

PROPOSED GUIDING PRINCIPLES



Van Nuys-North Sherman Oaks Community Plan

The following core principles represent the long-term priorities for the Van Nuys-North Sherman Oaks Community Plan. They reflect what we've heard through our outreach and topics that have arisen through technical research. Please review these and let us know what you think.

Please review these proposed principles and let us know what you think.

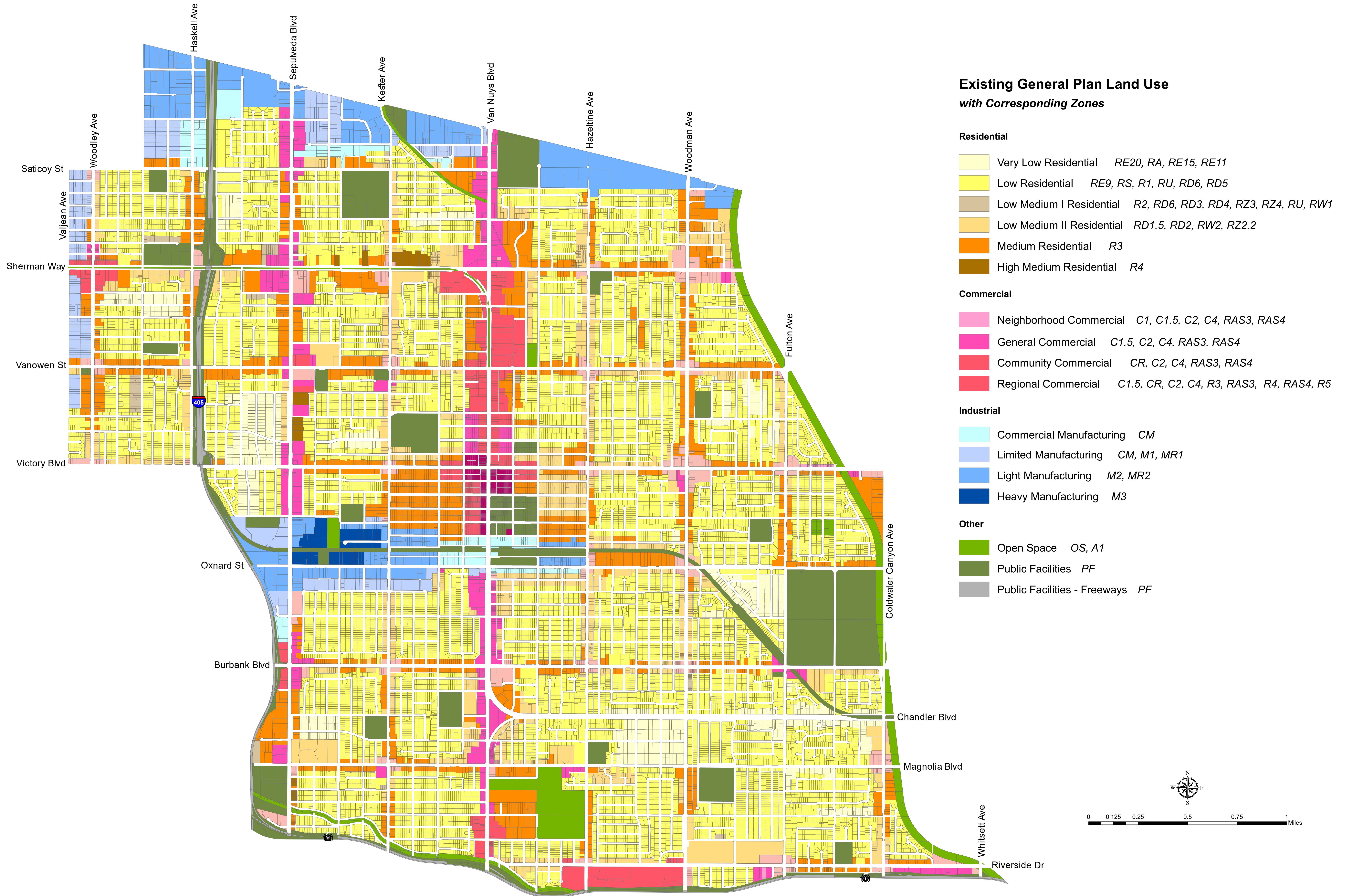


ACCOMMODATE THE NEED FOR GROWTH AND INVESTMENT IN AN INCLUSIVE AND EQUITABLE MANNER	PROMOTE AND EXPAND HOUSING OPTIONS	CREATE MORE COMPLETE NEIGHBORHOODS	SUPPORT A THRIVING AND INCLUSIVE LOCAL ECONOMY	FOSTER A HEALTHY NATURAL AND BUILT ENVIRONMENT THAT SUSTAINS PEOPLE, WILDLIFE AND ECOSYSTEMS	EXPAND AND INCREASE ACCESS TO OPEN SPACE	CONNECT THE COMMUNITY WITH A BIKEABLE, WALKABLE, AND TRANSIT-ACCESSIBLE PUBLIC REALM
<ul style="list-style-type: none"> • Leveraging transit investments to expand opportunities for housing, jobs, and services • Encouraging investment that generates needed community benefits • Implementing mechanisms to create better transitions between areas of varying density/intensity • Strengthening design and form to enhance the public realm and create a sense of place 	<ul style="list-style-type: none"> • Increasing housing options at all income levels, especially in areas well served by transit and along commercial corridors • Encouraging preservation of existing affordable housing • Providing incentives for new affordable housing development • Strengthening design and other standards to ensure compatibility of new development in established residential neighborhoods 	<ul style="list-style-type: none"> • Revitalizing commercial areas with a more varied mix of uses and pedestrian-friendly streetscapes • Encouraging appropriate