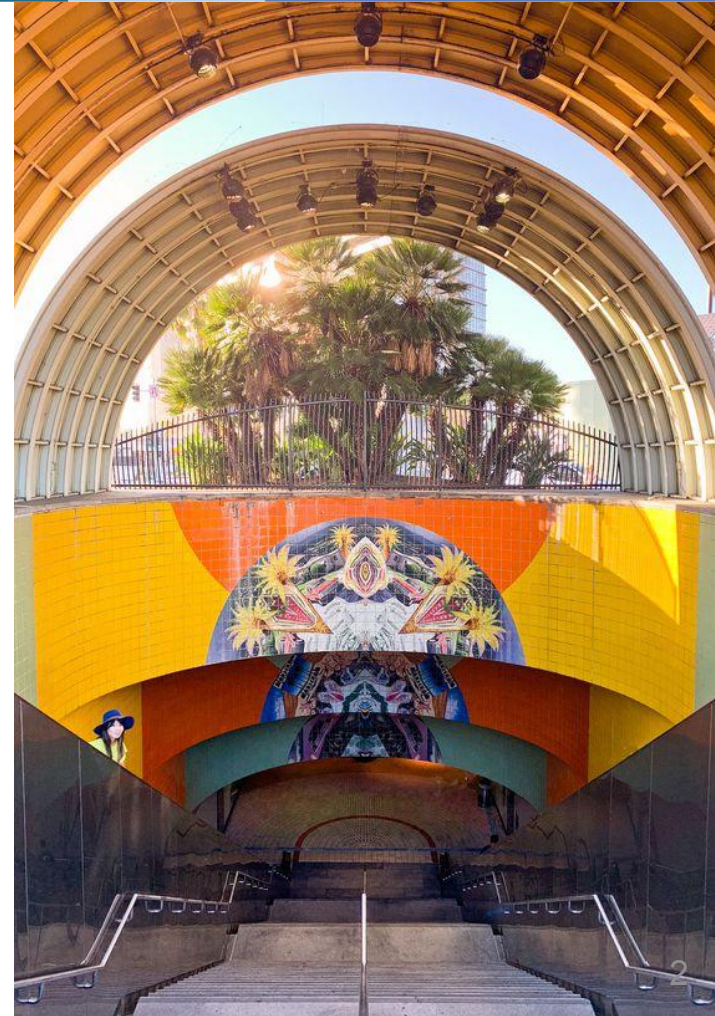


Orange (G) Line Transit Neighborhood Plan

Land Use & Zoning Review

Agenda

1. Background & Vision
2. New Tools
3. Land Use & Zoning Tools
4. Mobility Plan Updates
5. Next Steps
6. Discussion



An aerial photograph of a city, likely Los Angeles, showing a dense urban landscape with numerous multi-story buildings and houses. In the background, there are rolling hills and mountains under a clear sky. The image is overlaid with a gradient that transitions from a warm orange-red on the left to a light blue on the right. A thick white horizontal line is positioned in the upper left quadrant.

Background & Vision

Role of Department of City Planning

Department of City Planning - a City of Los Angeles department that regulates the development of private property including density, height, size and design regulations



What is a Community Plan?

- Land Use Element of the General Plan (35 Community Plan Areas in City of LA + LAX and Port of LA)
- Community Plans establish neighborhood-specific goals and implementation strategies to achieve the City's goals and objectives laid out in the City's General Plan

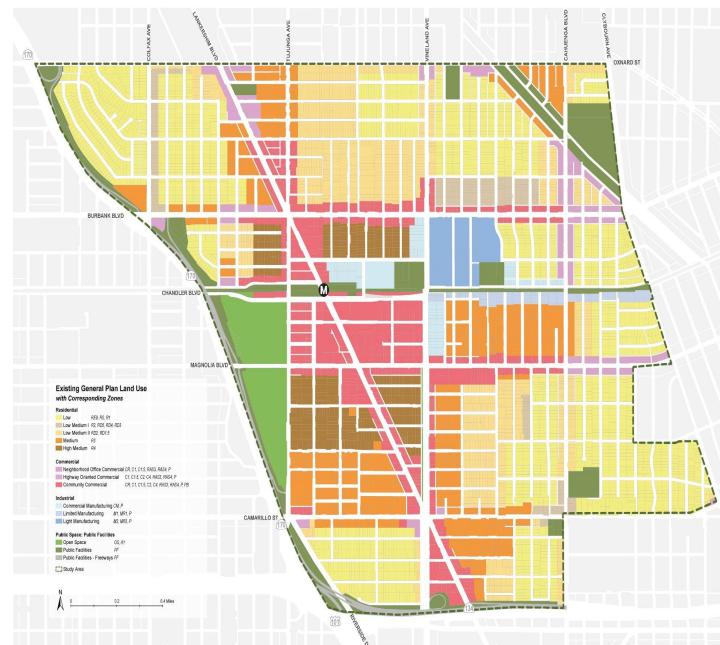
GENERAL PLAN ELEMENTS

The **Framework Element** can be considered the organizing Element. Its policies address and connect all the Elements of the General Plan.



