

Southeast Valley Community Plans Update Outreach Summary

Work Program Background

The Southeast Valley Community Plans Update (SEVCPU) team is currently updating three of Los Angeles' thirty-four community plans. The SEVCPU comprises the following three community plan areas:

- North Hollywood - Valley Village
- Sherman Oaks - Studio City - Toluca Lake - Cahuenga Pass
- Van Nuys - North Sherman Oaks

Stretching from the City of Burbank to Interstate 405 between Mulholland Drive and the Metrolink tracks, this work program covers approximately 37 square miles. The goal of this update is to guide sustainable land use practices that balance the physical character and social urban fabric of the community with local, state, and national planning efforts. The result of this update process will be a land use map and updated zoning, as well as a policy document for each Community Plan area. The Community Plans Update (CPU) process began in 2018 and has gone through various cycles of outreach, drafting, and refinement to get to this point. The team previously conducted outreach in two separate phases, the Listen and Share Phases. These phases included over 100 events within the community including Concept Workshops and Office Hours. To learn more about previous outreach efforts, please visit this [page](#). The SEVCPU is now in the Consult Phase and the information in this document outlines this recent phase of outreach.

Executive Summary

In the Spring of 2024, the SEVCPU team released the draft General Plan Land Use (GPLU) designations on the team's [StoryMap](#). A StoryMap is a GIS tool which showcases interactive maps and text in order to explain the team's decision making process and guiding principles. After releasing the StoryMap in 2024, the team began a robust round of outreach with all ten Neighborhood Councils in the geography as well as presented at various public meetings and tabled at community events described below.



SEVCPU Team tabling at the Valley Presbyterian Health Fair - 9/5/24

In total the team attended 28 meetings and events in this phase of outreach. Throughout this outreach effort, through public comments, emails, Google Form submissions, and informal conversations, the team heard from various communities and voices within the Southeast Valley Community Plans Update area. General feedback themes ranged from expanding access to green space to concerns over

height of new development and everything in between. This document was created to share how the team conducted outreach, who was reached, and what was heard. The team also published outreach roundups after each month that appeared on our [website](#). In an effort to simplify all of the outreach comments, the team has organized feedback into six themes:

- *Fostering Access to Green Space and Expanding Tree Canopy*
- *Addressing Housing Needs*
- *Improving Walkability and Pedestrian Amenities*
- *Enhancing Mobility Options*

- *Prioritizing Public Health and Wellness*
- *Elevating Design Standards and Preserving Historic Resources*

Outreach Promotion and Strategies

Office Hours

Virtual and in-person Office Hours were conducted to provide one-on-one conversations with the SEVCPU team in order to ask questions, provide feedback, and learn more about SEVCPU and the draft GPLU designations. Approximately 30 office hour sessions were available for community members to meet with the SEVCPU team either

in-person or virtually during the day or evening.

In-person Office Hours were offered at the Lankershim Arts Center in North Hollywood and the Marvin Braude Constituent Service Center in Van Nuys. Office Hours were widely promoted at outreach events, through the SEVCPU website, and via five email blasts to over 1,700 interested recipients. In addition, emails were sent out to individually invite all ten of the Neighborhood



SEVCPU Team at Office Hours Sessions at the Lankershim Arts Center - 9/17/24

Councils in the SEVCPU. Office hour participants represented various communities in the Southeast Valley including Sherman Oaks, Van Nuys, Valley Village, and Part of Sherman Oaks (POSO). During our four rounds of Office Hours there were a total of 15 stakeholders that participated and five staff members who supported including the Orange (G) Line Transit Neighborhood Plan staff. Provided in Appendix 1.1 is a Office Hours summary table detailing the dates, format, locations, and number of attendees.

Community Meetings (Neighborhood Councils, Land Use Committees, Residents Associations, and Community Groups)

