



Southeast Valley Community Plan Updates

Ventura-Cahuenga Land Use Concepts Webinar



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East Valley Policy



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Valley CPU



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Sherman Oaks - Studio
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Valley Village
Community Planner



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Planning
Assistant

How to Stay Engaged



Q&A

How to Ask Questions:

- Click on the **Q&A** icon to submit a question to the team
- Type your question in the box and click the **Send** button
- Some will be answered within the Q&A tool and others during the live Q&A session



Chat

Having Technical Difficulties?

- Use the **Chat** tool and staff will respond directly
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- Questions can also be directed to planning.southeastvalley@lacity.org

Agenda

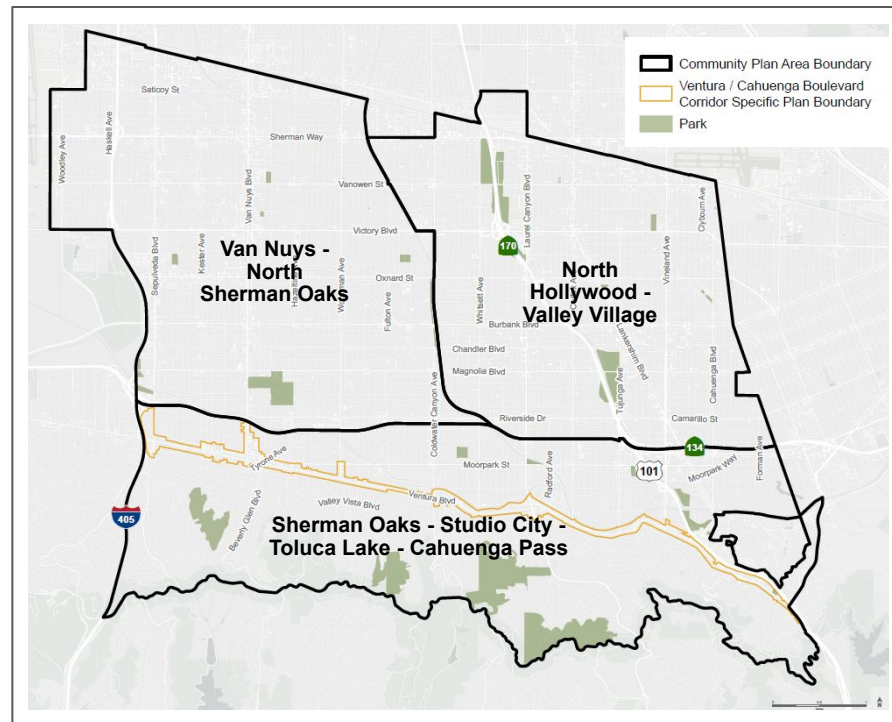
- Community Plan Update Overview
- Ventura-Cahuenga Specific Plan
- Rezoning the Corridor
- Existing Conditions
- Proposed Land Use Concepts
- Next Steps
- Q&A



Community Plan Update Overview

An aerial photograph of a city, likely Los Angeles, showing a dense residential area with many houses and trees. In the background, there are mountains under a clear sky. The image is overlaid with a gradient that transitions from a bright orange on the left to a light blue on the right. The text 'Community Plan Update Overview' is centered in white, with a horizontal line above it.

Ventura-Cahuenga Corridor & the Southeast Valley Community Plans



What is a Community Plan and its role?

General Plan

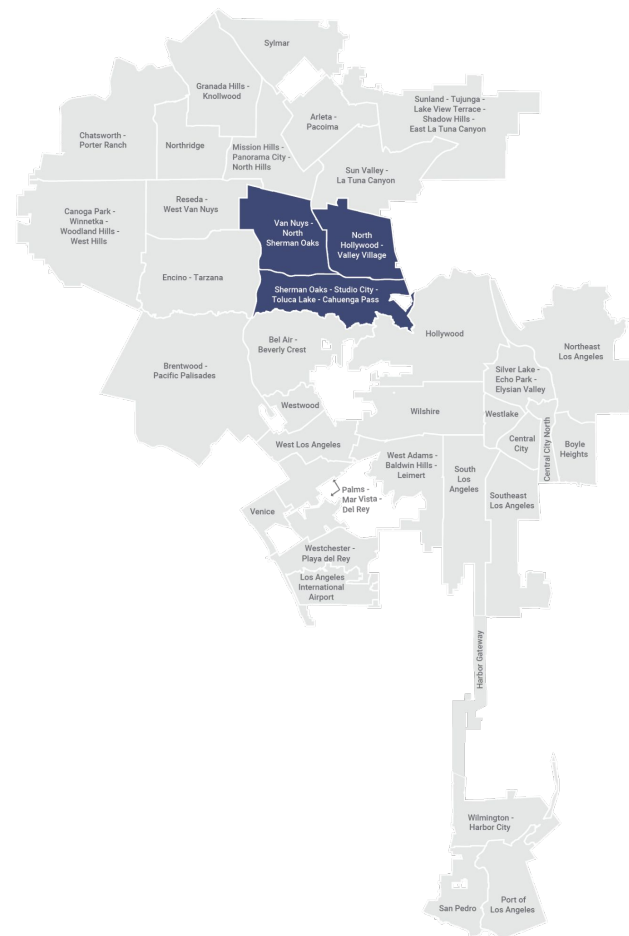
The General Plan is the comprehensive plan for the City, providing guidance on how the City can respond to change.

Community Plan

The General Plan Land Use Element is divided into 35 Community Plans. These implement the General Plan objectives at the neighborhood level.

Zoning

Zoning is the primary tool for implementing Community Plan land use policies and prescribing specific development regulations.



Components of a Community Plan



Community Plan Text

- Goals and Policies
- Programs



Land Use Map

- General Plan Land Use Designations



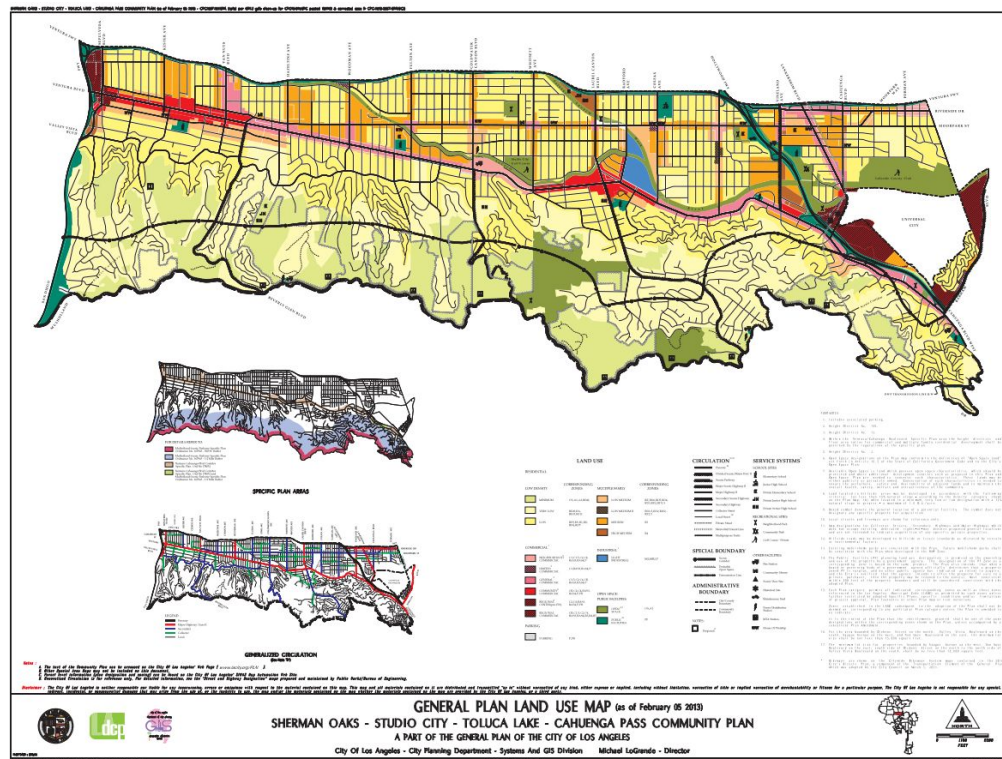
Zoning

- Development regulations

General Plan Land Use Map

GPLUs determine where uses are permitted and at what range of intensity or density:

- Commercial
- Multi-family Residential
- Low Residential
- Industrial
- Open Space
- Public Facilities



Example: Existing Sherman Oaks-Studio City-Toluca Lake-Cahuenga Pass General Plan Land Use Map

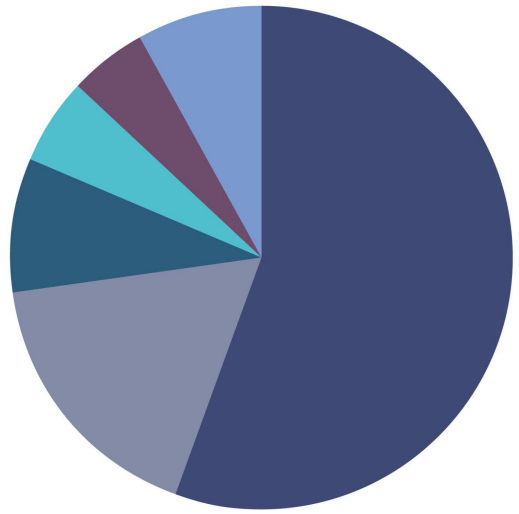
Southeast Valley Area

- The Southeast Valley Community Plans comprises **37 square miles**.
- The population of the Southeast Valley is approximately 390,000 residents, which comprises **10% of the City's population**.



