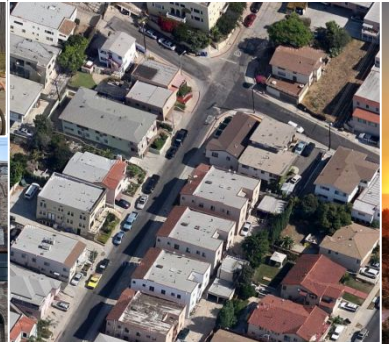
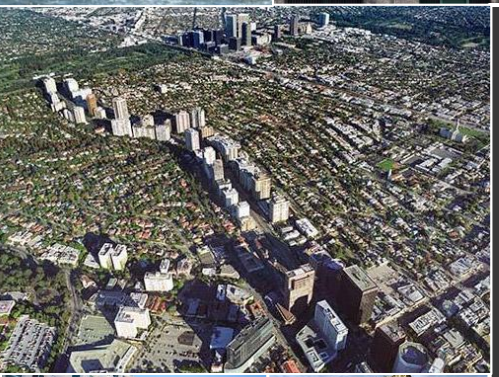
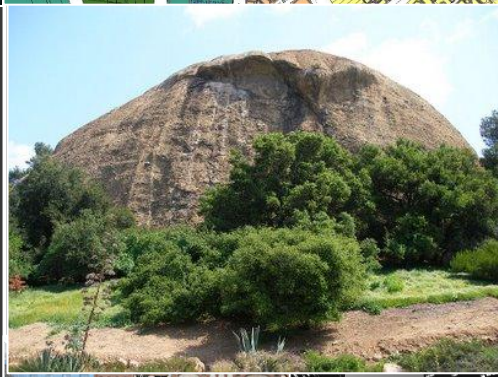
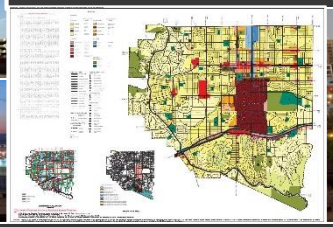




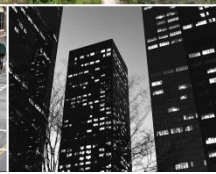













Canoga Park-Winnetka-Woodland Hills-West Hills

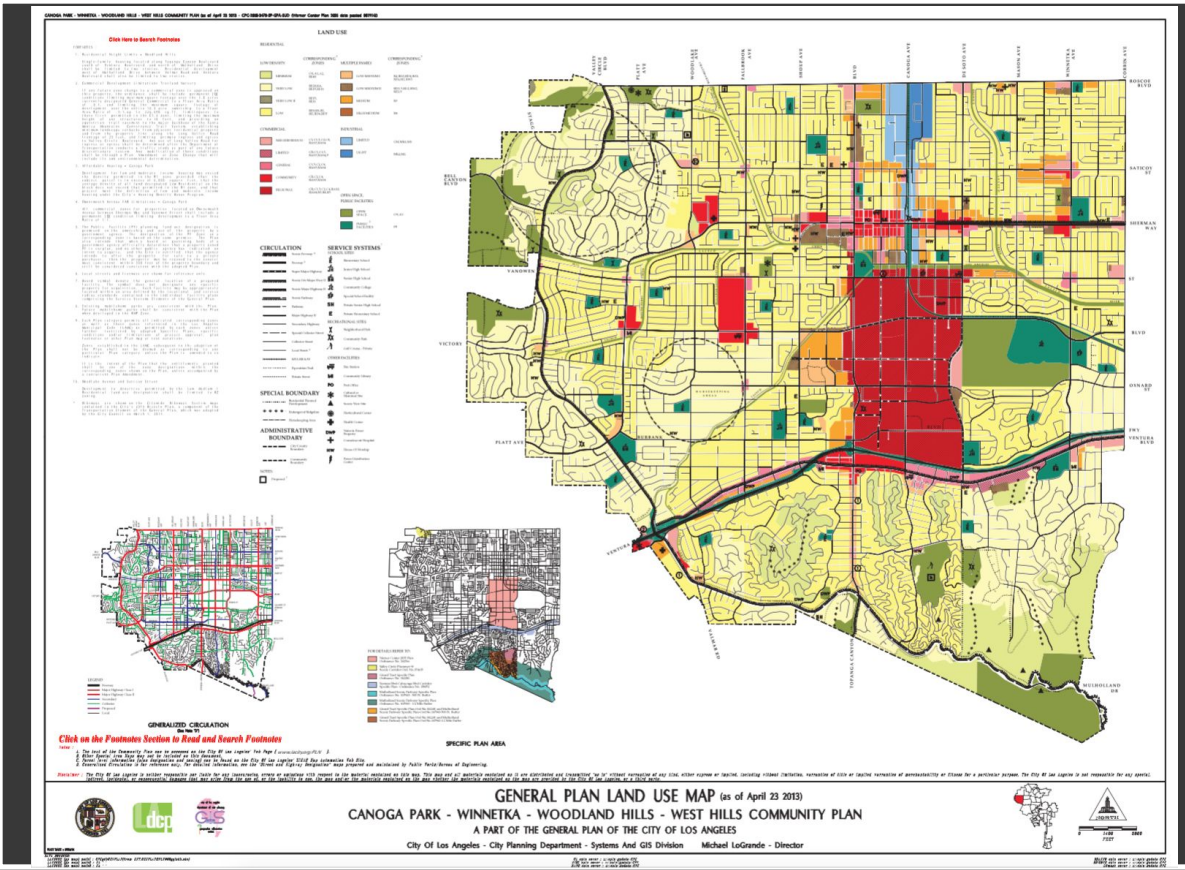
COMMUNITY PLAN UPDATE

June 14, 2017

Los Angeles

Department of City Planning

Canoga-Park-Winnetka-Woodland Hills-West Hills Community Plan



Canoga Park-Winnetka-Woodland Hills-West Hills

Community Plan

Chapter I
INTRODUCTION

Community Background

PLAN AREA

The Canoga Park-Winnetka-Woodland Hills-West Hills Community Plan Area is in the southwest San Fernando Valley. The Community Plan Area covers 17,887 acres -- approximately 6 percent of the land in the City of Los Angeles. Planning communities that border this CPA are Chatsworth-Porter Ranch, Reseda-West Van Nuys, Encino-Tarzana, the Cities of Hidden Hills and Calabasas, and portions of Los Angeles and Ventura Counties.

A diverse natural and socioeconomic landscape characterize this Community Plan Area. Dominant on the natural landscape are the Simi Hills of West Hills, the hillsides of the Santa Monica Mountains and the Chalk Hills of Woodland Hills, and the valley plain in Canoga Park and Winnetka. Initially an agricultural cattle oriented community, the area has undergone substantial residential and commercial development over the last fifty years. As agriculture gave way to industry, the aerospace industry transformed the Community Plan Area. Today the Canoga Park-Winnetka-Woodland Hills-West Hills Community Plan Area offers a diverse range of housing opportunities and is the economic hub of the San Fernando Valley.

The Community Plan Area consists of four community subareas, each with a distinct identity.

Canoga Park

Settled early this century, Canoga Park is the heart of the West San Fernando Valley. Located within the boundaries of Roscoe Boulevard to the north, south to Victory Boulevard, Fallbrook Avenue to the West and De Soto Avenue to the east, this area contains a diversity of housing and commercial activity. The traditional main street commercial corridor is being reestablished as a community hub for cultural and social activities.

Canoga-Park-Winnetka-Woodland Hills-West Hills Community Plan

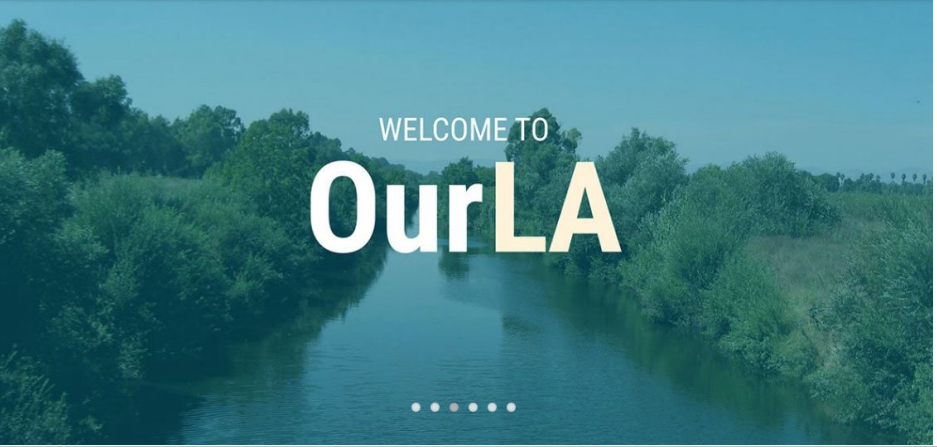


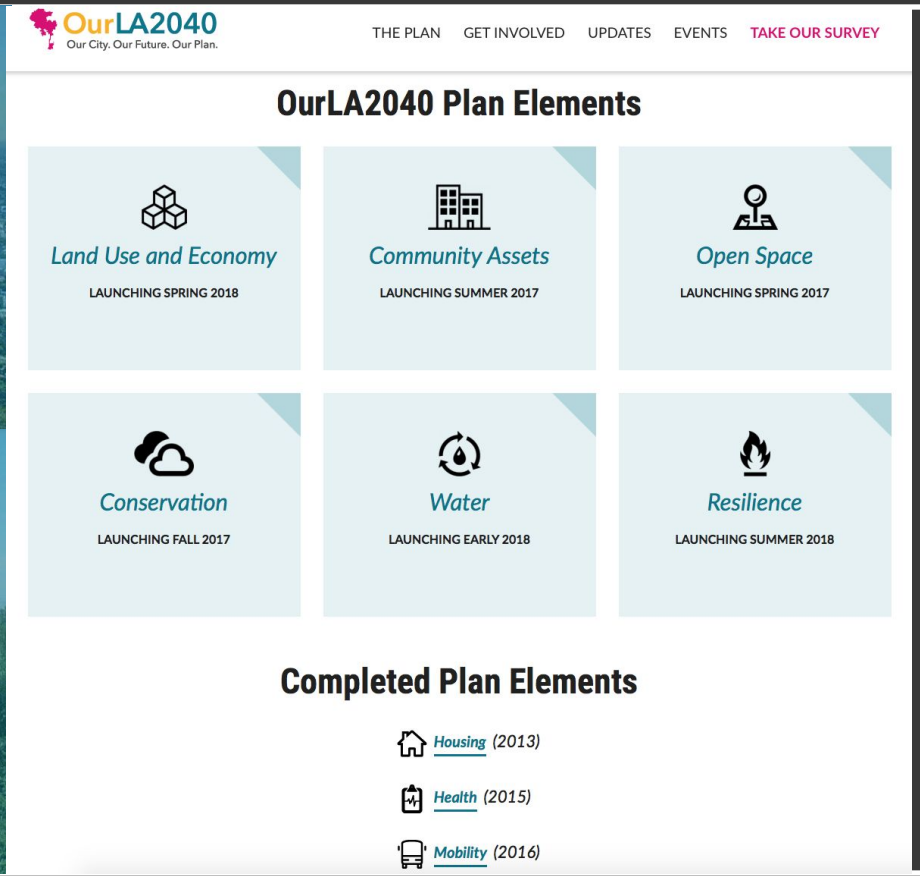
Cities in California are required to adopt a General Plan to guide changes in the built and natural environment.

