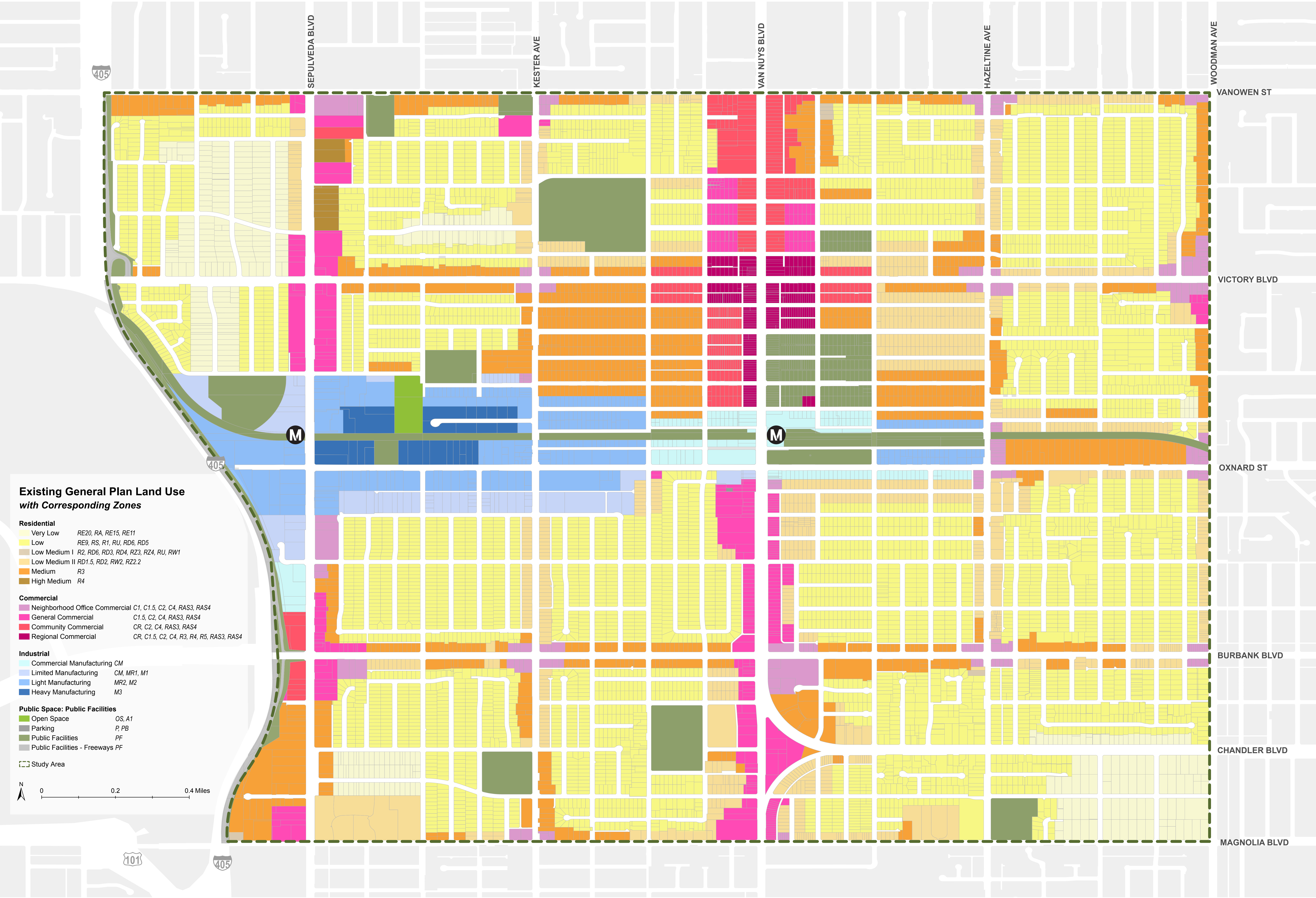




VAN NUYS/SEPULVEDA EXISTING GENERAL PLAN LAND USE

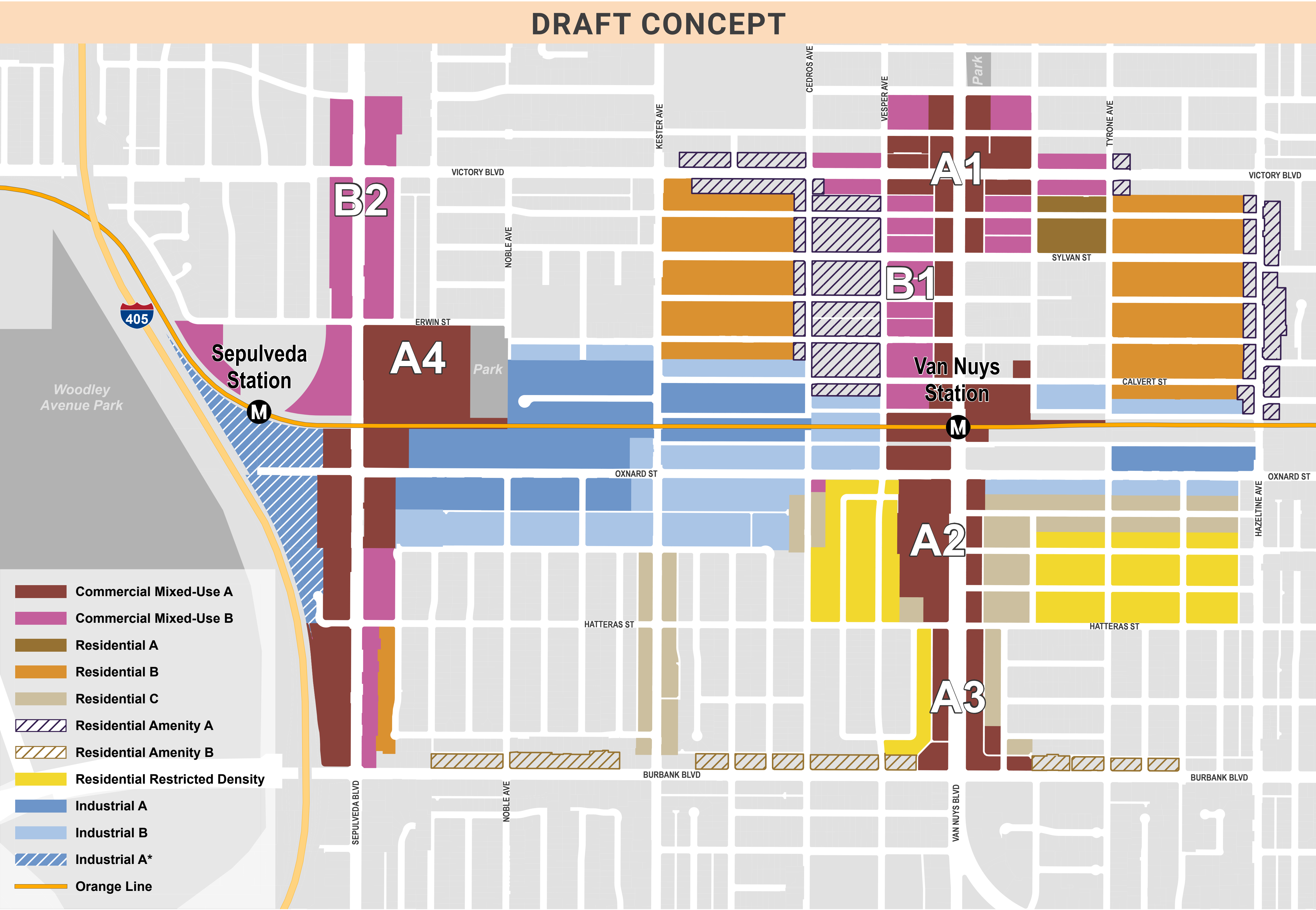




VAN NUYS/SEPULVEDA PROPOSED LAND USE CONCEPT

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 increasing development rights 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, Vesper, and Hazeltine corridors.



• Land use and zoning changes will apply to select properties within the Study Area.

Zones *(Base/Bonus)*

Commercial Mixed-Use A		
A1	• FAR: 1.5/4.25	• Max. Height: None
A2	• FAR: 1.5/3.75	• Max. Height: 90'
A3	• FAR: 1.5/2.75	• Max. Height: 90'
A4	• FAR: 1.5/3	• Max. Height: None
Commercial Mixed-Use B		
B1	• FAR: 1.5/4.25	• Max. Height: 67'
B2	• FAR: 1.5/3	• Max. Height: 67'
Industrial A		
• FAR: 3		
Industrial A*		
• FAR: 3		
• *Restrictions: Same form allowed as Industrial A, but no heavy industrial uses		
Industrial B		
• FAR: 3		
Residential A		
• FAR: 1.75/3		• Max. Height: 45'/67'
• Density (sq ft/unit): Restricted by Form		
Residential B		
• FAR: 1.75/3		• Max. Height: 35'/67'
• Density (sq ft/unit): 800/400		
Residential C		
• FAR: 1.75		• Max. Height: 33'/45'
• Density (sq ft/unit): 1,000/650		
Residential Amenity A		
• FAR: 1.75/3.25		• Max. Height: 45'/75'
• Density (sq ft/unit): Restricted by Form		
Residential Amenity B		
• FAR: 1.75		• Max. Height: 35'
• Density (sq ft/unit): 800		
Fourplex		
• FAR: .75		• Max. Height: 33'
• Density (sq ft/unit): 4 Units Max		