General Plan Land Use and Zoning Map

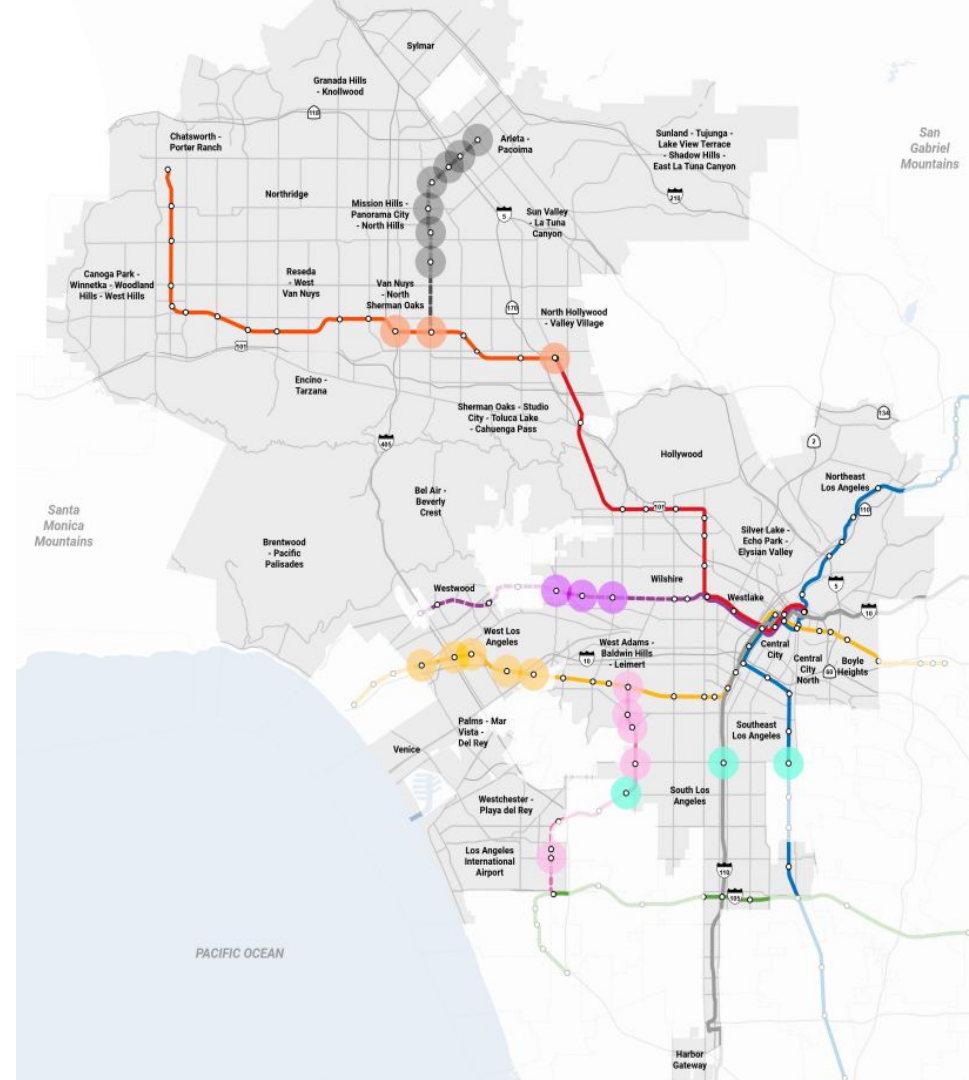
- **Community Plans** provide guidance and shape the environment through **General Plan Land Use Designations (GPLUs)**
- GPLUs determine where uses are permitted
 - Commercial
 - Multi-family Residential
 - Low Residential
 - Industrial
 - Open Space & Public Facilities
- **Zoning** is nested under each GPLU and informs what can be built on a property



Existing North Hollywood GPLU Map

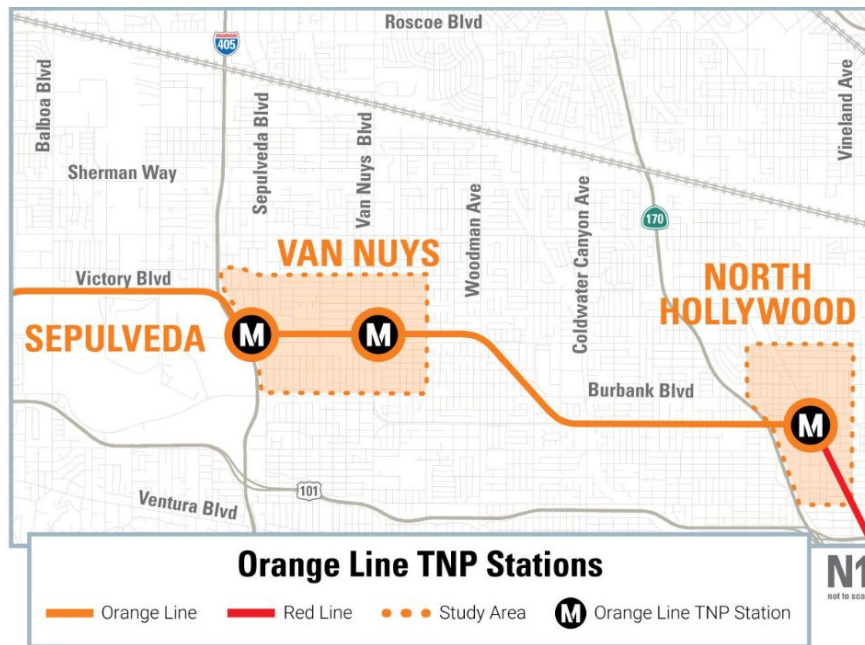
Transit Neighborhood Plan (TNP)

- Transit Neighborhood Plans aim to support transit ridership and mobility access
- TNPs supplement the City's Community Plans



What is the OLTNP?

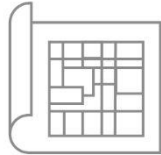
The Orange (G) Line Transit Neighborhood Plan, or OLTNP, is a comprehensive planning effort around three Metro Orange (G) Line stations in the eastern San Fernando Valley - Sepulveda Station, Van Nuys Station, and North Hollywood Station.



