









ORANGE LINE TRANSIT NEIGHBORHOOD PLANS

VAN NUYS NEIGHBORHOOD COUNCIL, PLUM COMMITTEE | DEPARTMENT OF CITY PLANNING, CITY OF LOS ANGELES

JULY 18, 2018

Project partially funded by Metro

ORANGE LINE TRANSIT NEIGHBORHOOD PLANS

Why We're Here Tonight

- Overview
- Vision
- Strategies
- Next Steps

ORANGE LINE TRANSIT NEIGHBORHOOD PLANS

Overview: Growing Transit Network







Source Adam Linder

ORANGE LINE TRANSIT NEIGHBORHOOD PLANS

Overview: Growing Transit Network







ORANGE LINE TRANSIT NEIGHBORHOOD PLANS

Overview: State & Regional Policy Mandates

State

AB32
more jobs, better economy, cleaner energy.

CA Sustainable Communities and Climate Protection Act, 2008

SB375



Regional



2016 2040 RTP SCS



ORANGE LINE TRANSIT NEIGHBORHOOD PLANS

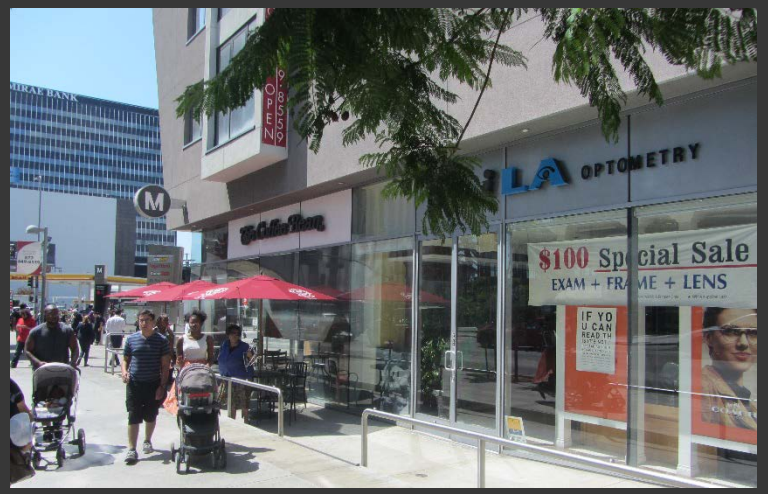
Overview: Transit Neighborhood Planning

Goals

- Create opportunities for more jobs & housing of all types near transit
- Foster a vibrant mix of uses within each station area
- Increase access to a variety of mobility options for all
- Improve quality of public spaces for residents, employees & visitors









