

SOUTHEAST VALLEY COMMUNITY PLANS UPDATE

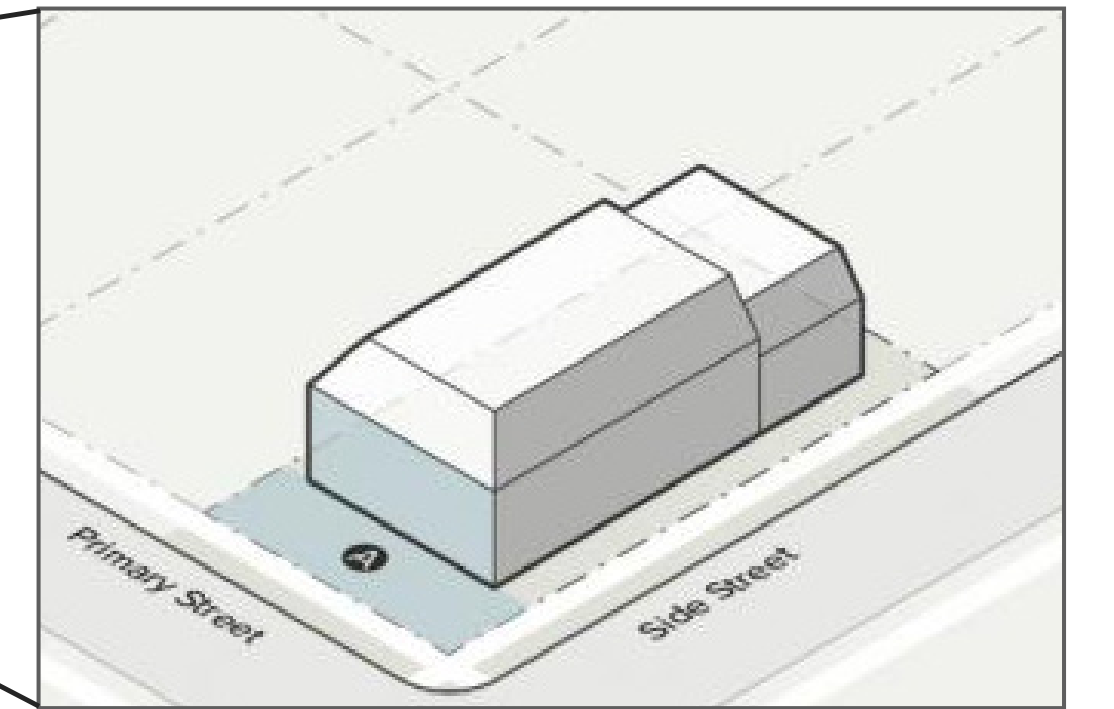
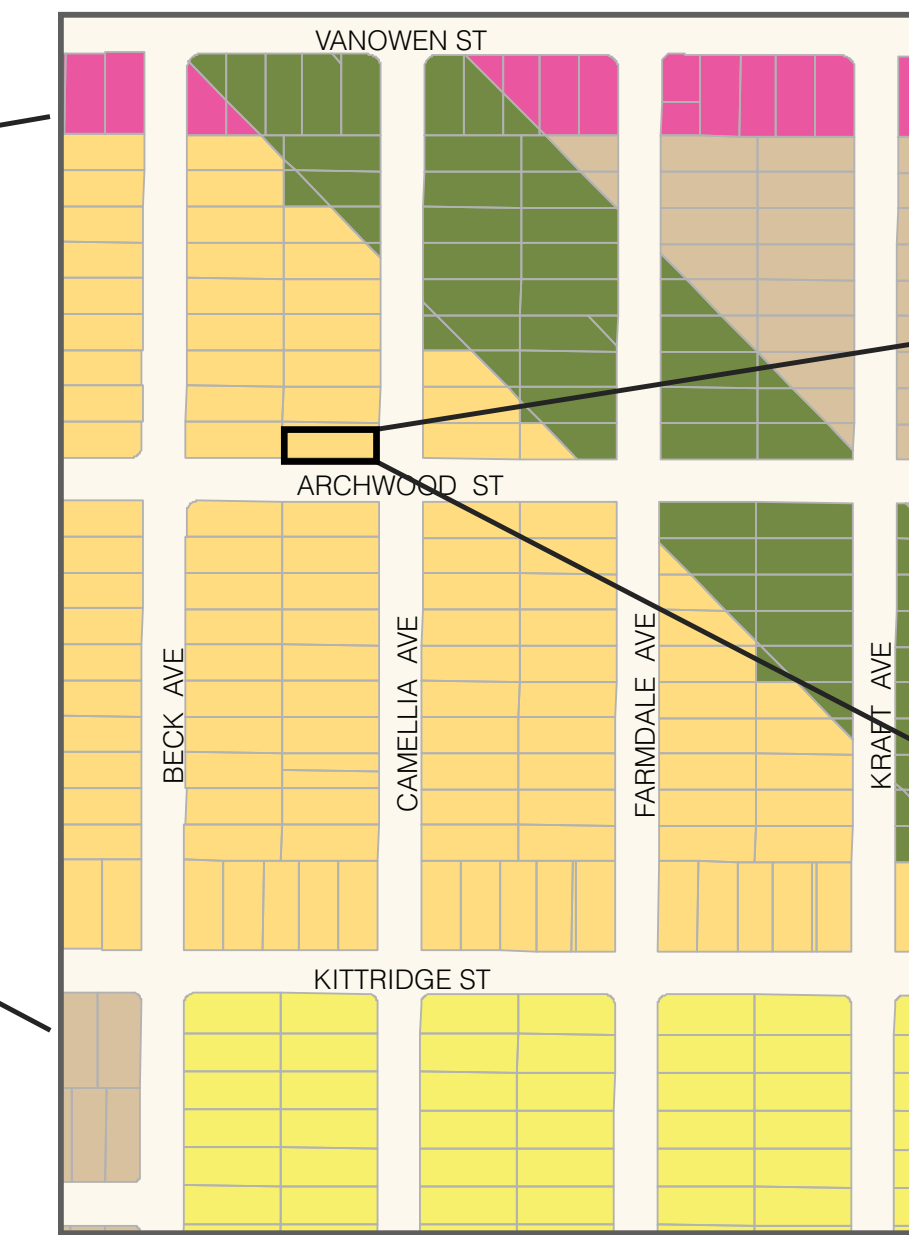
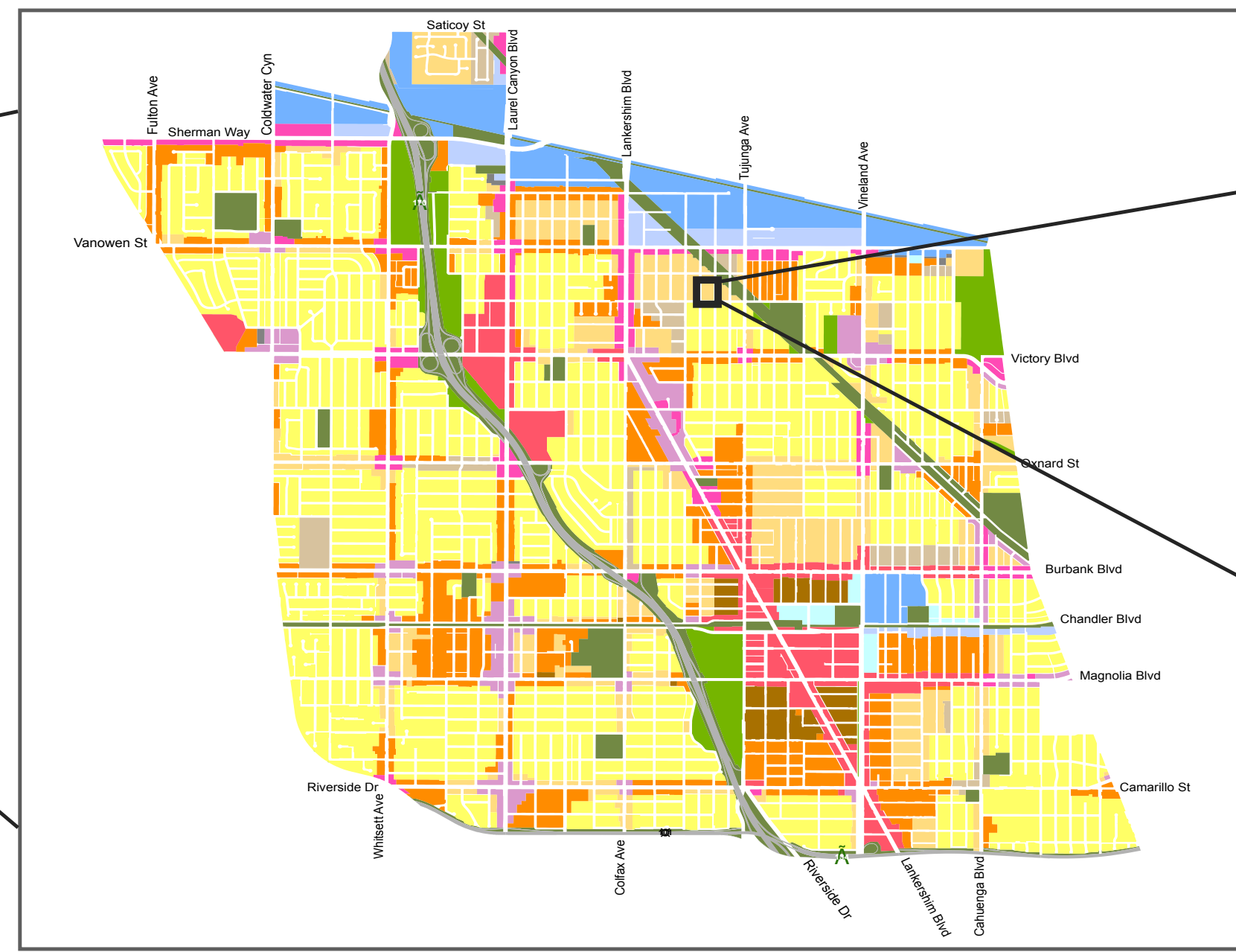
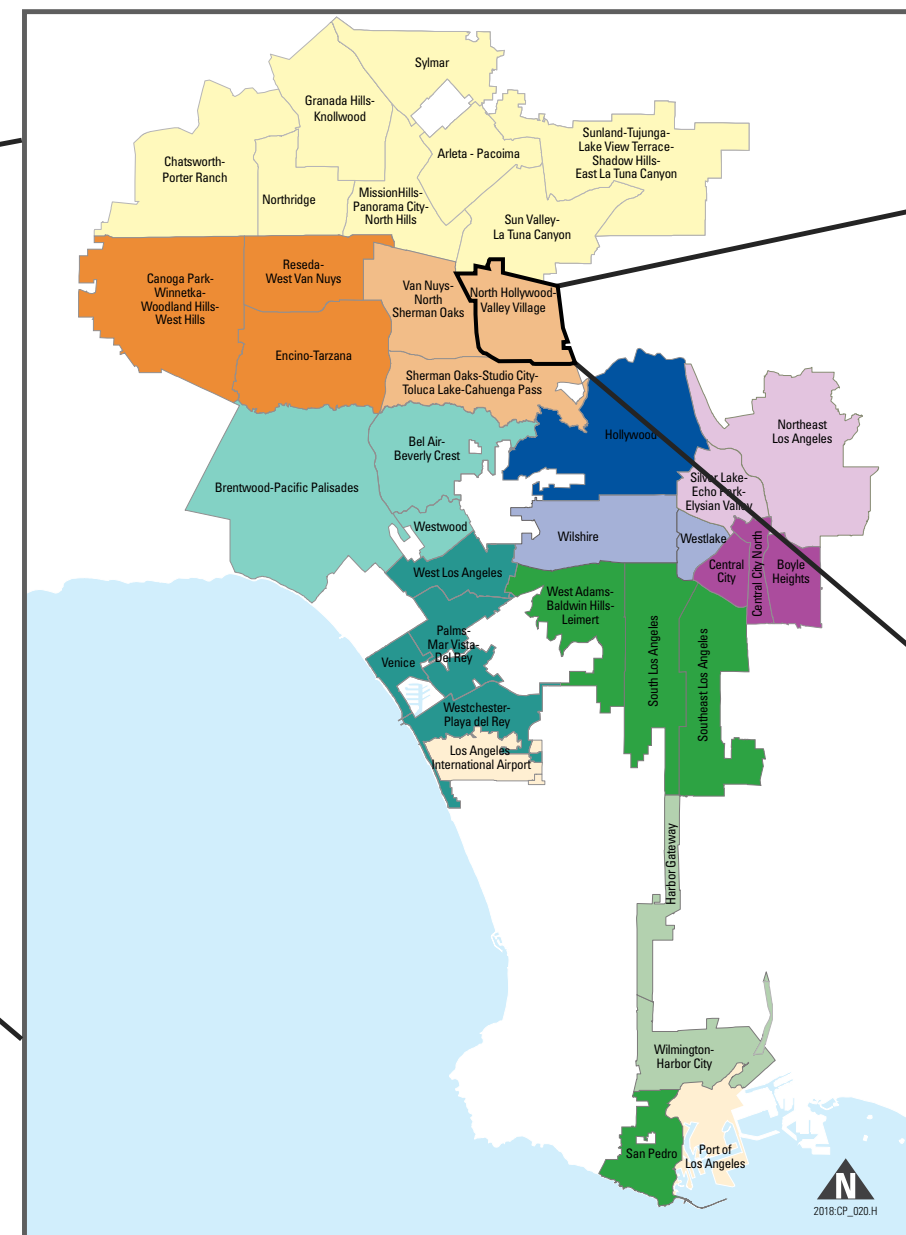
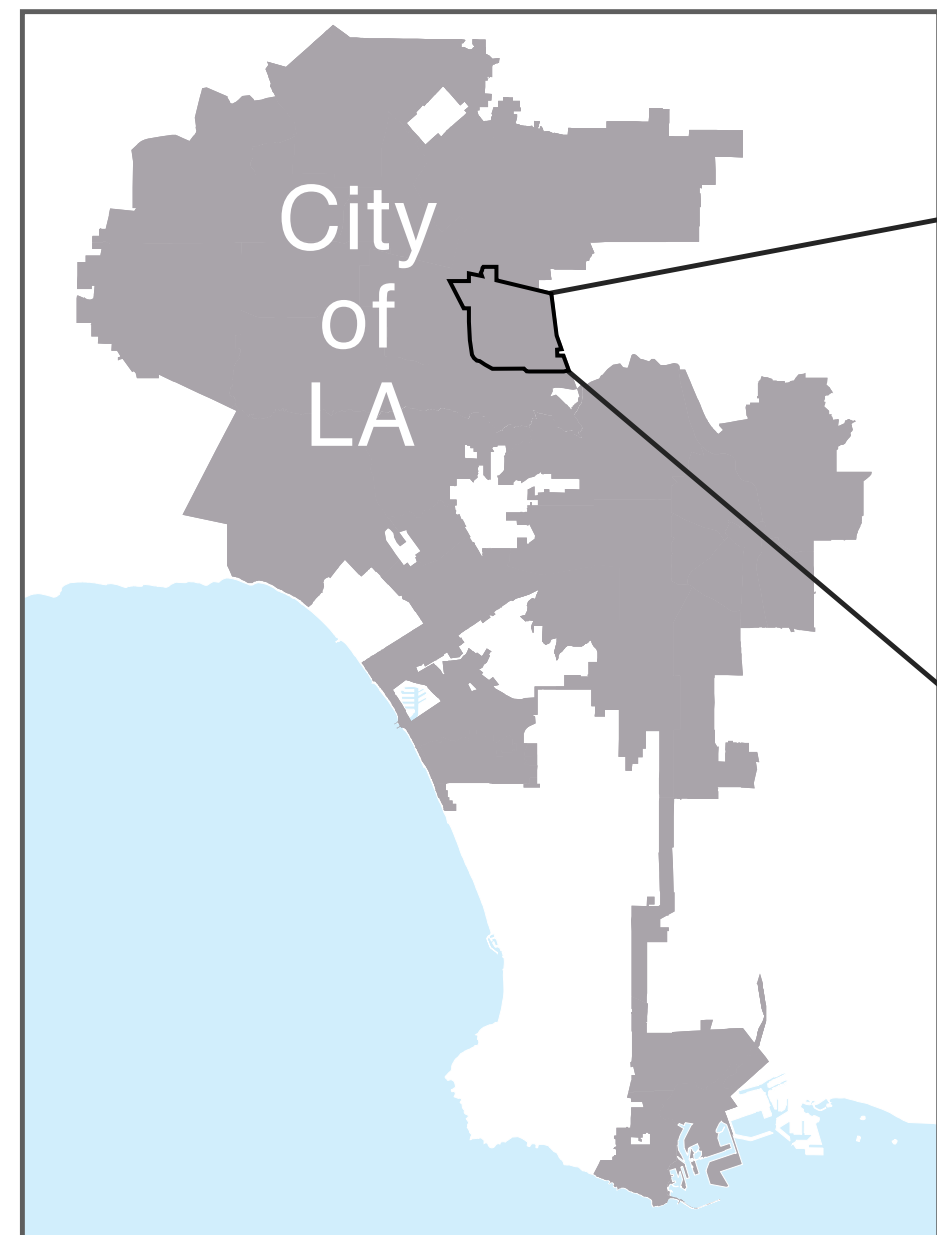
Welcome
¡Bienvenidos/as!

Please sign in
Por favor registrarse



Department of City Planning

UNPACKING PLANNING IN LA



General Plan

The General Plan is the comprehensive plan for the City of Los Angeles. It lays out our values, sets forth a vision for the type of city we aspire to be, and provides guidance on how the city prepares for and responds to change.

The State of California requires each city to adopt a General Plan that covers a variety of topics, called Elements. Los Angeles' General Plan currently contains the following Elements:

- Framework
- Land Use
- Air Quality
- Conservation
- Health
- Historic Preservation & Cultural Resources
- Housing
- Infrastructure Systems
- Mobility
- Noise
- Open Space
- Public Facilities & Services
- Safety

Community Plans

In Los Angeles, the General Plan Land Use Element is divided into 35 Community Plans, each with a policy document and a map of land use designations such as residential, commercial, industrial, and open space. Think of the plans as a blueprint to guide growth in our neighborhoods, by providing specific policies and strategies to achieve each community's vision and the broader objectives of the General Plan.

Community Plans are used to tell developers and homeowners generally what types of uses are allowed, and to ensure proposed projects meet the land use goals for that particular community.

Zoning

Zoning is the primary tool for implementing Community Plan land use policies. Each parcel of land in the City is assigned a zoning designation. Zoning defines allowed uses, maximum height, required yards, and other requirements specific to the property or lot.

Together, land use designations and zoning describe the vision for how land is used, and establish the rules for what may be built.

The City is revising its Zoning Code to offer a more responsive set of tools to guide development in a way that meets the needs of the City's many neighborhoods.

Through the Community Plan Update, the New Zoning Code will be applied to every parcel. The zoning will be represented in a zone string containing five modular components:

[Form District-Frontage-Development Standards] [Use District-Density]

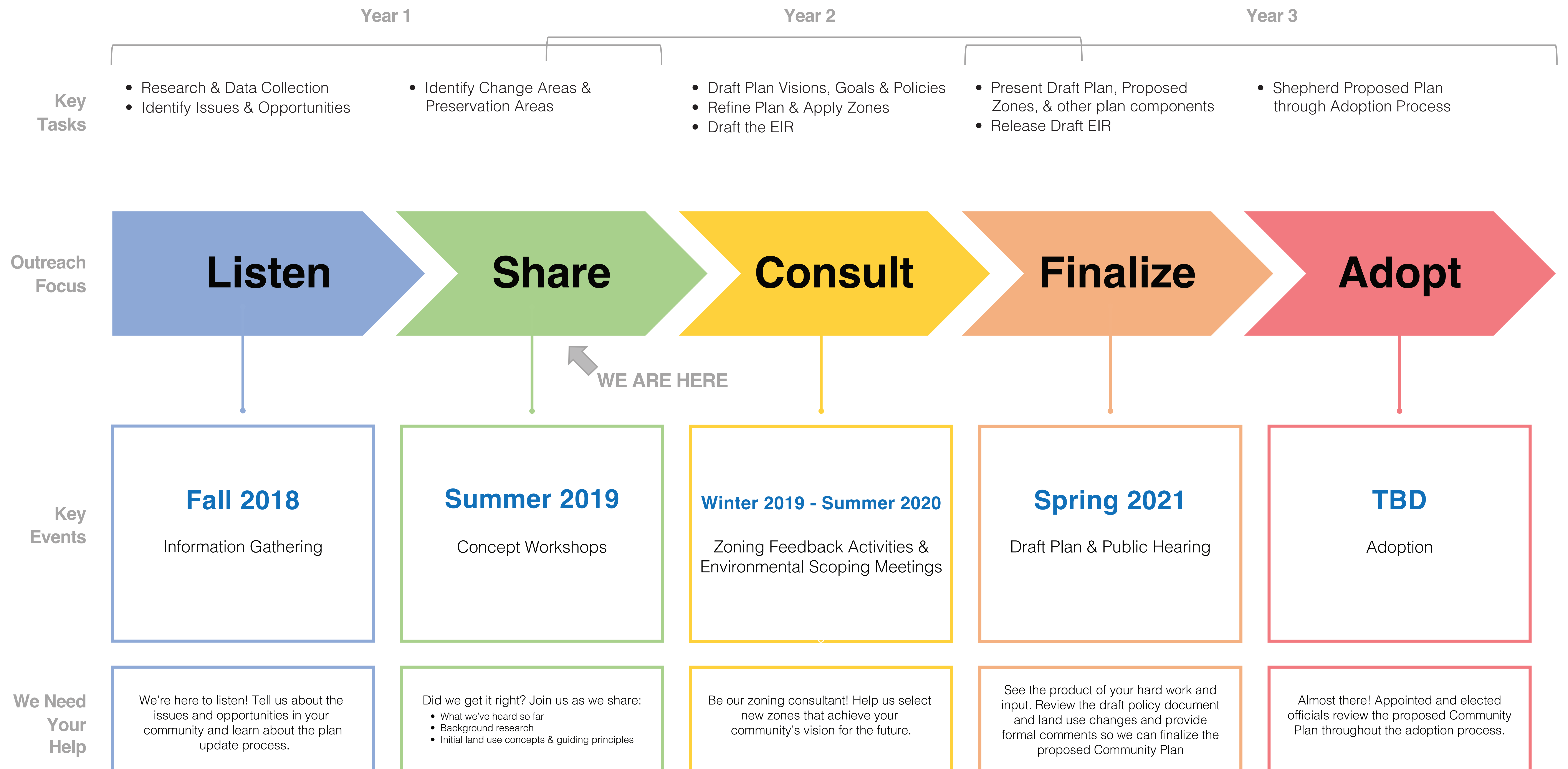
Participate in your local Community Plan Update process to help shape how these tools will be applied in your neighborhood.

SOUTHEAST VALLEY COMMUNITY PLANS UPDATE

OUTREACH PROCESS



NORTH HOLLYWOOD-VALLEY VILLAGE | VAN NUYS-NORTH SHERMAN OAKS | SHERMAN OAKS-STUDIO CITY-TOLUCA LAKE-CAHUENGA PASS



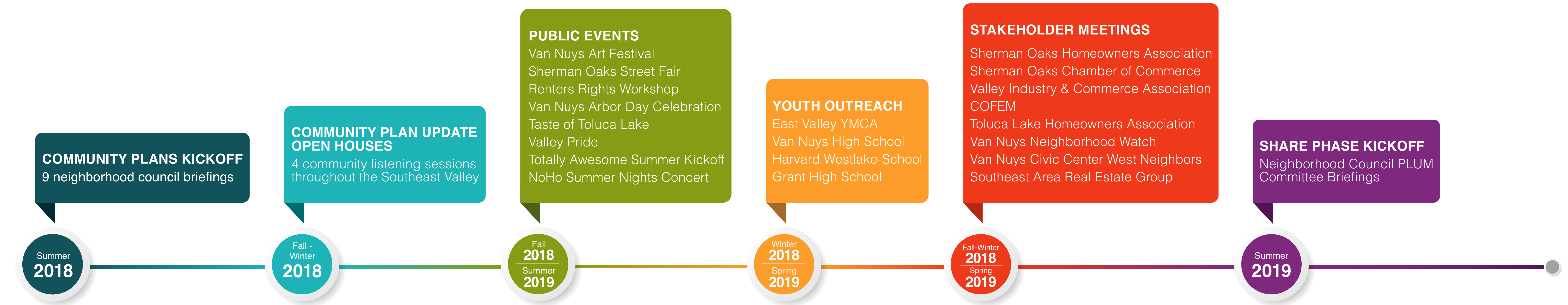
SOUTHEAST VALLEY COMMUNITY PLANS UPDATE

PUBLIC PARTICIPATION & OUTREACH SUMMARY



NORTH HOLLYWOOD-VALLEY VILLAGE | VAN NUYS-NORTH SHERMAN OAKS | SHERMAN OAKS-STUDIO CITY-TOLUCA LAKE-CAHUENGA PASS

475+ survey respondents | 110+ youth engaged | 40+ outreach events | 1500+ stakeholders receiving regular updates



SUMMARY OF COMMUNITY INPUT

North Hollywood - Valley Village

- Preserve existing affordable housing and incentivize new affordable housing.
- Concentrate multifamily, mixed-use, and transit-oriented developments near transit and commercial corridors.
- Retain and encourage more independent businesses.
- Increase mobility options through designing complete and continuous sidewalks and bike paths and encouraging pedestrian-friendly neighborhoods.
- Increase open space and community gathering spaces throughout the community plan area. Promote access to a future revitalized LA River and Tujunga Wash.
- Incentivize new development in underutilized commercial corridors (i.e. Lankershim Blvd and Laurel Canyon Blvd)
- Protect existing industrial areas, which provide important jobs and economic activities. Ensure adequate buffers between noxious industrial uses and residential areas.

Van Nuys - North Sherman Oaks

- Encourage investment to revitalize commercial boulevards, accompanied by measures to prevent displacement of small businesses and building form requirements to improve transitions between more intense and less intense uses.
- Preserve existing affordable housing and rent-stabilized units and add new housing capacity near transit hubs and on commercial corridors.
- Encourage development of destinations such as community/cultural centers, public gathering spaces, and dining and shopping alternatives.
- Retain industrial uses with better mitigation of impacts on nearby residential areas and encourage development of office/hybrid employment spaces.
- Develop new parks and open space opportunities, especially in northern Van Nuys. Enhance connections to open space along LA River and Tujunga Wash.
- Improve sidewalks, tree canopy, and street maintenance, and implement infrastructure such as protected bike lanes to encourage more walking and biking.