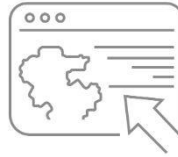
Project Deliverables



**Policy
Document**



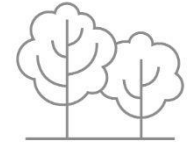
**Land
Use Map**



Zoning



**Mobility Plan
Updates**



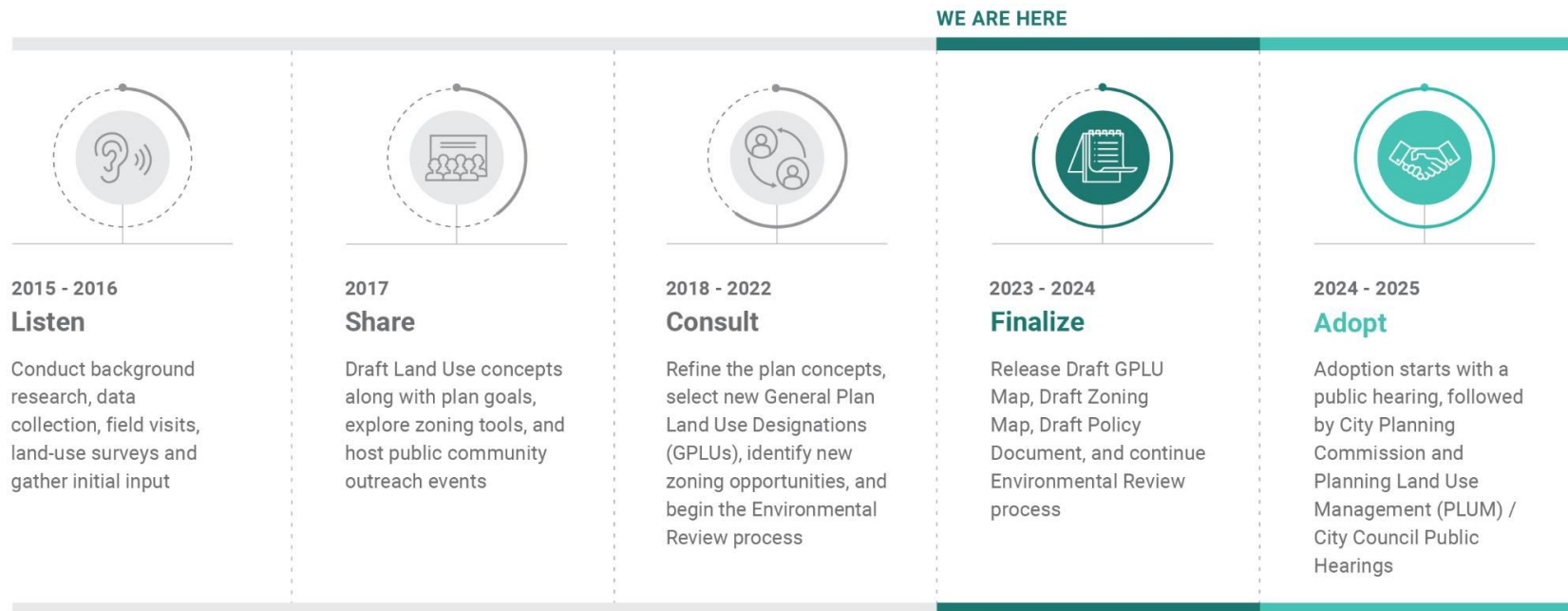
**Environmental
Review**

OLTNP Vision

- Promote a variety of housing options for people of all income levels near transit
- Create mixed-use neighborhoods with community serving businesses and amenities
- Connect people to a variety of mobility options and promote and sustain transit ridership
- Implement quality design standards that support a healthy and safe public realm
- Support strategies that address the Valley's climate and promote sustainable living



OLTNP Timeline



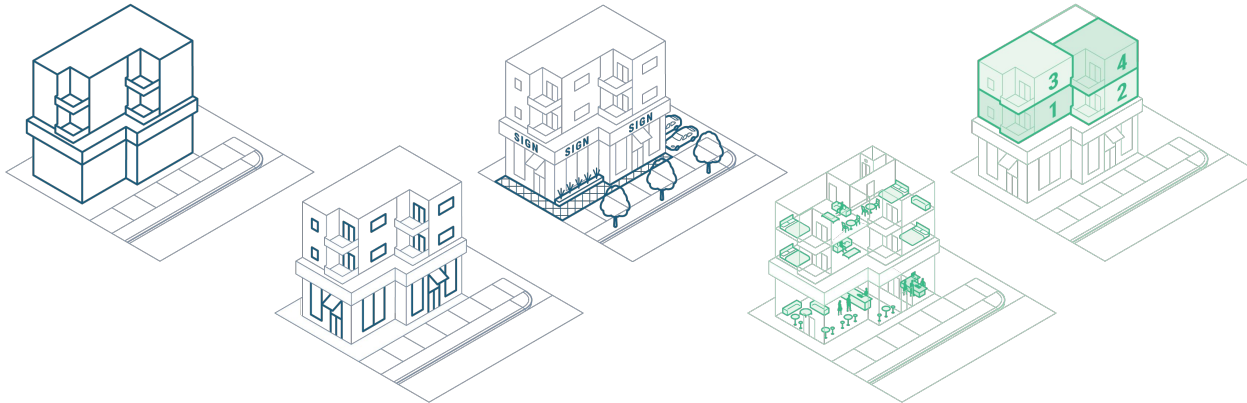
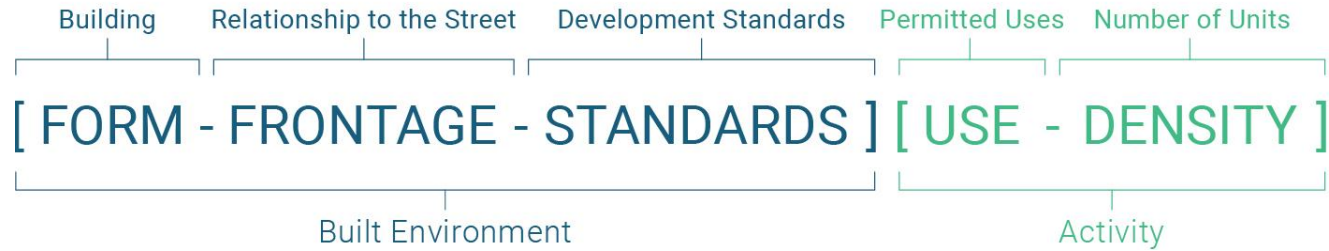
*NOTE: General public comments are welcome continually until the Plan is adopted by City Council.
For more specifics on how to engage at each of the remaining steps of the process, visit Planning4LA.org/oltnp.*