ORANGE LINE TRANSIT NEIGHBORHOOD PLANS

Overview: Department of City Planning

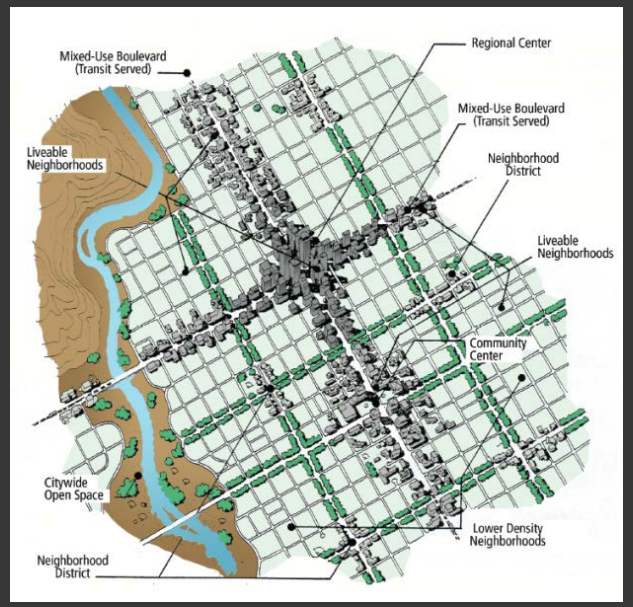
PROJECT PLANNING

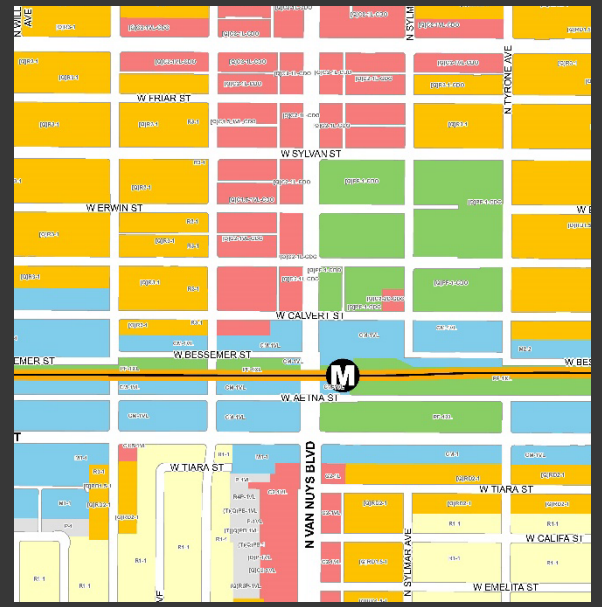
Review of projects for compliance with City regulations, site plan and design, and conditional use permits for alcohol sales, hotels, etc.



LONG-RANGE POLICY PLANNING

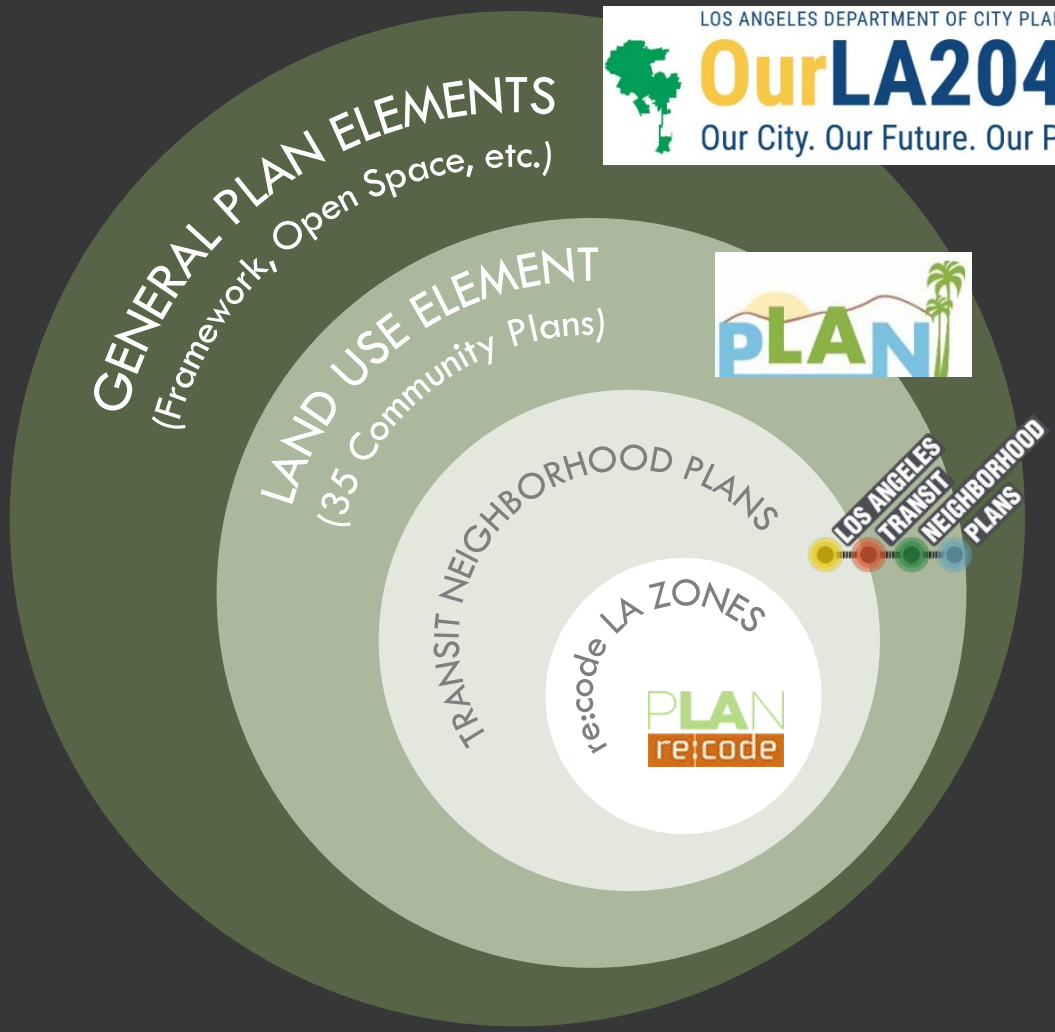
Creation of policies and regulations that regulates the development of private property near transit, including density, height, size, and design regulations





