# Van Nuys - North Sherman Oaks Community Plan

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LOS ANGELES CITY PLANNING
Community Planning

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# Chapter 1: Introduction & Community Profile

## Readers' Guide

The Community Plan is a document that represents the land use vision and values for a distinct geography. A main function of the Community Plan is to guide decision-making with respect to land uses. This includes guidance for legislative decisions, such as adoption of overlay zones or supplemental development regulations, as well as amendments to the land use or zoning maps.

The goals and policies, together with the General Plan Land Use Map, are intended to guide decision-making. Community Plan goals and policies are intended to be supportive of one another. However, it is important to recognize that goals and policies are sometimes in competition and may entail trade-offs. The singular pursuit of one goal or policy may, in some cases, inhibit the achievement of other goals or policies. For example, the Community Plan includes policies that recognize the need to minimize water consumption in light of limited water resources. However, to eliminate the watering of sites being graded for permitted development or to eliminate landscape irrigation may conflict with objectives relating to maintenance of air quality or community design and beautification.

Thus, when implementing the Community Plan, decision-makers must strike a balance between competing goals and policies, recognizing that all objectives cannot be fully implemented all the time. In relation to any decision, some goals and policies may be more compelling than others. It is up to the decision-makers to balance and weigh the applicability and merits of the goals and policies on any given project, program, or action. Ultimately, the Community Plan's goals, policies, and programs are intended to provide guidance and shall be interpreted as primarily recommendations, unless expressly indicated as mandatory by an asterisk (*). Compliance with the General Plan Land Use Map is mandatory.

## Guiding Principles

Guiding principles are themes drawn from major points of agreement among community members about the valued qualities of their community, hopes and aspirations for the future, as well as strategies for achieving the Community Plan vision. They underlie the community's vision statement and lay the foundation for the Community Plan's goals, policies, and implementation programs.

## Goals

A goal is a statement that describes a desired future condition or "end" state. Goals are change and outcome oriented, achievable over time, though not driven by funding. Each goal in the Community Plan begins with an abbreviated chapter title followed by the number of the goal (e.g., LU1).

## Policies

A policy is a clear statement that outlines a specific course of action for decision makers to achieve a desired goal. Policies may refer to existing programs or call for the establishment of new ones. Each

policy in the Plan is labeled with the abbreviated chapter title, the goal they refer to, and a unique number (e.g., LU1.1).

### Implementation Programs

An implementation program is an action, procedure, program, or technique that carries out goals and policies. Implementation programs are comprehensive in nature, encompassing amendments of existing plans and preparation of new plans, ordinances, and development and design standards. They may also include modification of City procedures, development review and approval processes, and interagency coordination.

Completion of a recommended implementation program will depend on a number of factors such as community priorities, finances, and staff availability. These recommendations are suggestions to future City decision makers as ways to implement the goals and policies contained in this Community Plan. The listing of recommended implementation programs in the Community Plan does not obligate the City to accomplish them. Rather, the programs are in place as a means to respond to development proposals as they arise. Chapter 5 (forthcoming) contains a list of all the Community Plan's implementation programs. They are grouped by general topic and individually numbered (e.g., P1).

## Plan Vision

Van Nuys - North Sherman Oaks is a vibrant community of unique, diverse neighborhoods with thriving employment and cultural offerings. The Community Plan envisions a mix of land uses, community-centered and pedestrian-oriented developments, an increased and wider variety of housing options, creative opportunities for increased open space, improved climate resilience, as well as historic and cultural preservation. Mixed-use commercial areas are envisioned to provide high-quality and equitable housing in close proximity to job centers, and transportation options that will contribute to a healthy and active environment. Additionally, the Community Plan aims to accommodate a variety of housing opportunities at densities that complement existing neighborhoods and encourage transitions between higher and lower-scale buildings. The Community Plan supports equitable housing options that protect against displacement, homelessness, and increase the availability of affordable housing. The Van Nuys - North Sherman Oaks Community Plan is envisioned to promote economic vitality, social equity, mobility, health, and ecological sustainability for current and future generations.

## Emerging Land Acknowledgement

We acknowledge that the City of Los Angeles is situated in the ancestral and unceded lands of the Gabrielino-Tongva Indian Tribe, also known as Yaavitam, the Kizh Nation Gabrieleño Band of Mission Indians, the Fernandeño Tataviam Band of Mission Indians, the San Fernando Band of Mission Indians, and Chumash, among others. Within the approximate geography of the Van Nuys - North Sherman Oaks Community Plan there are overlapping tribal areas, but the predominant First People were the Tataviam (people facing the sun), whose ancestral territory spanned the Simi, San Fernando, Santa Clarita, and Antelope Valleys. We acknowledge their elders past, present, and future, for their cultural resilience. They are the original caretakers of this land, with Los Angeles being the home to the second largest community of Native Americans in the U.S. Native American tribes are sovereign nations and our ongoing relationship with each tribe requires the utmost respect, mutual understanding and sensitivity. Further

acknowledgement of the specific tribes and villages associated with these nations and areas will be assessed upon tribal consultation.

## Background and Relationships to Other Plans

The Van Nuys - North Sherman Oaks Community Plan (Community Plan or Plan) is one of thirty-four plans that comprise the City's General Plan Land Use Element. Including a number of elements, such as the Framework, Mobility, Housing, Open Space, Health, and Safety. The General Plan is the City's fundamental policy document and defines how physical and economic resources are to be managed and utilized over time. Decisions by the City with regard to the use of land, the design and character of buildings and open spaces, the conservation of existing housing, context-sensitive infill of new housing, and the provision of supporting infrastructure are guided by the General Plan Land Use Element.

This Community Plan, aimed at shaping the future of land use policy in Van Nuys - North Sherman Oaks, is deeply interconnected with broader initiatives across the San Fernando Valley (SFV) and the City of Los Angeles as a whole. The Van Nuys-North Sherman Oaks Community Plan lies within the Southeast Valley (SEV) geography. Two other plans are part of the SEV, North Hollywood-Valley Village and Sherman Oaks-Studio City-Toluca Lake-Cahuenga Pass. The Southeast Valley (SEV), which constitutes the area between Interstate 405 to the west, Beverly Crest-Bel Air Community Plan Area to the south, the rail line that parallels much of Raymer Street to the north, and the city of Burbank to the east, is a distinctive and constantly evolving geography.

In addition to the Land Use Element, the City has adopted a Framework Element of the General Plan that establishes how Los Angeles will accommodate future growth, providing a citywide context for updates to Community Plans and the citywide elements. The Framework is focused around six guiding principles:

- Economic Opportunity
- Equity
- Environmental Quality
- Strategic Investment
- Clear and Consistent Rules
- Effective Implementation

Applying the intent of these Framework's guiding principles to this Plan update will help guide the community to grow strategically; maintain neighborhood character; balance the distribution of land uses; enhance neighborhood design through better development standards; create opportunities for more small parks, pedestrian districts, and public plazas; improve mobility and access; and identify a hierarchy of commercial districts and centers. Appendix A (*In-Progress*) includes further discussion regarding the relationship between the Van Nuys-North Sherman Oaks Community Plan and the City's General Plan.

The development pattern described in the Framework Element provides direction and guidance for the city as a whole, as well as in neighborhoods within the Southeast Valley. The Framework's growth strategy for Van Nuys - North Sherman Oaks is focused around land use categories defined by broad ranges of intensity, density, and uses already found in the City's land use patterns. Due to the intense mix of land uses, industrial capacity, and future development within the Van Nuys - North Sherman Oaks Community Plan Area, there is a profound need to anticipate growth and plan for compatible land use policies across

the geography. The Plan generally focuses around mixed-use boulevards as locations for future growth, preserving existing industrial land, and maintaining the stability of residential neighborhoods.

Several overlapping and complementary planning documents also influence land use decisions within the Van Nuys - North Sherman Oaks Community Plan Area. Additional programs such as the Orange (G) Line Transit Neighborhood Plan (OLTNP) operate within the boundaries of the Plan Area; this OLTNP also extends to the adjacent North Hollywood-Valley Village Community Plan Area. The OLTNP is in the process of adoption and will be integrated once the Southeast Valley Community Plans Update is adopted. Meanwhile, the East San Fernando Valley Transit Neighborhood Plan (ESFV TNP) begins at the northern end of Van Nuys but remains attuned to transit opportunities and land use considerations within the Plan Area.The Sepulveda Transit Corridor Project works to deliver better transit options within the Community Plan boundaries and the San Fernando Valley to the Westside. Several overlays, including the Van Nuys Historic Preservation Overlay Zone (HPOZ) and the Van Nuys Central Business District Community Design Overlay (CDO) are within the boundaries of the Plan Area, and further shape the region's geography.

Throughout this update, the Southeast Valley Community Plans Update team has taken an integrative approach, recognizing the significant and ongoing interactions between these interconnected plans. This Plan update has also integrated citywide ordinances such as the Citywide Housing Incentive Program (CHIP), a key component of the Housing Element adopted in February 2025, as well as other work programs that have arisen in response to emerging needs. Additionally, the City has introduced a new, comprehensive zoning code, which will update the existing framework to enhance accessibility and implement a form-based code that can better adapt to evolving demands.

Appendix A (*In-Progress*) of this document includes further discussion regarding the relationship between the Van Nuys - North Sherman Oaks Community Plan and the City's General Plan, in addition to more information about streetscape plans, including the Van Nuys HPOZ and the Van Nuys Central Business District CDO. Also, California state legislation such as the Complete Streets Act of 2007 (Assembly Bill 1358) and the Sustainable Communities and Climate Protection Act of 2008 (Senate Bill 375) established greenhouse gas reduction, and better integration of multimodal transportation and land use planning as statewide priorities.[1] Emission reduction is achieved through strategic infill development near transit and jobs, reducing the number of Vehicle Miles Traveled (VMT). This Plan increases mobility options by planning for more jobs, housing, and amenities near transportation resources, and improving mobility options for residents to access jobs or visit family, while reducing reliance on single-occupant automobiles.

The Community Plan's importance lies in its ability to shape positive community change and provide guidance that results in equitable and sustainable land uses that balance the physical character and social fabric of the community with citywide policies and regional initiatives. Development of the Van Nuys - North Sherman Oaks Community Plan was a multi-year collaborative effort with broad public participation obtained through workshops, focus groups, office hours, community events, and collaboration with community-based organizations and Neighborhood Councils, including Greater Valley Glen, Van Nuys, and Sherman Oaks, where interested parties provided input and recommendations.

[1] 1358: Located in Sections 65040.2 and 65302 of the California Government Code. 375: Located in Sections 65080, 65400, 65583, 65584.01, 65584.02, 65584.04, 65587, 65588, and Sections 14522.1, 14522.2, and 65080.01 of the California Government Code, and Section 21061.3, Section 21159.28, and Chapter 4.2 (commencing with Section 21155) of Division 13 of the California Public Resources Code

## Department Racial Equity Commitment

City Planning believes that racial equity is both a journey and destination. As an outcome, racial equity ensures that all people can prosper and reach their full potential regardless of their racial identity. As a deliberative process, racial equity means moving beyond diversity and inclusion by:

- Eradicating societal bias and providing neighborhood amenities, public safety, and wealth creation equitable for all residents.
- Identifying the root causes of systemic oppression and actively dismantling institutional and structural racism; acknowledging the particular ways in which anti-Black racism leads to racialized disparities.
- Intentionally making institutional and transformative change to remove structural inequities often placed on Blacks, Indigenous, People of Color (BIPOC), and LGBTQ+ communities.
- Preserving existing affordable rent-stabilized units and encouraging the development of more affordable rent-stabilized units for all residents.

