

Orange Line Transit Neighborhood Plans

North Hollywood Station Area

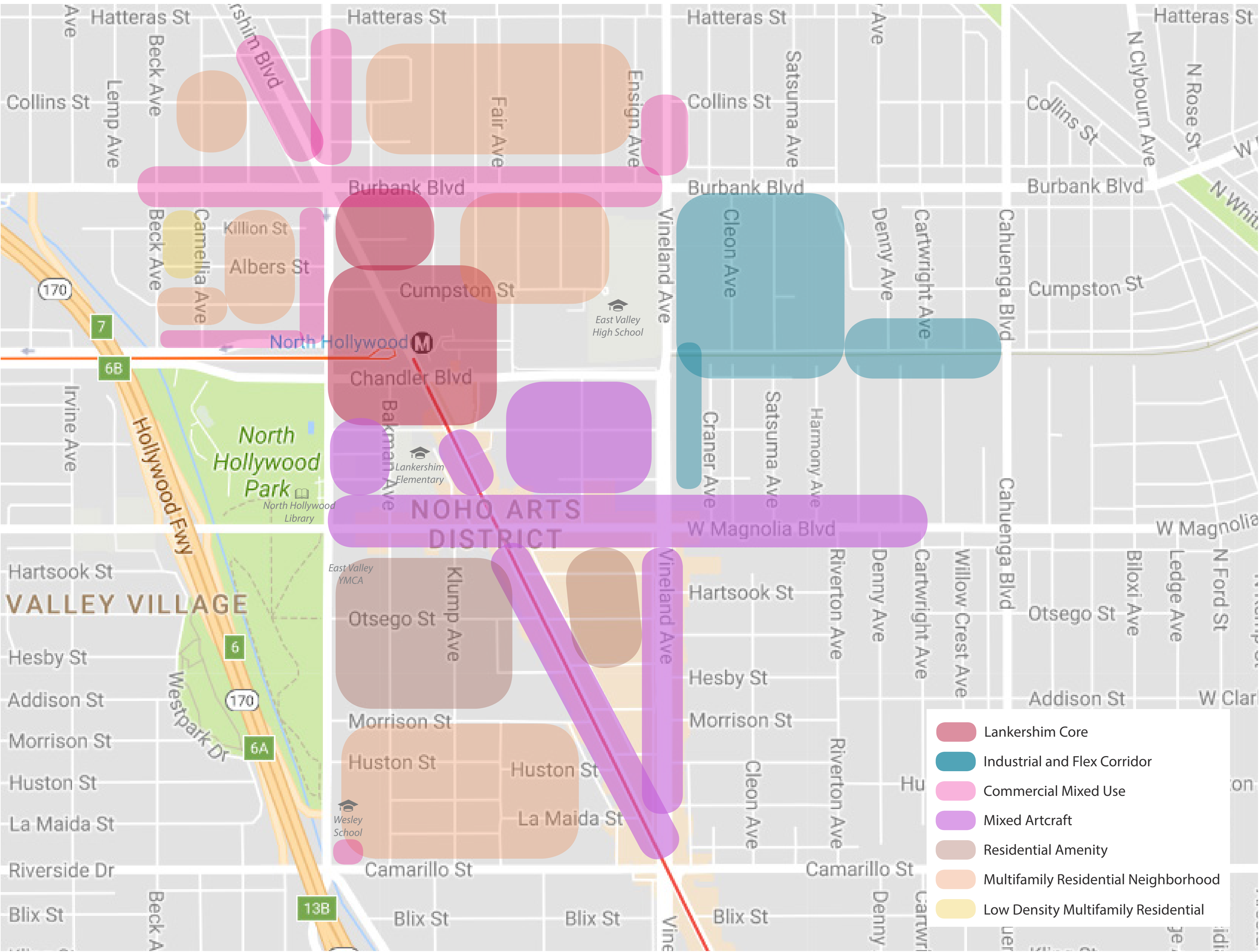


Vision

Creative Industry and Artisanal Hub

Goals

- **Allow densities that support the function of the area as a regional center** by removing development restrictions in the Community Redevelopment Agency Plan
- **Reinforce the character of the NoHo Arts District** by integrating the existing Commercial Artcraft Overlay into zoning through a Mixed Artcraft use district that allows for mixed use development as well as arts-oriented light industrial uses (pottery, welding, recording, woodworking, etc.)
- **Retain existing design standards outlined in the Community Redevelopment Agency Design for Development Plan** by implementing pedestrian-friendly design and site planning regulations
- **Preserve industrial areas for job generating uses** and require pedestrian-friendly design while retaining the functionality of the area and minimizing vehicle and pedestrian conflict
- **Enhance and expand multifamily residential** by requiring pedestrian-friendly design and incentivizing provision of affordable housing