During our outreach, the SEVCPU team visited the ten Neighborhood Councils that are included in the geography of the CPUs. This includes the Van Nuys, North Hollywood, Greater Valley Glen, Greater Toluca Lake, Sherman Oaks, Studio City, Hollywood Hills West, North Hollywood West, North Hollywood Northeast, and Valley Village Neighborhood Councils. The team also attended North Hollywood, Sherman Oaks, Van Nuys, Valley Village, Greater Toluca Lake, and Greater Valley Glen Planning and Land Use Management Committees in individual and joint meetings. During this phase, the team also had the opportunity to attend the Studio City Residents Association, the San Fernando Valley Service Metro Council, the Valley Industry & Commerce Association (VICA), the Ventura-Cahuenga Boulevard Corridor Specific Plan Plan Review Board (PRB), and the Valley Village Residents Association. The team provided fact sheets about the work program and the draft GPLU maps for each community plan. At every meeting, the team led a presentation and discussion, sharing an overview of the work program, summary of outreach, guiding principles, historic preservation possibilities, proposed GPLU designations including proposed height, floor area and density, and a demonstration of the StoryMap. The team answered questions from board and committee members, as well as community members. Contact information for the SEVCPU staff was shared at every meeting for community members to share feedback beyond the meetings. Additionally, community members were encouraged to submit feedback through the Google Form on our StoryMap and via a QR code shown at the end of every presentation. A complete list of Neighborhood Council and Land Use presentations can be found in Appendix 1.2 and a list of community meeting presentations can be found in Appendix 1.3.

Community Events

One of the key strategies to spread awareness about the SEVCPU work program was tabling large community events in the CPUs. The SEVCPU team attended various events including the Sherman Oaks-Studio City Rotary Art Show, the San Fernando Valley Pride Festival, the Sherman Oaks Street Fair, the Valley Presbyterian Health & Wellness Community Fair, and CicLAvia: The Valley, and Summer Night Lights at

Delano Park and Valley Plaza Park. At these large community events, with some events in the thousands, the SEVCPU team was able to meet and engage with almost 2,000 community members and stakeholders. These community events were an efficient and



SEVCPU Team tabling at Summer Night Lights at Delano Park - 8/1/24

effective way to interact with a wide spectrum of stakeholders, provide the opportunity to share the SEVCPU work program, promote and conduct community surveys, distribute informational materials, and facilitate meaningful discussions about the SEVCPU and community needs. At these events, the SEVCPU team offered small giveaways to attendees including pens, hand sanitizer, sunglasses, crayons, coloring pages,

pet bowls, and seed packets. Each community event was recorded with a written event summary with photos as a webpost on the official SEVCPU website "[Events and News](#)" page. A complete list of community events can be found in Appendix 1.4.

Virtual Historic Resources Workshop

The SEVCPU team had the opportunity to collaborate with the Office of Historic Resources (OHR) to host a virtual historic resources workshop for members of the Southeast Valley communities and other historic preservation stakeholders on November 20, 2024. Two email blasts were distributed to the SEVCPU interested parties list on November 1st and November 18th to over 2,400 interested recipients and OHR sent out personalized emails to historic preservation stakeholders in the Southeast Valley. Additionally, the Van Nuys Neighborhood Council featured the workshop in their November 13th email newsletter and the Valley Alliance of Neighborhood Councils made an announcement at their November 14th meeting. The Workshop allowed

community members to connect with staff about specific community historic resources and discuss the importance of each community's specific historic resources. The workshop was attended by 25 community members representing all three CPUs, in addition to historic preservation stakeholders. The SEVCPU team and OHR shared an overview of the SEVCPU process, how the citywide Zoning Code update provides new opportunities for historic preservation, an explanation of SurveyLA and SurveyLA identified historic resources in the Southeast Valley, and how to provide the SEVCPU team with more feedback, providing the link to the "[Historic Resources Feedback Form](#)." Following the presentation, community members from across the Southeast Valley were able to chat with planners in three breakout rooms for each CPU and share their thoughts on how to utilize planning tools to preserve historic resources. Since this event, the team has followed up with an email blast on January 16, 2025 reminding community members of the feedback form and providing a link to the recorded webinar.

Feedback Survey

In conjunction with the team's efforts to receive in-person feedback from community members, the team also created an online "[Southeast Valley Community Plans Update Feedback Survey](#)," a Google Form linked on the SEVCPU StoryMap. The survey form asked community members to share specific feedback about draft GLPUs, user-friendly and accessibility of StoryMap, and additional concerns or questions on the SEVCPU. The Southeast Valley Community Plans Update Feedback Survey was translated into Spanish and published on the work program website, as well as the work program StoryMap.

