Sherman Oaks - Studio City - Toluca Lake - Cahuenga Pass Community Plan Update

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LOS ANGELES CITY PLANNING
Community Planning

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Chapter 1: Introduction & Community Profile

Readers' Guide

The Community Plan is a document that represents the land use vision and values for a distinct geography. A main function of the Community Plan is to guide decision-making with respect to land uses. This includes guidance for legislative decisions, such as adoption of overlay zones or supplemental development regulations, as well as amendments to the land use or zoning maps.

Community Plan goals and policies are intended to be supportive of one another. However, it is important to recognize that goals and policies are sometimes in competition and may entail trade-offs. The singular pursuit of one goal or policy may, in some cases, inhibit the achievement of other goals or policies. For example, the Community Plan includes policies that recognize the need to minimize water consumption in light of limited water resources. However, to eliminate the watering of sites being graded for permitted development or to eliminate landscape irrigation may conflict with objectives relating to maintenance of air quality or community design and beautification.

Thus, when implementing the Community Plan, decision-makers must strike a balance between competing goals and policies, recognizing that all objectives cannot be fully implemented all the time. In relation to any decision, some goals and policies may be more compelling than others. It is up to the decision-makers to balance and weigh the applicability and merits of the goals and policies on any given project, program, or action. Ultimately, the Community Plan's goals, policies, and programs are intended to provide guidance and shall be interpreted as primarily recommendations, unless expressly indicated as mandatory by an asterisk (*). Compliance with the General Plan Land Use Map is mandatory.

Guiding Principles

Guiding principles are themes drawn from major points of agreement among community members about the valued qualities of their community, hopes and aspirations for the future, as well as strategies for achieving the Community Plan vision. They underlie the community's vision statement and lay the foundation for the Community Plan's goals, policies, and implementation programs.

Goals

A goal is a statement that describes a desired future condition or "end" state. Goals are change and outcome oriented, achievable over time, though not driven by funding. Each goal in the Community Plan begins with an abbreviated chapter title followed by the number of the goal (e.g., LU1).

Policies

A policy is a clear statement that guides a specific course of action for decision makers to achieve a desired goal. Policies may refer to existing programs or call for the establishment of new ones. Each policy in the Plan is labeled with the abbreviated chapter title, the goal they refer to, and a unique number (e.g., LU1.1).

Implementation Programs

An implementation program is an action, procedure, program, or technique that carries out goals and policies. Implementation programs are comprehensive in nature, encompassing amendments of existing- and preparation of- new plans, ordinances, and development and design standards. They may also involve the modification of City procedures, and development review and approval processes, and interagency coordination.

Completion of a recommended implementation program will depend on a number of factors such as community priorities, finances, and staff availability. These recommendations are suggestions to future City decision-makers as ways to implement the goals and policies contained in this Community Plan. The listing of recommended implementation programs in the Community Plan are in place in a reactionary capacity to respond to development proposals as they arise but does not obligate the City to accomplish them. Chapter 5 (forthcoming) contains a list of all the Community Plan's implementation programs. They are grouped by general topic and individually numbered (e.g., P1).

Plan Vision

Sherman Oaks - Studio City - Toluca Lake - Cahuenga Pass is a vibrant community of unique, diverse neighborhoods with thriving employment and cultural offerings.The Community Plan envisions a mix of land uses, community-centered and pedestrian-oriented developments, an increased and wider variety of housing options, creative opportunities for increased open space, improved climate resilience, as well as historic and cultural preservation. Mixed-use commercial areas are envisioned to provide high-quality and equitable housing in close proximity to job centers, and transportation options that will contribute to a healthy and active environment. This Plan looks to maintain and expand the existing diversity of land uses in the area through incentivizing pedestrian-oriented mixed-use development, context-sensitive housing options, increased green space and climate resilience design, as well as historic and cultural preservation. This Plan supports housing models which increases the affordable housing stock, protects against displacement, and prevents homelessness. Sherman Oaks - Studio City - Toluca Lake - Cahuenga Pass is envisioned as a multi-generational community served by a healthy, equitable, accessible, and economically flourishing environment.

Emerging Land Acknowledgement

We acknowledge that the City of Los Angeles is situated in the ancestral and unceded lands of the Gabrielino-Tongva Indian Tribe, also known as Yaavitam, the Kizh Nation Gabrieleño Band of Mission Indians, the Fernandeño Tataviam Band of Mission Indians, the San Fernando Band of Mission Indians, and Chumash, among others. Within the approximate geography of the Sherman Oaks - Studio City - Toluca Lake - Cahuenga Pass Community Plan there are overlapping tribal areas, but the predominant First People were the Tataviam (people facing the sun), whose ancestral territory spanned the Simi, San Fernando, Santa Clarita, and Antelope Valleys. Specifically for the present-day Sherman Oaks - Studio City - Toluca Lake - Cahuenga Pass area, the Los Angeles River, referred to as "west river" by the Tataviam peoples, holds significant connection for the indigenous peoples of the San Fernando Valley. We acknowledge their elders past, present, and future, for their cultural resilience. They are the original caretakers of this land, with Los Angeles being the home to the second largest community of Native Americans in the U.S. Native American tribes are sovereign nations and our ongoing relationship with each tribe requires the utmost respect, mutual understanding and sensitivity. Further acknowledgement

of the specific tribes and villages associated with these nations and areas will be assessed upon tribal consultation.

Background and Relationships to Other Plans

The Sherman Oaks - Studio City - Toluca Lake - Cahuenga Pass Community Plan (Community Plan or Plan) is one of 34 plans that comprise the City's General Plan Land Use Element. Including a number of elements, such as Framework, Mobility, Housing, Open Space, Health, and Safety. The General Plan is the City's fundamental policy document and defines how physical and economic resources are to be managed and utilized over time. Decisions by the City with regard to the use of land, the design and character of buildings and open spaces, the conservation of existing housing, context-appropriate infill of new housing, and the provision of supporting infrastructure are guided by the General Plan Land Use Element.

This Community Plan, seeks to guide the future of land use policy in Sherman Oaks - Studio City - Toluca Lake - Cahuenga Pass and is inextricably linked to the other various work programs across the entire San Fernando Valley (SFV) and City of Los Angeles as a whole. The Sherman Oaks - Studio City - Toluca Lake - Cahuenga Pass Community Plan lies within the Southeast Valley (SEV) geography. Two other plans are part of the SEV, Van Nuys - North Sherman Oaks and Sherman Oaks - Studio City - Toluca Lake - Cahuenga Pass. The Southeast Valley (SEV), which constitutes the area between Interstate 405 to the west, Beverly Crest-Bel Air Community Plan Area to the south, the rail line that parallels much of Raymer Street to the north, the city of Burbank and the Hollywood Hills to the east, is a distinctive and constantly evolving geography.

There are also overlapping, adjoining, and complementary planning documents that dictate land use decisions within and around the Sherman Oaks - Studio City - Toluca Lake - Cahuenga Pass Plan Area. The aim of the Sepulveda Transit Corridor Project is to deliver better transit options within the Community Plan boundaries and the San Fernando Valley to the Westside. The future project is considerate of the transit opportunities and specific land use issues within the Plan Area.

Throughout this update, the Southeast Valley Community Plans Update team has taken an integrative approach, recognizing the significant and ongoing interactions between these interconnected plans. This Plan update has also integrated citywide ordinances such as the Citywide Housing Incentive Program (CHIP), a key component of the Housing Element adopted in February 2025, as well as other work programs that have arisen in response to emerging needs. Additionally, the City has introduced a new, comprehensive zoning code, which will update the existing framework to enhance accessibility and implement a form-based code that can better adapt to evolving demands. Additionally, the Southeast Valley Community Plans Update team has assessed overlaying plans in consideration of the modules that allow the new zoning code to more precisely fit into the community.

In addition to the Land Use Element, the City has adopted a Framework Element of the General Plan that establishes how Los Angeles will grow in the future, providing a citywide context for updates to Community Plans and the citywide elements. The Framework is focused around six guiding principles:

- Economic Opportunity
- Equity
- Environmental Quality

- Strategic Investment
- Clear and Consistent Rules
- Effective Implementation

Applying the intent of these Framework's guiding principles to this Plan update will help guide the community to grow strategically; maintain neighborhood character; balance the distribution of land uses; enhance neighborhood design through better development standards; encourage more opportunities for green space, pedestrian districts, and public plazas; improve mobility and access; preserve historic districts and identify commercial districts.

The development pattern described in the Framework Element provides direction and guidance for the city as a whole, including neighborhoods such as the Sherman Oaks - Studio City - Toluca Lake - Cahuenga Pass Community Plan Area. The Framework's growth strategy for the Plan area is focused around land use categories defined by broad ranges of intensity, density, and uses already found in the City's diverse urban, suburban, and rural land use patterns. Moreover, the generalized locations of these categories reflect the relationship between land use and transportation. The Plan generally focuses around community centers and mixed-use boulevards as pillars for future growth and maintaining the stability of residential neighborhoods. The Sherman Oaks - Studio City - Toluca Lake - Cahuenga Pass Community Plan includes large portions of the region's residential neighborhoods. The preservation and enhancement of single-unit and multi-unit residential areas will continue to be a priority for the well-being of the community's residents. The Plan also works to preserve and enhance the commercial districts in the Plan Area to promote jobs and the entertainment industry while promoting compatibility with adjacent neighborhoods. Appendix A (I*n-Progress/Forthcoming*) of this document includes further discussion regarding the relationship between the Sherman Oaks - Studio City - Toluca Lake - Cahuenga Pass Community Plan and the City's General Plan.

As part of the Land Use Element, the Community Plan's goals and policies intend to guide positive community change and foster sustainable land use patterns while balancing citywide policies and regional initiatives. The process of developing the Sherman Oaks - Studio City - Toluca Lake - Cahuenga Pass Community Plan was a local multi-year collaborative effort in which broad public participation was obtained through a series of workshops, focus groups, office hours, and community events. The process also included collaboration with community-based organizations and Neighborhood Councils (including Hollywood Hills West, Sherman Oaks, Studio City, and Greater Toluca Lake), the Studio City Residents Association, Mulholland Scenic Parkway Design Review Board, and the Ventura/Cahuenga Boulevard Corridor Plan Review Board where interested parties provided their input and recommendations.

Department Racial Equity Commitment

City Planning believes that racial equity is both a journey and destination. As an outcome, racial equity ensures that all people can prosper and reach their full potential regardless of their racial identity. As a deliberative process, racial equity means moving beyond diversity and inclusion by:

- Eradicating societal bias and providing neighborhood amenities, public safety, and wealth creation equitable for all residents.
- Identifying the root causes of systemic oppression and actively dismantling institutional and structural racism; acknowledging the particular ways in which anti-Black racism leads to racialized disparities.