Land Use Distribution in the Southeast Valley

- 55.7%**
Single-family Residential
- 17.2%**
Multi-family Residential
- 8.6%**
Commercial
- 5.6%**
Industrial
- 4.9%**
Open Space
- 8.0%**
Public Facilities



Does not include land occupied by roads and streets



Population Density

Area	Total Population	Total Square Miles	Persons Per Square Mile
Van Nuys - North Sherman Oaks	168,217	12.9	13,079
Sherman Oaks - Studio City - Toluca Lake - Cahuenga Pass	86,605	13.7	6,310
North Hollywood - Valley Village	138,659	10.6	13,068
City of Los Angeles	3,966,936	468.7	8,464

Data: U.S. Census, ACS 5-year estimate, 2015 - 2019

Plan Process Timeline

WE ARE HERE



Listen

Conduct background research, data collection, field visits, land use surveys and gather initial input



Share

Identify planning concepts along with plan goals and explore zoning tools



Consult

Refine the plan concepts, select new General Plan Land Use Designations (GPLUs), build new zoning, and begin the Draft EIR process



Finalize

Revise Draft GPLU Map, Draft Zoning Map, Draft Policy Document, publish Draft EIR, and Draft EIR Public Comment period



Adopt

Adoption process starts with a City Planning Commission Hearing, followed by Planning Land Use Management (PLUM)/City Council Public Hearings

Outreach Summary

120+ Events: Office Hours, Concept Workshops, Focus Groups, Meetings and Community Events both hosted by Southeast Valley team and other organizations.

2018

- Community Plans Kickoff and Neighborhood Council Roadshow
- Community Meetings
- Public Events
- Community Plan Open Houses

2019

- Youth and Spanish Language Focus Groups
- Neighborhood Council Land Use Committee Roadshow
- Community Meetings
- Concept Workshops
- Public Events

2020

- Land Use Concept Office Hours
- Neighborhood Council meetings
- Community Meetings

2021

- Neighborhood Council meetings
- Community Meetings
- Ventura-Cahuenga related events

Guiding Principles



Accommodate anticipated growth in a strategic, inclusive, equitable and sustainable manner



Support connectivity through a bikeable, walkable, and transit-accessible public realm



Introduce strategies to address future and existing housing needs



Support a built environment with open spaces that sustain people, wildlife and ecosystems



Encourage walkable neighborhoods that offer a range of amenities and destinations



Raise design expectations and recognize unique development patterns



Promote a variety of employment opportunities to support a resilient and inclusive economy



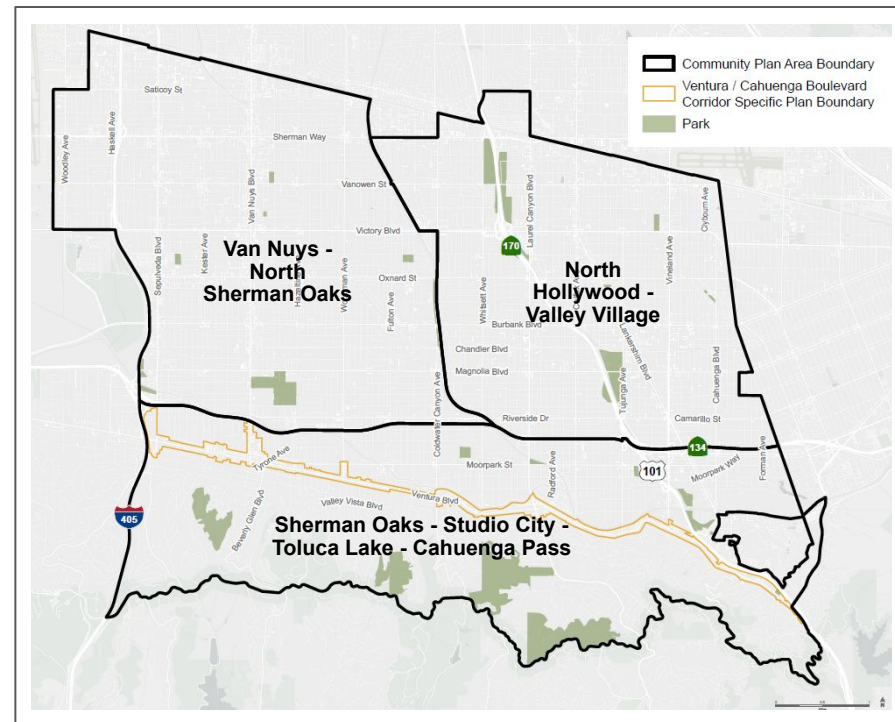
Foster equitable neighborhoods that address historic patterns of exclusion

Ventura-Cahuenga Specific Plan



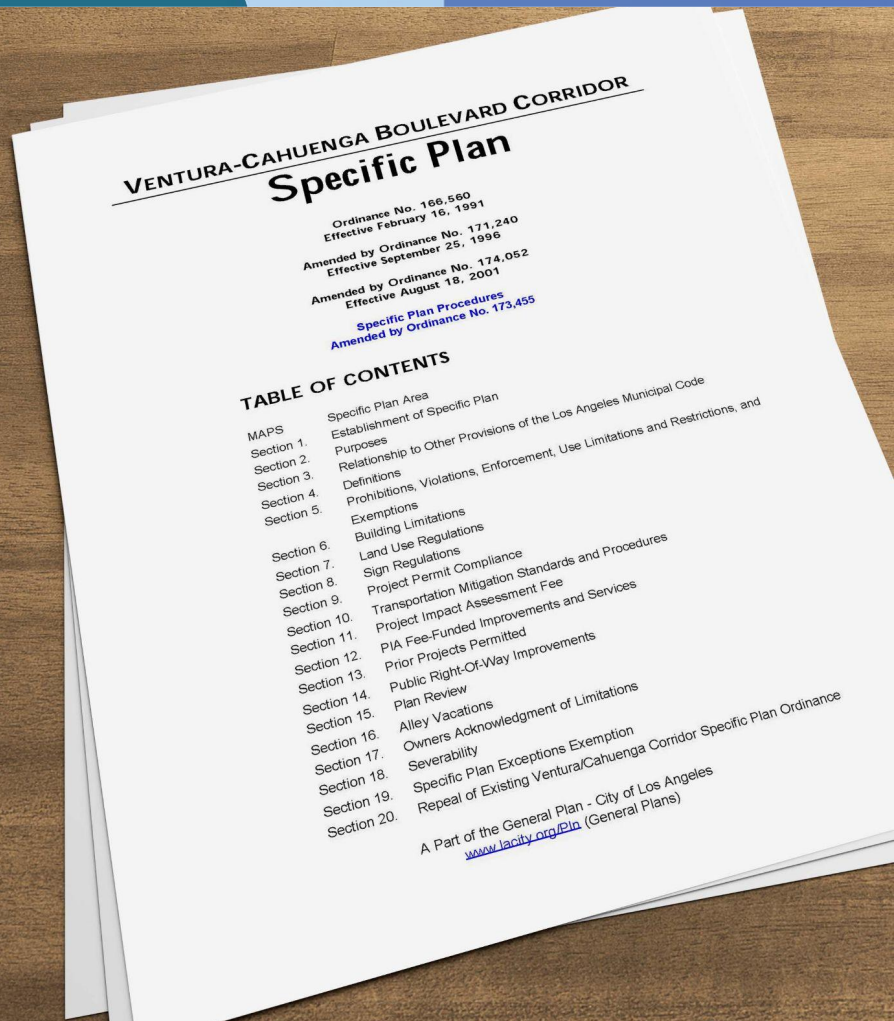
Ventura-Cahuenga Boulevard Corridor Specific Plan

