

RESEDA - WEST VAN NUYS
COMMUNITY PLAN UPDATE WORKSHOP

Welcome

Agenda

6:00 P.M. to 8:00 P.M.

- Welcome
- Community Plan Update Overview Presentation
- Table Discussions:
 - Preserving Residential Neighborhoods
 - Commercial Corridors
 - Mobility
 - Parks and the Public Realm
- Wrap-up & Closing

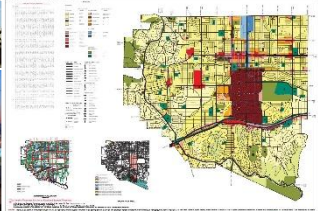
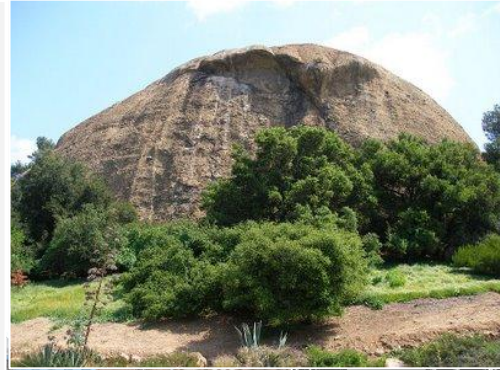




Reseda - West Van Nuys

COMMUNITY PLAN UPDATE WORKSHOP

July 25, 2017



Los Angeles
Department of City Planning



RESEDA - WEST VAN NUYS COMMUNITY PLAN UPDATE WORKSHOP

Agenda for today:

- Who, What, Where, and Why?
- Breakout Sessions
- Putting it All Together



COMMUNITY PLAN: The Basics

Three South West Valley Community Plans:

- Canoga Park-West Hills-Winnetka-Woodland Hills
- Reseda-West Van Nuys
- Encino Tarzana

What does a Community Plan Do?

- Sets a Vision for what you want to see in your community
- Creates and implements special planning tools that protects community character
- Guides decision making when development is proposed



NEW COMMUNITY PLAN: FRESH NEW LOOK

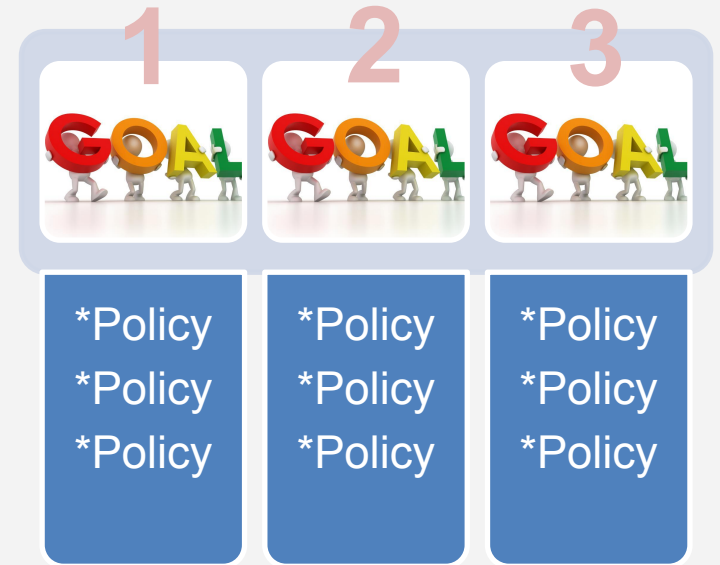
Three components of a Community Plan:

(1) Goals and Policies

(2) Land Use Designation

(3) Zoning Map

(4) Boundaries



As time passes, it's important to refresh these components!

RESEDA - WEST VAN NUYS COMMUNITY PLAN UPDATE WORKSHOP



Mansionization



Urban Design



Equestrian Neighborhoods



Hillside Development

RESEDA - WEST VAN NUYS COMMUNITY PLAN UPDATE WORKSHOP

STATE OF CALIFORNIA General Plan Guidelines

2003



GOVERNOR'S OFFICE OF PLANNING AND RESEARCH

Cities in California are required to adopt a General Plan to guide changes in the built and natural environment.

State General Plan
Requirements

Land Use

Housing

Circulation

Open Space

Conservation

Public Safety

Noise

Los Angeles General Plan

Framework

Community Plans

Housing

Mobility

Open Space

Conservation

Public Safety

Noise

Health & Wellness

Air Quality

Service Systems



NEW COMMUNITY PLAN: FRESH NEW LOOK

Three components of a Community Plan:


















(1) Goals and Policies

(2) Land Use Designation

(3) Zoning Map

(4) Boundaries

As time passes, it's important to refresh these components!