## Community Profile

The Van Nuys - North Sherman Oaks Community Plan Area (Plan Area or CPA) is located near the center of the San Fernando Valley, north of the Santa Monica Mountains and approximately fifteen miles northwest of Downtown Los Angeles. The Plan Area is bounded and shaped by several human-made features, including the Southern Pacific Railroad/Ventura County Metrolink Line to the north, the Tujunga Wash Channel to the east, the U.S. Route 101 freeway to the south, and Interstate 405 Freeway to the west. Since the previous Community Plan Update in 1996, the boundaries have been updated to maintain geographic continuity across the built environment. The Plan's new boundaries align with the Tujunga Wash to the east of the plan area as opposed to the previous Plan which followed Coldwater Canyon Avenue for a small segment. The Plan Area is surrounded by the Mission Hills - Panorama City - Sepulveda Community Plan on the north, Sherman Oaks - Studio City - Toluca Lake - Cahuenga Pass Community Plan to the south, Reseda - West Van Nuys and Encino - Tarzana Community Plans to the west, and the North Hollywood - Valley Village Community Plan to the east.

The Plan Area consists of the communities of Van Nuys, North Sherman Oaks, and part of Valley Glen. Van Nuys comprises the majority of the Plan Area, which is located north of Burbank Boulevard, with Hazeltine Ave as the eastern border, Interstate 405 as western border and Southern Pacific/Metrolink rail tracks as the northern border. The Van Nuys community includes residential uses, commercial uses, the San Fernando Valley Administrative Center (Van Nuys Civic Center), as well as all the industrially-zoned land in the Plan Area. The Van Nuys Civic Center was originally established by the City Council on July 28, 1958 and is generally bounded on the west by Van Nuys Boulevard, on the north by Sylvan Street (two blocks south of Victory Boulevard), on the east by Tyrone Avenue, and on the south by Calvert Street. Federal, state and city services at the Van Nuys Civic Center include the following: City Hall, Library, Police Administration, County Courts, Municipal Courts, State Office Building, Federal Office Building, and the now vacated Post Office. The Van Nuys Civic Center was established to accommodate the growing population in the San Fernando Valley by providing residents with access to municipal and judicial services. Van Nuys also serves as a major commercial hub within the City, home to one of the few concentrations of auto dealerships (Van Nuys Auto Row) and among the limited areas offering large-scale retail and regional shopping options on Sepulveda Boulevard between Burbank and Victory

Boulevards. It is also home to the San Fernando Valley's first Historic Preservation Overlay Zone (HPOZ), the Van Nuys HPOZ, featuring some of the area's earliest residential developments.

The Valley Glen neighborhood, located just west of the State Route 170 freeway, is developed with primarily single-unit neighborhoods. Multi-unit buildings and commercial uses are located along major corridors and there are industrial uses along the northern boundary of the area. Landmarks in the area include Los Angeles Valley College, the Great Wall of Los Angeles, and the Tujunga Wash.

The northern portion of the Sherman Oaks Community is generally located at the southern end of the Plan Area between the south side of Burbank Boulevard and north of the Ventura Freeway. In August 1991, the City of Los Angeles extended the boundaries of Sherman Oaks (North Sherman Oaks) to Interstate 405 on the west, the Tujunga Wash on the east and the south side of Burbank Boulevard on the north. This portion of the North Sherman Oaks Community is predominantly characterized by pockets of single-unit residential areas surrounded by multi-unit buildings and commercial uses. The major commercial center in North Sherman Oaks is the Westfield Fashion Square.

The Plan Area has undergone several evolutions in its history, from wheat fields and citrus groves to a small railroad town to a sprawling, auto-oriented community bolstered by commercial and auto dealer industries. Today it is a major regional destination, with the Van Nuys Civic Center, Los Angeles Valley College, Van Nuys Auto Row, regional shopping on Sepulveda Boulevard between Burbank and Victory Boulevards and the Westfield Fashion Square serving the entire San Fernando Valley. Van Nuys also has a thriving small business community, and distinct residential neighborhoods. In recent years, the Plan Area has gained increased accessibility to Downtown Los Angeles and the Southwest San Fernando Valley through the Metro G (Orange) Line connecting to the Metro B (Red) Line. With several new transit investments underway, including the proposed East San Fernando Light Rail Transit Project (ESFV LRT) service to the North Valley, Van Nuys is retracing steps from its past to become an area that is once again well-connected by transit.

The majority of the Plan Area consists of single-unit neighborhoods. Multi-unit and commercial developments are concentrated along major corridors such as Van Nuys Boulevard, Sepulveda Boulevard, Kester Avenue, Woodman Avenue, Burbank Boulevard, Vanowen Street, Sherman Way and Victory Boulevard. Many of these major thoroughfares historically served as connections to the commercial centers of Los Angeles and to major transportation routes within California. Outside of these areas, there are industrial uses clustered along the Southern Pacific Railroad/Metrolink right-of-way and along the Metro G (Orange) Line and Oxnard Street.

## Guiding Principles

The following core principles represent the long-term priorities for the Van Nuys - North Sherman Oaks Community Plan.

- Accommodate Anticipated Growth in a Strategic, Inclusive, Equitable, and Sustainable Manner
    - Create opportunities for growth near transit and on underutilized commercial corridors
    - Develop consistent and smooth transitions from highest to lowest intensity land uses
    - Require community benefits in exchange for additional development rights in strategic locations

    - Create flexible zoning structures that anticipate future changes as local, state, and federal legislation continues to evolve

- Promote a Mix of Housing Types
    - Preserve existing affordable housing and incentivize new affordable housing development, particularly in Transit Oriented Incentive Areas
    - Further new housing opportunities to serve the needs of diverse populations (individuals, families, seniors, disabled people, renters, homeowners, etc.) and support land use strategies that address the City's ongoing homelessness crisis

- Foster a Sustainable, Walkable, and Complete Public Realm
    - Foster connections between and within neighborhoods, close gaps in existing infrastructure, and create pedestrian-friendly streets and sidewalks
    - Protect existing trees, increase the tree canopy, and encourage the planting of ecology adaptable to the Valley's unique climate
    - Encourage greening and cooling of neighborhoods through building design, water recapture, and street treatments

- Encourage Vibrant Mixed-Use Centers
    - Create complete, cohesive neighborhoods along streets like Victory Boulevard and Van Nuys Boulevard through pedestrian-friendly design, allowing an active mix of uses and encouraging housing development
    - Retain and encourage small-scale local-serving businesses through tailored commercial development standards
    - Encourage creation of and access to community spaces - cultural centers, arts centers, and open spaces

- Grow and Support Key Employment Hubs
    - Promote employment in the area's regional centers and along key transit corridors by allowing mixed-use and office development
    - Maintain the integrity of existing industrial areas by buffering them from residential development (permitting certain uses, etc.)
    - Support a mix of uses in and around employment hubs to create complete and active neighborhoods

- Strengthen Design Standards
    - Strengthen design standards to encourage compatibility of new development within existing residential neighborhoods
    - Reinforce distinct places through protecting and restoring historic cultural resources, neighborhoods, and landmarks
    - Encourage high-quality, contextual, and creative design everywhere through enhanced zoning tools
    - Prioritize pedestrian safety, accessibility, and human-scale design

- Expand Access to Open Space
    - Increase access to existing open space and orient new development towards the areas with existing parks, waterways and bike paths

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    - Provide adequate open space in new development for play, relaxation and community gathering
    - Identify strategies for acquiring or dedicating land as open space, especially in park-poor areas

- Advance Climate Change Resiliency
    - Facilitate resiliency through land use decisions that both mitigate the effects of climate change and adapt to the new and existing hazards
    - Promote resource protection through concentrating housing and jobs in strategic locations to reduce vehicle miles traveled and leverage public infrastructure systems
    - Encourage new development to incorporate sustainable design standards and energy-efficient building practices

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# Chapter 2: Land Use & Urban Form

The Van Nuys - North Sherman Oaks Community Plan includes three separate communities, all with a broad spectrum of land uses. Ranging from its low-scale residential neighborhoods and commercial corners to its emerging mixed-use corridors and transit-oriented hubs, and to its developed industrial lands and regional commercial areas, the Plan envisions a vibrant and forward-looking community. Community life thrives amidst this complex and dynamic place where a range of uses has emerged within a building stock dating back at least a century. The Community Plan Area boasts several notable assets, including the Los Angeles River, Los Angeles Valley College, Westfield Fashion Square, CastlePark, The Great Wall of Los Angeles, Van Nuys/Sherman Oaks Recreation Center, and the Van Nuys Civic Center. In addition to local streets, the community is accessed by two major highways (U.S. Route 101 and Interstate 405), heavy rail (Metrolink and Amtrak), a bus rapid transit line (Metro G (Orange) Line), and a future light rail (East San Fernando Valley Light Rail Transit Project).

This chapter specifies goals and policies for land use planning that expands opportunities for housing in areas served by transit and promotes the development of new retail and services within walking or biking distance of existing residential neighborhoods. This chapter also preserves land for industry and jobs while striving for land use compatibility and reinforces the neighborhood qualities that contribute to a strong sense of community in Van Nuys - North Sherman Oaks.

The policies in this chapter articulate a strategy for land use planning that will accommodate anticipated growth in Van Nuys - North Sherman Oaks while increasing access to a range of housing types, gainful employment opportunities, and amenities that contribute to building a sense of place in order to meet the existing and future needs of this community.

## Goals & Policies

The primary purpose of a Community Plan document is to provide a long range vision for land use, in each community of Los Angeles. Land use planning can address an expansive range of interrelated topics that shape the quality of life within a community, including housing, jobs, urban form, cultural resources, and environmental and economic sustainability.

The policies in the following chapter articulate a strategy for land use planning that will accommodate projected growth while embracing Van Nuys - North Sherman Oaks's unique histories and encourage a higher quality built environment with opportunities for mixed-income and affordable housing, robust commercial corridors, light industry and employment centers and creating connections to open space amenities to promote an equitable and viable future for generations to come.

### Housing and Complete Neighborhoods

The Community Plan envisions Van Nuys - North Sherman Oaks as an affordable and livable community for all. The goal of the Community Plan is to create opportunities for more walkable, bikeable, and livable residential communities with attractive streets and mixed-income housing. The Community Plan promotes goals and policies that support a wide variety of housing typologies throughout the Plan Area, while also remaining connected to its history and strong sense of community. These Community Plan policies steer growth along and around mixed-use corridors, transit hubs, and already developed

commercial and multi-unit areas. The Community Plan also encourages more affordable housing by protecting existing rent stabilized affordable units, encouraging the creation of new deed-restricted affordable units, and ensuring that any existing rent stabilized affordable units that do get redeveloped are replaced.

Plan policies emphasize the importance of housing that is safe, enjoyable, and affordable to a full range of income levels and suitable for various multigenerational household needs and sizes. The Community Plan directs growth towards established activity centers, mixed-use corridors, transit hubs, previously developed commercial areas, and residential neighborhoods in close proximity to community-serving amenities. The Community Plan's policies also seek to maintain and enhance the distinct design, scale, and integrity of established residential neighborhoods. The Community Plan allows for a wider variety of land uses to encourage livable communities, by giving people the opportunity to work and conduct business close to where they live, and enhancing opportunities that allow for people to walk and bike to neighborhood amenities such as markets, parks, and jobs centers. In addition, the policies support the development of homeownership types that allow for building of generational wealth. Finally, policies also aim to support adequate transitions between low-scale, residential neighborhoods and areas zoned for greater intensity uses.

**LU GOAL 1**
**A safe, sustainable, and diversified Community Plan Area that offers a full range of opportunities and experiences for all.**

LU 1.1
Enable the development of complete neighborhoods with diverse uses and resilient infrastructure, parks, streetscapes, transit, and community amenities.

LU 1.2
Establish an incentive zoning system that delivers public benefits such as affordable housing, public open space, historic preservation, and community facilities to provide for a racially, socially, and economically inclusive Van Nuys - North Sherman Oaks.

LU 1.3
Encourage the creation and maintenance of enhanced accessibility in the public realm for children, seniors, and special needs populations.

LU 1.4
Champion public community events and outdoor recreation in underserved communities by reducing administrative and financial challenges.

LU 1.5
Support efforts and opportunities to increase funding for new social services sites that are linked to public spaces such as parks, plazas, community centers, and transit stops.

