

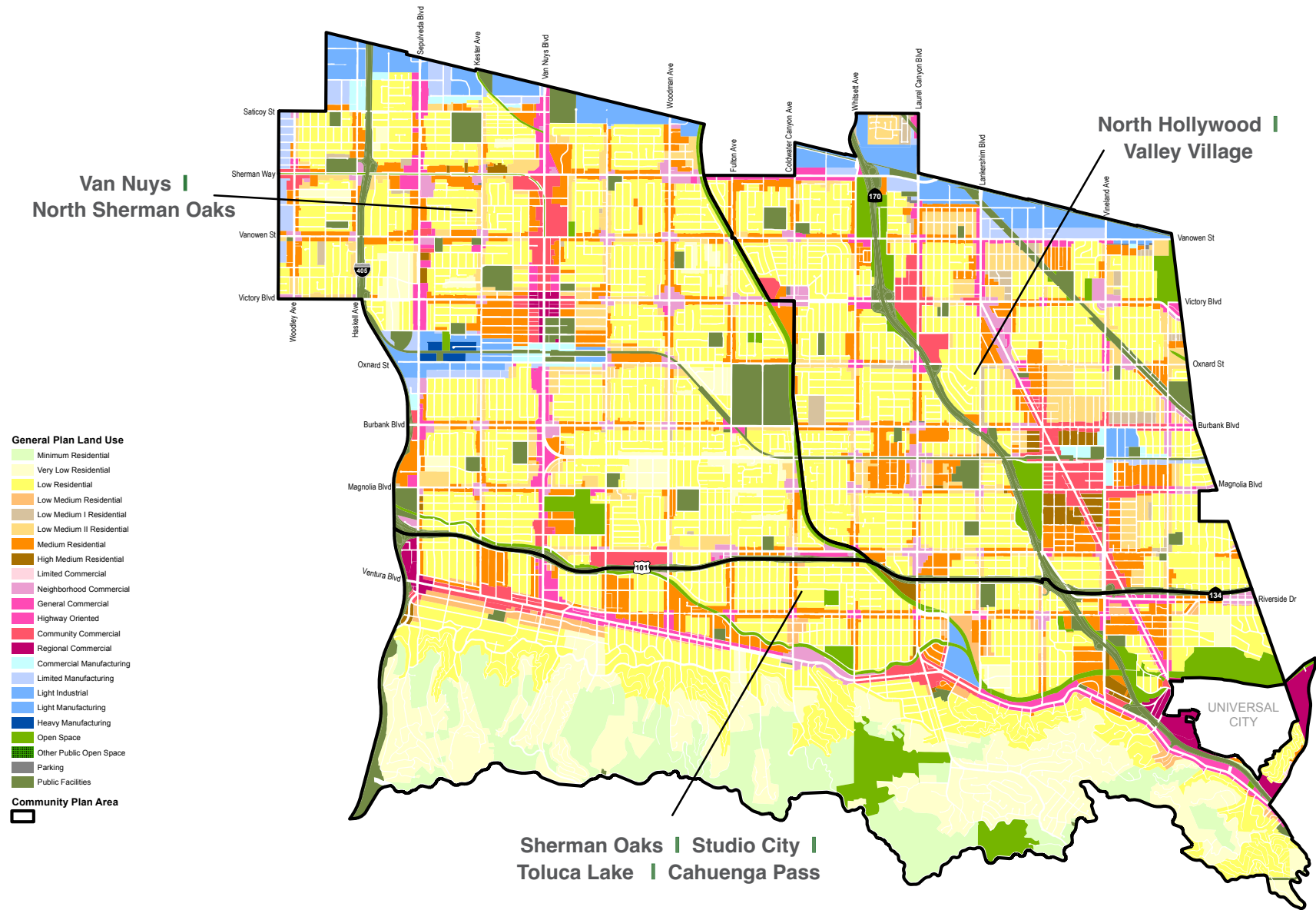
SOUTHEAST VALLEY COMMUNITY PLANS UPDATE

# COMMUNITY PLAN AREAS

NORTH HOLLYWOOD-VALLEY VILLAGE | VAN NUYS-NORTH SHERMAN OAKS | SHERMAN OAKS-STUDIO CITY-TOLUCA LAKE-CAHUENGA PASS



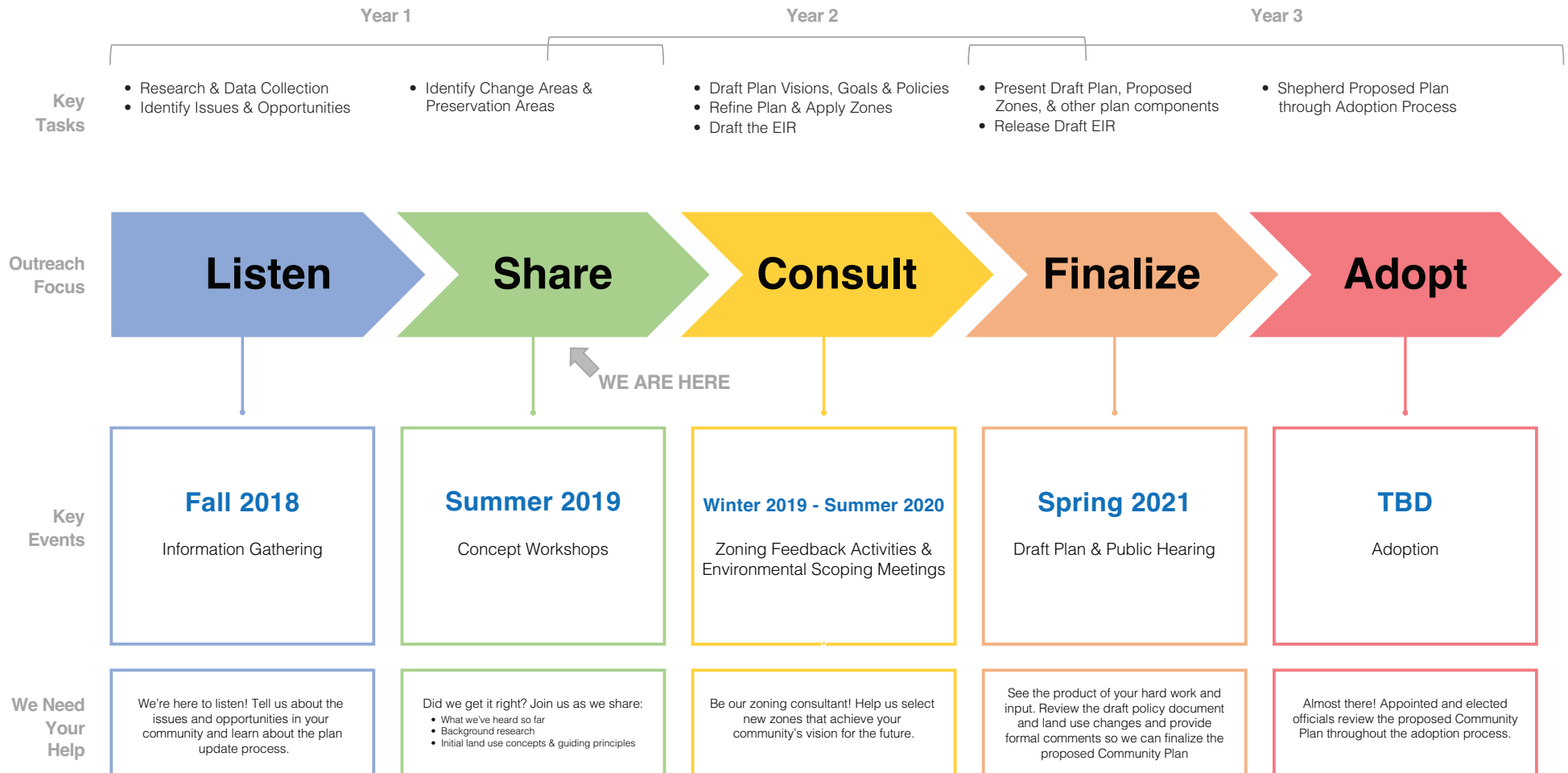
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# OUTREACH PROCESS

