



LOS ANGELES DEPARTMENT OF CITY  
**PLANNING**



# AGENDA

- Community Plan Updates
- Related Plans and Planning Efforts
- Next steps for SE Valley CPU



# PURPOSE OF PLANNING



**Balancing  
Neighborhood  
Priorities**



**Shaping  
Communities**



**Accommodating  
Growth**

# LOS ANGELES GENERAL PLAN

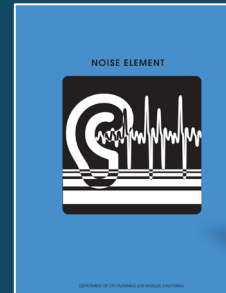
## 7 Required Elements

- Land Use
- Circulation
- Housing
- Open Space
- Conservation
- Safety
- Noise

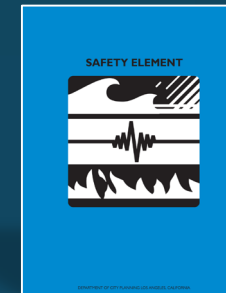
## Los Angeles has 11 elements



Air Quality



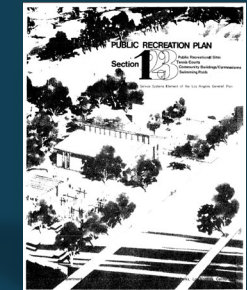
Noise



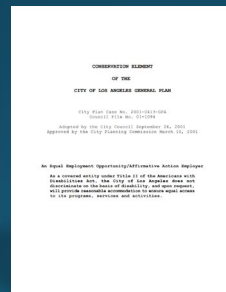
Safety



Open Space



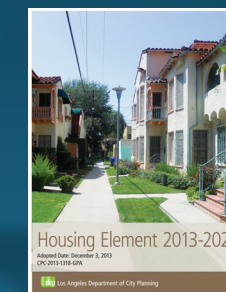
Public Recreation /  
Service Systems



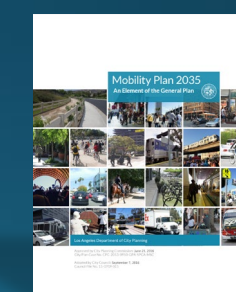
Conservation



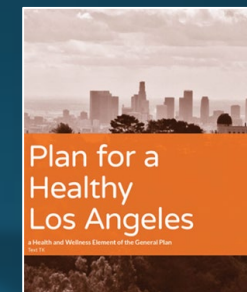
Framework



Housing



Mobility



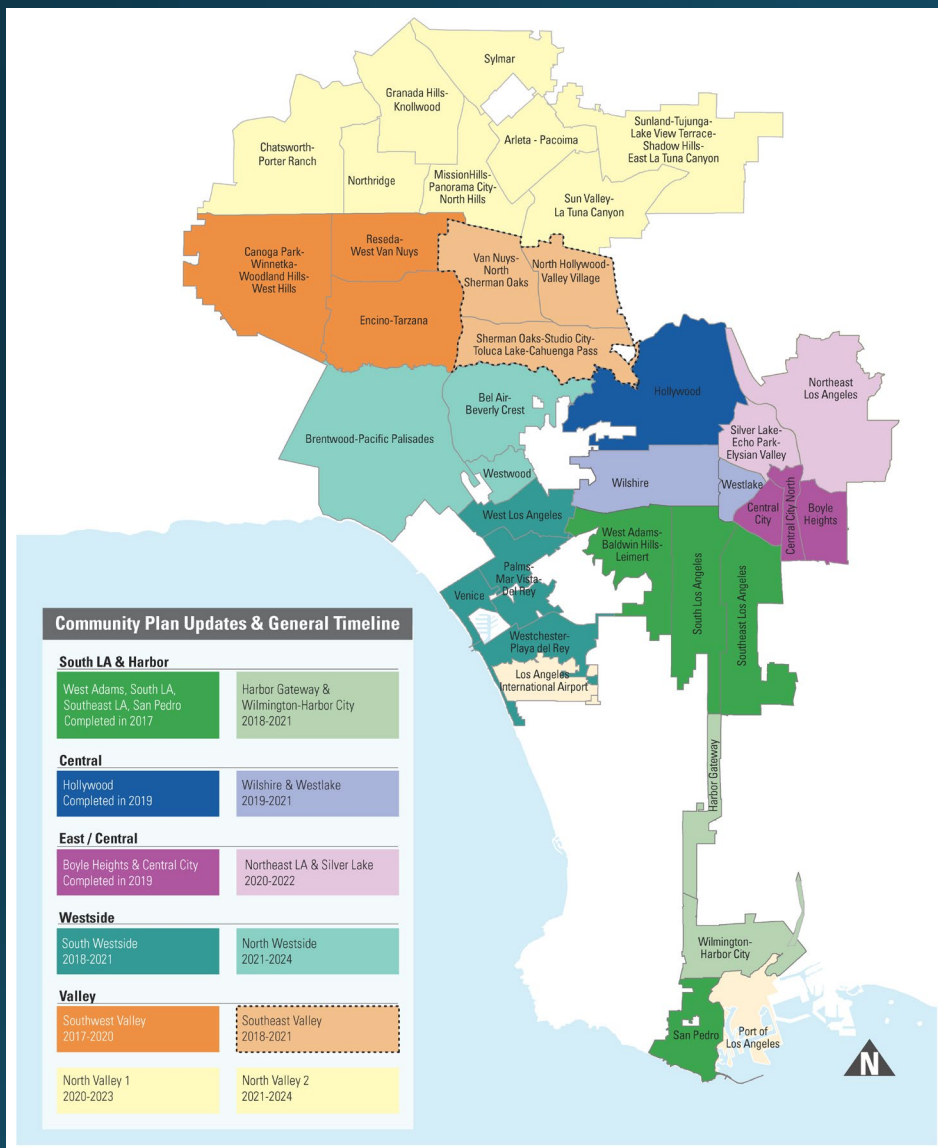
Plan for a  
Healthy LA

## Land Use Element: 35 Community Plans

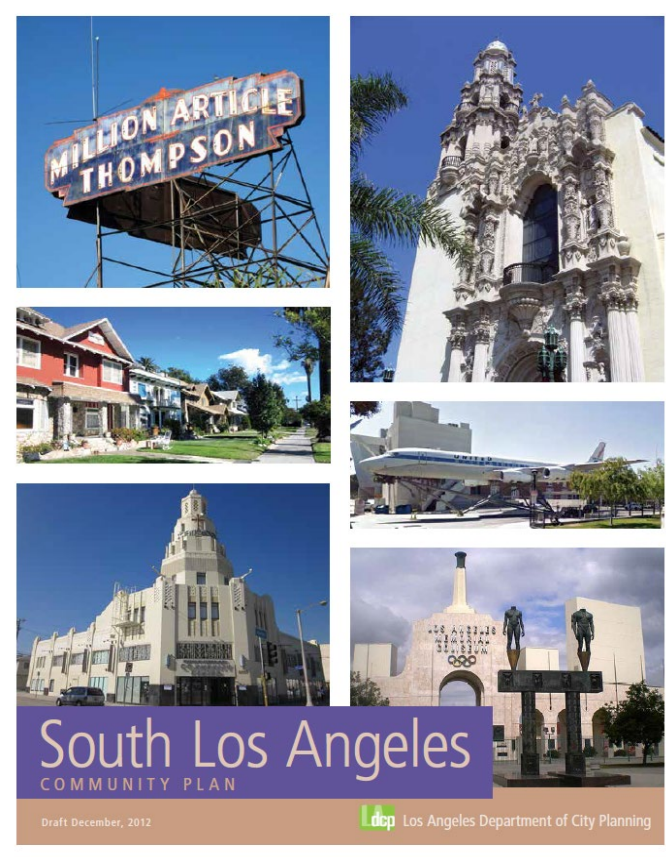


# CITYWIDE PLAN UPDATE TIMELINE

- 35 Community Plans make up the City's Land Use Element
- Community Plans to be updated in batches
- 3-year timeline for each batch of updates



# PLAN TEXT



## All Residential Areas



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

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

### Policies

- LU1.1. **Choice in Type, Quality, and Location of Housing.** Provide a variety of housing types that accommodates households of all sizes and for all persons regardless of income, age, ethnic background, and physical needs throughout Sylmar's residential neighborhoods and in targeted mixed-use areas.
- LU1.2. **Existing Housing Stock.** Minimize the loss of good quality, affordable housing and encourage the replacement of demolished housing stock with new affordable housing opportunities. Minimize displacement of residents when building new housing.
- LU1.3. **Recreational Amenities.** Incorporate amenities for residents, such as on-site recreational facilities, passive open spaces, and community gardens which promote physical activity, fitness, and health.
- LU1.4. **Land Lease Communities.** Preserve existing and support new land lease communities, such as mobile home parks and manufactured housing. Encourage the rehabilitation and modernization of aging and substandard land lease communities, while addressing the displacement of residents.
- LU1.5. **Affordability.** Promote the use of existing citywide programs to increase rental and housing ownership opportunities, such as small lot subdivisions, when and where appropriate, and density bonuses in exchange for affordable housing set asides.
- LU1.6. **Multiple Housing.** Direct multi-family housing growth to neighborhoods designated as Low Medium and Medium Residential.