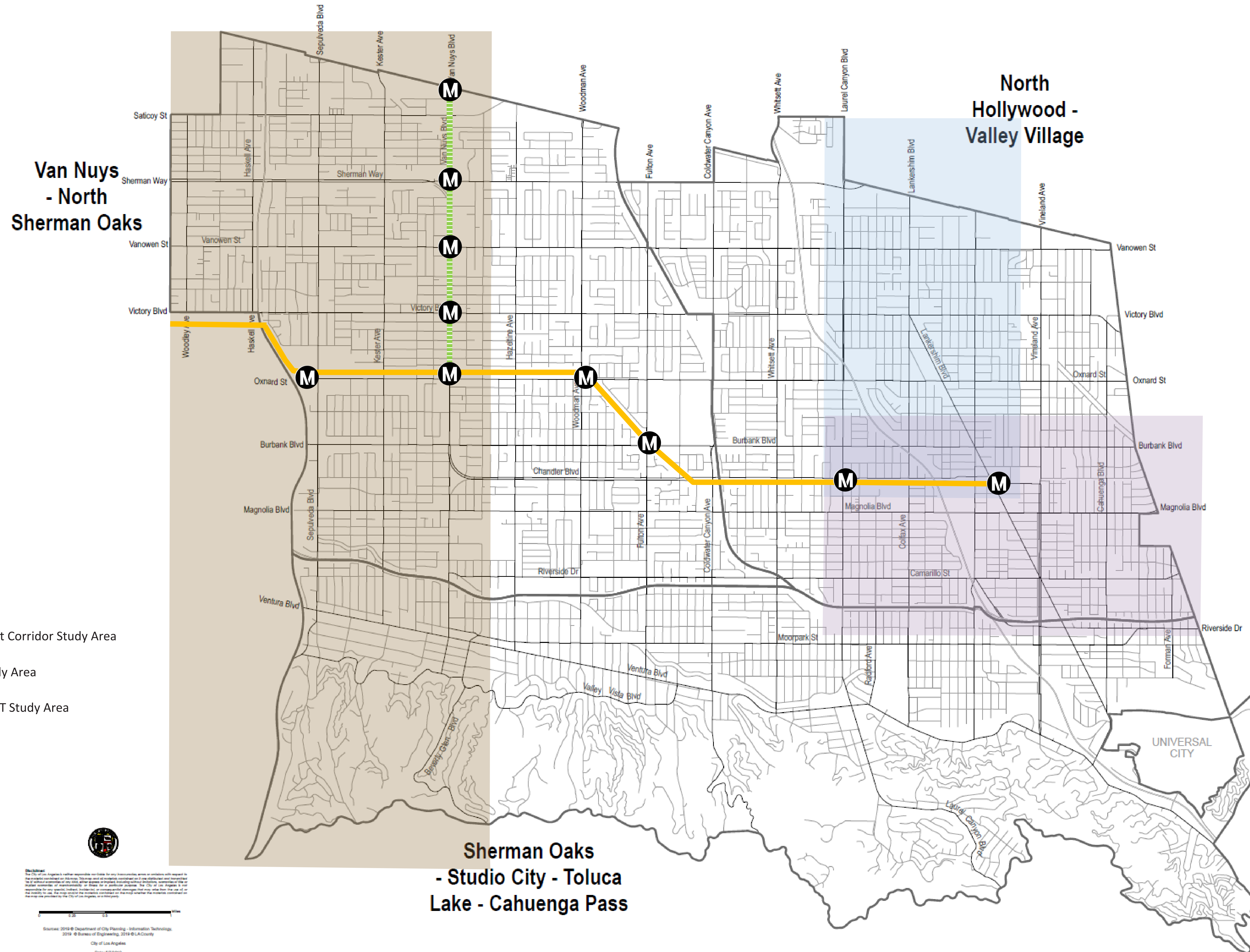
Sherman Oaks - Studio City - Toluca Lake - Cahuenga Pass

- Maintain the historic feel and uniqueness of this area.
- Concentrate new housing capacity near jobs and transit hubs, and make sure it fits with the existing neighborhood character.
- Increase the overall supply of affordable housing to address growing homelessness and prevent displacement.
- Increase employment opportunities in the Valley to reduce commute times and stimulate local economies.
- Support existing independent small shops, which establish an identity for the area.
- Encourage building design guidelines that enhance the pedestrian experience.
- Invest in improving the LA River, already seen as a valuable community asset, and create an accessible riverpath filled with parks and other green spaces.
- Focus on transitions between uses.

FUTURE LA METRO TRANSIT INVESTMENTS



NORTH HOLLYWOOD-VALLEY VILLAGE | VAN NUYS-NORTH SHERMAN OAKS | SHERMAN OAKS-STUDIO CITY-TOLUCA LAKE-CAHUENGA PASS



In the Southeast Valley, billions of dollars in new transportation infrastructure has been approved that will change the way people travel throughout the region. While these projects are managed by Metro, these new investments will be crucial in shaping the future of the Southeast Valley as people become less reliant on automobiles and take advantage of opportunities to ride public transit. The community plan update is a unique opportunity to plan complete, sustainable communities near high quality transit options.

The major new transit infrastructure coming to the Southeast Valley includes the following projects:

North Hollywood to Pasadena Transit Corridor

- Bus rapid transit line that would travel from North Hollywood to Pasadena with multiple stops in Burbank and Glendale
- Expected Completion: 2024

Orange Line Improvements

- Installation of safety and speed enhancements and preparation for future conversion to light rail
- Expected Completion: 2025

North San Fernando Valley Transit Corridor

- Bus rapid transit line that would travel between Chatsworth and North Hollywood
- Expected Completion: 2025

The East San Fernando Valley Transit Corridor

- Light rail transit line that will run along Van Nuys Boulevard
- Expected Completion: 2027

Sepulveda Transit Corridor Project

- New rail transit service between the San Fernando Valley and LAX
- Expected Completion: Transit service between the San Fernando Valley and the Westside is scheduled to open by 2035; service between the Westside to LAX is scheduled to open by 2057*

*The Valley-Westside portion of the project is a candidate for potentially accelerated completion by 2028 if funds become available

For more detailed information about the status of each Metro funded and managed project, please visit www.metro.net.

SOUTHEAST VALLEY COMMUNITY PLANS UPDATE

CONCEPT WORKSHOP DIRECTORY



NORTH HOLLYWOOD-VALLEY VILLAGE | VAN NUYS-NORTH SHERMAN OAKS | SHERMAN OAKS-STUDIO CITY-TOLUCA LAKE-CAHUENGA PASS

Below is information about what you will see at some of the stations today. Please be sure to let us know if you still have questions.

Community Plan Concepts

[PLEASE PROVIDE FEEDBACK FOR THIS STATION ON THE COMMENT SHEET]

- Community plans lay out a vision for inclusive, equitable and sustainable growth in neighborhoods over a 20-year period.
- The proposed guiding principles explain this vision and the conceptual land use plans identify key areas for implementing it.
- The ideas presented at these stations reflect what we have learned over the past year through community outreach and technical research.
- To learn more about these initial concepts, visit the Community Plan Concepts station.

Southeast Valley Waterways Concept

[PLEASE PROVIDE FEEDBACK FOR THIS STATION ON THE COMMENT SHEET]

- Planned improvements to waterways in the Southeast Valley will expand their role as recreational and ecological spaces.
- The Community Plans Update is a unique opportunity to enhance the built environment in areas adjacent to these critical community resources.
- To learn more about what our team is proposing, visit the Southeast Valley Waterways Concept station.

New Zoning Code

- Through the Community Plans Update process, every parcel in the Southeast Valley will be rezoned using new and refined zoning tools.
- The zone string will have five components: Form District, Frontage, Development Standards, Use Districts and Density.
- To learn more about the tools and see examples of how the new zoning code will address common planning issues, visit the New Zoning Code station.

Historic Districts

- In 2017, the City completed SurveyLA, a comprehensive survey of historic resources.
- The survey identified architecturally significant buildings and places of social importance, as well as historic districts, bridges, parks, and streetscapes.
- Through the Community Plans Update, residential and commercial districts identified in the Survey are eligible for enhanced zoning tools meant to preserve the historic development patterns identified in the Survey.
- To learn more, visit the Historic Districts station.

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.

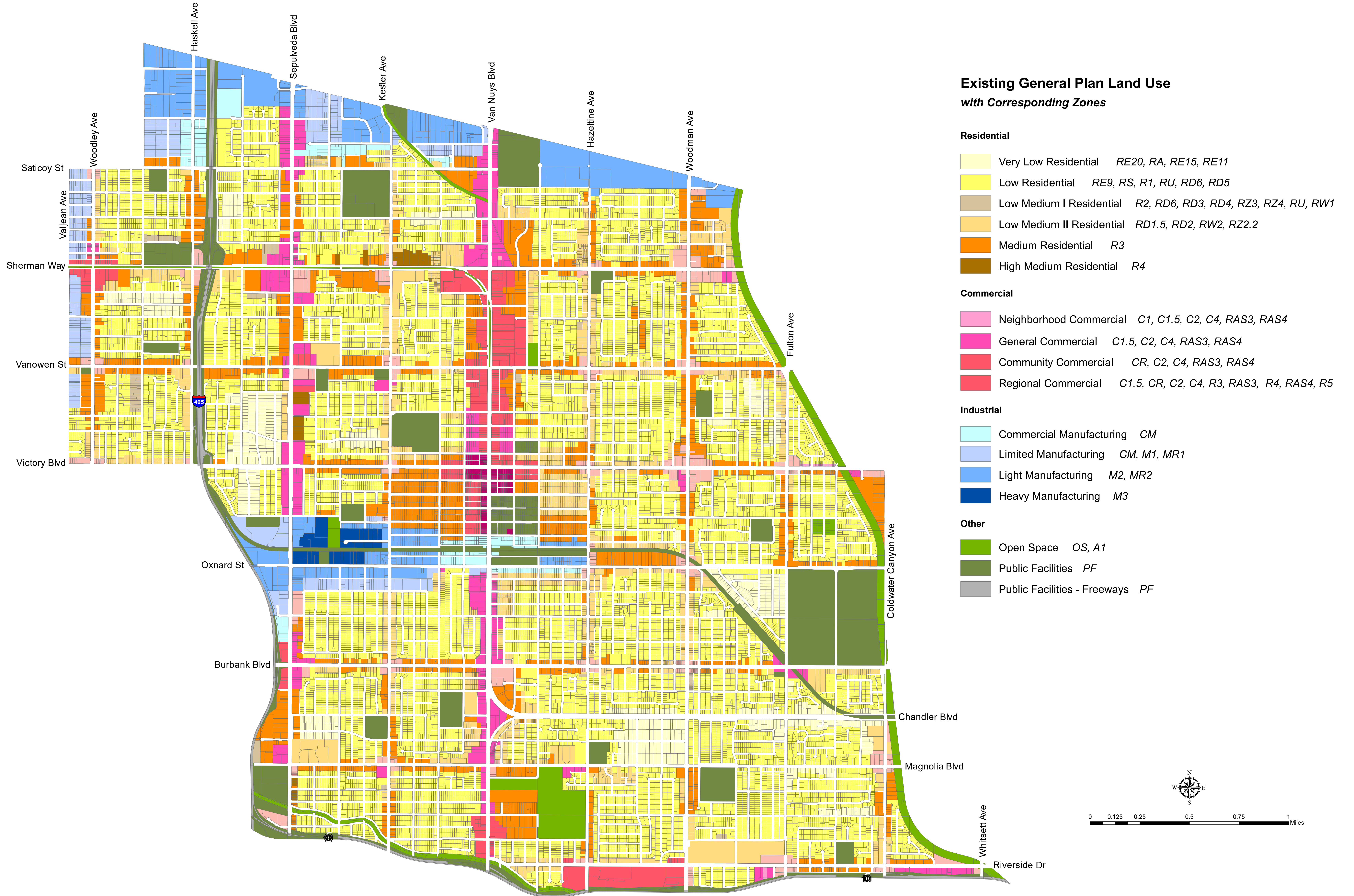


| ACCOMMODATE THE NEED FOR GROWTH AND INVESTMENT IN AN INCLUSIVE AND EQUITABLE MANNER | PROMOTE AND EXPAND HOUSING OPTIONS | CREATE MORE COMPLETE NEIGHBORHOODS | SUPPORT A THRIVING AND INCLUSIVE LOCAL ECONOMY | FOSTER A HEALTHY NATURAL AND BUILT ENVIRONMENT THAT SUSTAINS PEOPLE, WILDLIFE AND ECOSYSTEMS | 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

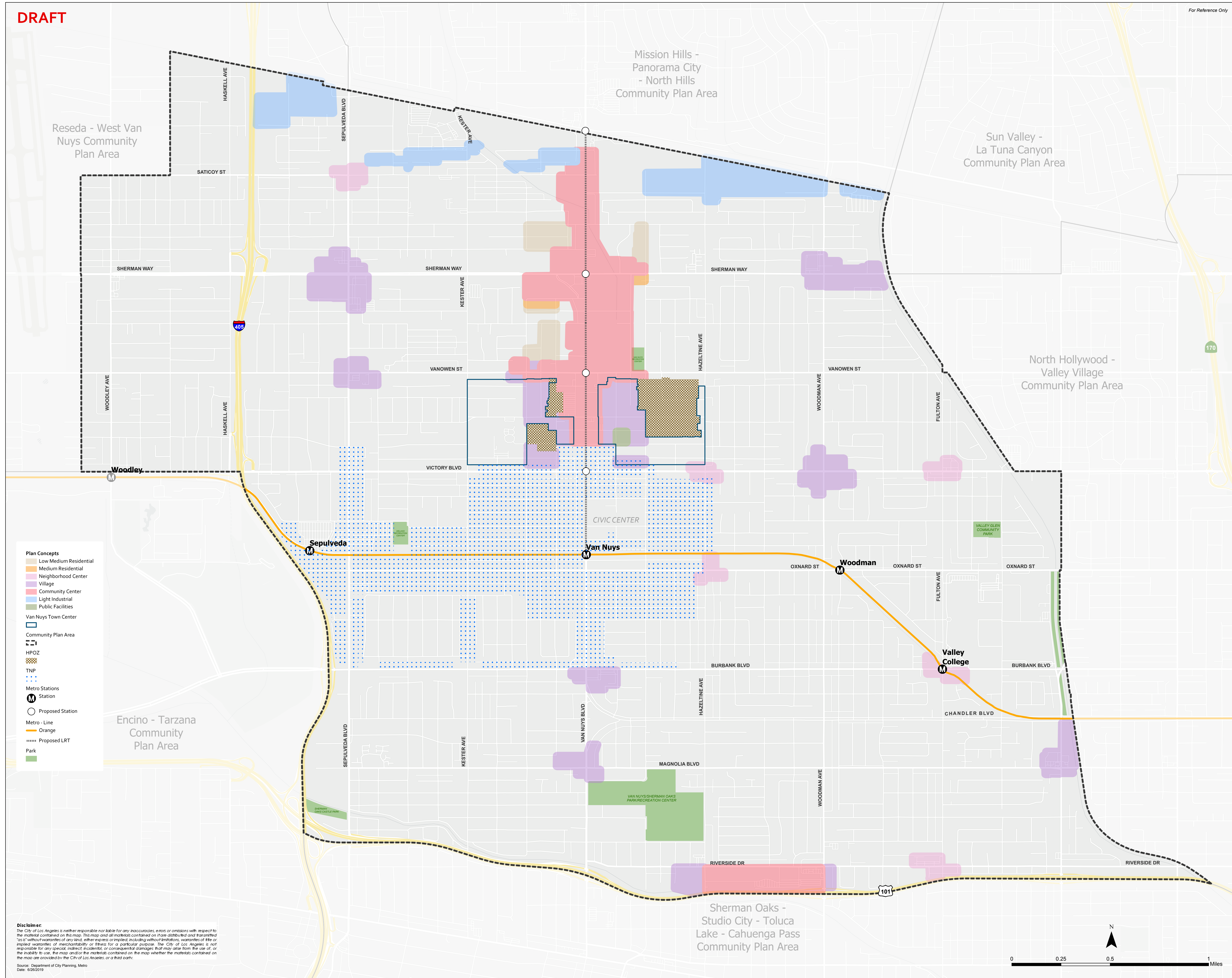


Van Nuys–North Sherman Oaks



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.



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.



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.



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.



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.



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.



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.



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.

PROPOSED GUIDING PRINCIPLES



Sherman Oaks–Studio City–Toluca Lake–Cahuenga Pass Community Plan

The following core principles represent the long-term priorities for the Sherman Oaks–Studio City–Toluca Lake–Cahuenga Pass 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.

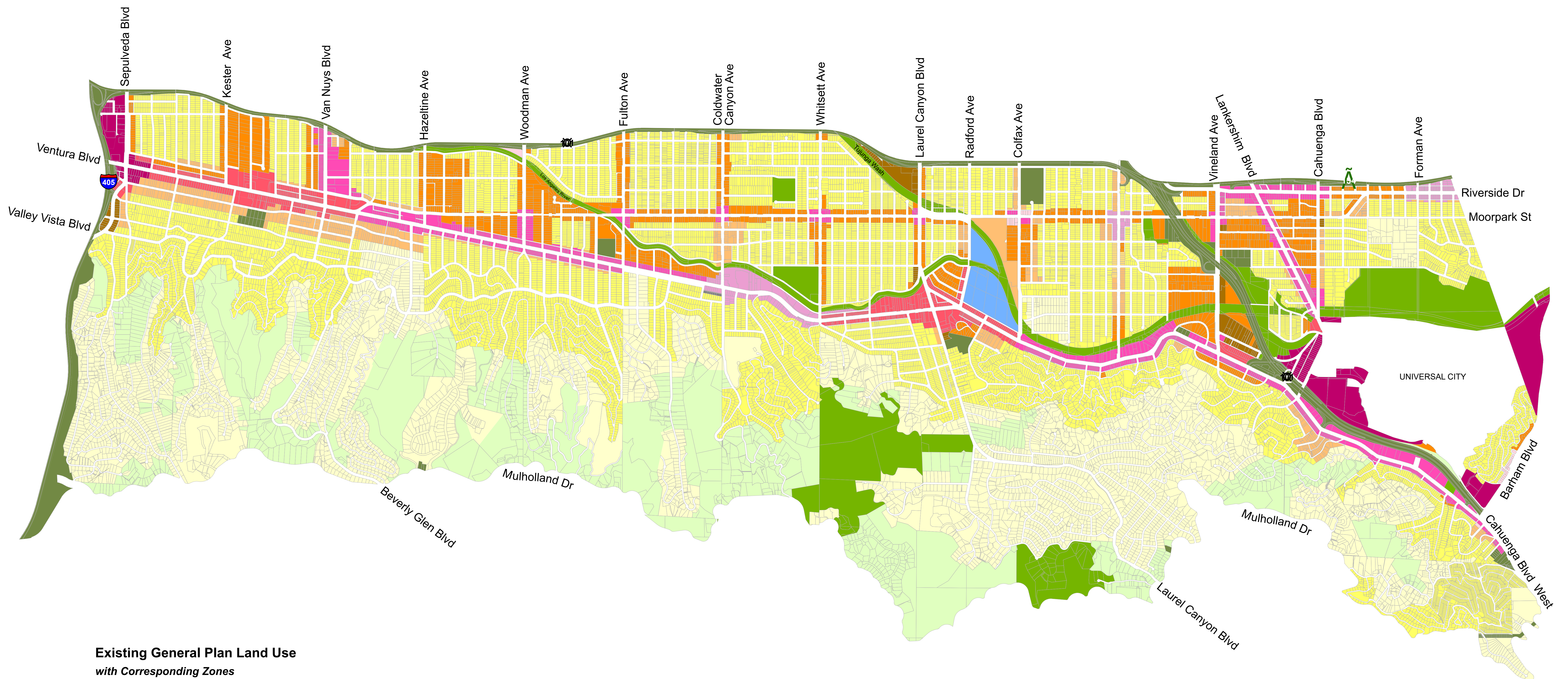
Please review these proposed principles and let us know what you think.



| SUPPORT AND ENHANCE THE QUALITY OF LIFE WITHIN RESIDENTIAL NEIGHBORHOODS | ACCOMMODATE ANTICIPATED GROWTH IN AN INCLUSIVE, EQUITABLE, SUSTAINABLE, AND HEALTHY MANNER | CONTINUE TO SUPPORT A MIX OF COMMERCIAL USES THAT SERVE THE LOCAL POPULATION | CREATE A WORLD-CLASS PUBLIC REALM | PROMOTE A TRANSIT, BICYCLE, AND PEDESTRIAN FRIENDLY ENVIRONMENT | ENCOURAGE OPPORTUNITIES FOR FUTURE EMPLOYMENT | ENHANCE AND PROTECT UNIQUE DEVELOPMENT PATTERNS IN THE COMMUNITY | FOSTER A HEALTHY NATURAL AND BUILT ENVIRONMENT THAT SUSTAINS PEOPLE, WILDLIFE AND ECOSYSTEMS |
|---|---|---|--|---|---|--|--|
| <ul style="list-style-type: none"> • Preventing out of scale development by establishing development and design standards to ensures future development is compatible with existing neighborhoods • Encouraging a range of housing options that allows for a range of affordability • Maintaining development pattern in established low-scale residential neighborhoods | <ul style="list-style-type: none"> • Strategically accommodating growth near quality transit along Ventura Boulevard and near the Universal City/ Studio City Red Line station • Introducing new housing opportunities in proximity to local services and destinations within the community plan area • Promoting infill development to encourage the most efficient use of local infrastructure | <ul style="list-style-type: none"> • Prioritizing neighborhood serving uses along commercial corners that will satisfy the needs of the local community • Encouraging mixed-use buildings that incorporate services, shopping, and dining options • Activating commercial corridors with uses and design standards that will create lively places within the community | <ul style="list-style-type: none"> • Applying design standards that will create a more walkable and accessible community • Growing and protecting the local tree canopy to address the urban heat island effect • Ensuring that public benefits are leveraged from new developments | <ul style="list-style-type: none"> • Giving visitors, employees, and residents travel options by encouraging growth in transit oriented areas • Establishing design standards that encourage stronger connectivity to different modes of transportation • Supporting safe and easy access to the future continuous bikeway/greenways along the LA River and the Tujunga Wash | <ul style="list-style-type: none"> • Leveraging the community’s proximity to existing major employers in Universal City and Burbank by encouraging the growth of related industries in the plan area • Strategically allowing for low- and mid-rise office type developments along corridors that offer strong connectivity locally and regionally • Promoting commercial uses that will serve as ancillary and support services to future employers | <ul style="list-style-type: none"> • Protecting residential and commercial historical resources in the community through prescribed development and design standards • Supporting the viability of the Toluca Lake Community Design Overlay and the Tujunga Commercial District by ensuring that the existing development pattern is continued in any future development • Continuing to maintain a low scale development pattern within hillside neighborhoods | <ul style="list-style-type: none"> • Supporting the long range planning efforts of the Wildlife Corridor Pilot Study to ensure compatibility between people and wildlife • Establishing policies and regulations that are sensitive to the unique topography and wildfire threats in hillside communities • Continuing to pursue strategies that will create sustainable and healthy riparian corridors along the LA River and the Tujunga Wash |

EXISTING GENERAL PLAN LAND USE

Sherman Oaks–Studio City–Toluca Lake–Cahuenga Pass



Existing General Plan Land Use with Corresponding Zones

Residential

- Minimum OS, A1, A2, RE40
- Very Low RE20, RA, RE15, RE11
- Low RE9, RS, R1, RU, RD6, RD5
- Low Medium RZ, RD6, RD5, RD4, RD3, RD2, RD1.5
- Low Medium II RD1.5, RD2, RW2, RZ2.5
- Medium R3
- High Medium R4

Commercial

- Neighborhood Commercial C1, C1.5, C2, C4, RAS3, RAS4, P
- Limited Commercial C1, RAS3, RAS4, P
- General Commercial C1.5, C2, C4, CR, RAS3, RAS4, P
- Community Commercial CR, C2, C4, RAS3, RAS4, P, PB
- Regional Center Commercial C2, C4, RAS3, RAS4, P, PB
- Regional Commercial CR, C1.5, C2, C4, RAS3, RAS4, R3, R4, R5

Industrial

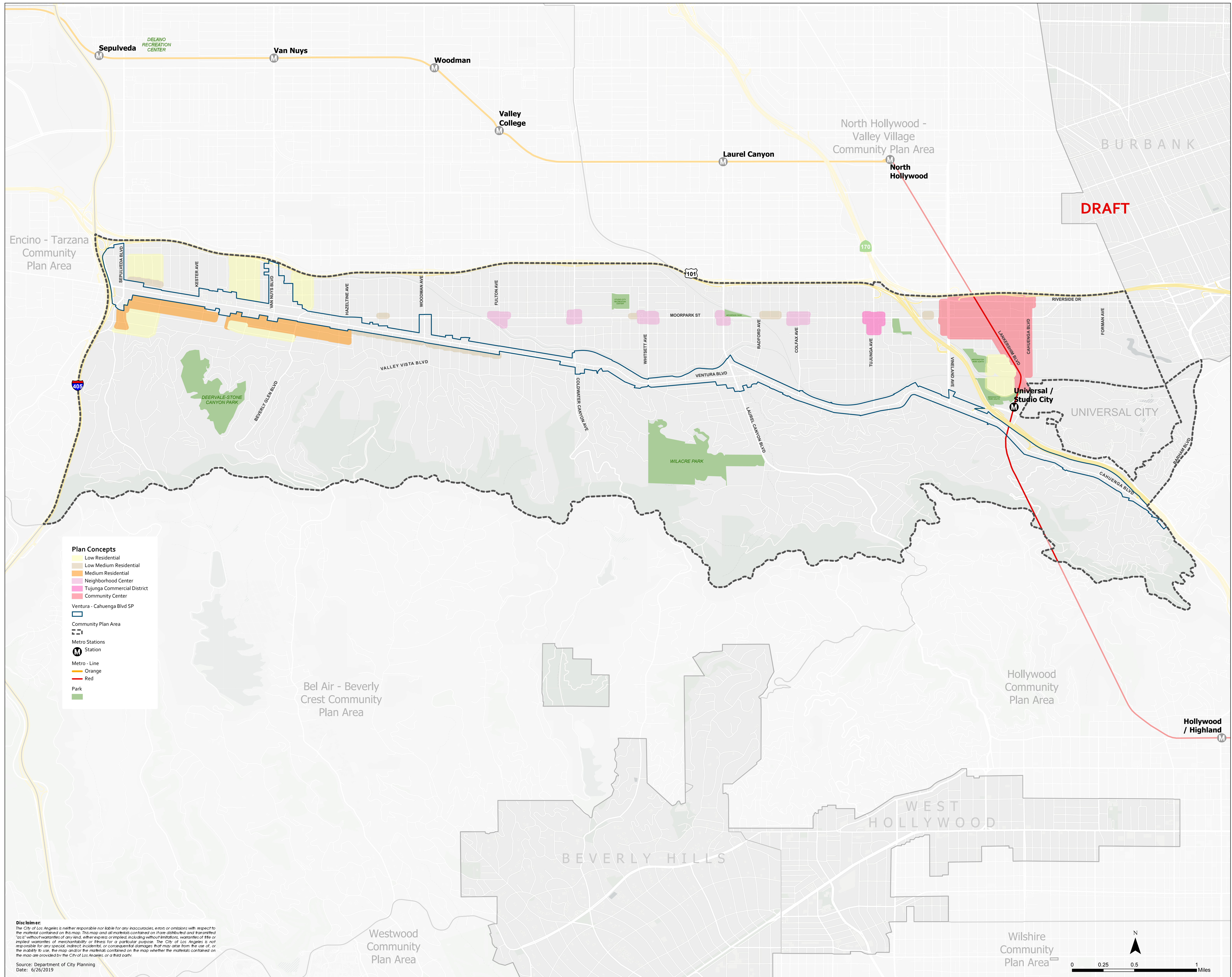
- Light Industrial M2, MR2, P

Public Space: Public Facilities

- Open Space OS, A1
- Public Facilities PF
- Parking P, PB

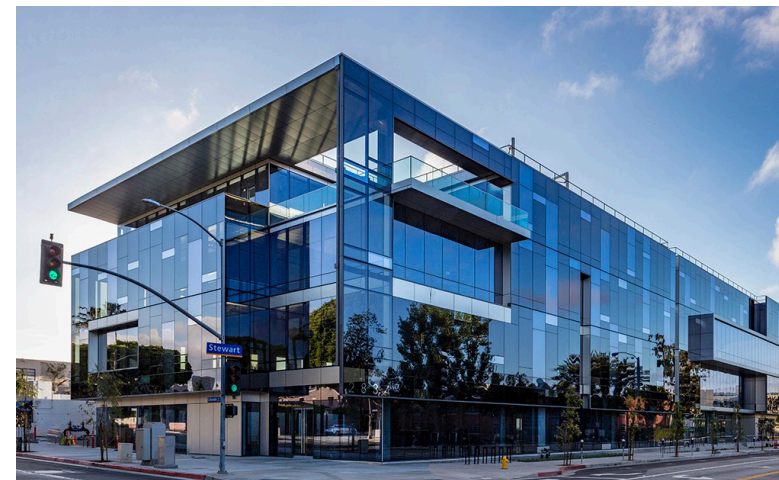
PROPOSED CONCEPTS MAP

Sherman Oaks–Studio City-Toluca Lake-Cahuenga Pass Community Plan



PROPOSED CONCEPTS DESCRIPTIONS

Sherman Oaks–Studio City-Toluca Lake-Cahuenga Pass Community Plan



COMMUNITY CENTER

Lankershim Boulevard, Riverside Drive, Cahuenga Boulevard, Vineland Avenue

- Promote a vibrant hub of economic activity with a combination of employment, shopping, and dining opportunities along Lankershim Boulevard, Riverside Drive, and Vineland Avenue.
- Regulate the scale and transitional height of future development to ensure compatibility with neighboring residential neighborhoods.
- Encourage design treatments such as visible groundfloor spaces, passageways/paseos in mid-block developments, and building facade articulation to enhance the public realm.
- Allow for a range of housing options near the Universal City Red Line Station to meet the needs of current and future residents.
- Typical building types and land uses could include mid-rise offices, hotels, and mixed-use buildings that incorporate housing, shopping, and dining related uses.