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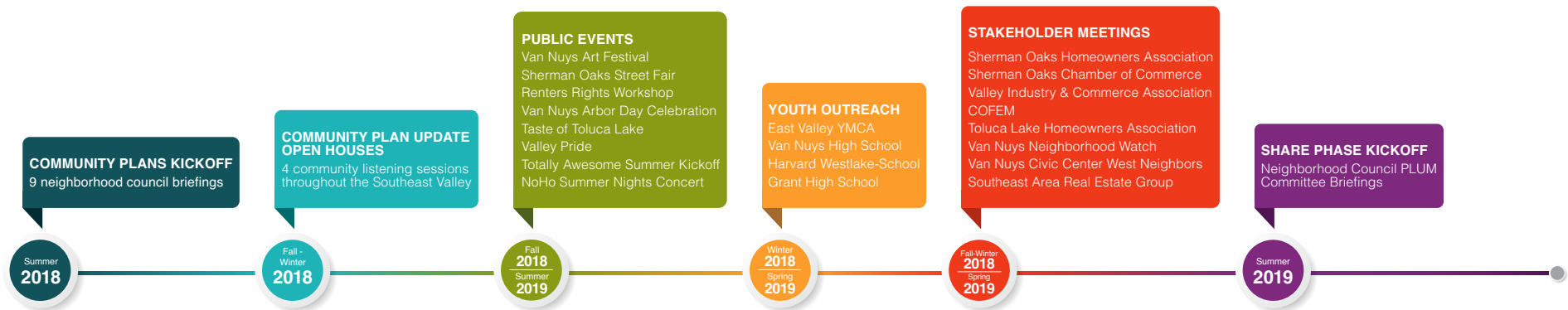


# PUBLIC PARTICIPATION & OUTREACH SUMMARY



NORTH HOLLYWOOD-VALLEY VILLAGE | VAN NUYS-NORTH SHERMAN OAKS | SHERMAN OAKS-STUDIO CITY-TOLUCA LAKE-CAHUENGA PASS

475+ survey respondents | 110+ youth engaged | 40+ outreach events | 1500+ stakeholders receiving regular updates



## SUMMARY OF COMMUNITY INPUT

### North Hollywood - Valley Village

- Preserve existing affordable housing and incentivize new affordable housing.
- Concentrate multifamily, mixed-use, and transit-oriented developments near transit and commercial corridors.
- Retain and encourage more independent businesses.
- Increase mobility options through designing complete and continuous sidewalks and bike paths and encouraging pedestrian-friendly neighborhoods.
- Increase open space and community gathering spaces throughout the community plan area. Promote access to a future revitalized LA River and Tujunga Wash.
- Incentivize new development in underutilized commercial corridors (i.e. Lankershim Blvd and Laurel Canyon Blvd)
- Protect existing industrial areas, which provide important jobs and economic activities. Ensure adequate buffers between noxious industrial uses and residential areas.

### Van Nuys - North Sherman Oaks

- Encourage investment to revitalize commercial boulevards, accompanied by measures to prevent displacement of small businesses and building form requirements to improve transitions between more intense and less intense uses.
- Preserve existing affordable housing and rent-stabilized units and add new housing capacity near transit hubs and on commercial corridors.
- Encourage development of destinations such as community/cultural centers, public gathering spaces, and dining and shopping alternatives.
- Retain industrial uses with better mitigation of impacts on nearby residential areas and encourage development of office/hybrid employment spaces.
- Develop new parks and open space opportunities, especially in northern Van Nuys. Enhance connections to open space along LA River and Tujunga Wash.
- Improve sidewalks, tree canopy, and street maintenance, and implement infrastructure such as protected bike lanes to encourage more walking and biking.