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



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

# Goal

# Policy

# Program





# ZONING

## Use Regulations

- Single Family Houses
- Apartments
- Retail
- Auto Repair
- Etc.

## Development Standards

- Setbacks
- Height
- FAR
- Etc.



RESIDENTIAL  
*RESIDENCIAL*  
R1, R2, R3



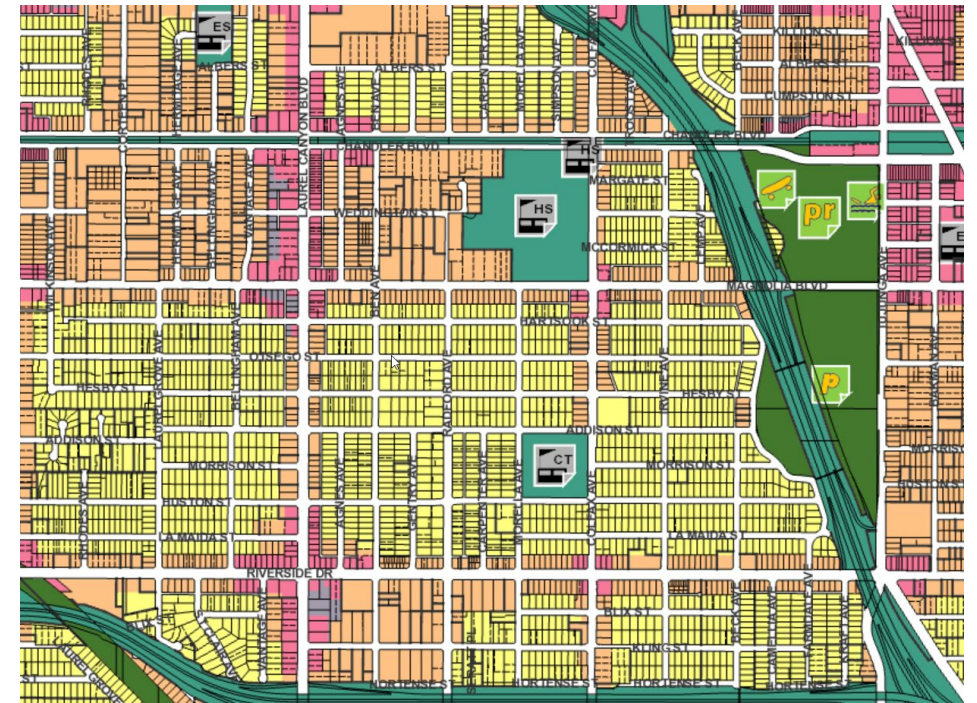
COMMERICAL  
*COMERCIAL*  
C1, C2, C4



INDUSTRIAL  
*INDUSTRIAL*  
M1, M2, M3



OPEN SPACE  
*ESPACIO ABIERTO*  
OS





# THE SE VALLEY COMMUNITY PLANS

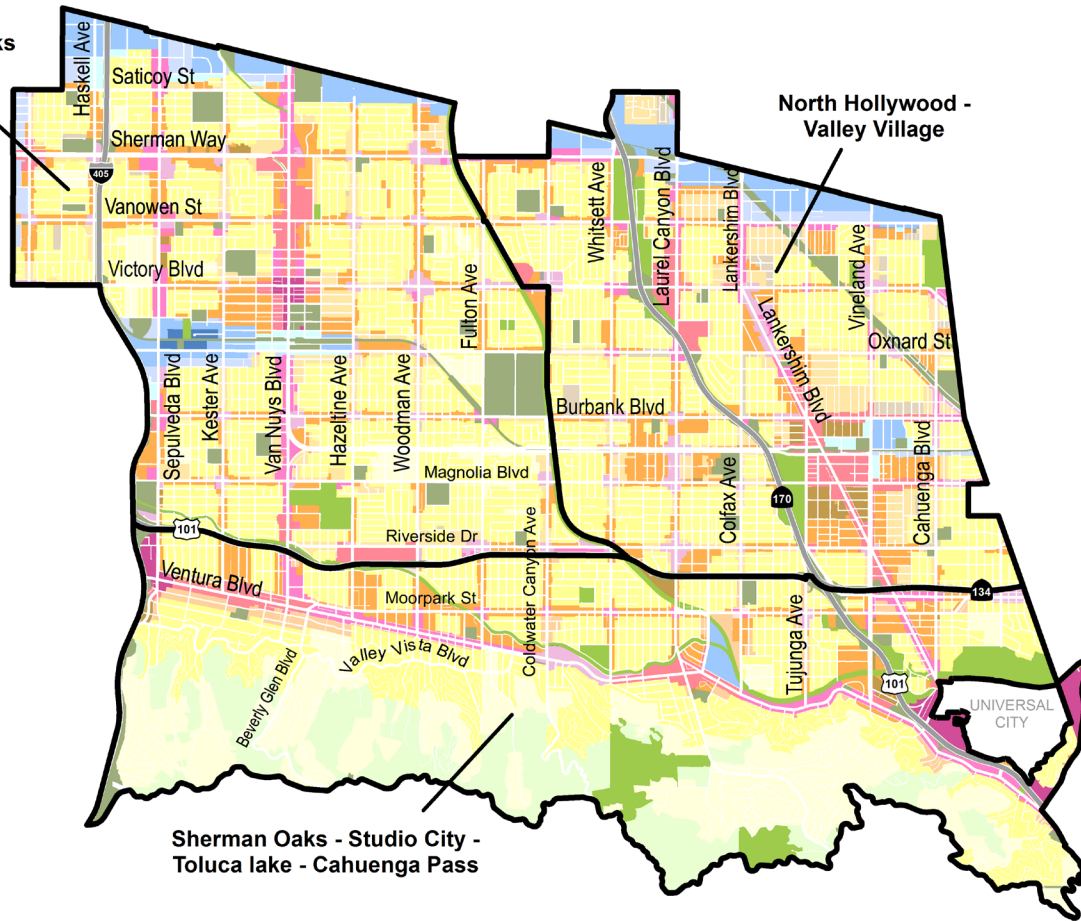
*For Reference Only*

Van Nuys -  
North Sherman Oaks

North Hollywood -  
Valley Village

**General Plan Land Use**

- Minimum Residential
- Very Low Residential
- Low Residential
- Low Medium Residential
- Low Medium I Residential
- Low Medium II Residential