Feedback Summary

Throughout the outreach period, we gathered feedback from various sources, including local Neighborhood Council meetings, community events, Office Hours sessions, responses to the feedback survey, and emails sent directly to the SEVCPU team. This feedback has been summarized and categorized into six main topic areas based on the key themes we heard:

Fostering Access to Green Space and Expanding Tree Canopy

A frequently expressed view was the need for more green open space in the Southeast Valley. Many community members discussed the need to create more of these public spaces and improve the existing ones. Stakeholders expressed a strong desire to see underdeveloped City-owned lots converted into public open spaces to address the community's need for more parks throughout the CPUs. The team also met with individuals from the Bureau of Engineering, Upper Los Angeles River & Tributaries Working Group (ULART), Mountains Recreation and Conservation Authority (MRCA), LARiverWorks Group, and Bureau of Street Services to discuss interagency collaboration opportunities on underutilized publicly-owned parcels. The meetings primarily focused on priority sites identified by the community relating to the washes and paseos. Concerns were also raised about promoting walking and transit use in the San Fernando Valley. Additionally, given the increasing heat in the region, there was a focus on using shade and other cooling strategies to combat the urban heat island effect. Suggestions included increasing tree and shade coverage, preserving existing trees as part of new developments, and implementing more robust tree planting programs. Additionally, many suggested the use of native plants and trees in new developments to create sustainable and climate-resilient landscapes.

Addressing Housing Needs

During our outreach, staff heard varying opinions from community members regarding the location, size, and design of multi-unit housing developments. While some community members advocated for the preservation of all existing single-unit zoned neighborhoods, others advocated for a more widespread zoning approach to include some lower scale residential neighborhoods. There were many members that noted how State laws, such as State Bill 9 (SB9) and City and State-wide Accessory Dwelling Unit (ADU) State laws, already impacted existing low-density, single-unit neighborhoods. There were also various conversations about how the City of Los Angeles' Housing Element and the Citywide Housing Incentive Program (CHIP) would interact with the Community Plans Update. Some community members felt that increases to height and/or density on existing commercially zoned areas along Ventura Boulevard to

accommodate housing and growth would negatively impact adjacent single-unit neighborhoods and the character of the commercial district. Others gave input on where the community could handle more density and development based on existing infrastructure and the capacity of streets. In general, community members advocated for more affordable housing to be built and to incentivize the inclusion of more amenity spaces for residents, while limiting heights that felt out of scale with the existing built environment. Additionally, staff received recommendations for more senior housing alongside more low income housing.

Improving Walkability and Pedestrian Amenities

A common theme heard throughout the outreach phase was the need for pedestrian-amenities. The majority of community members advocated for a walkable public realm, including commercial areas to be more accessible via walking. Some community members highlighted the need for amenities such as childcare facilities, dog parks, and exercise equipment in parks. Community members from the CPUs spoke to staff about the improvement of waterways to be more pedestrian friendly. Additionally, staff heard repeated calls for wider sidewalks and more bus coverings to increase pedestrian safety and access. Community members also commented on the need for a focus on pedestrian-oriented design and ADA compliance in new developments.

Enhancing Mobility Options

When it comes to mobility and transportation in the Southeast Valley, staff heard a mix of feedback. Some community members expressed support for the reduction and or, in some cases, the elimination of parking requirements for new developments. Others advocated strongly for the retention of parking requirements especially for retail shops and multi-family housing that currently benefit from existing parking requirements. In terms of mobility, some community members advocated for the increase of bicycle lanes especially around public gathering spaces such as parks and plazas and along major corridors. However, several other community members voiced concerns for additional bicycle lanes, citing the potential for increased auto traffic. Additionally, community members added that the Plan Update needs to synchronize with transit operations by way off collaboration with Los Angeles County Metropolitan Transportation Authority (Metro) and Los Angeles Department of Transportation (DOT) to increase transit

frequency for existing service in addition to the potential expansion of new transit service.

Prioritizing Public Health and Wellness

A common sentiment heard by staff was concern over air quality, lack of shade, and general public health regarding the future growth in the San Fernando Valley. Most notably, stakeholders were concerned about pollution emissions from industrial uses within the CPUs. While the SEVCPU is anticipating to provide a pathway to phase out more noxious industrial land uses, the team is also committed to maintaining job-producing industrial areas within the geography. Similarly, the community raised concerns about motor vehicle services and the potential for community hazards such as illegally parked cars, noise pollution, and hazardous chemicals. There was a great deal of community interest in working on how to mitigate the public health consequences of such industrial usage. Additionally, with the proposed upzoning of various commercial corridors, community members were worried about the potential strain that development may have on citywide infrastructure. Our team will continue to analyze these questions regarding infrastructure capacity in the environmental review process while also acknowledging these concerns in the drafting of our policy documents.

