

FACT SHEET

East San Fernando Valley Transit Neighborhood Plan

Summary

In anticipation of the construction of Metro's East San Fernando Valley Light Rail Transit Project (ESFV LRT), and in response to a City Council Motion by Council District Offices 6 and 7 ([Council File No. 19-1289](#)), City Planning launched the East San Fernando Valley Transit Neighborhood Plan (ESFV TNP). The ESFV TNP will align with citywide policies that support housing, equity and sustainability while tailoring strategies to the context and needs of the Northeast Valley. The plan aims to support transit ridership and mobility access, expand future affordable housing opportunities, and support economic vitality throughout the project area by directing growth to transit-served areas. To implement these policies and strategies, the ESFV TNP Team will propose land use designations and zoning regulations for adoption within a half-mile radius from the Van Nuys Boulevard corridor, specifically in areas within the communities of Pacoima, Arleta, and Panorama City.

Frequently Asked Questions

What is the East San Fernando Valley Transit Neighborhood Plan?

A [Transit Neighborhood Plan](#) (TNP) encourages the growth of livable communities around the region's expanding transit network through proactive land use planning. The ESFV TNP will draft and apply land use designations and zoning regulations using the City's [new zoning code](#) along Van Nuys Boulevard around seven Metro stations (see attached study area map). Land use designates the general location and intensity of different uses of land, such as residential, industrial, commercial, open space or public facilities. Each land use designation has a list of corresponding zones that can be applied to a specific property. Zoning determines the specific uses permitted on a parcel



of land and regulates the development of buildings such as the height, building form, and density. The project will be informed by state and city policies, analysis of current physical and market conditions, and continuous community and stakeholder engagement.

What is the difference between the ESFV TNP and the EFV LRT Project?

The [East San Fernando Valley Light Rail Transit \(ESFV LRT\)](#) is a Metro construction project. Meanwhile, the ESFV TNP is a separate effort led by Los Angeles City Planning focusing on updating the land use and zoning of parcels within a half mile radius of seven future Metro station areas and will not address light rail construction or other Metro projects.

What is the preliminary study area for the ESFV TNP?

The preliminary study area will focus on parcels within roughly a half-mile distance of the Van Nuys Boulevard Corridor within portions of the communities of Pacoima, Arleta, and Panorama City. It encompasses the following seven (7) station areas: Van Nuys/San Fernando, Laurel Canyon, Arleta, Woodman, Nordhoff, Roscoe, Van Nuys/Metrolink. The distinct station areas surrounding each station will be planned contextually. Therefore, the study area may be adjusted as the project evolves based on community feedback and analysis.

What planning efforts will address the remaining ESFV LRT stations not part of the ESFV TNP study area?

Los Angeles City Planning is addressing land use and zoning for all stations that are part of the Initial Operating Segment (IOS) of the Light Rail Train, which Metro expects to be operational by 2031. The ESFV TNP team is tasked with planning for the station areas between Van Nuys/San Fernando Road and Van Nuys/Metrolink. All station areas south of the Van Nuys/Metrolink Station are actively being planned by the [Southeast Valley Community Plans Update](#) (SEV CPU) and the [Orange Line Transit Neighborhood Plan](#) (OLTNP). To contact the SEV CPU Team directly, email planning.southeastvalley@lacity.org. To contact the OLTNP Team directly, email planning.oltnp@lacity.org.

What will the ESFV TNP regulate?

Through the use of the [new zoning code](#), the ESFV TNP effort will propose regulations for, but not limited to:

- building scale and height;
- building frontage (how the building interacts with the street);
- development standards (such as pedestrian access and landscaping);
- allowable uses;
- allowable number of dwelling units/density (which can vary within similar sized buildings);
- affordable housing requirements, where applicable; and
- community benefits program(s), where applicable

Will anything be built as a result of the ESFV TNP?

The ESFV TNP will not build development projects, and will not mandate any existing developments to relocate or redevelop. Rather, the ESFV TNP will establish the land use and zoning regulations to guide future development in the plan area. After the ESFV TNP is adopted, any proposed development project in the plan area will undergo review through the planning and permitting processes of the [new zoning code](#).

How will this impact my neighborhood?

Updating land use and zoning in neighborhoods adjacent to the new light rail stations and along the Van Nuys Boulevard corridor will set the stage to facilitate new development that can better accommodate a mix of building types, including incentivizing more affordable housing. It will also help facilitate economic activity and improve access to transit ridership and other community needs and amenities that are limited today.

How can the community get involved in the planning process?

Interested parties can sign up to receive email updates regarding the project, view the current project timeline and details on upcoming community outreach events by visiting the ESFV TNP website: planning.lacity.gov/esfvtnp, or by utilizing the QR code below.

To contact the ESFV TNP Team directly, email planning.esfvtnp@lacity.org.



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Preliminary Project Study Area