distribution of housing, shopping, services and recreation throughout the plan area • Promoting adaptation and use of public and other facilities for educational and cultural activities • Enhancing the character and vitality of Van Nuys' historic core 	<ul style="list-style-type: none"> • Protecting industrial land use to support employment growth • Encouraging adaptation of industrial buildings to meet changing needs for creative office, production and distribution activities • Promoting place-making and public realm improvements to enable small businesses to thrive • Promoting office development in amenity-rich areas around transit hubs and on major corridors 	<ul style="list-style-type: none"> • Reducing the environmental impacts of growth by directing it to areas with existing and planned transit investment • Promoting site planning, building design and construction methods that address climate change impacts • Improving pathways to encourage the use of transit modes other than cars • Improving and expanding the tree canopy • Discouraging unhealthy uses in industrial areas adjacent to residential neighborhoods 	<ul style="list-style-type: none"> • Enhancing non-vehicular connections to parks and open space • Raising the visibility of recreational areas and open space along the LA River, Tujunga Wash, and Pacoima Wash • Identifying strategies for acquiring or dedicating land as open space, especially in park-poor areas • Adapting vacant and underdeveloped lots to provide active green space • Encouraging the provision of publicly accessible open space in new development 	<ul style="list-style-type: none"> • Promoting human-centered urban design that prioritizes safety and comfort • Encouraging complete streets that accommodate all modes of transit • Supporting infrastructure for new and alternative transit modes