- Adopted in 1991;
Amended in 1996 & 2001
- Spans 17 miles in length
- Includes 1,200 acres of
land and regulates over
4,300 individual parcels



The Specific Plan Regulates:

- Floor Area Ratios
- Height
- Lot Coverage
- Uses
- Development Standards
- Parking
- Signs
- Project Impact Fees



VENTURA-CAHUENGA BOULEVARD CORRIDOR **Specific Plan**

Ordinance No. 166,560
Effective February 16, 1991
Amended by Ordinance No. 171,240
Effective September 25, 1996
Amended by Ordinance No. 174,052
Effective August 18, 2001
Specific Plan Procedures
Amended by Ordinance No. 173,455

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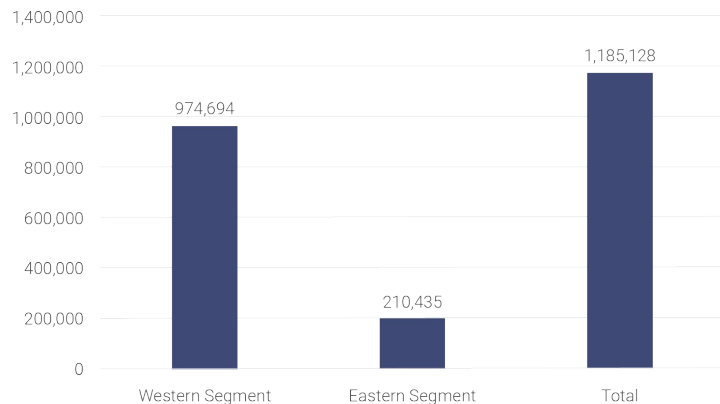
MAPS	Specific Plan Area
Section 1.	Establishment of Specific Plan
Section 2.	Purposes
Section 3.	Relationship to Other Provisions of the Los Angeles Municipal Code
Section 4.	Definitions
Section 5.	Prohibitions, Violations, Enforcement, Use Limitations and Restrictions, and Exemptions
Section 6.	Building Limitations
Section 7.	Land Use Regulations
Section 8.	Sign Regulations
Section 9.	Project Permit Compliance
Section 10.	Transportation Mitigation Standards and Procedures
Section 11.	Project Impact Assessment Fee
Section 12.	PIA Fee-Funded Improvements and Services
Section 13.	Prior Right-Of-Way Improvements
Section 14.	Plan Review
Section 15.	Alley Vacations
Section 16.	Owners Acknowledgment of Limitations
Section 17.	Severability
Section 18.	Specific Plan Exceptions Exemption
Section 19.	Repeal of Existing Ventura/Cahuenga Corridor Specific Plan Ordinance
Section 20.	Repeal of Existing Ventura/Cahuenga Corridor Specific Plan Ordinance

A Part of the General Plan - City of Los Angeles
www.lacity.org/PIA (General Plans)

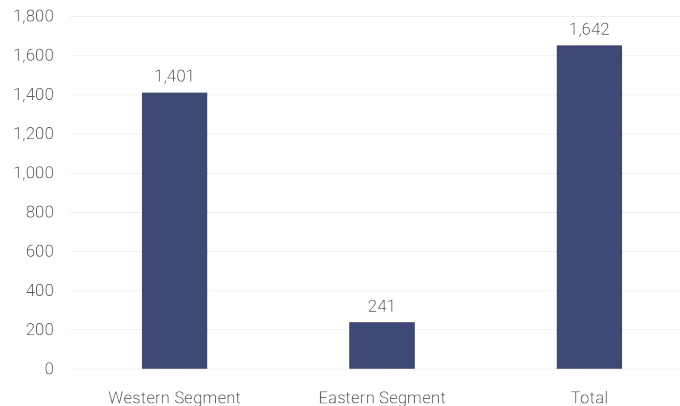
Ventura-Cahuenga Development Trends

Development in the Specific Plan Area 1991-2021

Net New Commercial Floor Area (SF)



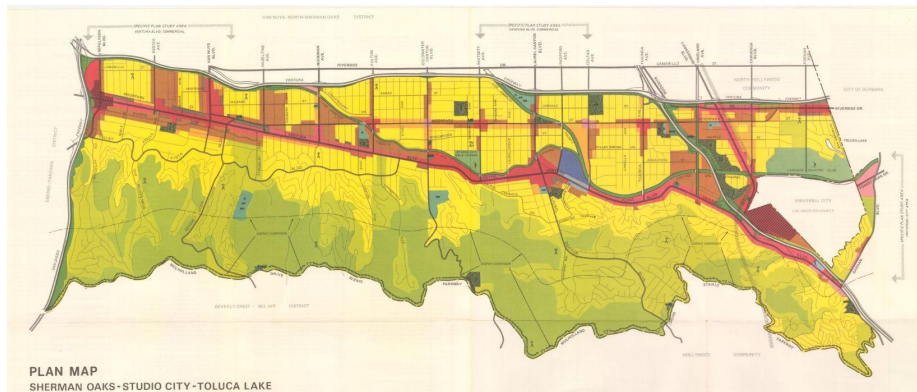
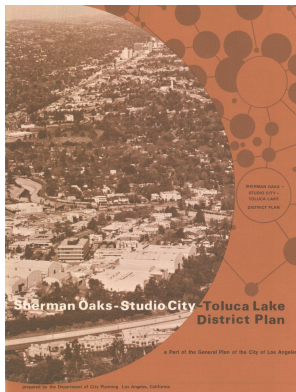
Net New Residential Units



Note: Western Segment - Woodland Hills, Tarzana, Encino; Eastern Segment - Sherman Oaks, Studio City, Cahuenga Pass

Source: Building Permit Data, Ventura-Cahuenga Specific Plan Amendment Market Study

The Specific Plan in Context



1974

Sherman Oaks-
Studio City-Toluca
Lake Community
Plan is adopted

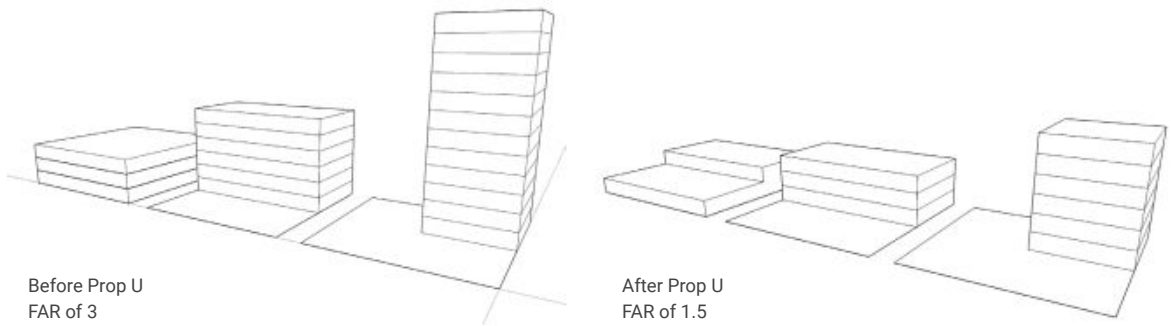
1986

1989

1991

1998

The Specific Plan in Context



1974

Sherman Oaks-
Studio City-Toluca
Lake-Cahuenga
Pass Community
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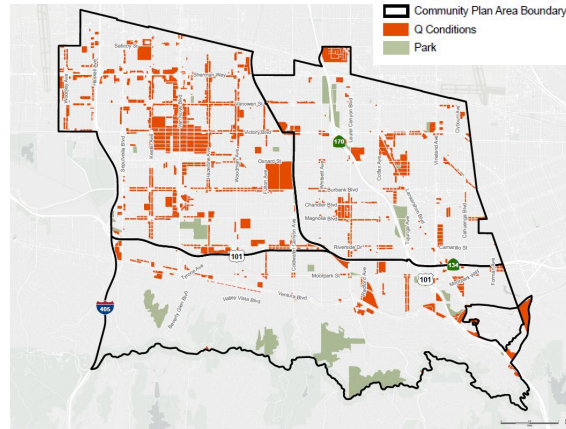
Prop U passed by LA
voters, lowering buildable
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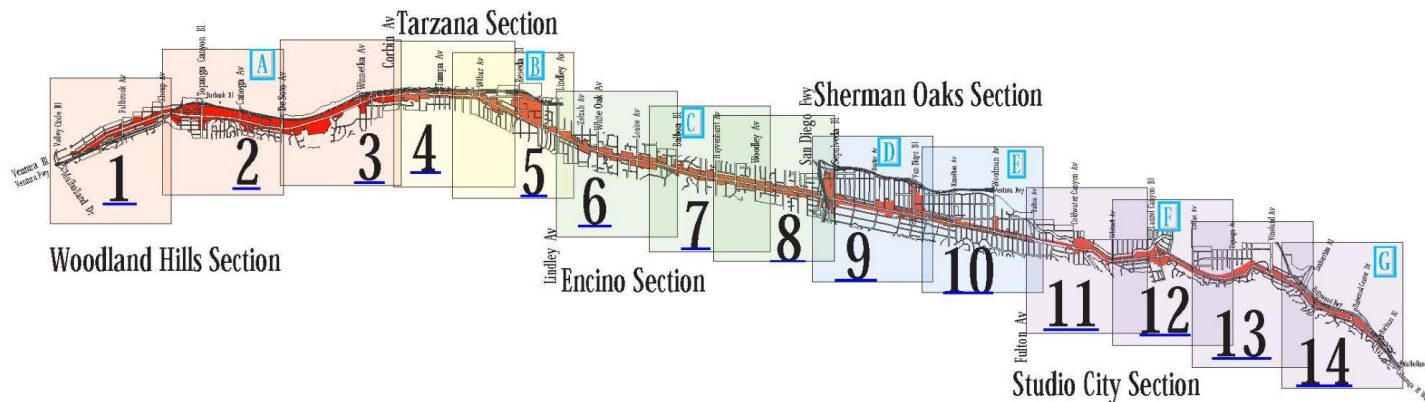
1989