ORANGE LINE TRANSIT NEIGHBORHOOD PLANS

Overview: Relationship Among Current Planning Efforts



- General Plan update

  A visioning process to update the state-required General Plan elements

- General Plan Land Use Element (Community Plans)

  An update to the land use & zoning of 35 Community Plans, including three *Southwest Valley Community Plans* & three *Southeast Valley Community Plans*

- **Transit Neighborhood Plans**

  A targeted planning effort around transit stations

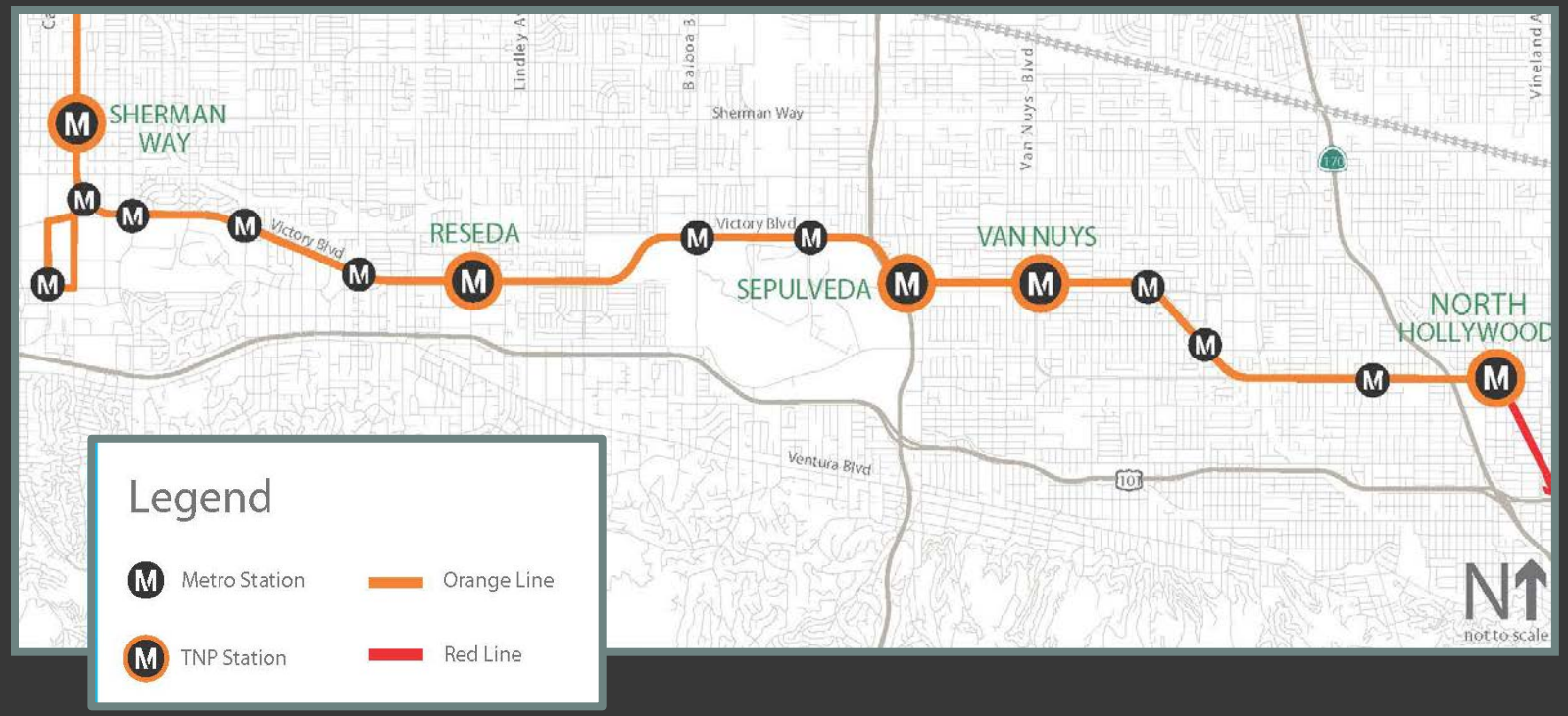
- re:code LA