- Intentionally making institutional and transformative change to remove structural inequities often placed on Blacks, Indigenous, People of Color (BIPOC), and LGBTQ+ communities.
- Preserving existing affordable rent-stabilized units and encouraging the enhancement of more affordable rent-stabilized units for all residents.

Community Profile

The Sherman Oaks - Studio City - Toluca Lake - Cahuenga Pass Community Plan Area (Plan Area or CPA) is located in the southeastern portion of the San Fernando Valley (SFV), north of the Santa Monica Mountains and approximately eight (8) miles west of Downtown Los Angeles. The Plan Area is bounded by the Sherman Oaks - Studio City - Toluca Lake - Cahuenga Pass and Van Nuys - North Sherman Oaks communities to the north; Hollywood, Universal City, and a portion of the City of Burbank on the east; Encino - Tarzana community to the west, and the communities Bel Air - Beverly Crest and Hollywood to the south. The area comprises four community subareas: Cahuenga Pass, Studio City, Sherman Oaks, and Toluca Lake. The Plan Area also has two major highways running through it, the U.S. Route 101 and Interstate 405.

The Sherman Oaks - Studio City - Toluca Lake - Cahuenga Pass Community Plan Area historically served as a transition between bustling Downtown Los Angeles and the rural settings of the San Fernando Valley. The Plan Area has undergone several evolutions in its history, from wheat fields and citrus groves to a small railroad town to a sprawling, auto-oriented community bolstered by the entertainment and aviation industries. Today it is a major regional destination, home to the historical transitional gateway of the center of Los Angeles to the Valley, a continuously growing production driven economy, diverse mixed-use pedestrian-oriented corridors, and distinct residential neighborhoods.

The Plan Area is well-known for its commercial corridors, most notably Sepulveda Boulevard, Van Nuys Boulevard, Ventura Boulevard, and Lankershim Boulevard, with a diverse mix of pedestrian-oriented street frontages and residential areas. Multi-family and commercial developments are concentrated along the major corridors such as Lankershim, Laurel Canyon, Van Nuys, Sepulveda, and Ventura Boulevards, as well as parts of Riverside Drive and Fulton Avenue. Many of these major thoroughfares historically served as connections to the commercial centers of Los Angeles and to major transportation routes within Southern California. The majority of commercial facilities are either small-scale and free standing, or mini-mall type buildings designed to primarily serve local neighborhoods. Tujunga Village is a neighborhood hub with restaurants and shops that attract customers from the Plan Area and surrounding communities. The shops at the Coldwater Curve comprise another smaller-scale hub of activity for the area and its surrounding communities. The Community Plan Area includes the Ventura-Cahuenga Corridor Specific Plan and its intent is to balance transportation needs and land use within the Plan Area. Additionally, the Plan Area includes the Toluca Lake Village Community Design Overlay, which promotes the community's vision as an attractive and vital commercial district in conjunction with enhancing the community's walkability.

The majority of the Plan Area consists of single-unit neighborhoods. The Plan Area's topography is unique; a significant portion of the Plan is hillside that has been developed into a landscape of single-unit housing. A mix of multiple-unit development includes apartments and condominiums at varying densities and building types (duplexes, small, medium and large complexes and some high rise structures) located along larger streets and corridors in the Plan Area. The Plan Area includes the Mulholland Scenic Parkway

Specific Plan, which is intended to protect the viewshed from Mulholland Drive and to have new development blend in with the hillsides in form, design, and landscaping.

In recent years, the Plan Area has gained increased accessibility to Downtown Los Angeles and the Southwest San Fernando Valley through the Metro B (Red) Line that connects North Hollywood to Downtown Los Angeles and the G (Orange) Bus Rapid Transit (BRT) Line that connects North Hollywood to Warner Center. Additionally, other major transit improvements underway will increase the Plan Area's connectivity to the greater city and lessen its reliance on the automobile. Transportation improvements implemented include improvements to the Metro 240 Local Bus Line which connects Northridge (CSUN) to Universal. Transportation improvements underway also include the East San Fernando Valley Light Rail Transit Project and the Sepulveda Transit Corridor (proposed completion 2033-2035) which will create a better transit connection between the SFV and the Westside. With these transit investments underway, the Plan Area will be even more connected by transit.

Guiding Principles

The following core principles represent the long-term priorities for the Sherman Oaks - Studio City - Toluca Lake - Cahuenga Pass Community Plan.

- **Accommodate Anticipated Growth in a Strategic, Inclusive, Equitable, and Sustainable Manner**
    - Create opportunities for growth near transit and on underutilized commercial corridors
    - Develop consistent, gradual, and smooth transitions from highest to lowest intensity land uses
    - Require community benefits in exchange for additional development rights in strategic locations
    - Create flexible zoning structures that anticipate future changes as local, state, and federal legislation continues to evolve

- **Promote a Diversity of Housing Types**
    - Preserve existing affordable housing and incentivize new affordable housing development, particularly in Transit Oriented Incentive Areas
    - Further new housing opportunities to serve the needs of diverse populations (individuals, families, seniors, disabled people, renters, homeowners, etc.) and support land use strategies that address the City's ongoing homelessness crisis

- **Foster a Sustainable, Walkable, and Complete Public Realm**
    - Foster connections and accessibility between and within neighborhoods, close gaps in existing infrastructure, and create pedestrian-friendly streets and sidewalks
    - Protect existing trees, increase the tree canopy, and encourage plants adaptable to the Valley's unique climate and ecological conditions
    - Encourage greening and cooling of neighborhoods through building design, water recapture, and street treatments

- **Encourage Vibrant Mixed-Use Centers**
    - Create complete, cohesive neighborhoods along streets like Ventura Boulevard, Woodman Avenue, Moorpark Avenue, Riverside Drive, and Lankershim Boulevard through

pedestrian-friendly design, allowing an active mix of uses and encouraging housing development
    - Retain and encourage small-scale local-serving businesses through tailored commercial development standards
    - Encourage creation of and access to community spaces - cultural centers, arts centers, and publicly accessible open spaces

- **Grow and Support Key Employment Hubs**
    - Promote employment in the area's regional centers and along key transit corridors by allowing mixed-use and office development
    - Support a mix of uses in and around employment hubs to create livable, complete, and active neighborhoods
    - Encourage placemaking and public-realm improvements to enable small businesses to thrive

- **Strengthen Design Standards**
    - Strengthen design standards to encourage compatibility of new development within existing residential neighborhoods
    - Reinforce distinct places through protecting and restoring historic cultural resources, neighborhoods, and landmarks
    - Encourage high-quality, contextual, and creative design everywhere through enhanced zoning tools
    - Prioritize pedestrian safety, accessibility, and human-scale design

- **Expand Access to Open Space**
    - Increase access to existing open space and orient new development towards the areas with existing parks, waterways and bike paths
    - Provide adequate open space in new development for play, relaxation and community gathering
    - Identify strategies for acquiring or dedicating land as open space, especially in park-poor areas

- **Advance Climate Change Resiliency**
    - Facilitate resiliency through land use decisions that both mitigate the effects of climate change and adapt to the new and existing man-made and natural hazards
    - Promote resource protection through concentrating housing and jobs in strategic locations to reduce vehicle miles traveled and leverage public infrastructure systems
    - Encourage new development to incorporate sustainable design standards and energy-efficient building practices

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Chapter 2: Land Use & Urban Form

Land use planning can address an expansive range of interrelated topics that shape the quality of life within a community, including housing served by transit and land that is preserved for industry and jobs. The Sherman Oaks - Studio City - Toluca Lake - Cahuenga Pass Community Plan includes four separate communities, both with a broad spectrum of land uses ranging from distinctive residential neighborhoods served by small scale commercial to vibrant mixed-use commercial corridors. Community life thrives amid this complex and dynamic place where a range of uses has emerged within a building stock dating back at least a century. The Plan Area boasts several notable historic assets, including the Beeman Park, Patio Center, Weddington Park, Tujunga Village Commercial Historic District, Toluca Lake Commercial Historic District, Sportsman's Landing Shopping Center, Radford Studios, and Universal Metro Station.

In addition to local streets, the community is accessed by two major highways including US Route 101 and Interstate 405, the Metro B Rail Line & Station and NextGen Bus Lines which include improvements to the existing Bus Line 150 and Line 240. The land uses consist primarily of very low to medium density residential, with commercial uses concentrated along major corridors: such as Riverside Drive in the Toluca Lake area, Sepulveda Boulevard in Sherman Oaks, and along and at intersections with Ventura Boulevard and Moorpark Streets.

This chapter specifies land use goals and policies that support community-wide objectives while addressing issues unique to Sherman Oaks - Studio City - Toluca Lake - Cahuenga Pass. Plan policies promote land use planning that expands opportunities for housing in areas well served by transit and the maintenance of single-unit housing that contribute to a strong sense of community in Sherman Oaks - Studio City - Toluca Lake - Cahuenga Pass. Additionally, the Community Plan preserves the limited amount of land for industry and jobs while ensuring land use compatibility and reinforcing the neighborhood's qualities.

The policies in the following chapter articulate a strategy for land use planning that will accommodate anticipated growth while ensuring that Sherman Oaks - Studio City - Toluca Lake - Cahuenga Pass remains a place with reinforced neighborhood qualities that contribute to a strong sense of community.

Goals & Policies

The primary purpose of a Community Plan document is to provide a long-range vision for land use in each community of Los Angeles. Land use planning can address an expansive range of interrelated topics that are of the utmost importance to a community, including housing, jobs, urban form and design, cultural and historical resources, and social, environmental, and economic sustainability.

The policies in the following chapter articulate a strategy for land use planning that will accommodate projected growth while embracing Sherman Oaks - Studio City - Toluca Lake - Cahuenga Pass's unique histories and encouraging a more high-quality built environment with opportunities for mixed-income and affordable housing, robust commercial corridors, light industries and employment centers, and creating connections to open space amenities to promote an equitable and viable future for generations to come.

Housing and Complete Neighborhoods

The Community Plan envisions Sherman Oaks - Studio City - Toluca Lake - Cahuenga Pass Plan Area as an affordable and livable community for all regardless of race, gender, or ethnicity. The goal of the Community Plan is to create opportunities for more vibrant and livable residential communities that can accommodate existing and future residents while retaining the strong sense of community and place of Sherman Oaks - Studio City - Toluca Lake - Cahuenga Pass. The Community Plan promotes goals and policies that support a wide variety of housing typologies throughout the Plan Area, while also remaining connected to its cultural and historic character. The vision of the Community Plan policies are to steer growth along and around mixed-use corridors, major transit hubs, and existing developed commercial and multi-unit housing areas. The Community Plan also works to preserve affordable housing by encouraging the creation of new deed-restricted affordable units and supporting existing rent-stabilized and affordable units that do get redeveloped, are replaced. In addition, the Plan supports the development of homeownership models to promote increased access to generational wealth, an important step to address decades of exclusionary zoning practices.