- Medium Residential
- High Medium Residential
- Limited Commercial
- Neighborhood Commercial
- General Commercial
- Highway Oriented
- Community Commercial
- Regional Commercial
- Commercial Manufacturing
- Limited Manufacturing
- Light Industrial
- Light Manufacturing
- Heavy Manufacturing
- Open Space
- Other Public Open Space
- Parking
- Public Facilities
- Community Plan Area



Sherman Oaks - Studio City -  
Toluca Lake - Cahuenga Pass

**Southeast Valley Community Plan Areas**

## By the numbers...

- 390,000+ people live here, 10% of the entire City of LA
- 65% of people who live here are renters
- The entire area is 23,699 acres

Sources: 2019 © DCP - IT,  
2019 © Bureau of Engineering,  
2019 © LA County

Date: 3/11/2019

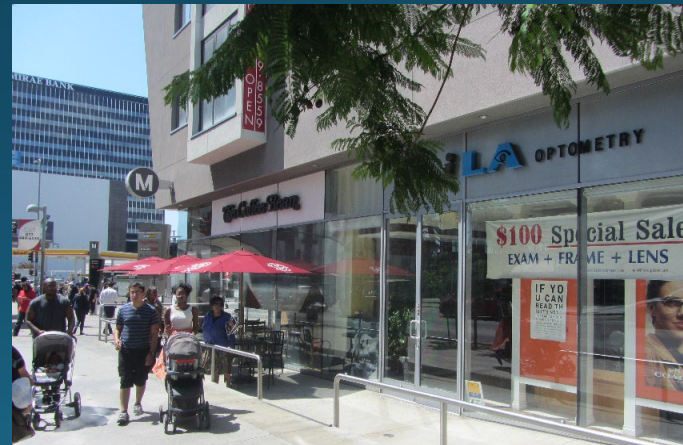
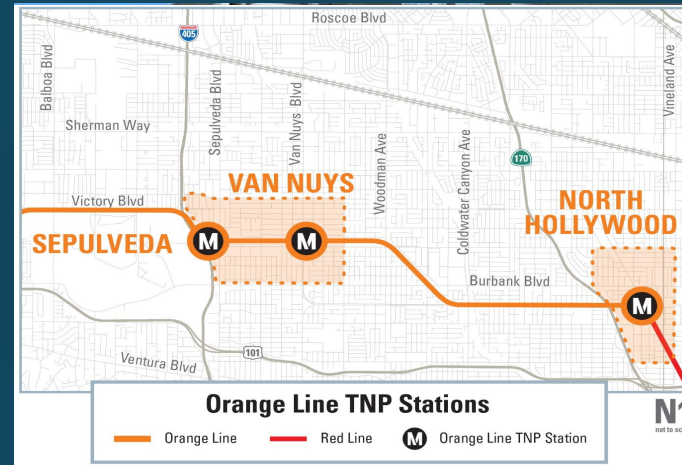
# AGENDA