LAND USE			
RESIDENTIAL			
LOW DENSITY	CORRESPONDING ⁹ ZONES	MULTIPLE FAMILY	CORRESPONDING ⁹ ZONES
 MINIMUM	OS, A1, A2, RE40	 LOW MEDIUM I	R2, RD3, RD4, RZ3, RZ4, RU, RW1
 VERY LOW	RE20, RA, RE15, RE11	 LOW MEDIUM II	RD1.5, RD2, RW2, RZ2.5
 VERY LOW II	RE15, RE11	 MEDIUM	R3
 LOW	RE9, RS, R1, RU, RD6, RD5	 HIGH MEDIUM	R4
COMMERCIAL		INDUSTRIAL	
 NEIGHBORHOOD	C1, C1.5, C2, C4, RAS3, RA54	 LIMITED	CM, MR1, M1
 LIMITED	CR, C1, C1.5, RAS3, RA54, P	 LIGHT	MR2, M2
 GENERAL	C1.5, C2, C4, RAS3, RA54		
 COMMUNITY	CR, C2, C4, RAS3, RA54		
 REGIONAL	CR, C1.5, C2, C4, RA53, RA54, R3, R4, R5		
		OPEN SPACE, PUBLIC FACILITIES	
		 OPEN SPACE	OS, A1
		 PUBLIC FACILITIES ⁵	PF

NEW COMMUNITY PLAN: FRESH NEW LOOK

Three components of a Community Plan:

- (1) Goals and Policies
- (2) Land Use Designation
- (3) Zoning Map
- (4) Boundaries**

As time passes, it's important to refresh these components!



WHY UPDATE OUR COMMUNITY PLANS?

Current Community Plans:

- Last updated in the late 90s and needs refreshing
- The Plans are NOT tailored to address urban design and community character
- Could provide greater neighborhood protections
- Do NOT encourage and plan for Transportation Neighborhoods
- Do NOT adequately recognize sustainability goals and infrastructure needs
- Current zones are NOT consistent with improved zoning tools, are difficult and confusing to administer and adds additional layers of bureaucracy and delay

RESEDA - WEST VAN NUYS COMMUNITY PLAN UPDATE WORKSHOP

Goals of updating the community plan:

- Update policies to reflect neighborhood goals
Exp: Create context sensitive zones, update resources
- Re-evaluate existing capacity to meet community needs
- Update the Land Use map
Exp: Changing designations that no longer apply to what's on the ground
- Apply a new flexible zoning code to existing areas



NEW COMMUNITY PLAN: FRESH NEW LOOK

What's going to be improved in our NEW Plans:

- **Tailored new Zones that preserve your community's character**
 - *New Single Family Zones
 - *New Commercial and Industrial zones with higher design requirements
 - *Easy to understand!!!
- Sustainability Features that improve the environment
 - *Transit Neighborhoods
- Discussion of your community's infrastructure needs
 - *Parks and Open Spaces
 - *Roadways
 - *Mobility

RESEDA - WEST VAN NUYS COMMUNITY PLAN UPDATE WORKSHOP

PROPOSED ZONING SYSTEM

BUILDING

RELATIONSHIP TO THE RIGHT OF WAY

PERMITTED
USES

NUMBER
OF UNITS

[FORM - FRONTAGE] [USE - DENSITY]

BUILT ENVIRONMENT

ACTIVITY



DEPARTMENT OF CITY PLANNING
POLICY PLANNING BUREAU
CODE STUDIES DIVISION

PLAN
re:code

DATE: JUNE 21, 2017

NUMBER 1: FORM

[FORM-FRONTAGE] [USE-DENSITY]

Sets development envelopes for buildings with:

- Lot Criteria
- Building Placement
- Bulk & Mass
- Activation

High Rise

C. Form Standards

1. Lot and Site Parameters

Lot Size	
Lot area for new lots (min)	n/a
Lot width for new lots (min)	25'
Site Coverage	
Building coverage (max)	100%
Outdoor amenity space (min)	20%

2. Building Placement

Build-to Range	
Priority Street build-to range (min/max)	0/5'
% of lot width occupied by building	90%
Facade in Priority Street build-to range (min)	
% of plaza replacing building facade in Priority Street build-to range (max)	30%
Non Priority Street build-to range (min/road)	0/10'
% of lot width occupied by building facade in Non Priority Street build-to range (min)	80%
% of plaza replacing building facade in Non Priority Street build-to range (max)	30%

Side and Rear Building Setbacks

Side or rear, interior (min)	0'
Side or rear, abutting alley (min)	0'

Finishing Setbacks

Priority Street (min)	40'
Non Priority Street (min)	25'

9-6 | City of Los Angeles Zoning Code APRIL 26, 2017 STAFF DRAFT | recode LA

High Rise

3. Bulk and Mass

Building Height	Min	Max
HRS 2	4 stories	...
HRS 2	10 stories	...