Plan policies emphasize the importance of housing that is safe, livable, and affordable to a full range of income levels and suitable for various multigenerational household needs and sizes. The Community Plan directs growth and development towards established activity centers, mixed-use corridors, transit hubs, and previously developed commercial areas served by transit. The Community Plan's policies also seek to preserve and enhance the distinct design, scale, and integrity of established residential neighborhoods. The Community Plan allows for a wider variety of land uses to encourage livable communities by giving people the opportunity to work and conduct business close to where they live, and enhancing opportunities that allow for people to walk and bike to neighborhood amenities such as markets, parks, and jobs centers. In addition, the policies support the development of homeownership types that allow for building of generational wealth. Finally, policies also aim to support adequate transitions between low-scale, residential neighborhoods and areas zoned for greater intensity uses.

LU GOAL 1
A safe, sustainable, and diversified Community Plan Area that offers a full range of opportunities and experiences for all.

LU 1.1
Enable the development of complete neighborhoods with diverse uses and resilient infrastructure, parks, streetscapes, transit, and community amenities.

LU 1.2
Promote an incentive zoning system that delivers public benefits such as affordable housing, public open space, historic preservation, and community facilities to provide for a racially, socially, and economically inclusive Sherman Oaks - Studio City - Toluca Lake - Cahuenga Pass.

LU 1.3
Encourage the creation and maintenance of enhanced accessibility in the public realm for children, seniors, and special needs populations.

LU 1.4
Champion public community events and outdoor recreation in underserved communities that reduce administrative and financial challenges such as permitting fees and processes.

LU 1.5
Support efforts and opportunities to increase funding for new social services sites that are linked to public spaces such as parks, plazas, community centers, and transit stops.

LU 1.6
Encourage the creation of new public health infrastructure, such as rest stops with hygiene services including showers, restrooms, and cold drinking water, charging stations, and public wireless internet, along with social services outreach, in spaces that are publicly available.

LU GOAL 2
New housing developments expand the availability of high-quality, affordable housing for households of all income levels.

LU 2.1
Retain existing housing and provide for the development of new housing to meet the diverse economic and physical needs of current residents and the projected population of the Plan Area.

LU 2.2
Support residential infill developments that increase the supply of affordable housing on-site that is for rent or for sale.

LU 2.3
Promote mixed-income neighborhoods with a range of affordability levels and housing tenure options.

LU 2.4
Simplify zoning regulations and provide incentives through public and private action that yields the housing supply needed to meet projected growth.

LU 2.5
Support property owners in the development of Accessory Dwelling Units (ADUs), Junior Accessory Dwelling Units (JADUs), and two-unit developments that are thoughtfully designed and located.

LU 2.6
Support programs which expand opportunities for affordable property ownership to lower and moderate income households.

LU 2.7
Encourage multi-unit and a variety of housing typologies to provide a diverse range of unit types and unit sizes, including those suitable for larger households, multigenerational households, single-room occupants, independent seniors, and students.

LU 2.8
Support new construction technologies that facilitate the production of housing units.

LU 2.9
Assist multi-unit housing developments in providing accessibility measures and amenities for children, seniors, and special needs populations.

LU 2.10
Incentivize each recently occupied housing unit demolished as a result of new development is replaced on-site, and offered back to former residents at rent levels previously paid.

LU GOAL 3
New housing developments increase the supply of quality housing and services that are accessible to lower income households and those vulnerable to or experiencing homelessness.

LU 3.1
Facilitate the development of affordable housing and permanent supportive housing to increase the numbers of extremely low, very low, low, and moderate-income units in the community.

LU 3.2
Utilize public land and support funding for the development of affordable housing and permanent supportive housing, particularly for extremely low, very low, and low-income households.

LU 3.3
Support community land trusts and alternative ownership typologies such as cooperative housing as a tool for producing and preserving affordable housing options.

LU 3.4
Develop strategies to assist affordable housing developers and community land trusts with property acquisitions.

LU 3.5
Support the development of transitional housing, emergency shelters, and social service sites that serve those experiencing homelessness or at risk of displacement in appropriate locations.

LU 3.6
Support citywide efforts to ensure a range of supportive housing types and services to meet the needs of populations vulnerable to, or currently experiencing, homelessness, including but not limited to communities of color, immigrant communities, women, LGBTQIA+ individuals, students, families with children, seniors, veterans, and those formerly incarcerated.

LU 3.7
Assess the number, size, scale, and location of existing permanent and supportive housing sites within the Community Plan Area, and evaluate strategic renovations or modifications at existing sites before adding new permanent facilities.

LU 3.8
Promote and support a high level of outreach targeted toward people experiencing homelessness to inform them of their rights and opportunities to move into permanent housing with appropriate support services.

LU GOAL 4
New housing opportunities are maximized near transit at densities that support local businesses, expand access to essential commercial businesses, services, and public amenities, and increase transit ridership.

LU 4.1
Promote the development of complete neighborhoods with diverse uses and community amenities within a multimodal accessible environment to reduce reliance on cars.

LU 4.2
Locate higher residential densities around existing and future transit, commercial centers, and institutional hubs where residents can benefit from greater access to commercial uses, jobs, schools, and other amenities.

LU 4.3
Allow for greater development scale and density around transit if a project provides high-quality housing that is affordable and accessible to lower income households.

LU 4.4
Incentivize new multi-unit developments near transit to provide accessible and convenient on-site community-serving amenities such as usable open space, recreational facilities, pet-friendly spaces, and community meeting spaces.

LU 4.5
Support the development of appropriately-scaled childcare, community care, eldercare, and healthcare centers facilities to enable neighborhoods to serve the community through every stage of life.

LU GOAL 5
Neighborhoods continue to provide affordable and secure housing to existing and future residents.

LU 5.1
Prioritize preservation and maintenance of the existing housing stock, particularly rental units that are subject to the Rent Stabilization Ordinance (RSO), in support of no net loss of affordable units.

LU 5.2
Discourage significant rent increases when not commensurate with substantial property improvements that result in improved living conditions for tenants.

LU 5.3
Support city agencies that facilitate the renewal of existing affordable housing covenants and encourage opportunities for acquisition of units with expiring covenants by affordable housing developers, community-based organizations, or community land trusts to preserve affordability.

LU 5.4
Foster effective collaboration and coordination between City departments and tenant organizations to more quickly identify displacement and eviction threats and effectively respond with adequate resources and strategies.

LU 5.5
Encourage the replacement of demolished affordable housing stock with new, quality affordable housing opportunities and strive for a no net loss of affordable housing units in the Plan Area.

LU 5.6
Support well-designed projects that modify, reconfigure, or add-on to existing residential buildings to accommodate additional housing units that alleviate overcrowding and avoid displacement.

LU 5.7
Promote homeownership retention strategies, with an emphasis on stability and wealth building for underserved communities, consistent with the City's Housing Element.

LU GOAL 6
Compatible land uses and development provide opportunities for local businesses and neighborhood-serving uses adjacent to walkable and accessible residential neighborhoods.

LU 6.1
Support the development of neighborhood-oriented shopping and services within walking distance of residential areas.

LU 6.2
Support small businesses located within residential neighborhoods that operate as good neighbors and provide a positive service to the community by enhancing the health and well-being of residents.

LU 6.3
Promote the clustering of public facilities, such as libraries, parks, schools, and auditoriums in order to establish more integrated civic-focused community centers.

LU 6.4
Improve residents' access to basic needs and amenities, such as fresh food, household goods, open space, and health and wellness facilities.

LU 6.5
Encourage mixed-use and commercial developments to support commercial tenant spaces that are appropriately scaled for neighborhood-serving small businesses.

LU 6.6
Promote a diverse and equitable distribution of uses that contribute to a community's well being. Limit uses that are detrimental to the health and welfare of the community due to nuisance or overconcentration of uses, such as off-site alcohol sales, that are incompatible within the neighborhood context.

Commercial Centers, Corridors, and Villages

Sherman Oaks - Studio City - Toluca Lake - Cahuenga Pass contains several commercial centers and corridors that serve the Community Plan Area and surrounding region. A guiding principle for the community is to encourage walkable neighborhoods that offer a range of amenities and destinations through vibrant commercial and regional centers and villages. Currently, there are parcels throughout the community that are underutilized and the Community Plan seeks to provide adequate goods and services to residents and community members through development and repurposing corridors such as Ventura Boulevard, Van Nuys Boulevard, Woodman Avenue, Lankershim Boulevard, and Sepulveda Boulevard. To encourage well-designed, environmentally sustainable commercial development, the Community Plan aims to balance good urban design with the growth of small and medium-sized businesses that provide local employment opportunities, generate economic activity and enhance the sense of community. In addition to encouraging well-designed, environmentally sustainable commercial development, the Community Plan encourages the growth of businesses that provide local employment opportunities, generate economic activity and reinforce a sense of community.

LU GOAL 7
Vibrant and competitive commercial districts that best serve the diverse needs of the community.

LU 7.1
Encourage new commercial uses and investment in established commercial areas and existing shopping centers.

LU 7.2
Maximize opportunities for small and local businesses along corridors by providing a variety of sizes of new commercial spaces to help maintain affordability and promote diversity.

LU 7.3
Promote the use of private and public resources designed to stimulate commercial rehabilitation and new development.

LU 7.4
Encourage lot consolidation in commercial areas, as appropriate, to provide adequate sites for quality commercial and mixed-use development and facilitate pedestrian-friendly design and amenities that promote access to healthy open spaces.

LU GOAL 8
Compact and porous Villages with infill development and adaptive reuse of existing and historic structures.

LU 8.1
Encourage neighborhoods to sustain unique scale, block patterns, and cultural design elements.

LU 8.2
Foster internal and external spaces that are woven together by a series of accessible pathways, guiding community members through a network of vibrant commercial activities.

LU 8.3
Encourage the development of pedestrian paseos and internal courtyards to allow for internal circulation.

LU 8.4
Preserve the fine-grain design characteristics of Villages through narrow building facades and frequent placement of building entrances.

LU 8.5
Support an improved public realm, including a range of open space types that can offer opportunities for culturally relevant and multi-generational recreation, rest, and social interaction.

LU GOAL 9
Community mixed-use corridors provide opportunities for local businesses and neighborhood-serving uses adjacent to walkable and accessible residential neighborhoods.