### Sherman Oaks - Studio City - Toluca Lake - Cahuenga Pass

- Maintain the historic feel and uniqueness of this area.
- Concentrate new housing capacity near jobs and transit hubs, and make sure it fits with the existing neighborhood character.
- Increase the overall supply of affordable housing to address growing homelessness and prevent displacement.
- Increase employment opportunities in the Valley to reduce commute times and stimulate local economies.
- Support existing independent small shops, which establish an identity for the area.
- Encourage building design guidelines that enhance the pedestrian experience.
- Invest in improving the LA River, already seen as a valuable community asset, and create an accessible riverpath filled with parks and other green spaces.
- Focus on transitions between uses.



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# YOUTH INPUT



Information for this summary was gathered through multiple listening sessions with youth from Grant High School, Van Nuys High School, East Valley YMCA, and Harvard-Westlake in fall 2018 and spring 2019, who shared the challenges they face currently and dynamic visions for their communities in the decades to come.

## ISSUES

housing affordability (high rents and homeownership feels unattainable) | increasing homelessness and encampments | mansionization | concerns about gentrification and displacement as properties get redeveloped | overcrowding | poor road conditions | speeding drivers | lack of sidewalks | traffic congestion | lack of parking | having to travel outside the three plan areas for recreational activities | personal safety and security concerns | clusters of abandoned and unkept buildings

## OPPORTUNITIES

**housing:** shelters and services for homeless populations | new and well-kept affordable multi-family housing

**open and green space:** more green space (e.g., community gardens) | tree canopies that provide shade | benches and other seating in public spaces | add recycle bins throughout the city

**arts and culture:** entertainment venues geared toward youth | community, cultural, and arts centers | evening activities and gathering spaces for youth | art murals in freeway underpasses and along LA riverwalk

**local economy:** career pathways for people in the community | support for small independent shops (less big box stores)

**mobility and access:** walkability and bikeability | wide and continuous sidewalks | bus shelters | more transit stops in the community plan areas | better connectivity to multi-modal transit and retail hubs | visible signage in high traffic areas | protected bike lanes | ability to walk to destinations within their neighborhoods | parking options | generate pedestrian activity along the LA River by promoting mixed-use development and better signage | free bike storage and more bike racks in busy corridors

**commercial development:** mixed-use spaces | housing near employment centers | commercial uses targeted to young people (e.g., cafes, shops, museums) | less car dealerships and more repair shops | maker spaces | hospitals and other neighborhood services as more housing is built

**design:** pedestrian-oriented street design | maintain the unique design character of homes in the Valley

**public safety:** street lighting for greater visibility | cleaner streets | stormwater management to reduce flooding impacts





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What We Heard From Stakeholders:

# VAN NUYS



## STRENGTHS

open space | public transit | design | walkability | mom and pop shops | public spaces | bike paths | parks | historic buildings | housing close to shopping and transit | architecture | variety of restaurants | culture | housing affordability

## CHALLENGES

renter protections | overcrowding | vacant storefronts | lack of parking | traffic | lack of public spaces | inaccessible sidewalks | homelessness | rising housing prices | lack of street lights | lack of open space | small business displacement | street cleaning | lack of bike lanes | lack of upscale retail shops | personal safety | auto uses near homes and retail | lack of code enforcement | illegal garage conversions

## LOOKING AHEAD, WE WOULD LIKE TO SEE...

**housing:** high-density mixed-use on corridors | permanent supportive housing | bungalows | small scale multi-family housing | live/work communities | affordable multi-family housing | protection of rent-stabilized units | motel conversions to affordable apartments

*where: transit corridors van nuys | sepulveda | oxnard*

**commercial development:** transit-oriented development along commercial corridors [van nuys | victory | sherman way] | cultural spaces | community centers | libraries | healthy grocery options | dining and entertainment options | cafes | movie theater | more local jobs

**mobility:** more DASH routes | walking and biking paths | cleaner streets | complete and continuous sidewalks | traffic calming on major roads | better lighting in public spaces

**open and green space:** more parks | larger tree canopy | more recreational spaces for youth | shared use of green space at schools and churches

