Canoga-Park-Winnetka-Woodland Hills-West Hills Community Plan

Chapter I
INTRODUCTION

COMMUNITY BACKGROUND

The Canoga Park-Winnetka-Woodland Hills-West Hills Community Plan Area is in the southwest San Fernando Valley. The Community Plan Area covers 17,887 acres — approximately 6 percent of the land in the City of Los Angeles. Planning communities that border this CPA are Chatsworth-Porter Ranch, Reseda-West Van Nuys, Encino-Tarzana, the Cities of Hidden Hills and Calabasas, and portions of Los Angeles and Ventura Counties.

A diverse natural and socioeconomic landscape characterizes this Community Plan Area. Dominant on the natural landscape are the San Fernando Hills, the Hahahas of the Santa Monica Mountains and the Chats Hills of Woodland Hills, and the valley plain in Canoga Park and Winnetka. Initially an agricultural cattle-oriented community, the area has undergone substantial residential and commercial development over the last fifty years. As agriculture gave way to industry, the aerospace industry transformed the Community Plan Area. Today the Canoga Park-Winnetka-Woodland Hills-West Hills Community Plan Area offers a diverse range of housing opportunities and is the economic hub of the San Fernando Valley.

The Community Plan Area consists of four community subareas, each with a distinct identity.

Canoga Park

Settled early in this century, Canoga Park is the heart of the West San Fernando Valley. Located within the boundaries of Reseda Boulevard to the north, Victory Boulevard to the east, and De Soto Avenue to the west, this area contains a diversity of housing and commercial activity. The traditional main street commercial corridor is being reestablished as a community hub for cultural and social activities.
Cities in California are required to adopt a General Plan to guide changes in the built and natural environment.

<table>
<thead>
<tr>
<th>State General Plan Requirements</th>
<th>Los Angeles General Plan Framework Community Plans</th>
</tr>
</thead>
<tbody>
<tr>
<td>Land Use</td>
<td>Housing</td>
</tr>
<tr>
<td>Housing</td>
<td>Mobility</td>
</tr>
<tr>
<td>Circulation</td>
<td>Open Space</td>
</tr>
<tr>
<td>Open Space</td>
<td>Conservation</td>
</tr>
<tr>
<td>Conservation</td>
<td>Public Safety</td>
</tr>
<tr>
<td>Public Safety</td>
<td>Noise</td>
</tr>
<tr>
<td>Noise</td>
<td>Health &amp; Wellness</td>
</tr>
<tr>
<td></td>
<td>Air Quality</td>
</tr>
<tr>
<td></td>
<td>Service Systems</td>
</tr>
</tbody>
</table>
Canoga-Park-Winnetka-Woodland Hills-West Hills Community Plan

Welcome to OurLA

OurLA2040 Plan Elements

- Land Use and Economy
  LAUNCHING SPRING 2018
- Community Assets
  LAUNCHING SUMMER 2017
- Open Space
  LAUNCHING SPRING 2017
- Conservation
  LAUNCHING FALL 2017
- Water
  LAUNCHING EARLY 2018
- Resilience
  LAUNCHING SUMMER 2018

Completed Plan Elements

- Housing (2013)
- Health (2015)
- Mobility (2016)
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Land Use Element = 35
Community Plans

- Administrative boundaries
- Exist since 1960s
- Ongoing Update Program
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Canoga-Park-Winnetka-Woodland Hills-West Hills Community Plan

Objective 1-2
Reduce automobile trips in residential areas by locating new housing in areas offering proximity to goods, services, and facilities.

Policies
1-2.1 Locate higher residential densities near commercial centers and major bus routes where public service facilities, utilities and topography will accommodate this development.

Program: Maintain and continue the implementation of the City’s Land Use/Transportation Policy.

Objective 1-3
Preserve and enhance the character and integrity of existing single and multi-family neighborhoods.

Policies
1-3.1 Seek a high degree of compatibility and landscaping for new infill development to protect the character and scale of existing residential neighborhoods.

Program: The Plan includes Design Guidelines which establish standards for residential development to implement this policy.

Objective 1-4
Provide a diversity of housing opportunities capable of accommodating all persons regardless of income, age or ethnic background.