  A rewrite of the City's zoning code, which implements land use policy

ORANGE LINE TRANSIT NEIGHBORHOOD PLANS

Overview: Why This Plan Now?

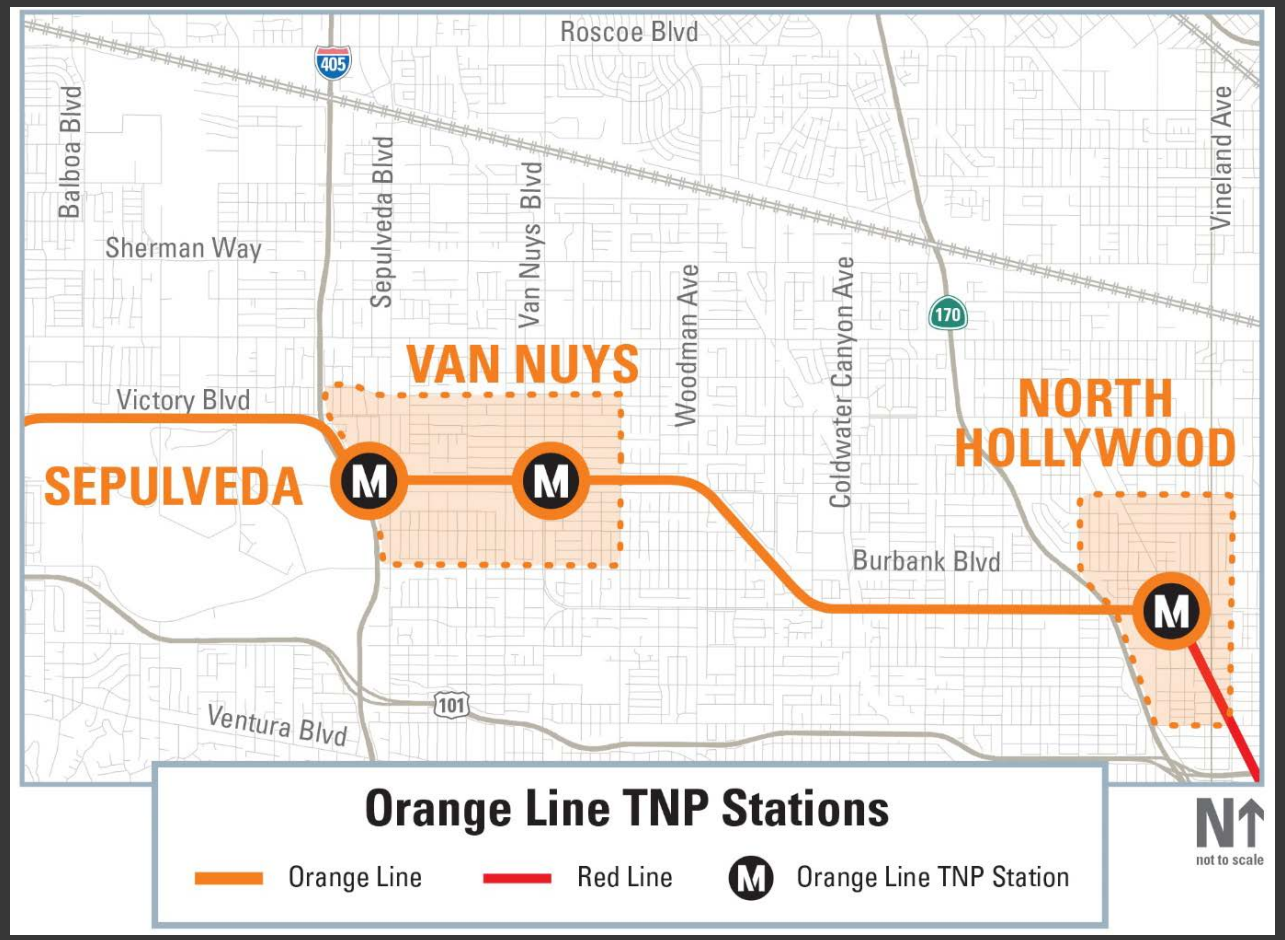
- Transit Neighborhood Plans are partially funded through Metro grants secured in 2014 for transit-supportive planning to improve access and reduce greenhouse gas emissions
  - The Transit Neighborhood Plans initiative was launched to take advantage of the opportunity for additional resources prior to the General Plan update and accelerated Community Plan updates