EXISTING GENERAL PLAN LAND USE

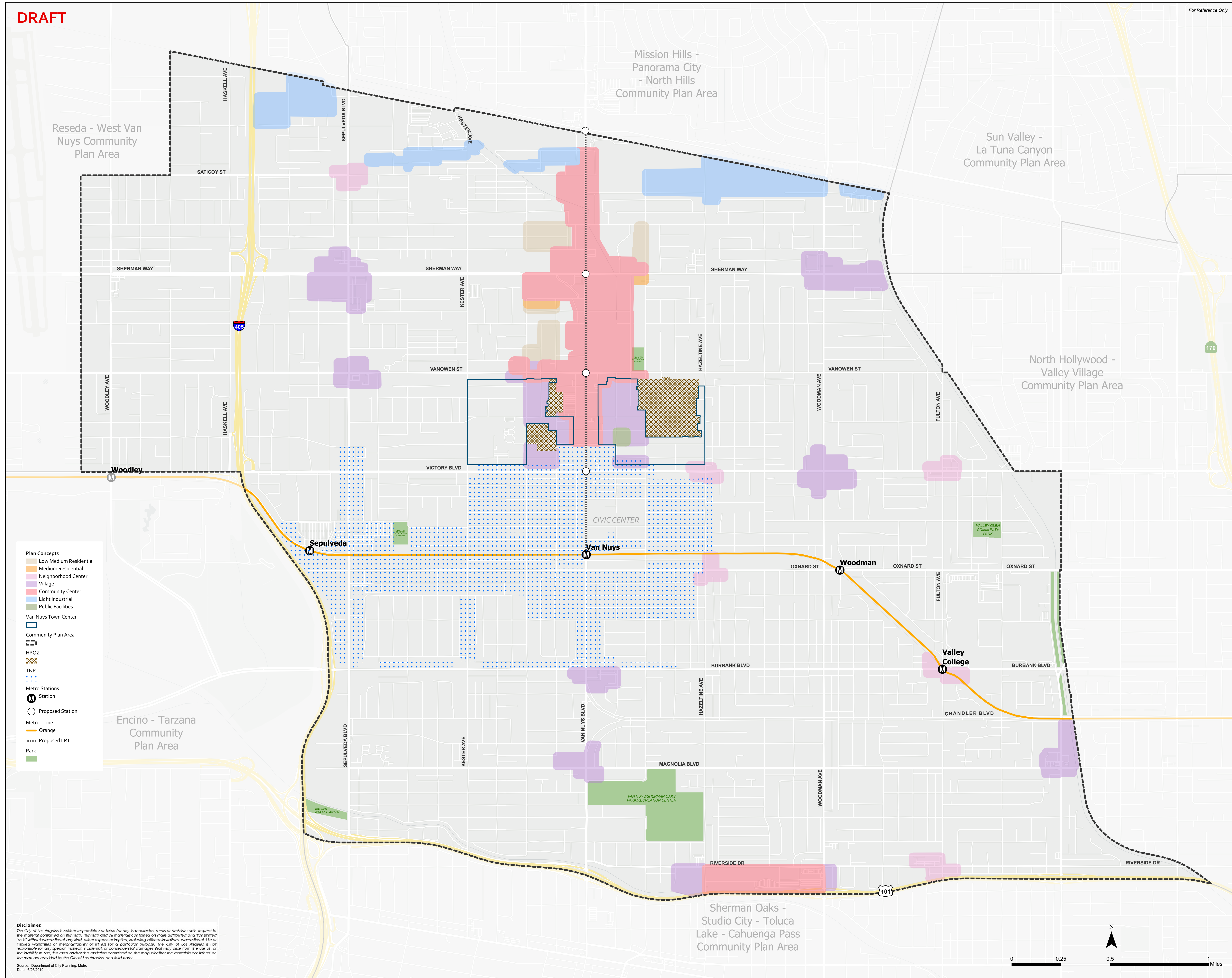


Van Nuys–North Sherman Oaks



PROPOSED CONCEPTS MAP

Van Nuys–North Sherman Oaks Community Plan



PROPOSED CONCEPTS DESCRIPTIONS



Van Nuys–North Sherman Oaks Community Plan



COMMUNITY CENTER (VAN NUYS BOULEVARD)

Van Nuys Boulevard from Hamlin to the Van Nuys Metrolink Station

- Leverage planned transit investment to expand the potential for medium-scale residential and commercial development with multimodal access.
- Promote a mix of housing, retail and offices to support a vibrant neighborhood with economic activity that also serves the larger community.
- Encourage the development of a pedestrian-oriented environment through place-making techniques such as active ground floor uses, ample sidewalks and other amenities.
- Establish permanent affordability incentives in TOC areas.



VILLAGE (COMMERCIAL CORNERS)

Sepulveda at Sherman Way and Vanowen; Van Nuys at Burbank and Magnolia; Hazeltine at Riverside; Woodman at Sherman Way, Victory and Riverside; Coldwater Canyon at Magnolia

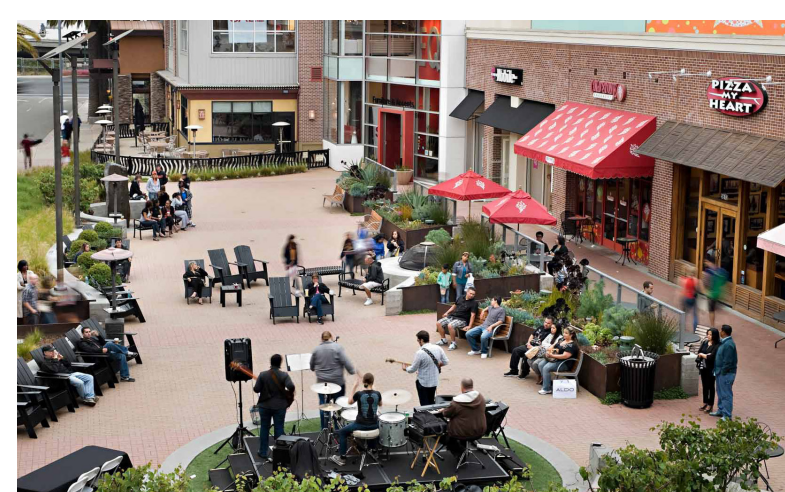
- Energize major commercial intersections to meet the community's need for a broader mix of housing, jobs, services, and shopping options by allowing for greater height and range of uses.
- Encourage urban design that enhances the public realm and creates attractive places.
- Promote walking, biking, and public transit use and create better bike and pedestrian connections to key destinations.



