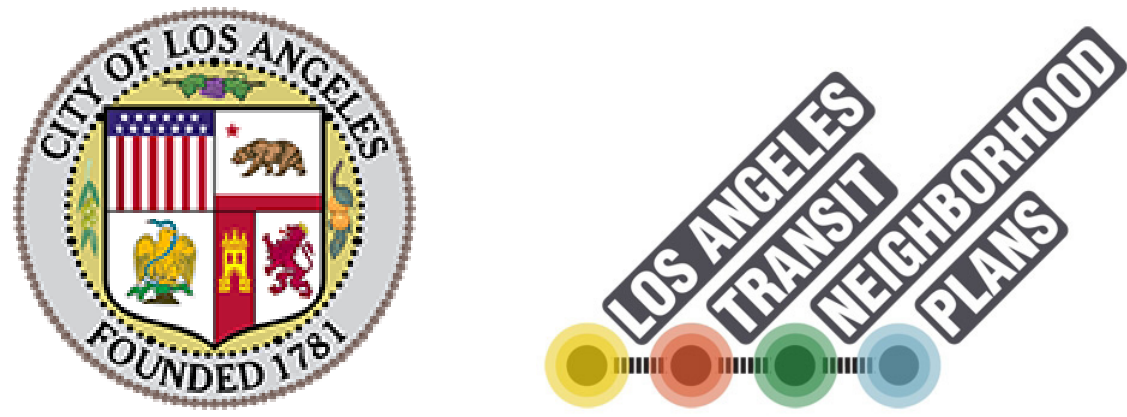


Orange Line Transit Neighborhood Plans

Sherman Way Station Area

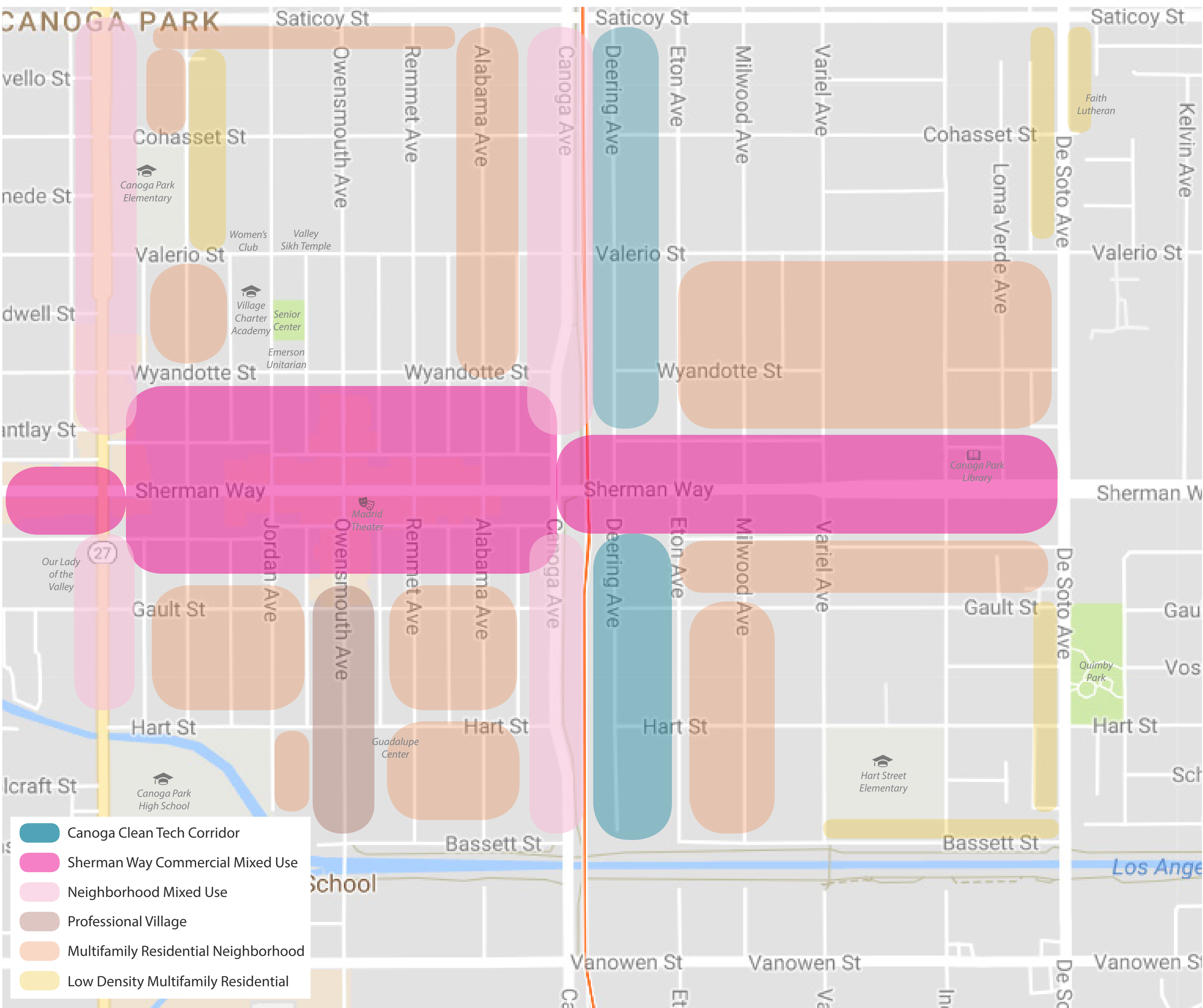


Vision

Historic Main Street and Innovation Corridor

Goals

- **Make Sherman Way more walkable and cohesive between east and west sides** by establishing consistent pedestrian-oriented design standards, allowing density to support active uses, and restricting tenant sizes to preserve small businesses
- **Retain and expand job opportunities with creation of an innovation district** along Deering Ave corridor to improve compatibility with adjacent residential by restricting heavy industrial uses, allow limited residential uses in industrial areas nearest to the station, and accommodate existing jobs
- **Foster connection to the Los Angeles River and Warner Center** by promoting active, pedestrian-friendly uses and design along Owensmouth Ave, Canoga Ave, and Topanga Canyon, aligning land use designation and zoning with existing commercial uses on corridors
- **Enhance and increase opportunity for multifamily residential** while requiring pedestrian-friendly design and incentivizing provision of affordable housing