ORANGE LINE TRANSIT NEIGHBORHOOD PLANS

Overview: Project Objectives

- New zoning for three transit neighborhoods along the Orange Line
  - Sherman Way & Reseda Station areas to the west will be updated via the Southwest Valley Community Plans program
- Guide for future development through 2040
- No development projects are proposed – this long-range planning effort will develop regulations for any new development



ORANGE LINE TRANSIT NEIGHBORHOOD PLANS

Overview: Timeline

2016 2017 2018 2019

Community Engagement → **Plan Development** → **Concept Plan & Public Feedback** → **Environmental Review** → **Revised Plan & Adoption** → **Implementation**








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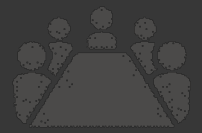
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- Focus Groups with community groups, BIDs
- Presentations to Neighborhood Councils
- 4 Public Visioning Workshops
- Walking Tours









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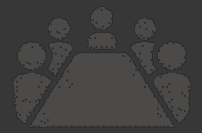




- Review of Existing Regulations
- Market Study
- Feasibility Analysis
- Initial Concepts









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- Share initial concepts & vision
- Collect feedback
- Make revisions
- November 2017 public workshops

ORANGE LINE TRANSIT NEIGHBORHOOD PLANS

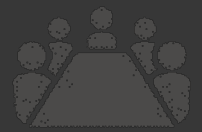
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2016 | 2017 | 2018 | 2019

- Community Engagement
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- **Environmental Review**
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- Implementation








- Current Phase
- Conduct public Scoping Meeting
  - July 25, 2018
- Analyze potential environmental impacts