Q conditions lowering height
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1998

The Specific Plan in Context



1974

Sherman Oaks-Studio City-Toluca Lake-Cahuenga Pass Community Plan is adopted

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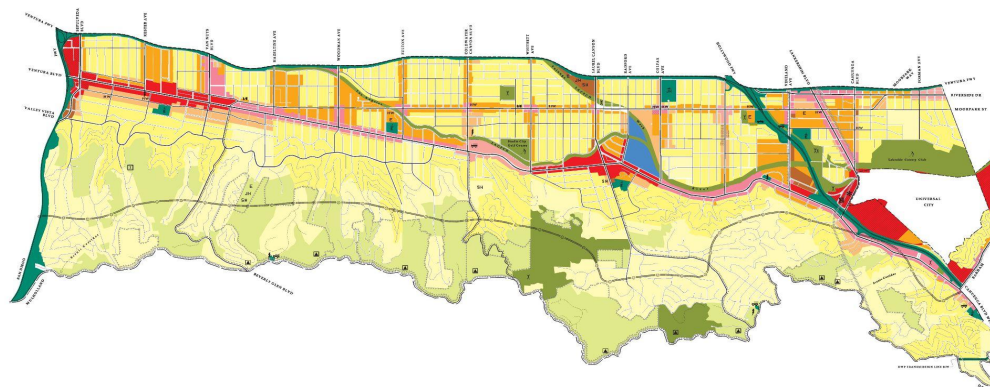
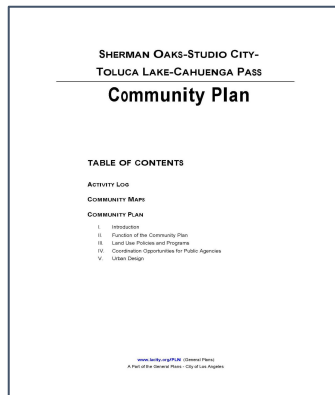
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Ventura-Cahuenga Specific Plan is Adopted

1998

The Specific Plan in Context



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Sherman Oaks-Studio City-Toluca Lake-Cahuenga Pass Community Plan is adopted

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Ventura-Cahuenga Specific Plan is Adopted

1998

Current Sherman Oaks-Studio City-Toluca Lake-Cahuenga Pass Community Plan is adopted

Rezoning the Corridor

An aerial photograph of a city corridor, likely in San Diego, showing a mix of residential and commercial buildings. The image is overlaid with a gradient from orange on the left to blue on the right. The text 'Rezoning the Corridor' is centered in white, with a horizontal line above it.

Ventura-Cahuenga Specific Plan Amendment Program

**Streamlining
Signage Clearances**



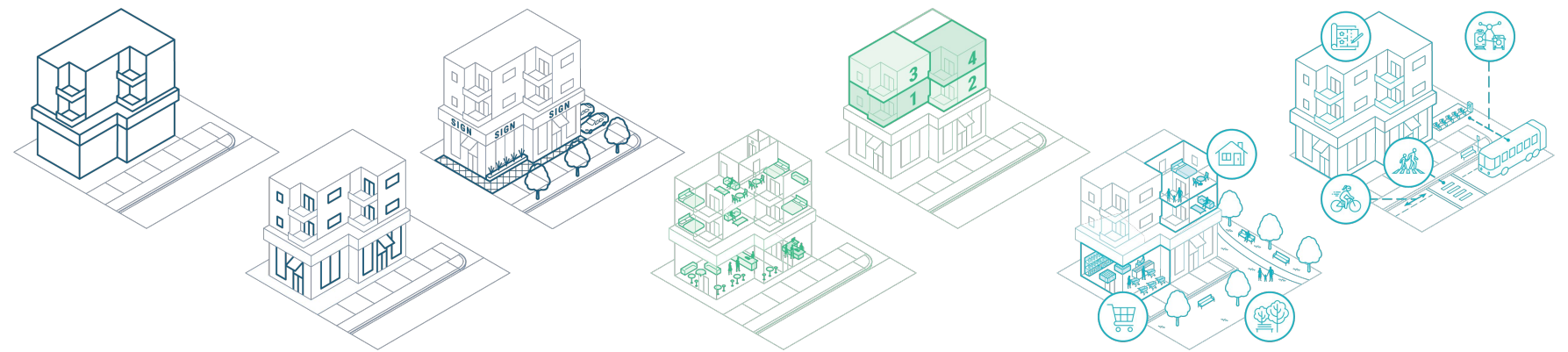
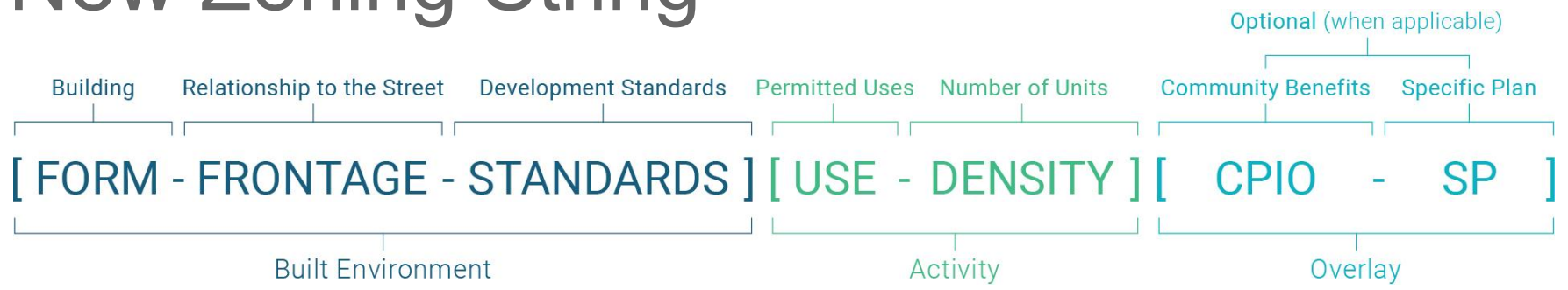
**Project Impact
Assessment (PIA) Fee Update**



**Rezoning the
Ventura-Cahuenga Corridor**



New Zoning String

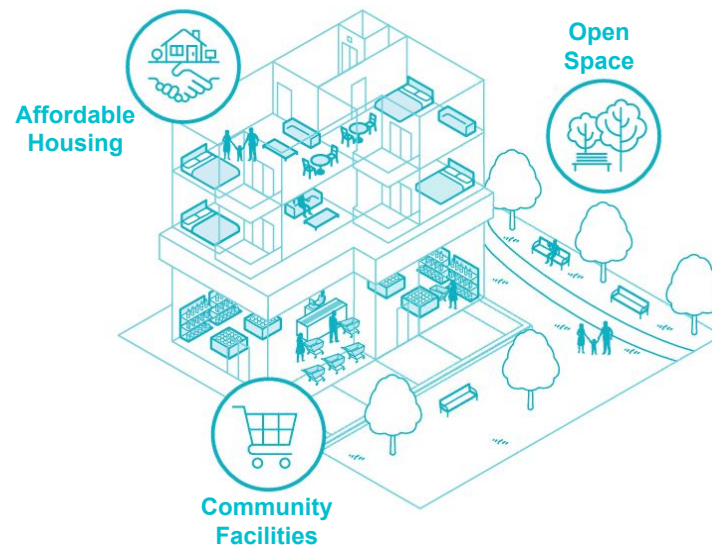


Community Benefits Program

Promoting Affordable Housing & Neighborhood Amenities

In exchange for additional development rights we can incentivize:

