

# Jobs and Economic Development



## Expand Commercial Services and Employment Opportunities and Preserve Industrial Land for Jobs

Commercial and industrial land use and zoning are crucial factors that determine the potential growth and stability of jobs and economic activity in any community. The Southwest Valley Community Plans are proposing a commercial and industrial land use and zoning approach focused on: attracting a variety of uses that strengthen the Southwest Valley’s economic base; expanding market opportunities for existing and new businesses; and, providing an equitable distribution of desirable uses and amenities throughout the communities, including full-service grocery stores, sit-down restaurants and entertainment venues. To see the full list of draft land use goals and policies for each of the three Southwest Valley Community Plans drafts, please visit the program [website](#).

### Preserve and Improve Industrial Land Strategy

Industrial zoned land is limited across the City. In the Southwest Valley about 18% of land is currently designated for industrial uses. Because zoned sites allow uses that tend to produce a higher number of jobs, the Community Plans are proposing a strategy to preserve and improve existing industrial zoned sites by maintaining the Light Industrial land use designation on these sites. This land use designation provides a balance of large facilities and small workplaces, accommodates a diverse set of industries, and supports businesses at all stages of growth. Allowable light industrial uses include manufacturing, warehouse and distribution, research and development, office, and limited commercial. To better accommodate the different use intensities between existing industrial zoned sites, the plan updates are proposing the Light Industrial Preserve and Light Industrial Preserve use districts.

### Use Districts Corresponding to Light Industrial Land Use Designations

|                         | Light Industrial Sensitive Use District   | Light Industrial Preserve Use District   |
|-------------------------|---|--|
| <b>General Location</b> | Applied in transit-served areas to promote uses that support pedestrian activity and maintain employment opportunities along the Metro G Line.  | Applied in less transit-served areas, this use district promotes compatible land uses and can, for example, serve as a buffer between residential uses and the Van Nuys Airport to continue supporting the surrounding employment opportunities. |
| <b>Permitted Uses</b>   | <p><b>Heavy commercial*</b> and <b>light industrial</b> uses with a 200 or 500 feet separation from sensitive uses.</p> <p><b>Commercial uses</b>, such as retail, eating and drinking.</p> <p><b>General and self-storage</b> (to limit their overconcentration, this use is only allowed when incidental to or in conjunction with other permitted uses).</p> | <p><b>General commercial**</b> services (when incidental to permitted uses).</p> <p><b>Heavy commercial</b> uses with a 200 feet separation from sensitive uses.</p> <p><b>Light industrial</b> uses.</p>  |