NEIGHBORHOOD CENTER

Fulton Avenue and Moorpark Street, Coldwater Canyon Avenue and Moorpark Street, Whitsett Avenue and Moorpark Street, Laurel Canyon Boulevard and Moorpark Street, Colfax Avenue and Moorpark Street

- Activate commercial corners along Moorpark Street with local serving retail uses that incorporate pedestrian friendly design standards such as visible groundfloor spaces, shade structures, and outdoor seating.
- Encourage mixed-use development with ground floor uses that will enhance valuable commercial nodes.
- Building types and land uses could include low-rise mixed-use buildings with restaurants, boutique shops, and other neighborhood serving commercial uses.



LOW MEDIUM RESIDENTIAL

Select parcels along Moorpark Street and south of Ventura Boulevard

- Introduce lower-density multifamily housing options near transit and in proximity to higher density housing.
- Apply transitional height requirements to ensure future development is compatible with neighboring residential neighborhoods.
- Typical buildings could include low-rise apartments and condominiums and townhomes.



MEDIUM RESIDENTIAL

Along Dickens Street between Sepulveda Boulevard and Hazeltine Avenue

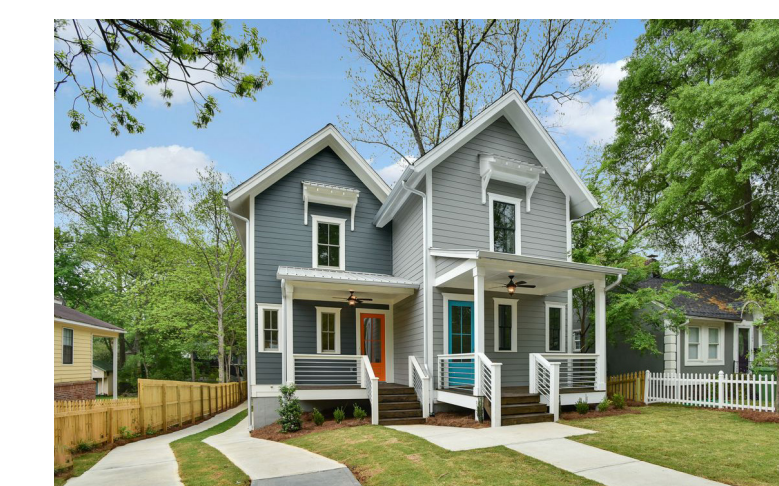
- Encourage a range of medium density housing options in proximity to quality transit options along Ventura Boulevard.
- Encourage a pedestrian-oriented environment through place-making techniques such as active ground floor spaces, wide sidewalks and other amenities.
- Match the zoning and land use designations with existing development patterns.
- Typical buildings could include low to mid-rise apartments and condominiums and townhomes.



TUJUNGA VILLAGE COMMERCIAL DISTRICT

Along Tujunga Avenue between the intersection of Tujunga Avenue and Moorpark Street and Tujunga Avenue and Woodbridge Street

- Preserve the status of Tujunga Village as a neighborhood commercial destination.
- Ensure a cohesive "Village" architectural style is incorporated along Tujunga Avenue. New development should continue the existing design standards within Tujunga Village with visible groundfloor spaces, shade structures, outdoor seating, etc.
- Building types and land uses could include low-rise mixed-use buildings with restaurants, boutique shops, and other neighborhood serving commercial uses.
- Bring buildings to the street and ensure sensitivity to adjacent residential areas with setbacks, transitional height, landscaping and site planning. Require parking to be in the rear of buildings or underground.



LOW RESIDENTIAL

Pockets in Sherman Oaks and Studio City

- Introduce a range of lower-density housing options near quality transit options along Ventura Boulevard and Lankershim Boulevard that mimic the style of existing single-family neighborhoods.
- Limit scale and height of new development and prescribe design regulations to promote compatibility within surrounding residential neighborhoods.
- Building types could include single-family homes, duplexes, triplexes, and fourplexes.

PROPOSED GUIDING PRINCIPLES



North Hollywood–Valley Village Community Plan

Proposed guiding principles for the North Hollywood - Valley Village Plan are shown below. They reflect what we've heard through our outreach and topics that have arisen through technical research.

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



| ACCOMMODATE ANTICIPATED GROWTH IN A STRATEGIC, INCLUSIVE, EQUITABLE AND SUSTAINABLE MANNER | ENCOURAGE VIBRANT MIXED-USE CENTERS | PROMOTE A MIX OF HOUSING TYPES | GROW AND SUPPORT KEY EMPLOYMENT HUBS | RAISE DESIGN EXPECTATIONS | PROMOTE A CONTINUOUS, GREEN, WALKABLE AND BIKEABLE PUBLIC REALM | EXPAND ACCESS TO OPEN SPACE |
|---|---|--|---|---|---|---|
| <ul style="list-style-type: none"> • Creating opportunities for growth near transit and on underutilized commercial corridors • Developing consistent and smooth transitions from highest to lowest intensity land uses • Tightly regulating new development where residential uses abut commercial and industrial properties • Requiring community benefits in exchange for additional development rights in strategic locations | <ul style="list-style-type: none"> • Creating complete, cohesive neighborhoods along streets like Lankershim & Laurel Canyon through pedestrian-friendly design, allowing an active mix of uses and encouraging housing development • Retaining and encouraging small scale local serving businesses through tailored commercial development standards • Encouraging creation of and access to community spaces - cultural centers, arts centers and open spaces | <ul style="list-style-type: none"> • Preserving existing affordable housing - rent stabilized units, naturally occurring affordable units, and deed restricted affordable units • Incentivizing the development of affordable housing by making the Transit Oriented Communities incentives permanent • Introducing new housing opportunities to serve the needs of diverse populations (individuals, families, seniors, disabled people, renters, etc.) • Supporting land use strategies that address the City's ongoing homelessness crisis • Maintaining the existing scale in established low-scale residential neighborhoods | <ul style="list-style-type: none"> • Promoting employment in the area's regional centers and along key transit corridors by allowing mixed-use and office development • Maintaining the integrity of existing industrial areas by buffering them from residential development • Supporting a mix of uses in and around employment hubs to create complete and active neighborhoods | <ul style="list-style-type: none"> • Developing a palette of regulations and design guidelines that reinforce distinct places • Protecting and preserving structures that characterize unique development patterns • Encouraging high-quality, contextual and creative design everywhere through enhanced zoning tools • Prioritizing pedestrian safety and human comfort | <ul style="list-style-type: none"> • Fostering connections between and within neighborhoods; Closing gaps in existing infrastructure and creating friendlier streets and sidewalks • Protecting public and private trees, increasing the tree canopy, and encouraging the planting of trees that are adaptable to the Valley's unique climate • Encouraging greening and cooling of neighborhoods through building design, water recapture and street treatments | <ul style="list-style-type: none"> • Increasing access to existing open space - orienting new development towards the areas with existing parks, waterways and bike paths • Providing adequate open space in new development for play, relaxation and community gathering • Identifying strategies for acquiring or dedicating land as open space, especially in park-poor areas |

EXISTING GENERAL PLAN LAND USE



North Hollywood–Valley Village Community Plan

Existing General Plan Land Use with Corresponding Zones

Residential

- Low *RE9, RS, R1*
- Low Medium I *R2, RD5, RD4, RD3*
- Low Medium II *RD2, RD1.5*
- Medium *R3*
- High Medium *R4*

Commercial

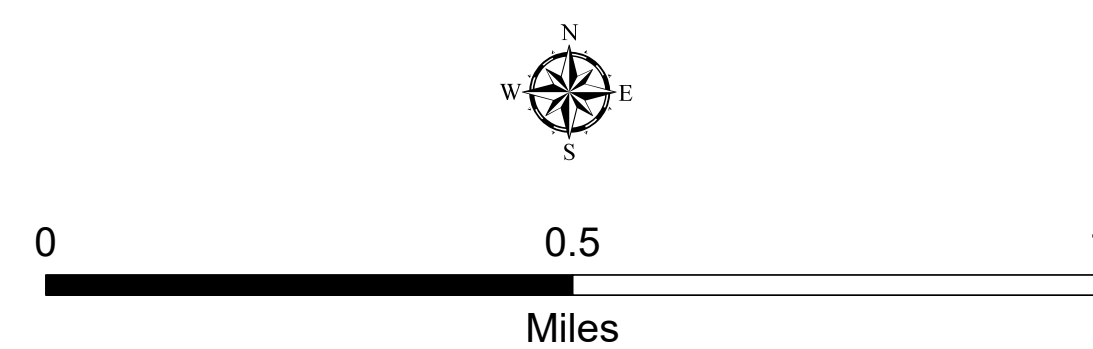
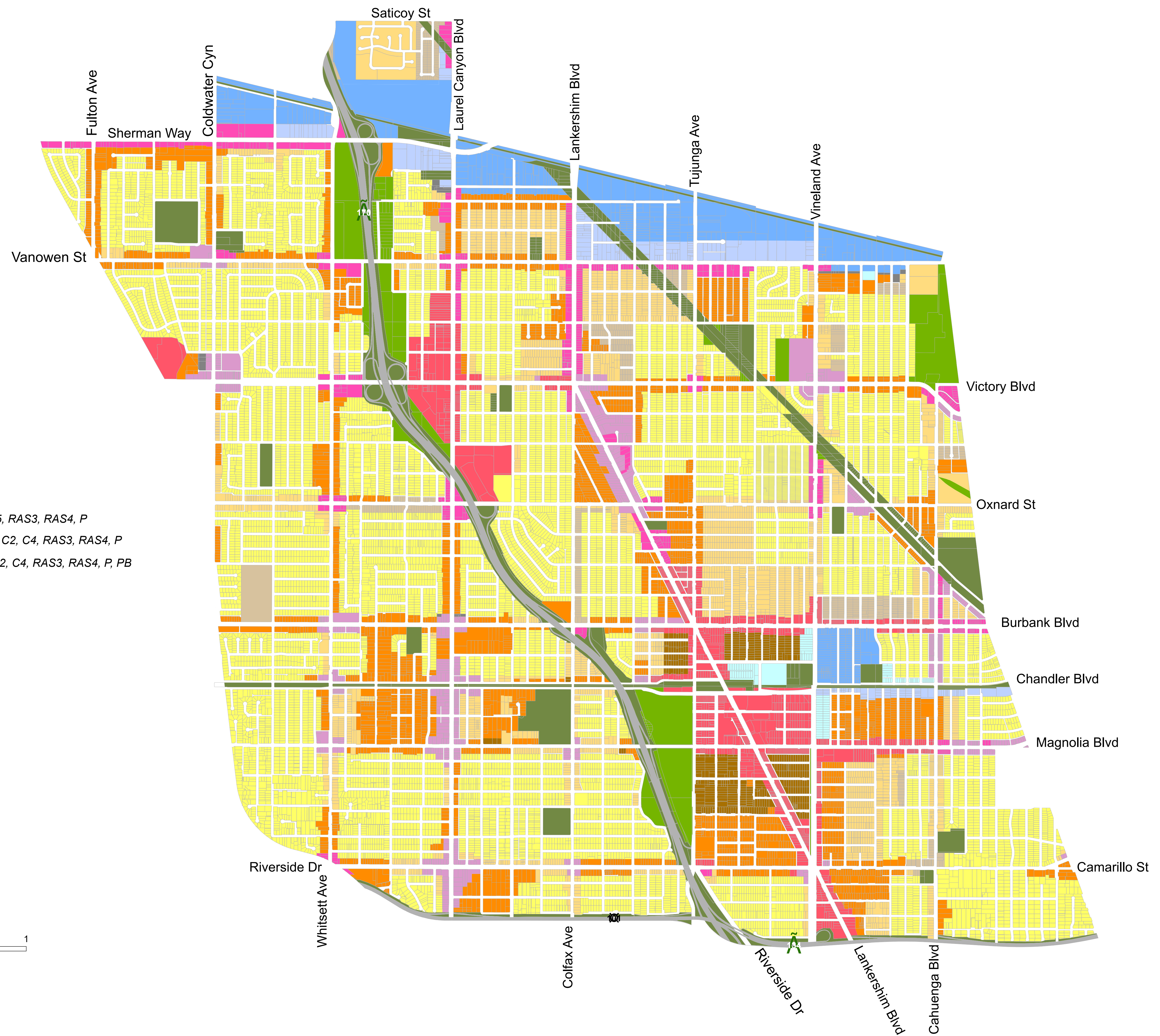
- Neighborhood Commercial *CR, C1, C1.5, RAS3, RAS4, P*
- Highway Oriented Commercial *C1, C1.5, C2, C4, RAS3, RAS4, P*
- Community Commercial *CR, C1, C1.5, C2, C4, RAS3, RAS4, P, PB*

Industrial

- Commercial Manufacturing *CM, P*
- Limited *M1, MR1, P*
- Light *M2, MR2, P*

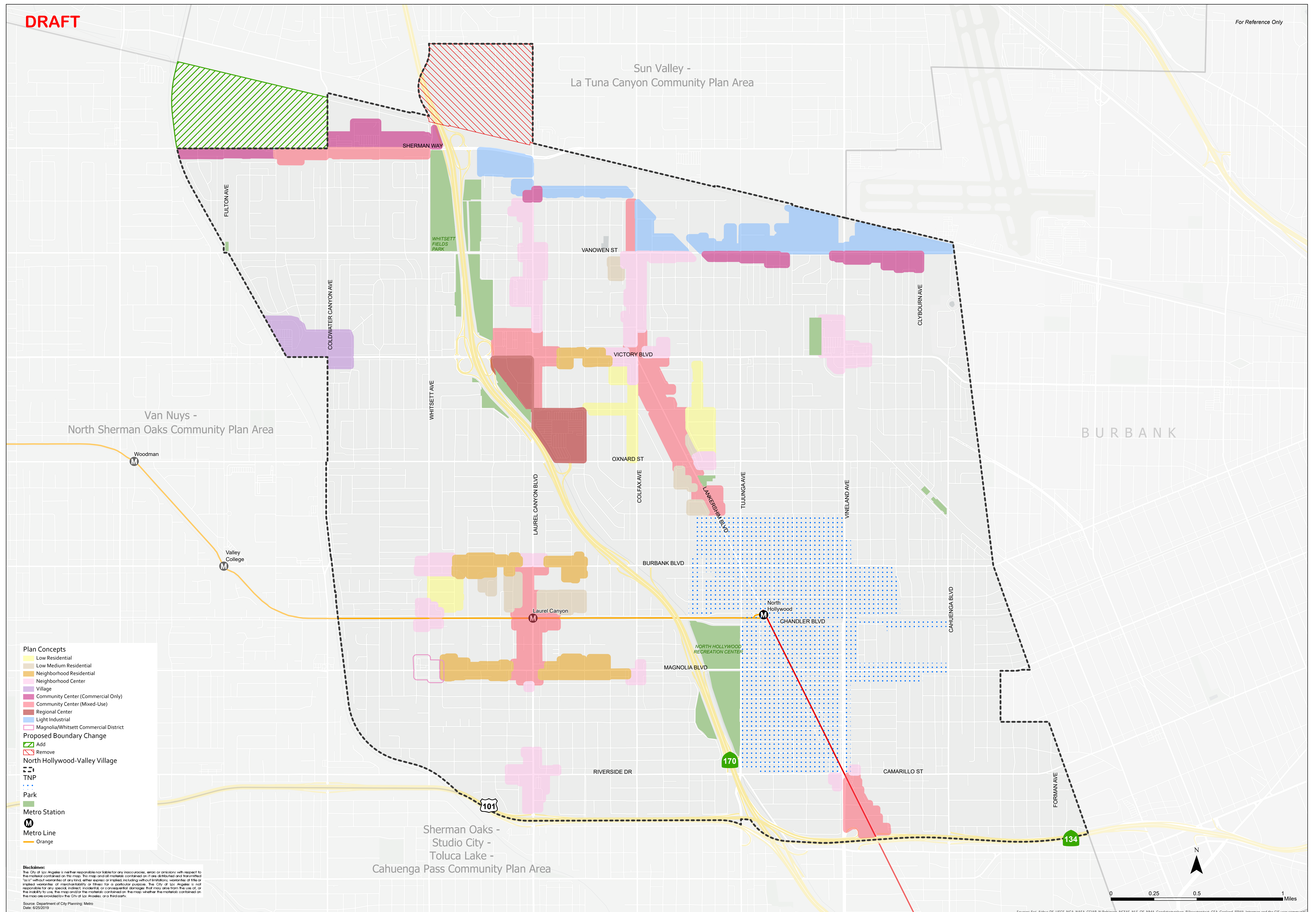
Public Space: Public Facilities

- Open Space *OS, A1*
- Public Facilities *PF*
- Parking
- Public Facilities - Freeways *PF*



PROPOSED CONCEPTS MAP

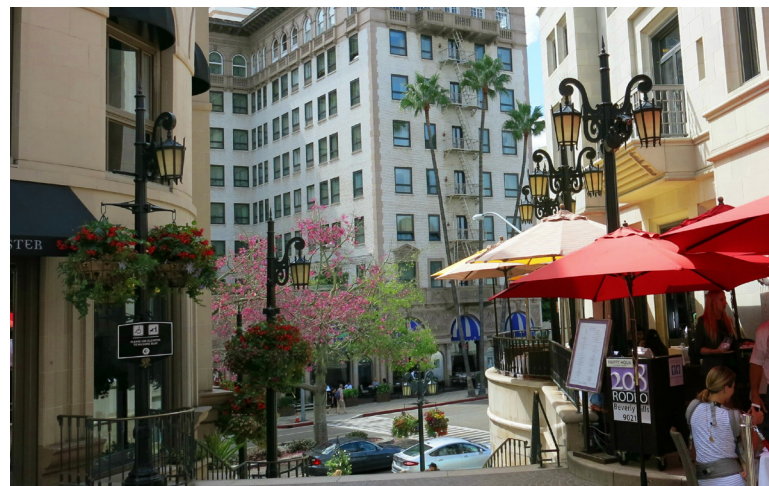
North Hollywood–Valley Village Community Plan



PROPOSED CONCEPTS DESCRIPTIONS



North Hollywood–Valley Village Community Plan



REGIONAL CENTER

NOHO West and Valley Plaza

- Create a dense, mixed-use district that serves the greater San Fernando Valley; introduce new employment and housing opportunities
- Leverage the retail-rich NOHO West project to support development of office and mixed-use buildings on the nearby Valley Plaza site
- Ensure community benefits in exchange for increased development rights
- Require site planning that increases access to Valley Plaza Park
- Incorporate design standards to encourage paseos, plazas and walkability on large parcels; encourage pedestrian friendly design along Victory & Laurel Canyon Blvds
- Typical new buildings could include commercial office or mixed-use buildings



COMMUNITY CENTER (MIXED USE)

Laurel Canyon Blvd. core; Victory Blvd./Laurel Canyon Blvd.; N Lankershim Blvd. core; Lankershim Blvd. S of Camarillo St.

- Create vibrant, walkable, mixed-use areas with a variety of uses to activate the area throughout the day and create complete neighborhoods.
- Encourage a mix of residential and commercial uses to support walkable transit-oriented places that are destinations for the larger community i.e. offices, restaurants, hotels, grocery stores, etc.
- Elevate the importance of these areas as transit hubs and destinations by introducing pedestrian-oriented design standards; incorporate building breaks, regulate building width and require sufficient facade articulation to ensure small scale feel of buildings at the ground floor.
- Typical new buildings could include commercial or mixed-use



COMMUNITY CENTER (COMMERCIAL ONLY)

Sherman Way, Laurel Canyon Blvd./Hart St. and Vanowen Blvd.

- Protect the industrial core of the San Fernando Valley and adjacent residential neighborhoods with commercial-only buffer zone. Promote dining and shopping opportunities that serve the nearby residents, industrial tenants and the broader community.
- Allow mix of local-serving (restaurants, cafes, drug stores) and destination (office, large-format retail) commercial uses. Do not allow housing.
- Regulate lighting, enclosure, site-planning and transitional height to protect adjacent residential areas. Encourage adequate landscaping and sidewalk width to improve the pedestrian experience.
- Typical new buildings could include big box commercial or warehouses



VILLAGE

Victory Blvd./Coldwater Canyon Ave.

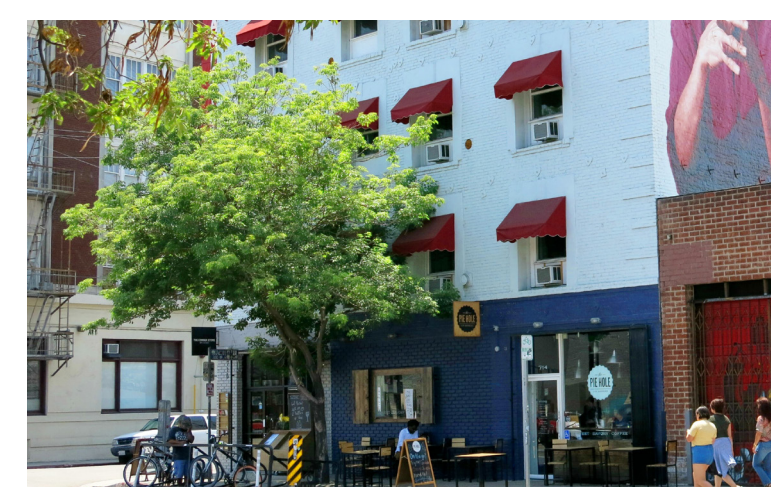
- Create mixed-use neighborhoods characterized by fine-grained shopfronts and porous development that encourages pedestrian walkability; introduce new housing opportunities to traditionally commercial areas.
- Encourage a range of housing types for all incomes and family sizes integrated with commercial uses such as restaurants, retail, services, and small professional offices to create a complete neighborhood.
- Bring buildings to the street. Encourage paseos, active alleys and facade breaks to create an interesting and safe pedestrian experience.
- Typical new buildings could be commercial or mixed-use buildings



MAGNOLIA/WHITSETT COMMERCIAL DISTRICT

Magnolia Blvd./Whitsett Ave.

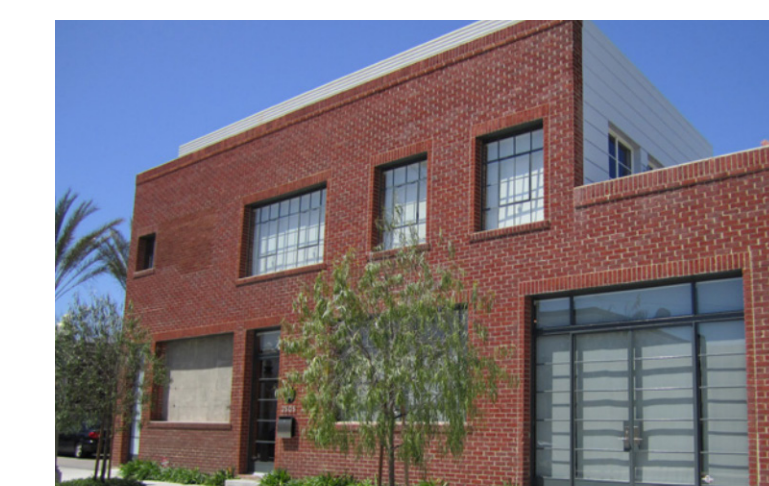
- Preserve the status of the Magnolia/Whitsett commercial area* as a neighborhood retail destination; introduce new shopping, dining and housing opportunities in the area on corners without historic resources.
- Require new development to be contextual and serve the neighborhood
- Ensure a cohesive "Village" style along Magnolia Blvd. New commercial spaces should mimic the scale of the existing development at the ground floor; encourage pedestrian friendly design and outdoor dining spaces.
- Typical new buildings could be commercial or mixed-use buildings
- *The Magnolia/Whitsett Commercial Historic District was identified in the City's comprehensive survey of historic resources, SurveyLA. The district includes the buildings on Magnolia Ave. between Whitsett Ave. and Wilkinson Ave., excluding the Pizza Hut and Wing Street.



NEIGHBORHOOD CENTER

Near Laurel Canyon Orange Line Station; Riverside Dr./Laurel Canyon Blvd.; Vineland Ave./Victory Blvd.; N Lankershim Blvd., N Laurel Canyon Blvd.

- Create commercial focal points in neighborhoods. Activate commercial corners and corridors with local-serving retail uses and new housing opportunities.
- Encourage multi-use development that would bring needed services to neighborhoods. Allow for restaurants, cafes, shoe repair, drug stores, small markets, etc. at the ground floor as well as apartments and condominiums in upper stories.
- Bring buildings to the street and ensure sensitivity to adjacent residential areas with set-backs, transitional height, landscaping and site-planning. Require parking to be in the rear of buildings or underground.
- Typical new buildings could be commercial or mixed-use buildings



NEIGHBORHOOD RESIDENTIAL

Magnolia Blvd., Burbank Blvd. and Victory Blvd.

- Enhance the walkability of the neighborhood by introducing limited neighborhood serving retail at the ground floor of new mixed-use projects; improve the pedestrian experience between key destinations in the area.
- Allow for cafes, sandwich shops, child-care centers, small markets, etc. at the ground floor as well as apartments and condos in upper stories.
- Only allow these "residential amenity" projects at corners. Limit on hours and uses to ensure cohesion with residential neighbors.
- Typical new buildings could be mixed-use with neighborhood-serving amenities at the ground floor

LOW MEDIUM RESIDENTIAL

Near Laurel Canyon Orange Line Station and off of Lankershim Blvd.

- Introduce new medium-density housing opportunities near high-quality transit stations.
- Establish design requirements and building articulation to prevent box-like development; calibrate set-backs and transitional height to ensure compatibility with neighboring residential properties.
- Typical new buildings could be apartments, condominiums or small-lot subdivisions.

LOW RESIDENTIAL

Near Laurel Canyon Orange Line Station and off of Lankershim Blvd.

- Introduce new housing opportunities that mimic the scale of existing single-family neighborhoods within walking distance of high-quality transit stations
- Establish height limits and form standards identical to single-family development patterns; Explore tailored frontage packages that ensure high quality design
- Typical new buildings could be fourplex, triplex, duplex and homes with Accessory Dwelling Units

LIGHT INDUSTRIAL

Sherman Way, Hart St. and Vanowen St.