LU 9.1
Accommodate additional housing capacity along and adjacent to key mixed-use corridors while prioritizing ground-floor areas for commercial uses and amenities that serve the immediate neighborhood.

LU 9.2
Create an inviting environment characterized by a diverse mix of uses and density to anchor the local economy of businesses and residents.

LU 9.3
Incentivize established neighborhood corridors, such as the Tujunga Avenue Commercial District, Fulton Avenue, Moorpark Street, and Ventura - Cahuenga Boulevard, to continue to provide commercial spaces for neighborhood-serving uses.

LU 9.4
Encourage existing and new commercial uses that serve the needs of the residents in adjacent neighborhoods and promote community services (e.g., healthcare, childcare and community meeting rooms) in neighborhood commercial centers.

LU 9.5
Enable development patterns that support opportunities for small and mid-size businesses, as well as a diverse range of residential unit sizes.

LU 9.6
Facilitate the creation and maintenance of ADA compliant outdoor dining in pedestrian-oriented areas at minimal cost to restaurant owners.

LU GOAL 10
Areas served by transit support a dynamic mix of commercial activity, community services, jobs, and affordable housing.

LU 10.1
Encourage mixed-use districts near transit and at other key nodes that combine a variety of uses to achieve a vibrant community where people can shop, live, work and enjoy access to healthy spaces with reduced reliance on the automobile.

LU 10.2
Maximize the benefits of transit by concentrating higher residential and employment densities within several blocks of each of the community's major transit stations.

LU 10.3
Develop incentives for higher density, mixed-use projects that incorporate desired ground-floor uses, such as sit-down restaurants, full-service grocery stores, or pharmacies.

LU 10.4
Strive for mixed-use projects and development in pedestrian-oriented areas are well-designed and developed to achieve the highest level of quality and compatibility with existing uses and neighborhood character.

LU 10.5
Promote developments around transit stations which provide commercial tenant spaces along the full length of a building's ground-floor street frontage.

LU 10.6
Encourage mobile sidewalk vending in plazas and along streets surrounding major transit stations to foster a vibrant pedestrian environment, and assist them in gaining compliance with the City's Sidewalk & Park Vendor Permit Program.

LU GOAL 11
Ground-floor spaces along corridors support community life by providing a pleasant and engaging setting.

LU 11.1
Encourage projects to dedicate ground-floor space to uses that generate street-level activity, such as neighborhood retail, grocery stores, restaurants, food stands, and local services.

LU 11.2
Design ground-floor spaces that embrace the street and engage users by employing features such as large windows, recessed or shaded entryways, outdoor seating, and eye-level displays.

LU 11.3
When active commercial uses are not feasible within ground-floor areas, consider providing flexible spaces designed for community amenities, including but not limited to: shared workspace, afterschool programming, adult education center, fitness center, daycare center, cooking facilities, community office space, indoor recreation and leisure, and community health facilities.

LU 11.4
Preserve, enhance and expand existing pedestrian orientation along commercial streets through design standards, such as maintaining a uniform street frontage and locating parking at the rear of lots.

LU 11.5
Discourage the introduction of new uses along corridors that detract from a vibrant and active pedestrian street life, particularly vehicle repair and servicing, businesses with drive-throughs, fueling stations, surface parking lots, and storage facilities.

LU GOAL 12
Parking facilities that are designed to support vibrant, accessible streets for all users and reduce exposure to vehicle related hazards.

LU 12.1
Discourage parking from commercial areas from spilling over onto residential streets and encourage designs that are well-screened from public view by landscaping, berms, and/or walls.

LU 12.2
Encourage parking to be located away from the pedestrian right-of-way and behind an active frontage with access taken from the rear of buildings or side streets where possible.

LU 12.3
Encourage the inclusion of electric vehicle charging stations in all new parking facilities.

Jobs and Economic Development

The Community Plan recognizes the wide range of jobs and industries located within the Plan Area as a major economic asset to the local community and region. Jobs generated by the established commercial districts, from small mom-and-pop stores at street intersections to larger Regional Commercial areas such as Universal City or Radford Studios, support many local businesses and present the opportunity for attractive, mixed-use streets that foster diverse service providers. For example, jobs generated by Radford Studios have played a foundational role in the Sherman Oaks - Studio City - Toluca Lake - Cahuenga Pass area, serving as an employment center for surrounding communities. Radford Studios provides an array of potential employment opportunities and career ladder upward mobility in the Community Plan area for all residents. The Plan highlights Sherman Oaks - Studio City - Toluca Lake - Cahuenga Pass' diverse industries and corridors as an opportunity to build an economy that improves the lives of local residents and workers.

LU GOAL 13
An ample range of commercial services and employment opportunities meet the needs of all residents.

LU 13.1
Attract a variety of uses that strengthen the economic base; expand market opportunities for existing and new businesses; and provide an equitable distribution of desirable uses and amenities throughout the community, including full-service grocery stores, sit-down restaurants and entertainment venues.

LU 13.2
Support dining establishments through providing clear pathways for the hospitality industry to more effectively collaborate with city agencies.

LU 13.3
Promote initiatives that support businesses in accessing the City's Legacy Business programs, including financial incentives and technical support.

LU GOAL 14
An economy that is resilient to market changes and evolution.

LU 14.1
Encourage opportunities for new businesses by prioritizing medium- and small-scale establishment sizes.

LU 14.2
Encourage neighborhood commercial activities that support local employees and enhance the Plan Area's appeal to employers.

LU 14.3
Support small businesses to help them remain resilient through market changes, ensuring business continuity and a thriving local economy.

LU 14.4
Equip the local workforce with resources, education, and training needed to contribute to and benefit from economic development in the community.

LU 14.5
Promote local hiring, living wage provisions, and development which is in consultation with local labor organizations.

LU 14.6
Support job resource centers, workforce development programs and partnerships that supply community residents with the skills necessary to find gainful employment.

LU 14.7
Encourage local employers to offer apprenticeship and paid internship opportunities to the local workforce.

LU GOAL 15
Street vending contributes to the vibrancy of the public realm and expands access to goods and services throughout the community.

LU 15.1
Recognize the important role street vending plays as a viable enterprise for residents who provide the community with affordable merchandise and fresh food in a manner that enhances street life.

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LU 15.2
Assist sidewalk vendors in complying with the rules and regulations of the City's Sidewalk & Park Vendor Permit Program.

LU 15.3
Support street vending through providing opportunities for cleaning, such as shared public sinks, and disposal facilities at locations where street food vending is prioritized by the community.

LU 15.4
Encourage the development of new commissaries and commercial kitchens, as a new or accessory use, to support low-income street vendors in accessing permits and sustaining their business.

Urban Form and Design

Urban form plays an essential role in the placement, form, and orientation of buildings throughout the neighborhoods and streets of the Sherman Oaks - Studio City - Toluca Lake - Cahuenga Pass Community Plan Area. Urban form helps to shape the daily experiences and social lives of all members of the community. Places like the Sherman Oaks Galleria, major intersections along Ventura Boulevard, Toluca Lake Village, and Tujunga Village Commercial Historic District are examples of the essential role that urban form plays in shaping how communities experience and value the built environment. Additionally, urban form and design strategies can positively support well-being and improve healthy outcomes for a community. The Community Plan guides design of the built environment so that pedestrians and users can interact with and support the well-being of the community. The Plan includes policies that encourage building features that better connect the activity in a building with the activity on the street.

LU GOAL 16
New development embraces the distinct physical form and local context of Sherman Oaks - Studio City - Toluca Lake - Cahuenga Pass.

LU 16.1
Encourage building design elements such as cornices, window bays, building materials, and fenestration, in a pattern, scale, and proportion that makes the building relatable from the street.

LU 16.2
Promote building facade design that reinforces the historic development patterns by incorporating elements such as columns or pilasters, and frequent window and door placements.

LU 16.3
Incorporate architectural details, building material, and ornamentation that reflect the local context and historic development patterns in Sherman Oaks - Studio City - Toluca Lake - Cahuenga Pass.

LU 16.4
Encourage new development to reinforce the existing fine-grain development pattern and building orientation, while appropriately responding to grade changes.

LU GOAL 17
New development contributes to enhanced aesthetic quality and pedestrian orientation.

LU 17.1
Encourage the design of commercial development, including infill development, redevelopment, rehabilitation, and reuse efforts, to produce a high-quality built environment.

LU 17.2
Foster the relationship of buildings to sidewalks through thoughtful application of architectural features such as landscaped setbacks, focal entryways, and stoops.

LU 17.3
Encourage architectural entry features, such as canopies, awnings, and overhangs that help define the pedestrian environment along the sidewalk.

LU 17.4
Promote new developments that integrate pedestrian amenities, outdoor plazas and public areas, lighting, shade trees, outdoor dining, and open spaces to create destinations for area residents to shop and gather.

LU 17.5
Encourage overall site improvements that create a better pedestrian environment as part of expansions and modifications of existing auto-related facilities, including improved landscaping, buffering, architectural design, and excessive sign removals.

LU GOAL 18
Building layout and design creates a connection between the building's interior life and the public realm.

LU 18.1
Support the activation of ground-floor spaces and direct interior activity toward the street, by locating workspaces, service counters, and seating within partial or full view of the street.

LU 18.2
Promote new development with ground-floor transparency and entries along the sidewalk to sustain street-level interest as well as to enhance pedestrian activity and safety.

LU 18.3
Enhance the public realm in commercial areas by promoting quality and functional site orientation, architectural and landscape design, shade, as well as vibrant streetscape and public outdoor plazas.

LU 18.4
Encourage residential and mixed-use projects to design structured parking away from the street and to be wrapped with active frontages and habitable spaces that maintain the pedestrian scale and vitality of the street.

LU 18.5
Implement design standards that place utilities, storage facilities, and refuse collection away from building facades that front public streets and ensure that all equipment and storage facilities are well integrated into the building design and fully screened from view.

LU 18.6
Prioritize the installation and maintenance of street furniture, such as bus shelters, benches, trash receptacles, and drinking fountains, including signage and other amenities that support pedestrians and users with varying physical abilities, in compliance with ADA standards and universal design principles.

Cultural and Historic Resources

The Sherman Oaks - Studio City - Toluca Lake - Cahuenga Pass Community Plan Area has a diverse collection of historical and cultural resources representing its development since the early twentieth century. As outlined in the Community Profile section above, the Plan Area has a unique history and a wide variety of historical and cultural resources including residential, commercial, and entertainment property types spanning its early development, expansion and economic growth, and postwar suburbanization periods. Much of the early development in the Plan Area emerged from the arrival of the entertainment and aerospace industries nearby and the need to house the growing workforce. The preservation of historic resources will protect this built environment and its legacy, ensuring continuity of neighborhood identity and pride within the community.

