

Orange Line Transit Neighborhood Planning Effort

VAN NUYS & SEPULVEDA STATION AREA



Goals

- **Enhance the vibrancy of the Civic Center and regional commercial area** by allowing for density that supports mixed uses, restaurants, and retail beyond the standard workday.
- **Preserve jobs in industrial areas while allowing flexibility to accommodate new and emerging industries** by maintaining current intensity and allowing creative new uses in these zones.
- **Connect the stations to employment hubs** by encouraging properties located along the bike path to incorporate active uses and orient themselves toward the transit right-of-way.
- **Enhance and expand multifamily residential** by providing incentives for affordable housing near transit hubs.
- **Allow limited neighborhood-serving uses** (childcare, etc.) to encourage walkability along the Burbank, Victory, Cedros, Kester, and Hazeltine corridors.

Strategies *(* bonus FAR for public benefits)*

Commercial Mixed-Use A

- FAR: 3/4* • Max. Height: Restricted by FAR
- Density (sq ft/unit): Restricted by Form

Commercial Mixed-Use B

- FAR: 2/4* • Max. Height: Restricted by FAR
- Density (sq ft/unit): Restricted by Form

Industrial A

- FAR: 2.5/4* • Max. Height: Restricted by FAR

Industrial A*

- FAR: 2.5/4* • Max. Height: Restricted by FAR
- *Restrictions: Same form allowed as Industrial A, but no heavy industrial uses

Industrial B

- FAR: 2 • Max. Height: Restricted by FAR
- Density (sq ft/unit): Restricted by Form

Residential A

- FAR: 3/4* • Max. Height: 65'
- Density (sq ft/unit): Restricted by Form

Residential B

- FAR: 3/3.5* • Max. Height: 56'
- Density (sq ft/unit): 400

Residential C

- FAR: 3/3.5* • Max. Height: 45'
- Density (sq ft/unit): 800

Residential Amenity

- FAR: 3/4.5* • Max. Height: 65'
- Density (sq ft/unit): Restricted by Form

Residential Restricted Density

- FAR: 3 • Max. Height: 45'
- Density (sq ft/unit): 1500