An aerial photograph of a city, likely Los Angeles, showing a dense urban landscape with numerous multi-story buildings and houses. The city is nestled in a valley, with rolling hills and mountains visible in the background. The image is overlaid with a color gradient that transitions from a warm orange-red on the left to a cool blue on the right. A thick white horizontal line is positioned in the upper left quadrant.

Plan Highlights

New Zoning Code

New Zoning String



Parking Strategy

Matching State Parking Regulations

- AB 2097 (2022) prohibits minimum parking requirements near a major transit stop
- The majority of parcels within OLTNP are AB 2097 eligible
- Developers may still provide parking based on expected parking demand



Source: [ParkMe](#)

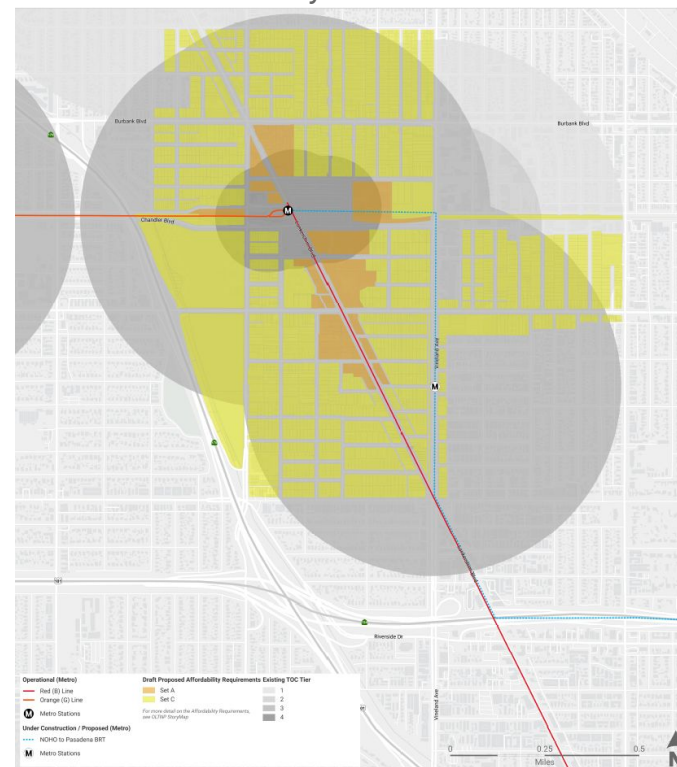
Community Benefits Program

OLTNP Community Benefits Program

OLTNP Affordable Housing Sets

Set	ELI	VLI	LI	Corresponding TOC Tier
Set A	11%	15%	25%	Tier 4
Set C	10%	14%	23%	Tier 3

North Hollywood Station



OLTNP Community Benefits Program

Van Nuys & Sepulveda Stations

OLTNP Affordable Housing Sets

Set	ELI	VLI	LI	Corresponding TOC Tier
Set A	11%	15%	25%	Tier 4
Set C	10%	14%	23%	Tier 3

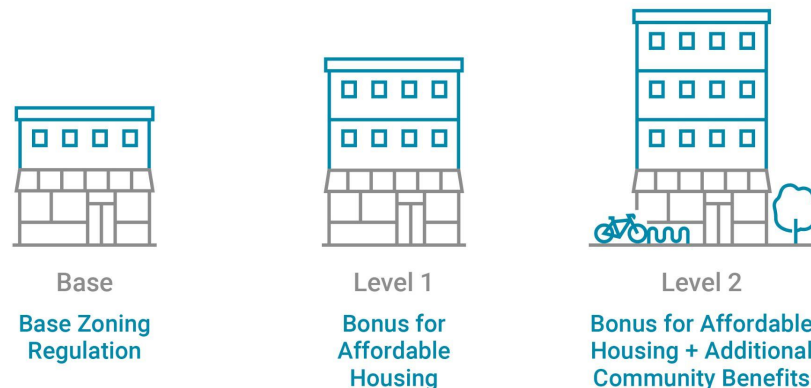


Level 2 Community Benefits

Send Us Your Feedback

The OLTNP team is still determining what community benefits would be provided in exchange for Level 2 development rights. Level 2 Community Benefits will be eligible in North Hollywood. What community benefits (e.g., daycares, grocery stores) would you like to see provided in North Hollywood?

Community Benefits System





Land Use and Zoning Tools

Regional & Community Center

	Regional Center	Community Center
FAR (max)	6:1	5:1
Height Limit (max)	Limited by Floor Area	8 stories
Density	Unlimited	1 unit / 400 SF of lot area
Affordable Housing Set / Density Bonus	Set A - 80% (Tier 4 TOC)	Set C - 70% (Tier 3 TOC)

FAR and Height Limit maximums & Density Bonus only possible in exchange for Community Benefits

Regional Center GPLUs are applied closest to the Metro stations. Regional Center areas have restaurants, entertainment, apartments, office buildings, and various retail shops. Heavy commercial uses such as auto repair and gas stations are not permitted.