- **Foster walkability and expand housing options** by allowing low-density multifamily housing, such as townhomes and duplexes, along the Los Angeles River and secondary corridors such as De Soto Avenue



Strategies

Sherman Way Commercial Mixed Use



- Supports core retail and encourages indoor and outdoor restaurants and other active uses, preserving lower-scale main street buildings in Downtown Canoga Park (west of Canoga Ave.) with tenant size limits, and encouraging infill development on east side of Canoga Avenue.
- Promotes reuse of older buildings by allowing changes of use (e.g., retail to fitness studio) without requiring additional parking.
- **Max Floor Area Ratio (FAR): 2.0 to 3.75***
- **Max Height: 2 to 4 stories (west of Canoga Ave.); 4 to 7 stories (east of Canoga Ave.)***

Neighborhood Mixed Use



- Activates commercial corridors with a variety of uses that serve the local community, such as cafes, restaurants, and shops, while providing housing at a greater density.
- Requires buildings to be placed at the sidewalk, a minimum storefront transparency, and parking at the side or in the rear.
- Typical building types include commercial or mixed use buildings.
- **Max FAR: 2.0 to 3.0 (Topanga Canyon); 3.0 to 4.2 (Canoga Ave.)***
- **Max Height: 1 to 4 stories (Topanga Canyon); 4 to 7 stories (Canoga Ave.)***