Strategies

Lankershim Core



- Allows for the most intensity near the intersection of the Orange and Red Lines.
- Supports core retail and encourages indoor and outdoor restaurants and other active uses, along Lankershim from Chandler to Burbank.
- Incorporates design standards from Community Redevelopment Agency plan into new zones.
- Regulates height and number of residential units by floor area based on lot size.
- Typical building types include mixed use development, office, and commercial.
- **Max Floor Area Ratio (FAR): 3.0 to 6.0 ***
- **Max Height: Restricted by FAR**

Commercial Mixed Use



- Activates commercial corridors with a variety of uses that serve the local community, such as cafes, restaurants, and shops, while providing housing at a greater density along secondary streets such as Burbank and Tujunga.
- Requires buildings to be placed at the sidewalk, a minimum storefront transparency, and parking at the side or in the rear.
- Typical building types include commercial or mixed use buildings.
- **Max FAR: 2.5 to 6.0***
- **Max Height: Restricted by FAR**

Industrial and Flex Corridor



- Protects industrial corridor along Chandler east of Vineland for jobs uses, particularly those incompatible for residential adjacency.
- Allows for uses such as light manufacturing, studios, production, and incubator space.
- Permits additional intensity along sections of Vineland, Burbank, and Chandler to expand jobs base, while preserving small businesses in other areas by maintaining lower intensity limit.
- Typical building types include industrial, light industrial, and flex office space.
- **Max FAR: 2 to 4***
- **Max Height: Restricted by FAR***

Mixed Artcraft



- Maintains existing arts and studio uses within existing Commercial Artcraft Overlay district, which allows for residential, commercial, and arts-related light industrial uses.
- Promotes the character of the NoHo Arts District, while providing housing at a greater density along Magnolia, Lankershim, and Vineland.
- Requires buildings to be placed at the sidewalk, a minimum storefront transparency, and parking at the side or in the rear.
- Typical building types include commercial, mixed use, and Live/Work buildings.
- **Max FAR: 2.5 to 6.0***
- **Max Height: Restricted by FAR**

Multifamily Residential Neighborhood



- Allows medium density multifamily residential development and incentivizes affordable housing.
- Typical building types include apartments or condominiums with below-grade or structured parking.
- **Max FAR: 3.0 to 4.0***
- **Max Height: 3 to 7 stories***

Residential Amenity



- Allows for residential as well as limited neighborhood-serving uses, such as day cares and cafes, to make area more active.
- Restricts tenant size for neighborhood-serving uses in order to retain residential focus while allowing small businesses and neighborhood amenities.
- Typical building types include residential-only buildings and limited commercial establishments that enhance neighborhood life.
- **Max FAR: 3.0 to 4.0***
- **Max Height: 7 stories***

*Generalized, but can differ depending on type of building and area; see chart for details