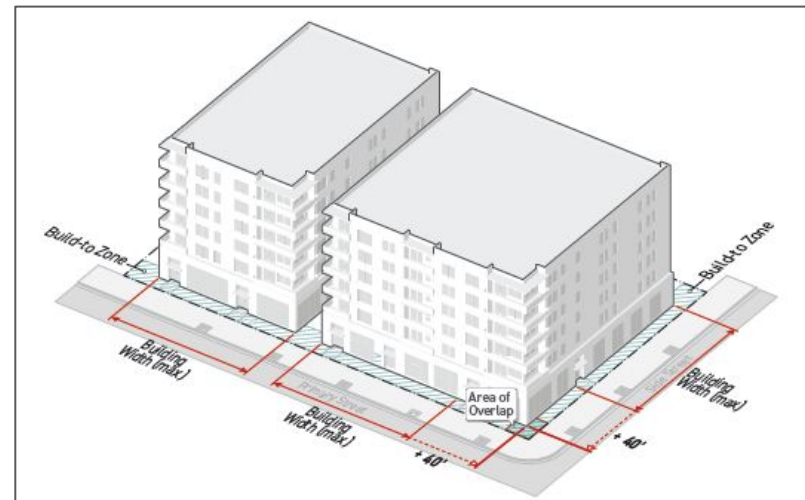
Community Center GPLUs are applied in commercial areas within a short walk of a Metro station.



Regional & Community Center: Form District

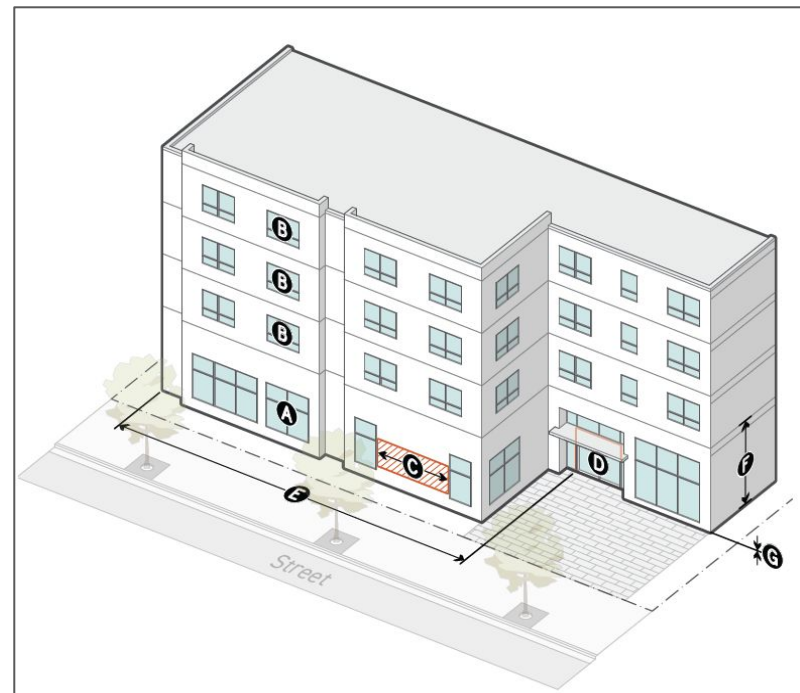
Form District

- Regulates the placement, size and intensity of buildings
- Assures that building will be compatible with community context and goals



Regional & Community Center: Frontage District

Zoning Standard	Letter	Description
Ground & Upper Story Transparency	A & B	Activates street frontages and provides visual connection for pedestrians
Active Wall Spacing	C	Creates visual interest and activation by requiring regular intervals of transparency
Street-facing entrance requirement	D	Ensures convenient pedestrian access from the street
Entrance Spacing	E	Creates pedestrian access to buildings at frequent intervals



Shopfront 4 Frontage District

Regional & Community Center: Form District

- **Street Transition**
 - Reduces bulk and mass of building for a more comfortable pedestrian experience
- **District Boundary Transition**
 - Prevents looming/building shadow impacts
 - Applies when the abutting lot has a 45'4 story or less height max
 - Step-back increases as the proposed project's height increases



District Boundary Transition Tool
(for conversational purposes only)

Medium Neighborhood Residential: Form & Density

	Medium Neighborhood Residential
FAR (max)	4.5:1
Height Limit (max)	7 stories
Density (max)	1 unit / 400 SF of lot area
Affordable Housing Set / Density Bonus	Set C - 70% (Tier 3 TOC)

Medium Neighborhood Residential areas are primarily residential, but allow select small scale local-serving commercial uses



Medium Neighborhood Residential: Use

Neighborhood Serving Uses

Use Group	Permitted Uses
General Commercial	Restaurant Personal Services Retail Food & Beverage
Heavy Commercial	None
Light Industrial	None

Commercial Use Standards:

- Non-residential tenant size max: 3,000 SF
- Upper Story Location: Prohibited
- Hours of Operation: 6 AM / 10 PM



Source: [TagVenue](#)

Medium & Low Medium Residential

	Medium Residential	Low Medium Residential
FAR (max)	3:1	1.75:1
Height Limit (max)	5 stories	4 stories
Density	1 unit / 800 SF of lot area	1 unit / 1200 SF of lot area
Affordable Housing Set / Density Bonus	Set C - 70% (Tier 3 TOC)	Set C - 50% (Tier 3 TOC)