*where: along sepulveda and van nuys | pacoima wash*

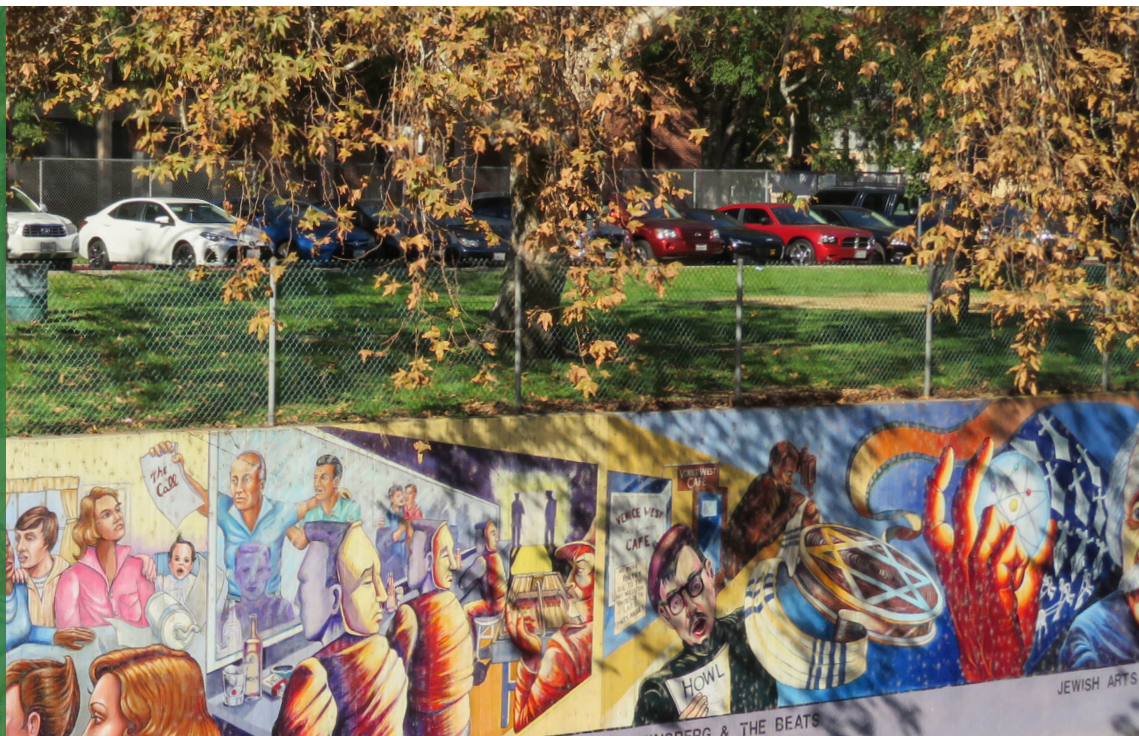
**design:** complete streets | public plazas





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## What We Heard From Stakeholders: **VALLEY GLEN**



### STRENGTHS

low-density | walkability | bikeability | open space | freeway access

### CHALLENGES

homelessness | parking | out of scale density | lack of open space | traffic congestion | personal safety | poor public transit | outdated infrastructure | gentrification | discontinuous sidewalks | few destinations within walking distance | vacant lots | auto-related uses near homes and retail areas | lack of code enforcement | slow or unresponsive city services

### LOOKING AHEAD, WE WOULD LIKE TO SEE...

**housing:** mixed-use projects | affordable housing | preservation of single-family | accessory dwelling units | condominiums | low-rise buildings

*where: burbank and laurel canyon | victory and fulton | shopping plazas on laurel canyon + woodman/victory*

**commercial development:** medical facilities | grocery stores | more dining and shopping options | transit-oriented development along commercial corridors

**mobility:** transit stops along burbank blvd | more DASH routes | protected bike lanes | parking management

**open and green space:** pocket parks | greenways | biking and walking trails | green roofs on residential and commercial uses

*where: victory west of woodman and east of hazeltine | bellaire and burbank*





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## What We Heard From Stakeholders: **VALLEY VILLAGE**



### STRENGTHS

tree-lined streets | walkability | pedestrian amenities |  
single-family neighborhoods | “hidden-gem” commercial  
areas | access to services | village character | bikeability |  
architectural design | open space | transit access |  
smaller homes