Floor Area Ratio (FAR)	Min	Max	Special
HRS 2	10.0	15.0	

Upper Story Setback

Upper story setback at 12 stories from reference lot line (max)	40'
Upper story setback from street (max)	0'

Building Mass

Street-facing facade length (max)	200'
-----------------------------------	------

4. Activation

Orientation	HRS 1	HRS 2	Standard
Disposition	•	•	Sec. 3.3.3
General	•	•	Sec. 3.3.3
Height/Volume	•	•	Sec. 3.3.3
Upper Floor	•	•	Sec. 3.3.3
Active Alley	•	•	Sec. 3.3.7

APRIL 26, 2017 STAFF DRAFT | recode LA City of Los Angeles Zoning Code | 9-7


NUMBER 2: FRONTAGE

[FORM FRONTAGE] [USE-DENSITY]

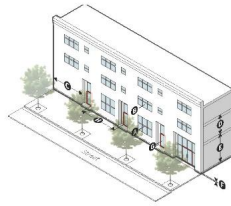
- Requirements for how site & building addresses the right of way:
 - Transparency
 - Story Height
 - Pedestrian Access
 - Building Elements
- By choice or mandated by zone

Div. 9.3. Frontage

Sec. 9.3.1. Shopfront



Sec. 9.3.2. Live/Work



	SHOPFRONT FRONTAGE		LIVE/WORK FRONTAGE	
	Priority St.	Non Priority St.	Priority St.	Non Priority St.
Transparency				
Ⓐ Ground story (min)	70%	50%	55%	40%
Ⓑ Upper story (min)	20%	20%	20%	20%
Ⓒ Blank wall area (max)	20'	30'	25'	35'
Story Height				
Ⓓ Ground story, floor to floor (min)	16'	16'	15'	15'
Ⓔ Upper story, floor to floor (min)	10'	10'	10'	10'
Ⓕ Ground floor elevation (min/max)	0/2'	0/2'	0/2'	0/2'
Ⓖ Ground floor dwelling unit (min/max)	n/a	n/a	n/a	n/a
Pedestrian Access				
Ⓗ Street-facing entrance	Required	Required	Required	Required
Ⓘ Entrance spacing (max)	50'	75'	75'	100'
Building Elements Allowed				
Awning/canopy	•	•	•	•
Balcony	•	•	•	•
Gallery	---	---	---	---
Porch	---	---	---	---
Recessed entry	•	---	•	•
Stoop	---	---	---	---

9-30 | City of Los Angeles Zoning Code
APRIL 26, 2017 STAFF DRAFT | re code LA

NUMBER 3: USE DISTRICTS

[FORM-FRONTAGE][USE DENSITY]

- Category system instead of enumerated list
- Clear use definitions & standards

Use Category	Use Group	Use District	Use Class			
			Neighborhood Mixed Use 1	Community Mixed Use 1	Regional Mixed Use 1	Office Mixed Use
			NX1	CX1	RX1	OX
	RESIDENTIAL USES					
	Household Living, as Listed Below:					
	One-Unit		P	P	P	P
	Two-Unit		P	P	P	P
	Multi-Unit		P	P	P	P
	Fraternity/Sorority Housing		P	P	P	--
	Manufactured Home/RV Park		--	--	--	--
	Community Care Facility, Licensed; As listed below:					
	6 or fewer		P	P	P	--
	7 or more		L	L	L	--

Clear when allowed with limitation or Conditional Use Permit

NUMBER 4: DENSITY

Identifies density at-a-glance, just like we do today with R1, R2, R3, and so on

[FORM-FRONTAGE][USE-DENSITY]

Number of Units

Density Indicator	Unit per Lot Area	Current Zone Equivalent
2	200	R5
4	400	R4
6	600	n/a
8	800	R3
12	1200	n/a
15	1500	RD1.5
20	2000	RD2
30	3000	RD3
40	4000	RD4
50	5000	RD5
60	6000	RD6

NEW COMMUNITY PLAN: FRESH NEW LOOK

What's going to be improved in our NEW Plans:

- Tailored new Zones that preserve your community's character
 - *New Single Family Zones
 - *New Commercial and Industrial zones with higher design requirements
 - *Easy to understand!!!
- **Sustainability Features that improve the environment**
 - *Transit neighborhoods
- Discussion of your community's infrastructure needs
 - *Parks and Open Spaces
 - *Roadways
 - *Mobility

