

PROPOSED GUIDING PRINCIPLES



North Hollywood–Valley Village Community Plan

Proposed guiding principles for the North Hollywood - Valley Village Plan are shown below. They reflect what we've heard through our outreach and topics that have arisen through technical research.

Please review these proposed principles and let us know what you think.



ACCOMMODATE ANTICIPATED GROWTH IN A STRATEGIC, INCLUSIVE, EQUITABLE AND SUSTAINABLE MANNER	ENCOURAGE VIBRANT MIXED-USE CENTERS	PROMOTE A MIX OF HOUSING TYPES	GROW AND SUPPORT KEY EMPLOYMENT HUBS	RAISE DESIGN EXPECTATIONS	PROMOTE A CONTINUOUS, GREEN, WALKABLE AND BIKEABLE PUBLIC REALM	EXPAND ACCESS TO OPEN SPACE
<ul style="list-style-type: none"> • Creating opportunities for growth near transit and on underutilized commercial corridors • Developing consistent and smooth transitions from highest to lowest intensity land uses • Tightly regulating new development where residential uses abut commercial and industrial properties • Requiring community benefits in exchange for additional development rights in strategic locations 	<ul style="list-style-type: none"> • Creating complete, cohesive neighborhoods along streets like Lankershim & Laurel Canyon through pedestrian-friendly design, allowing an active mix of uses and encouraging housing development • Retaining and encouraging small scale local serving businesses through tailored commercial development standards • Encouraging creation of and access to community spaces - cultural centers, arts centers and open spaces 	<ul style="list-style-type: none"> • Preserving existing affordable housing - rent stabilized units, naturally occurring affordable units, and deed restricted affordable units • Incentivizing the development of affordable housing by making the Transit Oriented Communities incentives permanent • Introducing new housing opportunities to serve the needs of diverse populations (individuals, families, seniors, disabled people, renters, etc.) • Supporting land use strategies that address the City's ongoing homelessness crisis • Maintaining the existing scale in established low-scale residential neighborhoods 	<ul style="list-style-type: none"> • Promoting employment in the area's regional centers and along key transit corridors by allowing mixed-use and office development • Maintaining the integrity of existing industrial areas by buffering them from residential development • Supporting a mix of uses in and around employment hubs to create complete and active neighborhoods 	<ul style="list-style-type: none"> • Developing a palette of regulations and design guidelines that reinforce distinct places • Protecting and preserving structures that characterize unique development patterns • Encouraging high-quality, contextual and creative design everywhere through enhanced zoning tools • Prioritizing pedestrian safety and human comfort 	<ul style="list-style-type: none"> • Fostering connections between and within neighborhoods; Closing gaps in existing infrastructure and creating friendlier streets and sidewalks • Protecting public and private trees, increasing the tree canopy, and encouraging the planting of trees that are adaptable to the Valley's unique climate • Encouraging greening and cooling of neighborhoods through building design, water recapture and street treatments 	<ul style="list-style-type: none"> • Increasing access to existing open space - orienting new development towards the areas with existing parks, waterways and bike paths • Providing adequate open space in new development for play, relaxation and community gathering • Identifying strategies for acquiring or dedicating land as open space, especially in park-poor areas

EXISTING GENERAL PLAN LAND USE



North Hollywood–Valley Village Community Plan

Existing General Plan Land Use with Corresponding Zones

Residential

- Low *RE9, RS, R1*
- Low Medium I *R2, RD5, RD4, RD3*
- Low Medium II *RD2, RD1.5*
- Medium *R3*
- High Medium *R4*