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LU 1.6
Encourage the creation of new public health infrastructure, such as rest stops with hygiene services including showers, restrooms, and cold drinking water, charging stations, and public wireless internet, along with social services outreach, in spaces that are publicly available.

LU 1.7
Enhance the design, condition, and overall safety of all public housing units and mobile home parks and encourage improvements aligned with all applicable State health and safety codes, resulting in an improved quality of life for all residents.

**LU GOAL 2**
**New housing developments expand the availability of high-quality, affordable housing for households of all income levels.**

LU 2.1
Retain existing housing and provide for the development of new housing to meet the diverse economic and physical needs of current residents and the projected population of the Community Plan Area.

LU 2.2
Support residential infill developments that increase the supply of on-site affordable housing that is for rent or for sale.

LU 2.3
Promote mixed-income neighborhoods with a range of affordability levels and housing tenure options.

LU 2.4
Simplify zoning regulations and provide incentives that yield the housing supply needed to meet projected growth.

LU 2.5
Support property owners in the development of Accessory Dwelling Units (ADUs), Junior Accessory Dwelling Units (JADUs), and two-unit developments that are thoughtfully designed and located.

LU 2.6
Support programs which expand opportunities for affordable property ownership to lower and moderate income households.

LU 2.7
Encourage multi-unit housing developments to provide a diverse range of unit types and unit sizes, including those suitable for larger households, multigenerational households, single-room occupants, independent seniors, and students.

LU 2.8
Support new technologies that facilitate the production of housing units

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LU 2.9
Assist multi-unit housing developments in providing accessibility measures and amenities for children, seniors, and special needs populations.

LU 2.10
Incentivize each recently occupied housing unit demolished as a result of new development is replaced on-site, and offered back to former residents at rent levels previously paid.

**LU GOAL 3**
**New housing developments increase the supply of quality housing and services that are accessible to lower income households and those vulnerable to or experiencing homelessness.**

LU 3.1
Facilitate the development of affordable housing and permanent supportive housing to increase the numbers of extremely low, very low, low, and moderate-income units in the community.

LU 3.2
Support community land trusts as a tool for producing and preserving affordable housing options.

LU 3.3
Support community land trusts and alternative ownership typologies such as cooperative housing as a tool for producing and preserving affordable housing options.

LU 3.4
Support the development of transitional housing, emergency shelters, and social service sites that serve those experiencing homelessness or at risk of displacement in appropriate locations.

LU 3.5
Support citywide efforts to ensure a range of supportive housing types and services to meet the needs of populations vulnerable to, or currently experiencing, homelessness, including but not limited to communities of color, immigrant communities, women, LGBTQIA+ individuals, students, families with children, seniors, veterans, and those formerly incarcerated.

LU 3.6
Prioritize developing affordable housing, permanent supportive housing, and community-serving amenities on major opportunity sites, and other underutilized development sites.

LU 3.7
Assess the number, size, scale, and location of existing permanent and supportive housing sites within the Community Plan Area, and evaluate strategic renovations or modifications at existing sites before adding new ground up permanent facilities.

LU 3.8
Promote and support a high level of outreach targeted toward people experiencing homelessness to inform them of their rights and opportunities to move into permanent housing with appropriate support services.

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**LU GOAL 4**
**New housing opportunities are maximized near transit at densities that support local businesses, expand access to essential commercial businesses, services, and public amenities, and increase transit ridership.**

LU 4.1
Promote the development of complete neighborhoods with diverse uses and community amenities within a multimodal accessible environment to reduce reliance on cars.

LU 4.2
Locate higher residential densities around existing and future transit, commercial centers, and institutional hubs where residents can benefit from greater access to commercial uses, jobs, schools, and other amenities.

LU 4.3
Allow for greater development scale and density around transit if a project provides high-quality housing that is affordable and accessible to lower income households.

LU 4.4
Incentivize new multi-unit developments near transit to provide accessible and convenient on-site community-serving amenities such as usable open space, recreational facilities, pet-friendly spaces, and community meeting spaces.

LU 4.5
Support the establishment of small businesses that provide fresh groceries, essential household goods, and prepared food within comfortable walking and rolling distance of existing residential neighborhoods.

LU 4.6
Support the development of appropriately scaled-childcare, community care, eldercare, and healthcare centers facilities to enable neighborhoods to serve the community members through every stage of life.

**LU GOAL 5**
**Neighborhoods continue to provide affordable and secure housing to existing and future residents.**

LU 5.1
Prioritize preservation and maintenance of the existing housing stock, particularly rental units that are subject to the Rent Stabilization Ordinance (RSO), in support of no net loss of affordable units.

LU 5.2
Discourage significant rent increases when not commensurate with substantial property improvements that result in improved living conditions for tenants.

LU 5.3
Support city agencies that facilitate the renewal of existing affordable housing covenants and promote opportunities for acquisition of units with expiring covenants by affordable housing developers, community-based organizations, or community land trusts to preserve affordability.

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LU 5.4
Foster effective collaboration and coordination between City departments and tenant organizations to more quickly identify displacement and eviction threats and effectively respond with adequate resources and strategies.

LU 5.5
Encourage the replacement of demolished affordable housing stock with new, quality affordable housing opportunities and strive for a no net loss of affordable housing units in the Plan Area.

LU 5.6
Support well-designed projects that modify, reconfigure, or add-on to existing residential buildings to accommodate additional housing units that alleviate overcrowding and avoid displacement.

LU 5.7
Promote homeownership retention strategies, with an emphasis on stability and wealth building for underserved communities, consistent with the City's Housing Element.

LU 5.8
Prioritize mitigation, and relocation options for the existing mobile home park(s) as part of any planned redevelopment.

LU 5.9
Preserve existing and support new land lease communities, such as mobile home parks and manufactured housing. Encourage the rehabilitation of aging and substandard land lease communities, while addressing the displacement of residents.

**LU GOAL 6**
**Compatible land uses and development provide opportunities for local businesses and neighborhood-serving uses adjacent to walkable and accessible residential neighborhoods.**

LU 6.1
Encourage new commercial uses and investment in established commercial areas and shopping centers.

LU 6.2
Support the development of neighborhood-oriented shopping and services within walking distance of residential areas.

LU 6.3
Support small businesses located within residential neighborhoods that operate as good neighbors which provide a positive service to the community by enhancing the health and well-being of residents.

LU 6.4
Promote the clustering of public facilities, such as libraries, parks, schools, and auditoriums in order to establish more integrated civic-focused community centers.

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LU 6.5
Improve residents' access to basic needs and amenities, such as fresh food, household goods, open space, and health and wellness facilities.

LU 6.6
Encourage mixed-use and commercial developments to provide commercial tenant spaces that are appropriately scaled for neighborhood-serving small businesses.

LU 6.7
Promote diverse and equitable distribution of uses that contribute to a community's well being.

LU 6.8
Limit uses that are detrimental to the health and welfare of the community due to nuisance or overconcentration of uses that are incompatible within the neighborhood context to avoid negative impacts.

## Community Centers and Corridors

The Van Nuys - North Sherman Oaks Community Plan contains several commercial centers and corridors that serve the local community, many of which have enduring character as unique pedestrian environments. A top priority for the community is revitalizing commercial corridors that are currently underutilized and are not providing essential goods and services to community residents. In addition to encouraging well-designed, environmentally sustainable commercial development, the Community Plan encourages the growth of small and large-sized businesses that provide local employment opportunities, generate economic activity, and reinforce a sense of community. The Van Nuys - North Sherman Oaks Community Plan consists of multiple commercial corridors along Van Nuys Boulevard, Sherman Way, Sepulveda Boulevard, Vanowen Street, Victory Boulevard, Burbank Boulevard and Riverside Drive. These corridors provide a focal point for shopping, dining, civic, social and recreational activities.

The Van Nuys - North Sherman Oaks Community Plan encourages the revitalization of mixed-use commercial corridors and focuses additional housing opportunities along commercial corridors that are well-served by transit. This Plan encourages mixed-use development that combines multi-unit buildings with commercial or industrial ground floor spaces designed to accommodate small and mid-sized tenants and enhance the pedestrian experience along the street. Furthermore, the Plan highlights the importance of an equitable neighborhood, which contributes to a community's livability. Plan policies also support transitions between proposed development along the corridors and adjacent to lower-scaled and medium residential areas.

**LU GOAL 7**
**Vibrant and competitive commercial districts that best serve the diverse needs of the community.**

LU 7.1
Reinforce Van Nuys's character as a regional creative jobs hub, with restaurants, office spaces, mixed-use projects and varied housing types.

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LU 7.2
Encourage new commercial uses and investment in established commercial areas and existing shopping centers.

LU 7.3
Maximize opportunities for small and local businesses along corridors by providing a variety of sizes of new commercial spaces to help maintain affordability and promote diversity.

LU 7.4
Enhance the utilization of private and public resources to drive commercial revitalization of the Van Nuys Business District and stimulate new development, particularly in areas with underutilized large lots on Van Nuys Boulevard.

LU 7.5
Encourage lot consolidation in commercial areas, as appropriate, to provide adequate sites for quality commercial and mixed-use development and facilitate pedestrian-friendly design and amenities that promote access to healthy open spaces.

**LU GOAL 8**
**Community mixed-use corridors provide opportunities for local businesses and neighborhood serving uses adjacent to walkable and accessible residential neighborhoods.**

LU 8.1
Accommodate additional housing capacity along and adjacent to key mixed-use corridors while prioritizing ground floor areas for commercial uses and amenities that serve the immediate neighborhood.

LU 8.2
Create an inviting environment characterized by a diverse mix of uses and density, to anchor the local economy of businesses and residents.

LU 8.3
Incentivize complete neighborhood corridors, such as Van Nuys Boulevard, Sepulveda Boulevard, Sherman Way, and Victory Boulevard (among others) continue to provide commercial spaces for neighborhood-serving uses.

LU 8.4
Encourage existing and new commercial uses that serve the needs of the residents of adjacent neighborhoods and promote community services (e.g., healthcare, childcare and community meeting rooms) in neighborhood commercial centers.

LU 8.5
Enable development patterns that support opportunities for small and mid-size businesses, as well as a diverse range of residential unit sizes.

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LU 8.6
Facilitate the creation and maintenance of outdoor dining in pedestrian-oriented areas which remains at a minimal cost to restaurant-owners and is cognizant of ADA compliance.

**LU GOAL 9**
**A Community Center that is a vital economic hub with mixed-use corridors supporting local businesses and walkable neighborhoods serving as the heart of the community.**

LU 9.1
Incentivize opportunities for mid-scale to high-rise commercial and residential development within Community Center areas.

LU 9.2
Encourage the redevelopment of underutilized buildings and properties to accommodate the demand for housing and jobs that contribute to a vibrant Community Center.

LU 9.3
Orient lobbies and primary pedestrian entrances as close to adjacent transit portals as possible to maximize access and encourage transit use.

LU 9.4
Encourage complete neighborhoods that produce new employment and housing opportunities in the Community Center by allowing a variety of uses to create complete, pedestrian-oriented, bicycle-friendly districts.

LU 9.5
Promote a vibrant public realm and activate ground floors to encourage street life and establish smooth transitions between adjacent neighborhoods.

LU 9.6
Support the implementation of new mid-block crossings that provide access to a safe pedestrian network in locations with large blocks and high foot traffic.

LU 9.7
Promote the thoughtful revitalization of underutilized Community Center sites by encouraging mixed-use development and higher-density projects that align with community needs.

**LU GOAL 10**
**Areas served by transit support a dynamic mix of commercial activity, community services, jobs, and affordable housing.**

LU 10.1
Encourage mixed-use districts near transit and at other key nodes that combine a variety of uses to achieve a vibrant community where people can shop, live, work and enjoy access to healthy spaces with reduced reliance on the automobile.

LU 10.2
Maximize the benefits of transit by concentrating higher residential and employment densities within several blocks of each of the community's major transit stations.