Canoga Clean Tech Corridor



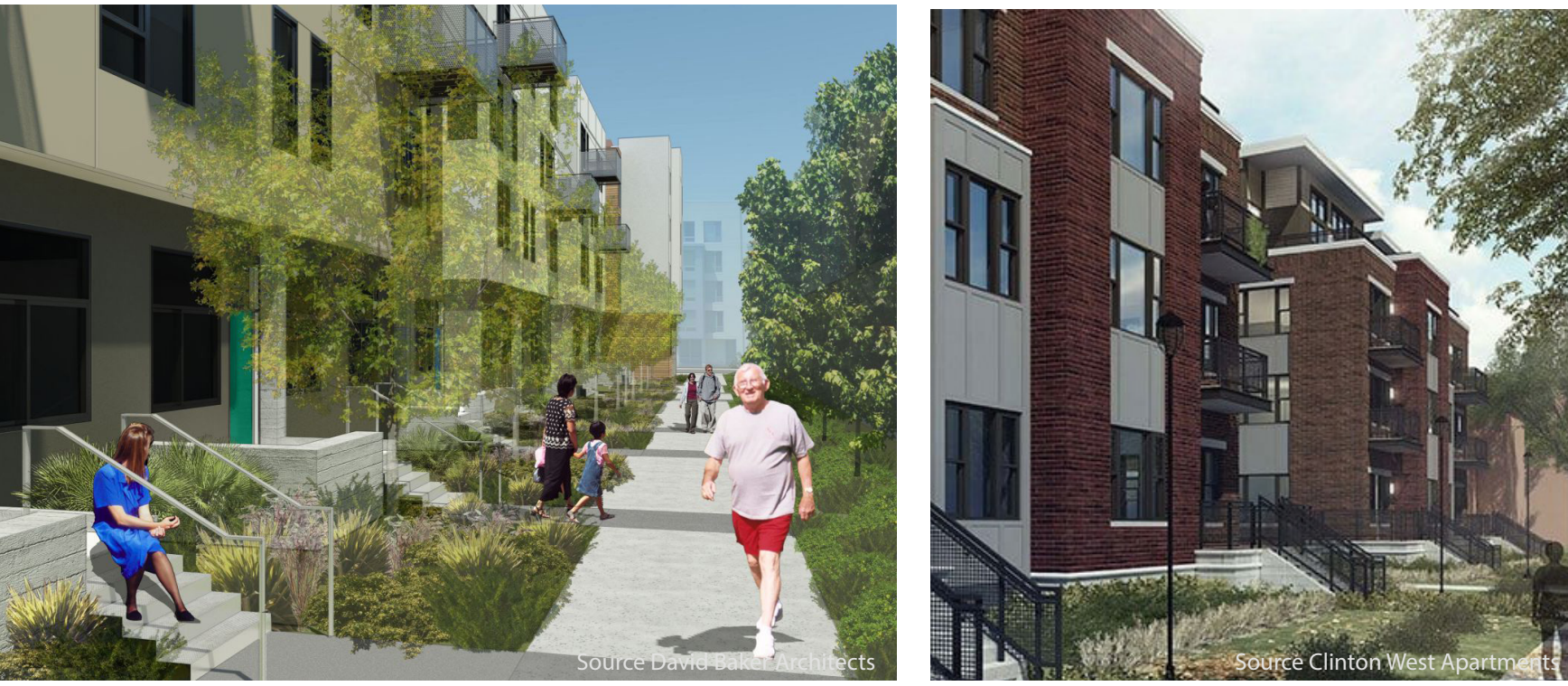
- Retains employment focus of the area to preserve existing jobs and encourage a mix of clean tech jobs.
- Allows limited residential and live/work units nearest to the station, but restricts any residential farther from the station in order to preserve employment opportunity.
- Improves compatibility with adjacent residential uses by restricting heavy industrial uses.
- Typical building types include light industrial, creative office space, incubators, and limited restaurants and retail.
- **Max FAR: 1.5 to 4***
- **Max Height: 3 to 7 stories (closest to station), 1 to 4 stories (farther from station)***

Professional Village



- Neighborhood corridor that links Canoga Park to the Los Angeles River and Warner Center.
- Ensures walkable development and active uses to encourage neighborhood amenities and compatibility with adjacent residential neighborhoods.
- Typical building types include office or multi-story mixed use buildings.
- **Max FAR: 2.0 to 3.5***
- **Max Height: 2 to 6 stories***

Multifamily Residential Neighborhood



- Allows medium density multifamily residential development and incentivizes affordable housing.
- Typical building types include apartments or condominiums with below-grade or structured parking.
- **Max FAR: 3.0 to 4.2***
- **Max Height: 3 to 6 stories***

Low Density Multifamily Residential



- Introduces lower density multifamily residential zone along neighborhood corridors and facing the Los Angeles River.
- Limits scale to promote compatibility with adjacent single-family uses.
- Typical building types include townhomes, duplexes, fourplexes, bungalow courts, and small lot subdivisions.
- **Max FAR: 3.0 to 3.5***
- **Max Height: 1 to 3 stories***

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

	Allowable Uses		Floor Area Ratio (Base / Bonus) ²		Height		Density (Units per square feet of Lot Area)	
	Proposed	Existing	Proposed	Existing	Proposed	Existing	Proposed	Existing
A	Community Commercial	Community Commercial, Limited Manufacturing	2.5/3.75	1.5/3.75	67'	45'/67'	Restricted by Form	400/250 or --
B	Community Commercial	Community & General Commercial	2/3.75	1.5/3.75	45'	45'/67'	Restricted by Form	400/250
C	Neighborhood Commercial	General Commercial, Limited Manufacturing	3/4.2	.5/2.75 to 3/4.2	56'	45'/56'	Restricted by Form	400/250 or --
D	Neighborhood Commercial	General Commercial	2/3	1/2.75	56'	45'/56'	Restricted by Form	400/250
E	Hybrid Industrial II (Limited Live/Work allowed)	Limited Manufacturing	3/4	1.5	65'	45'	Restricted by Form	--
F ₁	Industrial Mixed II (no residential allowed)	Limited Manufacturing	3/4	1.5	Restricted by FAR	45'	--	--
F ₂	Industrial Mixed II (no residential allowed)	Limited Manufacturing	1.5/2	1.5	Restricted by FAR	45'	--	--
H	Residential Multifamily	Medium Residential	3/4.2	3/4.2	56'	45'/56'	800/533	800/533 or 5,000
I	Residential Multifamily	Low Medium II Residential	3	3/4.2	45'	45'/56' or 33'/44'	1,500/ 1,000	1,500/ 1,000 or 5,000