- Community Plan Updates
- **Related Plans and Planning Efforts**
- Next steps for SE Valley CPU

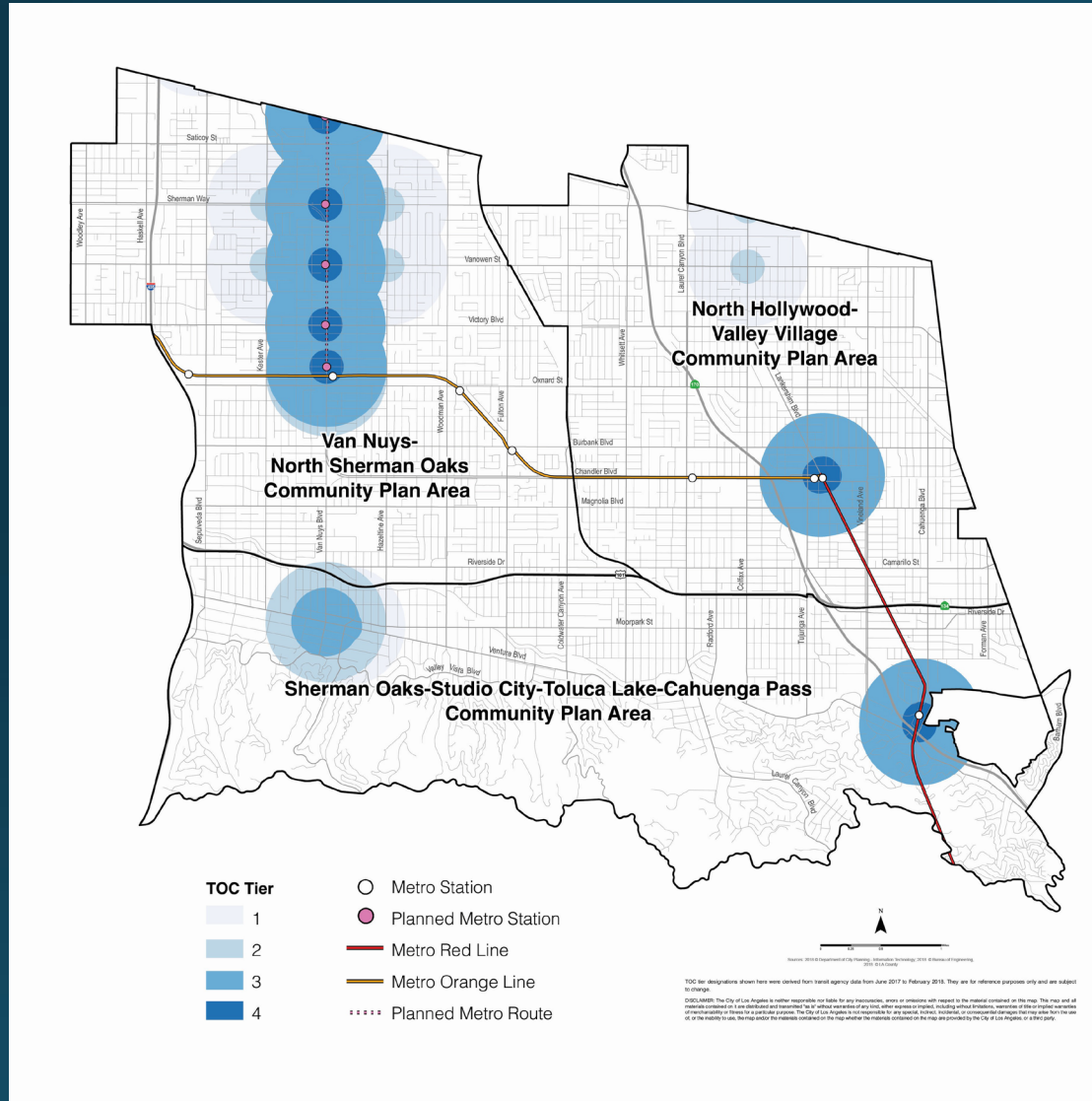


# TRANSIT NEIGHBORHOOD PLANS

- Jobs and housing near transit
- Mix of uses
- Improved access to mobility options
- Better public spaces