Policies

Objective 3-1
Maintain a vital industrial base in the Community Plan Area by providing an adequate supply of industrial land and through policies that reduce conflicts between industrial and residential land uses.

Policies
3-1.1 Designate lands for the continuation of existing entertainment industry uses and development of new production, post-production, research and development uses which provide employment opportunities.

Program: The Plan identifies lands which have industrial designations to accommodate the variety of uses noted above.

Objective 3-2
Maintain and monitor compliance of the adopted Citywide Hiliterate Ordinance and the Multi-Racial Petway Specific Plan which contribute to preservation of views.

Program: Maintain and continue implementation of the adopted Citywide Hiliterate Ordinance and the Multi-Racial Petway Specific Plan which contribute to preservation of views.

Plan Population and Dwelling Unit Capacity

- **Industrial**
  - Minimum: 0.5 (1 - 5)
  - Very Low: 2.5 (11 - 45)
  - Low: 6.5 (41 - 95)
  - Medium: 13.5
  - High: 23.6

- **Goal 3**
  - Maintain a vital industrial base in the Community Plan Area by providing an adequate supply of industrial land and through policies that reduce conflicts between industrial and residential land uses.

- **Goal 1**
  - A safe, secure, and high-quality residential environment for all economic, age, and ethnic segments of the Canoga-Park-Winnetka-Woodland Hills-West Hills Community Plan Area.

- **Objective 1-1**
  - Achieve and maintain a housing supply sufficient to meet the diverse economic needs of current and projected population for the year 2050.

- **Objective 3-2**
  - Improve the physical appearance of older industrial areas.

- **Program**: The Plan Map identifies specific areas where multi-family residential development is permitted.

- **Program**: Recent changes in the Zoning Code set height limits for new single-family residential development.
All Residential Areas

The goals and policies in this section reflect the community’s vision to preserve the low-density, single-family, equestrian-oriented neighborhoods that provide quality residential environments, while providing new housing opportunities that enhance existing residential neighborhoods, complement the surrounding environment, and provide residential amenities. Each of the community-specific design guidelines in this section and the Residential Citywide Design Guidelines should be considered, although not all will be appropriate in every case, as each project will require a unique approach. However, to achieve the goal of excellence in new design, projects should incorporate these design guidelines to the maximum extent feasible, in order to meet the intent of this Community Plan.

Goal UUT: Complete, viable and quality neighborhoods throughout Sylnmar that provide a variety of housing types, densities, forms and designs, and a mix of uses and services that support the needs of residents.

Policies

UUT.1. Choice in Type, Quality, and Location of Housing. Provides a variety of housing types that accommodate households of all sizes and for all persons regardless of income, age, ethnic background, and physical needs throughout Sylnmar’s residential neighborhoods and in targeted mixed-use areas.

UUT.2. Existing Housing Stock. Minimizes the loss of good quality, affordable housing and encourage the replacement of demolished housing stock with new affordable housing opportunities. Minimize displacement of residents when building new housing.

UUT.3. Recreational Amenities. Incorporate amenities for residents, such as on-site recreational facilities, passive open spaces, and community gardens which promote physical activity, fitness, and health.

UUT.4. Land Lease Communities. Preserve existing and support new land lease communities, such as mobile home parks and manufactured housing. Encourage the rehabilitation and modernization of aging and substantial land lease communities, while addressing the displacement of residents.

UUT.5. Affordability. Promote the use of existing citywide programs to increase rental and housing ownership opportunities, such as small lot subdivisions, when and where appropriate, and density bonuses in exchange for affordable housing on site.

Community Plan Land Use Map

- Each property given a land use designation
- Each land use designation has corresponding zones
- Land Use Map also has footnotes
- Everything on the map is binding
Community Plan Land Use Map

- Each property given a land use designation
- Each land use designation has corresponding zones
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- Everything on the map is binding
Centers Concept of 1970s
This early version of the City’s General Plan envisioned Los Angeles as a collection of urban centers connected by transit.

Framework Element of 1990s
Building off of Centers, The Framework Element provided greater specificity, and tackled topics such as growth and economic development.
Framework Element

- Long-term growth strategy
- Focus new development around transit & employment (Districts, Centers, & Mixed-Use Boulevards)
- Preserve the character and scale of residential neighborhoods
- