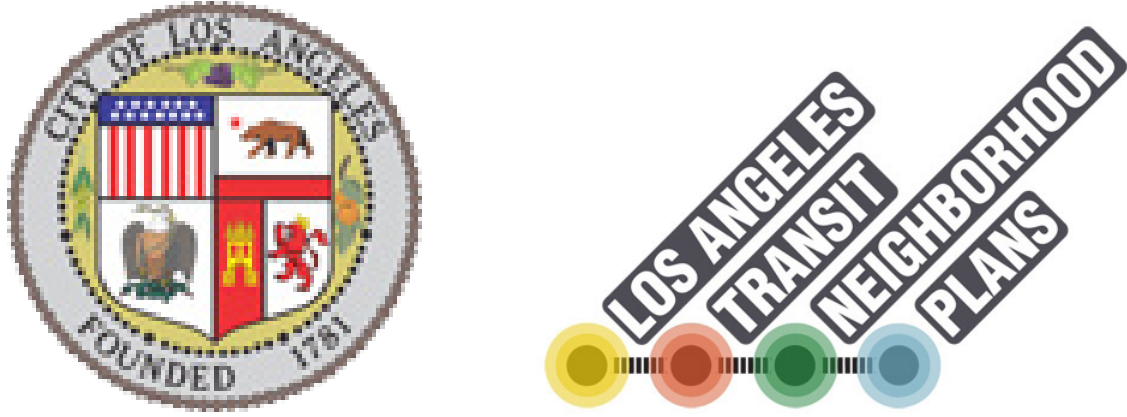


Orange Line Transit Neighborhood Plans

Van Nuys and Sepulveda Station Area

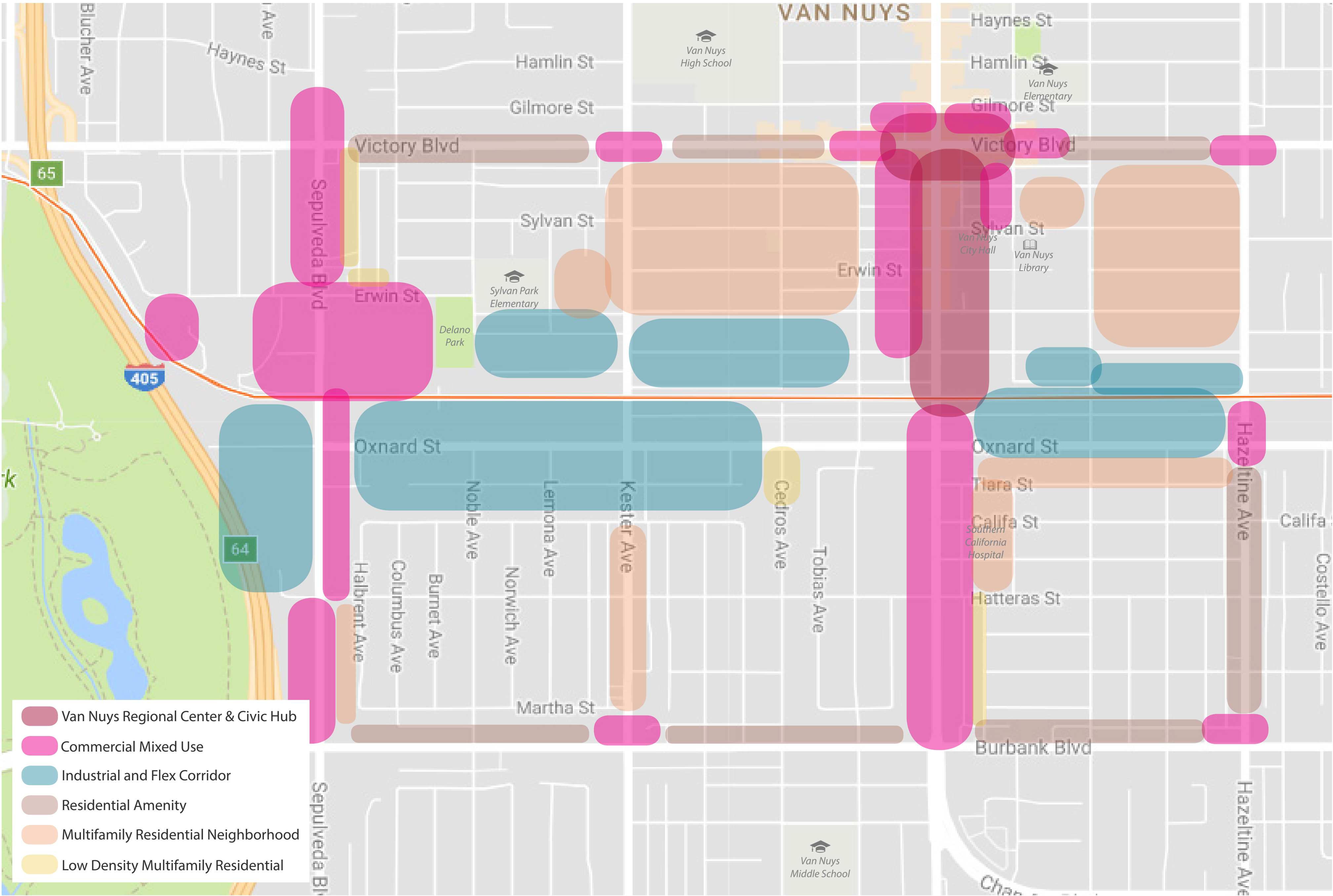


Vision

Regional Gateway - Civic Center & Jobs Hub

Goals

- **Enhance the vibrancy of the Civic Center and regional commercial area** by allowing for density that supports restaurants and retail beyond the 9 to 5 hours
- **Preserve jobs in industrial areas while allowing flexibility to accommodate new and emerging industries** through a variety of hybrid or mixed use industrial zones, some of which permit limited live/work units
- **Connect the stations to employment hubs** by encouraging active uses along the corridors and bike path
- **Enhance and expand multifamily residential** by requiring pedestrian-friendly design and incentivizing provision of affordable housing
- **Promote walkability and provide amenities to neighborhoods** by allowing for a limited amount of neighborhood-serving uses (childcare, etc.) along the Burbank, Victory, and Hazeltine corridors



Strategies

Van Nuys Regional Center & Civic Hub



- Supports core retail and encourages indoor/outdoor restaurants and other active uses along Van Nuys Boulevard to activate the area around-the-clock.
- Promotes reuse of historic buildings by allowing changes of use (e.g., retail to fitness studio) without requiring additional parking.
- Typical building types include office, mixed-use, and commercial buildings with retail or restaurants.
- **Max Floor Area Ratio (FAR): 3.0 to 4.0**
- **Max Height: Restricted by FAR***

Commercial Mixed Use



- Activates commercial corridors with a variety of uses that serve the local community such as cafes, restaurants, and shops while providing housing at a greater density.
- Requires buildings to be placed at the sidewalk, a minimum storefront transparency, and parking at the side or in the rear.
- Typical building types include commercial or mixed use buildings.
- **Max FAR: 2.5 to 3.5 (Van Nuys, Sepulveda); 2.0 to 4.0 (Sepulveda at Oxnard, Civic Center)**
- **Max Height: 5 stories (Van Nuys, Sepulveda); Restricted by FAR (Sepulveda at Oxnard, Civic Center)***

Industrial and Flex Corridor



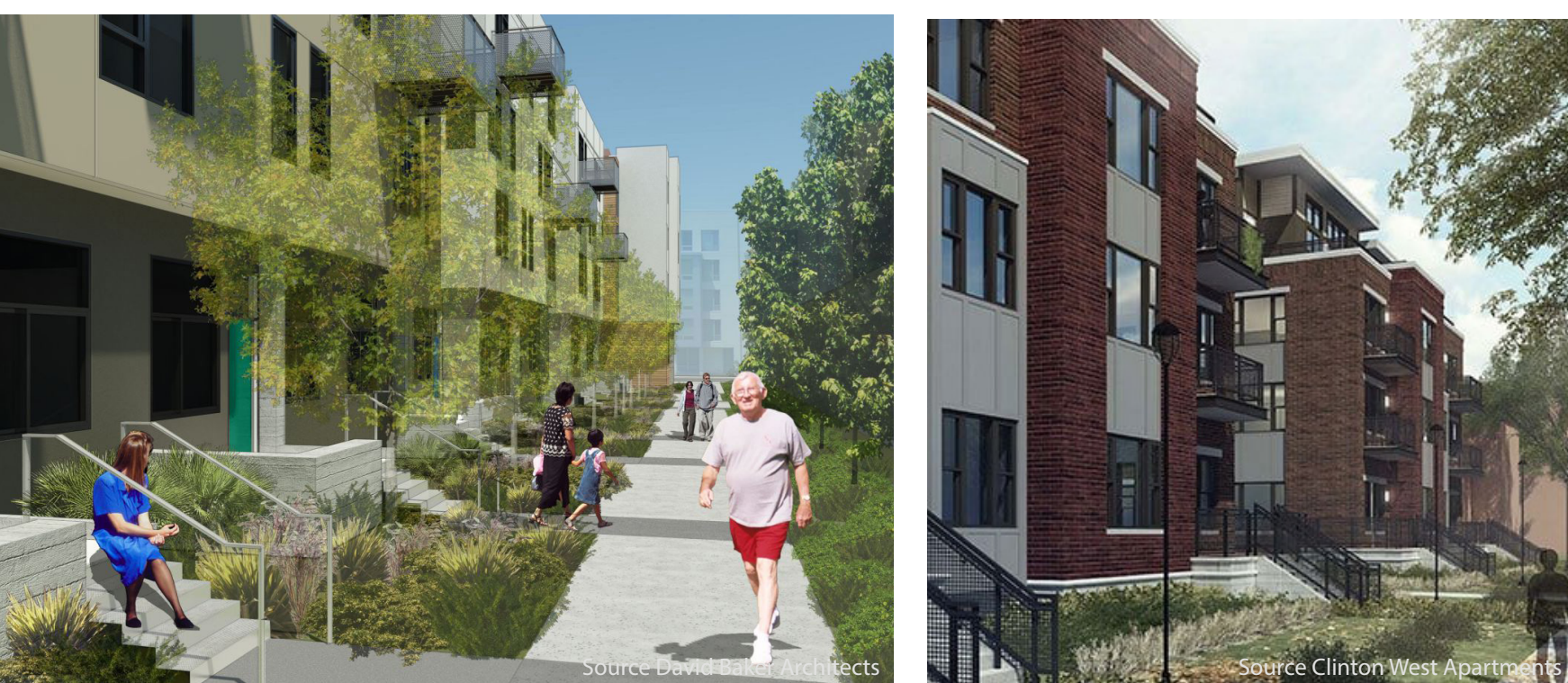
- Retains employment focus of the area to preserve existing jobs and encourage a mix of clean tech jobs.
- Allows limited live/work units in some areas to transition to adjacent residential neighborhoods.
- Improves compatibility with adjacent residential uses by restricting heavy industrial uses.
- Typical building types include light industrial, creative office space, and limited restaurants and retail.
- **Max FAR: 1.5 to 4.5 (varies by area)**
- **Max Height: Restricted by FAR***