Partially funded by Metro

November 2017 Open Houses

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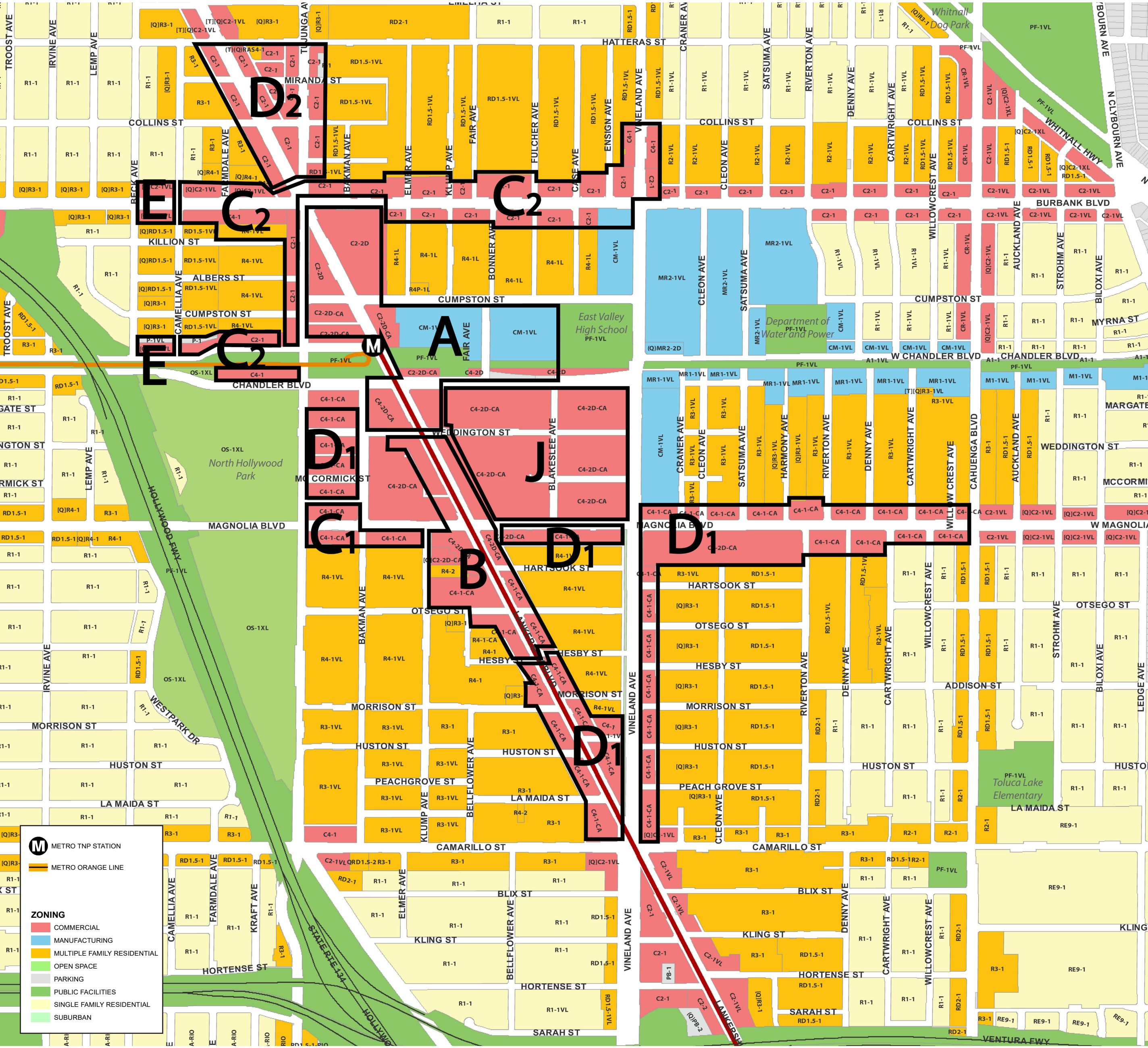
North Hollywood Station Area



Concept: Main Corridors & Community Redevelopment Agency (CRA) Plan Area

Allowable Uses		Floor Area Ratio (Base / Bonus) ²		Height		Density (Units per square foot of Lot Area)	
Proposed	Existing	Proposed	Existing ¹	Proposed	Existing ¹	Proposed	Existing ¹
A General Commercial	Regional Commercial	3/6	6 ³	Restricted by FAR	65'/98' to 200'/233'	Restricted by Form	484 ³ /267
B Mixed Use Artcraft	Community Commercial	3/6	6 ³	Restricted by FAR	45' to No limit	Restricted by Form	1245 ³ /732
C1 Mixed Use Artcraft	Community Commercial	3/4	1.5/3.75	Restricted by FAR	20'/42' to 75'/97'	Restricted by Form	968 ³ /569 to 1,245/732
C2 Community Commercial	Community Commercial	3/4	1.5/3.75	Restricted by FAR	20'/42' to 75'/97'	Restricted by Form	968 ³ /569 to 1,245/732
D1 Mixed Use Artcraft	Community Commercial	2.5/3.75	1.5/3.75	Restricted by FAR	Restricted by FAR	400/200	400/235 to 1,245/732
D2 Community Commercial	Community Commercial	2.5/3.75	1.5/3.75	Restricted by FAR	Restricted by FAR	400/200	400/235 to 1,245/732
E Neighborhood Commercial	Neighborhood Oriented Commercial	2.5/3.75	1.5/3.75	45'/67'	45'/67'	400/200	400/235
J Mixed Use Artcraft	Community Commercial	3/6	6 ³	Restricted by FAR	65' ¹³ /87'	Restricted by Form	792 ² /465