- Affordable housing
- Privately owned public spaces
- Community Facilities



Existing Conditions



Key Considerations

Small Shops Along the Boulevard



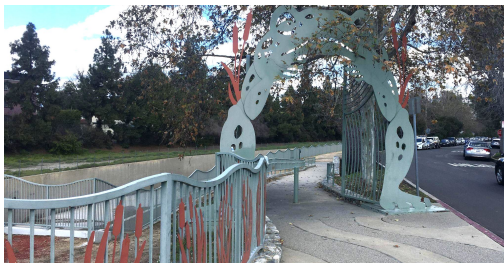
Multiple Modes of Travel



Existing Housing Stock



Access to the LA River



Proximity to the Hillside



Large Scale Employment & Entertainment Uses

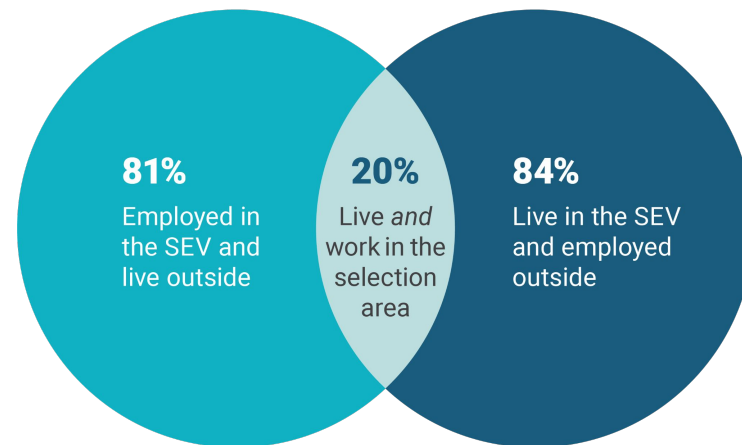


Jobs and Housing in the Southeast Valley

Vehicle-oriented land use planning and significant space dedicated to housing have contributed to an imbalance in the amount of jobs vs. housing across Southeast Valley neighborhoods

- **84%** of SE Valley residents are employed outside of the SE Valley
- **20%** of the SE Valley population live and work in the SE Valley

Jobs Inflow-Outflow in the Southeast Valley (2019)



Source: U.S. Census Bureau Application (2019), <https://onthemap.ces.census.gov>

Commercial Development

The Shops at Sportsmen's Lodge – Studio City



14121 Ventura Boulevard – Sherman Oaks



Pavilions – Sherman Oaks



Whole Foods – Sherman Oaks



Housing Production along the Ventura-Cahuenga Corridor

Distribution of Housing Units

Ventura Boulevard (2020)

509

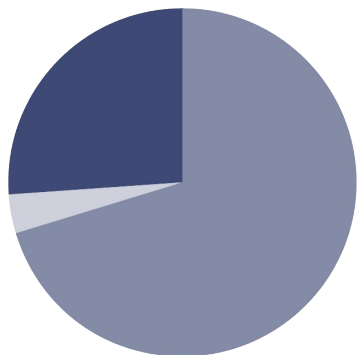
Sherman Oaks

189

Cahuenga Pass

26

Studio City

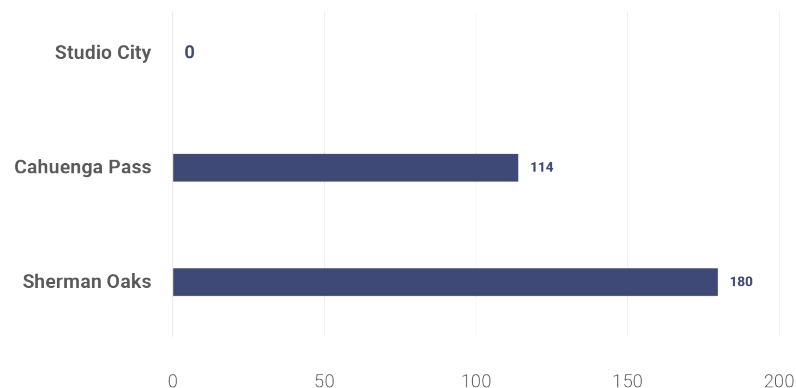


Total Housing Units = 647

SOURCE: BAE, 2020; CoStar, 2020

Distribution of Units Built since 2000

Ventura Boulevard



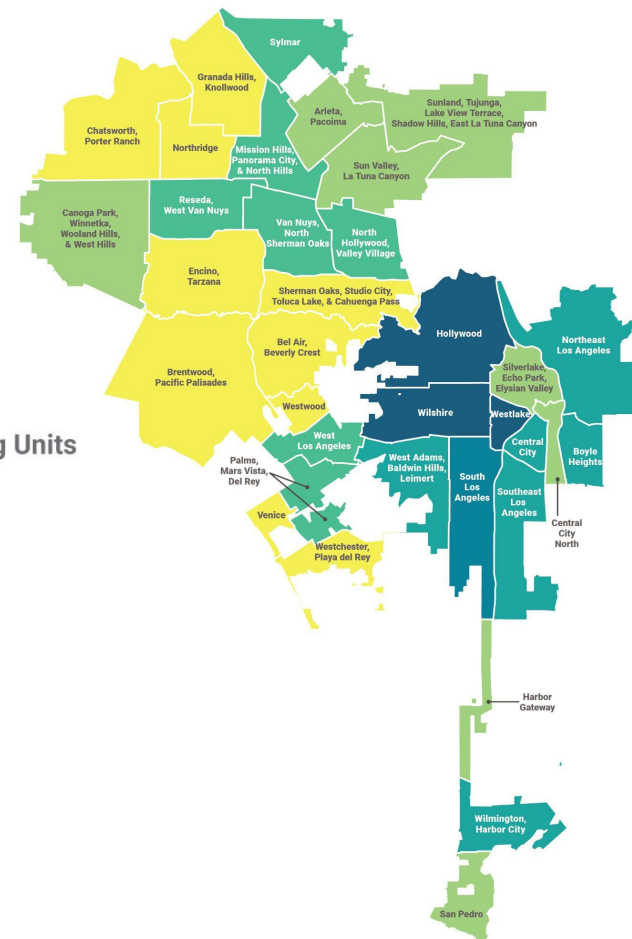
SOURCE: BEA, 2020; CoStar, 2020

Affordable Housing Production

- Most affordable housing production has been in South and Central Los Angeles
- Distribution of affordable housing:
 - o **5%** in high resource areas
 - o **35%** in high segregation and poverty areas