NEW COMMUNITY PLAN: FRESH NEW LOOK

What's going to be improved in our NEW Plans:

- Tailored new Zones that preserve your community's character
 - *New Single Family Zones
 - *New Commercial and Industrial zones with higher design requirements
 - *Easy to understand!!!
- Sustainability Features that improve the environment
 - *Transit neighborhoods
- **Discussion of your community's infrastructure needs**
 - *Parks and Open Spaces
 - *Roadways
 - *Mobility

RESEDA - WEST VAN NUYS COMMUNITY PLAN UPDATE WORKSHOP

Breakout Session topics:

1. Residential Neighborhoods
2. Commercial Corridors
3. Mobility
4. Parks and the Public Realm



WHAT'S NEXT



Step 1
Research
(6 months)

Step 2
Workshops
(6 months)

Step 3
Draft Plan
(9 months)

Step 4
EIR
(9 months)

Step 4
Adoption
(6 months)

- *Research
- *Neighborhood Council
- *Community outreach

- *Community outreach
- *Understanding the community
- *Creating future policies and goals

- *Community outreach through Neighborhood Councils
- *Include comments received at previous mtgs.

- *Community scoping meetings
- *Discussion of impacts

- *Area Planning Commission
- *City Planning Commission
- *Council Committees
- *Council
- * All meetings are public

Start

Public Outreach at every step

Success

Wed, Jul 12
6:30 – 8:30 PM

Encino Workshop
Encino Community Center * 4935 Balboa Blvd



Thur, Jul 13
6:00 – 8:00 PM

Canoga Park Workshop
Canoga Park Senior Center * 7326 Jordan Ave



Tues, Jul 18
6:00 – 8:00 PM

West Hills Workshop
de Toledo High School * 22622 Vanowen St



Wed, Jul 19
6:00 – 8:00 PM

Reseda Workshop
Office of Council District 3 Community Room * 15040 Vanowen St



Tues, Jul 25
6:00 – 8:00 PM

Lake Balboa Workshop
Birmingham High School (Multipurpose Room) * 17000 Haynes St *(Enter off Victory)*

Thur, Jul 27
6:00 – 8:00 PM

Tarzana Workshop
San Fernando Valley Arts & Cultural Center * 18312 Oxnard St

Wed, Aug 2
6:00 – 8:00 PM

Woodland Hills Workshop
St. Mel's Catholic Church * 20870 Ventura Blvd

Tues, Aug 8
6:00 – 8:00 PM

Winnetka Workshop
Stanley Mosk Elementary School * 7335 Lubao Ave *(Parking entrance is on Valerio)*

Wed, Jul 12

6:30 – 8:30 PM

Encino Workshop

Encino Community Center * 4935 Balboa Blvd

Thur, Jul 13

6:00 – 8:00 PM

Canoga Park Workshop

Canoga Park Senior Center * 7326 Jordan Ave

Tues, Jul 18

6:00 – 8:00 PM

West Hills Workshop

de Toledo High School * 22622 Vanowen St

Wed, Jul 19

6:00 – 8:00 PM

Reseda Workshop

Office of Council District 3 Community Room * 19040 Vanowen St

Tues, Jul 25

6:00 – 8:00 PM

Lake Balboa Workshop

Birmingham High School (Multipurpose Room) * 17000 Haynes St *(Enter off Victory)*

Thur, Jul 27

6:00 – 8:00 PM

Tarzana Workshop

San Fernando Valley Arts & Cultural Center * 18312 Oxnard St

Wed, Aug 2

6:00 – 8:00 PM

Woodland Hills Workshop

St. Mel's Catholic Church * 20870 Ventura Blvd

Tues, Aug 8

6:00 – 8:00 PM

Winnetka Workshop

Stanley Mosk Elementary School * 7335 Lubao Ave *(Parking entrance is on Valerio)*

RESEDA - WEST VAN NUYS COMMUNITY PLAN UPDATE WORKSHOP

Principal City Planner:

Craig Weber
(213) 978-1311
craig.weber
@lacity.org

Senior City Planner:

Christine Saponara
(818) 374-5068
christine.saponara
@lacity.org

City Planner:

Adam Villani
(818) 374-5067
adam.villani
@lacity.org

Planning Associate:

Erika Lam
(818) 374-5046
erika.lam
@lacity.org



swvalleyplans.org

swvalleyplans@gmail.com

@swvalleyplans - Twitter

<https://www.facebook.com/swvalleyplans>