Residential Amenity



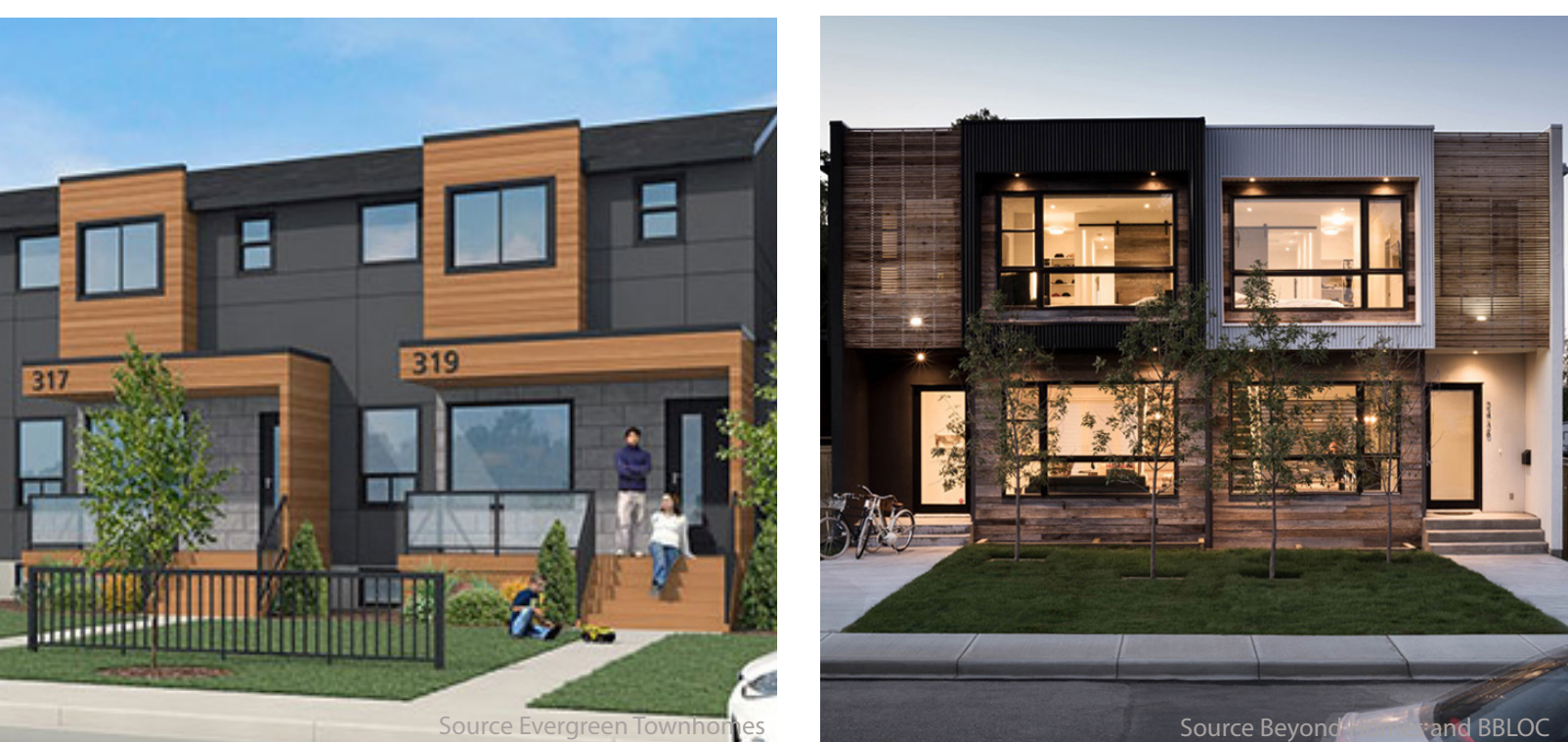
- Allows for residential as well as limited neighborhood-serving uses, such as day cares and cafes, to make street more active and foster Victory and Burbank as mobility corridors.
- Restricts tenant size for neighborhood-serving uses in order to retain residential focus while allowing small businesses and neighborhood amenities.
- Typical building types include limited mixed use development with ground floor commercial and upper floor residential, or residential-only buildings.
- **Max FAR: 2.5 to 3.5**
- **Max Height: 4 stories (Burbank, Hazeltine, Victory between Kester and Sepulveda); 6 stories (Victory between Hazeltine and Kester)***

