LOS ANGELES CITY PLANNING

Informational Handout

Industrial Development

There is a large concentration of successful small industrial and commercial businesses in the Southeast Valley, specifically near the railroad right-of-way on the northern borders of both the North Hollywood - Valley Village and Van Nuys - North Sherman Oaks Community Plans. Other pockets of industrial uses are concentrated along the Oxnard Street corridor near Van Nuys Boulevard and the Radford Studios properties in Studio City. Currently, about 60 percent of industrial businesses in the Southeast Valley are less than or equal to 10,000 square feet of floor area and the vacancy rate of industrial land in the Valley is at 5.4%[1]. The Southeast Valley Community Plans Update (SEV CPU) is working to maintain and preserve existing industrial space for small businesses in order to preserve the job base. Additionally, the SEV CPU will introduce a range of zoning tools to buffer industrial uses from adjacent communities including setbacks and spacing requirements, landscaping and screening measures, and targeted use limitations of industrial properties.

Preserve and Improve Industrial Land Strategy

Under the SEV CPU, the Industrial Mixed 6 (IX6) Use District is paired with the Hybrid Industrial designation to serve as a buffer between industrial and residential areas, and support live-work opportunities in North Hollywood and Van Nuys. Land use updates along Oxnard Street in Van Nuys and at Radford Studios in Studio City focus on transitioning Light Industrial zones toward light manufacturing, research and development, soundstages and backlots, and office spaces. These areas are proposed to receive the Industrial 4 (I4) Use District, which contains development standards that enhance compatibility between residential and light industrial areas.

[1] San Fernando Valley Industrial Market Report, 3rd Quarter 2026, Kidder Matthews, referenced from: https://kidder.com/market-reports/san-fernando-valley-industrial-market-report/

An Industrial 6 (I6) Use District is proposed to safeguard and maintain existing light industrial operations in Van Nuys and North Hollywood which presently have a low-vacancy rate and promote small business ownership opportunities. Near the northern Metrolink right-of-way in both Van Nuys and North Hollywood areas, heavy manufacturing and heavy commercial will be governed by the Industrial 8 (I8) Use District. This district prioritizes the preservation of current industrial operations and contains strict distancing requirements for listed uses from each other to limit the concentration of uses that could be considered more of a nuisance to residences.

Summary of the Use Districts Corresponding to Industrial Land Use Designations

Use District	General Location	Permitted Uses
Industrial Mixed 6 (IX6) Live/Work Neighborhood	Areas where industrial are adjacent to residential uses in North Hollywood and Van Nuys.	**Commercial*** uses, such as retail, eating and drinking. **Light industrial***** uses. **Residential** uses (e.g., live-work).
Industrial 4 (I4) Light Industrial Park	Studio City and Van Nuys abutting internal residential neighborhoods.	**Commercial*** uses, such as retail, eating and drinking. **Light industrial***** uses.
Industrial 6 (I6) Light Industrial Preserve	North Hollywood and Van Nuys.	**Commercial*** services (when incidental to permitted uses). **Heavy commercial**** uses with a 200 feet separation from sensitive uses. **Light industrial***** uses.
Industrial 8 (I8) Heavy Industrial Preserve	Industrial areas near the northern boundary of the Van Nuys and North Hollywood areas, abutting the Metrolink right-of-way.	**Commercial*** services (when incidental to permitted uses). **Heavy commercial**** uses with a 200 feet separation from sensitive uses.
		Heavy industrial**** uses with a 500 feet separation from sensitive uses.

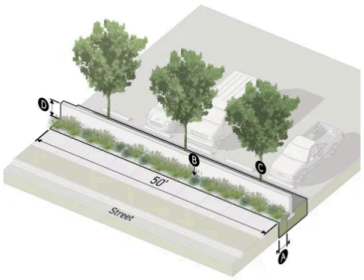
*Commercial uses typically include: general retail, eating and drinking, hospitality, and personal services.
**Heavy commercial uses typically include: motor vehicle services, such as car washes and fueling stations; motor vehicle sales and rentals; self-service indoor storage facilities.
***Light Industrial uses typically include: light manufacturing uses, such as assembly of medical equipment, electronics and food & drink; warehouses and research & development facilities.
****Heavy Industrial uses typically include salvage yards, recycling and waste facilities.
Please note that heavy industrial uses are strictly prohibited across the Live/Work Neighborhood (IX6), Industrial Park (I4), and Light Industrial Preserve (I6) use districts.

Screening Tools

The development standards sets applied to all industrial zones contain screening requirements to help buffer and minimize impacts of industrial uses on surrounding areas. These tools are intended to enhance the visual quality of the streetscape while improving safety and comfort within the public right-of-way. Permitted screening configurations incorporate an integrated mix of physical barriers, such as walls and fencing, and dense landscaping along property boundaries and street frontages. These features will help to properly screen, enclose, or shield adjacent uses. Examples of screening requirements in our new Zoning Code are shown below:

c. F-Screen 3

This screen type is intended for screening motor vehicle use areas including drive-through lanes, drive aisles, maneuvering areas and fire lanes facing a frontage lot line.

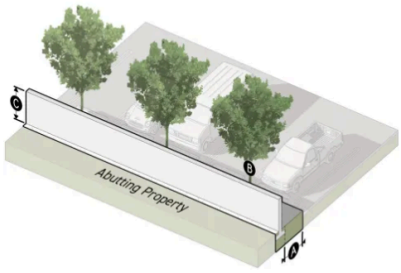


PLANTING AREA	Sec. 4C.8.1.D.
A Width (min)*	3'
B Screening Plants (min per 50')	20
C Large Species Trees (min per 50')*	3
WALLS	Sec. 4C.8.1.D.
D Height (min)	3.5'
Opacity	
Below 3.5' (min)	90 percent
3.5' and above (max)	50 percent

* Additional planting area may be required to accommodate large species trees.

a. T-Screen 1

This transition screen type is intended for screening moderate-impact uses from abutting lower-intensity uses.



PLANTING AREA	Sec. 4C.8.2.D.
A Width (min)	5'
B Large Species Trees (min per 50')	3
WALLS	Sec. 4C.8.2.D.
C Height (min)	6'
Opacity	
Below 6' (min)	100 percent
6' and above (max)	50 percent

The graphic on the left illustrates a frontage screen, whereas the graphic on the right displays a transition screen.

Industrial Incentive Program

In conjunction with preserving industrially zoned land, the SEV CPU introduces an Industrial Incentive Program to retain and create new industrial jobs in the plan area. This would enable industrial and nonresidential projects to achieve increased floor area, building width, and building height by providing targeted community and workforce amenities. Eligible benefits and corresponding incentives include:

- Publicly Accessible Open Space offers additional FAR and extra height as well as a minimum 50-foot building width. Allowing greater building width gives developers the design flexibility needed to accommodate modern industrial floor plans and larger machinery setups, making it a key incentive.
- Indoor Recreation Facilities, Riverfront Activation, or Landscaped Green Spaces could permit additional FAR and extra height as well as a 100-foot minimum building width;
- Small Scale Tenant Spaces would allow additional FAR and extra height as well as a 75-foot minimum building width; and
- Transportation Demand Management (Shuttle Service) or Off-Site Affordable Housing incentivizing additional FAR and extra height as well as a minimum 100-foot building width.

As with all benefit incentive programs, these incentives are meant to bring community benefits to an area in exchange for increased development rights.