New Affordable Housing Units

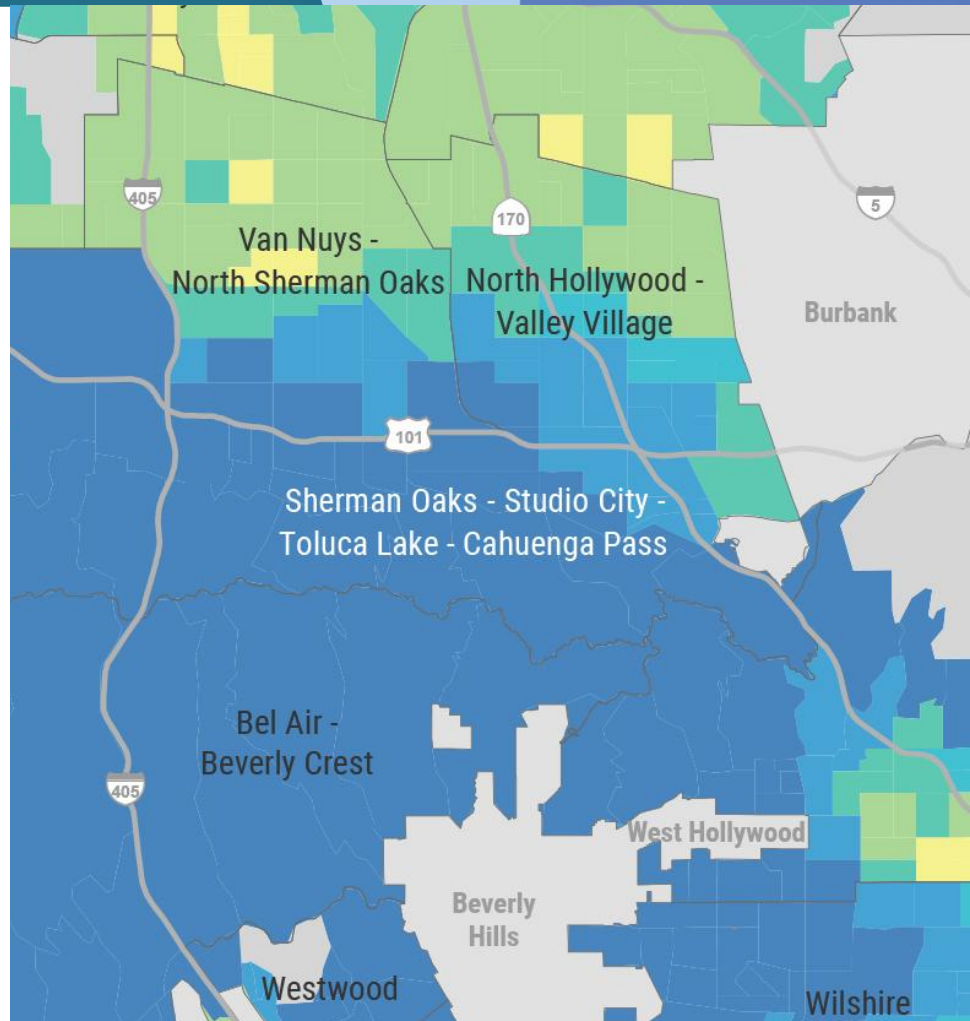
2009-2018



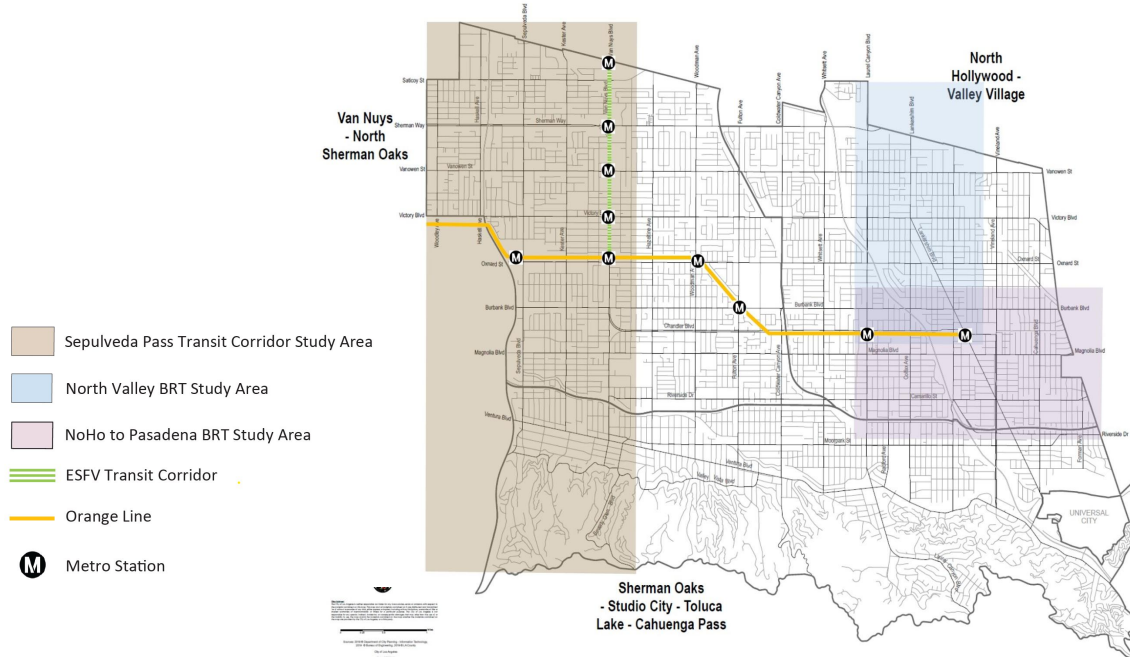
State of California's Opportunity Map

Southeast Valley

- Highest Resource
- High Resource
- Moderate Resource (Rapidly Changing)
- Moderate Resource
- Low Resource
- High Segregation & Poverty
- Missing/ Insufficient Data



Future Transit Investments



Orange (G) Line Improvements



ESFV Transit Corridor



NoHo to Pasadena BRT

Transit Oriented Communities (TOC) Affordable Housing Incentive Program

Land Use Designations

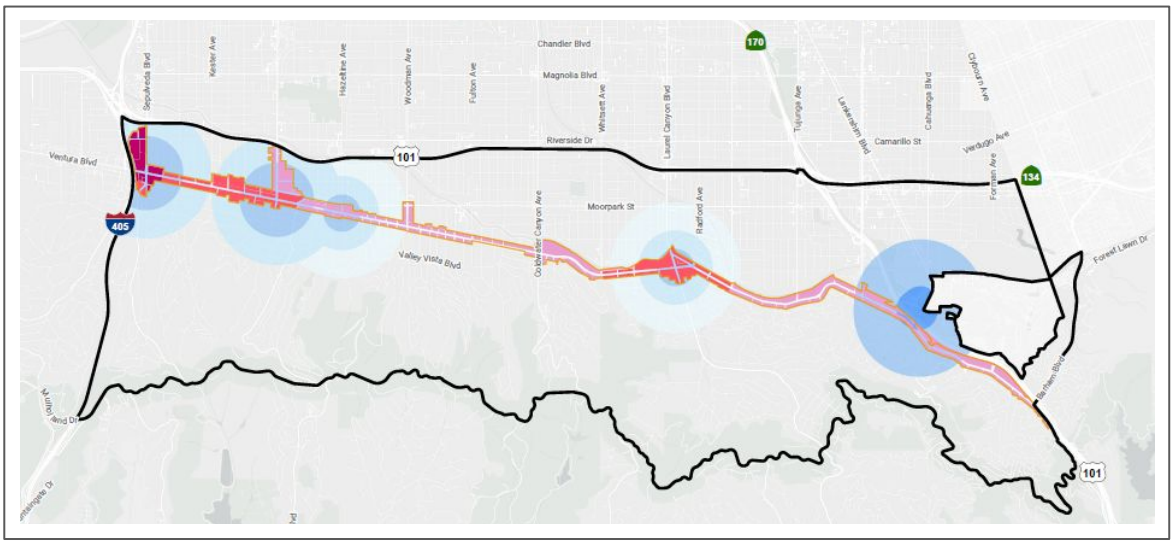
- Community Commercial
- Neighborhood & General Commercial
- Regional Commercial