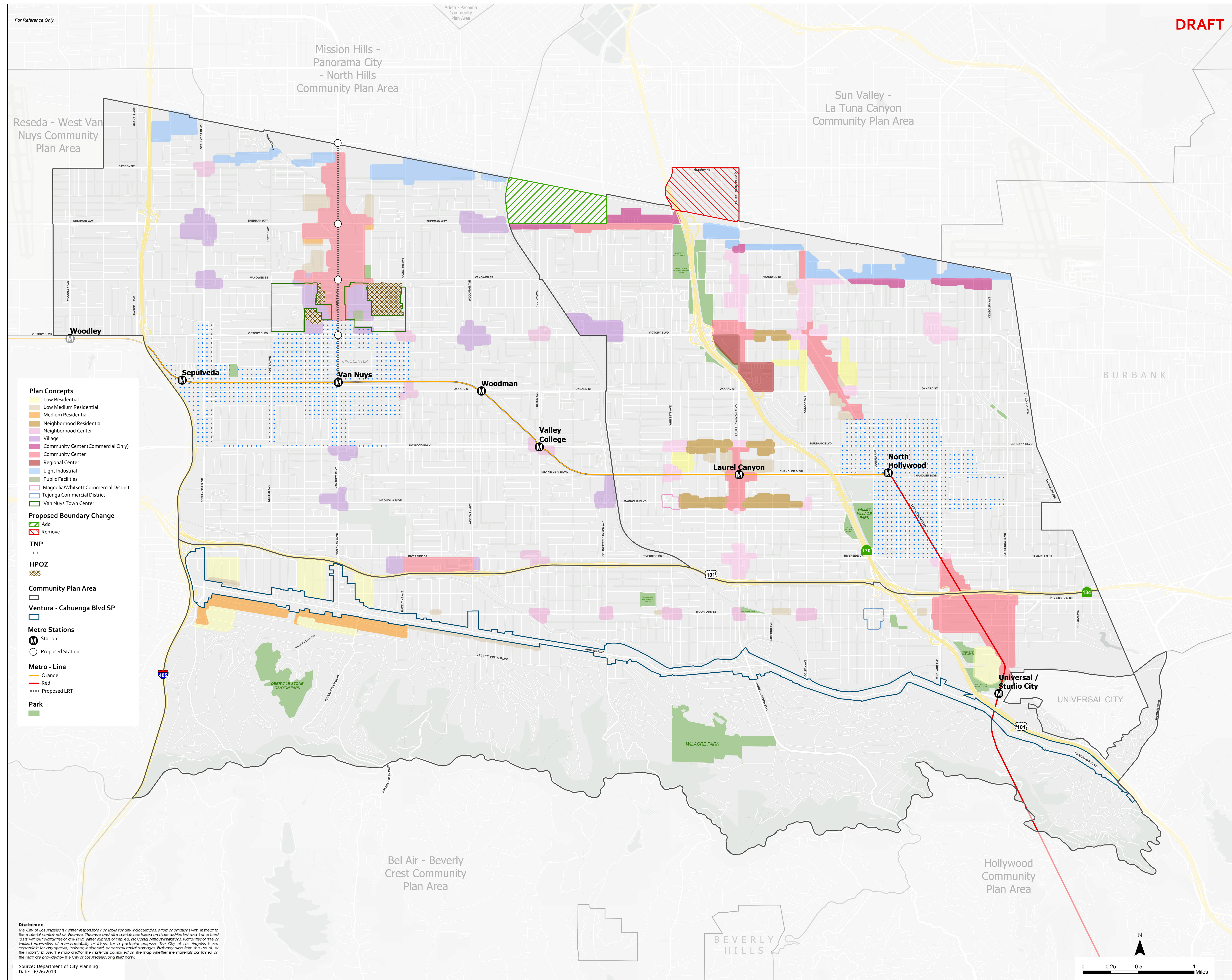
- Strengthen the buffer between traditional industrial areas and adjacent commercial or residential areas. Improve the pedestrian experience.
- Allow for light industrial uses, commercial and retail spaces, but not housing.
- Regulate lighting, enclosure and site planning to prevent negative impacts on adjacent properties.
- Enhance access to nearby services and amenities by creating a safe, walkable public realm for pedestrians, i.e. require high tree replacement ratios and pedestrian friendly street frontages.
- Typical new buildings could be industrial

SOUTHEAST VALLEY COMMUNITY PLANS UPDATE

PROPOSED CONCEPTS MAP



NORTH HOLLYWOOD-VALLEY VILLAGE | VAN NUYS-NORTH SHERMAN OAKS | SHERMAN OAKS-STUDIO CITY-TOLUCA LAKE-CAHUENGA PASS

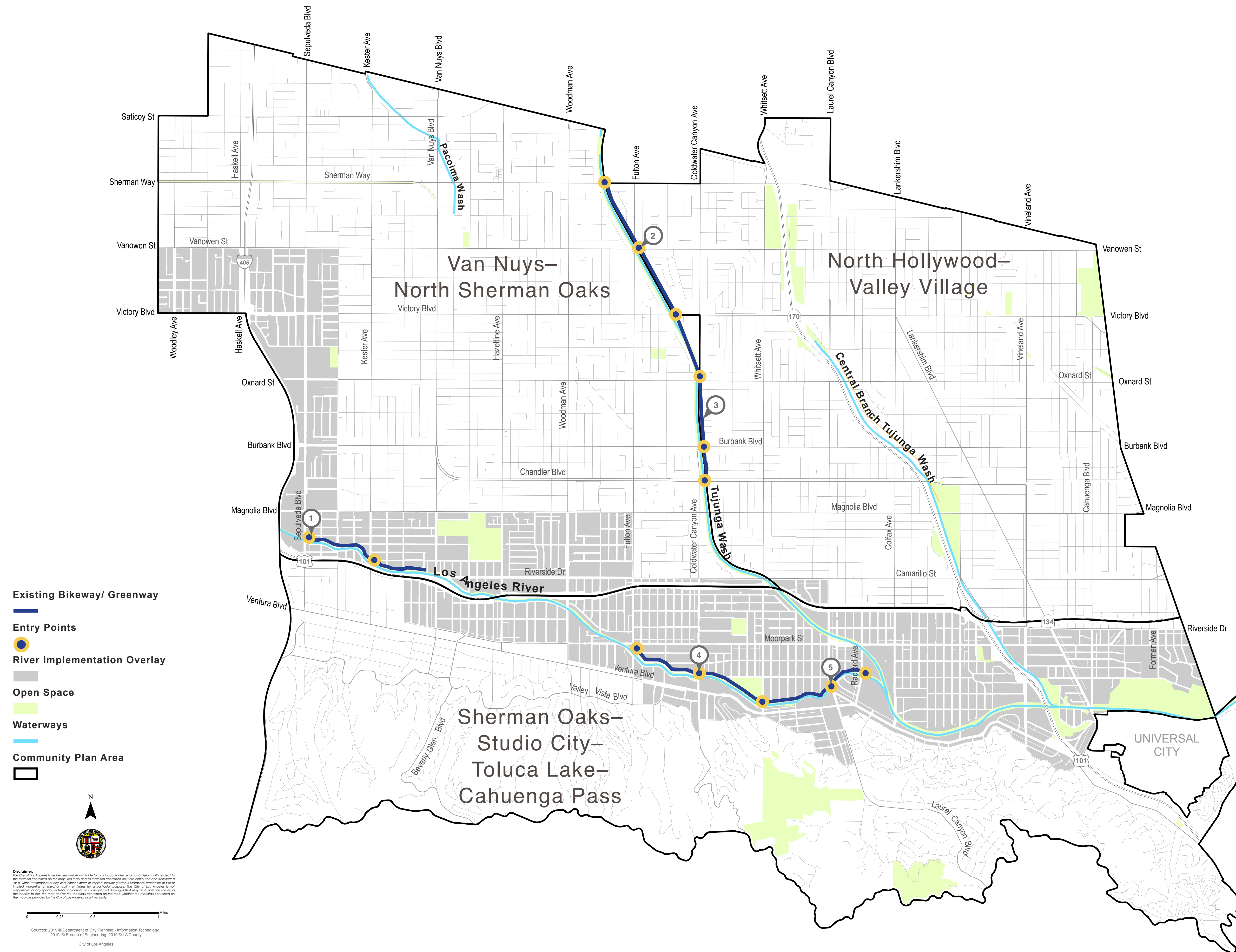


SOUTHEAST VALLEY COMMUNITY PLANS UPDATE

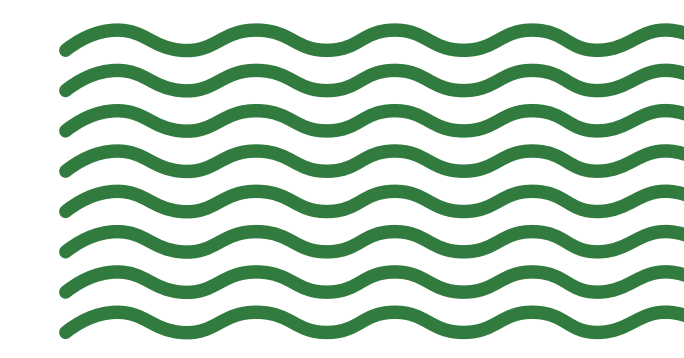
WATERWAYS IN THE SOUTHEAST VALLEY



NORTH HOLLYWOOD-VALLEY VILLAGE | VAN NUYS-NORTH SHERMAN OAKS | SHERMAN OAKS-STUDIO CITY-TOLUCA LAKE-CAHUENGA PASS



During our initial outreach phase, the Los Angeles River and the Tujunga Wash were cited as valuable natural resources with attractive recreational opportunities. Many stakeholders expressed the need for more open space in the Southeast Valley and supported ongoing efforts to create more bikeways/greenways along these waterways.



The Los Angeles River stretches about **8** miles while the Tujunga Wash spans about **7** miles in the Southeast Valley.

There are **3** miles of bikeways/greenways along the LA River and **4** miles of bikeways/greenways along the Tujunga Wash.

Future Improvements

The City and the County of Los Angeles have a goal of developing a 51-mile connected greenway along the Los Angeles River by 2028. This includes 12.5 miles of new bike paths and greenways in the San Fernando Valley.

In addition, the Upper Los Angeles River Tributaries Working Group is developing a plan to create trails and open space along the Upper LA River and any related tributaries, which includes the Tujunga Wash, Pacoima Wash, and the Central Branch of the Tujunga Wash.

Existing Regulations

The River Improvement Overlay District (RIO) contains procedures and standards for new development that are within its boundaries. The goals of the overlay include:

- Establish a positive interface between river adjacent property and river parks/greenways
- Promote pedestrian, bicycle and other multi-modal connections between the river and its surrounding neighborhoods
- Contribute to the environmental and ecological health of the City's watersheds



① Los Angeles River Bikepath



② Tujunga Wash Greenway



③ The Great Wall of Los Angeles



④ North Valleyheart Riverwalk



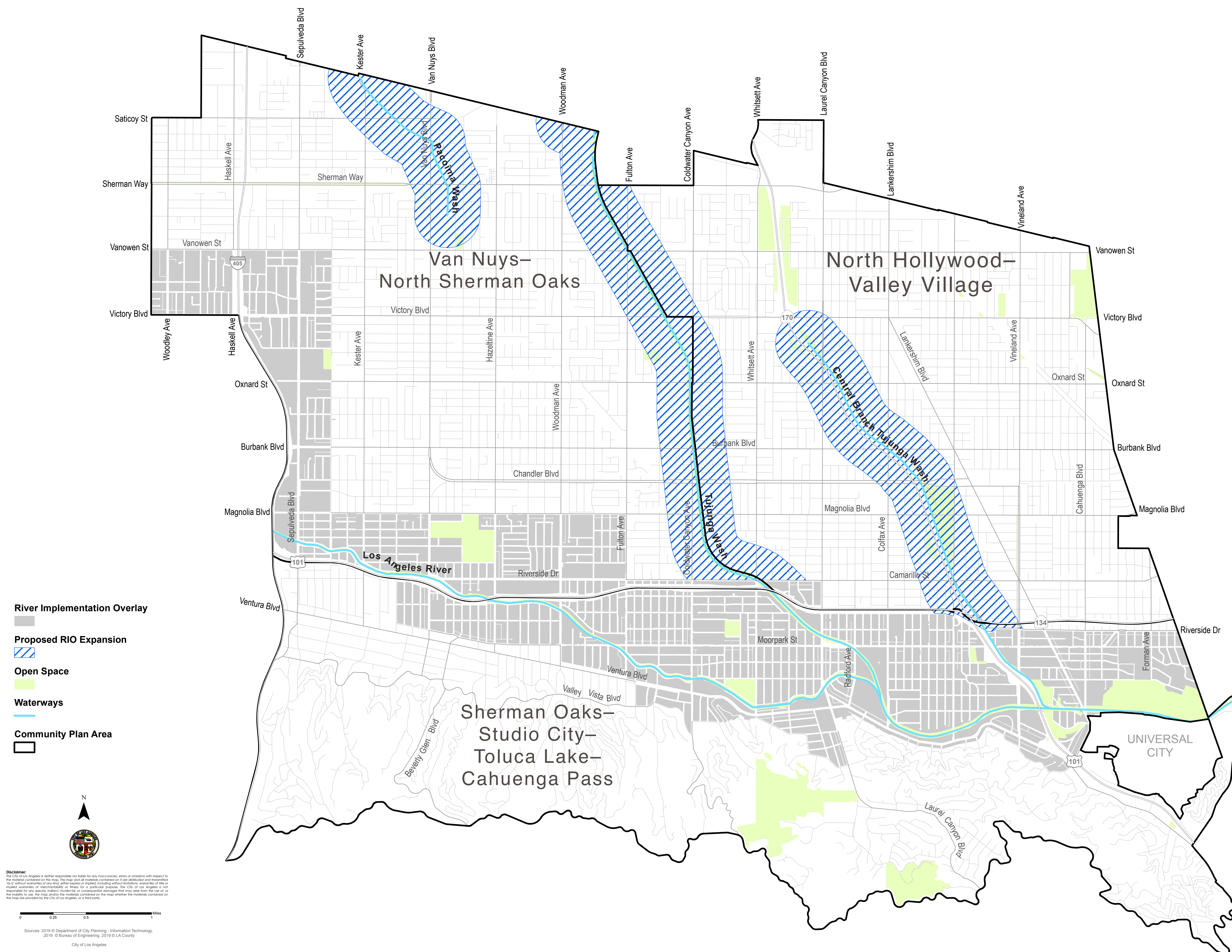
⑤ Valleyheart Greenway

SOUTHEAST VALLEY COMMUNITY PLANS UPDATE

PROPOSED WATERWAYS CONCEPT



NORTH HOLLYWOOD-STUDIO CITY-TOLUCA LAKE-CAHUENGA PASS



The Southeast Valley Community Plans Update is a unique opportunity to enhance access to these critical community resources. Introducing new regulations and development standards near waterways in the Southeast Valley would leverage ongoing efforts in order to improve access to recreational opportunities.

Proposed strategies could include:

- Expanding** the boundaries of the RIO to include portions of the Tujunga Wash, the Central Branch of the Tujunga Wash, and the Pacoima Wash
- Strengthening** RIO requirements to include:
 - Design standards that enhance the public realm and pedestrian access on corridors leading to waterways in the Southeast Valley
 - Establishing a more stringent tree replacement requirement
 - Encouraging stormwater capture strategies
- Identifying** streets that provide direct access to waterways for potential investments that will enhance bicycle and pedestrian connectivity

Share your thoughts!

Do you spend time at the waterways in the Southeast Valley? Why or why not?

What streets should be improved to encourage bicycle and pedestrian connectivity to the waterways?

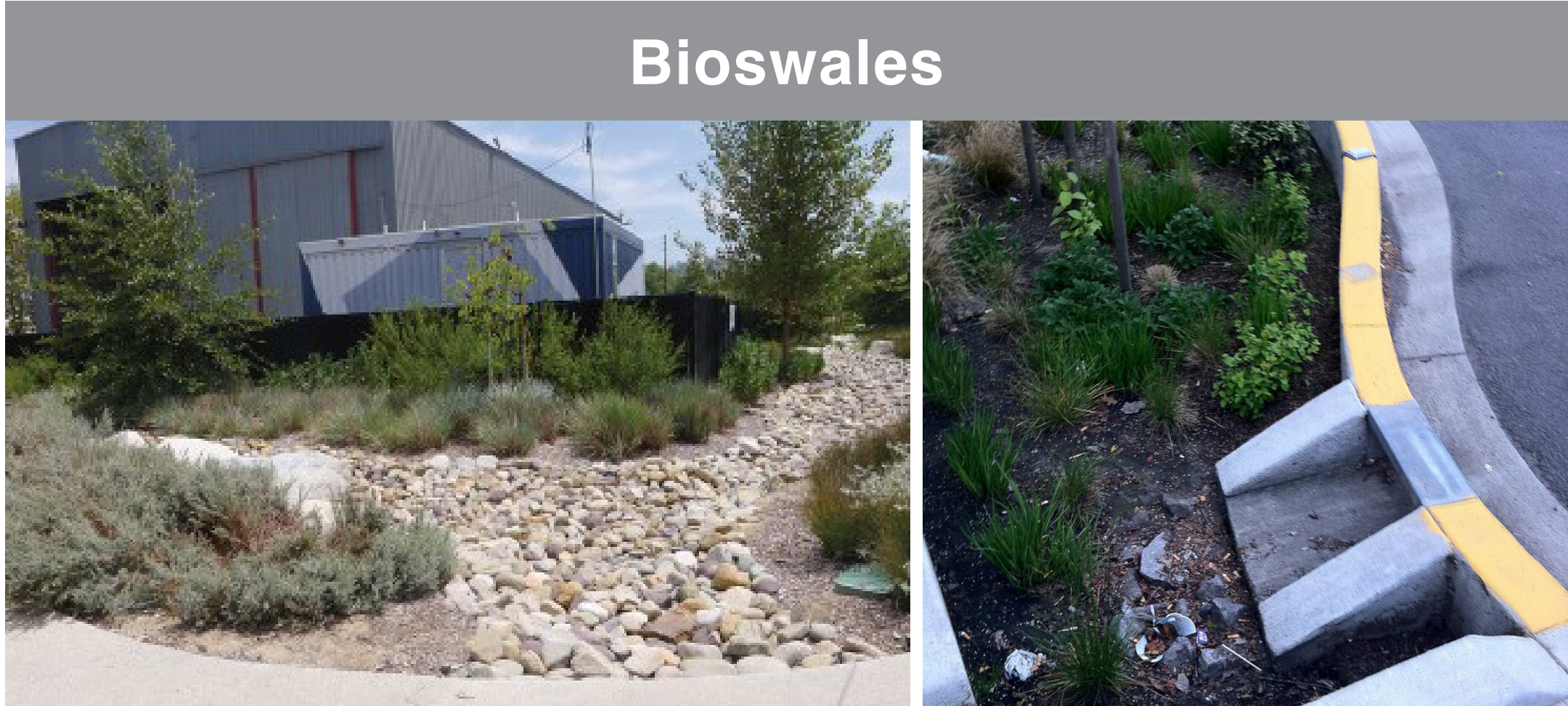
SOUTHEAST VALLEY COMMUNITY PLANS UPDATE

POTENTIAL DESIGN TREATMENTS

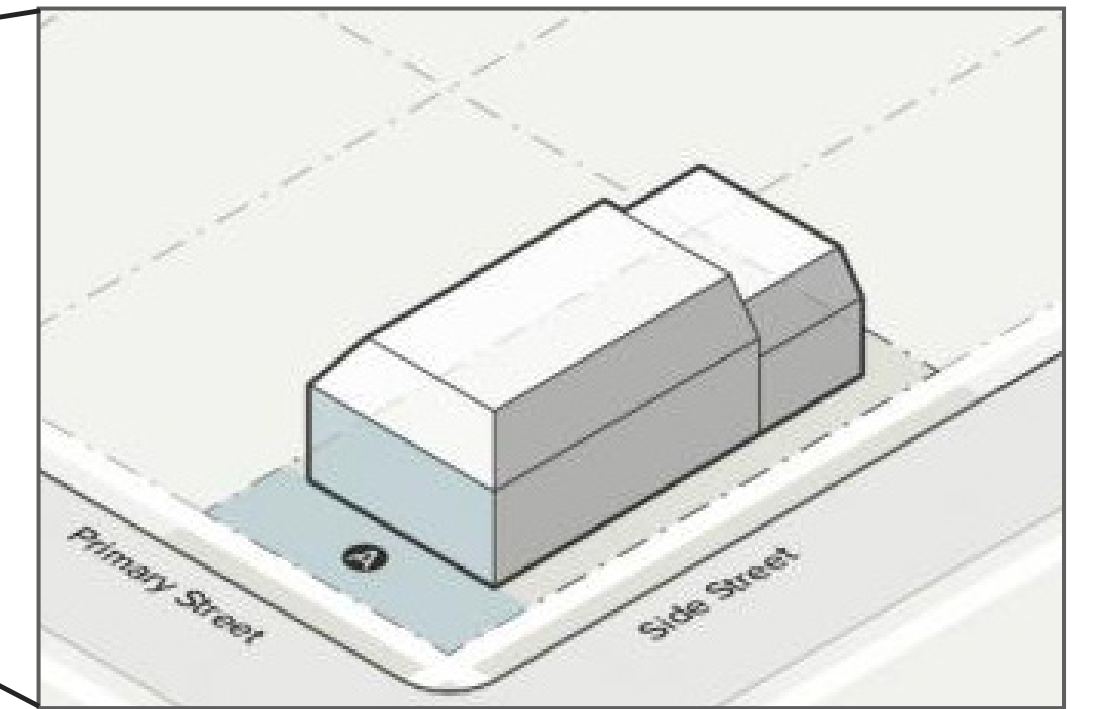
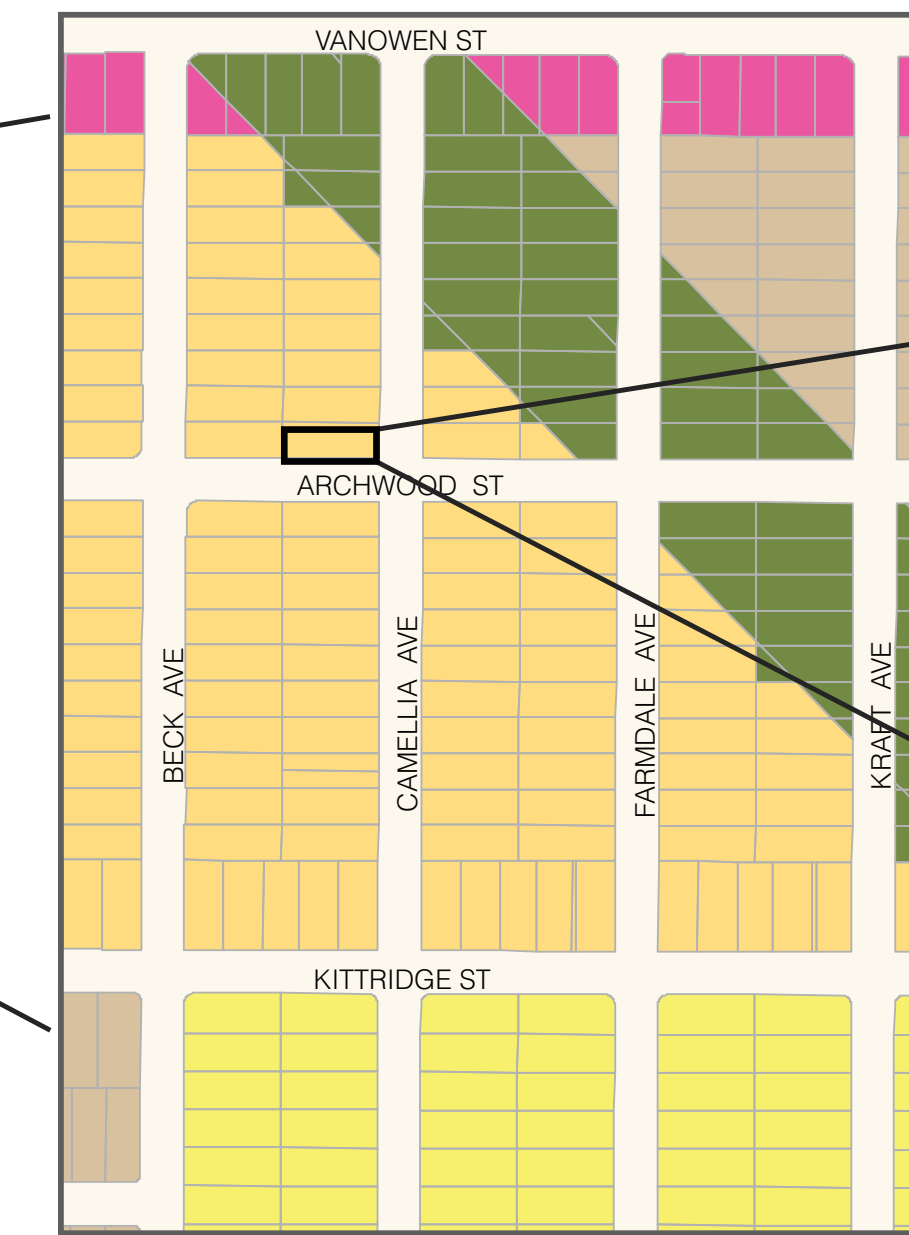
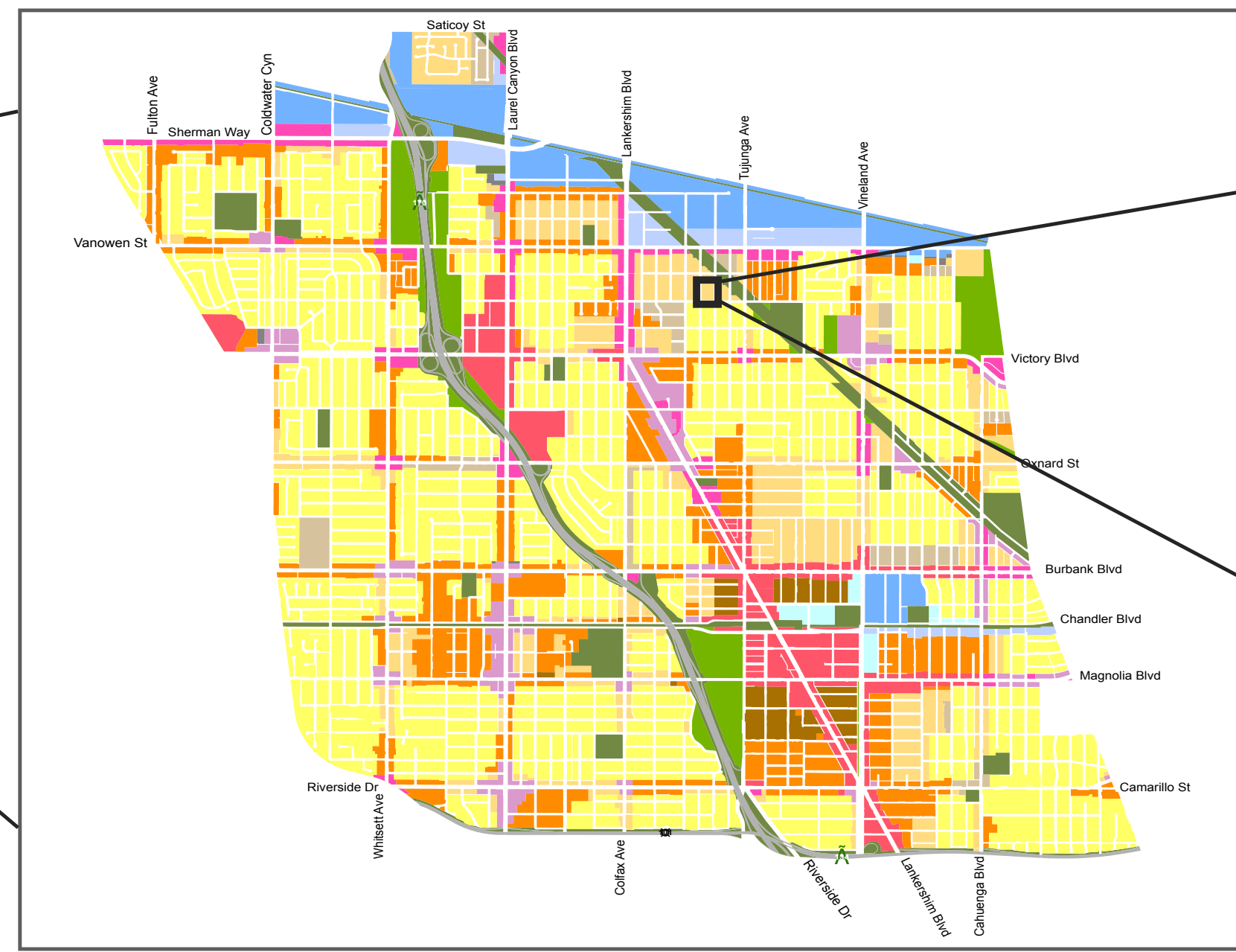
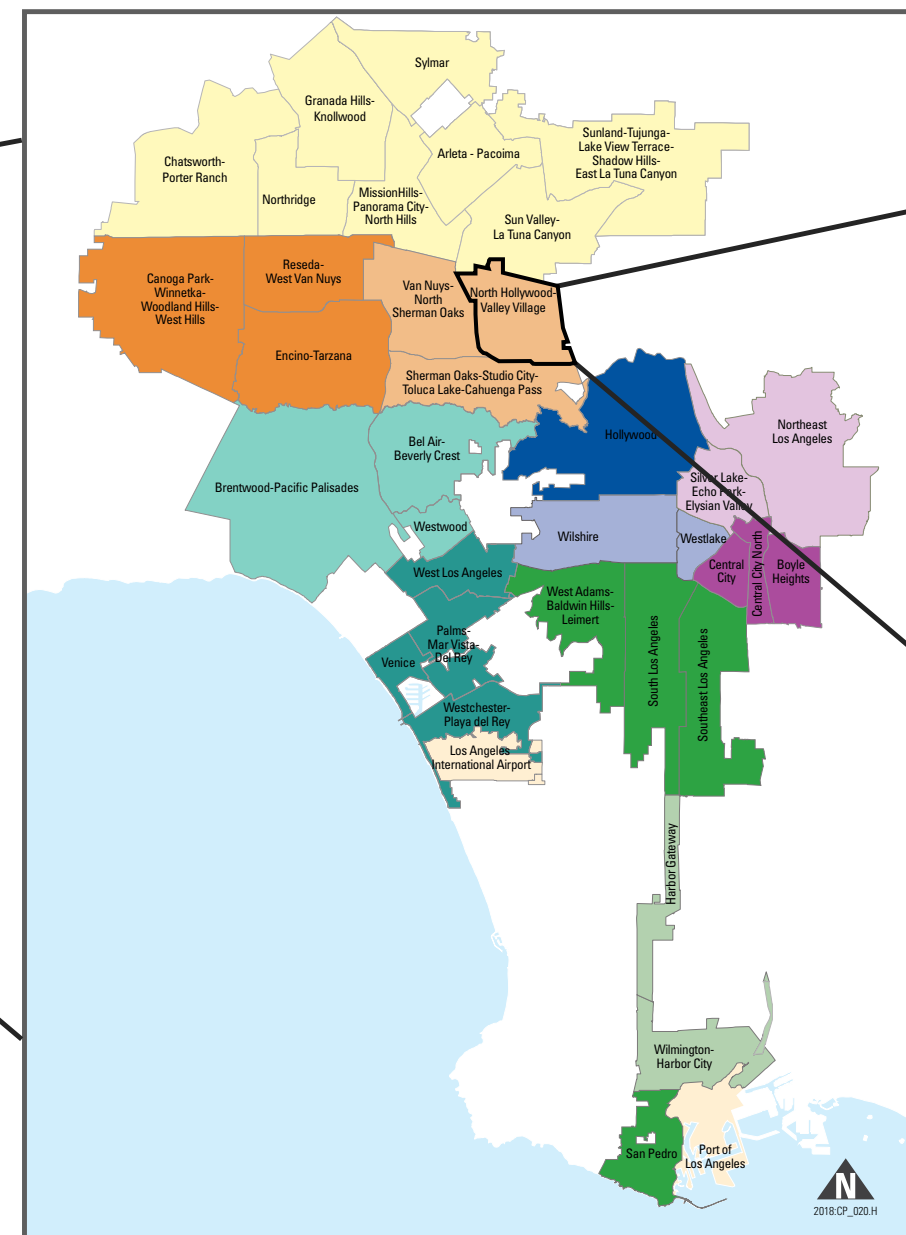
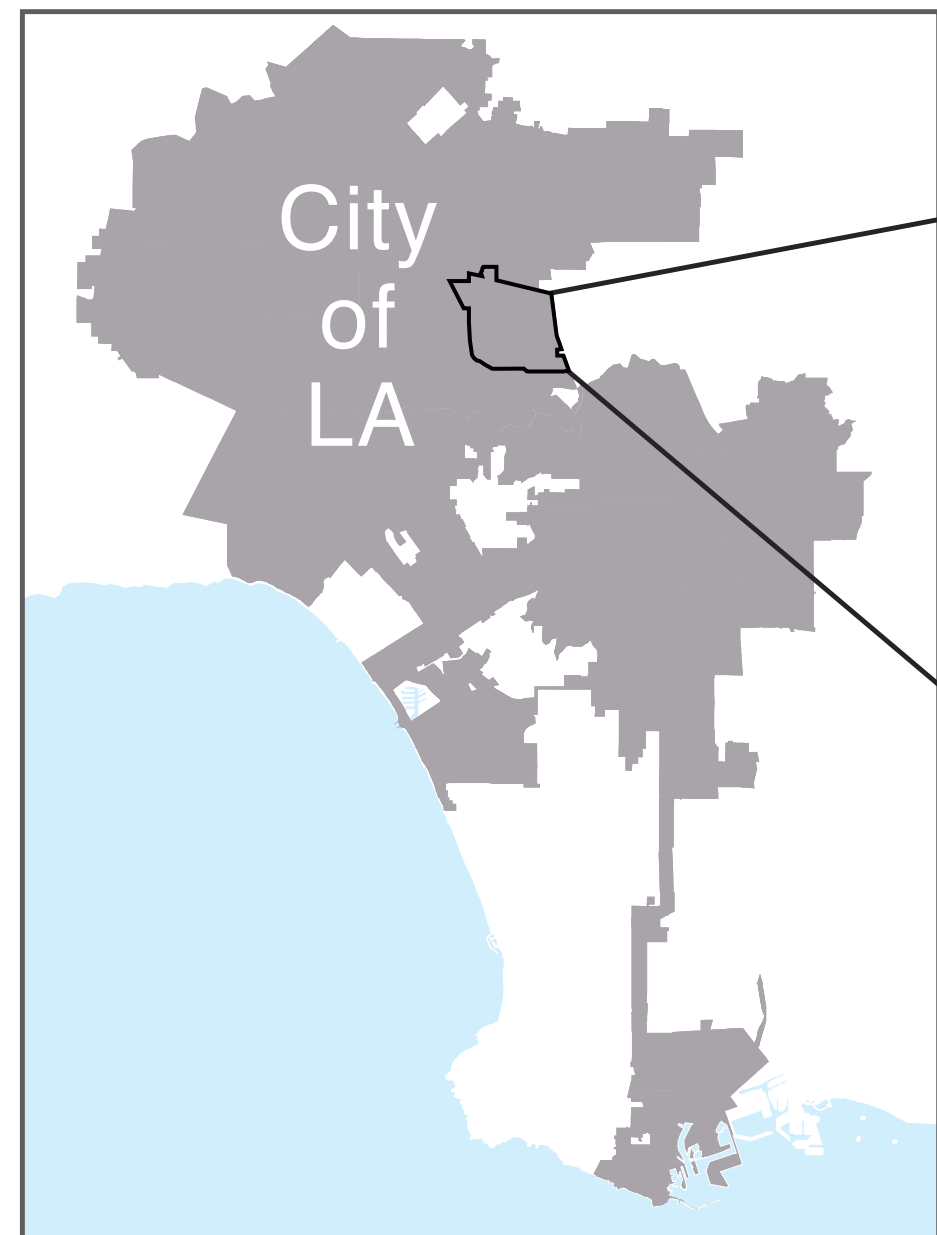