# TRANSIT ORIENTED COMMUNITIES (TOC)



Incentives developed pursuant to Measure JJJ, approved by voters in 2016

Can be tailored to each Community Plan Area through the update process



# AGENDA



Community Plan Updates

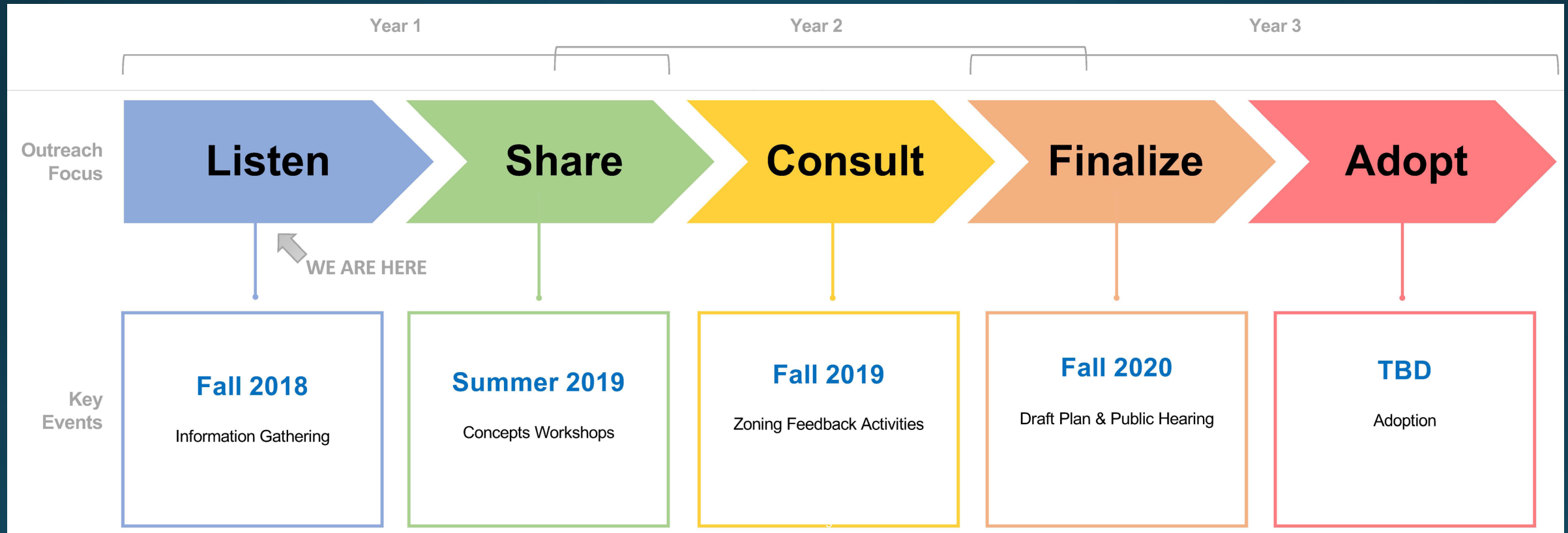


Related Plans and Planning Efforts



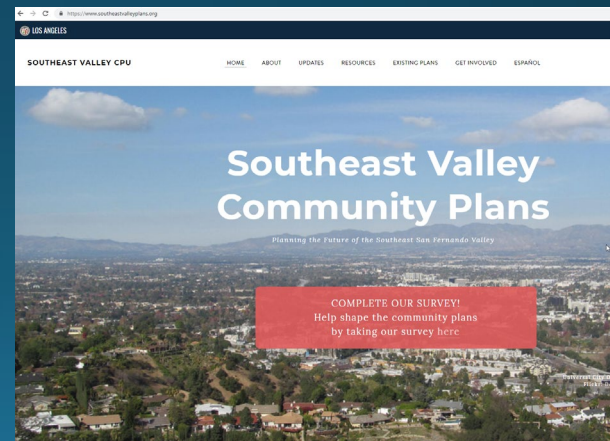
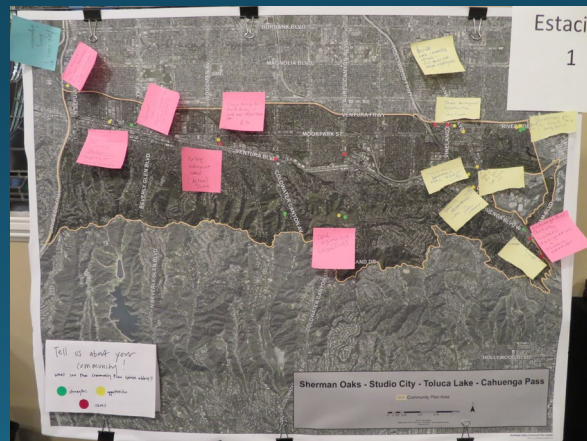
Next Steps for SE Valley  
CPU

# PLAN PROCESS



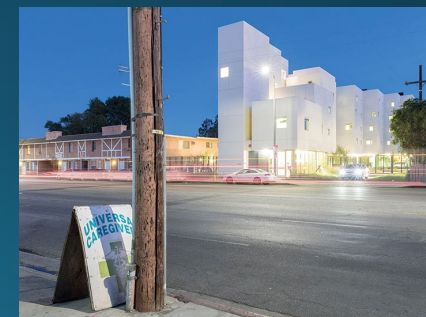


# OUTREACH



# KEY THEMES

There is a need to increase housing affordability and provide a variety of housing options.





