

Orange Line Transit Neighborhood Planning Effort

GOALS



North Hollywood

mobility

walkability

public space

mix of uses

jobs & housing

Orange Line Transit Neighborhood Planning Effort

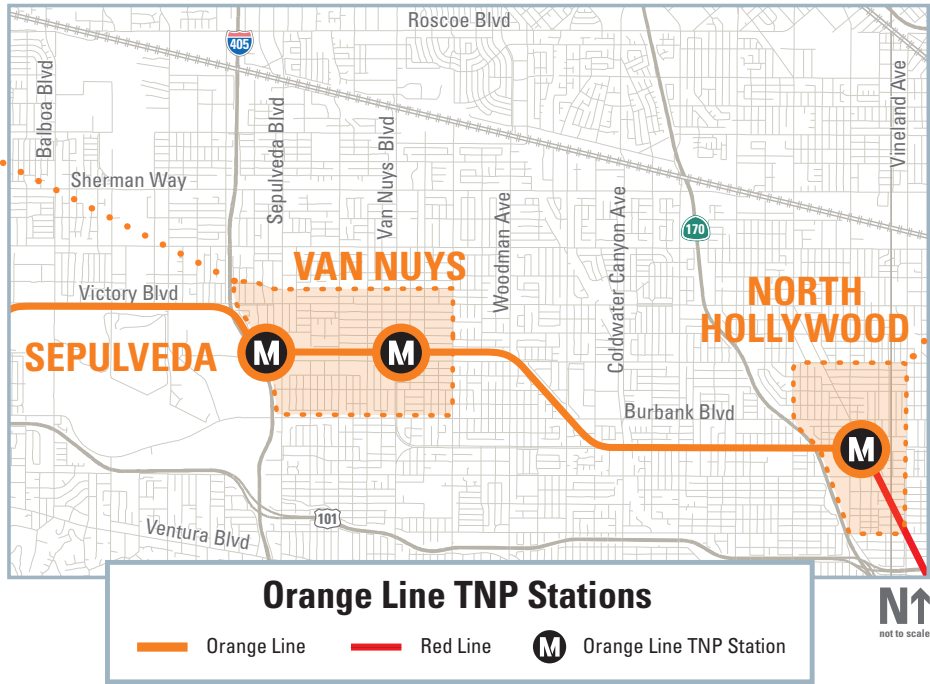
CORRIDOR VISION



Van Nuys & Sepulveda Station Area

VISION:
Regional Gateway –
Civic Center & Jobs Hub

Enhance the vibrancy of the Civic Center and Van Nuys corridor with day and evening activity; protect existing employment uses in the industrial corridor and accommodate new production and service types; encourage mixed-use development to activate the Sepulveda station area; and promote a variety of housing types.



North Hollywood Station Area

VISION:
Creative Industry
& Performing Arts Hub

Reinforce NoHo's character as a regional arts destination and creative jobs hub, with theaters, restaurants, office space and varied housing types; encourage public amenities including pedestrian-friendly streetscapes, a mix of retail and services, and open space.



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PLANNING PROCESS



Transit Neighborhood Plans

PLANNING PROCESS & HOW TO GET INVOLVED

★ **Get involved!**
Opportunity for Public Input



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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