State General Plan Requirements	Los Angeles General Plan Framework
Land Use	Community Plans
Housing	Housing
Circulation	Mobility
Open Space	Open Space
Conservation	Conservation
Public Safety	Public Safety
Noise	Noise
	Health & Wellness
	Air Quality
	Service Systems

Canoga-Park-Winnetka-Woodland Hills-West Hills Community Plan







Canoga-Park-Winnetka-Woodland Hills-West Hills Community Plan



Land Use Element = 35 Community Plans

- Administrative boundaries
- Exist since 1960s
- Ongoing Update Program

Canoga-Park-Winnetka-Woodland Hills-West Hills Community Plan

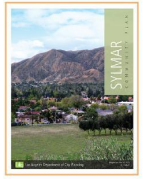
LOS ANGELES DEPARTMENT OF CITY PLANNING

Community Planning

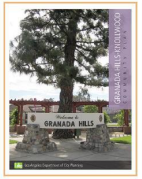
CURRENT WORK PROGRAM

2015

Sylmar

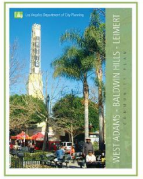


Granada Hills

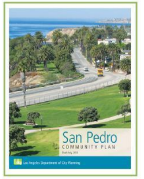


2016

West Adams

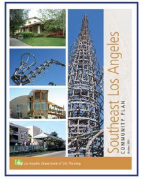


San Pedro

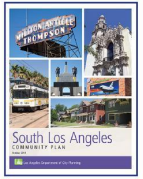


2017

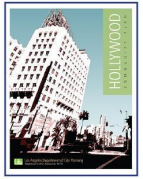
Southeast LA



South LA

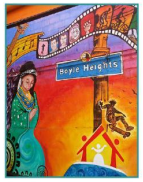


Hollywood

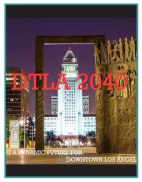


2018

Boyle Heights



Central City
Central City North

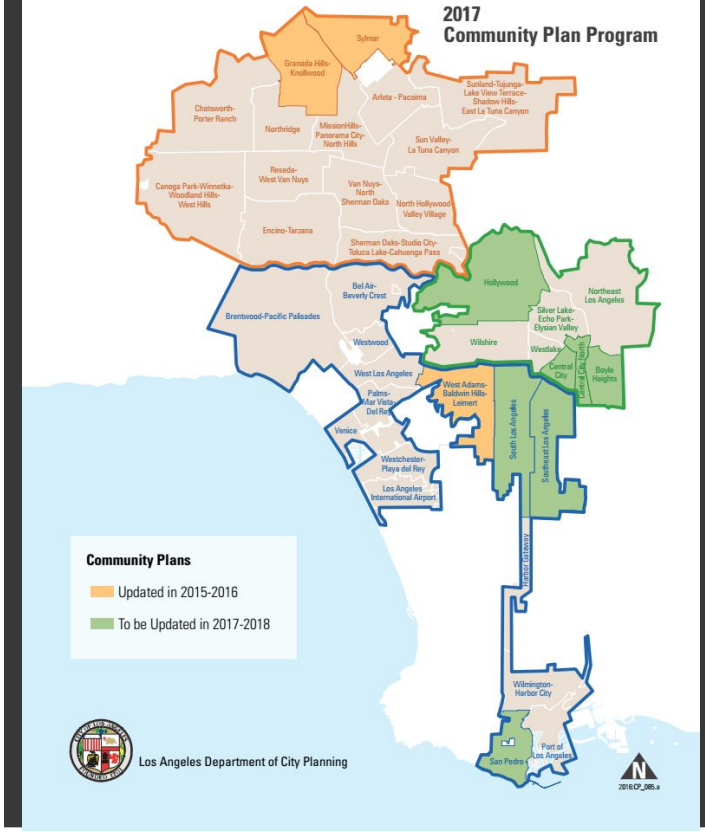


192K Population Growth

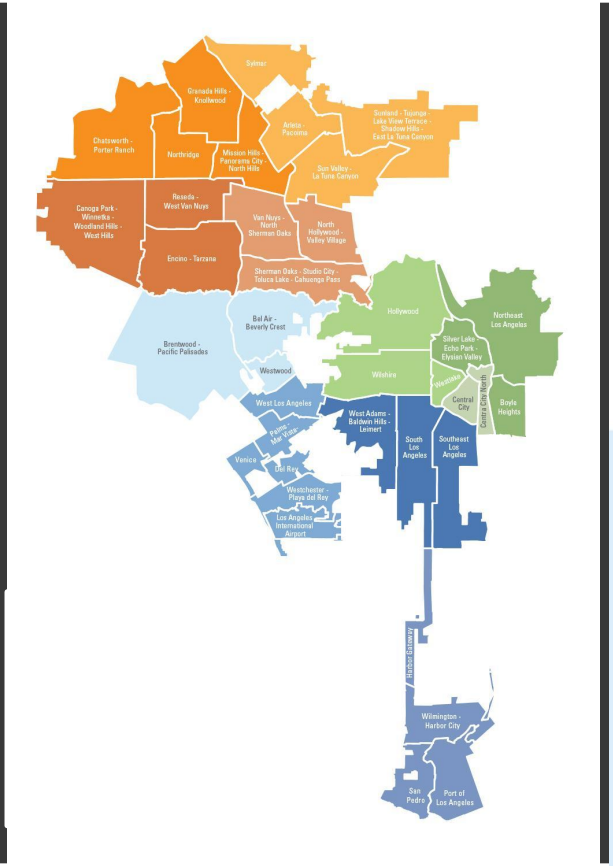
100K New Housing Units

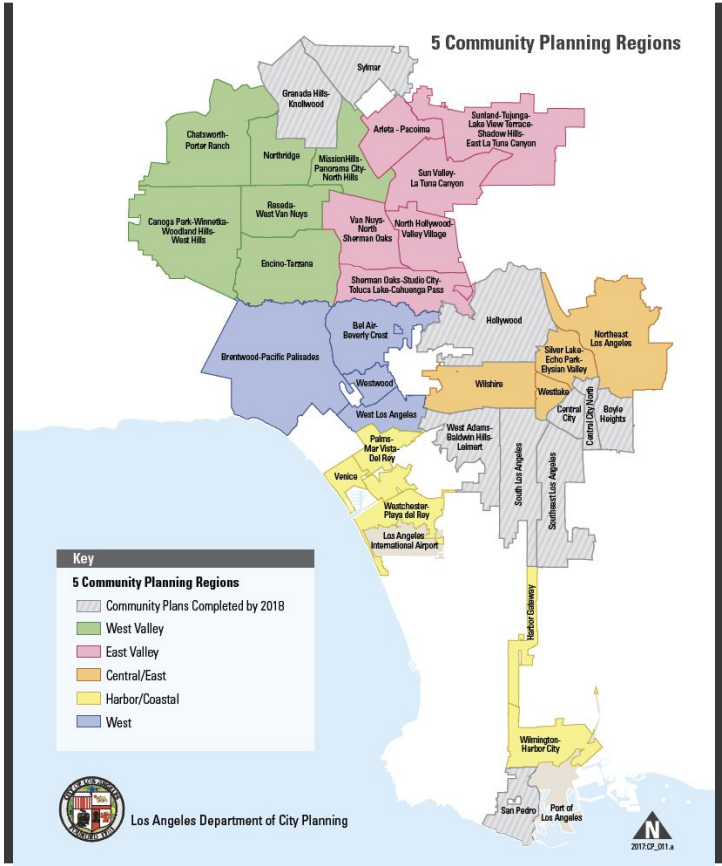
75 Square Miles

41 Transit Stations

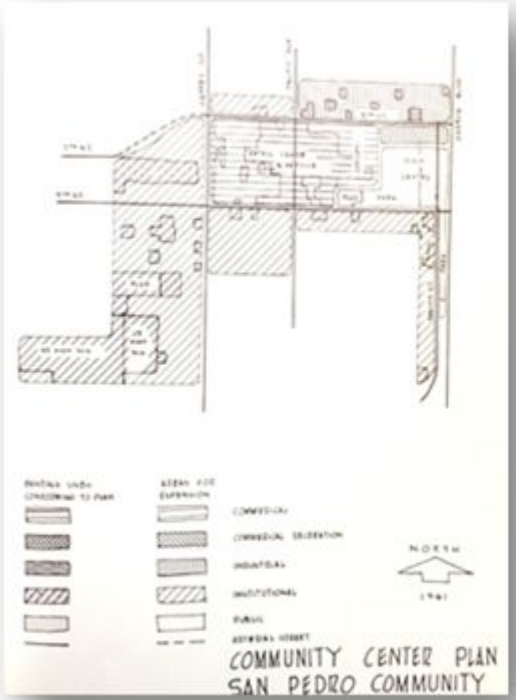


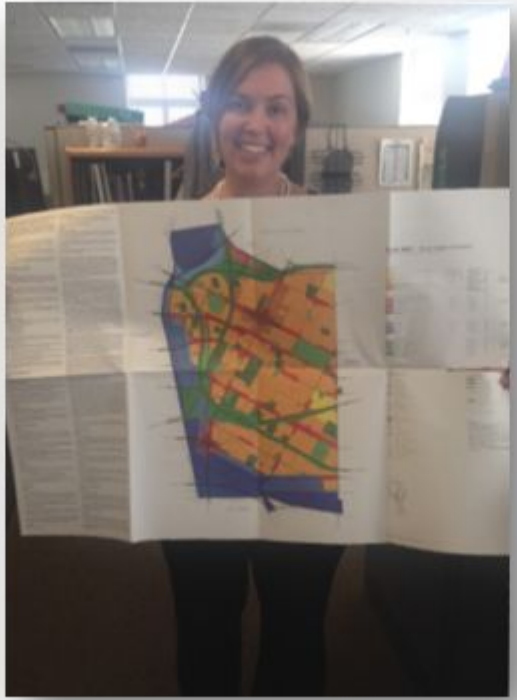
Canoga-Park-Winnetka-Woodland Hills-West Hills Community Plan

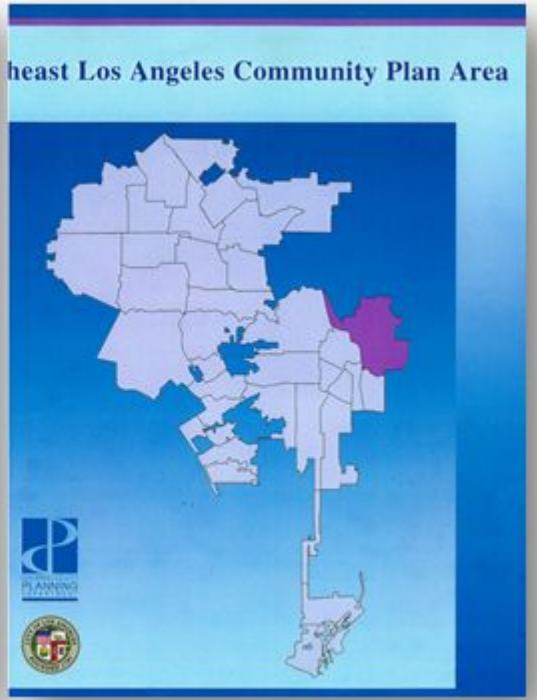




Canoga-Park-Winnetka-Woodland Hills-West Hills Community Plan







Canoga-Park-Winnetka-Woodland Hills-West Hills Community Plan

grants to support housing rehabilitation and home ownership in specific residential neighborhoods.

