from residential area and commercial areas. Policies that encourage complete neighborhoods and pedestrian and bikeway connectivity to nearby commercial uses, will promote alternative travel modes in the community. Policies require new development to provide pedestrian, bicycle and transit amenities, such as sidewalks, benches, bicycle racks, etc., will promote travel by alternative modes.</p>

**Principle 2: Foster livability in all communities**

<p>GV P2.1. Promote infill development and redevelopment to revitalize existing communities.</p>	<p><b>Consistent:</b> The proposed plans target new growth as infill in areas with vacant land, underutilized/under-performing, or obsolescent development. Policies provide for strategic growth and change that preserves existing neighborhoods and targets infill areas for new development scaled to complement existing uses and to provide enhanced economic vitality and jobs in the community. Changes focus on enhancing the quality of life with reduced need for automobile trips and increased walkability, connectivity among neighborhoods and districts, and the completion of cohesive and well-defined districts.</p>
--	---

<b>Table 4.9-8 SCAG Regional Transportation Plan and Growth Vision Principles</b>	
<i>Goal/Policy</i>	<i>Project Consistency</i>
GV P2.2. Promote developments which provide a mix of uses.	<b>Consistent:</b> The proposed plans include a number of areas designated as mixed use designed to allow new vertical mixed-use developments as well as horizontal mixed uses along certain commercial corridors that would allow residential, commercial, office and service uses, particularly in Sylmar. Mixed uses would create a more walkable community and are intended to provide opportunities for an individual to participate in multiple activities at a site (shopping, working, living, and recreating), thereby reducing automobile trips, air pollution, greenhouse gas emissions, energy consumption, and noise.
GV P2.3. Promote “people-scaled,” walkable communities.	<b>Consistent:</b> The proposed plans mobility and land use strategies are correlated to enhance pedestrian activity as a quality of life issue as well as a mode choice that aims to reduce the need for automobile trips and increase walkability by requiring connectivity among neighborhoods and districts, and centers.
GV P2.4. Support the preservation of stable, single-family neighborhoods	<b>Consistent:</b> Single-family residential development will not change substantially under the proposed plans due to the strategy to target growth as infill and near commercial centers and districts. Updated policies seek to ensure that the scale and character of established neighborhoods are preserved and fully shielded from potential adverse impacts of new development and that homes and neighborhoods are well maintained.
<b>Principle 3: Enable prosperity for all people</b>	
GV P3.1. Provide, in each community, a variety of housing types to meet the housing needs of all income levels.	<b>Consistent:</b> The proposed plans provide opportunities for a full range of housing types, locations, and densities to address all household income types while addressing regional housing needs, and assuring the availability of affordable housing. The mix, density, size, and location are specifically determined by the projected needs specified in the City of Los Angeles Housing Element.
GV P3.2. Support educational opportunities that promote balanced growth.	<b>Consistent:</b> The proposed plans support public and private schools in the City. In addition, goals and policies of the draft updated General Plan support other community educational facilities.
GV P3.3. Ensure environmental justice regardless of race, ethnicity, or income class.	<b>Consistent:</b> The proposed plans seek to continually monitor land use in the City to ensure a balanced inventory of sufficient land offering appropriate use designations and development intensities in strategic locations, which would help ensure environmental justice and encourage balanced growth. The proposed plans also avoid the concentration of high-impact uses in a manner that disproportionately affect a particular neighborhood or area.
GV P3.4. Support local and state fiscal policies that encourage balanced growth.	<b>Consistent:</b> A focus of the proposed plans is the development and preservation of land uses that will assist the City in maintaining a strong diversified economic base that provides employment opportunities while generating sufficient revenues for ongoing City operations, infrastructure, and public services, in light of sustainability goals, and new development paying its fair share for infrastructure and services.
GV P3.5. Encourage civic engagement.	<b>Consistent:</b> Goals and policies within the proposed plans provide for the development and maintenance of civic, park, school, utility, institutional, and other public uses to assure adequate distribution and access for residents and businesses; consistency with the pattern, scale, and quality of development; and prevention of adverse impacts on the community.
<b>Principle 4: Promote sustainability for future generations</b>	
GV P4.1. Preserve rural, agricultural, recreational, and environmentally sensitive areas.	<b>Consistent:</b> The proposed plans contain goals and policies that preserve the CPAs’ sensitive ecological areas and protect its open space and recreational resources.

