Southeast Valley Community Plans Update
November 2026

Frequently Asked Questions (FAQs)

Summary

Los Angeles City Planning's Southeast Valley Community Plans Update (SEV CPU) program is updating three Community Plans in the San Fernando Valley:

- North Hollywood - Valley Village
- Sherman Oaks - Studio City - Toluca Lake - Cahuenga Pass
- Van Nuys - North Sherman Oaks

The Community Plans function as blueprints to guide growth in neighborhoods, providing specific policies and strategies to achieve each community's vision and the broader objectives of the Land Use Element of the General Plan[1]. The SEV CPU is a planning initiative which will utilize the City's new Zoning Code[2] (LAMC Chapter 1A). The project will update the General Plan Land Use Map and corresponding Zoning in the area for the first time since the late 1990s. The SEV CPU will implement a local community benefits system that incentivizes the production of affordable housing units, open space, and pedestrian amenities.

What are the components of this planning effort?

This planning effort will consist of the following deliverables:

- New General Plan Land Use designations
- New Zoning and Updates to the Zoning Code
- New Plan Policy Documents
- Mobility Plan Amendments

[1] General Plan Overview: https://planning.lacity.gov/plans-policies/general-plan-overview
[2] New Zoning Code (Chapter 1A): https://planning.lacity.gov/zoning/new-code

– Environmental Impact Assessment

Draft General Plan Land Use Maps and draft Policy Documents were released in previous rounds of outreach and the draft Zoning was recently released and is available on the project website[3].

Will anything be built as a result of this planning effort?

The SEV CPU planning effort does not propose any development projects. Rather, it sets the range of uses and scale of new development allowed within the Community Plan areas. After the SEV CPU is adopted, each proposed development project within the Plan's boundary would go through the City's planning and/or permitting processes to comply with the new zoning.

How will the Community Plans Update promote the creation of affordable housing?

The Community Plans incentivize affordable housing units in new developments by implementing zoning that includes a base and bonus development system. These proposed metrics and various development packages are based on extensive research and analysis by the Department of City Planning and various consultants. For more information on the Community Plan base and bonus development system, please see the Affordable Housing and Community Benefits System Handout[4].

There are also a variety of affordable housing incentive programs from the State of California and in the City of Los Angeles, each one requiring different amounts of, and income levels for, affordable units that are included in a project. In addition to the Community Plans Update program, the City adopted its Housing Element Rezoning program[5] in early 2025, which includes new resident protections, and new incentive programs for mixed-income and affordable housing developments.

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[3] Southeast Valley Community Plan Updates: https://planning.lacity.gov/community-plan-update/southeast-valley

[4] Affordable Housing and Community Benefits System Handout: https://planning.lacity.gov/odocument/a0c83065-b491-4a2c-ba75-0876fe01cf39/Affordable_Housing_and_Community_Benefits_System_Handout_AD.pdf

[5] 2021-2029 Housing Element: https://planning.lacity.gov/plans-policies/housing-element

Does the plan contain any measures to transition from higher-scale to lower-scale development?

One of the concerns expressed during the SEV CPU outreach phase was a desire to have transitions between larger, taller buildings along major corridors, to lower-scale buildings in more interior, residential neighborhoods. The SEV CPU proposes to achieve this in two ways. The first is the general approach to zoning strategy in the SEV CPU area, which places the highest densities and building heights mainly along corridors where existing and planned major transit infrastructure is located, such as Lankershim, Van Nuys, Ventura, and Sepulveda Boulevards. The proposed zoning gradually permits less height and density as one moves further from these corridors, in an effort to acknowledge existing community scale. Secondly, the new zoning will contain a “Height Transition" standard which is used to address concerns that can arise when higher scale development abuts lower scale buildings. If a proposed project is abutting a lot with a maximum height of less than or equal to 33 feet, the Height Transition tool will apply. The tool requires upper stories of buildings to “step back” away from adjacent properties as the building’s height increases, as shown in the diagram below. This tool helps to make taller buildings feel more contextual and compatible with their lower scale neighbors, where such conditions are present.



Will new Specific Plans or Overlays be included as part of the Community Plans Update? What will happen with existing Specific Plans and Overlays?

There are currently 15 planning overlays in the Southeast Valley. The goal of the Southeast Valley Community Plans Update is to integrate these overlays into the base zoning regulations. Where possible, design guidelines and other overlay regulations will be codified into the Form District and Frontage District regulations, restrictions on uses, including auto-related activities, will be codified in the Use Districts, and additional development regulations will be codified into the Development Standards Districts.