The street and tract patterns in the Plan Area reflect its evolution from agricultural use to residential neighborhoods, shaped by broader historical trends across Southern California. SurveyLA, the City's historic resources survey, identified a variety of significant architectural and cultural resources in the Plan Area. Ventura Boulevard, the primary east-west corridor, functions as both a commercial hub and dividing line. North of Ventura Boulevard, the flat terrain features a grid-like layout with early- to mid-20th-century low-scale residential subdivisions and courtyard apartments, many associated with notable individuals in entertainment, industry, and the arts. South of Ventura, residential development ascends into the Santa Monica Mountains, where postwar planning and terrain introduced curvilinear streets and cul-de-sacs. The challenging topography encouraged experimentation in modern architectural design and structural engineering. Ventura Boulevard is also home to a concentration of historically significant commercial buildings, including theaters, restaurants, motels, shops, banks, and car dealerships. Other corridors in the Plan Area with significant concentrations of commercial historical resources include Riverside Drive and Tujunga Avenue.

The historical and cultural resources identified in SurveyLA and/or designated at the national, state, or local levels in the Plan Area mirror this development pattern. Although there are no Historic Preservation Overlay Zones (HPOZs), the Plan Area has a diversity of individual resources, historic districts, and non-parcel resources that were identified in SurveyLA as potentially eligible historic resources due to their historical, cultural, or architectural significance. Additionally, the Plan Area has numerous designated Historical Cultural Monuments (HCMs), such as Campo de Cahuenga, La Reina Theater, the Laurel Terrace Street Trees, and Oil Can Harry's. As part of this Community Plan Update, historic preservation tools, including Individual Historic Resources, Conservation Districts, and Character Frontages, will be applied to select properties identified in SurveyLA as part of the zoning code.

The Community Plan seeks to protect and celebrate the Plan Area's significant historical and cultural resources by encouraging preservation and rehabilitation, promoting adaptive-reuse, and providing design guidance for future development to promote compatibility with the visual character and architectural features of the Plan Area's significant historic places. The plan policies seek to take into consideration both the tangible resources (buildings, sites, signs, monuments) and the intangible resources (oral history/testimony, customs, and artistic expression) that will contribute to shaping an inclusive identity of the Plan Area.

LU GOAL 19
A community characterized by distinctive neighborhoods and cultural and historic resources.

LU 19.1
Prioritize the preservation and rehabilitation of historic resources identified through the Los Angeles Historic Resources Survey (SurveyLA) and other City-recognized surveys.

LU 19.2
Support existing and future efforts that are intended to enhance, restore and rehabilitate resources eligible for listing on local, state, or national registers, including through the use of Survey LA and other City-recognized surveys.

LU 19.3
Support context appropriate infill development that complements the physical qualities and distinct features of existing historic resources.

LU 19.4
Discourage the unnecessary loss of resources of historic significance, special character, cultural, or social significance.

LU 19.5
Support demolition delay processes to review and protect individually significant historic resources and districts in Sherman Oaks - Studio City - Toluca Lake - Cahuenga Pass from demolition or adverse alteration.

LU 19.6
Apply zoning and policy programs that incentivize the preservation, rehabilitation, and adaptive reuse of historic buildings for a variety of uses.

LU 19.7
Support programs that protect legacy businesses and cultural institutions from displacement.

LU 19.8
Forge partnerships with relevant neighborhood organizations to advance preservation efforts in the community and document oral histories through educational and informational programs.

LU 19.9
Support efforts to identify financial resources and provide incentives for the rehabilitation of historical resources. Promote the use of the City's Mills Act Historical Property Contract Program, the Federal

Historic Rehabilitation Tax Credit, the State Historic Rehabilitation Tax Credit, and the California Historical Building Code.

LU GOAL 20
Vibrant commercial areas and public spaces exhibit a strong sense of place and are reinforced through improved design and activation.

LU 20.1
Retain the integrity of historic resources, while achieving a balance between preservation and the need to accommodate housing and jobs in Sherman Oaks - Studio City - Toluca Lake - Cahuenga Pass.

LU 20.2
Support new development that complements the physical qualities and distinct features of existing historic resources.

LU 20.3
Encourage innovative design of buildings and structures that will be worthy of preservation in the future.

LU 20.4
Preserve distinct qualities and features of historically and culturally significant neighborhoods and communities.

LU 20.5
Prevent the unnecessary loss of special architectural design and features or resources of historical, cultural, or social significance.

LU 20.6
Promote the restoration and reuse of vacant and/or deteriorating historic buildings for new uses that benefit the community and reinforce the site's historical and cultural legacy.

LU GOAL 21
Art that enriches the public realm by inviting people to connect with the cultural, historical, spiritual, and social context of the community.

LU 21.1
Support efforts to preserve, restore, and expand the rich inventory of murals found throughout the community.

LU 21.2
Strengthen the awareness of historic resources by supporting the implementation of a unified set of informational and wayfinding signs that provide a description of these sites.

LU 21.3
Support opportunities for local artists from Sherman Oaks - Studio City - Toluca Lake - Cahuenga Pass when commissioning artwork for both the public realm and private projects especially along blank building surfaces along alleyways and side streets.

LU 21.4
Encourage new development to incorporate public art along building facades and in outdoor areas.

LU 21.5
Consider opportunities for multiple forms of public art, including but not limited to seating, lighting, landscaping, shade structures, sculptures, and imagery incorporated into outdoor installations.

LU GOAL 22
An evolving Sherman Oaks - Studio City - Toluca Lake - Cahuenga Pass Community Plan Area that maintains a positive and proactive continuity with the past.

LU 22.1
Proactively identify and protect historic resources to support their preservation and integration into evolving neighborhoods.

LU 22.2
Adopt policies and practices that recognize the significant external costs of demolition by incentivizing the preservation, adaptive reuse, and rehabilitation of existing structures as preferred alternatives.

LU 22.3
Develop specific zoning tools such as character frontages and conservation districts that seek to preserve historically significant resources.

LU 22.4
Promote the benefits of historic preservation by engaging community members, decision-makers, and interested parties through targeted outreach, educational campaigns, and collaborative initiatives that highlight the cultural, economic, and environmental advantages of preserving historic sites.

LU 22.5
Encourage the expansion and implement educational programs for historic property owners that provide them with access to resources and technical support to maintain and enhance their buildings while preserving their historic character.

LU 22.6
Support education for historic property owners about resources that support affordable rental housing by promoting the development of accessory dwelling units (ADUs) as a strategy to increase affordable housing options while preserving and enhancing neighborhood character.

LU GOAL 23
A Sherman Oaks - Studio City - Toluca Lake - Cahuenga Pass with equity and sustainability at the center of its historic preservation approach.

LU 23.1
Create opportunities to recognize and celebrate diverse historic and cultural resources to promote preservation benefits for residents and businesses across a broader range of communities.

LU 23.2
Prioritize outreach to those who have historically been marginalized in and by public processes and who are underrepresented in designated historic resources.

LU 23.3
Support longstanding legacy businesses that contribute to the Plan Area's unique character and heritage.

LU 23.4
Support education of historic property owners about resources and programs that can help them remain in and improve their properties, and the benefits of historic preservation.

LU 23.5
Encourage financial support and incentives, as well as architectural services, to assist historic property owners in the rehabilitation of their properties.

LU 23.6
Adopt policies and practices that recognize the significant external costs of demolition by incentivizing the preservation, adaptive reuse, and rehabilitation of existing structures as preferred alternatives.

LU 23.7
Encourage deconstruction and materials salvage when preservation in place and relocation are not feasible.

Public Health and Wellness

Public Health and Wellness are interrelated with land use planning and the built environment. Crafting a health-friendly Community Plan is critical to the overall health of a community. The Community Plan establishes careful direction and guidance to enhance the health and well-being of residents. The policies included in this Plan lay the foundation to support healthier communities through a strategy that directs growth in a sustainable manner. By directing new housing and commercial development around transit and commercial centers, the Plan will enable more residents to access businesses, fresh food, jobs, and schools as pedestrians, transit riders, bicyclists, users of all physical abilities and users of other modes of transportation.

This Plan envisions a Sherman Oaks - Studio City - Toluca Lake - Cahuenga Pass that is comfortable, accessible, and safe for all as it continues to grow and thrive. In addition, the Plan promotes a wide variety of uses that are distributed in an equitable manner and contribute to the overall well-being of the community. The Plan also includes policies based on the local environment, sustainable and accessible design elements and green building technologies.

The following section includes goals emphasizing the need for strategies that consider pedestrian comfort, safety, and wellness of residents, workers, and visitors, while responding to the specific physical and cultural characteristics of each neighborhood.

LU GOAL 24
A built environment that supports a healthy, active Sherman Oaks - Studio City - Toluca Lake - Cahuenga Pass.

LU 24.1
Plan for sustainable land use patterns that leverage transit and open space resources and access to housing and jobs to improve the overall quality of the environment.

LU 24.2
Promote healthy communities by addressing the causes of health disparities and inequities in Sherman Oaks - Studio City - Toluca Lake - Cahuenga Pass.

LU 24.3
Encourage public, private, and nonprofit partners to educate the public about health and wellness by supporting information and interventions that are readily available, culturally relevant, and linguistically accessible.

LU 24.4
Enhance Sherman Oaks - Studio City - Toluca Lake - Cahuenga Pass residents' health and well-being by incorporating a health perspective into land use, design, policy, and zoning decisions through existing tools, practices, and programs.

LU 24.5
Encourage a healthy built environment through design and development, including promoting enhanced pedestrian-oriented circulation, lighting, attractive open spaces, and universal accessibility.

LU GOAL 25
Residents are empowered to access, grow, and enjoy fresh and locally-sourced nutritious food.

LU 25.1
Encourage procedures that streamline the development review and permitting process for grocery stores.

LU 25.2
Champion opportunities for farmers' markets in public plazas, surface parking lots, and through temporary street closures in order to provide neighborhoods with access to fresh and nutritious foods on a regular basis.

LU 25.3
Pursue opportunities to provide permanent community gardens, in collaboration with community residents and community-based organizations, by considering sites on vacant or underutilized land, surface parking lots, parkways, and alleyways.

LU 25.4
Promote the use of front yards, parkways, and open space lots for urban agriculture.

LU 25.5
Facilitate access to affordable, healthy, and fresh food for all Sherman Oaks - Studio City - Toluca Lake - Cahuenga Pass residents and support community-serving small businesses that sell affordable, fresh, and culturally relevant foods.

LU 25.6
Encourage new developments to provide community gardens.

LU 25.7
Support sidewalk vendors that provide fresh food in convenient locations for residents, employees, and students.