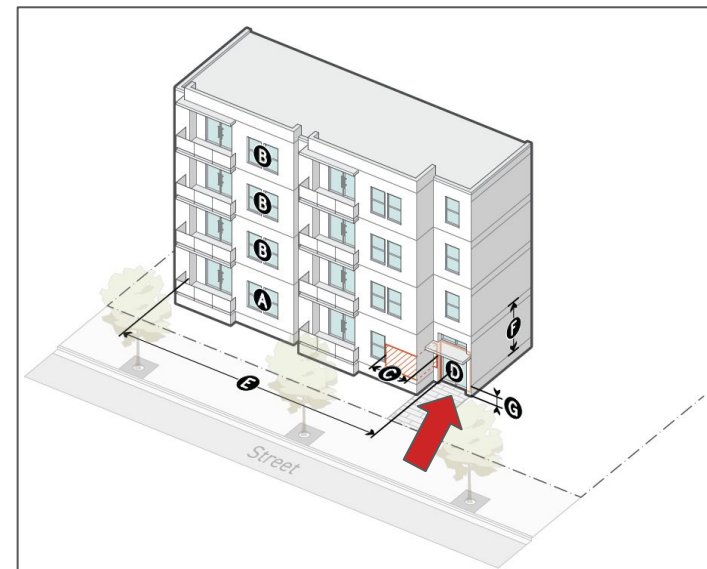
Medium Residential areas provide a concentration of multi-unit housing and are typically located near commercial or employment centers.

Low Medium Residential areas provide multi-unit housing ranging from duplexes to small scale apartments, generally near neighborhood serving uses.



Medium & Low Medium: Frontage

Zoning Standard	Medium GPLU	Low Medium GPLU
Planting area (min)	Primary: 50% Side: 50%	Primary: 50% Side: 50%
Street-facing entrance requirement	Primary: Yes Side: Yes (See D on graphic)	Primary: Yes Side: No



Medium GPLU: Multi-Unit 4
Frontage District

Medium & Low Medium: Planting Area

- Plant requirements
 - No invasive species may be planted as specified by the California Invasive Plant Inventory
 - No artificial plants or trees
- One large species tree or two small species trees shall be planted for each 500 sq ft of total required on-site planting area

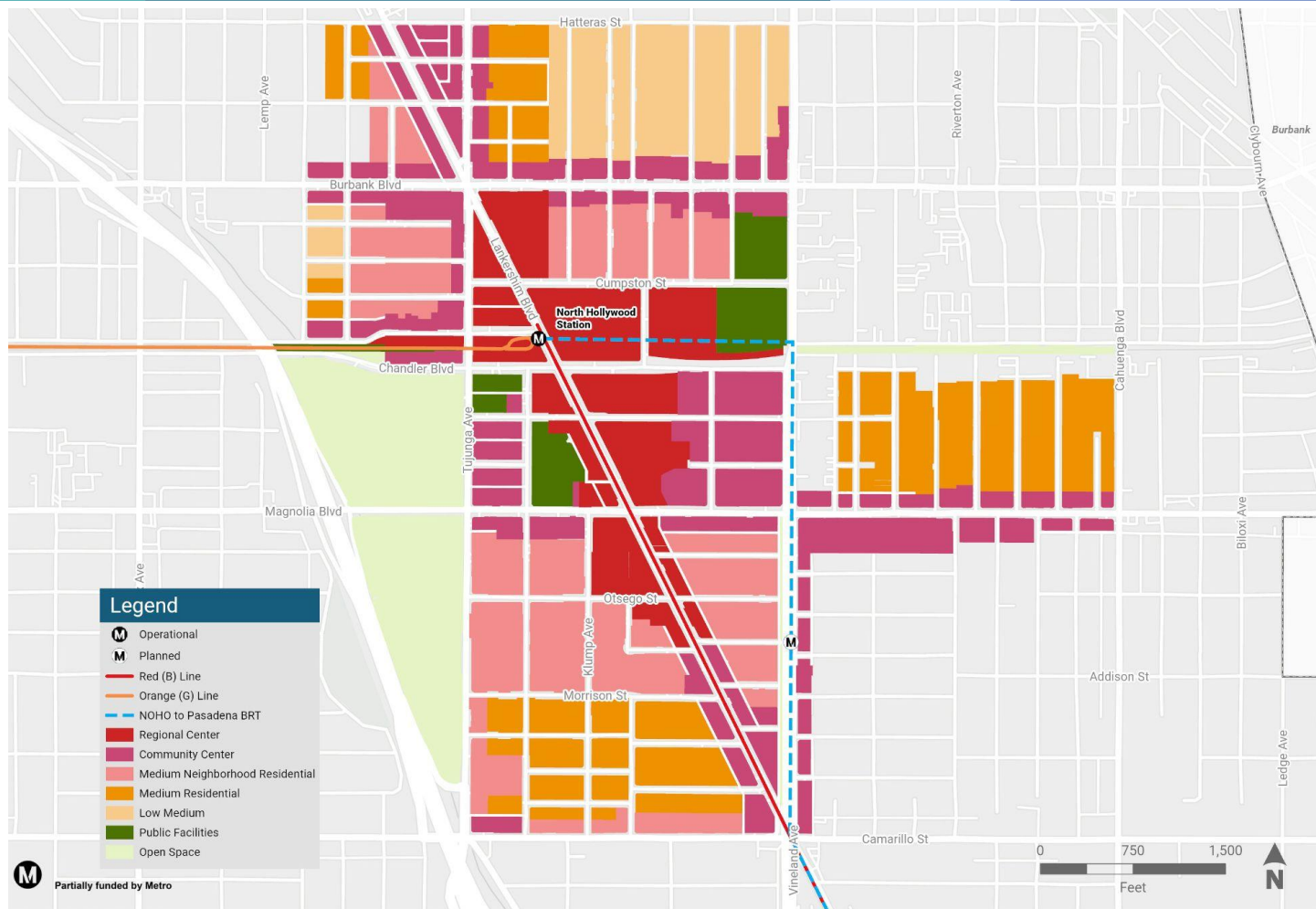


Draft Proposed GPLUs

	Regional Center	Community Center	Medium Neighborhood Residential	Medium Residential	Low Medium Residential
FAR (max)	6:1	5:1	4.5:1	3:1	1.75:1
Height Limit (max)	Limited by Floor Area	8 stories	7 stories	5 stories	4 stories
Density (max)	Unlimited	1 unit / 400 SF of lot area	1 unit / 400 SF of lot area	1 unit / 800 SF of lot area	1 unit / 1200 SF of lot area
Affordable Housing Set / Density Bonus	Set A - 80% (Tier 4 TOC)	Set C - 70 % (Tier 3 TOC)	Set C - 70% (Tier 3 TOC)	Set C - 70% (Tier 3 TOC)	Set C - 50% (Tier 3 TOC)