LOW MEDIUM RESIDENTIAL

Single-family areas within ¼ mile of planned light rail stations on Van Nuys Boulevard

- Introduce additional low-density multifamily housing options surrounding transit hubs.
- Apply setbacks, gradual height increases and other buffer mechanisms to create transitions to adjacent low-scale neighborhoods.
- Typical buildings could include fourplexes, condominiums, and townhomes.



COMMUNITY CENTER (RIVERSIDE SHOPPING DISTRICT)

Hazeltine to Woodman between Riverside and the 101

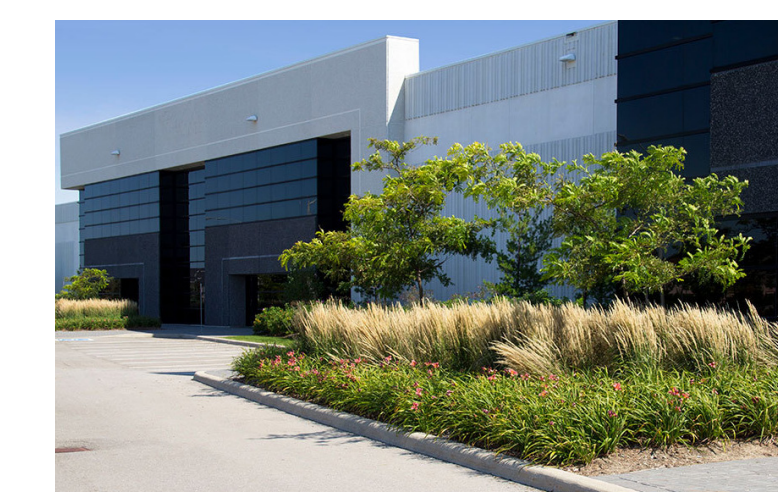
- Ensure that any potential future redevelopment of the Fashion Square superblock is oriented toward and connected to the surrounding neighborhood.
- Apply form requirements and development standards including articulation, varied massing, multiple entry points, landscaping, and other strategies to create a more human-scale built environment.
- Enhance the public right of way and biking/pedestrian amenities around the superblock to encourage multimodal access.



NEIGHBORHOOD CENTER

Sepulveda at Saticoy; Hazeltine at Victory and Oxnard; Fulton at Victory, Burbank and Riverside

- Improve the character and functionality of commercial corners to encourage the development of local businesses and gathering spaces.
- Promote neighborhood-serving retail and amenities through a defined set of uses.
- Introduce form, frontage and site plan requirements to create an attractive pedestrian environment and appropriate transitions to adjacent low-scale zones.



LIGHT INDUSTRIAL

Industrial parcels abutting residential zones

- Apply development standards, similar to the Clean Up Green (CUGU) regulations, to reduce the impacts of industrial activity on adjacent residential neighborhoods.
- Enhance connectivity and access to nearby services and amenities by creating a safe, walkable and bikeable public realm.



VILLAGE (VAN NUYS TOWN CENTER)

Area bordered by Kester, Vanowen, Hazeltine and the northern boundary of the Transit Neighborhood Plan Area

- Enhance the human scale and walkability of the original Van Nuys streetcar suburb, which is characterized by a compact street grid, a concentration of historic homes, churches, and civic buildings, and an abundant tree canopy.
- Promote contextually appropriate infill development that complements the existing Historic Preservation Overlay Zone and historic-cultural monuments identified by SurveyLA.
- Establish a robust set of form and frontage requirements to ensure that new development enhances the public realm and promotes pedestrian activity.



MEDIUM RESIDENTIAL

Transitional residential areas within ¼ mile of planned light rail stations on Van Nuys Boulevard

- Encourage medium-density housing options in transitional residential zones close to future light rail stations.
- Apply setbacks, gradual height increases and other buffer mechanisms to create transitions to adjacent low-scale neighborhoods.
- Typical buildings could include apartments and mixed-used developments.