**Table 4.9-8 SCAG Regional Transportation Plan and Growth Vision Principles**

Goal/Policy	Project Consistency
GV P4.2. Focus development in urban centers and existing cities.	<b>Consistent:</b> The proposed plans conserve the majority of land uses at the existing type and density. New growth would occur in limited areas that have been previously planned to accept growth; such as existing commercial centers, areas near the Sylmar/San Fernando Metrolink station, and business and industrial districts to sustain their economic vitality and evolve in response to changing market dynamics; and to meet mandates for more sustainable forms of development that reduce reliance on the automobile, consume less energy and water, and produce less pollution and greenhouse gas emissions.
GV P4.3. Develop strategies to accommodate growth that use resources efficiently, eliminate pollution and significantly reduce waste.	<b>Consistent:</b> The proposed plans provide an overall pattern of land uses that promotes efficient development; minimizes the impact of traffic congestion; reduces transportation distances, energy consumption, air pollution, and greenhouse gas emissions; ensures compatibility between uses; protects the open space, and trees; enhances community livability and public health; and sustains economic vitality.
GV P4.4. Utilize “green” development techniques.	<b>Consistent:</b> The proposed plans contain policies relating to environmental sustainability and “green” development techniques which minimizes consumption of scarce resources, pollution, greenhouse gas emissions, wastes and the exposure of residents and visitors to toxics and hazards. Policies encourage the incorporation of green building principles and materials to the extent practicable and financially feasible for new development.

SOURCE: Southern California Association of Governments, *2008 Regional Transportation Plan*; Southern California Association of Governments, *Compass Blueprint Growth Vision Program (2004)*.

**Impact 4.9-2 Implementation of the proposed plans would not result in a substantial increased potential for land use conflicts and nuisance relationships between existing and future land uses. This impact is *less than significant*.**

As discussed earlier, the majority of the land use changes under the proposed plans consist of General Plan Amendments to create consistency with the Framework designations. Several land use designations currently shown in the current land use maps would be revised as part of the proposed plans update and adoption and would be renamed. The proposed plans do not include any substantial alteration to existing land use patterns. Many neighborhoods, including single-family neighborhoods, are established and not expected to change significantly as growth in other parts of the communities occurs. The proposed plans would not result in the creation of a new road, disrupt traffic patterns, nor would it displace residents or alter neighborhoods. Updated policies and strategies promote the development of complete pedestrian and vehicular connections that provide access between residential and commercial areas.

Zone changes would be implemented in selected areas throughout the CPAs to enable opportunities for new housing, particularly along commercial corridors and near transit centers. Floor Area Ratio (FAR) in some planning sub-areas would be increased or decreased. Zone changes would also set height limits and density, require transition buffers for building heights adjacent to residential uses, restrict some industrial zoning to only allow the lightest industrial uses, limit outdoor storage, and require ground floor commercial for mixed-use development.

The proposed Granada Hills–Knollwood Community Plan proposes changes for consistency in land use designations, protection of hillsides in the foothills and open space areas, protection of single-family neighborhoods, and development of a pedestrian-friendly commercial corridor along Chatsworth Street. The proposed Sylmar Community Plan proposes some changes in allowable heights in numerous areas of the CPA, and also includes application of a CPIO. The Sylmar CPIO consists of several subareas

within specific multiple family residential, commercial, and industrial areas with the intent to encourage transit-oriented, pedestrian-friendly development, such as mixed-use residential, housing, and office, near the existing Sylmar/San Fernando Metrolink Station. The CPIO would also prohibit new auto and construction-related businesses and support active neighborhood-serving commercial uses in specific areas. In addition, residential development would be prohibited in selected commercial areas in order to maintain an adequate level of land for commercial uses and services. Development within the CPIO would follow the policies and design guidelines contained in the proposed Sylmar Community Plan.