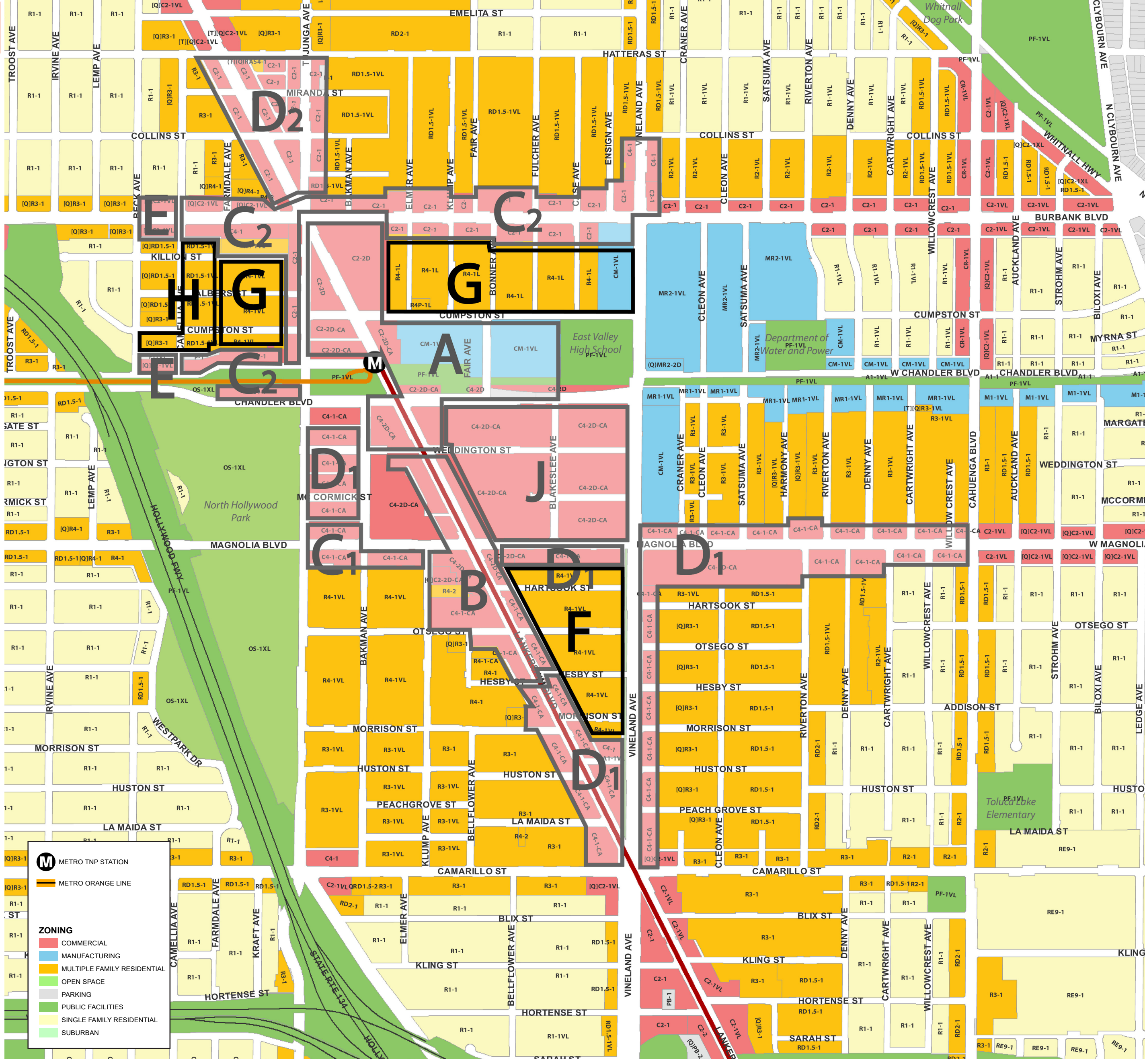
- Objectives:
- Allow density to support the arts district and regional center by removing height and residential density restrictions in the CRA Plan Area
 - Replace the Commercial Artcraft Overlay with a new Mixed Artcraft district that allows for traditional mixed use development as well as arts-oriented light industrial uses
 - Retain lower-scale main street commercial uses along Magnolia, Burbank, and parts of Lankershim Boulevards, with greater intensities concentrated at station hub
 - Incorporate design standards from the CRA Design for Development guidelines to implement pedestrian-friendly design and site planning into new zoning standards