Objective 1-2 Reduce automobile trips in residential areas by locating new housing in areas offering proximity to goods, services, and facilities.

Policies

1-2.1 Locate higher residential densities near commercial centers and major bus routes where public service facilities, utilities and topography will accommodate this development.

Program: Maintain and continue the implementation of the City's Land Use/Transportation Policy.

1-2.2 Encourage multiple residential development in commercial zones.

Program: The Plan provides the potential for a floor area ratio bonus by providing for mixed use corridors in specific commercial areas.

Objective 1-3 Preserve and enhance the character and integrity of existing single and multi-family neighborhoods.

Policies

1-3.1 Seek a high degree of compatibility and landscaping for new infill development to protect the character and scale of existing residential neighborhoods.

Program: The Plan includes Design Guidelines which establish design standards for residential development to implement this policy.

1-3.2 Approval of proposals to change residential density in any neighborhood shall be based, in part, on consideration of factors such as neighborhood character and identity, compatibility of land uses, impact on livability, adequacy of services and public facilities, and traffic impacts.

Program: The decision maker should adopt a finding which addresses these factors as part of any decision relating to changes in planned residential densities.

1-3.3 Preserve existing views in hillside areas.

Program: Maintain and continue implementation of the adopted Citywide Hillside Ordinance and the Mulholland Scenic Parkway Specific Plan which contribute to preservation of views.

Objective 1-4 Provide a diversity of housing opportunities capable of accommodating all persons regardless of income, age or ethnic background.

Policies

Neighborhood Commercial and General Commercial shall include the permanent [Q] conditions liming Floor Area Ratio to 0.5:1. Mixed use projects located on Mixed Use Boulevards as designated by the Citywide General Plan Framework Land Use Diagram, may develop to an FAR of 1.5:1.

Program: All commercial zones for properties located on Owensmouth Avenue between Sherman Way and Vanowen Street shall include a permanent [Q] condition limiting development to a Floor Area Ratio of 1:1.

INDUSTRIAL

Industrial uses in the Community Plan Area are found adjacent to the former Southern Pacific Rail Right-Of-Way which runs parallel to Canoga Boulevard, and in Warner Center. Industrial restructuring in recent years has led to a deterioration of older industrial space along Canoga Boulevard, and pressures to reuse modern facilities for retail and other non-industrial uses.

GOAL 3 ***MAINTAIN A VITAL INDUSTRIAL BASE IN THE COMMUNITY PLAN AREA BY PROVIDING FOR AN ADEQUATE SUPPLY OF INDUSTRIAL LAND AND THROUGH POLICIES THAT REDUCE CONFLICTS BETWEEN INDUSTRIAL AND RESIDENTIAL LAND USES.***

Objective 3-1 Provide sufficient land for expansion of low intensity industrial uses.

Policies

3-1.1 Designate lands for the continuation of existing entertainment industry uses and development of new production, post production, research and development uses which provide employment opportunities.

Program: The Plan Map identifies lands, which have industrial designations to accommodate the variety of uses noted above.

3-1.2 Require that any proposed development be designed to enhance and be compatible with adjacent development.

Program: Design Guidelines include provisions for industrial projects which are adjacent to or in the vicinity of residential uses.

Objective 3-2 Maintain viability of Canoga Boulevard Industrial Corridor and increase compatibility with adjacent residential properties through use of traditional commercial district revitalization strategies.

Policies

3-2.1 Improve the physical appearance of older industrial areas.

Program: Chapter V. - Urban Design includes design guidelines for individual industrial projects.

Program: The plan map designates boundaries for a Community Design Overlay District for a portion of the Canoga Boulevard

following table. The Table depicts the reasonable expected population and dwelling unit count for the year 2010, using the mid-point of the range for the dwelling units per net acre category. The midpoint represents a reasonable factor to use, as new development within each land use category is not likely to occur at one of the other extremes of the range but rather throughout the entire range.

PLAN POPULATION AND DWELLING UNIT CAPACITY

Residential Land Use Category	Dwelling Units Per Net Acre Midpoint	Number of Dwelling Units	Net Acres	Persons Per Dwelling Unit (2010)	Reasonable Exp. Population
Minimum	0.5 (0 - 1)	499.68	999.36	3.03	1,514.04
Very Low	2.5 (1+ to 4)	13,618.00	3,438.96	3.03	26,050.14
Low	6.5 (4+ to 9)	47,175.22	5,414.97	3.01	105,943.88
Low Medium I	13.5	2,160.66	160.45	2.36	5,111.90
Low Medium II	23.5	4,550.42	156.70	2.36	8,690.30
Medium	42 (20+ to 55)	25,269.32	464.08	2.35	45,804.99
High Medium	82 (55+ to 109)	4,398.14	40.39	2.36	7,815.69
TOTALS		**72,946.00**	**10,674.91**		**200,930.95**

GOAL 1 ***A SAFE, SECURE, AND HIGH QUALITY RESIDENTIAL ENVIRONMENT FOR ALL ECONOMIC, AGE, AND ETHNIC SEGMENTS OF THE CANOGA-PARK-WINNETKA-WOODLAND HILLS-WEST HILLS COMMUNITY PLAN AREA.***

Objective 1-1 Achieve and maintain a housing supply sufficient to meet the diverse economic needs of current and projected population to the year 2010.

Policies

1-1.1 Maintain an adequate supply and distribution of multi-family housing opportunities in the Community Plan Area.

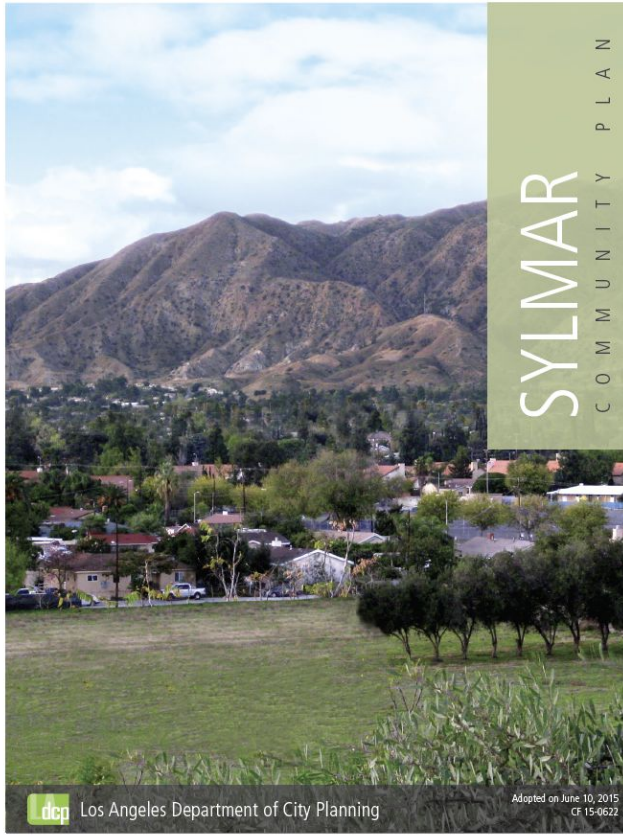
Program: The Plan Map identifies specific areas where multi-family residential development is permitted.

1-1.2 Protect existing single family residential neighborhoods from new, out-of scale development.

Program: Recent changes in the Zoning Code set height limits for new single family residential development.

1-1.3 Protect existing stable single family and low density residential

Canoga-Park-Winnetka-Woodland Hills-West Hills Community Plan



All Residential Areas



Residential neighborhoods in Sylmar consist largely of single-family homes that boast large landscaped setbacks and mature shade trees along the public right-of-way.



This pocket park provides opportunities for open space, playground and picnic areas, trails, and walkways and offer a significant option for regular physical activity for residents.

The goals and policies in this section reflect the community's vision to preserve the low-density, single-family, equestrian-oriented neighborhoods that provide quality residential environments, while providing new housing opportunities that enhance existing residential neighborhoods, complement the surrounding environment, and provide residential amenities. Each of the community-specific design guidelines in this section and the Residential Citywide Design Guidelines should be considered, although not all will be appropriate in every case, as each project will require a unique approach. However, to achieve the goal of excellence in new design, projects should incorporate these design guidelines to the maximum extent feasible, in order to meet the intent of this Community Plan.

Goal LU1: **Complete, livable and quality neighborhoods throughout Sylmar that provide a variety of housing types, densities, forms and design, and a mix of uses and services that support the needs of residents.**

Policies

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.

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.

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.

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.

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.

LU1.6. **Multiple Housing.** Direct multi-family housing growth to neighborhoods designated as Low Medium and Medium Residential.

DRAFT

Goal LU11. **Multiple family developments, including small lot subdivisions, apartments, and condominiums, that exhibit the architectural characteristics and qualities that distinguish Sylmar, while incorporating complementary design elements and appropriate transitions when adjacent to single-family neighborhoods.**

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.

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.

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.

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.