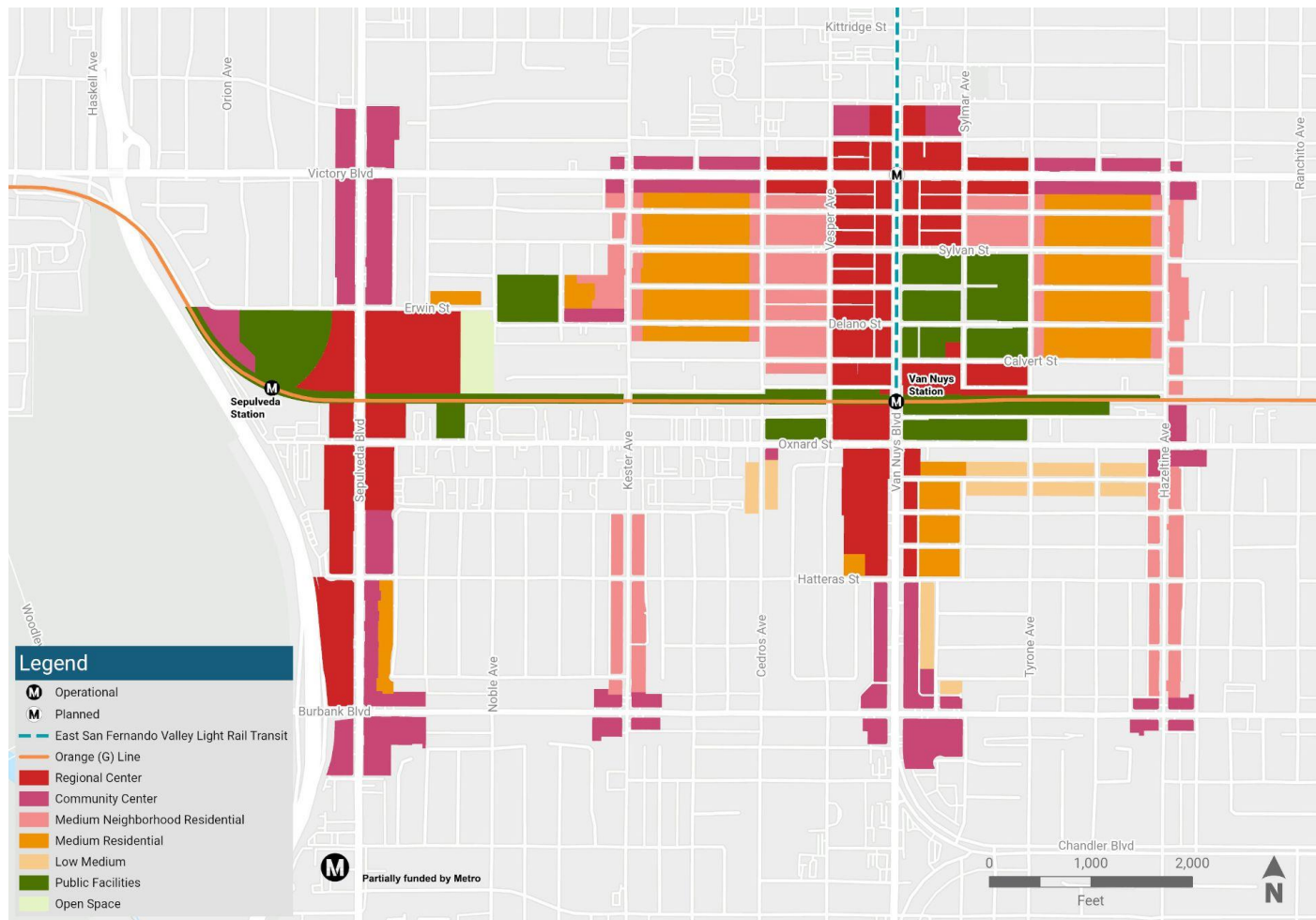
North Hollywood Draft Concepts (2024)

Do you agree with the proposed land use mix? Are there any neighborhoods near the North Hollywood Station that should be included in the OLTNP?



Van Nuys & Sepulveda Draft Concepts (2024)

Do you agree with the proposed land use mix? Are there any neighborhoods near the Van Nuys and Sepulveda Stations that should be included in the OLTNP?