LU GOAL 26
For sites along freeways and arterial roads with high traffic, thoughtful and climate-friendly site planning, building design, and landscape buffering help reduce negative health impacts for residents.

LU 26.1
Discourage the expansion or widening of the freeway network through Sherman Oaks - Studio City - Toluca Lake - Cahuenga Pass.

LU 26.2
Encourage that residential buildings constructed or rehabilitated in close proximity to a freeway incorporate features that help protect residents from pollutants, such as air filtration systems, double-paned windows, and landscaping with densely planted vegetation proven to filter particulate matter pollution.

LU 26.3
Promote freeway on and off-ramps intersections to be safer for all users through physical improvements such as painted crossings, pedestrian lighting, and a well-maintained sidewalk clear of debris and visual obstructions.

LU 26.4
Prioritize building safer streets for pedestrians through cost-effective measures such as traffic calming infrastructure, pedestrian islands, and efficient stormwater treatments that prevent flooding on streets.

LU 26.5
Discourage the siting of outdoor recreational areas intended for children adjacent to freeways, such as yards and playgrounds in schools, daycares, and community facilities.

LU GOAL 27
Accessible and comfortable public spaces exist throughout the community and provide residents the opportunity to engage in physical activity, experience nature, and support overall wellness.

LU 27.1
Encourage the development of places such as healthcare facilities and community spaces across the Plan Area that are specifically designed to meet the unique needs of local residents, ensuring accessible, culturally sensitive, and comprehensive care for all.

LU 27.2
Promote a pedestrian environment that enhances thermal and visual comfort and provides opportunities for resting and socializing.

LU 27.3
Encourage trees and architectural elements that provide shade, cooling stations, and seating areas for pedestrians along primary corridors and walkways in Sherman Oaks - Studio City - Toluca Lake - Cahuenga Pass.

LU 27.4
Foster a walkable community that is universally accessible, safe and convenient, and that contains an integrated pedestrian system to promote active living, reduce vehicular conflicts and provide links within the community and to surrounding communities.

LU 27.5
Incentivize and lower barriers for indoor recreation facilities like gyms, and community centers that are accessible to the general public.

LU GOAL 28
New development is designed to minimize impacts to the environment and enhance the health and wellbeing of residents.

LU 28.1
Facilitate the design of buildings around passive heating and cooling techniques that provide a comfortable living environment year-round with minimal energy consumption.

LU 28.2
Encourage residential projects to orient buildings around outdoor living spaces such as a courtyard, patio, terrace, or garden that provides a connection to nature for the health and wellbeing of residents.

LU 28.3
Facilitate place-making opportunities on underutilized sites in the Sherman Oaks - Studio City - Toluca Lake - Cahuenga Pass area to increase green space and gathering opportunities for residents.

LU 28.4
Encourage paved areas such as driveways, walkways, and outdoor spaces to be designed with permeable surfaces in order to increase water infiltration and reduce runoff.

LU 28.5
Promote the inclusion of community gardens, small grocery stores, and other markets in new developments.

LU 28.6
Support shared space for recreational facilities for the health and enjoyment of workers, residents, and visitors.

LU 28.7
Encourage new development projects to preserve and restore existing native habitats along the Los Angeles River.

Climate Resilience and Sustainability

The Sherman Oaks - Studio City - Toluca Lake - Cahuenga Pass Community Plan Area suffers from issues of wildfires, flooding, intense heat, and a less than ideal public realm for green mobility options due to its history of vehicle-oriented land use planning. Beyond creating more access to open space, this Plan calls for an ambitious approach towards active land use planning aimed at mitigating and adapting to the devastating effects of human-created climate change which is cognizant of the compounding variables in the Plan Area. In order to foster this type of change, the Plan includes policies based on the local environment, sustainable and accessible design elements, and green building technologies.

The Sherman Oaks - Studio City - Toluca Lake - Cahuenga Pass Community Plan lies in between the Santa Monica Mountains and the San Gabriel Mountains, with parts of the Santa Monica Mountains, the Hollywood Hills, the Los Angeles River and the Central Tujunga Wash flowing through the Community Plan. There is a lack of permeable surfaces leading to minimal stormwater capture and flooding potential, increased heat island effects from a lack of shade and ecologically-minded landscape design, as well as pervasive lack of carbon capture from a dearth of urban tree canopy. These issues of sustainability affect the entire concept of allowing for gentle densification in Sherman Oaks - Studio City - Toluca Lake - Cahuenga Pass. Implementing these measures ensures a sustainable future for all and provides the green lung of the City that is so desperately needed by current and future populations of the Plan Area.

LU GOAL 29
A sustainable Sherman Oaks - Studio City - Toluca Lake - Cahuenga Pass Community that is resilient to the effects of climate change.

LU 29.1
Promote public health, climate adaptability, and environmental sustainability outcomes that reduce greenhouse gas emissions, expand access to green and healthy spaces, improve air quality and encourage physical activity.

LU 29.2
Plan for sustainable land use patterns that leverage future and existing transit and open space resources to improve the overall quality life for plants, animals, and humans.

LU 29.3
Support systems that systematically reduce waste and capitalize on the multifunctionality of spaces.

LU 29.4
Prioritize accessible open space in building design and zoning standards.

LU 29.5
Support citywide water use reduction by focusing on water management practices, and stormwater capture and treatment that can increase or manage local water supply.

LU 29.6
Implement design standards which prioritize infrastructure and landscape treatments that absorb pollutants and support stormwater filtration.

LU 29.7
Assess and improve preparedness for disasters, including those related to climate change such as heat waves, droughts, wildfire, sea level rise, and flooding, by coordinating with other City Departments.

LU 29.8
Support local, regional, state, and federal programs seeking to reduce greenhouse gas emissions, in an effort to minimize pollution and improve air quality.

LU 29.9
Monitor the electric and utility capacity when envisioning future growth and housing options.

LU GOAL 30
Equitable resiliency strategies are utilized which remain cognizant of the compounding effects of climate change on vulnerable populations.

LU 30.1
Prioritize the health, safety and needs of residents over special interests.

LU 30.2
Foster inclusive opportunities for all persons to participate in the land use decision-making process.

LU 30.3
Prioritize city-provided improvements and programs for low-income and environmental justice communities.

LU 30.4
Encourage the development of initiatives that incentivize and promote greater access to affordable housing, provide essential goods and services, such as healthy food, mental health, self-care, and wellness programs.

LU 30.5
Seek opportunities to underground utility line infrastructure under sidewalks and public right-of-way to support disaster preparedness, improve the quality of the urban environment, and reduce barriers to pedestrians.

LU 30.6
Partner with local community-based organizations and other local groups, parent centers, interfaith groups, or the community recreation centers to help increase public awareness and engagement in the planning process, particularly in communities with low public participation.

LU 30.7
Encourage resilient communities and developments that prepare for natural disasters such as floods, earthquakes, landslides, or fires.

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LU GOAL 31
A built environment that prioritizes people over cars and reduces the negative health and environmental impacts of driving while increasing physical activity and equitable access to goods and services.

LU 31.1
Promote the siting and design of commercial development in a manner that encourages users to access and engage with each building as a pedestrian, while deprioritizing accommodations for single-occupancy vehicles.

LU 31.2
Concentrate new housing around transit where residents can benefit from greater access to commercial uses, jobs, and schools without the need for an automobile.

LU 31.3
Embrace increased density around transit hubs as a tool to minimize greenhouse gas emissions.

LU 31.4
Promote public health and environmental sustainability outcomes consistent with the City's Plan for Healthy Los Angeles and the Sustainable City pLAn.

LU 31.5
Promote active living and minimize vehicular conflict through planning for a public realm that integrates sensible curb cuts, traffic-calming measures, and other pedestrian amenities.

LU 31.6
Expand opportunities for locally-serving businesses to appropriately locate within neighborhoods in order to place the daily needs of residents within comfortable walking distance of homes and schools.

LU GOAL 32
New development and existing infrastructure is environmentally sustainable and embodies social and equitable responsiveness, resource efficiency as well as community sensitivity and context.

LU 32.1
Promote public health and environmental sustainability outcomes that reduce greenhouse gas emissions, expand access to green and healthy spaces, improve air quality, encourage physical activity, and provide all residents with the opportunity to access good jobs.

LU 32.2
Encourage the use of native and drought-tolerant plants and permeable surfaces in all new development.

LU 32.3
Support new developments that incorporate amenities that facilitate outdoor activities such as sitting, strolling, conversing, window-shopping and dining, including seating for comfort and landscaping for shade and aesthetics.

LU 32.4
Support efforts to upgrade the existing housing stock to reduce energy cost burden and make homes

healthier through energy efficiency retrofits and improvements, such as insulation, reflective roofs, air sealing and upgrades to energy efficient appliances and heating equipment.

LU 32.5
Promote green building practices and technologies, green roofs and photovoltaic panels, tree planting, low Volatile Organic Compound (VOC) materials, run-off capture, energy storage and renewable materials and other features that minimize impacts on the environment, including the reduction of heat island effect and greenhouse gasses.

LU GOAL 33
A connected public realm and open space network that leverages existing spaces and fosters an integrated network of public and private spaces.

LU 33.1
Create a network of well-maintained public and private green infrastructure by incentivizing the use of trees, eco roofs, vertical gardens, stormwater facilities, and landscaped amenity areas.

LU 33.2
Encourage the creation and enhancement of landscaped corridors through the planting of street trees along commercial street segments and median plantings to provide greenery, shade, and diminish heat island effects, especially in areas with high-pedestrian traffic.

LU 33.3
Highlight government owned land, other than the waterways, which can be used for recreation, private and publicly owned schoolyards, and other large under-utilized parcels not slated for residential use.

LU 33.4
Connect the community with resources to work with government agencies in order to open up vacant or underutilized land for recreational purposes.

LU 33.5
Focus future park growth away from highways, major streets, and highway buffer areas.

LU 33.6
Facilitate the creation of pocket parks throughout the community.

LU 33.7
Work within the Planning Department to create easier avenues for Al Fresco dining and drinking to bring more of the community outside and activate streets.

LU GOAL 34
Minimal and environmentally sensitive development in hillside areas protects human safety, wildlife, environmental resources, and scenic view.

LU 34.1
Encourage the preservation of the hillside ridgelines and discourage hillside topographic alteration by reducing grading amounts and impermeable surfaces.

LU 34.2
Investigate and consider feasible secondary access connections as part of hillside subdivisions, as well as extensions, completions, and connections of existing street networks where feasible for emergency access to improve public safety in the hillsides.

LU 34.3
Consider the preservation of public views from public roadways and parklands when reviewing discretionary development proposals for new development in the hillside.