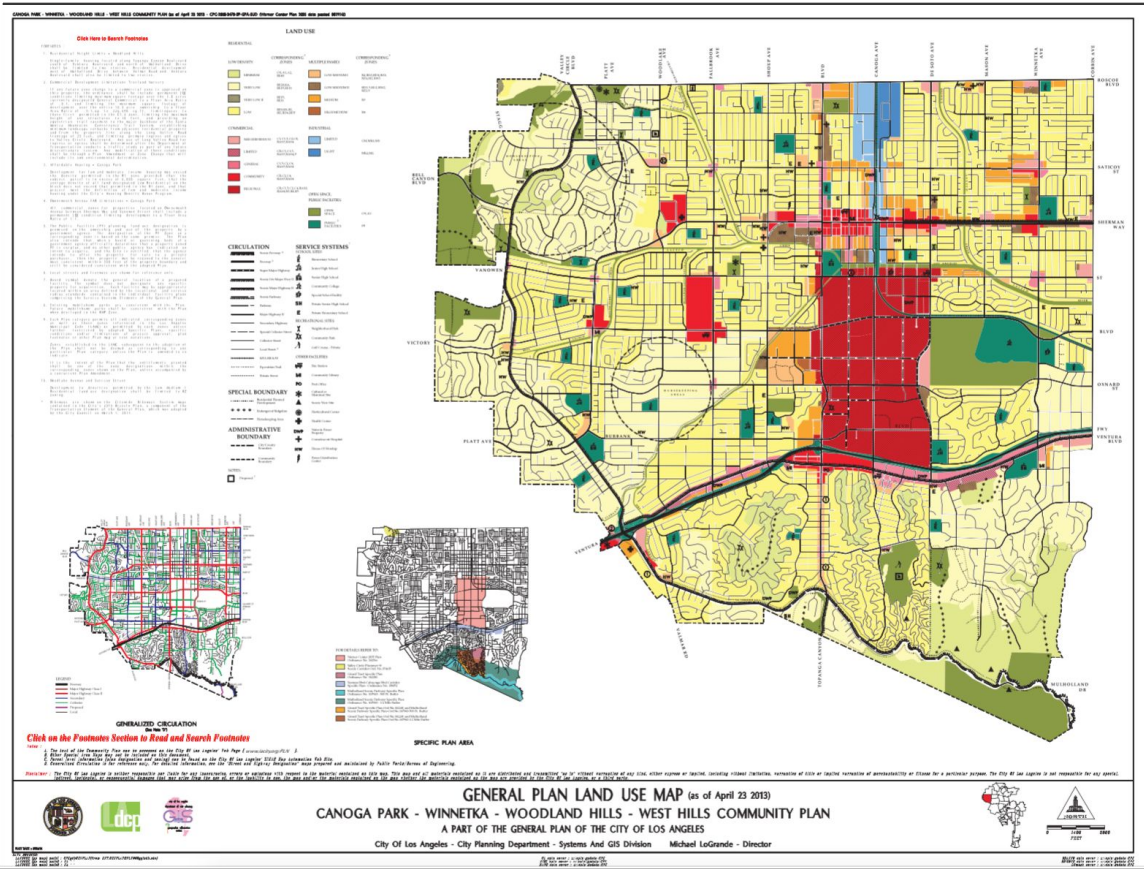


Transitional building heights, complementary design, and consistent setbacks help provide a smooth transition from a commercial center to a neighborhood with multiple family housing.



This sketch illustrates how a new building may be designed to fit into an existing neighborhood with varying building types.

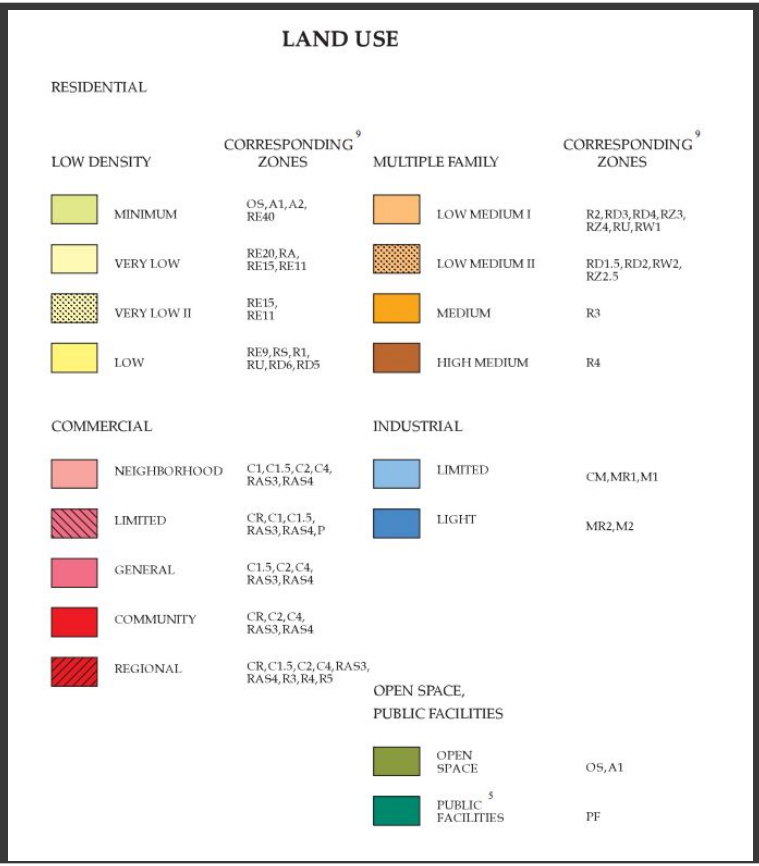
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Community Plan Land Use Map

- Each property given a land use designation
- Each land use designation has corresponding zones
- Land Use Map also has footnotes
- Everything on the map is binding

Canoga-Park-Winnetka-Woodland Hills-West Hills Community Plan



Community Plan Land Use Map

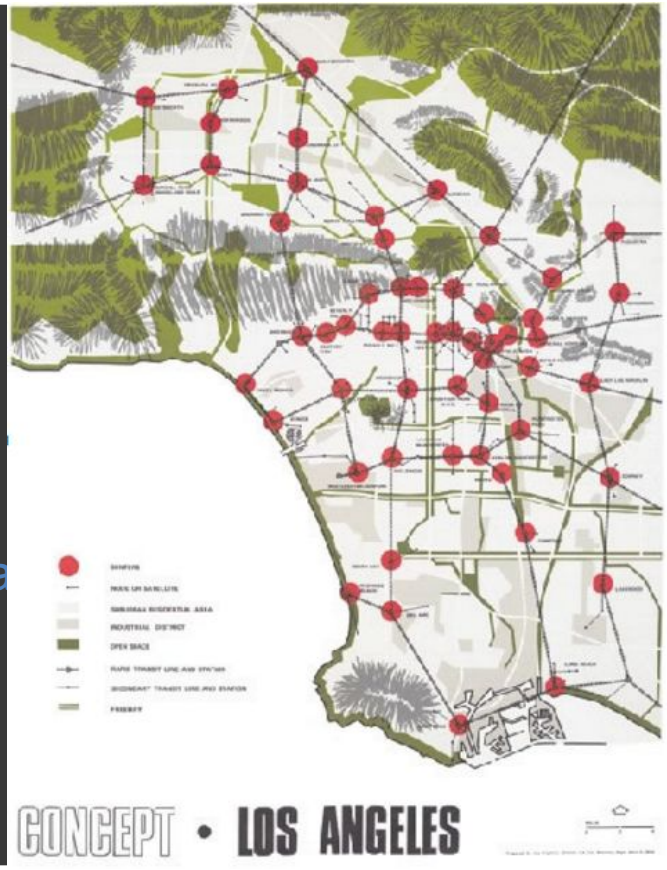
- Each property given a land use designation
- Each land use designation has corresponding zones
- Land Use Map also has footnotes
- Everything on the map is binding

Centers Concept of 1970s

This early version of the City's General Plan envisioned Los Angeles as a collection of urban centers connected by transit.

Framework Element of 1990s

Building off of Centers, The Framework Element provided greater specificity, and tackled topics such a growth and economic development.



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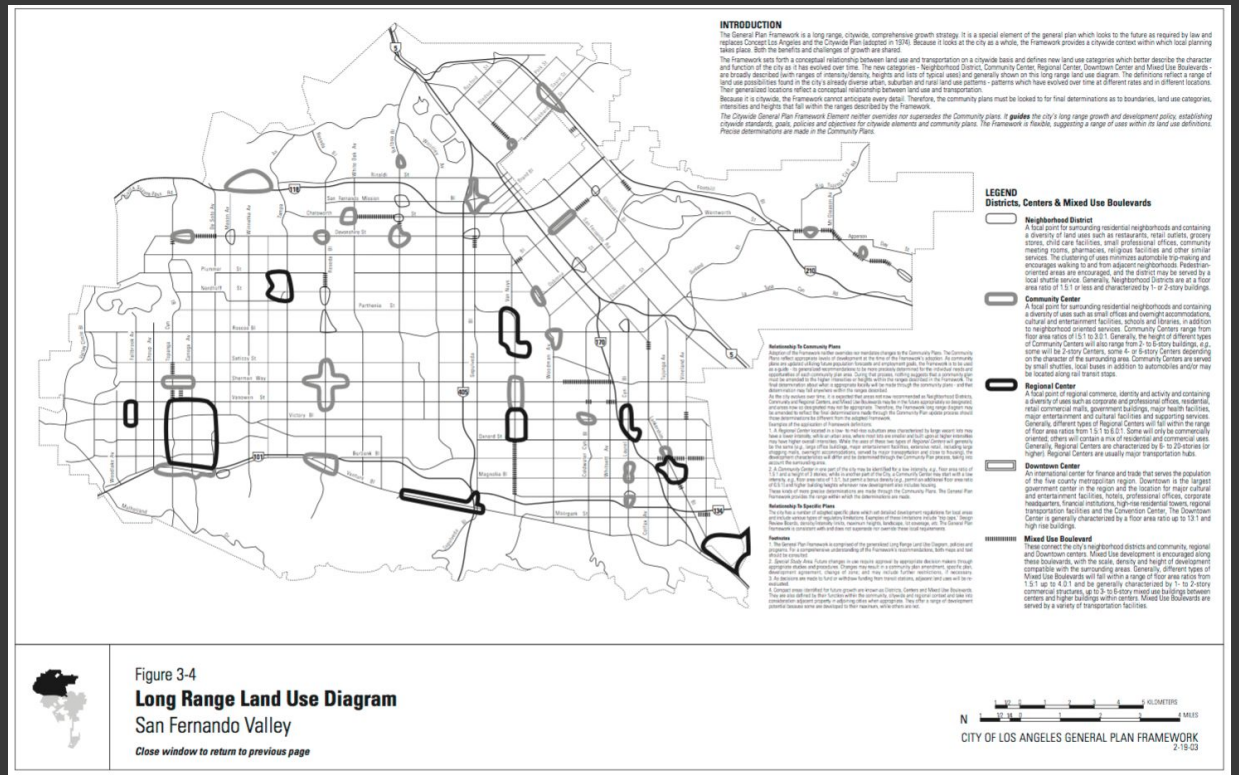