TOC Tier

- 1
- 2
- 3
- 4

Ventura / Cahuenga Boulevard Corridor Specific Plan

Community Plan Area Boundary

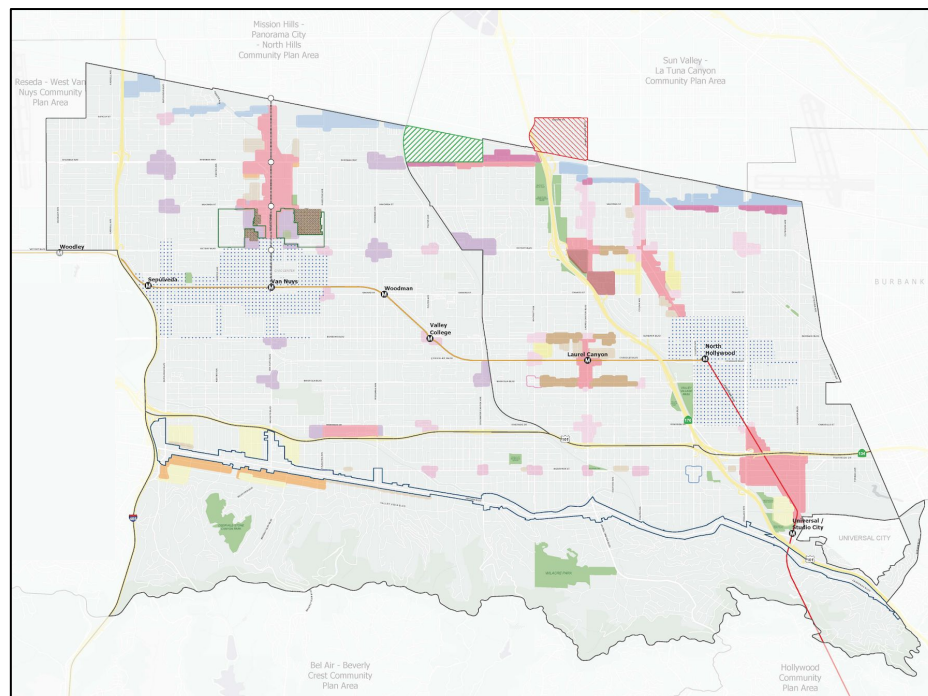




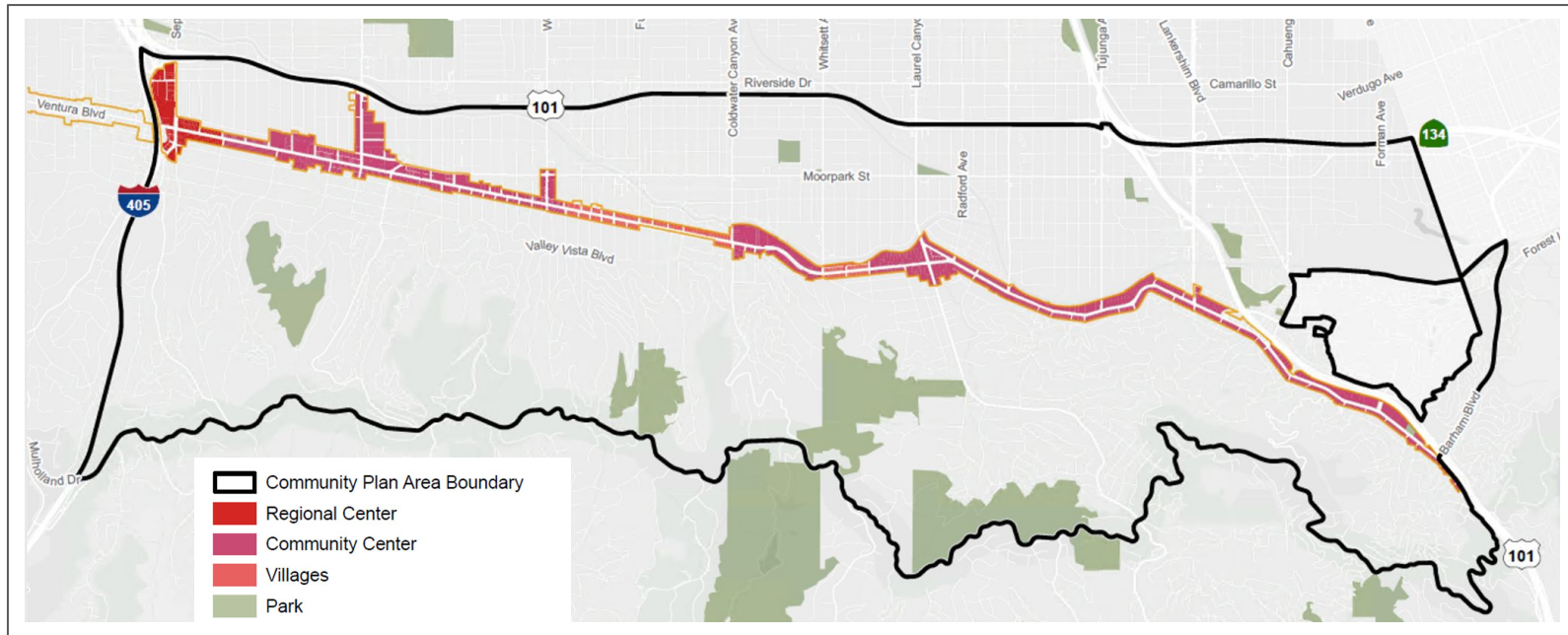
Proposed Land Use Concepts

2019 Land Use Concepts

- Prioritized growth along major east-west and north-south corridors and near high quality transit
- Did not include proposed changes to the Ventura-Cahuenga Corridor



Initial Land Use Concept Maps



Regional Center

Description

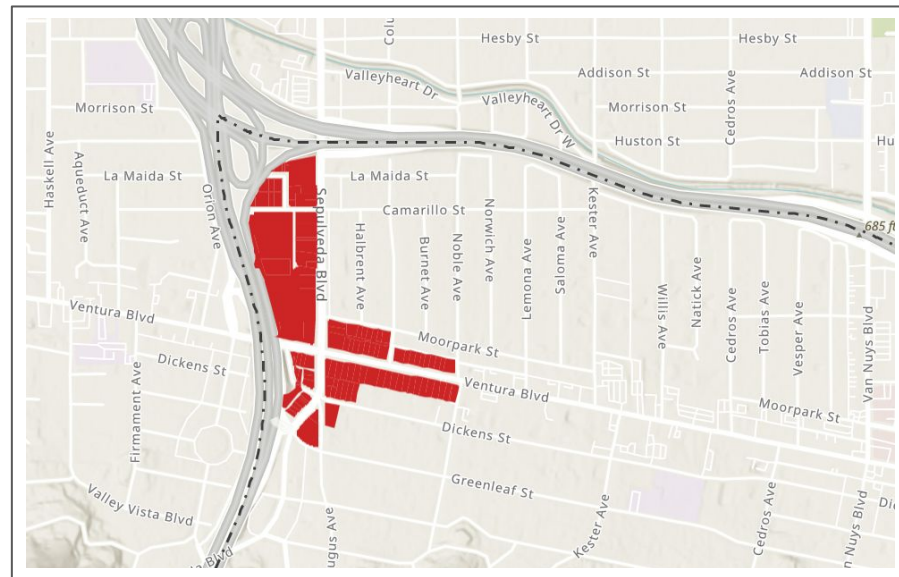
- Hub of regional commerce and activity
- Located near major transportation centers or along major transportation corridors
- Characterized by mid to high rise buildings with active shopfronts



Regional Center

Strategies

- Remove height limitations to enhance the area's appeal as a regional destination
- Encourage growth in proximity to quality transit options
- Strengthen access to employment opportunities near residential areas



405 Freeway to Noble Avenue

Community Center

Description

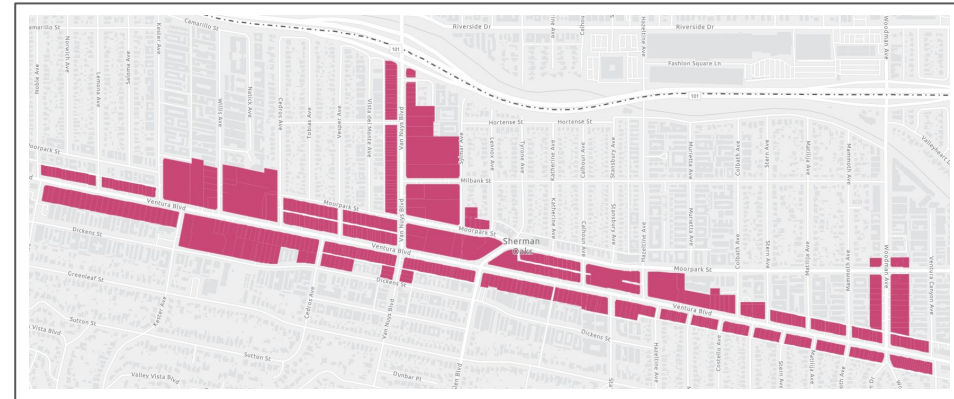
- Vibrant and walkable places of activity
- Typically located along commercial corridors, in concentrated nodes, or adjacent to major transit hubs
- Allows for a broad range of uses that serve the larger community
- Characterized by low to mid-rise buildings



Community Center

Strategies

- Create new housing opportunities near quality commercial destinations
- Regulate scale to ensure compatibility with surrounding neighborhoods
- Proposed height ranges:
 - o Noble to Cedros: 3 - 6 stories
 - o Cedros to Hazeltine: 3 - 7 stories
 - o Hazeltine to Ventura Canyon: 3 - 6 stories

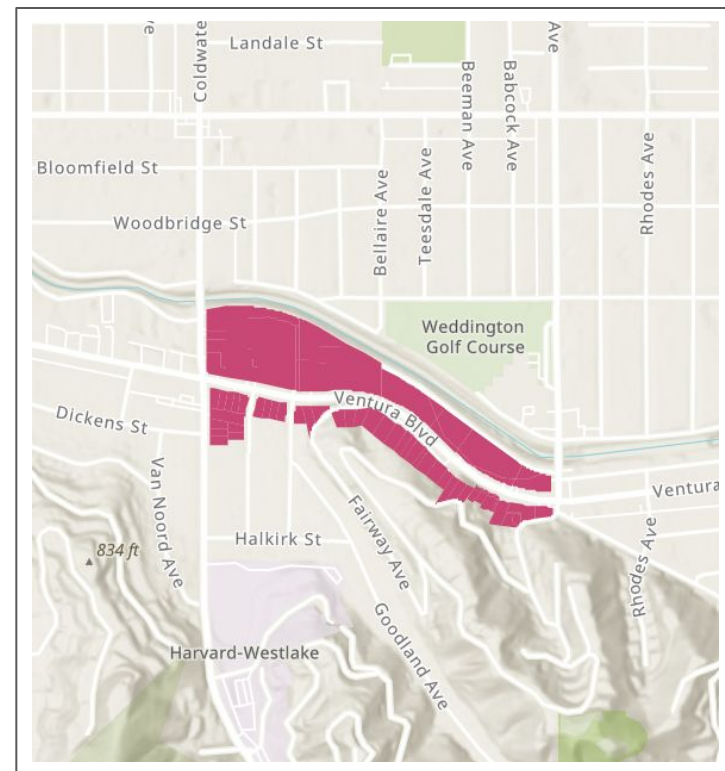


Noble Avenue to Ventura Canyon Avenue

Community Center

Strategies

- Incentivize growth in proximity to new commercial and open space opportunities
- Ensure new development is compatible with the hillside and Los Angeles River
- Enhance the pedestrian experience near a popular community destination
- Proposed height ranges:
 - o Coldwater Canyon to Whitsett: 3 - 6 stories