LU 10.3
Develop incentives for higher-density, mixed-use projects that incorporate desired ground floor uses, such as sit-down restaurants, full-service grocery stores or pharmacies.

LU 10.4
Strive for well-designed mixed-use projects and development in pedestrian-oriented areas that achieve the highest level of quality and compatibility with existing uses and neighborhood character.

LU 10.5
Promote developments around transit stations which provide commercial tenant spaces along the full length of a building's ground-floor street frontage.

LU 10.6
Encourage and support mobile sidewalk vending in plazas and along streets surrounding major transit stations to foster a vibrant pedestrian environment, and assist vendors to gain compliance with the City's Sidewalk & Park Vendor Permit Program.

**LU GOAL 11**
**Ground-floor spaces along corridors support community life by providing a pleasant and engaging setting.**

LU 11.1
Encourage projects that dedicate ground floor space to neighborhood- serving uses such as retail, grocery stores, restaurants, food stands, and local services.

LU 11.2
Design ground-floor spaces that embrace the street and engage users by employing features such as large windows, recessed or shaded entryways, outdoor seating, and eye-level displays.

LU 11.3
When active commercial uses are not feasible within ground-floor areas, consider providing flexible spaces designed for community amenities, including but not limited to the following uses: shared workspace, afterschool programming, adult education center, fitness center, daycare center, cooking facilities, community office space, indoor recreation and leisure, and community health facilities.

LU 11.4
Preserve, enhance and expand existing pedestrian orientation along commercial streets through design standards, such as maintaining a uniform street frontage and locating parking at the rear of lots.

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LU 11.5
Discourage the introduction of new uses along corridors that detract from a vibrant and active pedestrian street life, particularly vehicle repair and servicing, businesses with drive-throughs, fueling stations, surface parking lots, and storage facilities.

**LU GOAL 12**
**Parking facilities that are designed to support vibrant, accessible streets for all users and reduce exposure to vehicle-related hazards.**

LU 12.1
Discourage parking from commercial areas from spilling over onto residential streets and encourage designs that are well-screened from public view by landscaping, berms, and/or walls.

LU 12.2
Encourage parking to be located away from the pedestrian right-of-way and behind an active frontage with access taken from the rear of buildings or side streets where possible.

LU 12.3
Discourage new driveways along pedestrian-oriented streets to create a continuous sidewalk and reduce pedestrian-vehicle conflict.

LU 12.4
Encourage the inclusion of electric vehicle charging stations in all new parking facilities.

## Jobs and Economic Development

The Van Nuys - North Sherman Oaks Community Plan recognizes the diversity of jobs and industries located in the area as a major economic asset to the local community, the Southeast Valley region, and the City. The Plan highlights Van Nuys - North Sherman Oaks' business opportunities as a chance to build a just economy that improves the lives of local residents and workers. The Community Plan's commercial corridors present the opportunity for the creation of attractive, mixed-use streets that foster diverse retail and service providers. The Plan encourages mixed-use commercial corridors that combine multi-unit residential development with commercial ground floor spaces designed to accommodate small and mid-sized tenants and enhance the pedestrian experience along the street. The Plan seeks to emphasize the Van Nuys Civic Center as the focal point of institutional, cultural, and civic jobs for the city and county. The Community Plan also seeks to preserve its existing industrial base to provide jobs for residents and promote economic vitality.

Overall, the policies in this section identify the priorities for mixed-use and commercial development along commercial corridors and the preservation of the employment-generating industrial areas to create an active and prosperous community where residents, businesses, and industries can come together.

**LU GOAL 13**
**An ample range of commercial services and employment opportunities meet the needs of all residents.**

LU 13.1
Encourage new commercial uses, and investment in established commercial areas and shopping centers.

LU 13.2
Attract a variety of uses that strengthen the economic base; expand market opportunities for existing and new businesses; and provide an equitable distribution of desirable uses and amenities throughout the community, including full-service grocery stores, sit-down restaurants and entertainment venues.

LU 13.3
Support dining establishments through providing clear pathways for the hospitality industry to more effectively collaborate with city agencies.

LU 13.4
Promote initiatives that support businesses in accessing the City's Legacy Business programs, including financial incentives and technical support.

LU 13.5
Support projects that incorporate ground-floor commercial uses instead of residential-only developments in the Community Center, Neighborhood Center, and Medium Neighborhood Residential land use designations.

LU 13.6
Encourage community-serving businesses to occupy vacant retail spaces in future developments.

LU 13.7
Promote placemaking and public realm improvements to help businesses thrive.

**LU GOAL 14**
**A Van Nuys Civic Center that is a major center of institutional, cultural, and civic jobs for the city and county.**

LU 14.1
Promote governmental, institutional, and cultural uses that are job generators and provide a range of employment opportunities for a diversity of skill levels.

LU 14.2
Allow for the integration of private office uses and small business in the Van Nuys Civic Center area to expand the mix of uses and hours of activity.

LU 14.3
Support the introduction of services and amenities to support workers, residents, and visitors in the Van Nuys Civic Center area.

LU 14.4
Encourage the location of new government uses in historic buildings within the Van Nuys Civic Center boundaries.

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LU 14.5
Enable new structures that are respectful of and responsive to Van Nuys City Hall as a primary focal point.

**LU GOAL 15**
**An economy that is resilient to market changes and evolution.**

LU 15.1
Increase opportunities for new businesses by prioritizing medium- and small-scale establishment sizes.

LU 15.2
Support the local workforce with resources, education, and training needed to contribute to and benefit from economic development in the community.

LU 15.3
Promote local hiring, living wages, and development in consultation with local labor organizations.

LU 15.4
Support job resource centers, workforce development programs and partnerships which supply community residents with the skills necessary to find gainful employment.

LU 15.5
Encourage local employers to offer apprenticeship and paid internship opportunities to promote governmental, institutional, and cultural uses that are job generators and provide a range of employment opportunities for a diversity of skill levels.

LU 15.6
Enable neighborhood commercial activities that support local employees and enhance the Plan Area's appeal to employers.

LU 15.7
Support small businesses to help them remain resilient through market changes, ensuring business continuity and a thriving local economy.

**LU GOAL 16**
**Industrial land is preserved and enhanced as a source of employment opportunity and economic prosperity**

LU 16.1
Retain viable industrially-designated lands for the continuation of existing, emerging, and future industries, including entertainment, research and development, technology, and light manufacturing.

LU 16.2
Protect established industrial districts, including along the Southern Pacific Railroad/Metrolink right-of-way and along the Oxnard corridor, from encroachment by unrelated commercial and other non-industrial uses which do not support the industrial base of the City and community.

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LU 16.3
Incentivize clean, safe, job-rich industries that provide new employment opportunities for the residents of the community, while discouraging businesses that do not generate significant employment opportunities.

LU 16.4
Enable industrial districts to provide a balance of large facilities and small workplaces in order to accommodate a diverse set of industries and support businesses at all stages of growth.

LU 16.5
Discourage the overconcentration of self-storage facilities.

LU 16.6
Encourage open storage, recycling centers, and auto uses to be screened to limit their visibility from public view.

**LU GOAL 17**
**Street vending contributes to the vibrancy of the public realm and expands access to goods and services throughout the community.**

LU 17.1
Recognize the important role street vending plays as a viable enterprise for many residents who provide the community with affordable merchandise and fresh food in a manner that enhances street life.

LU 17.2
Incentivize sidewalk vendors to comply with the rules and regulations of the City's Sidewalk & Park Vendor Permit Program.

LU 17.3
Support street vending through providing opportunities for cleaning, such as shared public sinks, and disposal facilities at locations where street food vending is prioritized by the community.

LU 17.4
Encourage the development of new commissaries and commercial kitchens, as a new or accessory use, to support low-income street vendors in accessing permits and sustaining their business.

## Urban Form and Design

Quality urban form and design strategies can positively support well-being and improve healthy outcomes for a community. From the historic Chase Knolls complex in Sherman Oaks to the Historic Preservation Overlay Zone in the heart of Van Nuys, the distinct built environment in Van Nuys - North Sherman Oaks shapes the lives of the community. The design of the built environment guides the way that pedestrians and users experience and interact with their communities.

The Van Nuys - North Sherman Oaks Community Plan Area is made up of various neighborhoods and commercial centers, many with historic and distinctive characteristics with eligible individual resources and historic districts, designated National Register and California Register properties, and Historic

Cultural Monuments scattered throughout the Plan Area. Corridors such as Van Nuys Boulevard, Kester Avenue, Sepulveda Boulevard, Woodman Avenue, Burbank Boulevard, Vanowen Street, Sherman Way and Victory Boulevard consist of a wide range of commercial and residential uses that are critical to the livability of this area. The Community Plan recognizes these unique characteristics and encourages building design that contributes to the local context by providing features that enable both active interior spaces and street frontages to engage with neighborhood and community life.To support the preservation of historically surveyed resources, the Plan will introduce a historic overlay tool with added design standards and a demolition delay for historic properties.

**LU GOAL 18**
**New development is responsive to the surrounding context and natural topography and is arranged in a walkable and well-connected environment.**

LU 18.1
Encourage new development to reinforce the existing fine-grain development pattern and building orientation, while appropriately responding to grade changes.

LU 18.2
Treat the relationship of the building to the sidewalk through thoughtful application of architectural features, such as landscaped setbacks, focal entryways, and stoops.

LU 18.3
Introduce frontage standards and building envelope requirements that achieve development compatibility with the surrounding existing built form.

LU 18.4
Support residential projects that follow traditional bungalow court and courtyard-apartment style architecture and site layout.

LU 18.5
Encourage residential and mixed-use projects to design structured parking away from the street and to be wrapped with active frontages and habitable spaces that maintain the pedestrian scale and vitality of the street.

LU 18.6
Promote design strategies that place utilities, storage facilities, and refuse collection away from building facades that front public streets, and encourage the integration and screening of all equipment and storage facilities within the building design.

LU 18.7
Create and effectuate unique design tools for large underutilized parcels to create gathering spaces and placemaking opportunities throughout the Community Plan Area.

**LU GOAL 19**
**Building layout and design that creates a connection between interior building activity and the public realm.**

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LU 19.1
Encourage buildings to be designed with larger street-facing outdoor rooms, situated partially within the mass of the building to provide a comfortable transition between the street and private interior while providing a sense of privacy.

LU 19.2
Foster development with new buildings that are oriented to and actively engage the public realm through such features as 360 Degree Design, Climate-Adapted Design, build-to and setback lines, façade articulation, ground-floor transparency, and the location of parking.

LU 19.3
Enhance the public realm in commercial areas by promoting quality and functional site orientation, architectural and landscape design, shade, as well as vibrant streetscape and public outdoor plazas.

LU 19.4
Create an active street environment along commercial corridors by incorporating commercial or other active uses along the street frontages.

LU 19.5
Apply limits to vehicle entrances to buildings and parking facilities to the minimum number required and encourage the entrances to be sited alongside streets or alleys to avoid disruptions to pedestrian movement along primary corridors.

**LU GOAL 20**
**A built environment with improved design and aesthetic quality which reinforces the identity of Van Nuys - North Sherman Oaks' special places.**

LU 20.1
Prioritize delivering well-designed and contextual infill housing at scale while still providing cost-effective construction.

LU 20.2
Encourage building design in transitional areas that complements and bridges the character of adjacent districts for more seamless transitions.

LU 20.3
Encourage building facade treatments that provide visual interest and articulation, such as climbing plants, vegetation and green walls, or a change in materials; all of which discourage vandalism and promote a healthy and visual aesthetic that enhances the built environment.

LU 20.4
Support the screening of open storage, recycling centers and auto uses, and limit visibility of automobile parts storage and other related products from public view.

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**LU GOAL 21**
**A Van Nuys - North Sherman Oaks with design standards and building practices which foster and incentivize small businesses and improve the public realm through offering gathering spaces for the community.**

LU 21.1
Encourage mixed-use and commercial developments to provide commercial tenant spaces that are appropriately scaled for neighborhood-serving small businesses.