Figure 3-4

Long Range Land Use Diagram

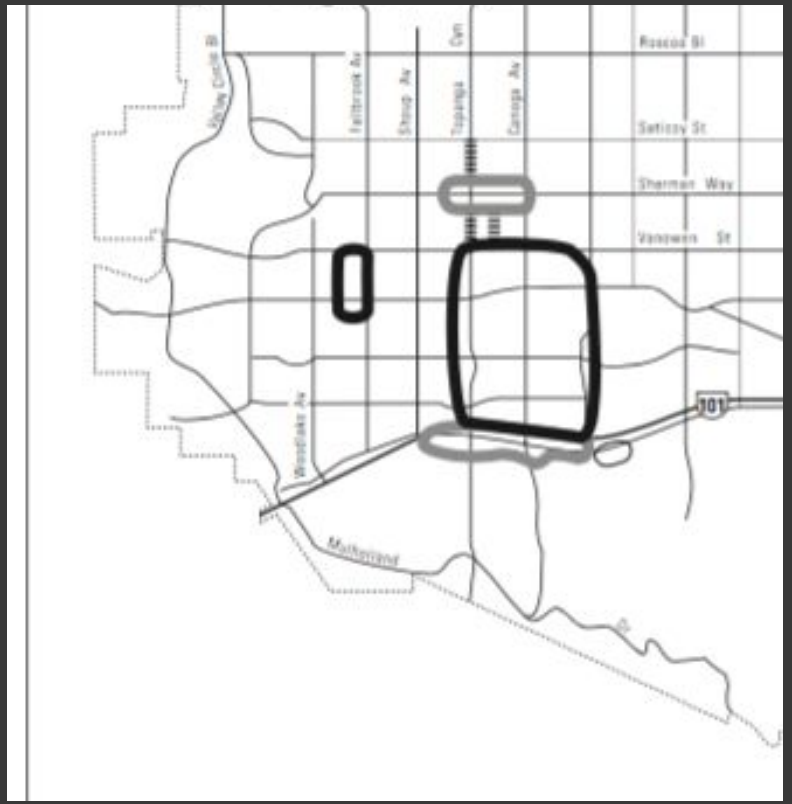
San Fernando Valley

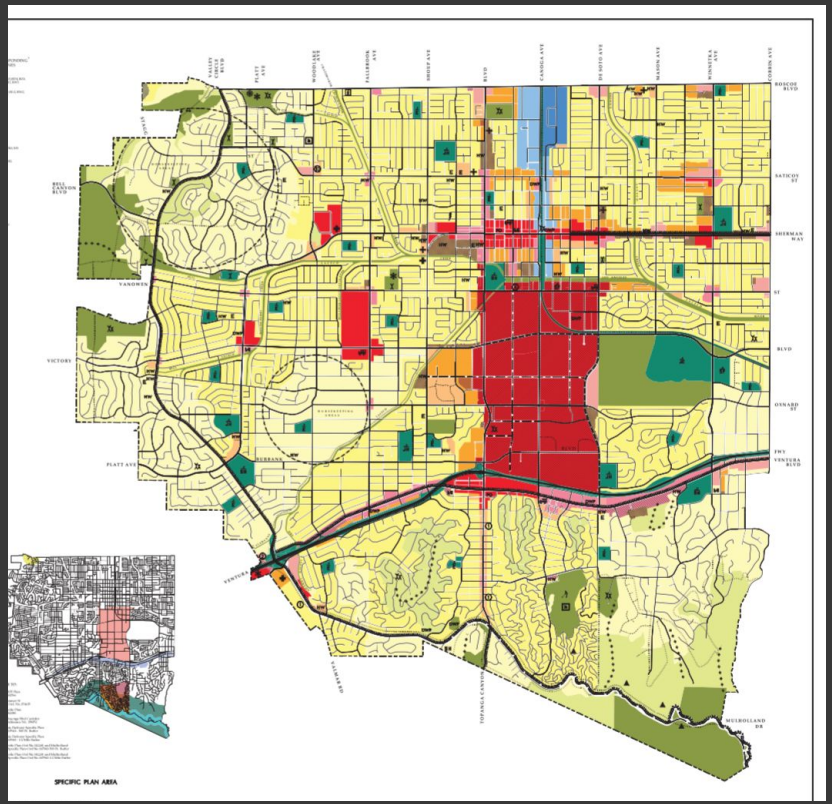
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Framework Element

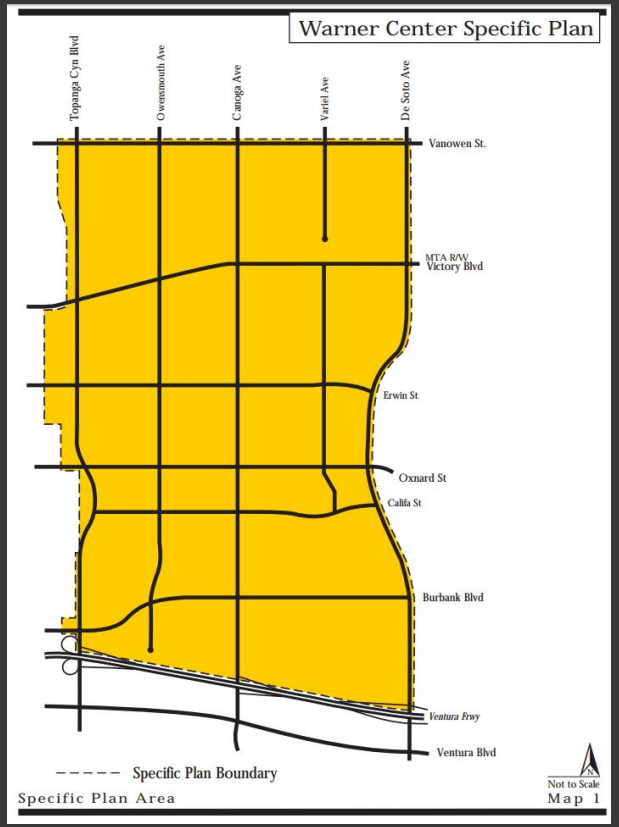
- Long- term growth strategy
- Focus new development around transit & employment (Districts, Centers, & Mixed-Use Boulevards)
- Preserve the character and scale of residential neighborhoods
- Retain industrial land for jobs

Canoga-Park-Winnetka-Woodland Hills-West Hills Community Plan





Canoga-Park-Winnetka-Woodland Hills-West Hills Community Plan

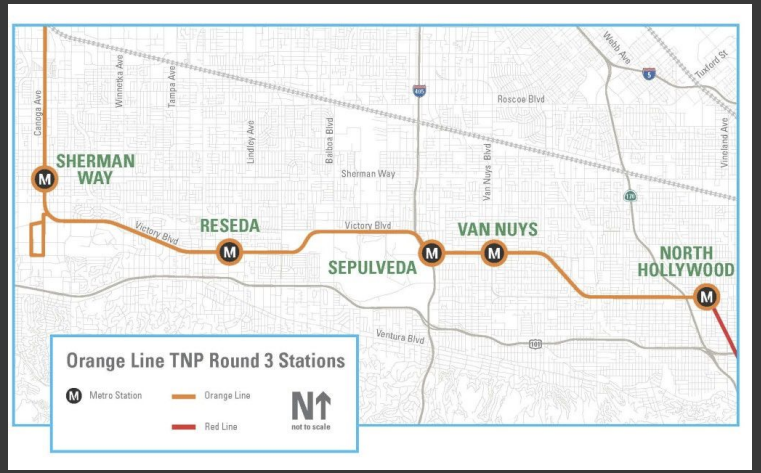


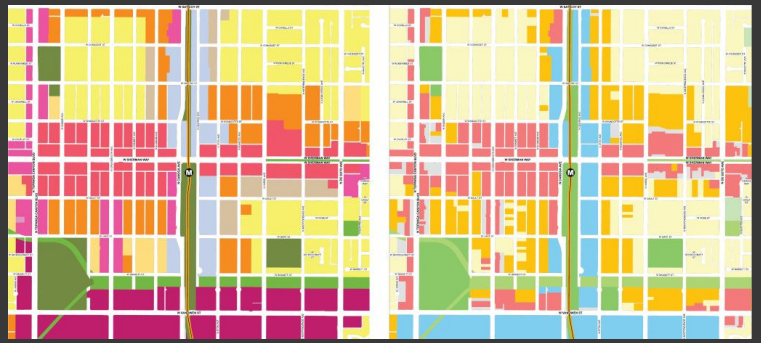


Warner Center Specific Plan

- Adopted 2013
- Update in 2018
- Focus of housing & employment growth for West Valley

Canoga-Park-Winnetka-Woodland Hills-West Hills Community Plan

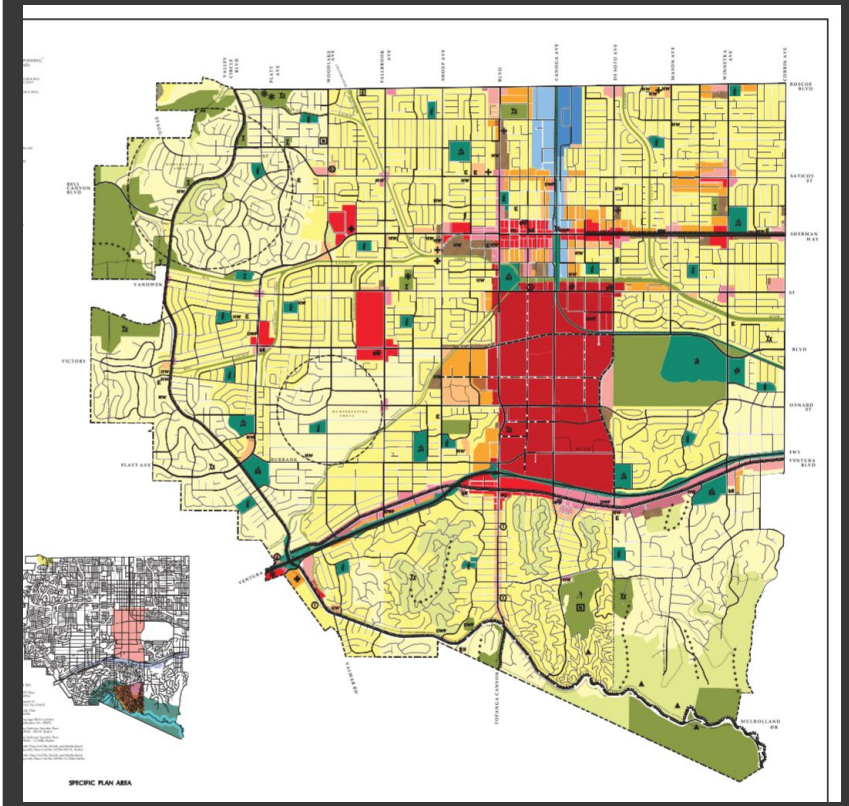




Metro Orange Line Transit Neighborhood Plan

- Planning around 5 Metro Stations
- Includes Sherman Way in Canoga Park
- Market Analysis Underway
- Recommendations forthcoming

