



RESEDA - WEST VAN NUYS COMMUNITY PLAN

Executive Summary

Two Concepts Workshop were held for the Reseda-West Van Nuys Community Plan Update – one held on October 20th, 2018 at Birmingham Charter High School and the other on December 6th, 2018 at Marvin Braude building in the Van Nuys Civic Center, in conjunction with the other two plans in the Southwest Valley as a makeup meeting. From these two meetings, a combined 38 comments were received from both written comment forms and comments placed on the public webapp for the Reseda-West Van Nuys Community. The received comments ranged in topics from Density, Mobility, Parking, Use, Development Standards, and Miscellaneous.

Summary of Comments

Density:

- Suggest transitional area of low density multi-family and duplexes along the north side of Gault Street from Etiwanda Avenue and Lindley Avenue
- Agree with proposed land use of Low Medium II Residential and zone of RD2 (current land use and zone is Low Residential and R1) along Hamlin Street at the intersection of Odessa Avenue
- Concerned with the proposed land use density and zoning for both south and north side of Sherman Way from Anderson to Louise
- Along south side of Sherman Way between Etiwanda and Lindley is appropriate for multiple-family
- Require minimum density along boulevards and avenue IIs (e.g. Victory Boulevard)
- Higher density on major corridors on Victory between Balboa, Hayvenhurst Avenue, and Woodley Avenue as well as on Vanowen Street between Reseda Boulevard and Corbin Avenue is desired
- Apartments are being overbuilt on too small of a lot

Mobility:

- Pedestrian bridges should be removed due to the large number of foot traffic. No bridge for cars should be allowed since the traffic will cut through the neighborhood
- Against the proposed land use and zoning since traffic, parking, and increased density will be intensified
- Six houses in my neighborhood have already converted from garages to ADUs and I am in support of it. However, the alley should have a traffic slowing down feature such as street bumps to slow down the traffic and allow for safer pedestrian paths since vehicles are conflicting with the ADU entrances along the alley.



Parking:

- Concerned about the Reseda Street Improvement project removing the metered parking spots in front of the Watermark since meeting the required parking ratios are dependent on those spaces
- There are parking issues on Sunday morning in my neighborhood. The businesses are closed and there is no housing. Concerned about a 6-story future project and overflowing parking issue
- More car parking needed up to at least one space per bedroom. Underground parking is dangerous for crime, earthquakes, and plugged drains.

Use:

- The property located just west of the office buildings at the southwest corner of Victory Boulevard and Balboa Boulevard should not be zoned as public facility but C4
- There should be no addition of an Equine Keeping "K" District to Reseda Ranch. Horses and horse riders are nuisances to the local surrounding neighborhood. A "K" District would slow the growth of the community by keeping large lots that can be turned into multiple small lots
- Add the eastern portion of Wilbur Avenue (along the Aliso Wash Channel), between Strathern Street and Saticoy Street, to the proposed Equine Keeping "K" District for Reseda Ranch
- Do not like the commercial uses at the southwest corner of Vanowen Street and White Oak Avenue and do not want cannabis stores near residential areas
- Preserve large lot single-family uses
- No smoke shops in my neighborhood
- I want amenities that I can walk to like grocery stores, coffee shops, bistros, dry cleaning, hair salons, etc.

Development Standards

- Agree with 6-story mixed-use buildings facing Reseda and Sherman Way
- Apply a R1 rear loaded frontage for the homes fronting along Hamlin Street between Petit Avenue and Gerald Avenue
- Apply a R1 front loaded frontage for homes fronting along Bianca Avenue and north of Haynes Street for privacy issues. No windows on the east side second story of the building.
- Develop pedestrian friendly streets
- For storefronts, require large windows, street facing buildings with landscaping, and parking in the back

CONCEPTS WORKSHOPS
SUMMARY OF COMMENTS – WINTER 2018



- For commercial buildings, require limited heights and square footage, and traffic flow/parking in the back
- Keep the 75 feet distance from stables to dwelling units in the Equine Keeping “K” District
- Interested in a historic preservation tool, such as character frontages, for the Louise Park Estates Survey LA Planning District