Elevating Design Standards and Preserving Historic Resources

There is a wealth of historic resources in the Southeast Valley and throughout our outreach phase the team heard consistent interest in preserving these important assets. For example, many stakeholders expressed interest in preserving commercial districts such as Magnolia & Whitsett in Valley Village and Tujunga Village in Studio City. They also expressed seeking protection for historic buildings, signs, and legacy businesses such as Casa Vega and Casa de Cadillac in Sherman Oaks, the Muffler Man sign and the Bank of America building in Van Nuys, as well as preserving historic single and multi-unit neighborhoods such as the Carpenter-Morella-Simpson, Ben Avenue Residential Historic Districts, and the Horace Heidt Magnolia Estates.. More generally, the SEVCPU heard concerns about incompatible design and scale of new construction within historic neighborhoods, worries over legacy business displacement, and unease about accommodating such a large quantity of new housing in sensitive, low-slung communities. Currently, the SEVCPU is sifting through the feedback collected during

the workshop, through the Google Form live on our Website, and from hours of meetings with neighborhood groups in order to put forward a plan update that honors the history of this geography while allowing for sustainable future growth.

Next Steps

To view the proposed GPLU designations through the StoryMap, please visit the SEVCPU page on the Los Angeles City Planning website [here](#). The team welcomes further feedback and questions via our project email at planning.southeastvalley@lacity.org. Your thoughts and ideas are important to us and we will consider this feedback as we refine the proposed GPLUs, draft the zoning, and develop draft policy documents for each of these three CPUs. The draft Policy Documents and Zoning Map, along with an updated General Plan Land Use map, will be shared with the public for discussion and feedback later this year.

Appendix

1.1 Office Hours

Date	Format and Location	Attendees
9/17/24	In-Person at the Lankershim Arts Center	4
9/19/24	Virtual (Zoom)	1
9/23/24	Virtual (Zoom)	8
9/24/24	In-Person at the Marvin Braude San Fernando Valley Constituent Service Center	2

1.2 Neighborhood Council Meeting Presentations

Stakeholder	Presentation Format	Date	Interactions
North Hollywood Neighborhood Council, Board and PLUT Committee	In-Person Presentation and Discussion	5/8/24	25
		5/15/24	7
Van Nuys Neighborhood Council, Board and PLUM Committee	In-Person Presentation and Discussion	5/23/24	13
		10/9/24	34
Studio City Neighborhood Council	In-Person Presentation and Discussion	6/20/24	39
North Hollywood West Neighborhood Council	In-Person Presentation and Discussion	7/10/24	14

Stakeholder	Presentation Format	Date	Interactions
North Hollywood Northeast Neighborhood Council	In-Person Presentation and Discussion	7/17/24	20
Sherman Oaks Neighborhood Council Vision & PLUM Committees (Joint Meeting)	In-Person Presentation and Discussion	7/18/24	35
Valley Village Neighborhood Council Board and PLU Committee	Presentation and Discussion	7/24/24 (Virtual) 8/14/24 (In-Person)	27 8
Greater Toluca Lake Neighborhood Council	In-Person Presentation and Discussion	8/12/24	35
Hollywood Hills West Neighborhood Council	Virtual Presentation and Discussion	9/18/24	34
Greater Valley Glen Neighborhood Council	Virtual Presentation and Discussion	11/4/24	36

1.3 Community Meetings

Meeting Name	Presentation Format	Date	Interactions
Valley Industry & Commerce Association (VICA)	In-Person Presentation and Discussion	6/11/24	28

Meeting Name	Presentation Format	Date	Interactions
San Fernando Valley Service Metro Council (Metro)	In-Person Presentation and Discussion	9/4/24	18
Ventura-Cahuenga Boulevard Corridor Specific Plan	In-Person Presentation and Discussion	10/10/24	6
Studio City Residents Association Meeting	In-Person Presentation and Discussion	11/12/24	45
Historic Resources Workshop	Virtual Zoom Webinar and Discussion	11/20/24	25
Valley Village Residents Association Meeting	In-Person Presentation and Discussion	1/15/25	40

1.4 Community Events

Event Name	Outreach Type	Date	Interactions
Sherman Oaks, Studio City Rotary Club Art Show	Tabling	5/11/24	71
San Fernando Valley Pride	Tabling	6/29/24	100
Summer Night Lights - Delano Park	Tabling	8/1/24	400
Summer Night Lights - Valley Plaza Park	Tabling	8/12/24	300
Valley Presbyterian Health &	Tabling	10/5/24	120

Event Name	Outreach Type	Date	Interactions
Wellness Community Fair			
Sherman Oaks Street Fair	Tabling	10/20/24	338
CicLAvia: The Valley	Tabling	12/8/24	130
Official Swearing-In Ceremony of Council District 2 Councilmember Adrin Nazarian	Tabling	1/26/25	36