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	Allowable Uses		Floor Area Ratio (Base / Bonus) ²		Height		Density (Units per square feet of Lot Area)	
	Proposed	Existing	Proposed	Existing	Proposed	Existing	Proposed	Existing
A	Community Commercial	Community Commercial, Limited Manufacturing	2.5/3.75	1.5/3.75	75'	45'/67'	Restricted by Form	400/250 or --
B	Community Commercial	Community & General Commercial	2/3.75	1.5/3.75	55'	45'/67'	Restricted by Form	400/250 or --
C	Neighborhood Commercial	General Commercial, Limited Manufacturing	3/4.2	.5/2.75 to 3/4.2	65'	45'/56'	Restricted by Form	400/250 or --
D	Neighborhood Commercial	General Commercial	2/3	.5 to 1/ 2.75	56'	45'/56'	Restricted by Form	400/250 or --
E	Hybrid Industrial II (limited Live/Work allowed)	Limited Manufacturing	3/4	1.5	75'	45'	Restricted by Form	--
F ₁	Industrial Mixed II (no residential allowed)	Limited Manufacturing	3/4	1.5	Restricted by FAR	45'	--	--
F ₂	Industrial Mixed II (no residential allowed)	Limited Manufacturing	1.5/2	1.5	Restricted by FAR	45'	--	--
G	Residential Multifamily	Medium, Low Medium II Residential	3/4.2	3/4.2	56'	45'/56' or 33'	400	800/533 or 5,000
H	Residential Multifamily	Medium, Low Medium I, Low Residential	3/4.2	3/4.2	56'	45'/56' or 33'	800/533	800/533 or 5,000
I	Residential Multifamily	Low Medium II Residential	3/4.2	3/4.2	56'	45'/56' or 33'	1,500/ 1,000	1,500/ 1,000 or 5,000

- [illegible]

	Allowable Uses		Floor Area Ratio (Base / Bonus) ²		Height		Density (Units per square feet of Lot Area)	
	Proposed	Existing	Proposed	Existing	Proposed	Existing	Proposed	Existing
A	Community Commercial	Community Commercial, Limited Manufacturing	2.5/3.75	1.5/3.75	75'	45'/67'	Restricted by Form	400/250 or --
B	Community Commercial	Community & General Commercial	2/3.75	1.5/3.75	67'	45'/67'	Restricted by Form	400/250
C	Neighborhood Commercial	General Commercial, Limited Manufacturing	3/4.2	.5/2.75 to 3/4.2	75'	45'/56'	Restricted by Form	400/250 or --
D	Neighborhood Commercial	General Commercial	2/3	.5/2.75	56'	45'/56'	Restricted by Form	400/250 or 5,000
E	Hybrid Industrial II (limited Live/Work allowed)	Limited Manufacturing	3/4	1.5	75'	45'	Restricted by Form	--
F ₁	Industrial Mixed II (no residential allowed)	Limited Manufacturing	3/4	1.5	Restricted by FAR	45'	--	--
F ₂	Industrial Mixed II (no residential allowed)	Limited Manufacturing	1.5/2	1.5	Restricted by FAR	45'	--	--
G	Residential Multifamily	Medium, Low Medium II Residential	3/4.2	3/4.2	65'	45'/56'	Restricted by Form	800/533 or 5,000
H	Residential Multifamily	Medium, Low Medium II, Low Medium I, Low Residential	3/4.2	3/4.2	56'	45'/56' or 33'	800/533	800/533 or 5,000
I	Residential Multifamily	Low Residential	3/3.5	.45	45'	33'	1,500/ 1,000	5,000

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* "Base" indicates the maximum allowable FAR, Height, and Density per the zoning regulations. "Bonus" indicates the allowable increase obtained by providing public benefits as outlined in the TOC Guidelines; Proposed "Bonus" represents tailored TOC regulations.