LU 34.4
Maintain and expand the tree canopy in the public right-of-way and on private property to provide shade, improve air and water quality, reduce heat island effect, and create habitat for birds and pollinators.

LU 34.5
Encourage fire resilient landscaping in high fire hazard areas.

GOAL LU 35
A well-connected, accessible, and climate resilient waterways system throughout Sherman Oaks - Studio City - Toluca Lake - Cahuenga Pass.

LU 35.1
Utilize the existing and natural waterways system to restore natural habitats through tailored zoning tools such as the River Improvement Overlay Standards.

LU 35.2
Regulate green infrastructure, permeable surfaces, native plantings, and tree replacement standards along these waterways in order to manage stormwater, reduce urban heat islands, and enhance biodiversity.

LU 35.3
Support access to the Los Angeles River and Tujunga Wash through tailored zoning tools such as pedestrian-friendly frontages.

LU 35.4
Advocate for the recreational usage of government owned lands by involving local communities in the planning and development process, supporting that revitalization efforts reflect the needs and desires of diverse populations and promote social equity in access to green spaces.

LU 35.5
Foster intergovernmental collaboration across agencies to increase public access and create more sustainable communities.

LU 35.6
Preserve the existing historical resources and improved sections along the washes and the Los Angeles River.

LU 35.7
Promote an enhanced public realm and network of improved pedestrian paths in parks and greenways along washes and the Los Angeles River that connect neighboring resources.

LU 35.8
Support the implementation of the Los Angeles River Revitalization Master Plan and LA Riverway Plan to create a continuous greenway of interconnected parks and amenities to extend recreational opportunities.

LU 35.9
Promote the compliance of wastewater effluent to existing water quality requirements

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Chapter 3: Mobility & Connectivity

Sherman Oaks - Studio City - Toluca Lake - Cahuenga Pass features a diverse mix of large and compact neighborhood blocks, offering residents convenient access to commercial hubs and a well-connected transit network along major corridors. The area is served by an extensive array of transportation options, including the Metro B (Red) Line, a rapid bus line, one LADOT DASH route that connects to the Van Nuys - North Sherman Oaks Community Plan Area, multiple local bus lines and the integration of the future Sepulveda Corridor Transit Project connecting the San Fernando Valley to the Westside. Additionally, existing dedicated bike paths and designated bike lanes on major streets, such as Woodman Avenue, enhance mobility for cyclists. This robust transit infrastructure forms the foundation of the Plan's land use strategy, which prioritizes development around key transit corridors to promote accessibility and sustainability.

This chapter provides policies aimed at leveraging Sherman Oaks - Studio City - Toluca Lake - Cahuenga Pass neighborhood grid and existing transit services to enhance pedestrian, bicycle and transit connections throughout the community. The Plan intends to improve access for all residents to transit and local neighborhood amenities, enhance the social atmosphere along streets, and reduce noise and pollution from vehicular traffic with a focus on physical safety from vehicle related collisions.

While the Plan prioritizes pedestrian, transit, and bicycle mobility, the Plan also includes policies that address goods movement and parking. It is the Plan's objective to ensure that goods movement and automobile parking safely and efficiently serve the needs of residents and businesses without compromising mobility for pedestrians, bicyclists, and transit users.

MC GOAL 1
An efficient circulation system with safe, clean, and well-maintained streets that provide enhanced access and connectivity and balance the needs of multiple interests and functions.

MC 1.1
Support a complete street system that is safe, attractive, and balances the needs of all users including pedestrians, bicyclists, transit users, mobility-challenged persons, and vehicles.

MC 1.2
Encourage the installation and enhancement of existing sidewalks and roadways in areas where the streets are unimproved, are too narrow, or experience frequent seasonal and stormwater flooding.

MC 1.3
Prioritize safety improvements on the Vision Zero High Injury Network (HIN) as designated by LADOT to achieve high impact reductions in injuries and fatalities.

MC 1.4
Enhance connectivity around major transit stations and intersections by pursuing opportunities to provide efficient and intuitive pathways through large blocks that follow desired pedestrian and bike routes.

MC 1.5
Employ traffic calming measures along Collector and Modified Collector Streets passing through neighborhoods to discourage vehicle traffic from traveling at unsafe speeds in predominantly residential areas.

MC 1.6
Refer development projects within 100 feet of a Metro right-of-way, non-revenue property, or transit facility to Metro for their review and approval, including compliance with the Metro Adjacent Development Handbook.

MC 1.7
Support major regional rail infrastructure projects, such as the Sepulveda Transit Corridor Line, which will improve connectivity and reduce travel times between the Valley and the Westside, and beyond.

MC GOAL 2
A street network that offers a safe and pleasant environment for all users of sidewalks and the public right-of-way.

MC 2.1
Accommodate sidewalk widening through the reduction of vehicular lanes along street segments with high user volumes.

MC 2.2
Implement landscaping along sidewalks with shade trees and varied drought-tolerant planting in parkways to create a pleasant and interesting walking environment.

MC 2.3
Enhance pedestrian experience under freeway overpasses and bridges by integrating pedestrian lighting, landscaping, and public art through collaboration with intercity, county, and state departments.

MC 2.4
Support city response times to address illegal dumping, sidewalk and street cleaning, and pavement repair.

MC 2.5
Prioritize safe and comfortable pedestrian crossings at major intersections and along corridors by implementing improvements such as leading pedestrian intervals, scramble crosswalks, right turn limitations for vehicles at red lights, raised pedestrian crossings, and other similar pedestrian crossing facilities at midblock locations.

MC GOAL 3
A safe, comprehensive, and integrated bikeway network that is accessible to all, promotes bicycling for both recreation and transportation, and provides access to key destinations.

MC 3.1
Promote bicycle access for open space areas, commercial and mixed-use boulevards, community centers

and neighborhood districts in order to allow easy connections between residential neighborhoods, schools and employment centers, as well as important non-work destinations.

MC 3.2
Incorporate bicycle amenities (e.g. bicycle parking stations, lockers, changing rooms and showers) accessible to the public at low or no cost in public facilities, parks, commercial and multi-family residential developments, employment and transit centers, as well as park-and-ride facilities.

MC 3.3
Promote the implementation of dedicated bicycle signals at key intersections as a component of a comprehensive bicycle path and lane network.

MC 3.4
Support the expansion of the bike share system throughout Sherman Oaks - Studio City - Toluca Lake - Cahuenga Pass Plan Area and adjacent areas, especially as a means to connect areas that are less served by transit.

MC 3.5
Facilitate the integration of bikes on transit to improve first/last mile connections.

MC 3.6
Identify gaps in bicycle infrastructure and prioritize network completion to establish cycling as a primary mode of transportation.

MC GOAL 4
Pedestrian-oriented access and routes that are safe, efficient and attractive for a variety of uses including commuter, school, recreation, and economic activity.

MC 4.1
Encourage the safe utilization of easements and/or rights-of-way along flood control channels, the Los Angeles River and Tujunga Wash, public utilities, railroad rights-of-way and streets wherever feasible for the use of bicycles, rolling devices, and/or pedestrians.

MC 4.2
Promote the installation of sidewalks as part of new roadway construction and major roadway renovations, especially in areas prone to recurring flooding in order to raise the pedestrian right of way above the flooding.

MC 4.3
Improve walkability by designing access to new developments through orientation of building entrances to face primary streets and sidewalks.

MC 4.4
Optimize the development and improvement of safe routes to schools throughout the community via walking, bicycles, rolling, or transit.

MC 4.5
Amplify the improvement of lands which show as a street on a map but have never been improved (paper streets) to pedestrian streets.

MC 4.6
Redesignate the street network system to accommodate pedestrian-friendly amenities where appropriate.

MC 4.7
Encourage street and alleyway improvements to serve as opportunities for capturing, filtering and infiltrating stormwater and creating visual and physical connections to the LA River, the Tujunga Wash and the Central Tujunga Wash.

MC 4.8
Discourage new driveways along pedestrian-oriented streets and streets with existing bike lanes when access to a site can be reasonably accommodated from an alley or cross-access easement.

MC 4.9
Promote pedestrian connections for developments that are cut off from other areas, to allow for the ease of pedestrian movements regardless of auto access.

MC GOAL 5
A community where goods and services can be delivered to its residents and businesses safely and efficiently, while maintaining the community's character and quality of life.

MC 5.1
Site regional distribution centers and other industrial uses proximate to the freeway system, regional truck routes, and freight train routes maintaining an adequate buffer between such uses and residential neighborhoods.

MC 5.2
Promote the inclusion of loading zones in commercial districts to reduce conflicts between other users of the street.

MC 5.3
Preserve truck access in industrial areas and along the Metro Countywide Significant Truck Arterial Network when not in direct conflict with the safety of pedestrians and cyclists.

MC 5.4
Prevent the intrusion of freight trucks into residential neighborhoods by employing design measures (e.g., diverters) at heavily impacted locations, as well as proactive enforcement.

MC 5.5
Support environmental protection measures that can be implemented to reduce noise and air quality impacts from adjacent freeways, and truck routes.

MC GOAL 6
Alleyways are reconceived as attractive and convenient routes for pedestrians and cyclists to move safely and leisurely through blocks.

MC 6.1
Prioritize improvements to alleyways that provide convenient linkages between neighborhoods, corridors, schools, and parks.

MC 6.2
Encourage alleyways are designed with permeable walking surfaces and streetscape amenities such as pedestrian lighting, landscaping, and public art while maintaining functionality for pedestrian and goods movement.

MC 6.3
Pursue opportunities to integrate underutilized commercial alleys into the pedestrian network of Sherman Oaks - Studio City - Toluca Lake - Cahuenga Pass by orienting building design and active frontages along alleyways.

MC 6.4
Collaborate with City agencies, property owners, and local businesses to foster the redevelopment of alleyways into pedestrian-friendly transportation routes.

MC GOAL 7
An efficient parking system that encourages non-vehicular travel and serves the needs of a range of users.

MC 7.1
Eliminate parking minimums in Transit Oriented Communities to encourage non-vehicular travel and improve design outcomes.

MC 7.2
Optimize parking management through Transportation Demand Management (TDM) strategies in areas of high demand to facilitate movement within a group of shared facilities; for example, implement a transportation shuttle for employees in industrial areas.

MC 7.3
Support the development of City-owned or other parking structures with sustainable design (i.e. solar panels and LID features), where appropriate, that are accessible to all and discourage surface parking lots.

MC 7.4
Promote shared and publicly accessible parking to create a more flexible and efficient parking system that serves multiple users.

MC 7.5
Auto-related businesses should accommodate all vehicle parking on-site to prevent spill-over impacts on adjacent residential areas.

MC 7.6
Encourage new commercial and retail developments to provide prioritized parking for shared vehicles, electric vehicles, and vehicles using alternative fuels.