NORTH HOLLYWOOD-VALLEY VILLAGE | VAN NUYS-NORTH SHERMAN OAKS | SHERMAN OAKS-STUDIO CITY-TOLUCA LAKE-CAHUENGA PASS

One of the proposed concepts of the Community Plan update is to create better pathways to existing and future open space along the Southeast Valley's waterways. This could be achieved by strengthening and expanding the existing River Improvement Overlay and working with other agencies to include street enhancements, like those shown below. What kinds of improvements would encourage you to walk or bike to waterways in the Southeast Valley?



UNPACKING PLANNING IN LA



General Plan

The General Plan is the comprehensive plan for the City of Los Angeles. It lays out our values, sets forth a vision for the type of city we aspire to be, and provides guidance on how the city prepares for and responds to change.

The State of California requires each city to adopt a General Plan that covers a variety of topics, called Elements. Los Angeles' General Plan currently contains the following Elements:

- Framework
- Land Use
- Air Quality
- Conservation
- Health
- Historic Preservation & Cultural Resources
- Housing
- Infrastructure Systems
- Mobility
- Noise
- Open Space
- Public Facilities & Services
- Safety

Community Plans

In Los Angeles, the General Plan Land Use Element is divided into 35 Community Plans, each with a policy document and a map of land use designations such as residential, commercial, industrial, and open space. Think of the plans as a blueprint to guide growth in our neighborhoods, by providing specific policies and strategies to achieve each community's vision and the broader objectives of the General Plan.

Community Plans are used to tell developers and homeowners generally what types of uses are allowed, and to ensure proposed projects meet the land use goals for that particular community.

Zoning

Zoning is the primary tool for implementing Community Plan land use policies. Each parcel of land in the City is assigned a zoning designation. Zoning defines allowed uses, maximum height, required yards, and other requirements specific to the property or lot.

Together, land use designations and zoning describe the vision for how land is used, and establish the rules for what may be built.

The City is revising its Zoning Code to offer a more responsive set of tools to guide development in a way that meets the needs of the City's many neighborhoods.

Through the Community Plan Update, the New Zoning Code will be applied to every parcel. The zoning will be represented in a zone string containing five modular components:

[Form District-Frontage-Development Standards] [Use District-Density]

Participate in your local Community Plan Update process to help shape how these tools will be applied in your neighborhood.

FORM FORMA

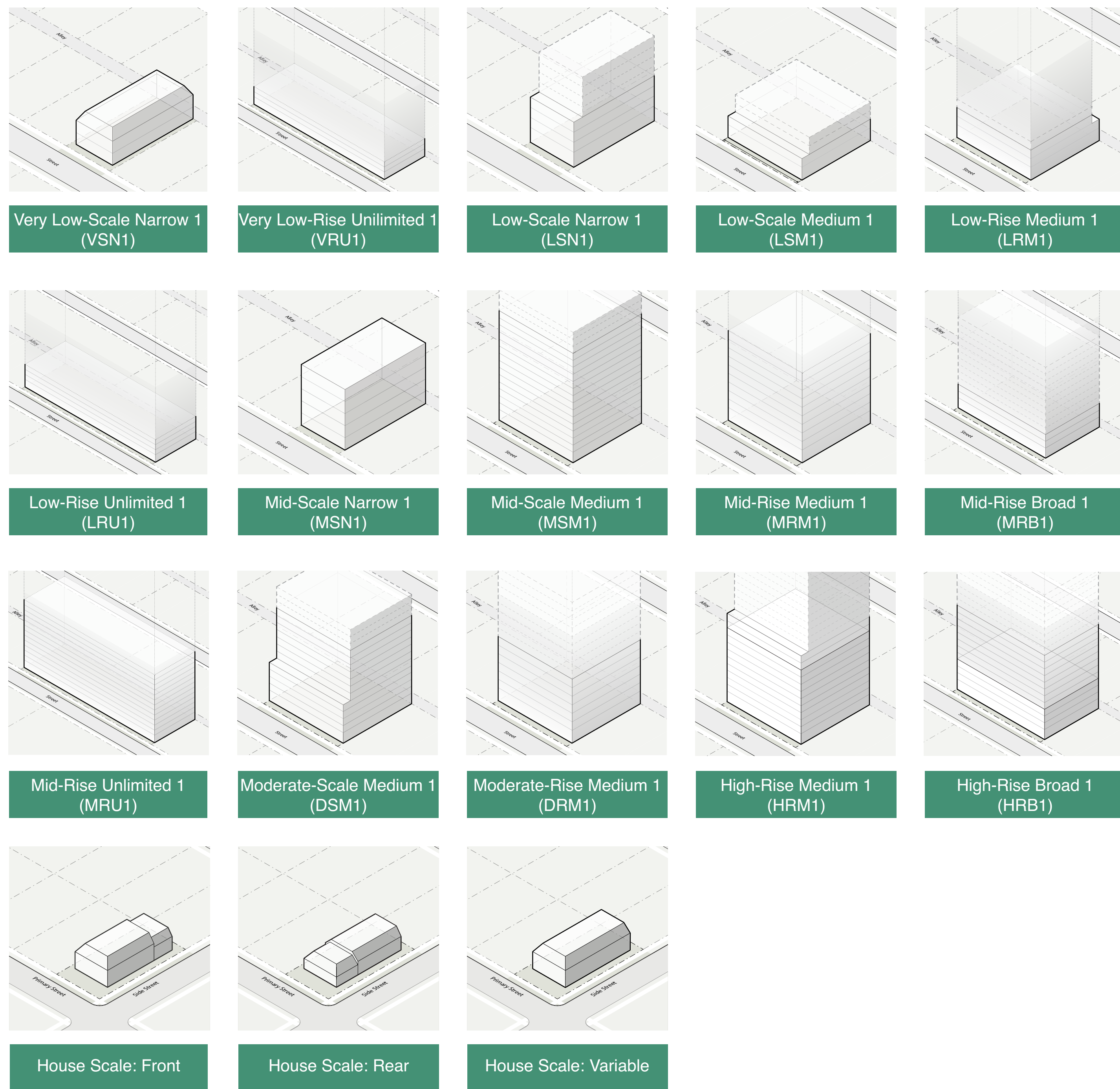
FRONTAGE FACHADA

STANDARDS ESTÁNDARES

Form Districts: What scale should your neighborhood be?

Districtos sobre las Formas de las Edificaciones: ¿De qué tamaño deben ser las edificaciones en tu vecindario?

(size, height, location on lot)
(tamaño de la edificación, altura de la edificación, ubicación en el lote)



Frontage Districts: How should buildings be experienced from the street/sidewalk?

Districtos sobre las Fachadas de las Edificaciones: ¿Cómo se deben ver las edificaciones desde la calle y la banqueta?

(windows, entrances, parking, setbacks)
(ventanas, entradas, estacionamiento, áreas de restricción)



Development Standard Sets How walkable or auto-oriented should the neighborhood be?

Conjuntos sobre los Estándares de Desarrollo: ¿Qué tan caminable u orientado al auto debe ser el vecindario?

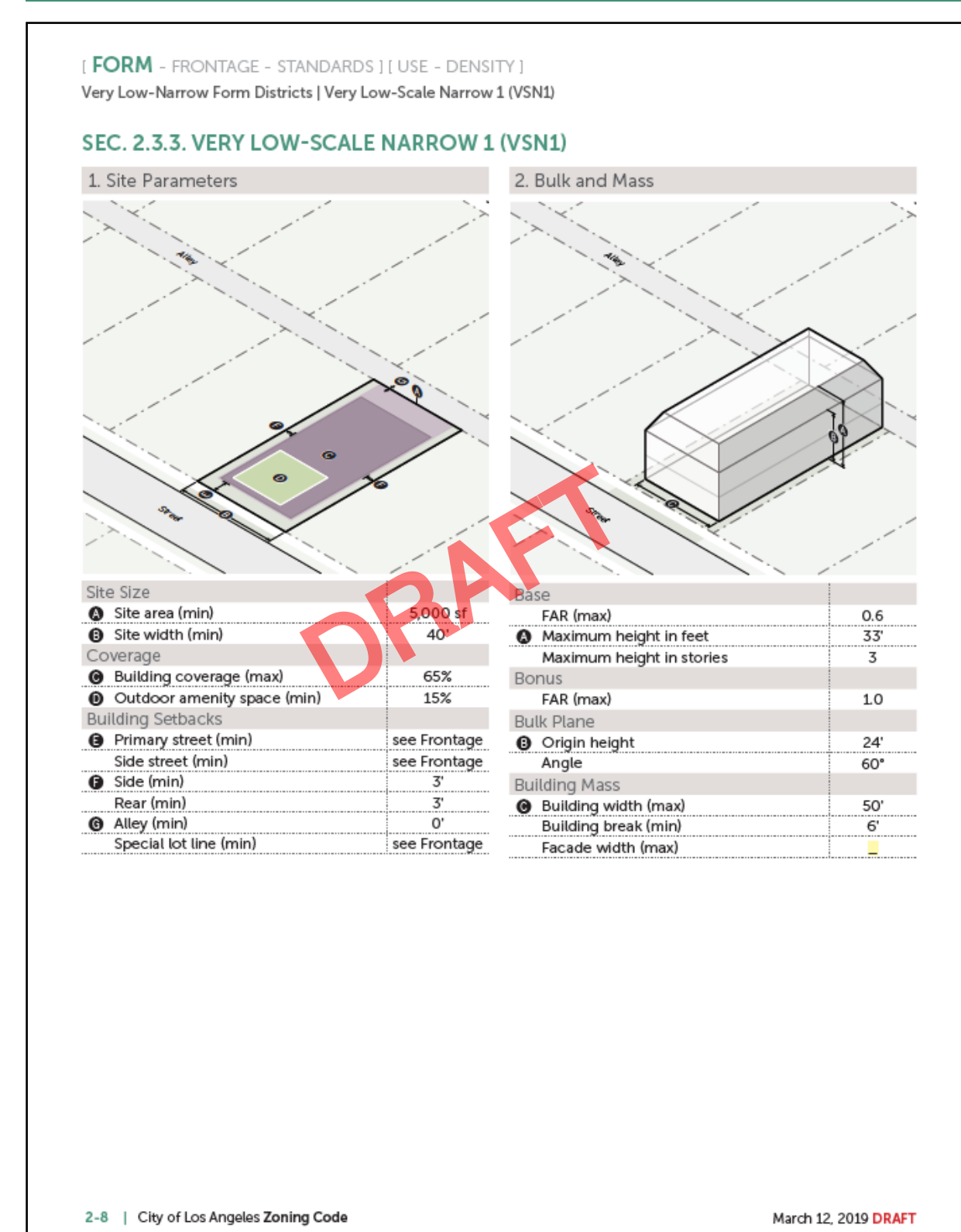
(parking, landscaping, access, signs)
(estacionamiento, paisajismo, acceso, señalamiento)



Form Regulations/Normas sobre las Formas

- Floor Area Ratio (FAR)** establishes a relationship between a site and the amount of development permitted.
- El Coeficiente de Utilización de Suelo (CUS)** establece la relación entre el sitio y la cantidad de área edificable.
- Height** sets how tall a building may be.
- La Altura** establece qué tan alto puede ser una edificación.
- Side and Rear Setbacks** control the distance between buildings to each other.
- La Restricción Lateral y Posterior** controla el distanciamiento entre cada edificación.
- Building Coverage** sets how much of a lot can be taken up by a building.
- La Superficie de Desplante Edificable** establece el área de un lote que se puede edificar.
- Outdoor Amenity Space** is an area designated for use by all tenants or customers.
- El Espacio para Amenidades al Aire Libre** es un área designado para uso de todos los inquilinos y clientes.
- Building Width** maintains an established or desired building pattern along a street.
- El Área de Restricción** mantiene un patrón definido o deseado a lo largo de la calle.

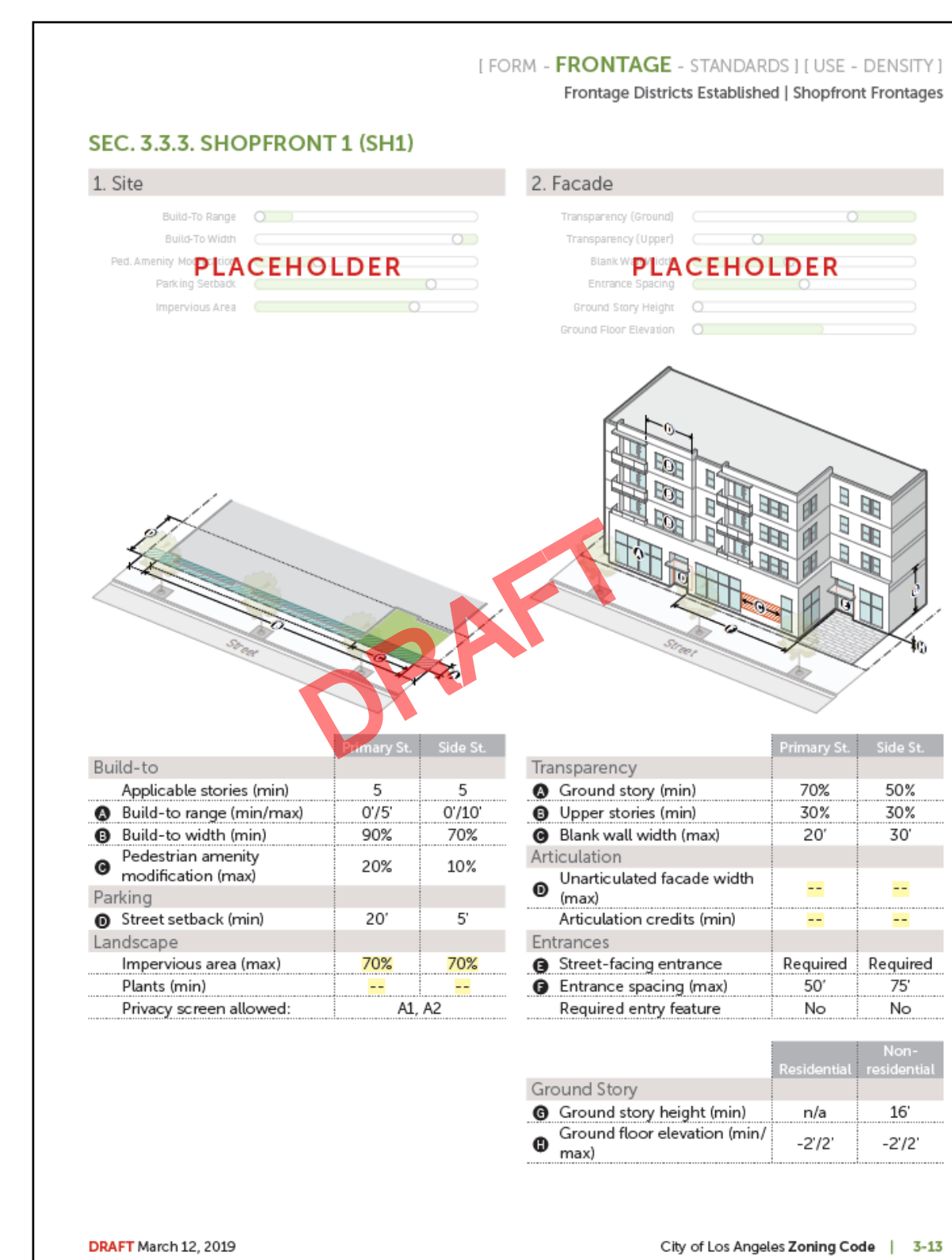
Form District Example



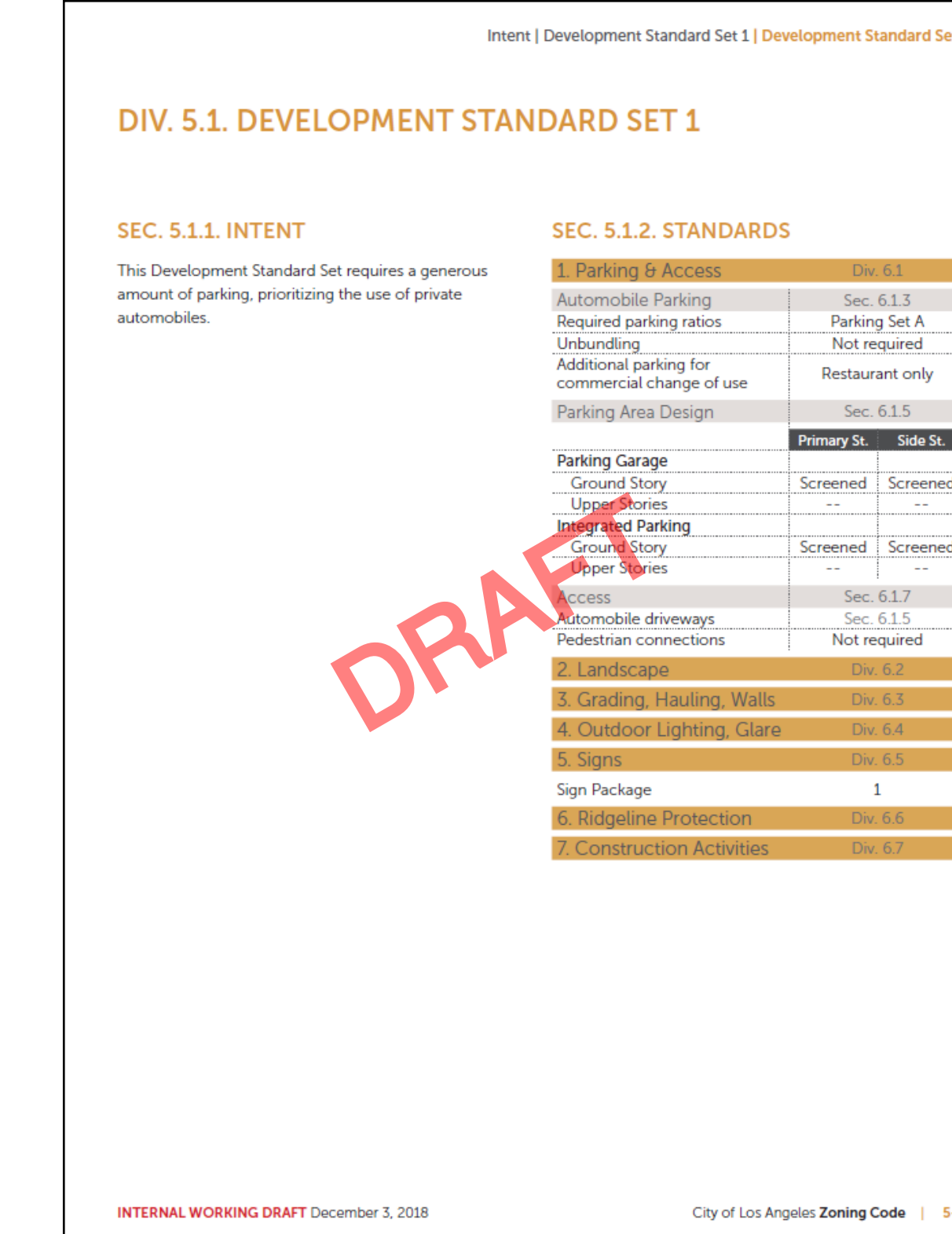
Frontage Regulations/Normas sobre la Fachada

- Build-To** sets the distance from, and width of buildings along the street.
- El Alineamiento de la Edificación** define la distancia entre las edificaciones y la calle, y la anchura de las edificaciones a lo largo de la calle.
- Parking Setbacks** control where parking spaces or garages may be located.
- El Remetimiento de Estacionamiento** controla la ubicación del estacionamiento y los garajes.
- Transparency** sets the amount of windows and door openings that must be provided along the front of the building.
- La Transparencia** establece la cantidad mínima de ventanas y puertas a lo largo de la fachada principal de la edificación.
- Entrance Spacing** is the distance between entrances along a street.
- El Espacio entre las Entradas** es la distancia entre las entradas de la edificación a lo largo de la calle.

Form District Example



Development Standard Set Example



Parking Ratio Example

Development Standards | Parking and Access | Automobile Parking

SEC. 6.1.3. AUTOMOBILE PARKING

A. Required Parking Stalls

- All uses subject to the parking requirements of this Division must provide the minimum number of automobile parking stalls for the applicable parking set - A, B, C, D or E. **Minimum** Development Standards Sets, specify the applicable parking set requirement for each Zone.
- When a site or lot is used for a combination of uses, the parking requirements are the sum of the requirements for each use, and no parking stall for one use may be included in the calculation of parking requirements for any other use, except as allowed in Sec. 6.1.3.2 **Shared Parking**.
- For electric vehicle charging stall requirements, see the Green Building Code Article 9 of LAMC, Chapter 9.

| RESIDENTIAL | Parking Set | | | | |
|--|----------------------------------|---------------------------------|---------------------------------|---------------------------------|---------------------------------|
| | A | B | C | D | E |
| Household Living, as listed below | | | | | |
| 1-unit, 2-unit | 2:1/ku | 2:1/ku | 1:1/ku | 1:1/ku | 1:1/ku |
| 3+ units, low-rise | 2:1/ku | 2:1/ku | 1:1/ku | 1:1/ku | 1:1/ku |
| 0-3 habitable rooms | 2:1/ku | 1:1/ku | 0:5/ku | 0:5/ku | 0:5/ku |
| 4+ habitable rooms | 2:1/ku | 2:1/ku | 1:1/ku | 1:1/ku | 1:1/ku |
| Accessory dwelling and | 2:1/ku | 2:1/ku | 1:1/ku | 1:1/ku | 1:1/ku |
| Multihome park | 2:1/ku | 2:1/ku | 1:1/ku | 1:1/ku | 1:1/ku |
| Community Care Facility | 0:1/ku or 0:2/ku SF of licensed | 0:1/ku or 0:2/ku SF of licensed | 0:1/ku or 0:2/ku SF of licensed | 0:1/ku or 0:2/ku SF of licensed | 0:1/ku or 0:2/ku SF of licensed |
| Fraternity, Sorority | 0:1/ku | 0:1/ku | 0:1/ku | 0:1/ku | 0:1/ku |
| Apartment Hotel | 1:1/ku | 1:1/ku | 0:5/ku | 0:5/ku | 0:5/ku |
| Hotels, Hostel | 2:1/ku | 2:1/ku | 1:1/ku | 1:1/ku | 1:1/ku |
| Senior Living, as listed below | | | | | |
| Elder care facility | Sum of combination of uses below | | | | |
| Assisted living | 0:1/ku | 0:1/ku | 0:1/ku | 0:1/ku | 0:1/ku |
| Alzheimer's and dementia care housing | 1:1/ku or 0:75/ku car seat | 1:1/ku or 0:75/ku car seat | 0:5/ku or 0:25/ku car seat | 0:5/ku or 0:25/ku car seat | 0:5/ku or 0:25/ku car seat |
| Assisted living | 1:1/ku | 0:75/ku car seat | 0:5/ku | 0:5/ku | 0:5/ku |
| Senior independent living | 1:1/ku | 0:75/ku car seat | 0:5/ku | 0:5/ku | 0:5/ku |
| Skilled nursing home | 0:1/ku | 0:1/ku | 0:1/ku | 0:1/ku | 0:1/ku |
| PUBLIC AND INSTITUTIONAL | | | | | |
| Civic, except as listed below | 2:1/000 SF | 1:5/1,000 SF | 1:1/1,000 SF | 0:5/1,000 SF | 0:5/1,000 SF |
| College/high school | 20/1,000 SF or 0:1/bed | 20/1,000 SF or 0:1/bed | 10/1,000 SF or 0:1/bed | 10/1,000 SF or 0:1/bed | 10/1,000 SF or 0:1/bed |
| Classroom setting or assembly area | 20/1,000 SF or 0:1/bed | 20/1,000 SF or 0:1/bed | 10/1,000 SF or 0:1/bed | 10/1,000 SF or 0:1/bed | 10/1,000 SF or 0:1/bed |
| Laboratory or classroom with heavy equipment | 2:1/000 SF | 1:5/1,000 SF | 1:1/1,000 SF | 0:5/1,000 SF | 0:5/1,000 SF |

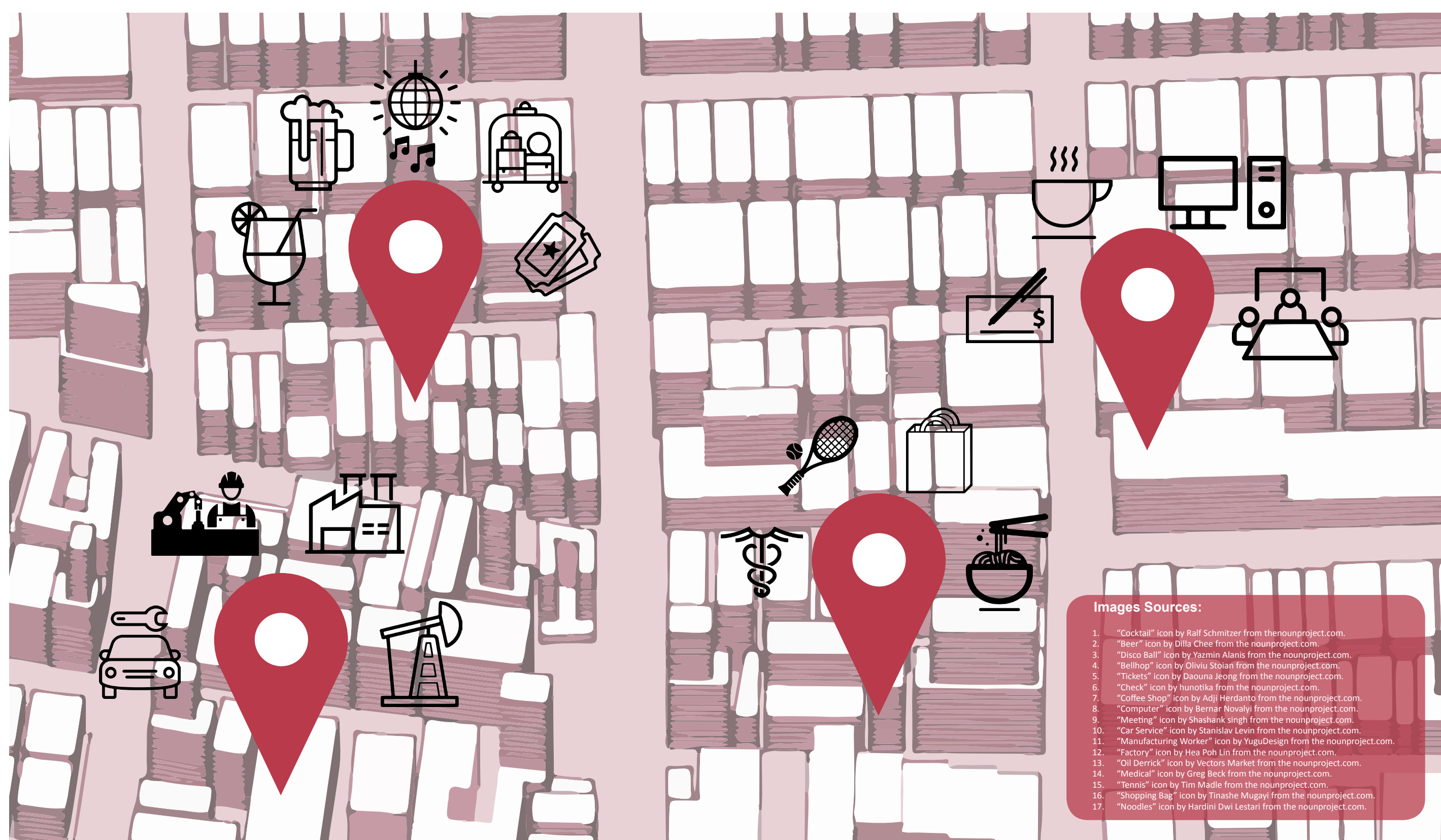
USE USO

DENSITY DENSIDAD

Use Districts: What sorts of goods and services should be available?

Districtos sobre los Usos de Suelo: ¿Qué clase de bienes y servicios deben estar disponibles?

(residential, public and institutional, commercial, industrial, agricultural)
(residencial, público e institucional, comercial, industrial, agrícola)



- Imagen Sources:
1. "School" icon by All Schwab from the nouproject.com.
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Density Designator: How do we accommodate population growth?

Designador de Densidad: ¿Cómo acomodamos el crecimiento poblacional?

(number of residential units allowed)
(número de unidades residenciales permitido)

Allowed Uses

TODAY: Overly Specific and Rigid
1,400 Individual Uses

PROPOSED: Simplified and Inclusive
7 Use Categories
139 Use Groups

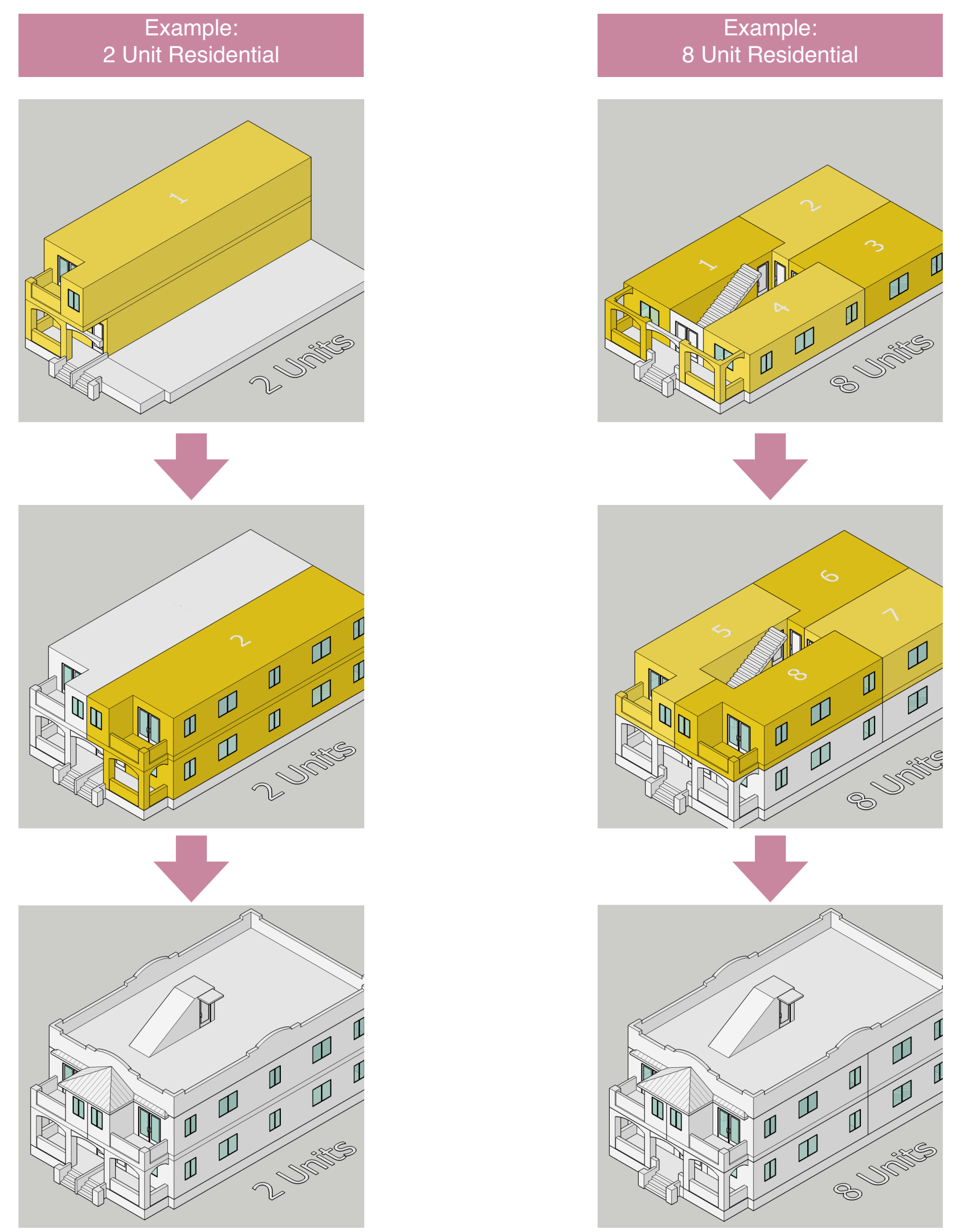
Benefits of a New System

- Use regulations are visual and easy to understand
- One location for use provisions
- Adaptable to new uses
- Regulation by Use Group

Page from the current Zoning Administrator's Official Use List

Use Table Example

| | XN1 | XN2 | XC1 | XG1 | XG2 |
|---|------|------|------|------|------|
| Limited Use Standards | 74.2 | 74.3 | 74.4 | 74.5 | 74.6 |
| RESIDENTIAL USES | | | | | |
| Household Living, As Listed Below: | | | | | |
| One-Unit | P | P | P | P | P |
| Two-Unit | P | P | P | P | P |
| Three or More Units | P | P | P | P | P |
| Apartment Hotel | P | P | P | P | P |
| Boarding or Apartment House | P | P | P | P | P |
| Community Care Facility, Licensed; As Listed Below: | | | | | |
| 6 or fewer | P | P | P | P | P |
| 7 or more | L | L | L | L | L |
| Dormitory | P | P | P | P | P |
| Fraternity/Sorority Housing | P | P | P | P | P |
| Homeless Shelter | P | P | P | P | P |
| Joint Living and Work Quarters | P | P | P | P | P |
| Live/Work | P | P | P | P | P |
| Mobilehome Park | -- | -- | -- | -- | -- |
| Senior Living, As Listed Below: | | | | | |
| Eldercare Facility | C2 | C2 | C2 | C2 | C2 |
| Alzheimer's and Dementia Care Housing | P | P | P | P | P |
| Assisted Living | P | P | P | P | P |
| Senior Independent Living | P | P | P | P | P |
| Skilled Nursing Home | P | P | P | P | P |
| Supportive Housing | P | P | P | P | P |
| PUBLIC AND INSTITUTIONAL USES | | | | | |
| Civic, Except as Listed Below: | | | | | |
| Community Center | P | P | P | P | P |
| Convention Center | -- | -- | -- | P | -- |
| Ground Passenger Terminal | P | P | P | P | P |
| School, K-12 | C3 | C3 | P | P | P |
| School, Postsecondary | C3 | C3 | P | P | P |
| Correctional or Penal Institution | C3 | C3 | C3 | C3 | C3 |
| Counseling and Referral Facility | P | P | P | P | P |
| Nature Conservation Area | P | P | P | P | P |
| Parking | L | L | L | L | L |
| Park & Open Space | P | P | P | P | P |
| Place of Worship | P | P | P | P | P |
| Public Safety Facility | P | P | P | P | P |
| Shoreline Project | C3 | C3 | C3 | C3 | C3 |
| Utilities, As Listed Below: | | | | | |
| Utilities, Minor | P | P | P | P | P |
| Utilities, Major | C3 | C3 | C3 | C3 | C3 |
| GENERAL COMMERCIAL USES | | | | | |
| Adult Entertainment Business | | | | | |
| Alcohol Sales, As Listed Below: | | | | | |
| On-Site Sale | C2 | L | C2 | C2 | C2 |
| Off-Site Sale | C2 | C2 | C2 | C2 | C2 |
| Animal Care, Sales, and Services, Except as Listed Below: | | | | | |
| Kennels | -- | -- | -- | -- | -- |
| Veterinary Hospital | -- | -- | L | L | L |
| Cemetery, Except as Listed Below: | | | | | |
| Funeral and Related Services | C2 | C2 | C2 | C2 | C2 |
| Day Care Facility | P | P | P | P | -- |



Density as a Ratio of Dwelling Units and Guest Rooms per Lot Area

| Density Indicator | 2 | 4 | 6 | 8 | 12 | 15 | 20 | 30 | 40 | 50 | 60 |
|---|-----|-----|-----|-----|------|------|------|------|------|------|------|
| Square Feet of Lot Area per Dwelling Unit | 200 | 400 | 600 | 800 | 1200 | 1500 | 2000 | 3000 | 4000 | 5000 | 6000 |

Density as Total Number of Dwelling Units Permitted per Lot

| Density Indicator | 1L | 2L | 3L | 4L |
|------------------------|----|----|----|----|
| Dwelling Units per Lot | 1 | 2 | 3 | 4 |

LIST NO. 1 OF USES PERMITTED IN VARIOUS ZONES IN THE CITY OF LOS ANGELES

(Breakdown by Different Zones)

Uses listed in black are permitted by-right in the indicated zone. Uses colored red require a conditional use permit (CUP) in the indicated zone. Uses colored green may be permitted as a public benefit or with limitations in the indicated zone.

| OS OPEN SPACE ZONE | OTHER ZONES |
|---|---|
| AQUARIUM, according to Section 12.24 U. 19. (f). | GARAGE EXHIB, closed |
| ARENA, according to Section 12.24 U. 2. | GEOLOGICAL CORE HOLE DRILLING and TESTING, temporary, according to Section 12.24 U. 47. |
| ATHLETIC FIELD | GOLF COURSE |
| AUDITORIUM, according to Section 12.24 U. 2. | GOVERNMENTAL ENTERPRISE, performance standards, according to Section 14.00 A. 3. |
| AUTOMOBILE PARKING, under the provisions of Section 12.21 A. 4. | HIGH VOLTAGE TRANSMISSION LINES and TOWERS, according to Section 12.24 U. 19. (g). |
| BASKETBALL FIELD | HISTORICAL VEHICLE COLLECTION (accessory), according to Section 12.24 U. 29. |
| BINGO (subject to the provisions of Section 12.21 A. 13). | LAND RECLAMATION PROJECT, according to Section 12.24 U. 13. |
| CEMETERY, performance standards, according to Section 12.24 U. 1. | LIBRARY, public, according to Section 12.24 U. 19. (h). |
| CHILD-CARE FACILITY | MARINE PRESERVES, sanctuaries, and habitat protection sites |
| CHRISTMAS TREE and ORNAMENT SELLING - December 1 to 25 only subject to the provisions of Sec. 12.22 A. 4. | MUSEUM, nonprofit, performance standards, according to Section 12.24 U. 19. (i). |
| COMMUNITY CENTER, operated by governmental agency, according to Section 12.24 U. 19. (k). | NATURAL RESOURCE DEVELOPMENT, according to Section 12.24 U. 17. |
| COMMUNITY CENTER, operated by philanthropic organization, according to Section 12.24 U. 19. (l). | NATURAL RESOURCE PRESERVES for the managed production of resources, including, but not limited to, forest lands, watersheds and watersheds used for commercial fisheries, agricultural lands used for food and plant production areas containing major seasonal streams (C7 Surface Mining Districts) and other similar uses. |
| COMMUNITY GARDEN | NATURE PRESERVE, according to Section 12.24 U. 19. (j). |
| CORRECTIONAL or PENAL INSTITUTION, according to Section 12.24 U. 3. | PARK or PLAYGROUND (outdoor open space), operated by governmental agency, including, but not limited to, forest lands, watersheds and watersheds used for commercial fisheries, agricultural lands used for food and plant production areas containing major seasonal streams (C7 Surface Mining Districts) and other similar uses. |
| EDUCATIONAL PRESERVES, sanctuaries and habitat protection sites | PARK or PLAYGROUND (outdoor open space), operated by philanthropic organization. |
| EDUCATIONAL INSTITUTION, according to Section 12.24 U. 6. | |
| ELECTRIC CAR CHARGING STATION, as permitted parking lot. | |
| ELECTRIC POWER GENERATING SITE, PLANT, or STATION, according to Section 12.24 U. 7. | |



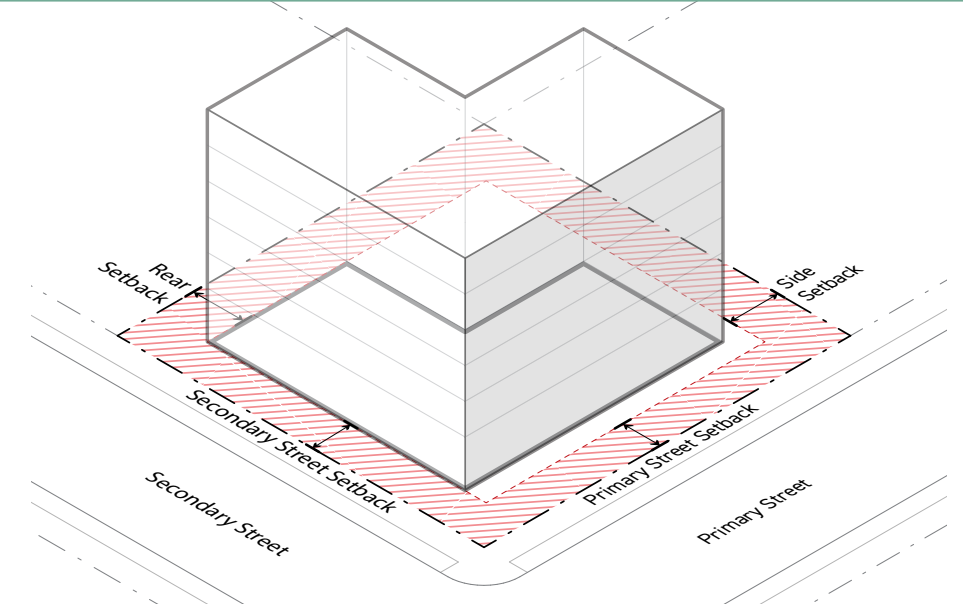
TRANSITION AND BUFFER STRATEGIES

Form Standards. Form Districts include standards that can be used to transition between different intensities of development.

Buffers and Screens. The Development Standards include a set of buffers for use along the perimeter of sites with higher intensity development.

Use Districts. Use Districts may be arranged to provide buffers between sensitive uses, such as residential uses and industrial uses.

Building Setbacks. Minimum building setbacks are intended to provide for open areas on the site to help reduce the impact of buildings and structures on abutting sidewalks and neighboring development.



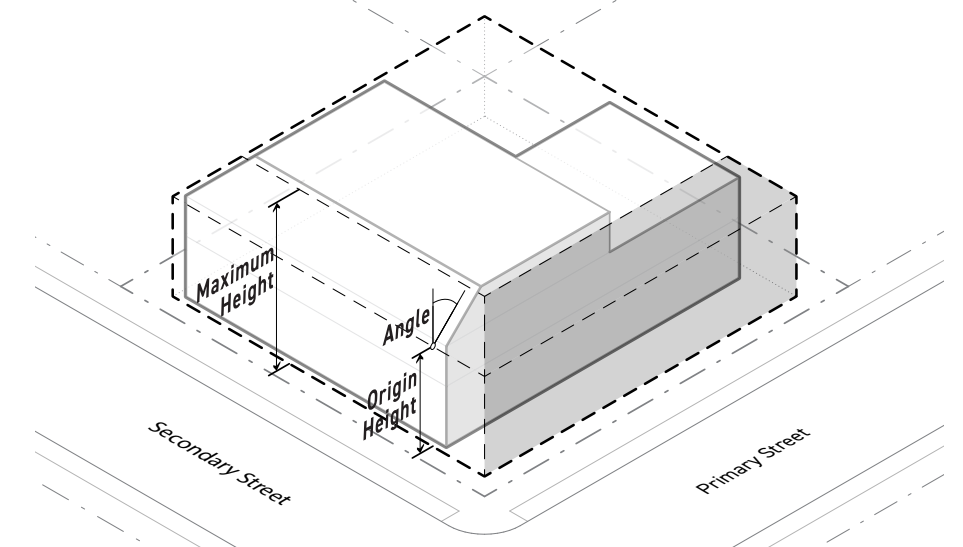
Public Right-of-Way Buffer B2. Typically intended for buffering the public right-of-way from parking lots. This particular type of buffer requires a wide planting area.



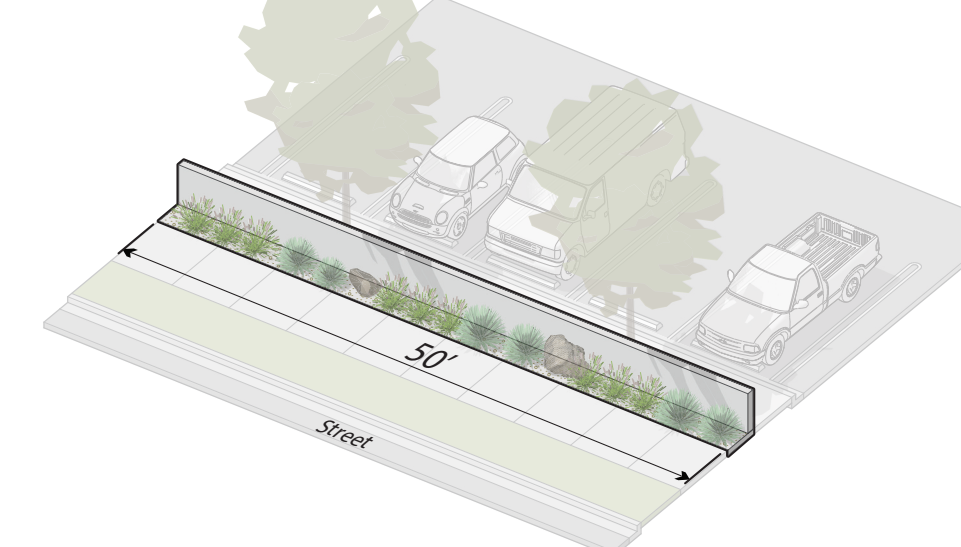
Open Space Class. Open Space Use Districts regulate open spaces to be preserved as natural resources or to be utilized for outdoor recreation opportunities.



Bulk Plane. The bulk plane is intended to push taller structure elements towards the center of a lot and reduce looming impacts on neighboring properties, promoting privacy and solar access.



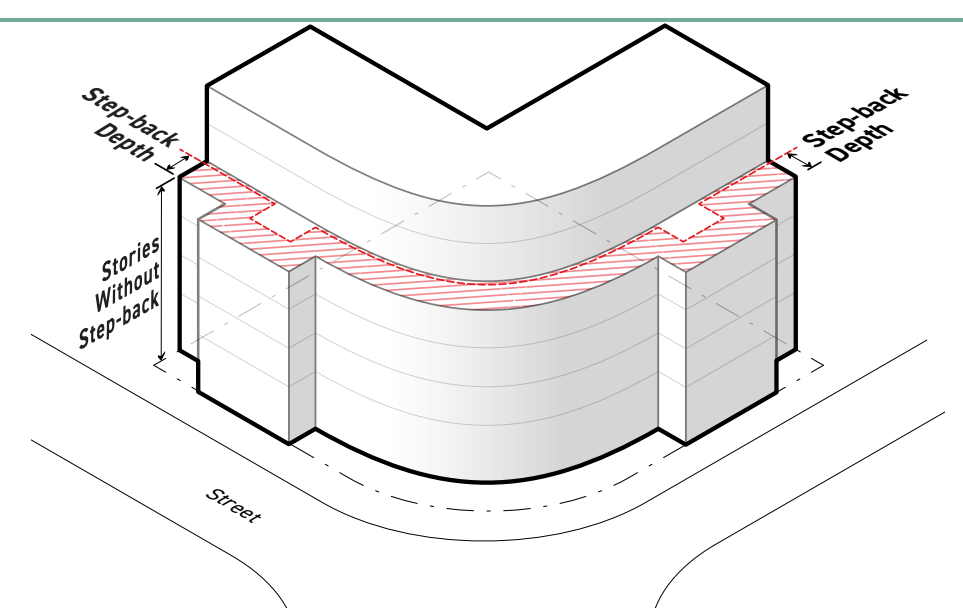
Public Right-of-Way Buffer B3. Typically intended for buffering the public right-of-way from parking lots. This particular type of buffer differs from the example above in that it requires a wall and allows a thinner planting area.



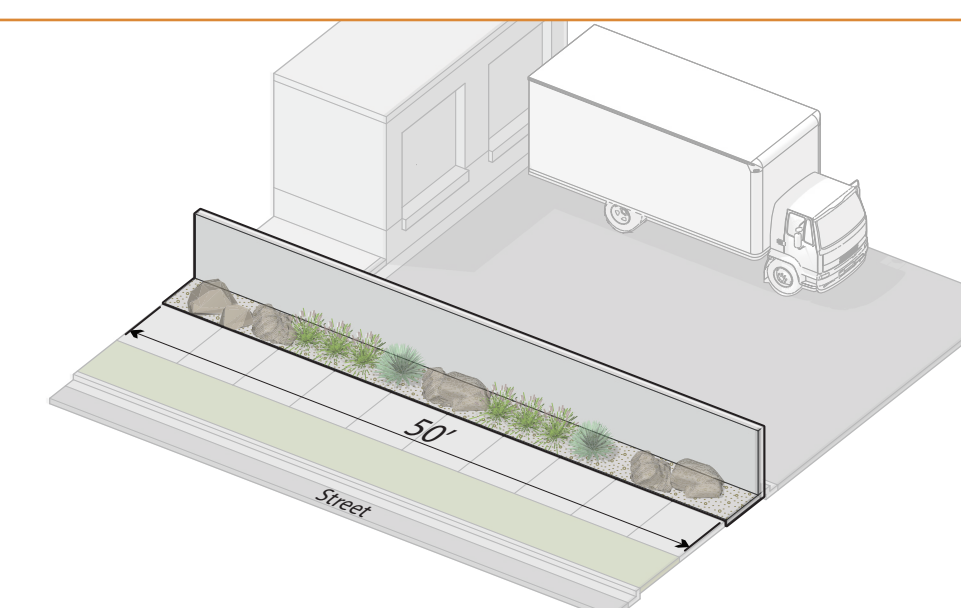
Agriculture Use Class. Agriculture Use Districts emphasize residential uses while also allowing for agriculture-related uses.



Street Step-Back. To reduce the perceived bulk and mass of a building along facades facing public ways, ensuring a height along the street that is appropriate to its neighboring context, while allowing for additional building height.