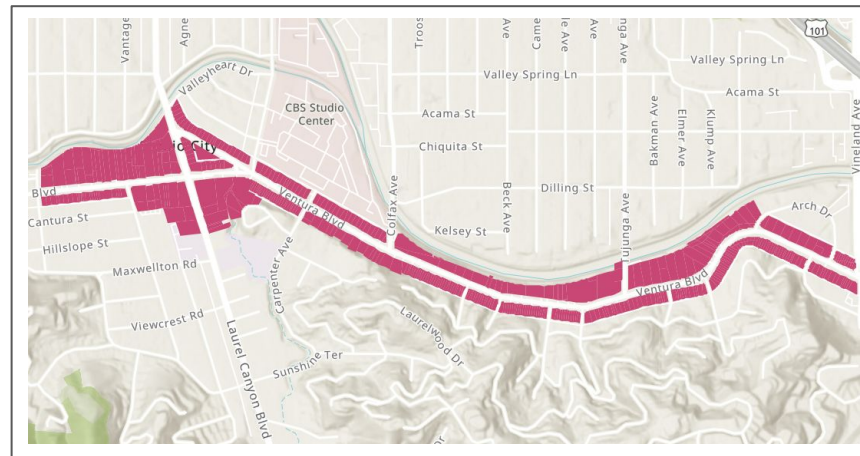


Coldwater Canyon Avenue to Whitsett Avenue

Community Center

Strategies

- Encourage growth near an existing concentration of employment, retail, and dining destinations
- Ensure new development is compatible with the hillside and Los Angeles River
- Proposed height ranges:
 - o Laurelgrove to Colfax: 3 - 7 stories
 - o Colfax to Vineland: 3 - 5 stories

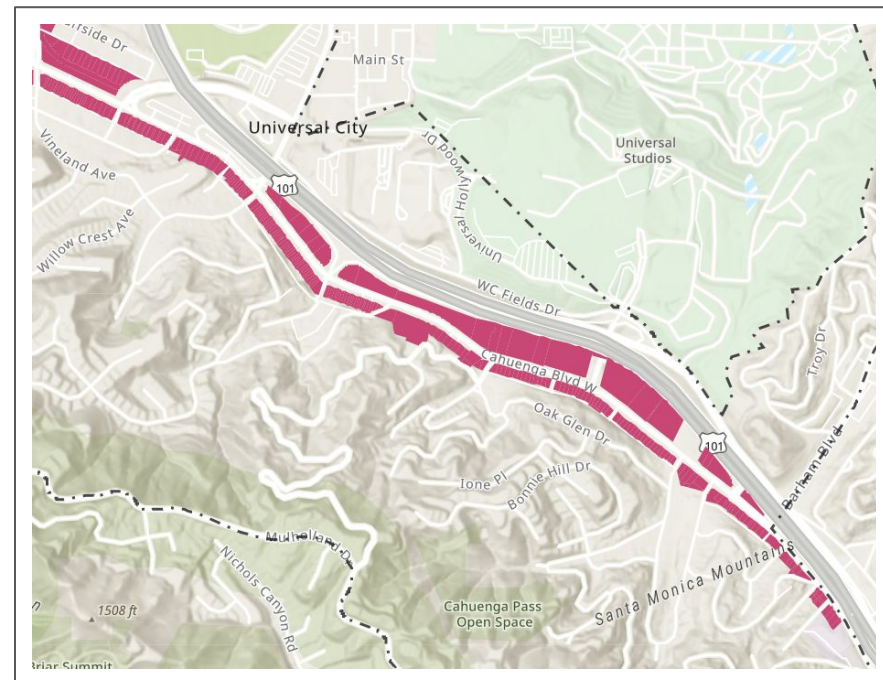


Laurelgrove Avenue to Colfax Avenue

Community Center

Strategies

- Encourage growth near quality transit options and popular entertainment and employment uses
- Regulate scale taking into account topographical constraints
- Proposed height ranges:
 - o Vineland to Lankershim: 3 - 7 stories
 - o Lankershim to Woodrow Wilson: 3 - 5 stories



Vineland Avenue to Woodrow Wilson Drive

Villages

Description

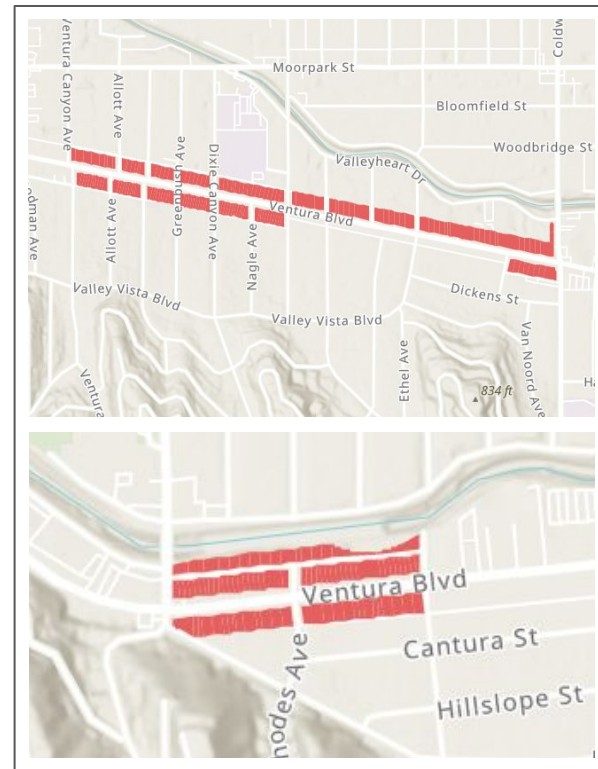
- Mixed-use areas characterized by walkable and fine-grained block patterns
- Historic areas that function as niche destinations
- Low-rise porous development with distinct design considerations



Villages

Strategies

- Introduce housing opportunities in traditional commercial areas
- Encourage small-scale commercial uses that will enhance the unique identity of the area
- Continue to promote a cohesive development pattern that creates an interesting and safe pedestrian experience
- Proposed height ranges:
 - o Ventura Canyon to Coldwater Canyon: 3 - 5 stories
 - o Whitsett to Laurelgrove: 3 - 5 stories



Top: Ventura Canyon Avenue to Coldwater Canyon Avenue
Bottom: Whitsett Avenue to Laurelgrove Avenue

Next Steps



Join Us at Office Hours!

Choose your preference

Appointment with a planner

Meet 1:1 with a planner to discuss and provide feedback on the proposals

Community Discussions

Review the concepts and participate in guided discussion with planning staff and fellow community members

Save the Date

July 13, 14, 18 & 19, 2022

Morning, afternoon and evening sign-ups available, coming soon via email

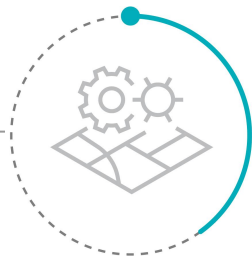
Contact Us!

www.planning4la.org/southeastvalleyplans
planning.southeastvalley@lacity.org

Next Steps



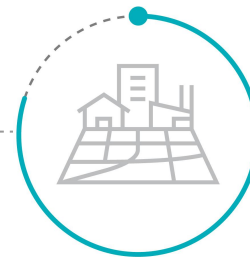
**Ventura-Cahuenga
Land Use Concepts**



**Draft General Plan
Land Use Map**



**Environmental
Scoping Meeting**



**Draft Plan Text &
Zoning Workshop**

- Host Ventura-Cahuenga Corridor Webinars and Office Hours
- Release the proposed Land Use Map based on community/stakeholder feedback
- Begin Environmental Impact Analysis with a public Scoping Meeting
- Begin working on Zoning Map and Draft Plan Text milestones

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