ORANGE LINE TRANSIT NEIGHBORHOOD PLANS

Vision: What We've Heard – Key Themes

PLACES



DESIRE FOR DESTINATIONS & NEIGHBOROHOD-SERVING USES



OPEN SPACE & GREEN SPACE



AMENITIES NEAR BIKE PATH

GETTING AROUND



OPTIONS AROUND MOBILITY



ADEQUATE PARKING



SAFE CROSSINGS

LIVABILITY



KEEP DENSITY CLOSER TO STATIONS



DIVERSITY OF TYPES & COST OF HOUSING



NEED FOR AFFORDABLE HOUSING & SOCIAL SERVICES

DESIGN



SHADE FROM THE VALLEY HEAT



SAFETY & CLEANLINESS



PEDESTRIAN-FRIENDLY DESIGN & WAYFINDING

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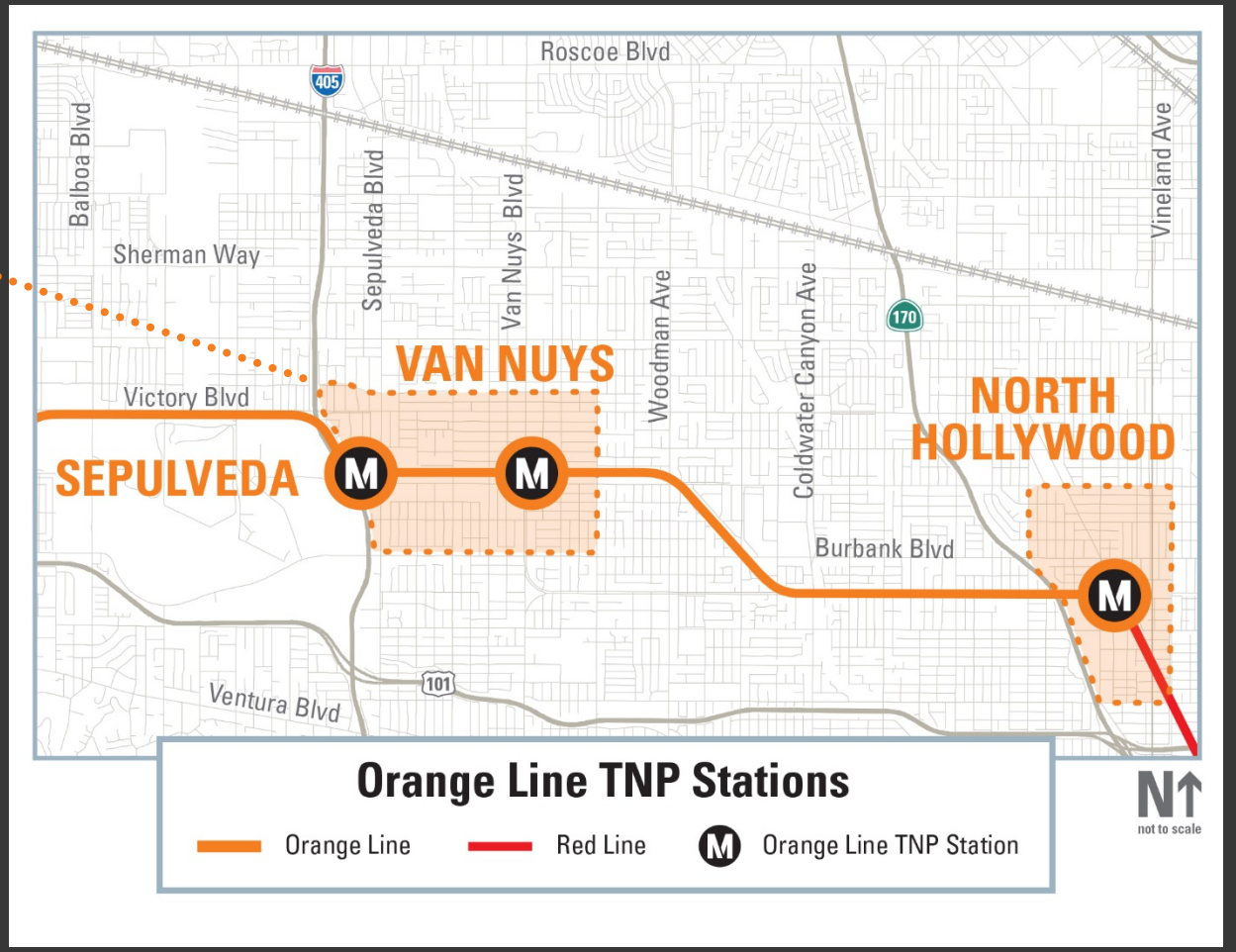
Vision for 2040

Enhance the vibrancy of the Civic Center & Van Nuys corridor with day & evening activity; protect existing employment uses in the industrial corridor & accommodate new production & service types; encourage mixed-use development to activate the Sepulveda station area; and promote a variety of housing types.