Multifamily Residential Neighborhood



- Allows medium density multifamily residential development and incentivizes affordable housing.
- Typical building types include apartments or condominiums with below-grade or structured parking.
- **Max FAR: 3.0 to 4 (Varies by area)**
- **Max Height: 4 stories (south of Orange Line); 5 to 6 stories (north of Orange Line)***

Low Density Multifamily Residential



- Introduces lower density multifamily residential zone along neighborhood edges.
- Limits scale to promote compatibility with adjacent single-family uses.
- Typical building types include townhomes, duplexes, fourplexes, bungalow courts, and small lot subdivisions.
- **Max FAR: 3.0 to 3.5**
- **Max Height: 1 to 3 stories***

*Generalized, but can differ depending on type of building and area; see chart for details

	Allowable Uses		Floor Area Ratio (Base / Bonus) ²		Height		Density (Units per square feet of Lot Area)	
	Proposed	Existing	Proposed	Existing ¹	Proposed	Existing ¹	Proposed	Existing ¹
A	General Commercial	Regional Commercial	3/4	1.5/3.25	Restricted by FAR	45'/56'	Restricted by Form	400/250
B	Community Commercial	General Commercial, Limited to Heavy Manufacturing	2/4	1.5/3.25 or 1.5	Restricted by FAR	45'/56'	Restricted by Form	400/250 or --
C	Community Commercial	General Commercial	2.5/3.5	1.5/2.75	60'	45'/56'	Restricted by Form	400/250
J	Hybrid Industrial I (limited Live/Work allowed)	Light Manufacturing	1.5/3.5	6	Restricted by FAR	Restricted by FAR	Restricted by Form	--
K	Hybrid Industrial II (limited Live/Work allowed)	Commercial Manufacturing, Limited Manufacturing	2/3	1.5	Restricted by FAR	Restricted by FAR	Restricted by Form	--
L	Hybrid Industrial III (limited Live/Work allowed)	Commercial Manufacturing	2/4	1.5	Restricted by FAR	Restricted by FAR	Restricted by Form	--
M	Industrial Mixed II (no residential allowed)	Limited to Heavy Manufacturing	3/4	1.5	Restricted by FAR	Restricted by FAR	--	--
N	Industrial Mixed II (no residential allowed)	Light and Limited Manufacturing	3/4.5	1.5	Restricted by FAR	Restricted by FAR	--	--
O	Light Industrial	Light Manufacturing	1.5	1.5	Restricted by FAR	Restricted by FAR	--	--