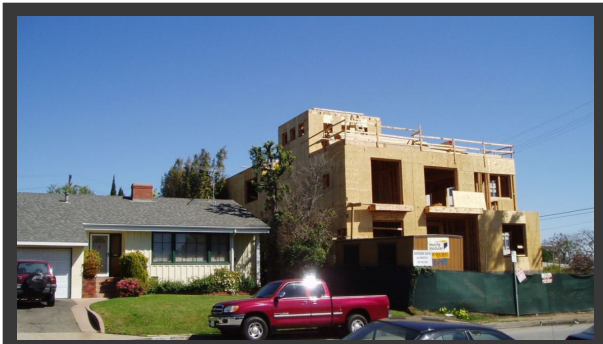
Canoga-Park-Winnetka-Woodland Hills-West Hills Community Plan



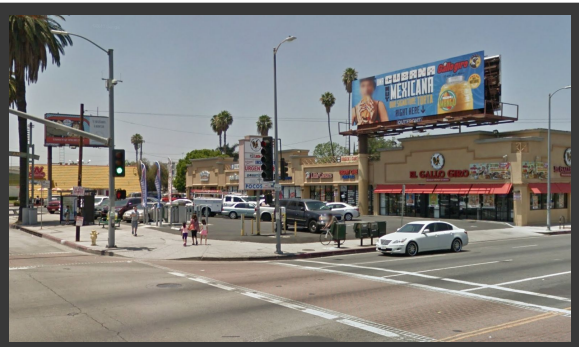
What About Growth?

- *Preliminary Estimated Figures for Discussion:*
- 1999 Community Plan:
  - 201k people
  - 73k households
  - 142k jobs
- Warner Center 2035
  - 57K people
  - 26K households
  - 89K jobs
- 1999 CP + Warner Center
  - 246K people
  - 93K households
  - 191K jobs
- 2017 Estimates
  - 185K people
  - 65K households
  - 95K jobs
- SCAG Estimates 2040
  - 222k people
  - 80k households
  - 122k jobs

Canoga-Park-Winnetka-Woodland Hills-West Hills Community Plan



Mansionization

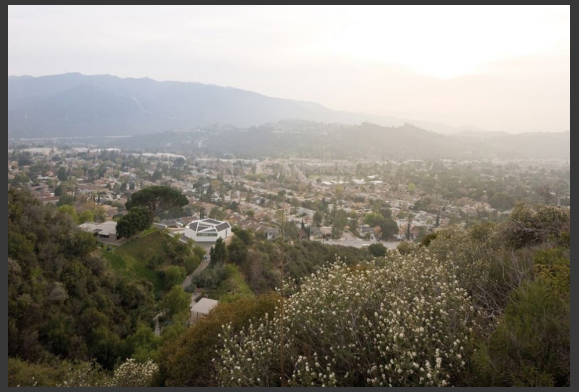


Urban Design

?



Equestrian Neighborhoods



Hillside Development

Canoga-Park-Winnetka-Woodland Hills-West Hills Community Plan



re:codeLA

- Current Zoning Code is “two-dimensional
- Difficult to navigate
- Does not offer the range of tools needed to implement the goals and policies of our Community Plans

Neighborhood Districts

Low-scale, walkable, neighborhood serving uses

Regional Centers

Large-scale, dense, major range of uses

C1
C1.5
C2
C4

Canoga-Park-Winnetka-Woodland Hills-West Hills Community Plan



SEC. 12.08. "R1" ONE-FAMILY ZONE.

The following regulations shall apply in the "R1" One-Family Zone:

A. Use. No building, structure or land shall be used and no building or structure shall be erected, structurally altered, enlarged or maintained except for the following uses, and when a "**Supplemental Use District**" is created by the provisions of Article 3 of this chapter, for such uses as may be permitted therein:

1. One-family dwelling.

2. Parks, playgrounds or community centers, owned and operated by a governmental agency.

3. **(Amended by Ord. No. 181,188, Eff. 7/18/10.)** Truck gardening; the keeping of equines, poultry, rabbits and chinchillas in conjunction with the residential use of the lot, provided that:

   (a) Such animal keeping is not for commercial purposes.

   (b) The keeping of equines shall be permitted only on lots having an area of 20,000 square feet or more. Where equines are being kept, the number of such animals being kept shall not exceed one for each 5,000 square feet of lot area.

4. Two-family dwellings on lots having a side lot line adjoining a lot in a commercial or industrial zone, provided that: **(Amended by Ord. No. 171,427, Eff. 1/4/97, Oper. 3/5/97.)**

   (a) The lot on which the use is located does not extend more than 65 feet from the boundary of the less restrictive zone which it adjoins; and

   (b) There is a minimum lot area of 5,000 square feet for each two-family dwelling.

5. **(Deleted by Ord. No. 171,687, Eff. 8/19/97.)**

6. Conditional uses enumerated in Sec. 12.24 when the location is approved pursuant to the provisions of said section. **(Amended by Ord. No. 117,450, Eff. 12/18/60.)**

7. Accessory buildings, including private garages, accessory living quarters, servant's quarters, recreation rooms, or private stables, provided that:

   (a) No accessory living quarters nor servant's quarters are located or maintained on a lot having an area less than 10,000 square feet;

   (b) No stable is located or maintained on a lot having an area of less than 20,000 square feet and its capacity does not exceed one equine for each 5,000 square feet of lot area. **(Amended by Ord. No. 157,144, Eff. 11/22/82.)**

Canoga-Park-Winnetka-Woodland Hills-West Hills Community Plan



R1-1VL

Zone:

Allowed uses such as commercial, residential, industrial, etc.

R1 allows single-family houses.

Height District:

Maximum building height, maximum floor area ratio.

HD1 allows 0.45:1 FAR, and 28 feet in height on R1 lots.



16 Variations on the R1 Zone

- Range of Floor Area Allowed
- Upper-Floor Massing
  - Front
  - Rear
  - Wherever
- "Frontage" Tool Allows for other customizing
  - Example: Rear Garages in older neighborhoods
- Overall, greater sensitivity to neighborhood character

Canoga-Park-Winnetka-Woodland Hills-West Hills Community Plan

Residential Development and Suburbanization, 1850-1980
Theme: Early Residential Development, 1880-1930
Sub-Theme: Early Single-Family Residential Development, 1880-1930

Although the San Fernando Valley is typically thought of in terms of postwar suburbanization, the Survey Area had a small wave of residential development in the 1910s and '20s. Examples include the "mountain cabins" built by Victor Girard (top row) in his early settlement of Girard, in what is today known as Woodland Hills. Other examples include residences associated with the early community of Owensmouth (bottom left). In all cases, these residences long pre-date surrounding development.



Address: 21360 W. Rios St.
Date: 1925



Address: 4242 N. Elzevir Rd.
Date: 1926



Address: 6964 N. Shoup Ave.
Date: 1914

Residential Development and Suburbanization, 1850-1980
Theme: Post-War Suburbanization, 1938-1975
Sub-Theme: Suburban Planning and Development, 1938-1975

Post-World War II residential subdivisions identified in the Survey Area reflect the design, planning, and development techniques common to the San Fernando Valley in the 1950s. These subdivisions were in many cases subdivided by prominent developers and filled with houses designed by notable postwar architects. They typically contain houses that are similar in design, with a handful of models repeated throughout the subdivision. Three districts were found eligible under this Context/Theme: Westridge Park, Eastwood Estates, and Woodside. Two were also recorded as containing significant concentrations of buildings representing the Mid-Century Modern and Contemporary Ranch architectural styles. Corbin Palms, a subdivision containing houses designed by the noted architectural firm of Palmer and Krisel, was recorded as a planning district due to the fact that many of the individual buildings have been altered, compromising the district's overall integrity. An intact portion of the Eastwood Estates subdivision, also designed by Palmer and Krisel, was recorded as eligible.



District: Corbin Palms Planning District
Description: Street view
Period of Significance: 1953-1955



District: Westridge Park Historic District
Address: 21004 W. Lanark St.
Date: 1952

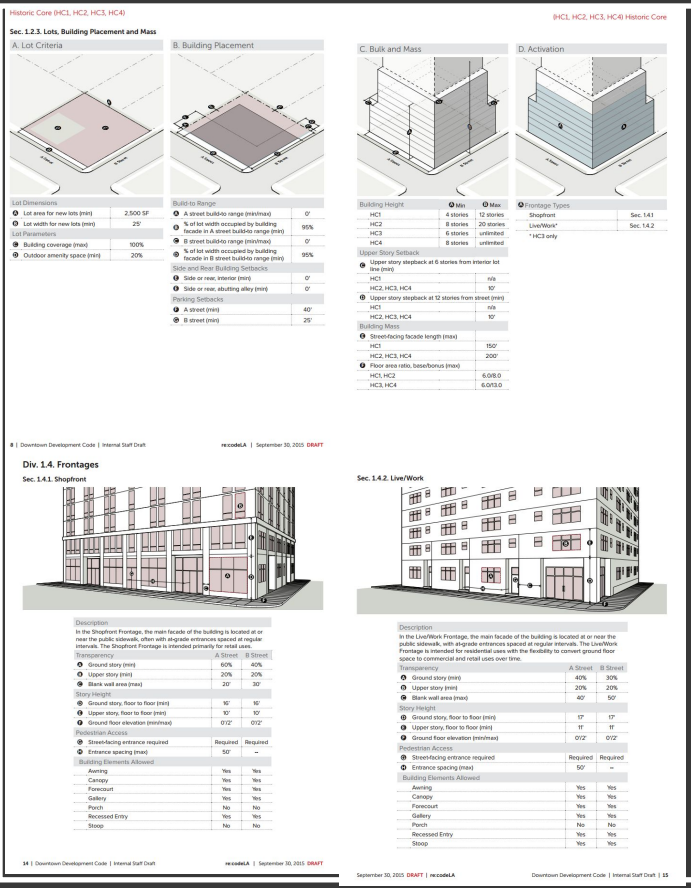


District: Eastwood Estates Historic District
Address: 6152 N. Jumilla Ave.
Date: 1955