Van Nuys &
Sepulveda Station Area

Vision:
Regional Gateway –
Civic Center & Jobs Hub





ORANGE LINE TRANSIT NEIGHBORHOOD PLANS

Strategies













Main Streets - Enhance pedestrian orientation along corridors & increase opportunities for mixed-use development

- Place buildings at the sidewalk & provide pedestrian entrances
- Require minimum storefront transparency for safety, activation & rhythm
- Encourage reuse of older main street buildings through parking exceptions

Mixed Use Hubs & Corridors - Focus development where it can be sustained, as long as it provides community benefits

- Develop "Base" & "Bonus" system to encourage provision of community benefits
- Incorporate metrics from existing design overlays
- Create parking setbacks to prevent parking lots along main streets

Jobs Centers – Preserve existing jobs & accommodate emerging industries

- Encourage industrial areas to have clean uses & density of jobs
- Address adjacency of commercial & industrial uses abutting residential through use limitations, "good neighbor" policies & landscape buffering or screening

Neighborhoods Corridors – Allow residential & neighborhood uses that foster a more walkable environment & place more people near transit corridors

- Promote "missing middle" housing that provides a diversity of low-scale housing choices, such as townhomes, duplexes, or bungalow courts
- Allow limited neighborhood-serving uses, such as daycares or corner stores

Neighborhoods – Reflect & encourage diverse building types & housing options

- Encourage the retention of existing rent-stabilized units
- Incentivize development of affordable housing through "Base" & "Bonus" system

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Strategies: Van Nuys & Sepulveda Station Area Concepts

Goals

- **Enhance the vibrancy of the Civic Center and regional commercial area** by allowing for density that supports mixed uses, restaurants, and retail beyond the standard workday.
- **Preserve jobs in industrial areas while allowing flexibility to accommodate new and emerging industries** by maintaining current intensity and allowing creative new uses in these zones.
- **Connect the stations to employment hubs** by encouraging properties located along the bike path to incorporate active uses and orient themselves toward the transit right-of-way.
- **Enhance and expand multifamily residential** by providing incentives for affordable housing near transit hubs.
- **Allow limited neighborhood-serving uses** (childcare, etc.) to encourage walkability along the Burbank, Victory, Cedros, Kester, and Hazeltine corridors.

Strategies *(* bonus FAR for public benefits)*

Commercial Mixed-Use A
- **FAR:** 3/4* · **Max. Height:** Restricted by FAR
- **Density (sq ft/unit):** Restricted by Form

Commercial Mixed-Use B
- **FAR:** 2/4* · **Max. Height:** Restricted by FAR
- **Density (sq ft/unit):** Restricted by Form

Industrial A
- **FAR:** 2.5/4* · **Max. Height:** Restricted by FAR

Industrial A*
- **FAR:** 2.5/4* · **Max. Height:** Restricted by FAR
- ***Restrictions:** Same form allowed as Industrial A, but no heavy industrial uses

Industrial B
- **FAR:** 2 · **Max. Height:** Restricted by FAR
- **Density (sq ft/unit):** Restricted by Form

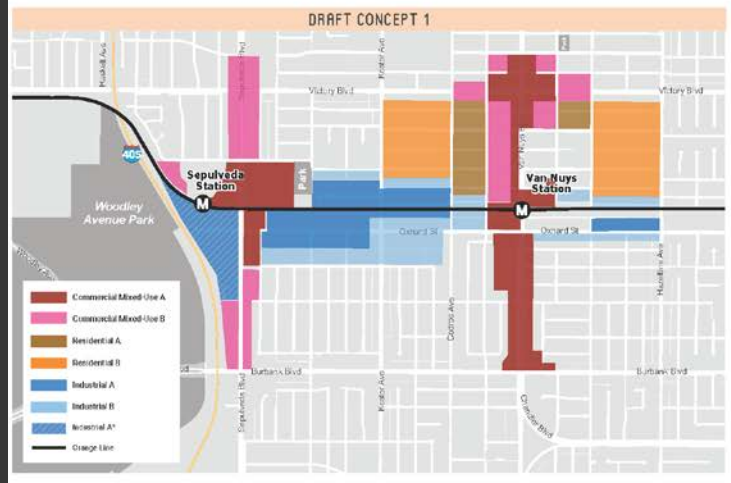
Residential A
- **FAR:** 3/4* · **Max. Height:** 65'
- **Density (sq ft/unit):** Restricted by Form