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	Allowable Uses		Floor Area Ratio (Base / Bonus) ²		Height		Density (Units per square feet of Lot Area)	
	Proposed	Existing	Proposed	Existing ¹	Proposed	Existing ¹	Proposed	Existing ¹
A	General Commercial	Regional Commercial	3/4	1.5/3.25	Restricted by FAR	45'/56'	Restricted by Form	400/250
B	Community Commercial	General Commercial, Limited to Heavy Manufacturing	2/4	1.5/3.25 or 1.5	Restricted by FAR	45'/56'	Restricted by Form	400/250 or --
C	Community Commercial	General Commercial	2.5/3.5	1.5/2.75	60'	45'/56'	Restricted by Form	400/250
D	Residential Amenity	Medium Residential	2.5/3.5	3/4.2	65'	35' to 45'/56'	Restricted by Form	800/533 or 1,500/1,000
E	Residential Amenity	Medium, Low Medium II Residential	2.5/3.5	3	50'	35' to 45'	400	800
F	Residential Multifamily	Medium Residential	3/4	3/4.2	65'	30' to 45'/56'	Restricted by Form	800/533 or 1,200/800
H	Residential Multifamily	Medium, Low Medium II Residential	3/3.5	3	45'	45'	800	800
I	Residential Multifamily	Low Medium II Residential	3/3.5	3/4.2	45'	45'/56'	1,500	800/533 or 2,000/1,481
J	Hybrid Industrial I (limited Live/Work allowed)	Light Manufacturing	1.5/3.5	6	Restricted by FAR	Restricted by FAR	Restricted by Form	--
K	Hybrid Industrial II (limited Live/Work allowed)	Commercial Manufacturing, Limited Manufacturing	2/3	1.5	Restricted by FAR	Restricted by FAR	Restricted by Form	--
L	Hybrid Industrial III (limited Live/Work allowed)	Commercial Manufacturing	2/4	1.5	Restricted by FAR	Restricted by FAR	Restricted by Form	--
M	Industrial Mixed II (no residential allowed)	Limited to Heavy Manufacturing	3/4	1.5	Restricted by FAR	Restricted by FAR	--	--
N	Industrial Mixed II (no residential allowed)	Light and Limited Manufacturing	3/4.5	1.5	Restricted by FAR	Restricted by FAR	--	--
O	Light Industrial	Light Manufacturing	1.5	1.5	Restricted by FAR	Restricted by FAR	--	--

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	Allowable Uses		Floor Area Ratio (Base / Bonus) ²		Height		Density (Units per square feet of Lot Area)	
	Proposed	Existing	Proposed	Existing ¹	Proposed	Existing ¹	Proposed	Existing ¹
A	General Commercial	Regional Commercial	3/4	1.5/3.25	Restricted by FAR	45'/56'	Restricted by Form	400/ 250
B	Community Commercial	General Commercial, Limited to Heavy Manufacturing	2/4	1.5/3.25 or 1.5	Restricted by FAR	45'/56'	Restricted by Form	400/250 or --
C	Community Commercial	General Commercial	2.5/3.5	1.5/2.75	60'	45'/56'	Restricted by Form	400/ 250
D	Residential Amenity	Medium Residential	2.5/4	3/4.2	65'	35' to 45'/56'	Restricted by Form	800/533 or 1,500/1,000
E	Residential Amenity	Medium, Low Medium II Residential	2.5/3.5	3	50'	35' to 45'	400	800
F	Residential Multifamily	Medium Residential	3/4	3/4.2	65'	30' to 45'/56'	Restricted by Form	800/533 or 1,200/800
G	Residential Multifamily	Medium Residential	3/3.5	3	56'	30' to 45'/56'	400	800/533 or 1,200/800
H	Residential Multifamily	Medium, Low Medium II Residential	3/3.5	3	45'	30' to 45'	800	800 to 1,500
I	Residential Multifamily	Low Medium II, Low Residential	3/3.5	.45 or 3/4.2	45'	30' or 45'/56'	1,500	5,000 or 2,000/1,481
J	Hybrid Industrial I (limited Live/Work allowed)	Light Manufacturing	1.5/3.5	6	Restricted by FAR	Restricted by FAR	Restricted by Form	--
K	Hybrid Industrial II (limited Live/Work allowed)	Commercial Manufacturing, Limited Manufacturing	2/3	1.5	Restricted by FAR	Restricted by FAR	Restricted by Form	--
L	Hybrid Industrial III (limited Live/Work allowed)	Commercial Manufacturing	2/4	1.5	Restricted by FAR	Restricted by FAR	Restricted by Form	--
M	Industrial Mixed II (no residential allowed)	Limited to Heavy Manufacturing	3/4	1.5	Restricted by FAR	Restricted by FAR	--	--
N	Industrial Mixed II (no residential allowed)	Light and Limited Manufacturing	3/4.5	1.5	Restricted by FAR	Restricted by FAR	--	--
O	Light Industrial	Light Manufacturing	1.5	1.5	Restricted by FAR	Restricted by FAR	--	--

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November 2017 Open Houses