LU 21.2
Promote the creation of corner stores that provide fresh groceries and essential household goods within a convenient walking or rolling distance for all neighborhood residents.

LU 21.3
Foster architectural features that reinforce the pedestrian character of the ground floor street wall and help define the pedestrian environment along the sidewalk, such as canopies, awnings, and overhangs, as integral to the architecture of the building.

LU 21.4
Minimize barriers for restaurants to offer outdoor dining as a means to activate the streetscape and provide sustainable tenants for new mixed-use developments

LU 21.5
Promote pedestrian activity in commercial areas and in particular retail districts through streetscape improvements, such as traffic calming features, and the maintenance and planting of street trees.

LU 21.6
Prioritize the installation and maintenance of street furniture, such as bus shelters, benches, trash receptacles, and drinking fountains, including signage, public art, and other amenities that support both pedestrians and users with varying physical abilities, in compliance with ADA standards and universal design principles.

LU 21.7
Encourage the installation of local community art murals or other forms of artwork that cultivate artistic expression and foster a sense of community pride, sense of belonging, and diverse neighborhood identity or identities.

LU 21.8
Transform the Van Nuys Civic Center open space into a community amenity aimed to foster a vibrant, inclusive, and accessible public area that enhances the quality of life for all residents.

## Cultural and Historic Resources

The Van Nuys - North Sherman Oaks Community Plan Area has a varied and diverse mix of historical and cultural resources representing its development since the 1890s. The Community Plan seeks to protect and celebrate the Plan Area's significant historical and cultural resources by encouraging preservation and rehabilitation, promoting adaptive-reuse, and providing design guidance for future development to

promote combability with the visual character and architectural features of the Plan Area's significant historic places. The Plan policies seek to take into consideration both the tangible resources (buildings, sites, signs, monuments) and the intangible resources (oral history/testimony, customs, and artistic expression) that contribute to shaping an inclusive identity of the Plan Area.

As outlined in the Community Profile section above, Van Nuys - North Sherman Oaks has a unique history and a wide variety of historical and cultural resources including residential structures, commercial signs, agricultural, industrial, and commercial property types spanning its early development, expansion and economic growth, and Postwar suburbanization periods. The Plan Area largely consists of single-unit neighborhoods bordered by multi-unit buildings along major streets, concentrations of commercial property types associated with automobile-related development along major north-south and east-west boulevards, and low scale industrial uses clustered along the Southern Pacific Railroad/Metrolink right-of-way and along the Metro G (Orange) Line and Oxnard Street. The historical and cultural resources identified in SurveyLA and/or designated at the national, state, or local levels in the Plan Area mirror this development pattern. Additionally, the Plan Area has one Historic Preservation Overlay Zone (HPOZ) and several historic buildings that embody the area's history including the Van Nuys Women's Club Building, Valley Municipal Building, Baird House (Volunteer League Community Center), The Magnolia, Chase Knoll Garden Apartments, Los Angeles Public Library - Original Van Nuys Branch, Stanley Burke's Restaurant and Sign, and Sunkist Headquarters Building. The Van Nuys Historic Preservation Overlay Zone (HPOZ) is located in the center of the Van Nuys area, and is the first Valley HPOZ adopted by the City Council in 2005. The Van Nuys HPOZ exemplifies the evolution of early residential architecture of the growing San Fernando Valley.

The residential properties identified by SurveyLA are representative of the larger patterns of early agricultural settlement and the later automobile-oriented suburban development in the San Fernando Valley in the post war era. Residential properties include single-unit residential neighborhoods designed in Craftsman, Colonial Revival, Spanish Colonial Revival, English Revival, Minimal Traditional and California Ranch styles, and multi-unit properties including bungalow courts and garden courtyards. The commercial resources in the Plan Area include small-scale commercial development on large thoroughfares, particularly along Van Nuys Boulevard, Chandler Boulevard, and Sherman Way, which are associated with streetcar and automobile development. Commercial development is primarily automobile-related and includes corridors of retail establishments, automobile service businesses, grocery and convenience stores, motels, and restaurants. The Plan Area also has many institutional properties including churches, social halls, schools, and government buildings such as the Van Nuys Civic Center as well as fire stations and Department of Water and Power facilities. Industrial properties are largely utilitarian buildings and complexes located adjacent to railroad lines and the Metro G (Orange) Line and uses in the Industrial area include vehicle services, office-warehouse or office-factory combinations associated with the Plan Area's early industrial development. Lastly, the Plan Area has non-parcel historic resources such as air raid sirens, street lights, landscaped medians planted with evergreen trees, a pedestrian bridge, and parkway corridors.

The Community Plan seeks to protect and preserve historical and cultural resources by encouraging preservation, and promoting adaptive-reuse and design guidance for any new potential development as outlined in the goals and policies presented below.

**LU GOAL 22**
**A community characterized by distinctive neighborhoods and cultural and historic resources.**

LU 22.1
Prioritize the preservation and rehabilitation of historic resources identified through the Los Angeles Historic Resources Survey (SurveyLA) and other City recognized surveys.

LU 22.2
Support existing and future efforts that are intended to enhance, restore and rehabilitate resources eligible for listing on local, state, or national registers, including through the use of SurveyLA and other City recognized surveys.

LU 22.3
Support contextual infill development that complements the physical qualities and distinct features of existing historic resources.

LU 22.4
Discourage the unnecessary loss of resources of historic significance, special character, cultural, or social significance.

LU 22.5
Support demolition delay processes to review and protect individually significant historic resources and districts in Van Nuys - North Sherman Oaks from demolition or adverse alteration.

LU 22.6
Apply zoning and policy programs that incentivize the preservation, rehabilitation, and adaptive reuse of historic buildings for a variety of uses.

LU 22.7
Support programs that protect legacy businesses and cultural institutions from displacement.

LU 22.8
Forge partnerships with relevant neighborhood organizations to advance preservation efforts in the community and document oral histories through educational and informational programs.

LU 22.9
Support efforts to identify financial resources and provide incentives for the rehabilitation of historical resources. Promote the use of the City's Mills Act Historical Property Contract Program, the Federal Historic Rehabilitation Tax Credit, the State Historic Rehabilitation Tax Credit, and the California Historical Building Code.

**LU GOAL 23**
**Vibrant commercial areas and public spaces exhibit a strong sense of place and are reinforced through improved design and activation.**

LU 23.1
Retain the integrity of historic resources, while achieving a balance between preservation and the need to accommodate housing and jobs in Van Nuys - North Sherman Oaks.

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LU 23.2
Incentivize new development to complement the physical qualities and distinct features of existing historic resources.

LU 23.3
Encourage innovative design of buildings and structures that will be worthy of preservation in the future.

LU 23.4
Preserve distinct qualities and features of historically and culturally significant neighborhoods and communities.

LU 23.5
Prevent the unnecessary loss of special architectural design and features or resources of historical, cultural, or social significance.

LU 23.6
Promote the restoration and reuse of vacant and/or deteriorating historic buildings for new uses that benefit the community and reinforce the site's historical and cultural legacy.

**LU GOAL 24**
**Art that enriches the public realm by inviting people to connect with the cultural, historical, spiritual, and social context of the community.**

LU 24.1
Support efforts to preserve, restore, and expand the rich inventory of murals found throughout the community.

LU 24.2
Strengthen the awareness of historic resources by supporting the implementation of a unified set of informational and wayfinding signs that provide a description of these sites.

LU 24.3
Support opportunities for local artists from the community when commissioning artwork for both the public realm and private projects especially along blank building surfaces along alleyways and side streets.

LU 24.4
Encourage new development to incorporate public art along building facades and in outdoor areas.

LU 24.5
Preserve existing public art including the Great Wall of the Tujunga Wash and various murals throughout the Van Nuys - North Sherman Oaks community.

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LU 24.6
Encourage opportunities for multiple forms of public art, including but not limited to seating, lighting, landscaping, shade structures, bike racks, sculptures, murals, historical interpretive displays and imagery into outdoor installations of new developments and existing public plazas and parks.

LU 24.7
Integrate murals and art to beautify the Van Nuys Civic Center open space, making it more visually appealing and inviting to residents and visitors alike.

**LU GOAL 25**
**An evolving Van Nuys - North Sherman Oaks Community Plan area that maintains a positive and proactive continuity with the past.**

LU 25.1
Proactively identify and protect historic resources to support their preservation and integration into evolving neighborhoods.

LU 25.2
Adopt policies and practices that recognize the significant external costs of demolition by incentivizing the preservation, adaptive reuse, and rehabilitation of existing structures as preferred alternatives.

LU 25.3
Develop specific zoning tools such as character frontages and conservation districts which seek to preserve historically significant resources.

LU 25.4
Promote the benefits of historic preservation by engaging community members, decision- makers, and interested parties through targeted outreach, educational campaigns, and collaborative initiatives that highlight the cultural, economic, and environmental advantages of preserving historic sites.

LU 25.5
Encourage expansion of educational programs for historic property owners, providing them with access to resources and technical support to maintain and enhance their buildings while preserving their historic character.

LU 25.6
Support education for historic property owners about resources that support affordable rental housing by promoting the development of accessory dwelling units (ADUs) as a strategy to increase affordable housing options while preserving and enhancing neighborhood character.

**LU GOAL 26**
**A Van Nuys - North Sherman Oaks with equity and sustainability at the center of its historic preservation approach.**

LU 26.1
Create opportunities to recognize and celebrate diverse historic and cultural resources to promote preservation benefits for residents and businesses across a broader range of communities.

LU 26.2
Prioritize outreach to those who have historically been marginalized in and by public processes and who are underrepresented in designated historic resources.

LU 26.3
Support longstanding legacy businesses that contribute to the Plan Area's unique character and heritage.

LU 26.4
Educate historic property owners about resources and programs that can help them remain in and improve their properties, and the benefits of historic preservation.

LU 26.5
Encourage financial support and incentives, as well as architectural services, to assist historic property owners in the rehabilitation of their properties.

LU 26.6
Adopt policies and practices that recognize the significant external costs of demolition by incentivizing the preservation, adaptive reuse, and rehabilitation of existing structures as preferred alternatives.

LU 26.7
Encourage deconstruction and materials salvage when preservation in place and relocation are not feasible.

## Public Health and Wellness

Public health and wellness are interrelated with land use planning and the built environment. Crafting a healthy Community Plan is critical to the overall community. This Plan envisions a Van Nuys - North Sherman Oaks that is comfortable, accessible, and safe for all residents and visitors as it continues to grow and thrive. The policies included in this Plan lay the foundation to support healthier communities through a strategy that directs growth in a sustainable manner. By directing new housing and commercial development around transit and commercial centers, the Plan will enable more residents to access businesses, fresh food, jobs, and schools as pedestrians, transit riders, bicyclists, users of all physical abilities and users of other modes of transportation.

Within the Van Nuys - North Sherman Oaks Plan Area, freeways border the geography, train tracks solidify the northern boundary of the Community Plan, and heavy industrial uses pepper the northern edge of the geography. This Plan seeks to preserve the community-serving uses and attempts to create transition zones between residential areas and industrial centers through sensitive zoning and more tailored industrial development standards to buffer the abutting communities from pollution and noise burdens within the Plan Area and factors outside the Plan Area such as the Van Nuys Airport and Hollywood Burbank Airport.

The Plan calls for efficient use of land that supports walking, bicycling, rolling and access to transit, reducing energy consumption, and fostering environments for active and passive recreation. To achieve this, it is important to incorporate design, infrastructure, and services that can remain resilient in the face of changing technologies and climates. In addition, the Plan promotes a wide variety of uses which contribute to the overall well-being of the community.

The following section includes goals emphasizing the need for a healthy and sustainable urban landscape with strategies that consider pedestrian comfort, safety, and wellness of residents, workers, and visitors, while responding to the specific physical and cultural characteristics of each neighborhood.

**LU GOAL 27**
**A built environment that supports a healthy, active and thriving Van Nuys - North Sherman Oaks.**

LU 27.1
Establish land use patterns that increase public transit ridership, open space access, and improve housing and job opportunities within Van Nuys - North Sherman Oaks.