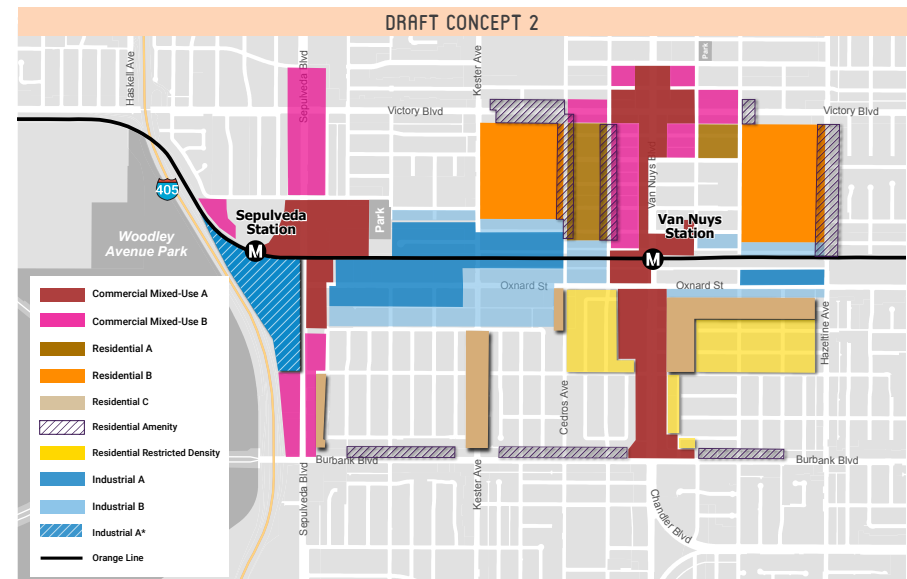
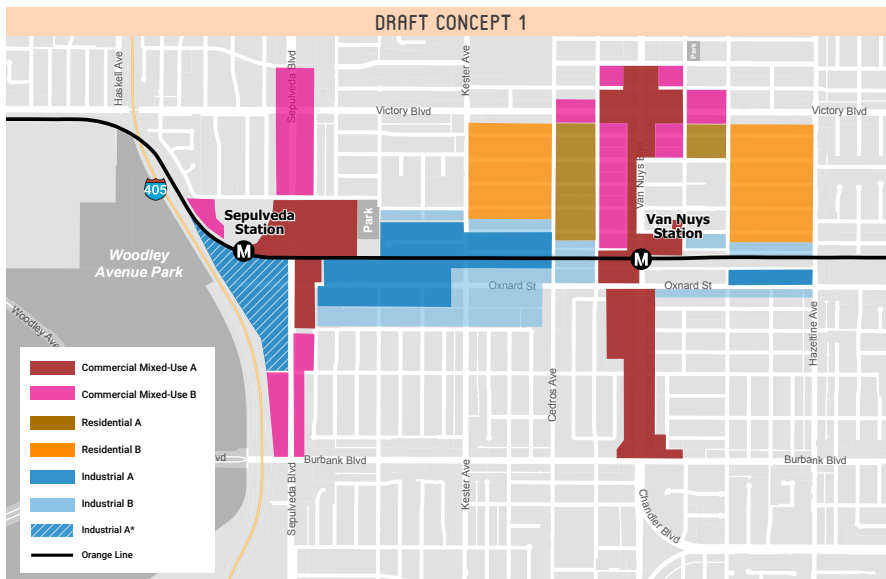
- FAR: 3/3.5* • Max. Height: 45'
- Density (sq ft/unit): 800

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



Orange Line Transit Neighborhood Planning Effort

NORTH HOLLYWOOD STATION AREA



Goals

- **Allow densities that support the area's identity as a regional center** by removing development restrictions in the Community Redevelopment Agency Plan.
- **Retain existing design standards outlined in the Community Redevelopment Agency Design for Development Plan** by implementing pedestrian-friendly design and site planning regulations.
- **Preserve the character of the NoHo Arts District** by encouraging creative and performing arts-oriented uses in commercial areas while allowing mixed-use development.
- **Preserve industrial areas for job generating uses** and improve circulation for pedestrians and drivers throughout these areas.
- **Enhance and expand multifamily residential** by requiring pedestrian-friendly design and incentivizing provision of affordable housing.

Strategies *(* bonus FAR for public benefits)*

Commercial Mixed-Use A

- FAR: 3/6* • Max. Height: Restricted by FAR
- Density (sq ft/unit): Restricted by Form

Commercial Mixed-Use B

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

Commercial Mixed-Use C

- FAR: 2.5/3.75* • Max. Height: Restricted by FAR
- Density (sq ft/unit): 400/200*

Industrial A

- FAR: 2.5/4 • Max. Height: Restricted by FAR
- Density (sq ft/unit): N/A

Residential A

- FAR: 3/4.5* • Max. Height: 67'
- Density (sq ft/unit): Restricted by Form

Residential B

- FAR: 3/4.5* • Max. Height: 45'/67*
- Density (sq ft/unit): 800/470*

Residential Amenity

- FAR: 3/4.5* • Max. Height: 75'
- Density (sq ft/unit): 200

Industrial B

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