Commercial

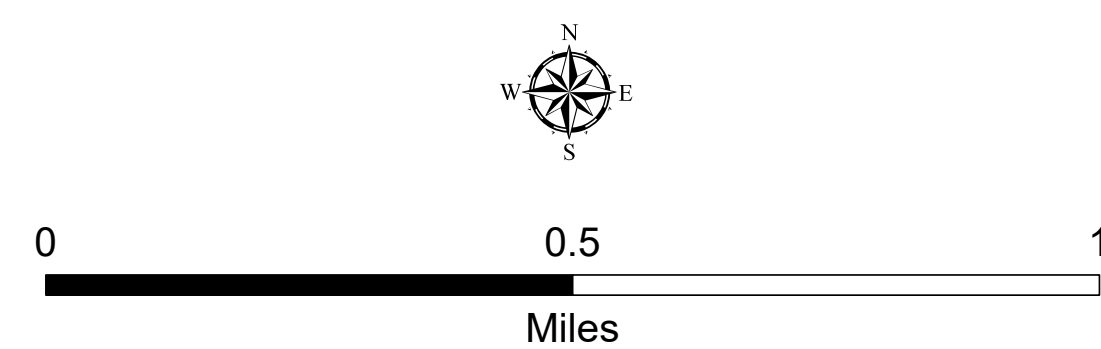
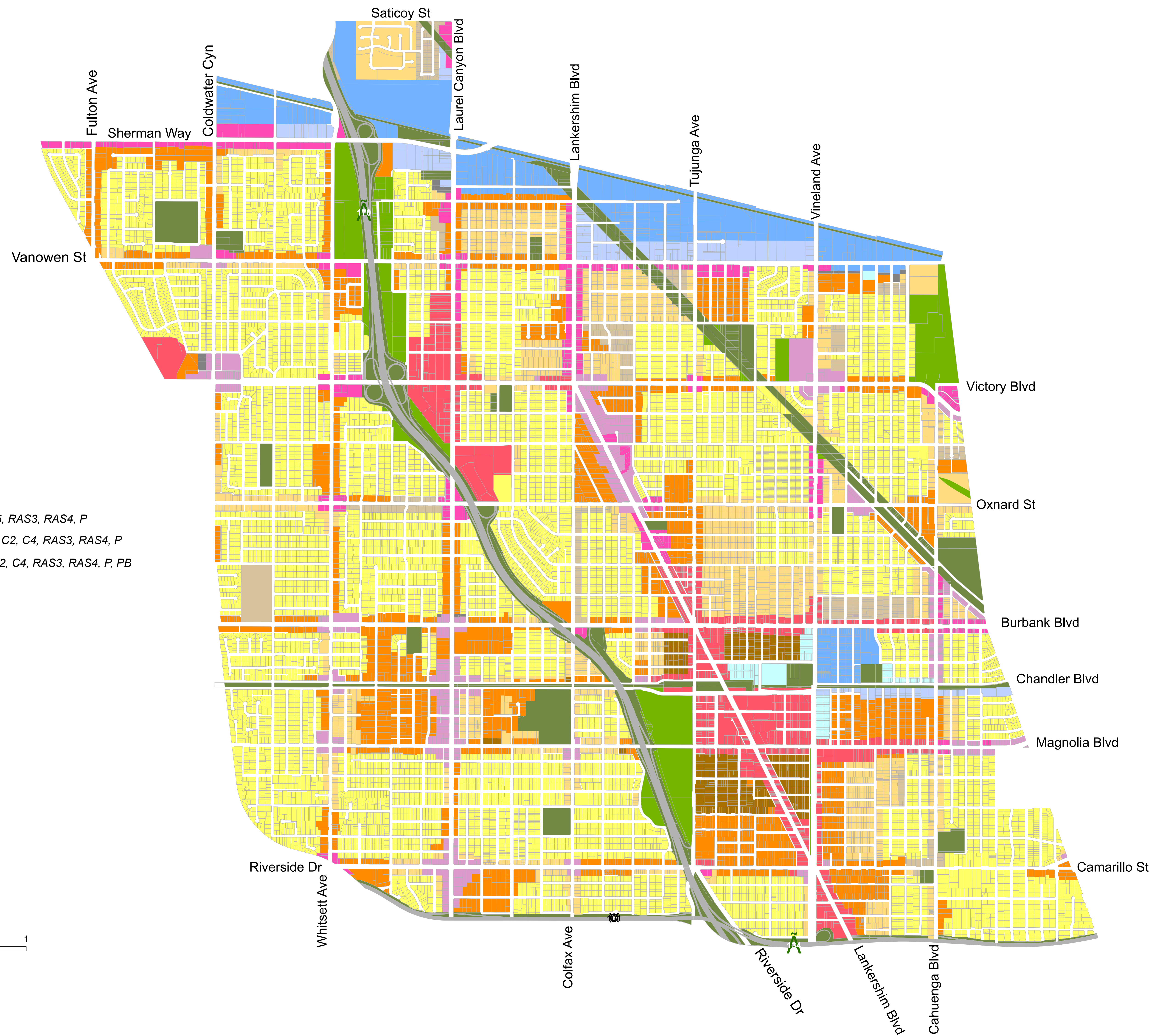
- Neighborhood Commercial *CR, C1, C1.5, RAS3, RAS4, P*
- Highway Oriented Commercial *C1, C1.5, C2, C4, RAS3, RAS4, P*
- Community Commercial *CR, C1, C1.5, C2, C4, RAS3, RAS4, P, PB*