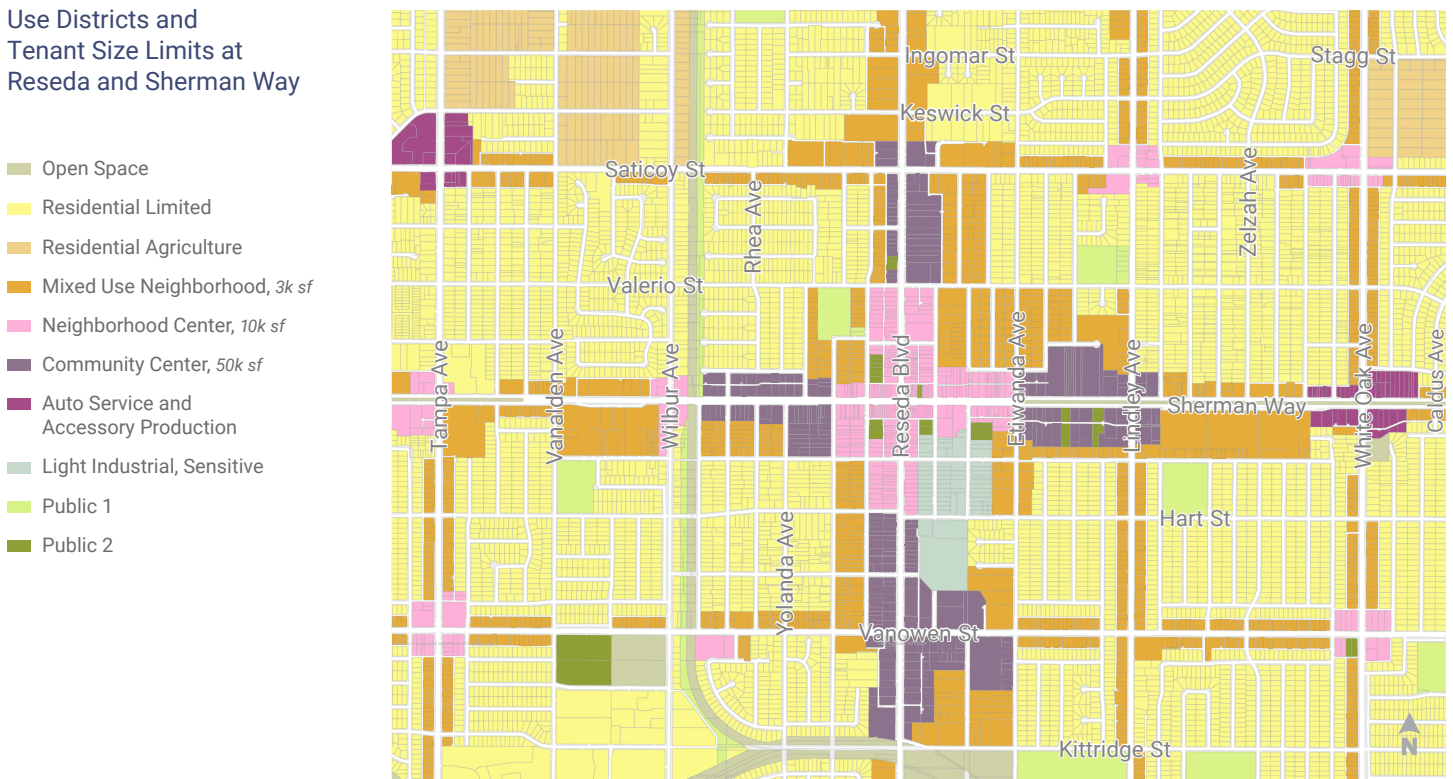
\* Heavy commercial uses typically include: motor vehicle services, such as car washes and fueling stations; motor vehicle sales and rentals; self-service indoor storage facilities; and, outdoor storage cargo and motor vehicles.

\*\* General commercial uses typically include: general retail, personal services, and eating and drinking establishments.

It is important to note that both the Light Industrial Sensitive and Light Industrial Preserve use districts prohibit heavy manufacturing and residential uses. Housing development is generally not permitted in existing industrial areas and will also be discouraged in the proposed Light Industrial zoned areas. However, limited residential uses may be allowed, for example, through the adaptive reuse of existing buildings.

## Maintain and Create New Opportunities for Small Businesses

Use Districts and Tenant Size Limits at Reseda and Sherman Way



The Southwest Valley Community Plans aim to better facilitate new and existing locally-owned businesses. To achieve this, the Community Plans propose policies and zoning that focus on maximizing opportunities for small and local businesses by limiting the sizes of new commercial tenant spaces to help maintain affordability, avoid displacement, and promote diversity. This strategy also encourages mixed-use and commercial developments that provide appropriately scaled commercial tenant spaces for neighborhood-serving small businesses.

The Community Plans propose zoning on commercial corridors to address future commercial uses, and introduces limits on commercial establishments of 50,000 square feet, 10,000 square feet, 3,000 square feet, or 1,500 square feet along select corridors. Although a 50,000 square foot tenant space can accommodate grocery stores, it would not permit large-scale “big box” retail establishments. Additionally, limiting new commercial establishments to 3,000 or 1,500 square feet along select corridors would preserve and promote small businesses.