District: Woodside Historic District
Address: 4408 N. Coloma Ave.
Date: 1959

Canoga-Park-Winnetka-Woodland Hills-West Hills Community Plan


Historic Core (HC1, HC2, HC3, HC4)

Sec. 1.2.3. Lots, Building Placement and Mass

A. Lot Criteria

B. Building Placement

C. Bulk and Mass

D. Activation

Lot Dimensions	
Lot area for new lots (min)	2,500 SF
Lot width for new lots (min)	25'
Lot Parameters	
Building coverage (max)	100%
Outdoor amenity space (min)	20%

Build-to Range	
A street build-to range (min/max)	0'
% of lot width occupied by building facade in A street build-to range (min)	95%
B street build-to range (min/max)	0'
% of lot width occupied by building facade in B street build-to range (min)	95%
Side and Rear Building Setbacks	
Side or rear, interior (min)	0'
Side or rear, abutting alley (min)	0'
Parking Setbacks	
A street (min)	40'
B street (min)	25'

(HC1, HC2, HC3, HC4) Historic Core

Building Height	Min	Max
HC1	4 stories	12 stories
HC2	8 stories	20 stories
HC3	6 stories	unlimited
HC4	8 stories	unlimited
Upper Story Setback		
Upper story stepback at 6 stories from interior lot line (min)		
HC1		n/a
HC2, HC3, HC4		10'
Upper story stepback at 12 stories from street (min)		
HC1		n/a
HC2, HC3, HC4		10'
Building Mass		
Street-facing facade length (max)		
HC1		150'
HC2, HC3, HC4		200'
Floor area ratio, base/bonus (max)		
HC1, HC2		6.0/8.0
HC3, HC4		6.0/13.0

Frontage Types	
Shopfront	Sec. 1.4.1
Live/Work*	Sec. 1.4.2

* HC3 only

8 | Downtown Development Code | Internal Staff Draft — re:codeLA | September 30, 2015 DRAFT

Div. 1.4. Frontages

Sec. 1.4.1. Shopfront

Description

In the Shopfront Frontage, the main facade of the building is located at or near the public sidewalk, often with degrade entrances spaced at regular intervals. The Shopfront Frontage is intended primarily for retail uses.

Transparency	A Street	B Street
Ground story (min)	60%	40%
Upper story (min)	20%	20%
Blank wall area (max)	20'	30'
Story Height		
Ground story, floor to floor (min)	16'	16'
Upper story, floor to floor (min)	10'	10'
Ground floor elevation (min/max)	0'/2'	0'/2'
Pedestrian Access		
Street-facing entrance required	Required	Required
Entrance spacing (max)	50'	--
Building Elements Allowed		
Awning	Yes	Yes
Canopy	Yes	Yes
Forecourt	Yes	Yes
Gallery	Yes	Yes
Porch	No	No
Recessed Entry	Yes	Yes
Stoop	No	No

14 | Downtown Development Code | Internal Staff Draft — re:codeLA | September 30, 2015 DRAFT

Sec. 1.4.2. Live/Work

Description

In the Live/Work Frontage, the main facade of the building is located at or near the public sidewalk, with stoop entrances spaced at regular intervals. The Live/Work Frontage is intended for residential uses with the flexibility to convert ground floor space to commercial and retail uses over time.

Transparency	A Street	B Street
Ground story (min)	40%	30%
Upper story (min)	20%	20%
Blank wall area (max)	40'	50'
Story Height		
Ground story, floor to floor (min)	17'	17'
Upper story, floor to floor (min)	11'	11'
Ground floor elevation (min/max)	0'/2'	0'/2'
Pedestrian Access		
Street-facing entrance required	Required	Required
Entrance spacing (max)	50'	--
Building Elements Allowed		
Awning	Yes	Yes
Canopy	Yes	Yes
Forecourt	Yes	Yes
Gallery	Yes	Yes
Porch	No	No
Recessed Entry	Yes	Yes
Stoop	Yes	Yes

September 30, 2015 DRAFT | re:codeLA — Downtown Development Code | Internal Staff Draft | 15

re:codeLA
(New Zoning Code)

More nuanced and varied zones to meet our many General Plan/Community Plan goals

Process underway, complete in 2019

Single-family zones already complete


Open with

R1 VARIATION ZONES
GUIDE

The R1 Variation Zones regulate form and scale, not architectural style. Any design that fits within the maximum building envelope and conforms to all other requirements can be permitted.

R1V (R1V1 | R1V2 | R1V3 | R1V4)
Variable-Mass Variation

CHARACTERISTICS

- Offers the most flexible building envelope of the new variations.
- The location of bulk is not regulated and the taller building mass may be placed anywhere within the maximum building envelope.
- Especially suitable for neighborhoods that have varying architectural styles or neighborhoods with a mix of older and newer homes.

R1F (R1F1 | R1F2 | R1F3 | R1F4)
Front-Mass Variation

CHARACTERISTICS

- Confines bulk within a front-loaded maximum building envelope that allows a taller building mass toward the front of the lot and requires shorter massing at the rear.
- Creates more light and air at the rear of the lot.
- Especially suitable for neighborhoods in which the taller building mass has historically been located near the street.

R1R (R1R1 | R1R2 | R1R3 | R1R4)
Rear-Mass Variation

CHARACTERISTICS

- Confines bulk within a rear-loaded maximum building envelope that allows a taller building mass toward the rear of the lot and requires shorter massing at the front.
- Encourages a one-story feel along the street.
- Especially suitable for neighborhoods in which home additions are located at the rear in order to maintain the look of the original buildings.

R1H (R1H1 | R1H2 | R1H3 | R1H4)
Hillside Variation

CHARACTERISTICS

- Offers a flexible building envelope for properties in hillside areas.
- The location of bulk is not regulated and the taller building mass may be placed anywhere within the maximum building envelope.
- Especially suitable for hillside neighborhoods that wish to select a scale (RFAR range) compatible with existing homes in the area.

Scale Designation and **Maximum Residential Floor Area Ratio** (RFAR)

The R1 Variation Zones are further differentiated by scale from larger (1) to smaller (4). This final number designates the allowed Residential Floor Area Ratio (RFAR) and height. For each scale category, the RFAR is a range that varies based on lot size, with a higher floor area ratio available to smaller lots. The allowed height also varies based on the selected form and scale.

LOT SIZE	1	2	3	4	MAX. LOT COVERAGE
Up to 6,000 SF	.65	.55	.45	.40	50%
6,001 to 7,000 SF	.63	.53	.43	.38	48%
7,001 to 8,000 SF	.61	.51	.41	.36	46%
8,001 to 9,000 SF	.59	.49	.39	.34	44%
9,001 to 10,000 SF	.57	.47	.37	.32	42%
Over 10,000 SF	.55	.45	.35	.30	40%





C2-1VL

Zone:

Allowed uses such as commercial, residential, industrial, etc.

C2 allows commercial & residential uses.

Height District:

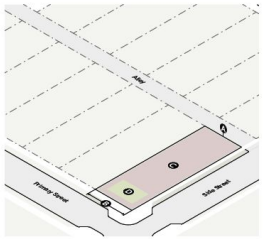
Maximum building height, maximum floor area ratio.

HD1VL allows 1.5:1 FAR, and 45 feet in height on C2 lots.

Canoga-Park-Winnetka-Woodland Hills-West Hills Community Plan

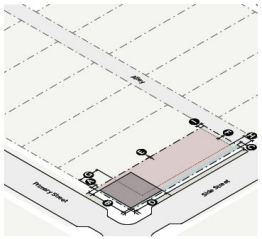
C. Form Standards

1. Lot and Site Parameters



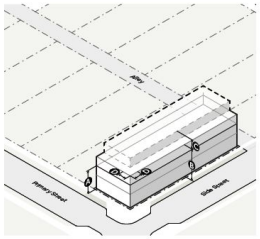
Lot Size	
A Lot area for new lots (min)	n/a
B Lot width for new lots (min)	20'
Site Coverage	
C Building coverage (max)	90%
D Outdoor amenity space (min)	10%

2. Building Placement



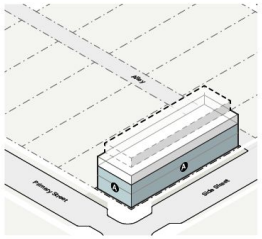
Build-to Range	
A Primary Street build-to range (min/max)	0'/5'
B % of lot width occupied by building facade in Primary Street build-to range (min)	90%
C Side Street build-to range (min/max)	0'/5'
D % of lot width occupied by building facade in Side Street build-to range (min)	30%
Side and Rear Building Setbacks	
E Common lot line (min)	0'
F Alley (min)	5'
Parking Setbacks	
G Primary Street, ground floor only (min)	25'
H Side Street, ground floor only (min)	10'
Common lot line (min)	0'
I Alley (min)	5'

3. Bulk and Mass



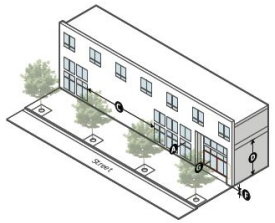
Building Height	
A Height (min)	2 stories
B Height (max)	
LSC7.1	2 stories
LSC7.2	3 stories
C Bonus height (max)	
LSC7.1	3 stories
LSC7.2	4 stories
D Upper Story Setback	
LSC7.1 above 2 stories, from street (min)	10'
LSC7.2 above 3 stories, from street (min)	10'
Building Mass	
Street-facing facade length (max)	n/a

4. Activation

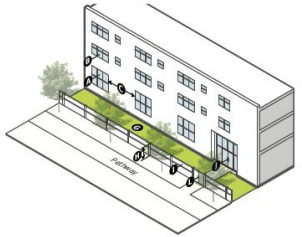


A Frontages		Standards
Front Drive	--	
Side Drive	--	
Rear Drive	--	
Warehouse	--	
Large Format	--	
Riverfront	--	
Neighborhood	▪	
General	▪	
Live/Work	▪	
Shopfront	▪	
Main Street	▪	
Active Alley	▪	
Arcade	▪	

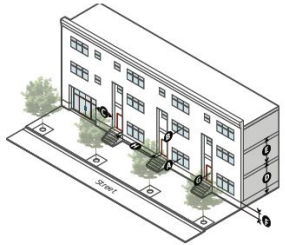
Sec. 7.4.5. Large-Format (LF7)



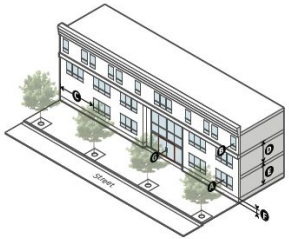
Sec. 7.4.6. Riverfront (RF7)



Sec. 7.4.7. Neighborhood (NH7)



Sec. 7.4.8. General (GE7)



Canoga-Park-Winnetka-Woodland Hills-West Hills Community Plan





Outreach Phase:

- Researching and Data Gathering
- Includes Policies, Land Use Pattern, Existing Conditions

Outreach:

- Well-rounded participation by many stakeholders
- Workshops and community meetings split into **3** phases
  - Policies & General Land Use Map
  - Zoning and Implementing re:codeLA
  - Passage and Adoption
- Materials in Spanish, possibly also Farsi and Russian

Outreach:

- Workshops
  - Eight neighborhood meetings in July and August
  - One in each neighborhood mentioned in plans
  - Working on content
- In Progress
  - 10 initial meetings with Neighborhood Councils
  - Several follow-up meetings with their land use teams
  - Additional workshops and focus groups to be scheduled

Outreach Phase:

- Public Input
- Focus on Policies and General Land Use Map
- 8 Initial Workshops
- Saturday Planning 101
- As-requested additional workshops and meetings



Outreach Phase:

- As-requested additional workshops and meetings
  - Land Use Committee
  - Homeowners Assns
  - Chambers & BIDS
  - General Stakeholder Groups



Planning 101:

Saturday, June 17, 2017

9:00 AM – 12:00 Noon

Rose Goldwater Community Room at Westfield Topanga

21710 Vanowen St.

Canoga Park, CA 91303

Please contact CD 3 for more info



BOB BLUMENFIELD COUNCILMEMBER

Los Angeles Department of City Planning

Planning 101

Your Chance to Learn How Decisions are Made

This summer the Los Angeles Department of City Planning (DCP) will be hosting meetings throughout the West Valley as they move forward with updating Community Plans and this event will offer you the tools on how to be a successful advocate.