Industrial

- Commercial Manufacturing *CM, P*
- Limited *M1, MR1, P*
- Light *M2, MR2, P*

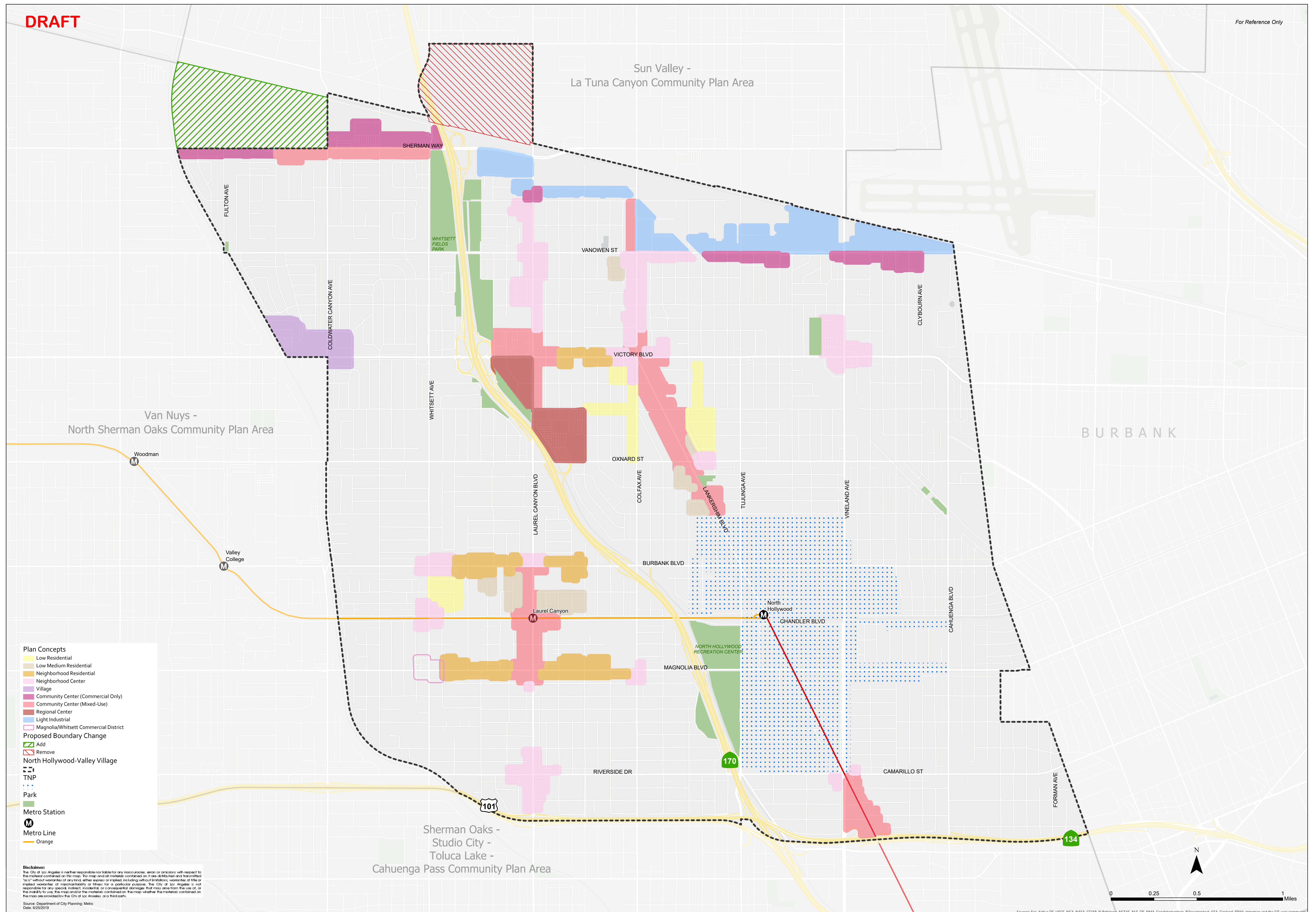
Public Space: Public Facilities

- Open Space *OS, A1*
- Public Facilities *PF*
- Parking
- Public Facilities - Freeways *PF*



PROPOSED CONCEPTS MAP

North Hollywood–Valley Village Community Plan



PROPOSED CONCEPTS DESCRIPTIONS



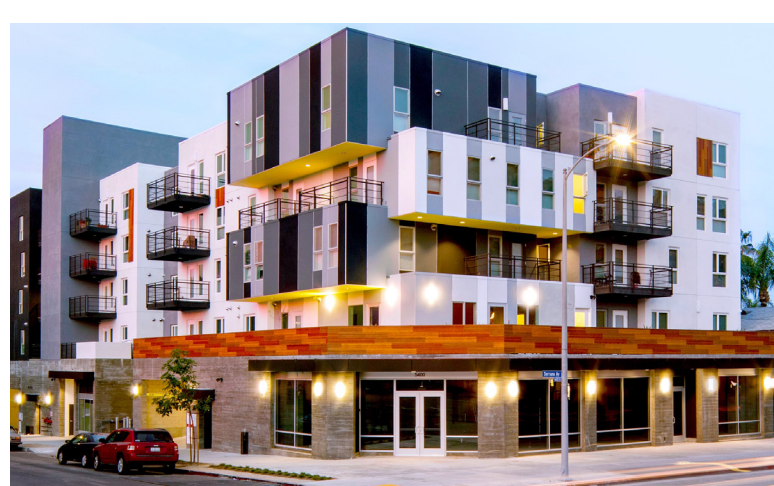
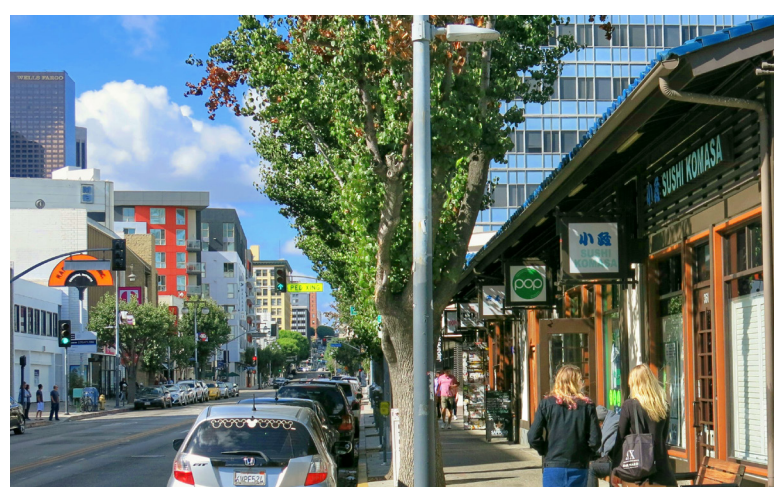
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REGIONAL CENTER

NOHO West and Valley Plaza

- Create a dense, mixed-use district that serves the greater San Fernando Valley; introduce new employment and housing opportunities
- Leverage the retail-rich NOHO West project to support development of office and mixed-use buildings on the nearby Valley Plaza site
- Ensure community benefits in exchange for increased development rights
- Require site planning that increases access to Valley Plaza Park
- Incorporate design standards to encourage paseos, plazas and walkability on large parcels; encourage pedestrian friendly design along Victory & Laurel Canyon Blvds
- Typical new buildings could include commercial office or mixed-use buildings



COMMUNITY CENTER (MIXED USE)

Laurel Canyon Blvd. core; Victory Blvd./Laurel Canyon Blvd.; N Lankershim Blvd. core; Lankershim Blvd. S of Camarillo St.