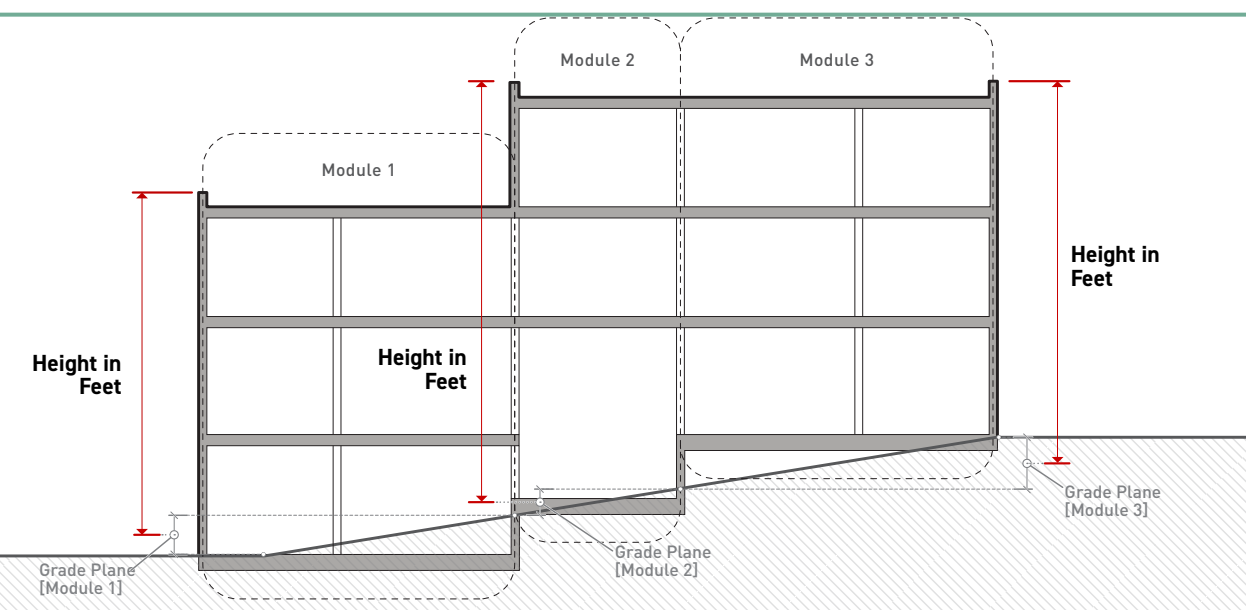
Public Right-of-Way Buffer B4. Typically intended for screening outdoor areas associated with heavy commercial and light industrial uses.



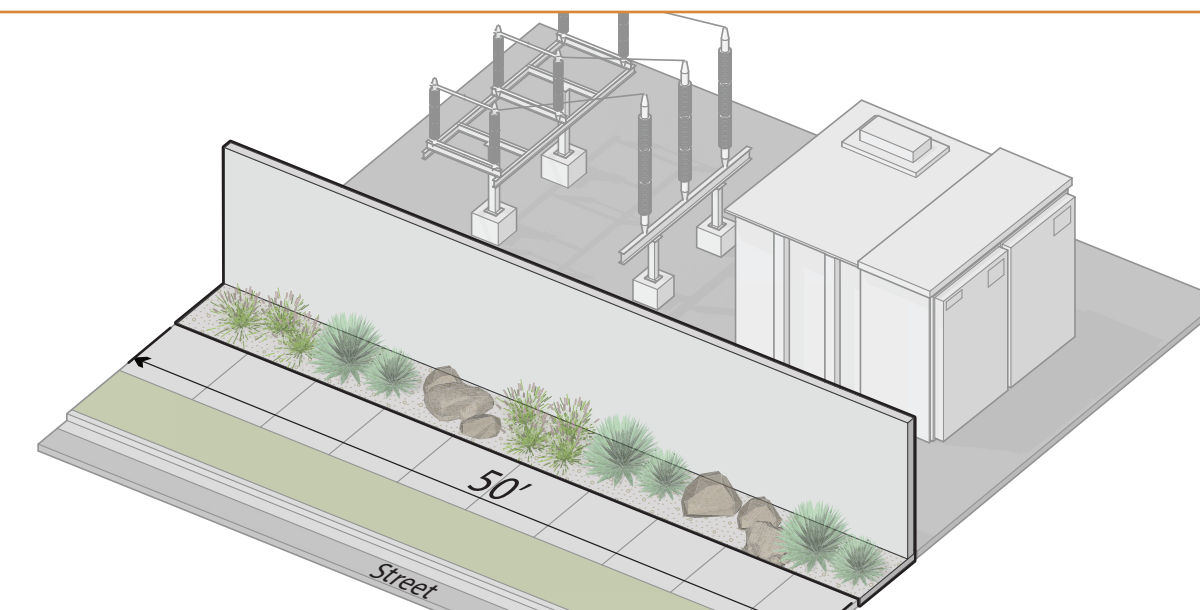
Residential Use Class. Residential Use Districts emphasize residential uses and only allow a minimal amount of compatible services and amenities.



Maximum Height in Feet. The height restriction of buildings or structures in feet is intended to secure safety, to provide adequate light and air, and to protect the character of areas and the interests of the general public in important views.



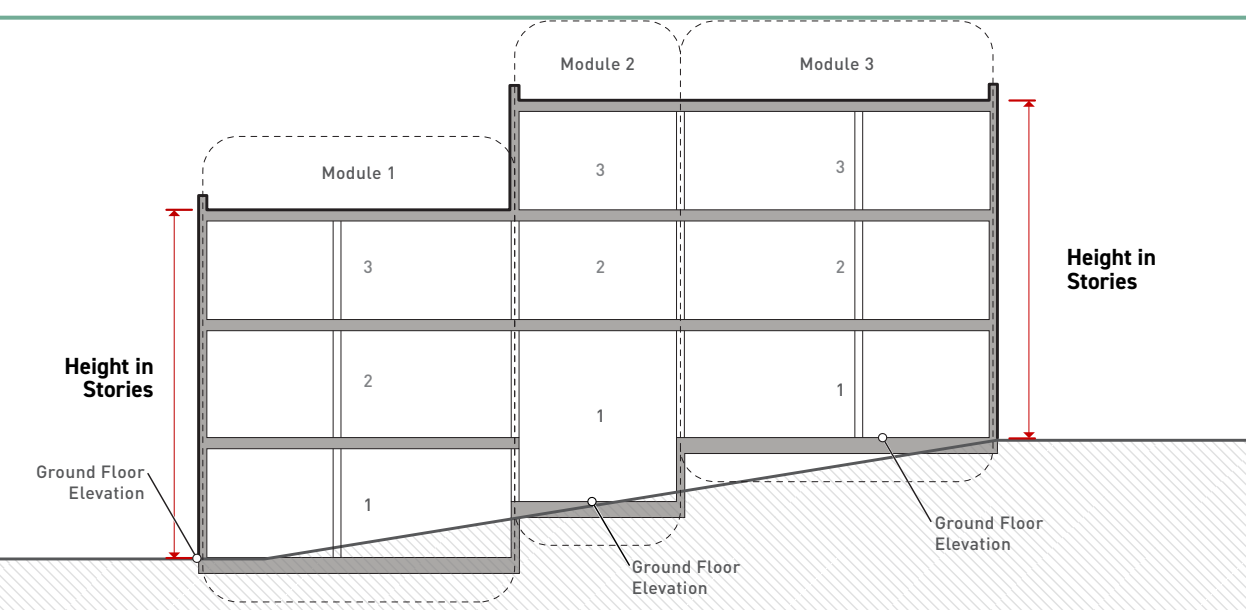
Public Right-of-Way Buffer B5. Typically intended for screening higher intensity uses, such as utilities and heavy industrial uses, that abut a public right-of-way.



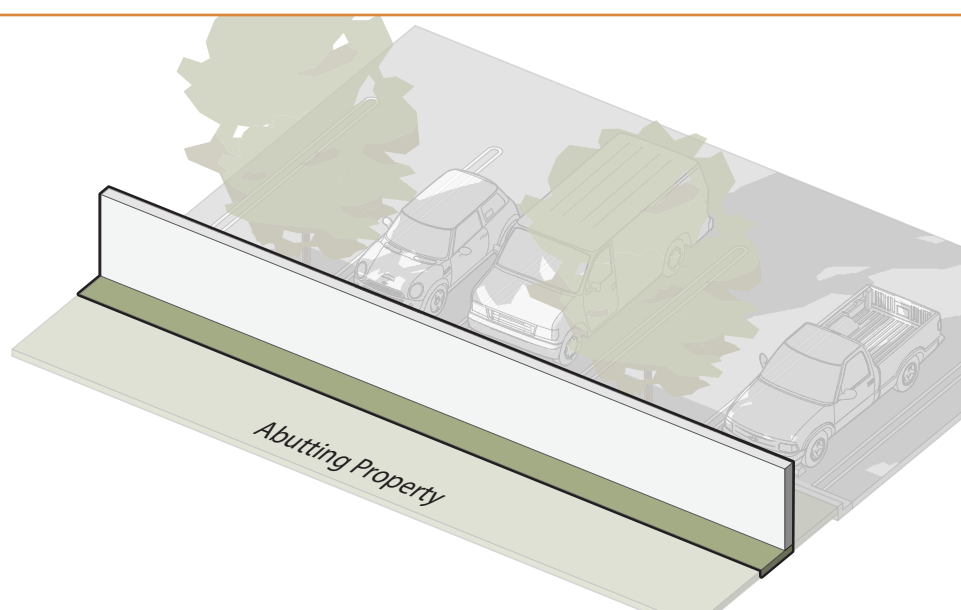
Commercial Use Class. Use Districts in the Commercial Use Class cater to light industrial and commercial uses including ones that may be more impactful such as vehicle repair and fueling stations.



Maximum Height in Stories. Intended to control the maximum height of building in stories, helps provide a variety in building heights across and areas and also helps to ensure the story heights are not unnecessarily reduced to fit within a maximum height in feet.



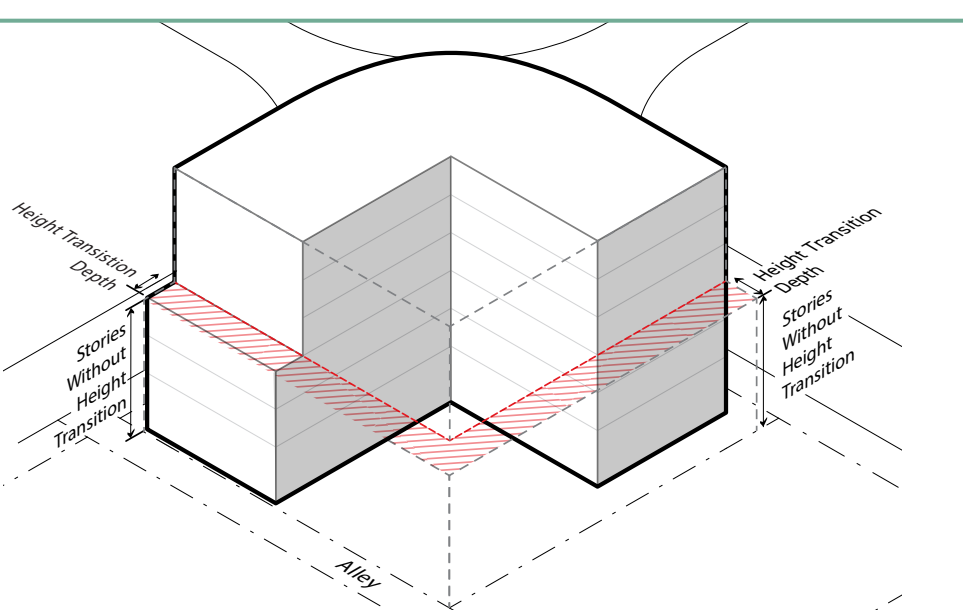
Transitional Buffer C1. Intended for buffering lower intensity uses from abutting moderate-intensity uses, such as parking lots and heavy commercial uses.



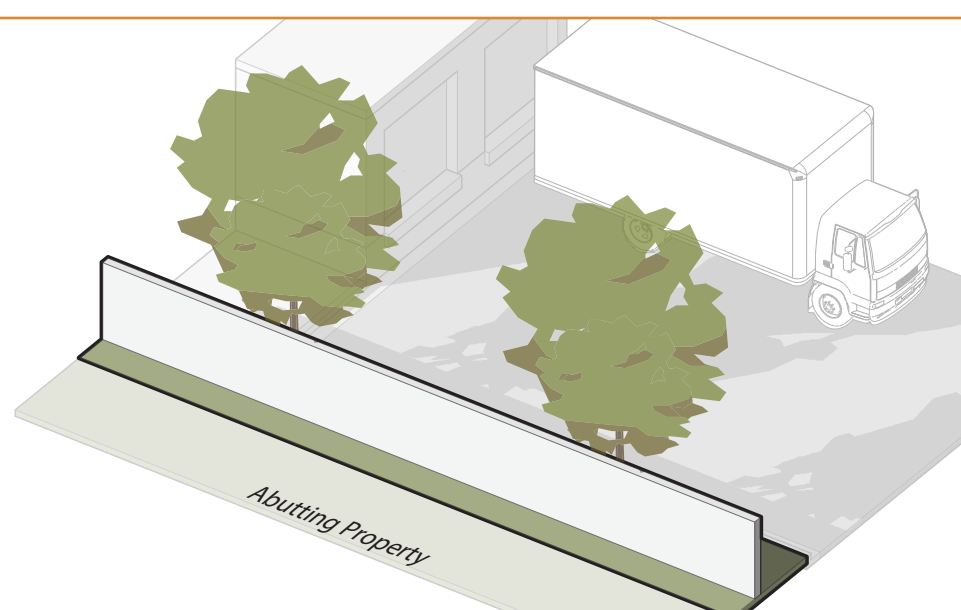
Industrial Use Class. Use Districts in the Industrial Use Class accommodate a mixture of heavy commercial, light industrial, and heavy industrial uses.



Height Transition. To prevent looming and to reduce the perceived bulk and mass of buildings from neighboring lots, while allowing for additional building height.



Transitional Buffer C2. Intended for buffering lower intensity-uses from abutting higher-intensity uses, such as light industrial and heavy commercial uses.



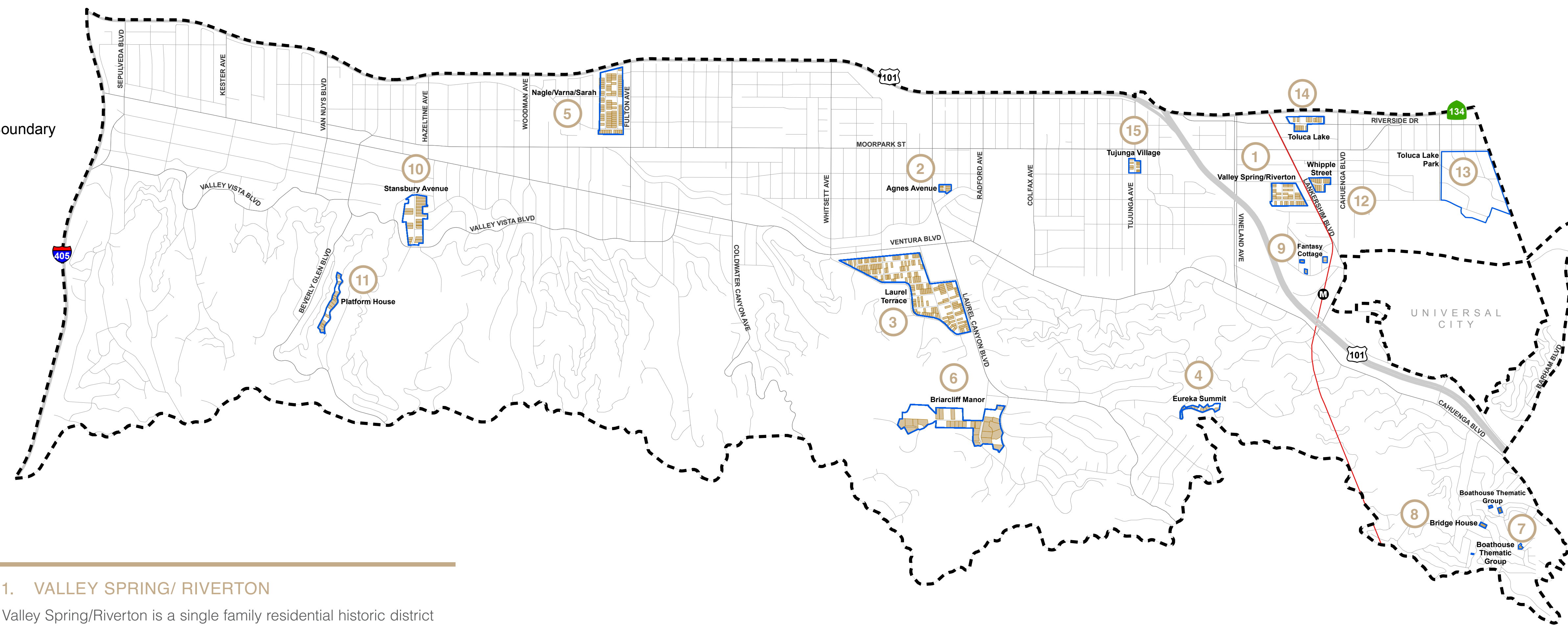
HISTORICAL RESOURCES

Sherman Oaks-Studio City-Toluca Lake-Cahuenga Pass Community Plan



Historic Resources

- Potential District
- Contributors
- Community Plan Area Boundary
- Metro Stations
- Metro Red Line



12 Residential Historic Districts
2 Commercial Historic Districts
1 Residential Planning District

are identified as potentially historically significant according to Survey LA



1. VALLEY SPRING/ RIVERTON

Valley Spring/Riverton is a single family residential historic district in Studio City comprised of residences in the Spanish Colonial Revival, Tudor Revival, French Revival, Minimal Traditional and Ranch styles. The period of significance is 1919-1950, with 62% of the buildings contributing to the district.



2. AGNES AVENUE

Agnes Avenue is a single-family residential historic district in Studio City comprised of American Colonial Revival residences. The period of significance is 1937-1938, with 100% of the buildings contributing to the district.



3. LAUREL TERRACE

Laurel Terrace is a single-family residential historic district in Studio City comprised of residences in the Spanish Colonial, American Colonial, Minimal Traditional, and Ranch styles. The period of significance is 1923-1953, with 56% of the buildings contributing to the district.



4. EUREKA SUMMIT

Eureka Summit is a residential historic along the hillside in Studio City comprised of residences in the Mid-Century Modern style. The period of significance is from 1961-1963, with 64% of the buildings contributing to the district.



5. NAGLE/ VARNA/ SARAH

Nagle/Varna/Sarah is a single-family residential historic district in Sherman Oaks comprised of residences in the Minimal Traditional and Ranch styles. The period of significance is from 1946-1954, with 73% of the buildings contributing to the district.



6. BRIARCLIFF MANOR

Briarcliff Manor is a residential historic district in Studio City comprised of Period Revival and Ranch style residences. The period of significance is from 1933-1962, with 64% of the buildings contributing to the district.



7. BOATHOUSE THEMATIC GROUP

The Boathouse Thematic Group is a single-family residential historic district along hillsides of the Cahuenga Pass comprised of residences known for their technological innovations in engineering. The period of significance is 1959, with 92% of the buildings contributing to the district.



8. BRIDGE HOUSE

Bridge House is a residential historic district along the hillsides of the Cahuenga Pass comprised of residences known for their technological innovations in engineering. The period of significance is 1960, with 100% of the buildings contributing to the district.



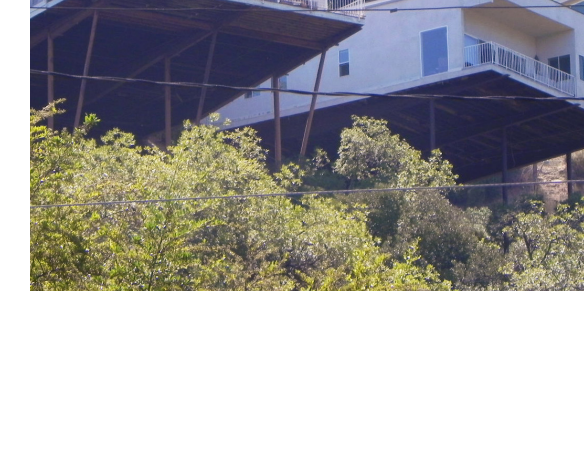
9. FANTASY COTTAGE

The Fantasy Cottage Thematic Group is a single-family residential historic district in Studio City comprised of whimsical cottages. The period of significance is 1950, with 75% of the buildings contributing to the district.



10. STANSBURY AVENUE

Stansbury Avenue is a single-family residential historic district in Sherman Oaks comprised of residences in the Period Revival and Ranch styles. The period of significance is from 1935-1951, with 58% of the buildings contributing to the district.



11. PLATFORM HOUSE

Platform House is a residential historic district in Sherman Oaks comprised of residences known for their technological innovations in engineering. The period of significance is from 1962-1966, with 82% of the buildings contributing to the district.



12. WHIPPLE STREET

Whipple Street is a multi-family residential historic district in North Hollywood comprised of buildings in the Minimal Traditional style. The period of significance is from 1941-1954, with 88% of the buildings contributing to the district.



13. TOLUCA LAKE PARK

Toluca Lake Park is a residential planning district in Toluca Lake with residences exhibiting a range of Period Revival styles – including American, Tudor, and Spanish Colonial – as well as Streamline Moderne, Mid-Century Modern, and Ranch styles. The period of significance is ranges from the 1920s-1940s, and includes 220 parcels.



14. TOLUCA LAKE

Toluca Lake is a block-long commercial historic district in Toluca Lake primarily comprised of one-story commercial buildings in the American Colonial Revival, French Revival, Streamline Moderne, Late Moderne, and Mid-Century Modern styles. The period of significance is 1935-1963, with 65% of the buildings contributing to the district.

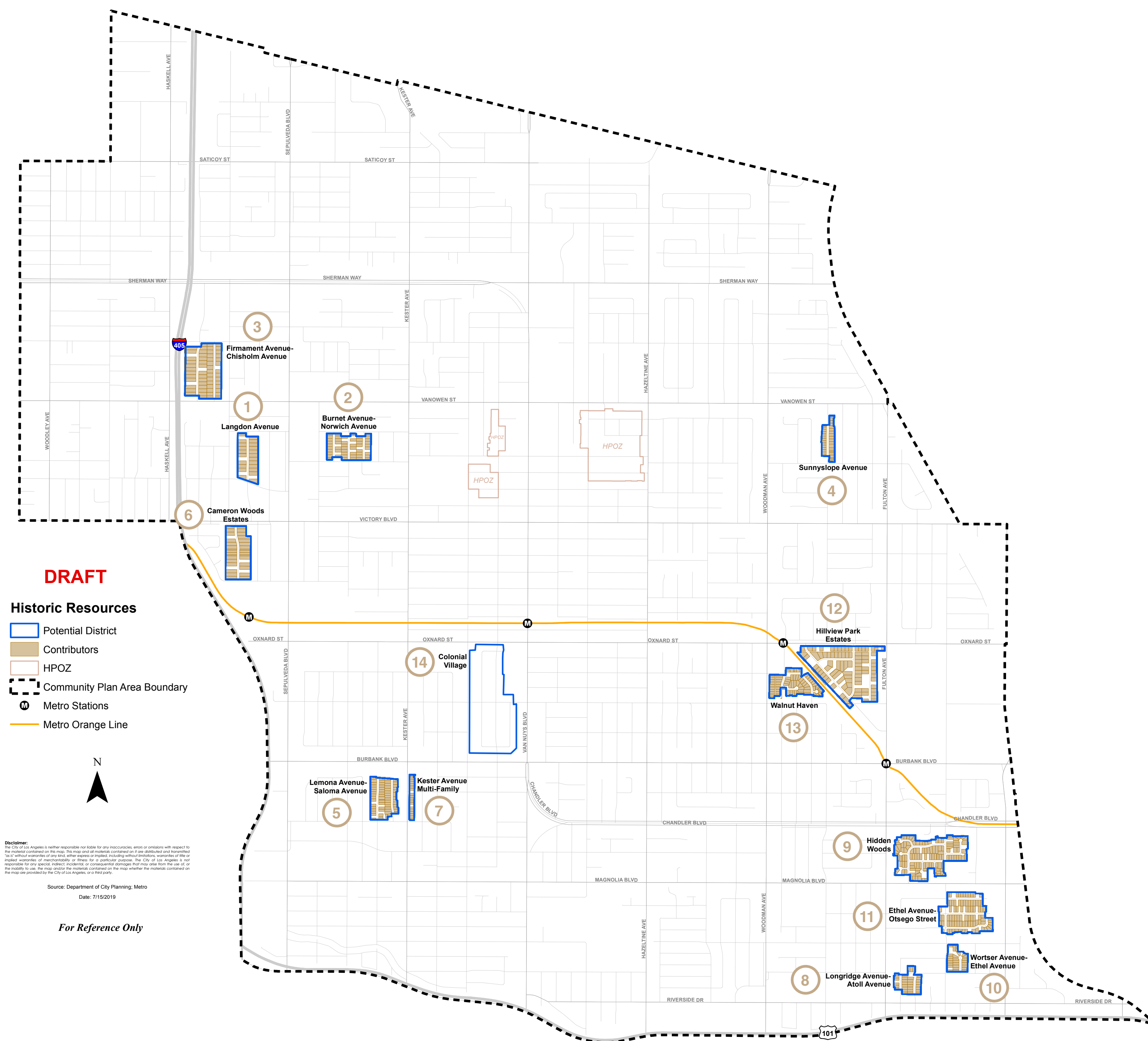


15. TUJUNGA VILLAGE

Tujunga Village is historic commercial district in Studio City primarily comprised of one-story retail storefronts. The period of significance is 1937-1954, with 64% of the buildings contributing to the district.

HISTORICAL RESOURCES

Van Nuys-North Sherman Oaks Community Plan



13 Residential Historic Districts
1 Residential Planning District

are identified as potentially historically significant according to Survey LA



1. LANGDON AVENUE

Langdon Avenue is a block-long single-family residential historic district in Van Nuys primarily comprised of Ranch-style buildings. The period of significance is 1941-1951, with 92% of the buildings contributing to the district.



2. BURNET AVENUE-NORWICH AVENUE

Burnet Avenue-Norwich Avenue is a single-family residential historic district in Van Nuys comprised primarily of Ranch-style residences. The period of significance is 1951-1955, with 84% of the buildings contributing to the district.



3. FIRMAMENT AVENUE-CHISHOLM AVENUE

Firmament Avenue-Chisholm Avenue is a single-family residential historic district in Van Nuys primarily comprised of Ranch-style residences. The period of significance is from 1947-1954, with 97% of the buildings contributing to the district.



4. SUNNYSLOPE AVENUE

Sunnyslope Avenue is a single-family residential historic district in Van Nuys primarily composed of traditional Ranch-style residences. The period of significance is from 1947-1960, with 97% of the buildings contributing to the district.



5. LEMONA AVENUE-SALOMA AVENUE

The Lemona Avenue-Saloma Avenue is a single-family residential historic district bordering Van Nuys and Sherman Oaks primarily composed of residences designed in the Traditional Ranch or Minimal Ranch styles. The period of significance is from 1952-1961, with 92% of the buildings contributing to the district.



6. CAMERON WOODS

Cameron Woods Estates is a single-family residential historic district in Van Nuys primarily composed of residences designed in the Traditional Ranch and American Colonial Ranch styles. The period of significance is from 1947-1951, with 87% of the buildings contributing to the district.



7. KESTER AVENUE

Kester Avenue is a multi-family residential historic district bordering Van Nuys and Sherman Oaks comprised of residences designed in the Traditional Ranch, Minimal Ranch, or Minimal Traditional styles. The period of significance 1949-1951, with 95% of the buildings contributing to the district.



8. LONGRIDGE AVENUE-ATOLL AVENUE

Longridge Avenue-Atoll Avenue is a single-family residential historic district in Sherman Oaks comprised of residences in the Traditional Ranch and Minimal Ranch styles. The period of significance is from 1951, with 94% of the buildings contributing to the district.



9. HIDDEN WOODS

Hidden Woods is a single-family residential historic district in Sherman Oaks comprised of residences designed in the Traditional Ranch, Minimal Ranch, and Contemporary Ranch styles. The period of significance is from 1951-1958, with 88% of the buildings contributing to the district.



10. WORTSER AVENUE-ETHEL AVENUE

Wortser Avenue-Ethel Avenue is a single-family residential historic district in Sherman Oaks comprised exclusively of Traditional Ranch style and one Minimal Ranch residences. The period of significance is from 1952-1955, with 84% of the buildings contributing to the district.