LU 27.2
Support public, private, and nonprofit partners to educate the public about health and wellness by supporting information and interventions that are readily available, culturally relevant, and linguistically accessible.

LU 27.3
Enhance the Plan Area's health and well-being by incorporating a health perspective into land use, design, policy, and zoning decisions through existing tools, practices, and programs.

LU 27.4
Encourage a healthy built environment by promoting design and development standards, and promoting enhanced pedestrian-oriented circulation, proper lighting, and aesthetically designed open spaces with universal accessibility.

LU 27.5
Encourage existing industrial businesses to improve the physical appearance of their properties with adequate screening and landscaping when adjacent to residential or other sensitive uses and require such improvements for the establishment of new businesses in order to reduce negative environmental and visual impacts.

LU 27.6
Support the implementation of prevention measures and design features (e.g. sound walls, arrangement of uses on a site) that proactively safeguard the community from exposure to noxious activities that emit odors, noise, dust, vapors, and toxic or hazardous substances and materials, and other hazardous nuisances.

LU 27.7
Encourage upgrades to streets and alleys in industrial areas, incorporating features that infiltrate and treat contaminated runoff using Best Management Practices for stormwater treatment.

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LU 27.8
Support reasonable and cost-effective measures that assist the industrial business community to improve outdoor air quality through efficient operations and sustainable best practices.

LU 27.9
Promote healthy communities by focusing on homelessness prevention, and by addressing the causes of health disparities and inequities in Van Nuys - North Sherman Oaks.

**LU GOAL 28**
**A community where land use patterns provide spaces for industry and economic development in appropriate locations.**

LU 28.1
Discourage disruptive or hazardous industrial activities along streets that border residential neighborhoods and other sensitive areas.

LU 28.2
Promote reviewing site plans for the expansion of nonconforming or incompatible commercial and industrial uses near residential areas.

LU 28.3
Support the incorporation of best practices (e.g., on-site queuing and check-in to prevent truck idling outside the facility), including City Environmental Protection Measures (EPMs), in new warehouses and distribution centers to prevent land use conflicts and protect residents and other sensitive receptors from environmental hazards, consistent with the State Bureau of Environmental Justice.

LU 28.4
Promote the installation of on-site electric vehicle charging stations to eliminate idling of main and auxiliary engines during loading and unloading of cargo and when trucks are not in use, as well as parking stalls with electric outlets where transport refrigeration units (TRUs) are proposed to be used.

LU 28.5
Help to encourage warehouse and distribution centers to inform drivers about appropriate truck routes to and from the facility, locate site ingress/egress at the furthest point away from residential uses or other sensitive receptors, adhere to limited hours of operation (daytime hours, preferably on weekdays) when located near residential areas, and provide adequate on-site queuing and daytime/overnight parking to prevent trucks and other vehicles from parking or idling on public streets.

LU 28.6
Encourage warehouse and distribution center operators to appoint a community relations liaison for on-site construction activities and operations, and provide their contact information to the surrounding community.

LU 28.7
Collaborate with City Departments to enforce all zoning, building, health, and safety codes within industrial areas, ensuring site maintenance and the removal of junk, trash, abandoned vehicles, overgrown weeds, and debris, to maintain a safe and clean environment for industrial businesses, property owners, employees, and the community.

**LU GOAL 29**
**Residents are empowered to access, grow, and enjoy fresh and locally sourced nutritious food.**

LU 29.1
Establish procedures that streamline the development review and permitting process for grocery stores.

LU 29.2
Encourage jobs-producing businesses and uses that are not noxious near the Oxnard industrial area.

LU 29.3
Expand opportunities for farmers' markets in public plazas, surface parking lots, and through temporary street closures in order to provide neighborhoods with access to fresh and nutritious foods on a regular basis.

LU 29.4
Champion opportunities to provide permanent community gardens, in collaboration with community residents and community-based organizations, by considering sites on vacant or underutilized land, surface parking lots, parkways, and alleyways.

LU 29.5
Promote the use of front yards, parkways, open space, and underutilized LADWP lots for urban agriculture.

LU 29.6
Facilitate access to affordable, healthy, and fresh food for all Van Nuys - North Sherman Oaks residents and support community-serving small businesses that sell affordable, fresh, and culturally relevant foods.

LU 29.7
Support sidewalk vendors that provide fresh food in convenient locations for residents, employees, and students.

**LU GOAL 30**
**Thoughtful and climate-friendly site planning, building design, and landscape buffering is utilized along freeways and arterial roads with high traffic which help reduce negative health impacts for residents.**

LU 30.1
Discourage the expansion or widening of the freeway network through Van Nuys - North Sherman Oaks.

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LU 30.2
Avoid new residential and other sensitive land uses in close proximity to existing nonconforming industrial uses.

LU 30.3
Recommend that residential buildings constructed or rehabilitated in close proximity to a freeway incorporate features that help protect residents from pollutants, such as air filtration systems, double-paned windows, and landscaping with densely planted vegetation proven to filter particulate matter pollution.

LU 30.4
Promote freeway on and off-ramps intersections to be safer for all users through physical improvements such as signalized and painted crossings, pedestrian lighting, and a well-maintained sidewalk clear of debris and visual obstructions.

LU 30.5
Prioritize building safer streets for pedestrians through cost-effective measures such as traffic calming infrastructure, pedestrian islands, and efficient stormwater treatments that prevent flooding on streets.

LU 30.6
Discourage the siting of outdoor recreational areas intended for children adjacent to freeways, such as yards and playgrounds in schools, daycares, and community facilities.

LU 30.7
Support the development of green buffers alongside freeways to reduce particulate matter (PM2.5 or smaller) spillover into nearby residential areas, improving air quality and protecting community health.

**LU GOAL 31**
**Accessible, and comfortable public spaces to engage in physical activity and; experience nature, which supports the overall wellness of local residents.**

LU 31.1
Encourage the development of places such as healthcare facilities and community spaces across the Plan Area that are specifically designed to meet the unique needs of local residents, ensuring accessible, culturally sensitive, and comprehensive care for all.

LU 31.2
Promote a pedestrian environment that enhances thermal and visual comfort and provides opportunities for resting and socializing.

LU 31.3
Encourage trees and architectural elements that provide shade such as cooling stations and seating areas for pedestrians along primary corridors and walkways in Van Nuys - North Sherman Oaks.

LU 31.4
Foster a walkable community that is universally accessible, safe, convenient, and that contains an integrated pedestrian system to promote active living, reduce vehicular conflicts and provide links within the community and to surrounding communities.

LU 31.5
Incentivize and lower barriers for indoor recreation facilities like gyms and community centers that are accessible to the general public.

**LU GOAL 32**
**New development is designed to minimize impacts to the environment and enhance the health and wellbeing of residents.**

LU 32.1
Facilitate the design of buildings around passive heating and cooling techniques that provide a comfortable living environment year-round with minimal energy consumption.

LU 32.2
Encourage residential projects to orient buildings around outdoor living spaces such as a courtyard, patio, terrace, or garden that provides a connection to nature for the health and wellbeing of residents.

LU 32.3
Facilitate place-making opportunities on underutilized sites in the Van Nuys - North Sherman Oaks area to increase green space and gathering opportunities for residents.

LU 32.4
Encourage paved areas such as driveways, walkways, and outdoor spaces to be designed with permeable surfaces in order to increase water infiltration and reduce runoff.

LU 32.5
Promote the inclusion of community gardens, small grocery stores, and other markets in new developments.

LU 32.6
Encourage new development projects to preserve and restore existing native habitats along the Los Angeles River, Pacoima Wash, Tujunga Wash and the Central Tujunga Wash.

## Climate Resilience and Sustainability

To create a more sustainable future, the Community Plan directs decision makers to focus on the environment when making decisions about land use, city design, and building plans. Creative land use planning can help create cleaner, greener communities. The Community Plan offers a guide for developing cities in a way that reduces harm to the environment, strengthens our buildings, and improves residents' health and well-being. The Van Nuys - North Sherman Oaks Community Plan Area faces significant challenges, including a shortage of green spaces, extreme heat, a lack of permeable surfaces, insufficient stormwater capture, flood risks, and limited infrastructure to support green mobility options.

In addition, noise and air pollution is an ongoing issue in the Plan Area due to the proximity of the Van Nuys Airport and Hollywood Burbank Airport and freeways, including Interstate 405 and U.S. Route 101.

In response, this Plan envisions bold land use strategies to both mitigate and adapt to the growing threats of anthropogenic climate change. It recognizes the complexity of the area's challenges and offers targeted policies designed to increase open space access, integrate sustainable design elements, and promote green building technologies. Environmental justice is a key focus of this plan, recognizing Van Nuys as an environmental justice community. It strives to support historically underrepresented low-income communities, especially those burdened by pollution and low air quality, in achieving a cleaner, healthier, and more equitable environment.

The Van Nuys - North Sherman Oaks Community Plan also experiences intense heat-island effects due to limited shade and poor landscape design, as well as low levels of carbon capture due to limited tree canopy. These sustainability issues directly affect the potential for moderate densification in the community. The Plan's proposed solutions address these concerns by promoting sustainable growth, contributing to the creation of a green environment for the city that will serve current and future populations.

**LU GOAL 33**
**A thriving urban environment enhances community health by providing cleaner air, cooler streets, and a more pedestrian-friendly public realm.**

LU 33.1
Promote the increased planting of trees on private property to provide shade, improve air and water quality, and reverse the effects of urban heat islands.

LU 33.2
Encourage the use of low-maintenance landscaping that minimizes environmental harm and overconsumption of shared resources, including native and drought-tolerant plants, as well as trees and plants known for their ability to improve air quality while avoiding the planting of palm species.

LU 33.3
Preserve existing trees, and apply proper mitigation methods when projects require their removal on private property, when the design and layout of new developments cannot save existing mature trees.

LU 33.4
Encourage developments to provide street trees as well as parkway and median greenery to reduce heat island effects.

**LU GOAL 34**
**A sustainable Van Nuys - North Sherman Oaks Community that is resilient to the effects of climate change.**

LU 34.1
Promote public health, climate adaptability, and environmental sustainability outcomes that reduce greenhouse gas emissions, expand access to green and healthy spaces, improve air quality and encourage physical activity.

LU 34.2
Plan for sustainable land use patterns that leverage future and existing transit and open space resources to improve the overall quality life for plants, animals, and humans.

LU 34.3
Prioritize accessible open space in building design and zoning standards.

LU 34.4
Support citywide water use reduction goals by focusing on water management practices and stormwater capture and treatment in Van Nuys - North Sherman Oaks that can increase or manage local water supply.

LU 34.5
Implement design standards which prioritize infrastructure and landscape treatments that absorb pollutants and support stormwater filtration.

LU 34.6
Support local, regional, state, and federal programs seeking to reduce greenhouse gas emissions, in an effort to minimize pollution sources and to improve air quality.

LU 34.7
Monitor the electric and utility capacity when envisioning future growth and housing options.

LU 34.8
Based on specific site yard drainage, and street block storm drainage conditions, facilitate on-site stormwater capture, retention and infiltration to minimize runoff through natural, landscaped detention areas, bioswales and/or raised planters, and incorporate measures to prevent runoff of hazardous materials.

**LU GOAL 35**
**A connected public realm and open space network which leverages existing spaces and fosters an integrated network of public and private spaces.**

LU 35.1
Create a network of well-maintained public and private green infrastructure by incentivizing the use of trees, eco roofs, vertical gardens, stormwater facilities, and landscaped amenity areas.

LU 35.2
Highlight government owned land other than the waterways which can be used for recreation such as, private and publicly owned schoolyards, and other large under-utilized parcels not slated for residential use.

LU 35.3
Link the community with resources to work with government agencies in order to open up vacant or underutilized land for recreational purposes.

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LU 35.4
Focus future park growth away from highways and highway buffer areas.

LU 35.5
Facilitate the creation of pocket parks throughout the community.