- Create vibrant, walkable, mixed-use areas with a variety of uses to activate the area throughout the day and create complete neighborhoods.
- Encourage a mix of residential and commercial uses to support walkable transit-oriented places that are destinations for the larger community i.e. offices, restaurants, hotels, grocery stores, etc.
- Elevate the importance of these areas as transit hubs and destinations by introducing pedestrian-oriented design standards; incorporate building breaks, regulate building width and require sufficient facade articulation to ensure small scale feel of buildings at the ground floor.
- Typical new buildings could include commercial or mixed-use



COMMUNITY CENTER (COMMERCIAL ONLY)

Sherman Way, Laurel Canyon Blvd./Hart St. and Vanowen Blvd.

- Protect the industrial core of the San Fernando Valley and adjacent residential neighborhoods with commercial-only buffer zone. Promote dining and shopping opportunities that serve the nearby residents, industrial tenants and the broader community.
- Allow mix of local-serving (restaurants, cafes, drug stores) and destination (office, large-format retail) commercial uses. Do not allow housing.
- Regulate lighting, enclosure, site-planning and transitional height to protect adjacent residential areas. Encourage adequate landscaping and sidewalk width to improve the pedestrian experience.
- Typical new buildings could include big box commercial or warehouses



VILLAGE

Victory Blvd./Coldwater Canyon Ave.

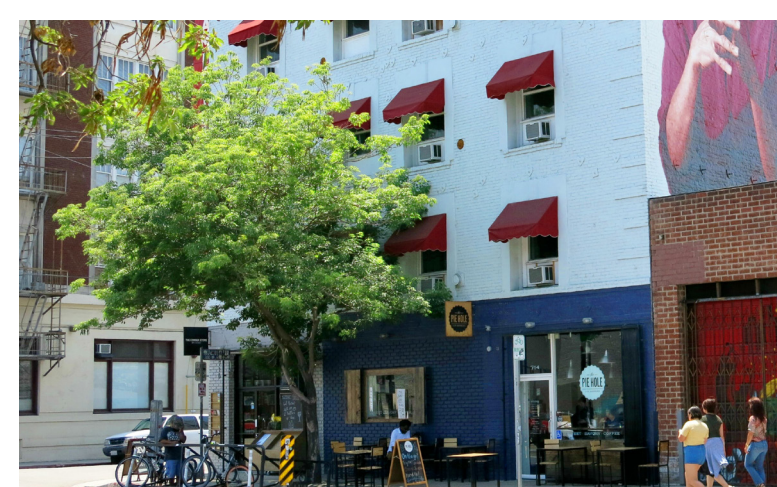
- Create mixed-use neighborhoods characterized by fine-grained shopfronts and porous development that encourages pedestrian walkability; introduce new housing opportunities to traditionally commercial areas.
- Encourage a range of housing types for all incomes and family sizes integrated with commercial uses such as restaurants, retail, services, and small professional offices to create a complete neighborhood.
- Bring buildings to the street. Encourage paseos, active alleys and facade breaks to create an interesting and safe pedestrian experience.
- Typical new buildings could be commercial or mixed-use buildings



MAGNOLIA/WHITSETT COMMERCIAL DISTRICT

Magnolia Blvd./Whitsett Ave.