Concept: Main Corridors & CRA Plan Area + Multifamily Residential

Allowable Uses		Floor Area Ratio (Base / Bonus) ²		Height		Density (Units per square foot of Lot Area)	
Proposed	Existing	Proposed	Existing ¹	Proposed	Existing ¹	Proposed	Existing ¹
A General Commercial	Regional Commercial	3/6	6 ³	Restricted by FAR	65'/98' to 200'/233'	Restricted by Form	484 ³ /267
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D1 Mixed Use Artcraft	Community Commercial	2.5/3.75	1.5/3.75	Restricted by FAR	Restricted by FAR	400/200	400/235 to 1,245/732
D2 Community Commercial	Community Commercial	2.5/3.75	1.5/3.75	Restricted by FAR	Restricted by FAR	400/200	400/235 to 1,245/732
E Neighborhood Commercial	Neighborhood Oriented Commercial	2.5/3.75	1.5/3.75	45'/67'	45'/67'	400/200	400/235
F Residential Mixed Use	High Medium Residential	3/4.5	3/4.5	75'	45'/67'	200	726 ³ /427
G Residential Multifamily	High Medium Residential	3/4.5	3/4.5	67'	45'/67'	Restricted by Form	400/235 to 800/470
H Residential Multifamily	Low to Medium Residential	3/4.5	3/4.5	45'/67'	33'/55' to 45'/67'	800/470 or 5,000	800/470 or 5,000
J Mixed Use Artcraft	Community Commercial	3/6	6 ³	Restricted by FAR	65' ¹³ /87'	Restricted by Form	792 ² /465

- Objectives:
- Build upon previous concept by expanding design guidelines and building regulations to some multifamily residential areas
 - Allow neighborhood-serving commercial uses such as day cares or corner stores in multifamily residential area bounded by Lankershim, Vineland, and Magnolia (Subarea F)



Concept: Main Corridors & CRA Plan Area + Additional Multifamily Residential

Allowable Uses		Floor Area Ratio (Base / Bonus) ²		Height		Density (Units per square foot of Lot Area)	
Proposed	Existing	Proposed	Existing ¹	Proposed	Existing ¹	Proposed	Existing ¹
A General Commercial	Regional Commercial	3/6	6 ³	Restricted by FAR	65'/98' to 200'/233'	Restricted by Form	484 ³ /267
B Mixed Use Artcraft	Community Commercial	3/6	6 ³	Restricted by FAR	45' to No limit	Restricted by Form	1245 ³ /732
C1 Mixed Use Artcraft	Community Commercial	3/4	1.5/3.75	Restricted by FAR	20'/42' to 75'/97'	Restricted by Form	968 ³ /569 to 1,245/732
C2 Community Commercial	Community Commercial	3/4	1.5/3.75	Restricted by FAR	20'/42' to 75'/97'	Restricted by Form	968 ³ /569 to 1,245/732
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D2 Community Commercial	Community Commercial	2.5/3.75	1.5/3.75	Restricted by FAR	Restricted by FAR	400/200	400/235 to 1,245/732
E Neighborhood Commercial	Neighborhood Oriented Commercial	2.5/3.75	1.5/3.75	45'/67'	45'/67'	400/200	400/235
F Residential Amenity	High Medium Residential	3/4.5	3/4.5	75'	45'/67'	200	726 ³ /427
G Residential Multifamily	High Medium Residential	3/4.5	3/4.5	67'	45'/67'	Restricted by Form	400/235 to 800/470
H Residential Multifamily	Low to Medium Residential	3/4.5	3/4.5	45'/67'	33'/55' to 45'/67'	800/470 or 5,000	800/470 or 5,000
I Residential Multifamily	Low Medium II Residential	2.5/4.35	3/4.35	30'/52'	30'/52'	1,500/882	1,500/882
J Mixed Use Artcraft	Community Commercial	3/6	6 ³	Restricted by FAR	65' ¹³ /87'	Restricted by Form	792 ² /465
K Industrial Mixed II (no residential allowed)	Commercial, Limited, & Light Manufacturing	2.5/4	1.5	Restricted by FAR	Restricted by FAR	--	--
L Industrial Mixed II (no residential allowed)	Commercial, Limited, & Light Manufacturing	2	1.5	Restricted by FAR	Restricted by FAR	--	--

- Objectives:
- Build upon previous concepts by expanding design standards and building regulations to other existing multifamily areas and corridors
 - Include a low-density residential buffer between Camellia and Beck Avenues with additional design regulations
 - Apply design regulations to industrial corridor and allow increased intensity along Vineland, Burbank, and Chandler