As described above, the proposed plans would include design standards and guidelines for new residential, including small lot subdivisions, and commercial uses. These standards would ensure that new development complements the existing character and scale of neighborhoods in the CPAs. Furthermore, the proposed plans would provide new housing opportunities along major corridors and mixed-use areas, near commercial corridors and the Sylmar/San Fernando Metrolink Station, protect stable residential neighborhoods, and expand the existing Equinekeeping “K” Districts.

As the proposed plans would not intensify development in residential areas, instead focusing intensification along established commercial and industrial corridors, impacts to existing land uses would be minimal and the proposed plans would not result in a substantial increased potential for land use conflicts and nuisance relationships between existing and future land uses. This impact is *less than significant*.

### ■ Significant and Unavoidable Impacts

There are no significant and unavoidable impacts of the proposed plans with regard to land use and planning.

### ■ Mitigation Measures

The proposed plans include policies and programs that would reduce any potential land use impacts. In addition, the City of Los Angeles provides additional environmental review for discretionary development on a project-by-project basis.

### ■ Level of Significance After Mitigation

No mitigation is required to ensure that impacts remain less than significant.

## 4.9.7 Cumulative Impacts

Because land use policies are regional in scope, the geographic context for the cumulative impacts associated with land use issues is broader than the City of Los Angeles and would include development in all of Los Angeles, Ventura, Riverside, Imperial, Orange, and San Bernardino Counties, the six regions within the jurisdiction of SCAG. Past, present, and future cumulative development within this geographic context assumes full build-out of the General Plan of these six counties, as well as development envisioned in the Land Use Element of the City of Los Angeles General Plan (as represented by the thirty-five Community Plans). For an analysis of potential land use conflicts, the geographic context is substantially smaller, and would represent development in the CPAs and adjacent

communities. Cumulative impacts are only addressed for those thresholds that have a project-related impact, whether it is less than significant, significant, or significant and unavoidable. If “no impact” occurs, no cumulative analysis is provided for that threshold.

Regional growth in general is reviewed for consistency with adopted land use plans and policies by the County, City of Los Angeles, and other incorporated cities, in accordance with the requirements of CEQA, the state Zoning and Planning Law, and the state Subdivision Map Act, all of which require findings of plan and policy consistency prior to approval of entitlements for development. This process applies to all cumulative projects identified in Table 4-1 (Cumulative Projects). For this reason, the cumulative impact associated with inconsistency of future development with adopted plans and policies would not be significant.

New land uses under the proposed plans would be compatible with surrounding land uses and consistent with applicable plans, policies, and regulations. As a result, the project’s cumulative impact is *less than significant*.

Future projects in communities adjacent to the CPAs could result in land use conflicts and nuisance relationships between existing and future land uses. However, these effects would be localized. In addition, it is unlikely that any projects would be proposed that would result in a large-scale or significant land use conflict. All discretionary projects in the City of Los Angeles are reviewed for land use consistency and conflicts with adopted policies and implementation programs. Nuisance relationships and conflicts would be mitigated on a project-specific level, and there would be no cumulative impact. As noted, above, since the proposed plans would not intensify development in residential areas, instead focusing intensification along established commercial and transit corridors, impacts to existing land uses would be minimal and the proposed plans would not result in a substantial increased potential for land use conflicts and nuisance relationships between existing and future land uses. Therefore, the proposed plans’ cumulative impact is *less than significant*.

## 4.9.8 References

- Los Angeles Department of City Planning. *Granada Hills–Knollwood Community Plan*, 1999.
- . *Granada Hills Specific Plan*, 1992.
- . *Sylmar Community Plan*, 1997.
- . *The Citywide General Plan Framework: An Element of the City of Los Angeles General Plan*. CPC 94-0354 GPF CF 95-2259 CF 01-1162, adopted August 8, 2001. <http://cityplanning.lacity.org>.
- Southern California Association of Governments. *2012–2035 Regional Transportation Plan/Sustainable Communities Strategy*, adopted April 8, 2012.
- . *Compass Blueprint Growth Vision Program*, 2004.