### CHALLENGES

mansionization | traffic | drought | overburdened  
infrastructure | loss of open space | overdevelopment |  
non-conforming renovations | lack of security | homeless  
encampments | incomplete sidewalks | blight | crime |  
building design not in keeping with neighborhood character | lack  
of parking | high speed driving | lack of affordable housing |  
transitions between residential and commercial areas | specific  
plan does not achieve desired outcomes

### LOOKING AHEAD, WE WOULD LIKE TO SEE...

**housing:** courtyard apartments | townhomes | affordable housing | mixed-use  
projects | condominiums | multifamily housing | suitable design that matches the  
current neighborhood character | targeted density

*where: lot at bellaire and burbank | laurel canyon from 101-burbank blvd. |  
burbank blvd. from 170 to coldwater canyon*

**commercial development:** retain and encourage more independent businesses |  
rehabilitate the “village” strip at magnolia/whitsett | renovate existing commercial areas |  
focus development along major commercial corridors [tujunga | laurel canyon |  
riverside | lankershim | chandler along orange line]

**mobility:** continuous sidewalks | walking paths | bike paths | more left signals | traffic  
calming to slow down speeding cars on major roads | pedestrian crossings

**open and green space:** develop tujunga wash | neighborhood or pocket parks  
*where: vacant lots in valley village | colfax elementary school*

**design:** pedestrian plazas | traditional architecture | quality design in new multi-family  
and commercial projects | appropriate scale of new development | better street lighting  
to improve visibility





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## What We Heard From Stakeholders: NORTH HOLLYWOOD



### STRENGTHS

proximity to public transit | affordable housing | entertainment, retail, and services | urban core of the valley | design | walkability | bikeability | high-density housing near transit | unique building designs | open and green space | amenities co-located, mix of single- and multi-family housing

### CHALLENGES

mansionization | lack of green space | lack of parking | lack of homeless services | lack of crosswalks and sidewalks | limited supply of affordable housing | abandoned spaces and empty storefronts | tree canopy upkeep | chain stores | high-rise apartments abutting single family neighborhoods | warehouses along tujunga and chandler

### LOOKING AHEAD, WE WOULD LIKE TO SEE...

**housing:** high-density mixed-use near transit | affordable housing | fourplexes with courtyards | row houses | housing for homeless populations

*where: central arts district | along lankershim and victory | valley plaza | dwp sites | east of tujunga | south of oxnard | west of clybourn*

**commercial development:** mixed-use and added density along busy streets and transit corridors [laurel canyon | victory | lankershim | vineland | magnolia | burbank | coldwater canyon | noho metro station | valley plaza] | healthy food options | renovated storefronts along lankershim

**mobility:** protected bike lanes on chandler | walking and biking paths | pedestrian crossings along magnolia | rapid transit | better sidewalks | improve walkability along vanowen | reduced car lanes and enforceable speed limits to increase walkability | added parking capacity

**open and green space:** pocket parks | dog parks | playgrounds | public common spaces | increased access to la river and tujunga wash between vanowen and roscoe and woodman and coldwater canyon

*where: dwp site off burbank | along victory | generate more access points and activities along tujunga greenway*

**design:** complete sidewalks | street lighting for greater visibility





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## What We Heard From Stakeholders: **SHERMAN OAKS**



### STRENGTHS

open space | freeway access | public transportation | LA riverpath | housing close to shopping and jobs | preservation of traditional single-family homes

### CHALLENGES

traffic | walkability | homelessness | lack of services for low-income households | aging rental housing stock | narrow and/or non-existent sidewalks | limited parking | speeding | mansionization | transitions between residential and commercial areas

### LOOKING AHEAD, WE WOULD LIKE TO SEE...

**housing:** a decrease in homelessness | mixed-use projects | cottage style homes | 4 stories or less | townhomes | affordable housing | suitable design that contributes to neighborhood character | targeted density | open space in multi-family  
*where: sepulveda and north of ventura could accommodate more density*