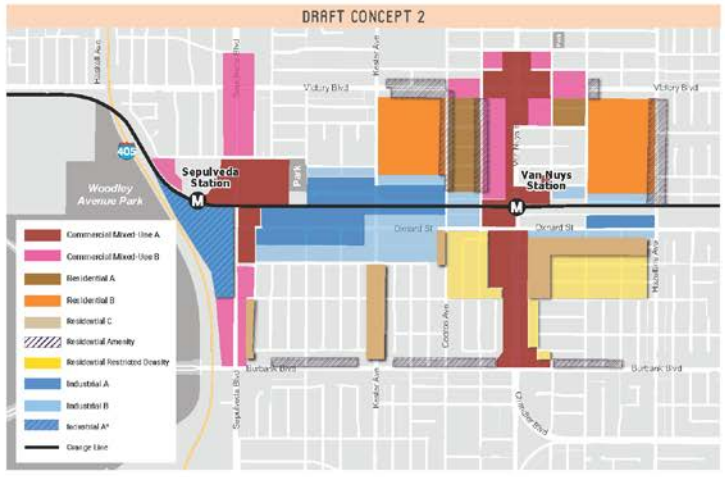
Residential B
- **FAR:** 3/3.5* · **Max. Height:** 56'
- **Density (sq ft/unit):** 400

Residential C
- **FAR:** 3/3.5* · **Max. Height:** 45'
- **Density (sq ft/unit):** 800

Residential Amenity
- **FAR:** 3/4.5* · **Max. Height:** 65'
- **Density (sq ft/unit):** Restricted by Form

Residential Restricted Density
- **FAR:** 3 · **Max. Height:** 45'
- **Density (sq ft/unit):** 1500





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Next Steps: Timeline

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- **Community Engagement**
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- Public Hearing
- Plan revisions
- Presentations for approval
  - City Planning Commission
  - Council Committee
  - City Council



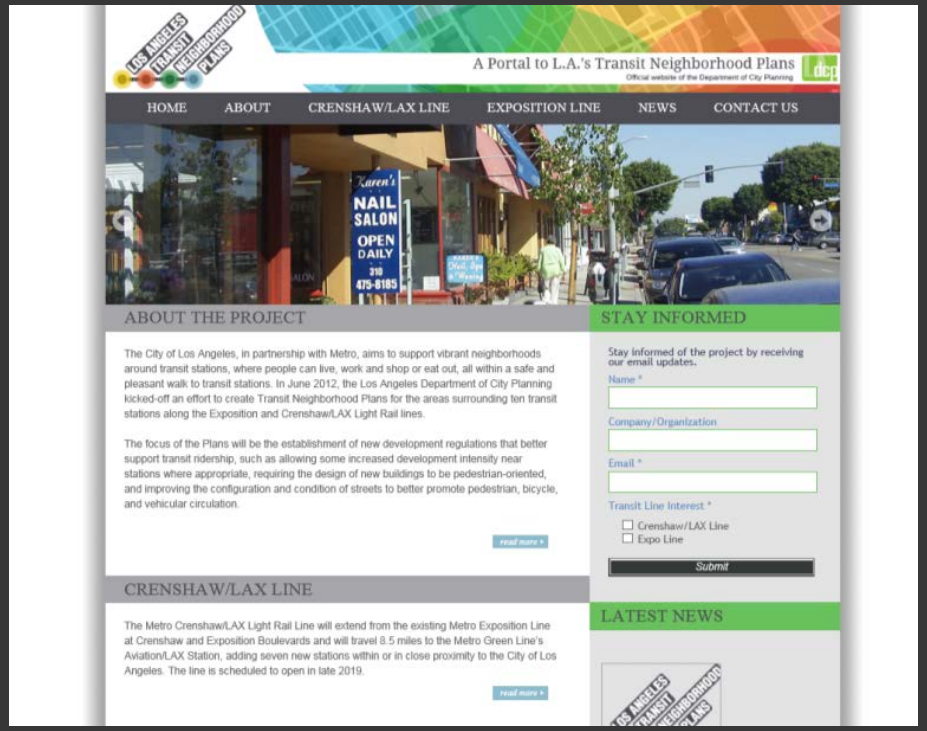
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Next Steps: Stay Connected

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