The Mulholland Scenic Parkway Specific Plan will remain in effect, and the Ventura - Cahuenga Boulevard Corridor Specific Plan's development standards will be incorporated into the base zoning regulations, but a part of the structure of the Specific Plan will remain in effect.

Will this plan protect historic resources in the Southeast Valley?

As part of the Community Plans Update process, City Planning looks at how to balance the need for new housing and mixed-use development across the entire City, with the recognition of the significant historical and cultural contributions and legacy of many communities throughout Los Angeles. Through the Community Plans Update process, new zoning tools are proposed to provide demolition delay and reflect the unique architectural styles in surveyed eligible historic districts, or individual resources.

The new zoning tools applied through the Community Plans Update include Individual Historic Resources or Conservation Districts paired with Character Frontages. For more information about the Conservation Districts and Individual Historic Resources the SEV CPU are proposing, please review the Historic Resources Handout[6] or watch a Webinar[7] hosted by the SEV CPU team and City Planning's Office of Historic Resources. For historic resources and the eligible sites, please reference the "Existing and Proposed

[6] Historic Resources Handout: https://planning.lacity.gov/odocument/418f79c3-415a-46c0-856f-440e876c07f6/Historic_Resources_Handout_Formatted.pdf

[7] SEV CPU Historic Resources Workshop: https://www.youtube.com/watch?v=LQAzEqLazz0

Overlays" tab of the interactive draft Zoning Map found on the SEV CPU website[8]. To provide feedback on historic resources in the Southeast Valley, use this feedback form[9].

How does State Senate Bill 79 (SB 79) impact the Community Plan Updates?

Senate Bill 79 (SB 79), which became effective on July 1, 2026, enables increased housing near transit by introducing new by-right development standards for residentially and commercially zoned parcels located within a ½ mile from eligible transit stops. The bill applies to Transit-Oriented Development (TOD) stops as defined in the bill and categorizes them into two tiers (Tier 1 and Tier 2) with scaled development standards. More information about SB 79 can be found on the CIty's SB79 website[10].

SB 79 allows jurisdictions to temporarily pause its enforcement if it already has sufficient zoning capacity and needs more time to assess sensitive sites. The City passed two Ordinances (Phased Implementation Ordinance[11] and the Low-Rise Ordinance[12]), which became effective in June 2026, and work together to pause the implementation of SB 79 within the City. The Low-Rise Ordinance expands the Mixed-Income Incentive Program (MIIP), an existing incentive program established in the Citywide Housing Incentive Program (CHIP)[13], to include all residential zones, including single-family residential zones, within half a mile of SB 79 qualified transit stops.

The City is currently evaluating the potential impacts of SB 79 implementation, and the SEV CPU will need to account for the potential build out of SB 79 during the environmental analysis phase. Additional details will be shared when available on the City's SB 79 website[14].

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[8] https://planning.lacity.gov/community-plan-update/southeast-valley
[9] SEV CPU Historic Resources Feedback Form: https://docs.google.com/forms/d/e/1FAIpQLSdD7ZpQic2I6eH26NFQjeImlHhkUkLI-OXunxS0qK4gGDMJYA/viewform
[10] Senate Bill (SB) 79: https://planning.lacity.gov/resources/senate-bill-sb-79
[11] Phased Implementation Ordinance: https://cityclerk.lacity.org/onlinedocs/2025/25-1083-S4_ord_188968_06-30-26.pdf
[12] Low-Rise Ordinance: https://cityclerk.lacity.org/onlinedocs/2025/25-1083-S3_ord_188967_06-30-26.pdf
[13] Citywide Housing Incentive Program: https://planning.lacity.gov/plans-policies/citywide-housing-incentive-program
[14] See Footnote #9

How will we get there?

To date the SEV CPU team has released the draft zoning and a further refined General Plan Land Use Designation map and policy documents which are all available to view on the website[15]. Before adoption, the SEV CPU will release the proposed Mobility Element amendments and Environmental Impact Report. In order to get there though, the SEV CPU Team needs community feedback!

The new plans will be the result of a multi-year process where everyone who lives, works, and plays in the Southeast San Fernando Valley will have had a chance to make their voices heard. Through outreach materials such as the interactive draft zoning map and topical handouts, interactions or meetings with constituents, and continued analysis, the SEV CPU Team will continue refining zoning, land uses, and policies to reflect the community's vision for the Southeast Valley.

Interested parties can sign up to receive email updates and details on upcoming community outreach events by visiting the SEV CPU website[16]. The SEV CPU Team encourages community input.

[15] See Footnote #3
[16] See Footnote #3