LU 35.6
Work within the Planning Department to create easier avenues for Al Fresco dining to bring more of the community outside and activate streets.

**LU GOAL 36**
**Equitable resiliency strategies which remain cognizant of the compounding effects of climate change on vulnerable populations are utilized.**

LU 36.1
Prioritize the health, safety, and needs of residents over special interests.

LU 36.2
Foster inclusive opportunities for all persons to participate in the land use decision-making process.

LU 36.3
Partner with local community-based organizations and other local groups, parent centers, interfaith groups, or the community recreation centers to increase public awareness and engagement in the planning process, particularly in communities with low public participation.

LU 36.4
Prioritize city-provided improvements and programs for low-income and environmental justice communities, especially greening and public health investments.

LU 36.5
Encourage the development of initiatives that incentivize and promote greater access to affordable housing, provide essential goods and services such as healthy food, mental health, self-care, and wellness programs.

LU 36.6
Seek opportunities to underground utility line infrastructure under sidewalks and the public right-of-way to support disaster preparedness, improve the quality of the urban environment, and reduce barriers to pedestrians.

LU 36.7
Encourage resilient communities and developments that prepare for natural disasters such as floods, earthquakes, landslides, or fires.

**LU GOAL 37**
**A built environment that prioritizes people over cars and reduces the negative health and environmental impacts of driving while increasing physical activity and equitable access to goods and services.**

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LU 37.1
Promote the siting and design of commercial development in a manner that encourages users to access and engage with each building as a pedestrian, while deprioritizing accommodations for single occupancy vehicles.

LU 37.2
Concentrate new housing around transit where residents can benefit from greater access to commercial uses, jobs, and schools without the need for an automobile.

LU 37.3
Embrace increased density around transit hubs as a tool to minimize greenhouse gas emissions.

LU 37.4
Promote public health and environmental sustainability outcomes consistent with the City's Plan for a Healthy Los Angeles, the Sustainable City pLAn, and Resilient Los Angeles (see Appendix A).

LU 37.5
Promote active living and minimize vehicular conflicts through planning for a public realm that integrates sensible curb cuts, traffic-calming measures, dedicated bike lanes, pedestrian-friendly sidewalks, and other multi-modal amenities.

LU 37.6
Expand opportunities for small, locally serving businesses to appropriately locate within neighborhoods in order to place the daily needs of residents within comfortable walking distance of their homes and schools.

**LU GOAL 38**
**New development and existing infrastructure is environmentally sustainable and embodies social and equitable responsiveness, resource efficiency, and community sensitivity and context.**

LU 38.1
Promote public health and environmental sustainability outcomes that reduce greenhouse gas emissions, expand access to green and healthy spaces, improve air quality, encourage physical activity, and provide all residents with the opportunity to access good jobs.

LU 38.2
Encourage the use of native and drought-tolerant plants and permeable surfaces in all new development.

LU 38.3
Support new developments that incorporate amenities that facilitate outdoor activities such as sitting, strolling, conversing, window-shopping and dining, including seating for comfort and landscaping for shade and aesthetics.

LU 38.4
Support efforts to upgrade the existing housing stock to reduce energy cost burden and make homes healthier through energy efficiency retrofits and improvements, such as insulation, reflective roofs, air sealing, solar panels, and upgrades to energy efficient appliances and heating equipment.

LU 38.5
Promote green building practices and technologies, green roofs and photovoltaic panels, tree planting, low Volatile Organic Compound (VOC) materials, run-off capture, energy storage and renewable materials and other features that minimize impacts on the environment, including the reduction of heat island effect and greenhouse gasses.

**LU GOAL 39**
**A well-connected, accessible, and climate resilient waterways system throughout Van Nuys - North Sherman Oaks.**

LU 39.1
Utilize the existing and natural waterways system to restore natural habitats through tailored zoning tools such Special Lot Lines and specific frontage packages.

LU 39.2
Regulate green infrastructure, permeable surfaces, native plantings, and tree replacement standards along these waterways in order to manage stormwater, reduce urban heat islands, and enhance biodiversity.

LU 39.3
Support access to the Los Angeles River and Tujunga  Wash through tailored zoning tools such as pedestrian-friendly frontages.

LU 39.4
Advocate for the recreational usage of government-owned lands by involving local communities in the planning and development process, ensuring that revitalization efforts reflect the needs and desires of diverse populations and promote social equity in access to green spaces.

LU 39.5
Foster intergovernmental collaboration across agencies to work on opening up public access and creating more sustainable communities.

LU 39.6
Preserve the existing historical resources along these washes, particularly The Great Wall mural.

LU 39.7
Promote an enhanced public realm and network of pedestrian paths that connect neighboring resources, such as parks, washes, and the Los Angeles River.

LU 39.8
Support the implementation of the Los Angeles River Revitalization Master Plan and the Upper Los Angeles River & Tributaries Plan to create a continuous greenway of interconnected parks and amenities to extend recreational opportunities.

LU 39.9
Promote the compliance of wastewater effluent to existing water quality requirements.

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# Chapter 3: Mobility & Connectivity

Van Nuys - North Sherman Oaks features a diverse mix of large and compact neighborhood blocks, offering residents convenient access to commercial hubs and a well-connected transit network along major corridors. The area is served by an extensive array of transportation options, including Metrolink and Amtrak rail stops, the Metro G (Orange) Line, a rapid bus line, two LADOT DASH routes, multiple local bus lines and the integration of the proposed East San Fernando Valley Light Rail Transit (ESFV LRT) Project along Van Nuys Boulevard. Additionally, a dedicated bike path and designated bike lanes enhance mobility for cyclists. This robust transit infrastructure forms the foundation of the Plan's land use strategy, which prioritizes development around key transit corridors to promote accessibility and sustainability.

This chapter provides policies aimed at leveraging Van Nuys - North Sherman Oaks' neighborhood grid and existing transit services to enhance pedestrian, bicycle and transit connections throughout the community. The Plan intends to improve access for all residents to transit and local neighborhood amenities, enhance the social atmosphere along streets, and reduce noise and pollution from vehicular traffic with a focus on physical safety from vehicle related collisions.

While the Plan prioritizes pedestrian, transit, and bicycle mobility, the Plan also includes policies that address goods movement and parking. It is the Plan's objective to ensure that goods movement and automobile parking that safely and efficiently serves the needs of residents and businesses without compromising mobility for pedestrians, bicyclists, and transit users.

**MC GOAL 1**

**An efficient circulation system with safe, clean, and well-maintained streets that provide enhanced access and connectivity and balance the needs of multiple interests and functions.**

MC 1.1
Support a complete street system that is safe, attractive, and balances the needs of all users including pedestrians, bicyclists, transit users, mobility-challenged persons, and vehicles.

MC 1.2
Encourage the installation and enhancement of existing sidewalks and roadways in areas where the streets are unimproved, are too narrow, or experience frequent seasonal and stormwater flooding.

MC 1.3
Prioritize safety improvements on the Vision Zero High Injury Network (HIN) as designated by LADOT to achieve high impact reductions in injuries and fatalities.

MC 1.4
Enhance connectivity around major transit stations and intersections by pursuing opportunities to provide efficient and intuitive pathways through large blocks that follow desired pedestrian and bike routes.

MC 1.5
Employ traffic calming measures along Collector and Modified Collector Streets passing through neighborhoods to discourage vehicle traffic from traveling at unsafe speeds in predominantly residential areas.

MC 1.6
Refer development projects within 100 feet of a Metro right-of-way, non-revenue property, or transit facility to Metro for their review and approval, including compliance with the Metro Adjacent Development Handbook.

**MC GOAL 2**
**A street network that offers a safe and pleasant environment for all users of sidewalks and the public right-of-way.**

MC 2.1
Accommodate sidewalk widening through the reduction of vehicular lanes along street segments with high pedestrian user volumes.

MC 2.2
Implement landscaping along sidewalks with shade trees and varied drought-tolerant planting in parkways to create a pleasant and interesting walking environment.

MC 2.3
Enhance pedestrian experience under freeway overpasses and bridges by integrating pedestrian lighting, landscaping, and public art through collaboration with intercity, county, and state departments.

MC 2.4
Support reduced city response times to address illegal dumping, sidewalk and street cleaning, and pavement repair.

MC 2.5
Prioritize safe and comfortable pedestrian crossings at major intersections and along corridors by implementing improvements such as leading pedestrian intervals, scramble crosswalks, right turn limitations for vehicles at red lights, raised pedestrian crossings, and other similar pedestrian crossing facilities at midblock locations.

**MC GOAL 3**
**A safe, comprehensive, and integrated bikeway network that is accessible to all, promotes bicycling for both recreation and transportation, and provides access to key destinations.**

MC 3.1
Encourage bicycle access for open space areas, commercial and mixed-use boulevards, community centers, and neighborhood districts in order to allow easy connections between residential neighborhoods, schools and employment centers, as well as important non-work destinations.

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MC 3.2
Incorporate bicycle amenities (e.g. bicycle parking stations, lockers, changing rooms and showers) accessible to the public at low or no cost in public facilities, parks, commercial and multi-family residential developments, employment and transit centers, as well as park-and-ride facilities.

MC 3.3
Promote the implementation of dedicated bicycle signals at key intersections as a component of a comprehensive bicycle path and lane network.

MC 3.4
Support the expansion of the bike share system throughout Van Nuys-North Sherman Oaks and adjacent areas, especially as a means to connect areas that are less served by transit.

MC 3.5
Facilitate the integration of bikes on transit to improve first/last mile connections.

MC 3.6
Identify gaps in bicycle infrastructure and prioritize network completion to establish cycling as a primary mode of transportation.

**MC GOAL 4**
**Pedestrian-oriented access and routes that are safe, efficient and attractive for a variety of uses including commuter, school, recreation, and economic activity.**

MC 4.1
Encourage the safe utilization of easements and/or rights-of-way along flood control channels, public utilities, railroad rights-of-way and streets wherever feasible for the use of bicycles, rolling devices and/or pedestrians.

MC 4.2
Promote the installation of sidewalks as part of new roadway construction and major roadway renovations, especially in areas prone to recurring flooding in order to raise the pedestrian right of way above the flooding.

MC 4.3
Improve walkability by designing access to new developments through the orientation of building entrances to face primary streets and sidewalks.

MC 4.4
Optimize the development and improvement of safe routes to schools throughout the community via walking, rolling, bicycles, or transit.

MC 4.5
Amplify the improvement of lands which show as a street on a map but have never been improved (paper streets) to pedestrian streets.

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MC 4.6
Redesignate the street network system to accommodate pedestrian-friendly amenities where appropriate.

MC 4.7
Encourage street and alleyways improvements to serve as opportunities for capturing, filtering and infiltrating stormwater, creating visual, and physical connections to the LA River, the Tujunga Wash and the Central Tujunga Wash.

MC 4.8
Discourage new driveways along pedestrian-oriented streets and streets with existing bike lanes when access to a site can be reasonably accommodated from an alley or cross-access easement.

MC 4.9
Promote pedestrian connections for developments that are cut off from other areas, to allow for the ease of pedestrian movements regardless of auto access.

**MC GOAL 5**
**A community where goods and services can be delivered to its residents and businesses safely and efficiently, while maintaining the community's character and quality of life.**

MC 5.1
Site regional distribution centers and other industrial uses proximate to the freeway system, regional truck routes, and freight train routes maintaining an adequate buffer between such uses and residential neighborhoods.

MC 5.2
Promote the inclusion of loading zones in commercial districts to reduce conflicts between other users of the street.

MC 5.3
Preserve truck access in industrial areas and along the Metro Countywide Significant Truck Arterial Network when not in direct conflict with the safety of pedestrians and cyclists.

MC 5.4
Prevent the intrusion of freight trucks into residential neighborhoods by employing design measures (e.g., diverters) at heavily impacted locations, as well as proactive enforcement.

MC 5.5
Support environmental protection measures that can be implemented to reduce noise and air quality impacts from adjacent freeways, and truck routes.