Mobility Plan Updates

Mobility Amendments & Updates

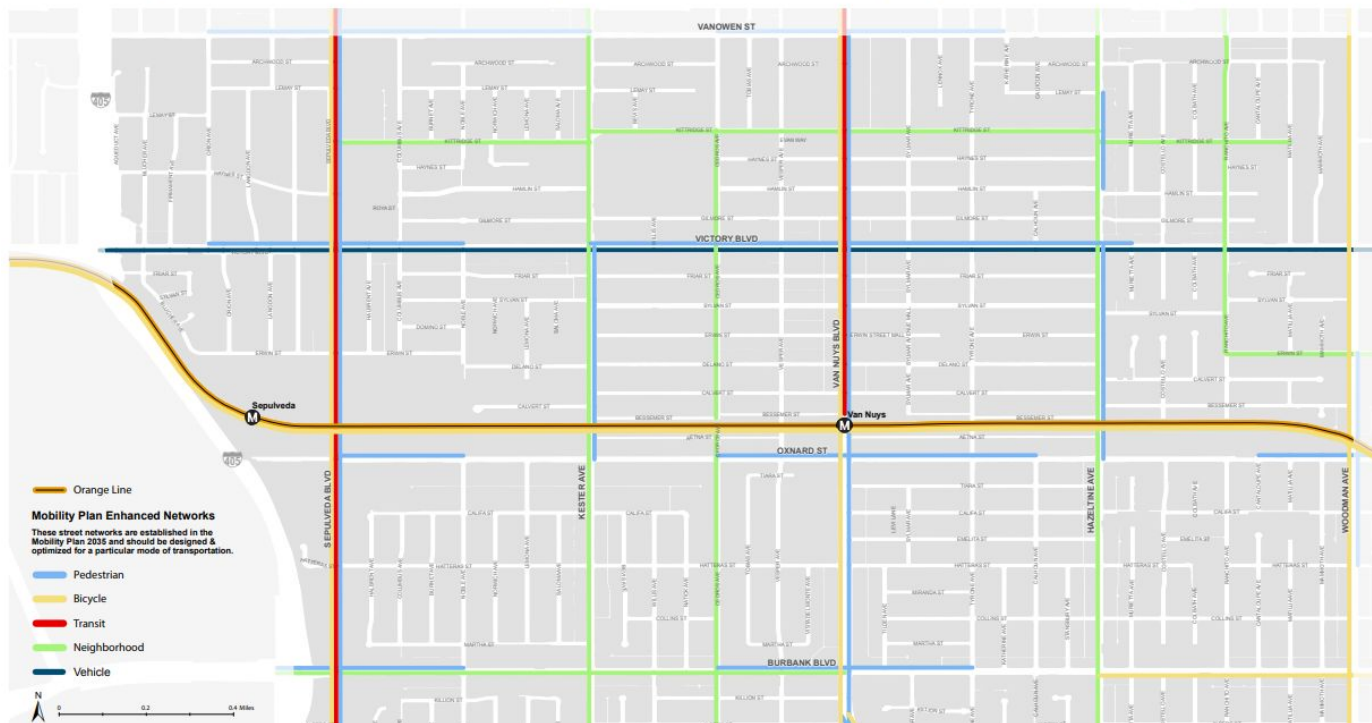
- The City's [Mobility Plan 2035](#) lays out the policy foundation for achieving a transportation system that balances the needs of all road users.
- The OLTNP Team is evaluating current street designations and enhanced networks from the Mobility Plan to reflect local priorities and recent street investments.



Mobility Amendments & Updates

Orange Line Transit Neighborhood Plan

VAN NUYS/SEPULVEDA MOBILITY PLAN 2035 NETWORKS



Example Amendment: Lankershim Blvd.

- Lankershim Blvd's street designation does not match existing conditions.

	Right Of Way	Roadway	Sidewalk
Street Designation	110'	80'	15'
Existing conditions	90' - 112'	70' - 90'	9' - 15'
Proposed Amendment	100'	70'	15'

- Redesignating Lankershim Blvd would ensure a safe pedestrian friendly environment along this major commercial corridor.

What areas around the North Hollywood Station are in need of more pedestrian or bicycle friendly streets?



Lankershim Blvd & Hatteras Ave

Example Amendment: Van Nuys Blvd.

- Redesignate Van Nuys Blvd. to require wider sidewalks when new development occurs
- The ESFV LRT project (shown here) will result in narrow sidewalks in some segments.
- To provide a safe pedestrian friendly environment along this major commercial corridor, wider sidewalks could be accomplished through a street redesignation.

What areas around the North Hollywood Station are in need of more pedestrian or bicycle friendly streets?



Example Update: Vineland Ave.

- Vineland Ave between Chandler Blvd and Camarillo St currently host a striped bike lane. Yet, the Bicycle Lane Network currently does not reflect this existing facility on its network.
- Update to affirm the importance of a north-south bike connection to the NoHo Arts District.



What areas around the North Hollywood Station are in need of more pedestrian or bicycle friendly streets?

Example Update: Burbank Blvd (Hazeltine to Kester)

- Burbank Blvd between Hazeltine Ave and Kester Ave currently hosts a striped bike lane.
- The Bicycle Lane Network currently does not reflect this existing facility on its network.
- Update to affirm the importance of a connection to the major commercial intersection of Van Nuys Blvd & Burbank Blvd, and the Southwest Valley region.



Existing Class II bike lane near
Burbank and Hazeltine

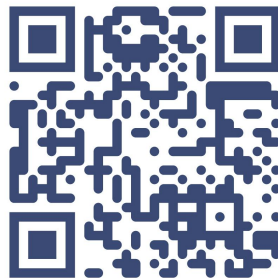
What streets in the OLTNP station areas are in need of more pedestrian or bicycle friendly improvements?

An aerial photograph of a city, likely Los Angeles, showing a dense residential area with many multi-story apartment buildings. In the background, there are green hills and mountains under a clear sky. The entire image is overlaid with a gradient from orange on the left to blue on the right. A thick white horizontal line is positioned in the upper left quadrant.

Next Steps

Contact Us

For more information about the Orange (G) Line Transit Neighborhood Plan,
visit our website:



We are seeking your feedback on the land use, zoning & mobility updates of the Draft Proposed OLTNP. Please provide your feedback by:

1. Emailing planning.oltnp@lacity.org, or
2. Filling out the Google Form linked in the “Feedback” tab of our StoryMap.
 - a. English StoryMap: tiny.cc/dezyvz
 - b. Spanish StoryMap: tiny.cc/7fzyvz



Partially funded by Metro



Discussion