Do you want to know how building zones are changed? Do you want to learn more about the City's Planning philosophy and process? Do you want to learn how to shape your community?

Join Councilmember Bob Blumenfield and Craig Weber of the DCP for an enlightening conversation on all things planning. To learn more about the steps to review the Community Plans and how you can get involved, please go to www.swvalleyplans.org.

When:

Saturday, June 17

9:00 a.m.—12:00 p.m.

When:

Rose Goldwater Community Center at Westfield Topanga

Corner of Vanowen St and Owensmouth Ave.

To RSVP, call Shawn Dunn at (818) 774-4330, email Shawn.Dunn@lacity.org or go to blumenfield.lacity.org/planning_101

It is the Policy of the City of Los Angeles to provide access to its programs, services, and activities for persons with disabilities in accordance with Title II of the Americans with Disabilities Act.

Woodland Hills Public Workshop:

Wednesday, August 2, 2017
6:00 – 8:00 PM
St. Mel's Catholic Church
20870 Ventura Boulevard
Woodland Hills, CA 91364

To RSVP, please go to
swvalleyplans.org/participation.html
or email swvalleyplans@gmail.com



Outreach Phase:

- Draft Policies
- General Land Use Map

3. INITIAL PLAN



Planners **use public input** to draft plan, for environmental impact report (EIR) preparation and related technical documents.

Outreach Phase:

- Solicit Feedback on
  - Draft Policies
  - General Land Use Map
- Meet with NCs and neighborhood groups



Canoga-Park-Winnetka-Woodland Hills-West Hills Community Plan



Outreach Phase: Zoning Analysis

Implementing re:codeLA

Outreach Phase:

- Public Input
- Zoning
- Implementing re:codeLA
- Workshops
- Possible Zoning 101 to familiarize public with zoning



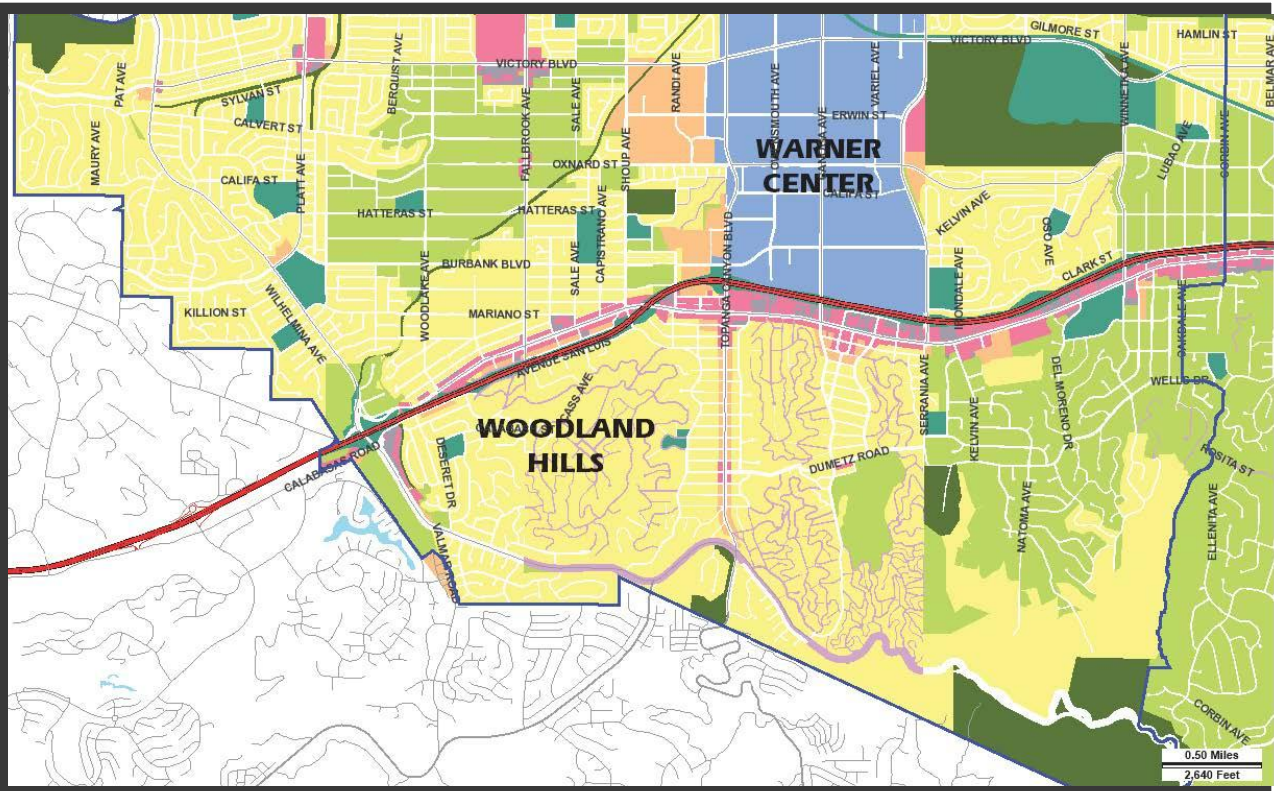
Outreach Phase:

- Public Input
- Zoning
- Implementing re:codeLA
- Workshops
- Possible Zoning 101 on zoning
- As-requested additional workshops and meetings



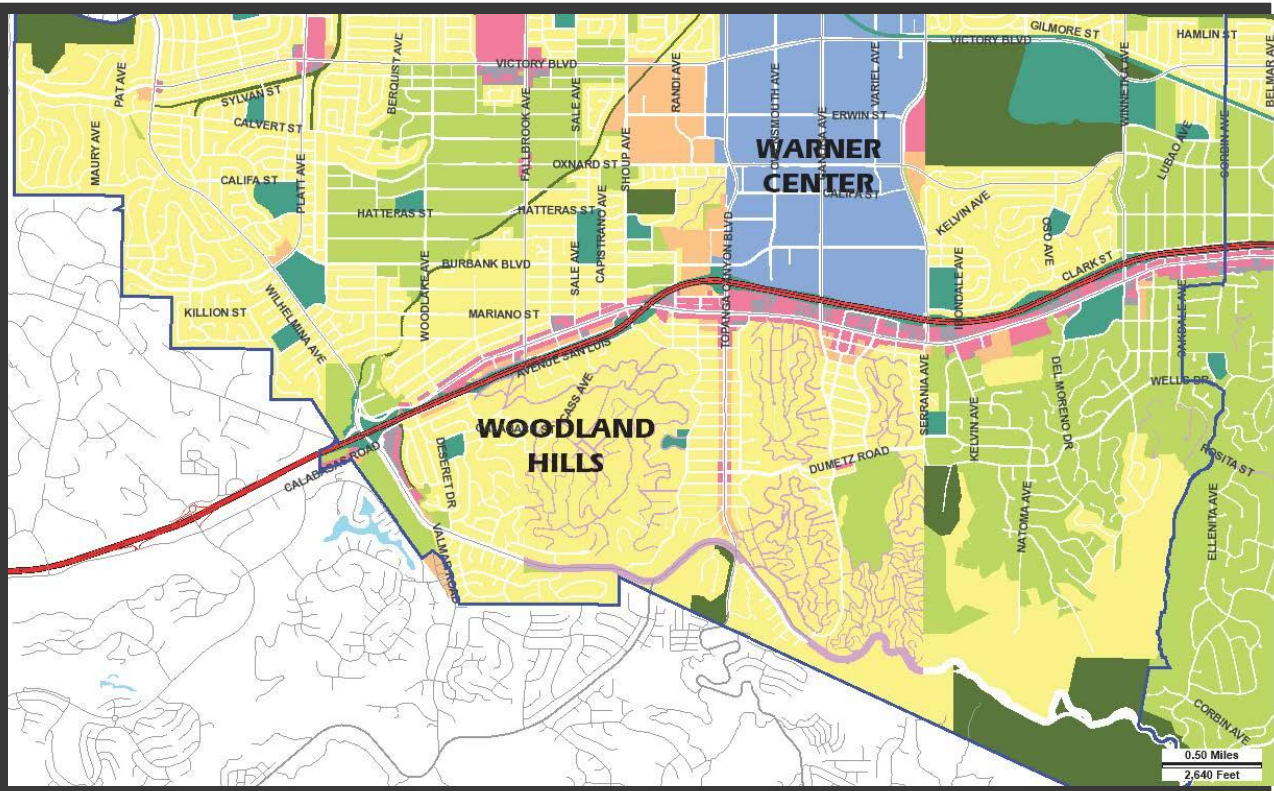
Outreach Phase:

- Zoning and Implementing re:codeLA
- Creating a Draft Zoning Map using the new zoning code



Outreach Phase:

- Solicit Feedback on draft zoning map
- Meet with NCs and neighborhood groups



Passage and Adoption

4. OPEN HOUSE & PUBLIC HEARING

5. PROPO PLAN

6. DECISION MAKING

Proposed plan passes through the City Planning Commission with opportunity for public input



7. PLAN IS ADOPTED



15 member **City Council approves plan**

Mayor signs the plan



ng

to Provide Comments

Principal City Planner:
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https://www.facebook.com/swvalleyplans