**commercial development:** transit-oriented development along commercial corridors [ventura | sepulveda | van nuys] | transformative design of sunkist headquarters | more dining options | pedestrian-friendly access to fashion square

**mobility:** wider sidewalks | smaller blocks | bike paths | more pedestrian crossings on major streets | dash routes down ventura and van nuys | strategies to increase walkability

**open and green space:** accessible riverpath | pocket parks | rooftop gardens | bike paths

*where: green space next to at&t building | sepulveda dam*

**public safety:** better street lighting to improve visibility | traffic calming measures

**design:** setbacks and tree plantings to soften transitions between abutting uses





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## What We Heard From Stakeholders: **STUDIO CITY**



### STRENGTHS

unique home designs | transit access | open space |  
walkability | historic feel | safety | proximity to freeways |  
housing close to jobs and shopping | pedestrian access |  
usable sidewalks | low density | schools

### CHALLENGES

lack of green spaces | mansionization | not enough  
crosswalks | lack of parking | large developments replacing  
open space | traffic | homeless encampments | too many  
auto-oriented manufacturing zones along ventura | exclusively  
commercial zones when it could be mixed-use | poor street  
maintenance

### LOOKING AHEAD, WE WOULD LIKE TO SEE...

**housing:** transit-oriented development | motel conversions to affordable housing |  
mini cottages grouped together | affordable multifamily housing | garden style |  
triplexes

*where: near the red line station and ventura and lankershim*

**commercial development:** mixed-use development along major boulevards and  
secondary streets like riverside, moorpark, and whitsett | future development at  
sportsmen's lodge and weddington golf & tennis should include open space | variety  
of shopping and eating options | prevent out of scale development

**mobility:** bike lanes | better pedestrian access to riverwalk and wash | safer  
pedestrian networks along laurel canyon

**open and green space:** parks | integrating future riverwalk into the community





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## What We Heard From Stakeholders: **TOLUCA LAKE**



### STRENGTHS

small town feel | building design | freeway access |  
low-density housing | walkability | transit options |  
proximity to shopping

### CHALLENGES

lack of open space | lack of parking | homelessness |  
mansions | condo conversions | lack of zoning  
transitions | density | pedestrian and cyclist safety | traffic  
speed | disconnected sidewalks | chain stores | limited  
parking in commercial areas leading to patrons parking in  
residential neighborhoods | inconvenient access to chandler  
bikeway | plane noise from nearby burbank airport

### LOOKING AHEAD, WE WOULD LIKE TO SEE...

**housing:** mixed-use projects | affordable rentals | duplex | triplex | fourplex  
*where: major arterials like riverside, lankershim, and cahuenga | north of  
magnolia | transitional zoning between single- and multi-family housing*

**commercial development:** transit-oriented development along major commercial  
corridors | keep industrial uses at a distance from residential areas

**mobility:** protected bike lanes along main roads like lankershim, cahuenga, and  
riverside | crosswalks and signaling on main streets | lower speed limits | add  
parking | traffic signals

**open and green space:** parks | rooftop gardens  
*where: riverside | work with toluca lake elementary school to use their excess  
land as open space*

**design:** tree-lined medians | wider sidewalks | maintain unique building designs  
in this neighborhood





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## What We Heard From Stakeholders: **CAHUENGA PASS**



### STRENGTHS

historic feel | open space | low-density housing | unique housing design | access to Cahuenga Boulevard | proximity to transit | freeway access

### CHALLENGES

topography | substandard streets | traffic | lack of parking | lack of sidewalks | no bike infrastructure | design of new apartments in hillside neighborhoods | access to open space

### LOOKING AHEAD, WE WOULD LIKE TO SEE...

**housing:** preservation of historic homes | affordable and middle class housing | protection of rent stabilized units | mixed-used projects along Cahuenga Boulevard

**commercial development:** offices and employment opportunities | keep industrial uses at a distance from residential uses

**mobility:** sidewalks | medians | better connections to the Hollywood Bowl | parking | bike infrastructure

**open and green space:** amenities at El Paseo de Cahuenga Park | pocket parks

**design:** street trees | neighborhood sensitive design standards