11. ETHEL AVENUE-OTSEGO STREET

Ethel Avenue-Otsego Street is a single-family residential historic district in Sherman Oaks comprised of residences designed in the Traditional Ranch, Minimal Ranch, and American Colonial Ranch styles. The period of significance is from 1950-1957, with 85% of the buildings contributing to the district.



12. HILLVIEW PARK ESTATES

Hillview Park Estates is a single-family residential historic district in Van Nuys comprised of residences designed in the Minimal Ranch, Traditional Ranch, American Colonial Ranch, Contemporary Ranch, and Hacienda Ranch styles. The period of significance is from 1947-1955, with 77% of the buildings contributing to the district.



13. WALNUT HAVEN

Walnut Haven is a single-family and multi-family residential historic district in Van Nuys comprised of residences in the Traditional Ranch, Minimal Traditional, Mid-Century Modern, or Minimal Ranch styles. The period of historical significance is from 1933-1962, with 97% of the buildings contributing to the district.

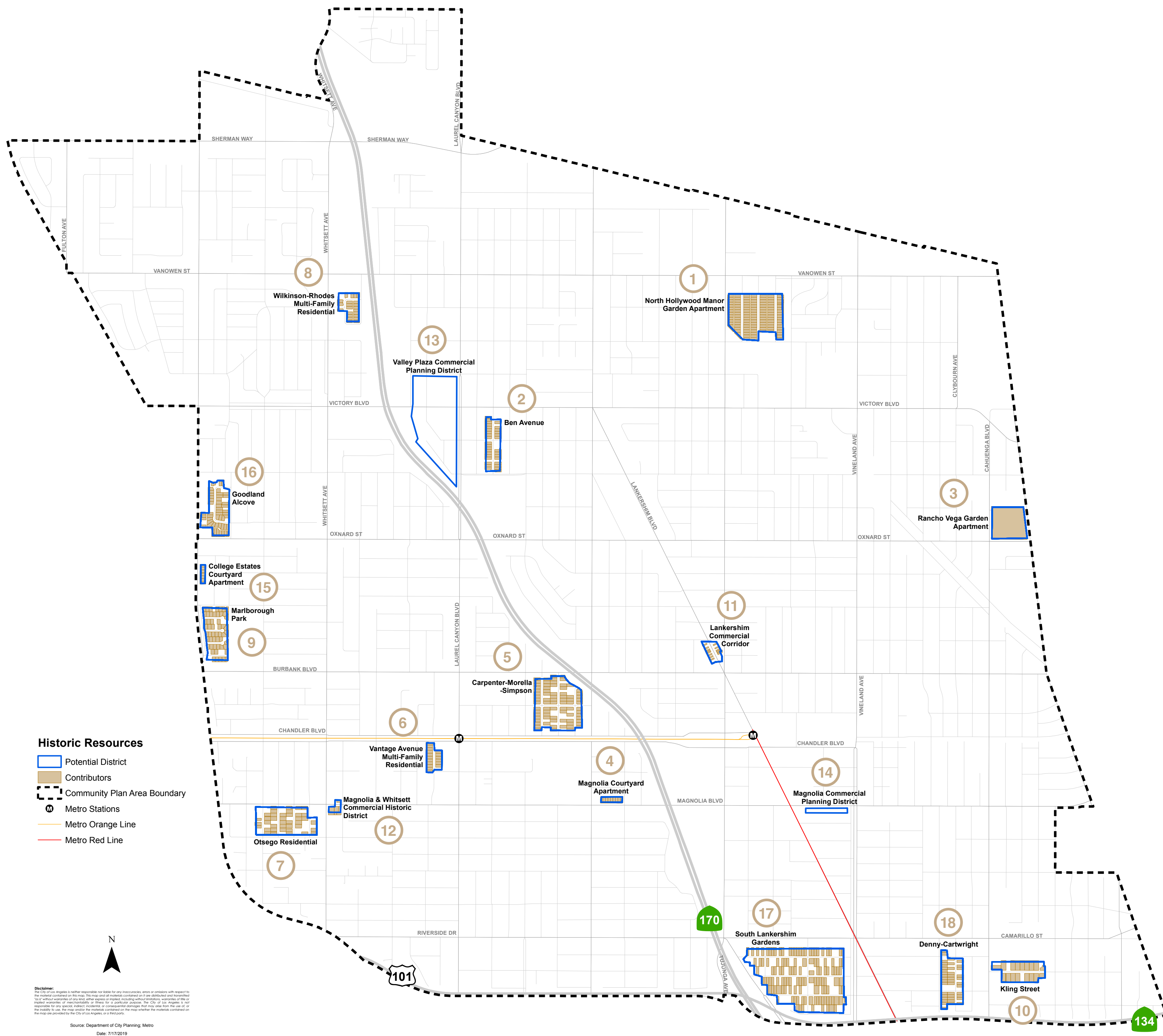


14. COLONIAL VILLAGE

Colonial Village is a single-family residential planning district in Van Nuys comprised of Minimal Traditional and Minimal Ranch style residences. The period of historical significance is from 1941-1945. There are also a few residences built in the 1950s and 1960s.

HISTORICAL RESOURCES

North Hollywood–Valley Village Community Plan



14 Residential Historic Districts
2 Commercial Historic Districts
2 Commercial Planning Districts
 are identified as potentially historically significant according to Survey LA



1. NORTH HOLLYWOOD MANOR GARDEN APARTMENT

North Hollywood Manor Garden Apartment is a multi-family residential historic district in North Hollywood primarily comprised of Minimal Traditional buildings. The period of significance is 1949-1950, with 100% of the buildings contributing to the district.



2. BEN AVENUE

Ben Avenue is a single-family residential historic district in North Hollywood comprised of residences in the Spanish Colonial Revival, French Norman Revival, and Minimal Traditional styles. The period of significance is 1928-1948, with 80% of the buildings contributing to the district.



3. RANCHO VEGA GARDEN APARTMENT

Rancho Vega is a super block-long multi-family residential historic district in North Hollywood comprised of Minimal Traditional buildings. The period of significance is 1945, with 100% of the buildings contributing to the district.



4. MAGNOLIA COURTYARD APARTMENT

Magnolia Courtyard is a multi-family residential historic district in Valley Village comprised of one-story courtyard apartments in the Traditional Ranch style. The period of significance is 1941-1942, with 100% of the buildings contributing to the district.



5. CARPENTER-MORELLA-SIMPSON

Carpenter-Morella-Simpson is a single-family residential historic district in Valley Village primarily comprised of residences in the Minimal Traditional, American Colonial Revival, and Traditional Ranch styles. The period of significance is 1940-1948, with 79% of the buildings contributing to the district.



6. VANTAGE AVENUE

Vantage Avenue is a multi-family residential historic district in Valley Village comprised of buildings in the American Colonial and Traditional Ranch styles. The period of significance is 1953-1957, with 89% of the buildings contributing to the district.



7. OTSEGO

Otsego is a single-family residential historic district in Valley Village comprised of various architectural styles, mostly Traditional Ranch, Minimal Traditional, American Colonial Revival, and Tudor Revival. The period of significance is 1937-1953, with 64% of the buildings contributing to the district.



8. WILKINSON-RHODES

Wilkinson-Rhodes is a multi-family residential historic district in Valley Glen comprised of Traditional Ranch and one Mid-Century Modern residences. The period of significance is 1958-1960, with 96% of the buildings contributing to the district.



9. MARLBOROUGH PARK

Marlborough Park is a single-family residential historic district in Valley Glen made of Traditional Ranch residences. The period of significance is 1952-1953, with 83% of the buildings contributing to the district.



10. KLING STREET

Kling Street is a single-family residential historic district in Toluca Lake comprised of American Colonial Revival and Traditional Ranch residences. The period of significance is 1937-1951, with 85% of the buildings contributing to the district.



11. LANKERSHIM COMMERCIAL CORRIDOR

Lankershim is a commercial historic district in North Hollywood. The district's contributors are one-story Commercial Vernacular buildings constructed between 1936 and 1952, with 70% of the buildings contributing to the district.



12. MAGNOLIA AND WHITSETT

Magnolia and Whitsett is a commercial historic district in Valley Village. The district includes buildings designed in the Tudor Revival style creating a fantasy storybook village feel in the area. The period of significance is from 1953-1957, with 80% of the buildings contributing to the district.



13. VALLEY PLAZA

Valley Plaza is a commercial planning district in North Hollywood. It includes buildings that are mostly Mid-Century Modern in style, and is significant as the prototypical automobile-centered regional shopping center. The period of significance is 1951-1965.



14. MAGNOLIA

Magnolia is a commercial planning district in North Hollywood. It includes low-scale commercial buildings that are mostly Commercial Vernacular in style with elements of Mid-Century Modern and Art Deco design. The period of significance is 1928-1958.



15. COLLEGE ESTATES COURTYARD APARTMENT

College Estates Courtyard Apartment is a multi-family residential historic district in Valley Glen comprised of Traditional Ranch courtyard apartments. The period of significance is 1953, with 100% of the buildings contributing to the district.



16. GOODLAND ALCOVE

Goodland Alcove is a combined single and multi-family residential historic district in Valley Glen comprised of residences in the Traditional Ranch, Cinderella Ranch, and Contemporary Ranch styles. The period of significance is 1953-1967, with 82% of the buildings contributing to the district.



17. SOUTH LANKERSHIM GARDENS

South Lankershim Gardens is a single-family residential historic district in Toluca Lake comprised of residences in the Spanish Colonial Revival, Tudor Revival, Craftsman, American Colonial Revival, French Norman Revival, and Minimal Traditional styles. The period of significance is 1921-1948, with 62% of the buildings contributing to the district.



18. DENNY-CARTWRIGHT

Denny-Cartwright is a single-family residential historic district in Toluca Lake comprised of residences in the Tudor Revival, Spanish Colonial Revival, French Norman Revival, and Minimal Traditional styles. The period of significance is 1925-1945, with 74% of the buildings contributing to the district.

HISTORIC RESOURCES TOOLS

Survey LA

What is Survey LA?

LA's first ever comprehensive historic resources Survey. Survey LA identifies potential historic resources all levels of eligibility from whole districts to individual resources.

Survey LA Findings

1. Individual Resources



Are generally resources located within on a single site or property.

2. Planning Districts



Are geographically defined areas that do not meet eligibility standards for designation but that merit consideration in local planning.

These areas generally have consistent planning concepts and features such as height, massing, setbacks, and street trees.

3. Eligible Historic Districts



Are areas that are related geographically and by theme. Districts may include single or multiple parcels depending on the resource.

Examples of resources that may be recorded as historic districts include residential neighborhoods, garden apartments, commercial areas, large estates, school and hospital campuses, and industrial complexes.

For more information on Survey LA, visit:

preservation.lacity.org/survey

Community Planning Tools

Character Frontage

What is a Character Frontage?

A Character Frontage is a new tool being developed for re:code LA. Character Frontages contain all of the provisions found in standard Frontage packages, plus additional tool to make new buildings more contextual and compatible with surrounding historic structures.

Character Frontages reflect the different eras of construction and building types built historically in Los Angeles, while also being reflective of its present time of construction.

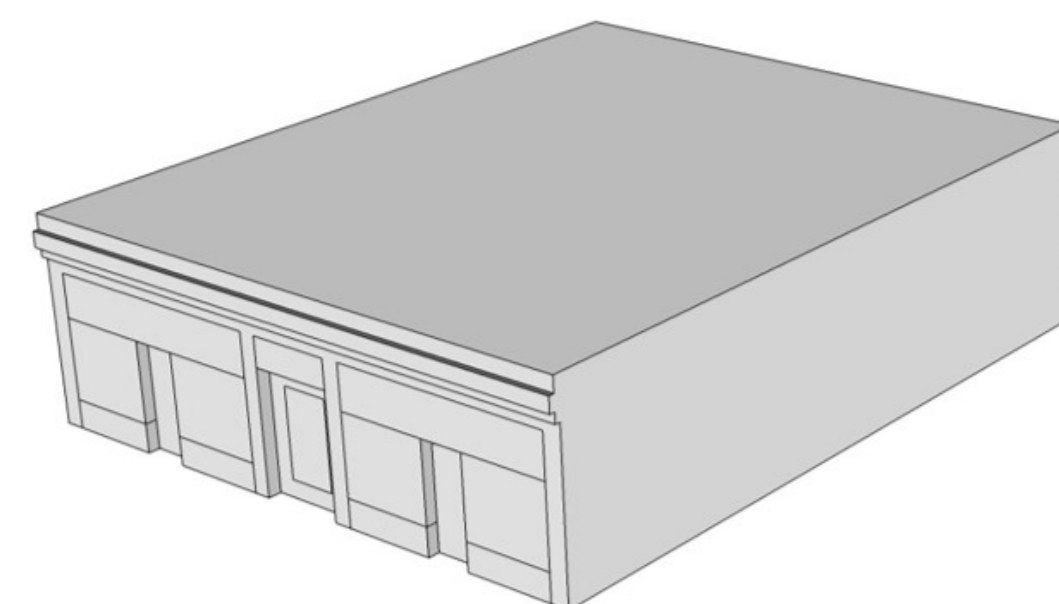
What does it Regulate?

Character Frontages regulate materials, window types, entry features, and building articulation. These regulations apply to the entire facade of structures.

Design Requirements for New Construction + Additions



Design Requirements for New Construction + Additions



Where Can a Character Frontage be Applied?

Character Frontages are intended to be applied in areas that have been identified as Planning Districts or Eligible Historic Districts in a Historic Resources survey, and also in areas that contain a concentration of individual resources.

Conservation District

What is a Conservation District?

A Conservation District is new tool being developed for re:code LA. Conservation Districts regulate alterations to eligible historic resources to maintain character of areas that have been identified through a Historic Resources Survey.

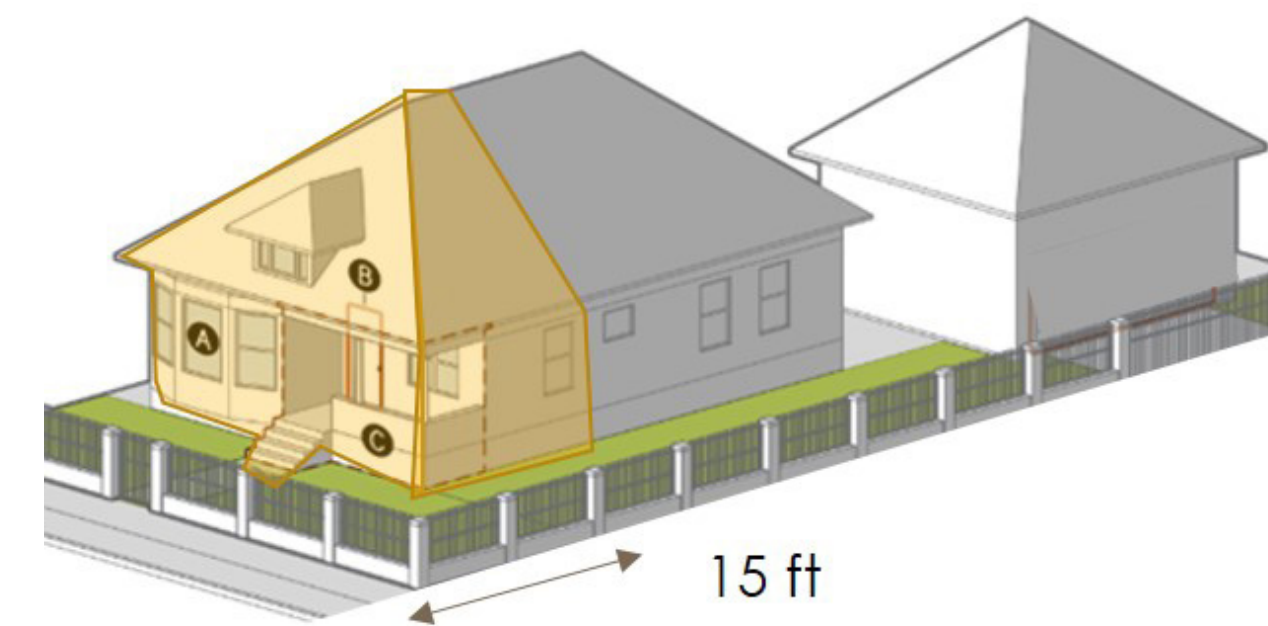
A Conservation District is not a historic designation but rather a planning tool that requires the retention or in-kind replacement of original features within the area of application.

What does it Regulate?

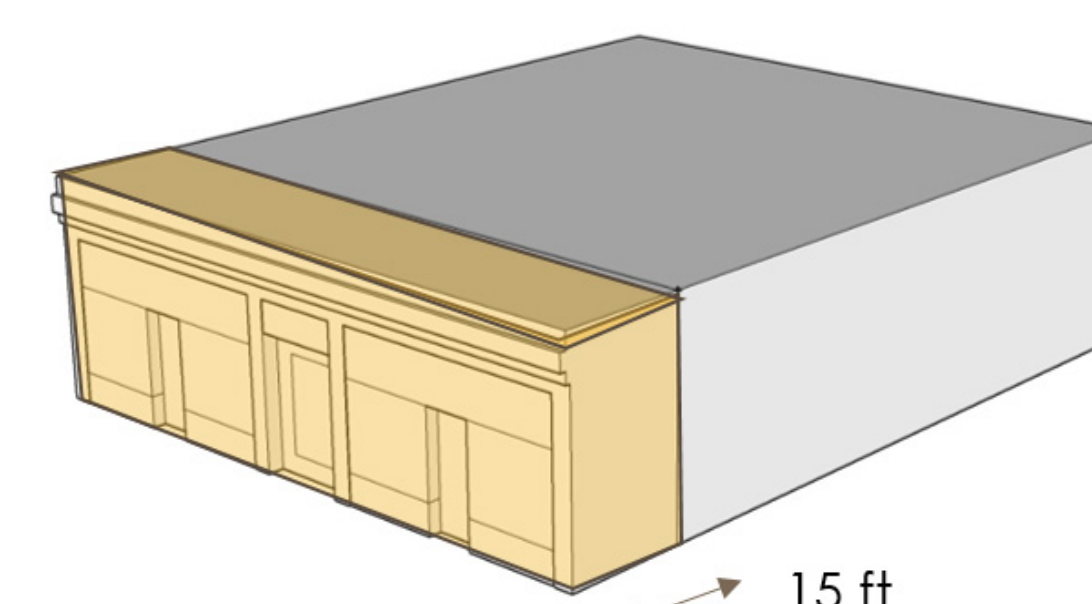
Projects within the first 15 feet of a street facing facade, or the point of the highest roof ridge, whichever is greater, would be reviewed for conformance with historic preservation standards.

Demolition of a structure identified as a Contributor (Eligible Historic Building) to the Eligible Historic District would require CEQA review and a replacement project.

Conservation District Area of Application



Conservation District Area of Application



Where Can a Conservation District be Applied?

Conservation Districts are intended to be applied in areas that have been identified in a Historic Resources Survey as an Eligible Historic District.

Designation Tools

HPOZ

What is an HPOZ?

An HPOZ is a locally designated Historic District. Each HPOZ has review standards and design requirements to ensure the preservation of historic features.

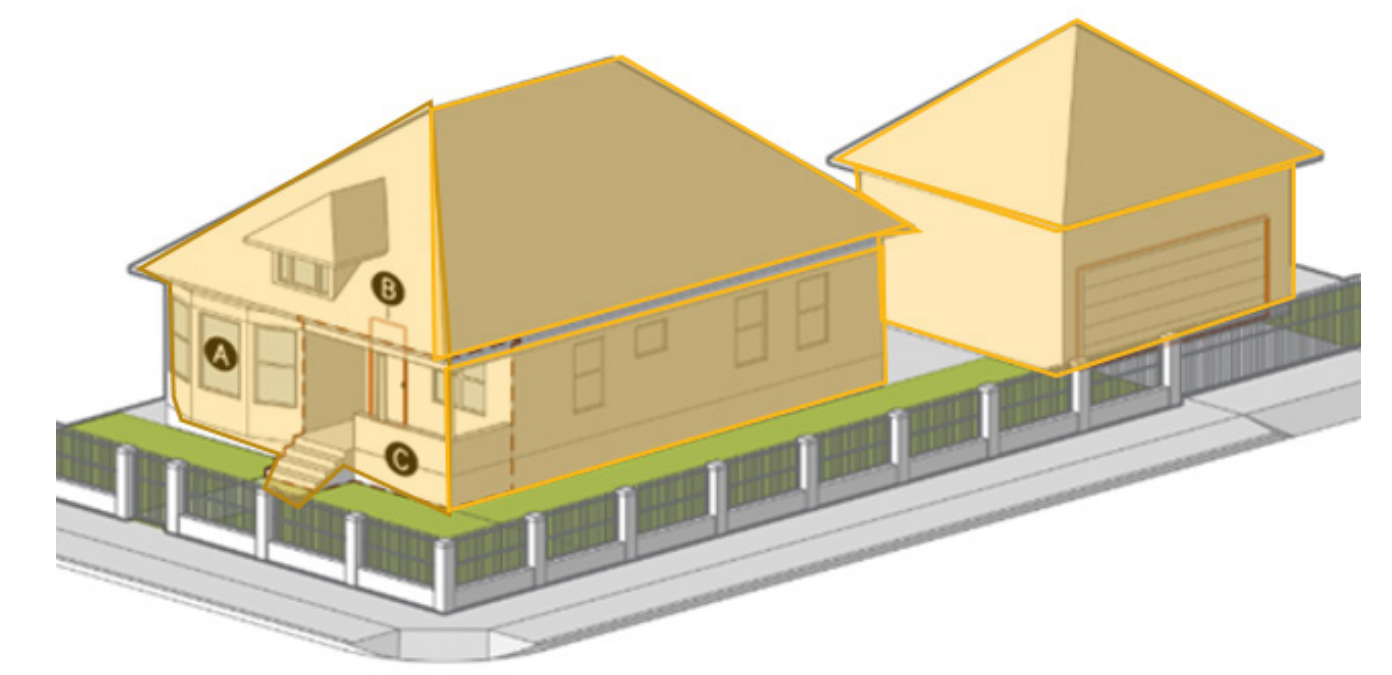
Projects are reviewed by City staff in conjunction with a Board of appointed neighborhood residents and experts in the field.

What does it Regulate?

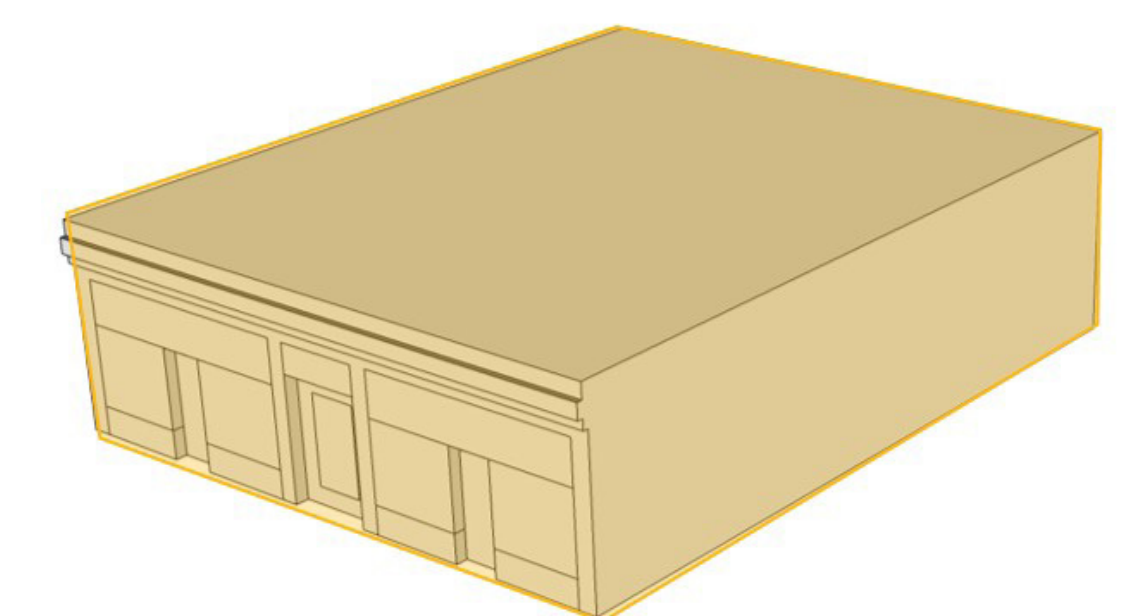
Projects involving alterations to the exterior of a structure or site are reviewed for conformance with historic preservation standards and design guidelines.

Large additions, new construction, and demolition requires a discretionary review process and CEQA review.

HPOZ Area of Application



HPOZ Area of Application



Where can an HPOZ be Applied?

HPOZs are intended to be applied to Eligible Historic Districts.

To learn more about the Designation process, visit:

preservation.lacity.org

VENTURA - CAHUENGA BOULEVARD CORRIDOR

Specific Plan Amendment

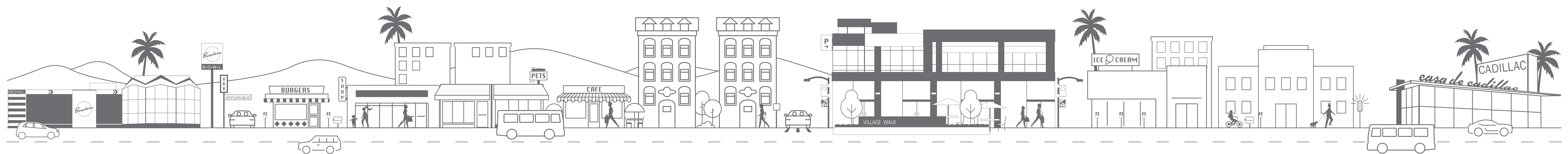




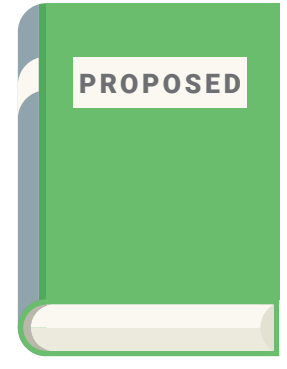



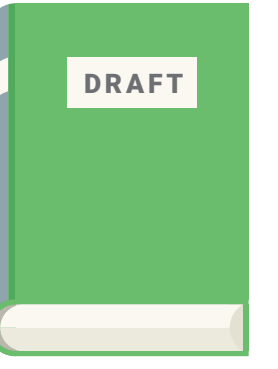
Spans over **17 miles** in length, contains over **1,200 acres** of land, and regulates over **4,300 individual parcels** of land.

Project Scope

Originally adopted in 1991, the **Ventura-Cahuenga Boulevard Corridor Specific Plan** aims to facilitate and encourage development and improvements that help realize the corridor’s vision for continued revitalization by regulating building design and scale, signage, and parking. The proposed amendment would update the Specific Plan to modernize zoning regulations and improve efficiencies within the project review process so it may better serve the San Fernando Valley in the future by:

- Simplifying approval processes
- Rezoning parcels in the corridor to new community plan zones
- Removing parking zones
- Removing dual zoning classifications
- Expanding the use of transportation funds
- Evaluating parking in lieu fees



| RESEARCH AND GROUNDWORK | INITIAL OUTREACH | PROPOSED CHANGES AND ENVIRONMENTAL STUDY | CONSULT | REFINE AND REVISE | OPEN HOUSES AND PUBLIC HEARING | RECOMMENDATIONS AND ADOPTION |
|--|--|--|--|---|--|--|
|  <ul style="list-style-type: none"> • Review existing plans, maps, and data • Conduct field visits along the corridor |  <ul style="list-style-type: none"> • Contact property owners and tenants • Community informational open house • Presentations to Neighborhood Councils • Presentations to business community • Initiate online engagement |  <ul style="list-style-type: none"> • Preliminary changes to approval processes • Preliminary proposal for transportation funds changes • Evaluate parking in lieu fees • Create tentative rezone maps • Initial Study for environmental compliance |  <ul style="list-style-type: none"> • Prepare report-back • Update presentations to Neighborhood Councils • Update meetings with Council Districts |  <ul style="list-style-type: none"> • Revise approval processes changes • Revise transportation funds changes • Proposed draft of parking in lieu fees • Draft rezone maps |  <ul style="list-style-type: none"> • Propose draft amendment ordinance • Two community open houses • Public Hearing |  <ul style="list-style-type: none"> • Area Planning Commission • City Planning Commission • City Council Planning and Land Use Management (PLUM) Committee • City Council |