# KEY THEMES

People value shopping and dining at local-serving, small businesses and want more of these types of options.



# KEY THEMES

There are opportunities for growth in the Southeast Valley, but the community plan should be strategic about where to increase density.





# KEY THEMES

Many people would like to see improvements along the LA River and the Tujunga Wash to address the lack of open space in the area.



# KEY THEMES

Industrial areas should be protected to ensure a diversity of economic activity.





# CONNECT WITH US



[www.southeastvalleyplans.org](http://www.southeastvalleyplans.org)



@SEValleyCPU



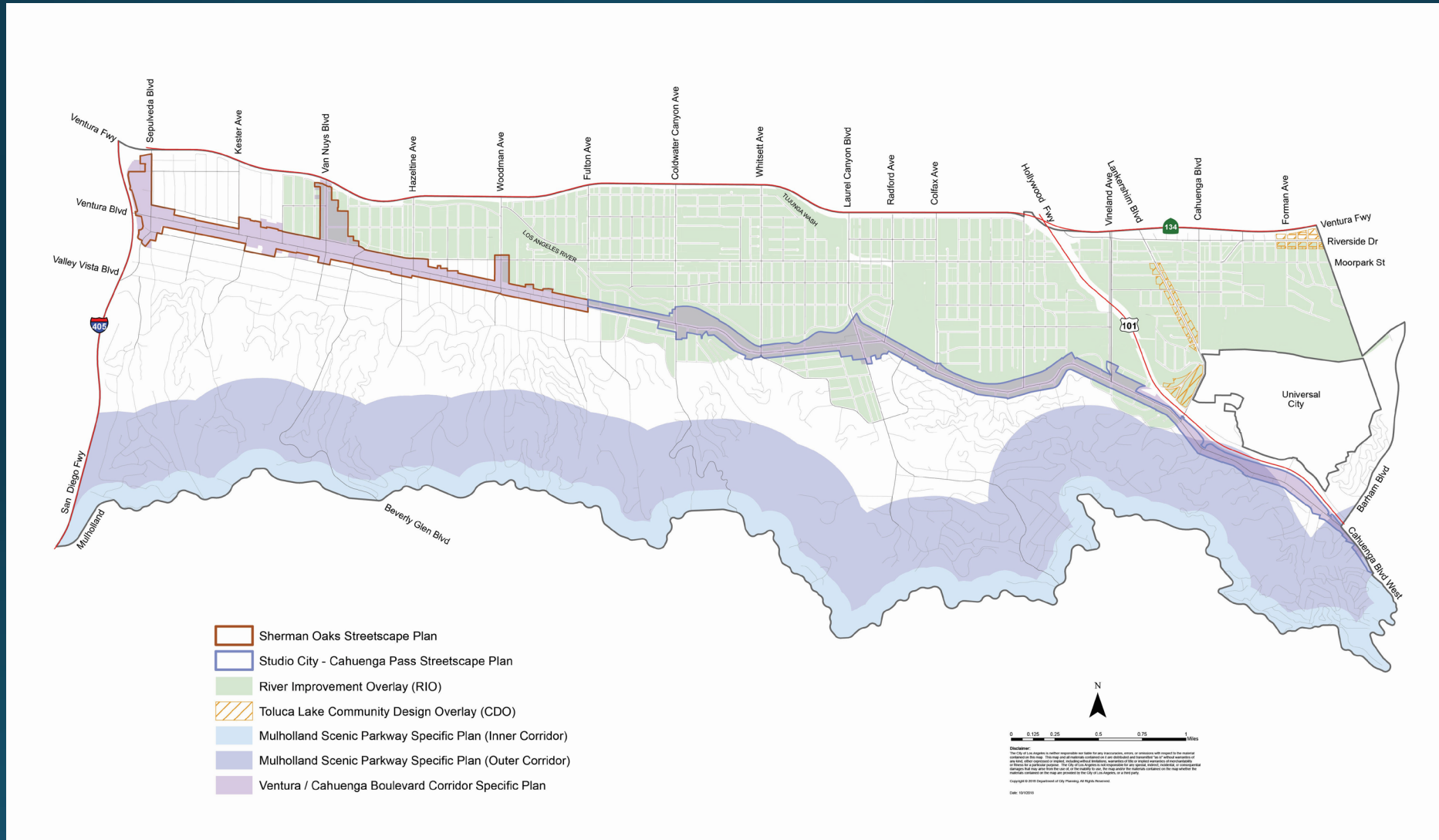
@SEValleyCPU



@southeastvalleycpu

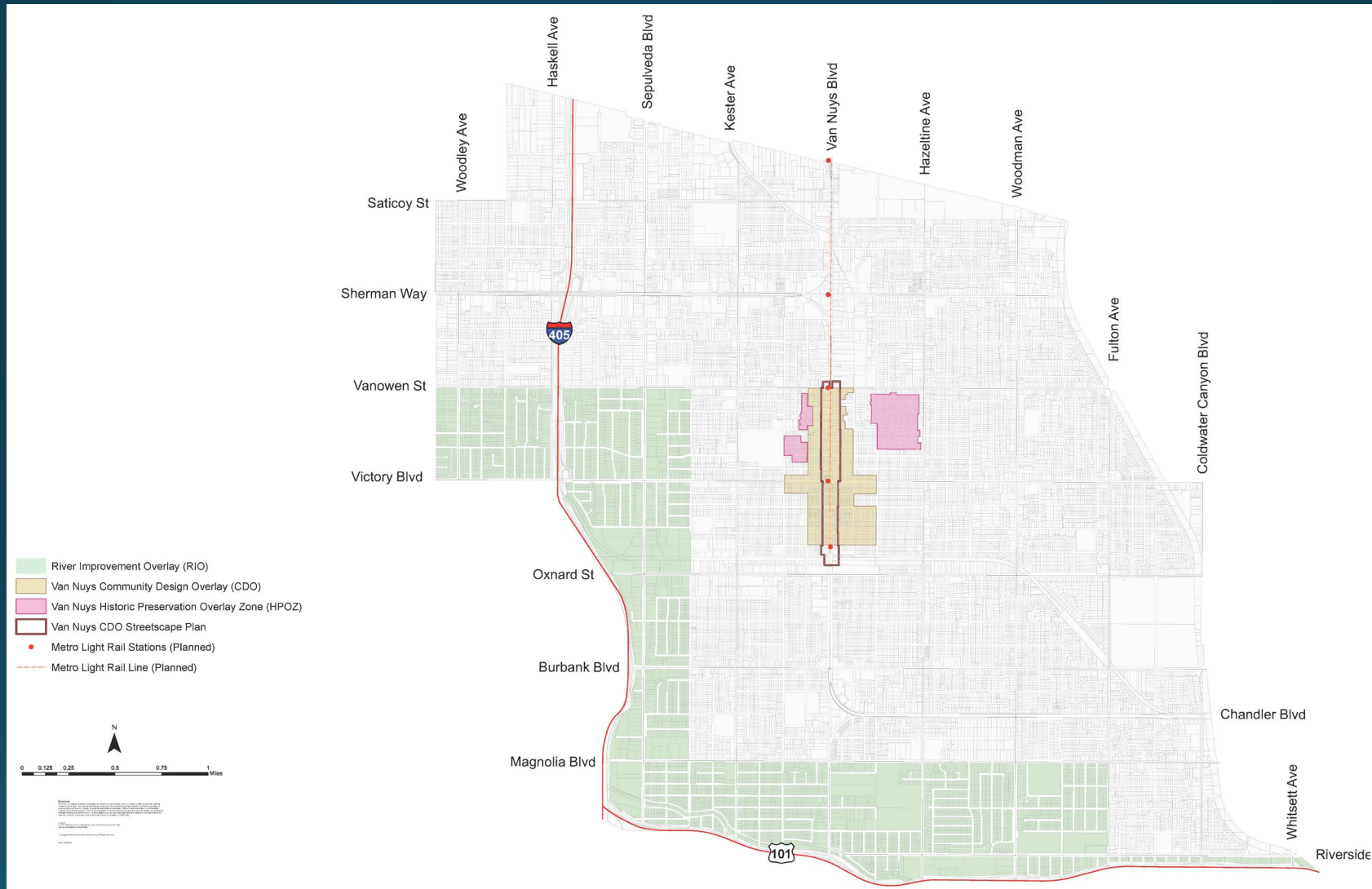


# FOR REFERENCE – SO-SC-TL-CP





# FOR REFERENCE – VN-NSO



# FOR REFERENCE – NH-VV