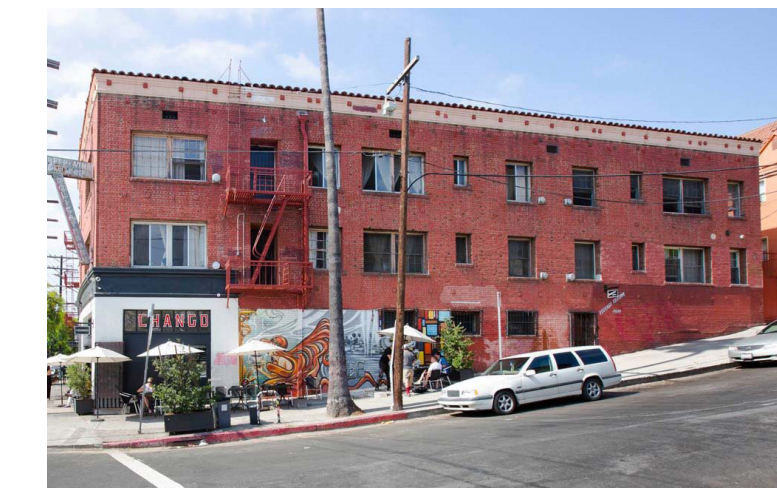
- Preserve the status of the Magnolia/Whitsett commercial area* as a neighborhood retail destination; introduce new shopping, dining and housing opportunities in the area on corners without historic resources.
- Require new development to be contextual and serve the neighborhood
- Ensure a cohesive "Village" style along Magnolia Blvd. New commercial spaces should mimic the scale of the existing development at the ground floor; encourage pedestrian friendly design and outdoor dining spaces.
- Typical new buildings could be commercial or mixed-use buildings
- *The Magnolia/Whitsett Commercial Historic District was identified in the City's comprehensive survey of historic resources, SurveyLA. The district includes the buildings on Magnolia Ave. between Whitsett Ave. and Wilkinson Ave., excluding the Pizza Hut and Wing Street.



NEIGHBORHOOD CENTER

Near Laurel Canyon Orange Line Station; Riverside Dr./Laurel Canyon Blvd.; Vineland Ave./Victory Blvd.; N Lankershim Blvd., N Laurel Canyon Blvd.

- Create commercial focal points in neighborhoods. Activate commercial corners and corridors with local-serving retail uses and new housing opportunities.
- Encourage multi-use development that would bring needed services to neighborhoods. Allow for restaurants, cafes, shoe repair, drug stores, small markets, etc. at the ground floor as well as apartments and condominiums in upper stories.
- Bring buildings to the street and ensure sensitivity to adjacent residential areas with set-backs, transitional height, landscaping and site-planning. Require parking to be in the rear of buildings or underground.
- Typical new buildings could be commercial or mixed-use buildings



NEIGHBORHOOD RESIDENTIAL

Magnolia Blvd., Burbank Blvd. and Victory Blvd.

- Enhance the walkability of the neighborhood by introducing limited neighborhood serving retail at the ground floor of new mixed-use projects; improve the pedestrian experience between key destinations in the area.
- Allow for cafes, sandwich shops, child-care centers, small markets, etc. at the ground floor as well as apartments and condos in upper stories.
- Only allow these "residential amenity" projects at corners. Limit on hours and uses to ensure cohesion with residential neighbors.
- Typical new buildings could be mixed-use with neighborhood-serving amenities at the ground floor



LOW MEDIUM RESIDENTIAL

Near Laurel Canyon Orange Line Station and off of Lankershim Blvd.

- Introduce new medium-density housing opportunities near high-quality transit stations.
- Establish design requirements and building articulation to prevent box-like development; calibrate set-backs and transitional height to ensure compatibility with neighboring residential properties.
- Typical new buildings could be apartments, condominiums or small-lot subdivisions.



LOW RESIDENTIAL

Near Laurel Canyon Orange Line Station and off of Lankershim Blvd.

- Introduce new housing opportunities that mimic the scale of existing single-family neighborhoods within walking distance of high-quality transit stations
- Establish height limits and form standards identical to single-family development patterns; Explore tailored frontage packages that ensure high quality design
- Typical new buildings could be fourplex, triplex, duplex and homes with Accessory Dwelling Units



LIGHT INDUSTRIAL

Sherman Way, Hart St. and Vanowen St.

- Strengthen the buffer between traditional industrial areas and adjacent commercial or residential areas. Improve the pedestrian experience.
- Allow for light industrial uses, commercial and retail spaces, but not housing.
- Regulate lighting, enclosure and site planning to prevent negative impacts on adjacent properties.
- Enhance access to nearby services and amenities by creating a safe, walkable public realm for pedestrians, i.e. require high tree replacement ratios and pedestrian friendly street frontages.
- Typical new buildings could be industrial