**MC GOAL 6**
**Alleyways are reconceived as attractive and convenient routes for pedestrians and cyclists to move safely and leisurely through blocks.**

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MC 6.1
Prioritize improvements to alleyways that provide convenient linkages between neighborhoods, corridors, schools, and parks.

MC 6.2
Collaborate with City agencies, property owners, and local businesses to foster the redevelopment of alleyways into pedestrian-friendly transportation routes.

MC 6.3
Pursue opportunities to integrate underutilized commercial alleys into the pedestrian network of Van Nuys-North Sherman Oaks by orienting building design and active frontages along alleyways.

MC 6.4
Collaborate with property owners, local businesses, and city agencies to maintain and enhance pedestrian-friendly alleyways.

**MC GOAL 7**
**An efficient parking system that encourages non-vehicular travel and serves the needs of a range of users.**

MC 7.1
Eliminate parking minimums in Transit Oriented Communities to encourage non-vehicular travel, and improve design outcomes.

MC 7.2
Optimize parking management through Transportation Demand Management (TDM) strategies in areas of high demand to facilitate within a group of shared facilities for example implement a transportation shuttle for employees in industrial areas.

MC 7.3
Support the development of City-owned or other parking structures with sustainable design (i.e. solar panels and LID features), where appropriate, that are accessible to all and discourage surface parking lots.

MC 7.4
Promote shared and publicly accessible parking to create a more flexible and efficient parking system that serves multiple users.

MC 7.5
Auto-related businesses should accommodate all vehicle parking on-site to prevent spill-over impacts on adjacent residential areas.

MC 7.6
Encourage new commercial and retail developments to provide prioritized parking for shared vehicles, electric vehicles, and vehicles using greenhouse reducing fuels.

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MC 7.7
Promote the enforcement of parking restrictions on large commercial vehicles along commercial and neighborhood streets.

MC 7.8
Encourage new construction projects to include charging stations to accommodate zero emissions vehicles (ZEVs) and/or plug-in electric hybrids in all new public and private development.

**MC GOAL 8**
**A circulation system that integrates the needs of rideshare and delivery operations into building designs.**

MC 8.1
Encourage projects to include designated spaces for rideshare vehicles and pick-up/drop-off zones.

MC 8.2
Efficiently use curb space to facilitate ridesharing and connections to other modes of transportation in new development projects.

MC 8.3
Optimize street design to prioritize the accessibility and safety of pedestrians, couriers and autonomous delivery systems, ensuring full ADA compliance.

MC 8.4
Facilitate the integration of accessible restroom facilities for rideshare couriers.

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# Chapter 4: Public Realm & Open Space

The public realm is a vital part of a livable, sustainable community. It provides opportunities for passive and active recreation, social and cultural events, important gathering places for the community, health benefits and a higher quality of life.

The Van Nuys-North Sherman Oaks Community Plan is home to open space resources such as the Van Nuys Civic Center Plaza, the Van Nuys-Sherman Oaks Park, the Delano Recreation Center, the Van Nuys Recreation Center, the Greenwood Square Park, the Valley Glen Community Park, the Morrison Street Park, the Kittridge Mini Park, the Hartland Mini Park, the Great Wall at the Tujunga Wash, and Ernie's Walk along the LA River.

Although new opportunities for traditional parkland and open space are rare, policy and land-use decisions can open up previously underutilized spaces in the city. The Plan identifies areas for potential open space that have not traditionally been considered as resources, such as channelized washes, unused utility spaces, vacated railroad lines, vacant lots, pedestrian-oriented streets and alleyways. Specifically, the Van Nuys - North Sherman Oaks Community Plan looks to the Central Branch of the Tujunga Wash, the Tujunga Wash, and the Chandler Boulevard Bike Path as ripe spaces for activation and placemaking opportunities. When it comes to the washes, this Community Plan will utilize bonus programs and tailored zoning tools to help create more public space within and adjacent to these spaces. These future spaces will hopefully cater to the needs of various users and provide both passive and active recreation as well as gathering spaces for all.

These publicly accessible open spaces will also offer opportunities for connections between gathering places in the Community Plan Area. Through activating these areas and identifying other paths that safely facilitate multi-modal transportation, the Van Nuys-North Sherman Oaks Community Plan can have reliable, sustainable, and safe pathways between areas of interest such as mixed-use areas and park space.

Additionally, one of the most important components of the public realm is the street, which not only facilitates the movement of vehicles, cyclists, and pedestrians, but also supports residents' daily social lives. By broadening the application of public realm and open space strategies to include major streets, the Plan envisions a diverse and integrated network of pedestrian pathways, green corridors, paseos, public plazas, green spaces, and landscaped streets that expand the tree canopy to foster social life and support community identity.

This Community Plan Update includes various land-use and zoning mechanisms specifically designed for the Van Nuys - North Sherman Oaks area in order to foster a great public realm. Some of these measures include creating incentives for privately-owned publicly accessible green space, tailoring zoning for large parcels in order to incentivize the creation of community gathering spaces, and specific street frontage codes which enhance walkability and public safety.

**PO GOAL 1**
**Public spaces with healthy and growing urban forests that provide cleaner air, cooler streets, and serve as communal gathering places.**

PO 1.1
Support granting a Floor Area Bonus in exchange for the provision of a public plaza or other publicly accessible open space.

PO 1.2
Encourage large projects to pursue bikeway dedications when applicable, specifically in areas abutting the Central Branch of the Tujunga Wash and the Tujunga Wash.

PO 1.3
Support the consideration of limited and selective street closings and alleys for open space, including public plazas.

PO 1.4
Encourage the use of vacant or underutilized land for community gardens.

PO 1.5
Improve underutilized land or infrastructure, including public parking lots, for the creation of new green open space in a dense urban environment.

PO 1.6
Enhance tree planting and landscaping in parkways, medians, and neighborhood gateways as a placemaking strategy.

PO 1.7
Support policies of the Bureau of Street Services to reduce conflicts with existing infrastructure through proper tree selection and through the recognition of street trees as a vital component of the City's infrastructure.

PO 1.8
Facilitate the planting and maintenance of street trees, which provide shade and give scale to residential and commercial streets in all neighborhoods.

PO 1.9
Encourage and support mobile vending in plazas and along streets surrounding major transit stations, where permissible by County and City Law, as part of fostering a vibrant pedestrian environment and urban social life.

PO 1.10
Encourage additional funding for recreational programming and access to arts, culture and education and promote the safety and accessibility of parks by their users.

**PO GOAL 2**
**New and improved open space and public parks that provide opportunities for recreation and social gathering.**

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PO 2.1
Support new community, neighborhood and pocket parks to increase parks and open space that are equitably distributed throughout the Community Plan Area, engaging the community and surrounding residents.

PO 2.2
Conserve and maintain enhancements to open space, recreational facilities and park space within the Van Nuys - North Sherman Oaks Community Plan.

PO 2.3
Identify opportunities to increase recreational areas through the use of existing public lands, such as flood control channels, utility easements, Department of Water and Power properties, select alleyways to accommodate greenways, and pedestrian paths and bicycle trails.

PO 2.4
Champion  joint-use agreements such as the Community Schools Program, which shares school facilities to provide park space and programs, especially in neighborhoods that suffer a disproportionate lack of park space and recreational facilities.

PO 2.5
Encourage the retention and creation of passive open space which provides a balance to the urban development within the Community Plan Area.

PO 2.6
Pursue resources to clean up land, especially brownfields, that could safely be used for public recreation or open space.

PO 2.7
Foster a high quality recreational experience at all parks and recreation facilities through quality design, landscaping, and public amenities such as drinking fountains and restrooms that are maintained in good condition.

PO 2.8
Encourage parks to incorporate active and passive recreational features, including landscaped circuit paths for walking and exercise, play areas for children, open fields for sports, dedicated skateboarding areas, shaded tree groves for relaxation, picnic areas for gathering, and cultural programming, such as festivities and events.

PO 2.9
Promote resource-efficient new infill development that creates recreational open space and creative placemaking projects in public rights-of-way.

PO 2.10
Encourage and support continuing efforts of nonprofits in partnership with county, state and federal agencies to acquire vacant land for publicly owned or accessible open space.

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PO 2.11
Coordinate with CalTrans to develop landscape plans and sound walls for freeway rights-of-way that will reduce exposure to air pollutants for people using the rights-of-way as outdoor recreational areas.

**PO GOAL 3**
**A connected network of gathering places that is accessible to the entire community.**

PO 3.1
Maintain and improve bicycle access to open spaces in the Plan Area through supporting the connection of existing cycling, walking and hiking trail segments such as the LA River Path, the Chandler Boulevard Bike Path, and the Tujunga Greenbelt.

PO 3.2
Support the use of land which shows as a street on a map but has never been improved (paper streets) and support the rezoning of unnecessary paper streets for open space easements that can be used to connect trails and access recreational uses.

**PO GOAL 4**
**Ample opportunities exist for urban farming and community gardens that provide fresh food.**

PO 4.1
Identify and inventory potential garden/urban farm sites within existing parks, vacant lots, public easements, rights-of-way and schoolyards in appropriate locations.

PO 4.2
Encourage new building construction to incorporate green roofs and promote conversions of existing roof space to green roofs in order to maximize opportunities for gardening and reduce the heat island effect.

PO 4.3
Encourage and allow the use of residential parkways or other appropriate underutilized public rights-of-way in residential neighborhoods, to be used for the cultivation of community gardens.

PO 4.4
Encourage the use of residential front yards as well as maintained gardens for growing fruits, vegetables, and herbs.

**PO GOAL 5**
**A community with an ample urban forest that improves the environment, enhances aesthetics and creates a sustainable microclimate.**

PO 5.1
Facilitate the planting and maintenance of appropriate street trees, which provide shade and transition to residential and commercial streets in all neighborhoods.

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PO 5.2
Support policies of the Bureau of Street Services to reduce conflicts with existing infrastructure through proper tree selection and through the recognition of street trees as a vital component of the City's infrastructure and green urban forestry goals.

PO 5.3
Identify protecting and developing tree cover that improves air quality and groundwater filtration as a priority, and encourage setting a target for street tree canopy cover in new developments and/or in areas identified as tree-deficient.

PO 5.4
Increase planting of thick canopy trees and dense vegetation near and along freeways and other sources of air pollution using species proven to filter particulate matter pollution.

PO 5.5
Encourage the creation of landscaped corridors and enhancement through the planting of street trees along commercial corridor segments and through median plantings to provide greenery, shade, and diminish heat island effects, especially in areas with high-pedestrian traffic.

**PO GOAL 6**
**The Central Branch of the Tujunga Wash and the Tujunga Wash serve as natural and improved recreational public amenities that are well-connected to surrounding neighborhoods.**

PO 6.1
Support the creation of new green space, cycling and walking trails, and commercial activation along the washes.

PO 6.2
Create a network of linked public spaces along wash corridors that provide safe and attractive public access to the washes through gateways, plazas, paseos, and pedestrian paths by repurposing underutilized alleys, decommissioned rail spurs, and other underutilized trails or paths.

PO 6.3
Design urban trails and paths that connect the surrounding neighborhoods using minimal paving and native, drought-tolerant, and watershed friendly landscaping to encourage biodiversity and maximize water recapture.

PO 6.4
Utilize bridges spanning the Tujunga Wash and the Central Branch of the Tujunga Wash as opportunities for placemaking that highlight the history of the community's relationship to the river.

PO 6.5
Encourage convenient and visually interesting paths of travel for pedestrians from nearby neighborhoods and transit stations to destinations along the washes.

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**PO GOAL 7**
**Alleyways are reconfigured as public spaces that provide greenery, circulation, and gathering spaces.**

PO 7.1
Support the conversion of underutilized alleyways to neighborhood paseos and pocket parks where appropriate.

PO 7.2
Encourage quality design of alleyways which serve as pocket parks and gathering spaces.

PO 7.3
Collaborate with City agencies, property owners, and local businesses to foster the redevelopment of alleyways into pedestrian-oriented spaces.

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