MC 7.7
Promote the enforcement of parking restrictions on large commercial vehicles along commercial and neighborhood streets.

MC 7.8
Encourage new construction projects to include charging stations to accommodate zero emissions vehicles (ZEVs) and/or plug-in electric hybrids in all new public and private development.

MC GOAL 8
A circulation system that integrates the needs of rideshare and delivery operations into building designs.

MC 8.1
Encourage projects to include designated spaces for rideshare vehicles and pick-up/drop-off zones.

MC 8.2
Efficiently use curb space to facilitate ridesharing and connections to other modes of transportation in new development projects.

MC 8.3
Optimize street design to prioritize the accessibility and safety of pedestrians, couriers, and autonomous delivery systems, encouraging full ADA compliance.

MC 8.4
Facilitate the integration of accessible restroom facilities for rideshare couriers.

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Chapter 4: Public Realm & Open Space

The public realm is a vital part of a livable, sustainable community. It provides opportunities for passive and active recreation, social and cultural events, important gathering places for the community, health benefits and a higher quality of life.

The Sherman Oaks - Studio City - Toluca Lake - Cahuenga Pass Community Plan is home to city-owned and operated open space resources such as North and South Weddington Park, Woodbridge Park, Moorpark Park, Beeman Park, Deervale-Stone Canyon Park, and the Los Angeles River Greenway Trails including the Valleyheart Greenway Trail. In addition, the Mountains and Recreation Conservation Authority (MRCA) and the Santa Monica Mountains Conservancy (SMMC) operate and own many of the Community Plans open space resources including Dixie Canyon Park, Fossil Ridge Park, Longridge Park, Coldwater Canyon Open Space, Fryman Canyon Park, Wilacre Park and the Los Angeles River Greenway Trails including the Zev Yaroslavsky LA River Greenway Trail.

Although new opportunities for traditional parkland and open space are rare, policy and land-use decisions can open up previously underutilized spaces in the city. The Plan identifies areas for potential open space that have not traditionally been considered as resources, such as school yards, channelized washes, unused utility spaces, vacant lots, pedestrian-oriented streets and alleyways. Specifically, the Sherman Oaks - Studio City - Toluca Lake - Cahuenga Pass Community Plan looks to the Los Angeles River, the Central Branch of the Tujunga Wash, LAUSD, the Mountains Recreation & Conservation Authority, and the Santa Monica Mountains Conservancy land as ripe spaces for activation and placemaking opportunities. When it comes to the Los Angeles River, this Community Plan will utilize bonus programs and tailored zoning tools to help create more public space within these spaces.

These spaces also offer opportunities for connections between gathering places in the Community Plan Area. Through activating these areas and identifying other paths that safely facilitate multi-modal transportation, the Sherman Oaks - Studio City - Toluca Lake - Cahuenga Pass Community Plan can have reliable, sustainable, and safe pathways between areas of interest such as mixed-use areas and park space.

Additionally, one of the most important components of the public realm is the street, which not only facilitates the movement of vehicles, cyclists, and pedestrians, but also supports residents' daily social lives. By broadening the application of public realm and open space strategies to include major streets, the Plan envisions a diverse and integrated network of pedestrian pathways, green corridors, paseos, public plazas, green spaces, and landscaped streets that expand the tree canopy to foster social life and support community identity.

This Community Plan Update includes various land-use and zoning mechanisms specifically designed for the Sherman Oaks - Studio City - Toluca Lake - Cahuenga Pass area in order to foster a great public realm. Some of these measures include creating incentives for privately-owned publicly-accessible green space, tailoring zoning for large parcels in order to incentivize the creation of community gathering spaces, and specific street frontage codes which enhance walkability and public safety.

PO GOAL 1
Public spaces with healthy and growing urban forests that provide cleaner air, cooler streets, and serve as communal gathering places.

PO 1.1
Support granting a Floor Area Bonus in exchange for the provision of a public plaza or other publicly accessible open space.

PO 1.2
Encourage large projects to pursue bikeway dedications when applicable specifically in areas abutting the Los Angeles River and the Central Branch of the Tujunga Wash.

PO 1.3
Support the consideration of limited and selective street closings and alleys for open space, including public plazas.

PO 1.4
Encourage the use of vacant or underutilized land for community gardens.

PO 1.5
Improve underutilized land or infrastructure for the creation of new green open space in a dense urban environment.

PO 1.6
Enhance tree planting and landscaping in parkways, medians, and neighborhood gateways as a place-making strategy.

PO 1.7
Support policies of the Bureau of Street Services to reduce conflicts with existing infrastructure through proper tree selection and through the recognition of street trees as a vital component of the City's infrastructure.

PO 1.8
Facilitate the planting and maintenance of street trees, which provide shade and give scale to residential and commercial streets in all neighborhoods.

PO 1.9
Encourage and support mobile vending in plazas and along streets surrounding major transit stations, where permissible by County and City law, as part of fostering a vibrant pedestrian environment and urban social life.

PO 1.10
Encourage additional funding for recreational programming and access to arts, culture and education and promote the safety and accessibility of parks by their users.

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PO GOAL 2
New and improved open space and public parks that provide opportunities for recreation and social gathering.

PO 2.1
Develop new community, neighborhood and pocket parks to increase parks and open space that are equitably distributed throughout the Community Plan Area, engaging the community and surrounding residents.

PO 2.2
Maintain, preserve and enhance open space, recreational facilities and park space within the Sherman Oaks - Studio City - Toluca Lake - Cahuenga Pass Community Plan.

PO 2.3
Identify opportunities to increase recreational areas through the use of existing public lands, such as flood control channels, utility easements, Department of Water and Power properties, select alleyways to accommodate greenways, and pedestrian paths and bicycle trails, including the LA River.

PO 2.4
Support joint-use agreements to share facilities with schools, such as the LAUSD and Recreation and Parks Community School Parks program, especially in neighborhoods that suffer a disproportionate lack of park space and recreational facilities.

PO 2.5
Encourage the retention and creation of passive open space which provides a balance to the urban development within the Community Plan Area.

PO 2.6
Pursue resources to clean up land, especially brownfields, that could safely be used for public recreation or open space.

PO 2.7
Foster a high quality recreational experience at all parks and recreation facilities through quality design, landscaping, and maintenance and the provision of public amenities such as drinking fountains and restrooms that are maintained in good condition.

PO 2.8
Encourage parks to incorporate active and passive recreational features, including landscaped circuit paths for walking and exercise, play areas for children, open fields for sports, dedicated skateboarding areas, shaded tree groves for relaxation, picnic areas for gathering, and cultural programming, such as festivities and events.

PO 2.9
Promote resource-efficient new infill development that creates recreational open space and creative placemaking projects in public rights-of-way.

PO 2.10
Encourage and support continuing efforts of nonprofits in partnership with county, state and federal agencies to acquire vacant land for publicly owned/or accessible open space.

PO 2.11
Coordinate with CalTrans to develop landscape plans and sound walls for freeway rights-of-way that will reduce exposure to air pollutants for people using the rights-of-way as outdoor recreational areas.

PO GOAL 3
Ample opportunities exist for urban farming and community gardens that provide fresh food.

PO 3.1
Identify and inventory potential garden/urban farm sites within existing parks, vacant lots, public easements, rights-of-way and schoolyards in appropriate locations.

PO 3.2
Encourage new building construction to incorporate green roofs and promote conversions of existing roof space to green roofs in order to maximize opportunities for gardening and reduce the heat island effect.

PO 3.3
Encourage and allow the use of residential parkways, or other appropriate underutilized public rights-of-way in residential neighborhoods, to be used for the cultivation of community gardens.

PO 3.4
Encourage the use of residential front yards as well as maintained gardens for growing fruits, vegetables, and herbs.

PO GOAL 4
A community with an ample urban forest that improves the environment, enhances aesthetics and creates a sustainable microclimate.

PO 4.1
Support policies of the Bureau of Street Services to reduce conflicts with existing infrastructure through proper tree selection and through the recognition of street trees as a vital component of the City's infrastructure and green urban forestry goals.

PO 4.2
Identify protecting and developing tree cover that improves air quality and groundwater filtration as a priority, and encourage setting a target for street tree canopy cover in new developments and/or in areas identified as tree-deficient.

PO 4.3
Increase planting of thick canopy trees and dense vegetation near and along freeways and other sources of air pollution using species proven to filter particulate matter pollution.

PO GOAL 5
The Los Angeles River and the Central Branch of the Tujunga Wash serve as natural and improved recreational public amenities that are well-connected to surrounding neighborhoods.

PO 5.1
Support the creation of new green space, cycling and walking trails, and commercial activation along the washes.

PO 5.2
Create a network of linked public spaces along wash corridors that provide safe and attractive public access to the washes through gateways, plazas, paseos, and pedestrian paths by repurposing underutilized alleys and decommissioned rail spurs.

PO 5.3
Utilize bridges spanning the Los Angeles River and the Central Branch of the Tujunga Wash as opportunities for placemaking that highlight the history of the community's relationship to the river.

PO 5.4
Promote convenient and visually interesting paths of travel for pedestrians from nearby neighborhoods and transit stations to destinations along the washes.

PO 5.5
Maintain and improve bicycle access to open spaces in the Plan Area through supporting the connection of existing cycling, walking and hiking trail segments such as the LA River Path.

PO GOAL 6
Alleyways are reconfigured as public spaces that provide greenery, circulation, and gathering spaces.

PO 6.1
Support the conversion of underutilized alleyways to neighborhood paseos and pocket parks where appropriate.

PO 6.2
Encourage quality design of alleyways which serve as pocket parks and gathering spaces.

PO 6.3
Collaborate with City agencies, property owners, and local businesses to foster the redevelopment of alleyways into pedestrian-oriented spaces.

PO GOAL 7
Existing natural areas and wildlife habitat are prioritized spaces for the protection of plant and animal species, and for public awareness and enjoyment.

PO 7.1
Evaluate existing conditions and identify areas important for supporting habitat and movement for wildlife.

PO 7.2
Preserve passive and visual open space that provides wildlife habitat and corridors, watersheds, groundwater recharge areas, and other natural resources areas.

PO 7.3
Prioritize the reuse of City-owned sites in the hillsides for open space and wildlife conservation purposes.

PO 7.4
Coordinate with the Mountains Recreation and Conservation Authority and the Santa Monica Mountains Conservancy in identifying significant ecological areas featuring ecological or scenic resources that should be preserved and protected.

PO 7.5
Encourage the improvement of urban habitat for animals and plants to increase opportunities to experience nature in the Sherman Oaks - Studio City - Toluca Lake - Cahuenga Pass urban and hillside environment.

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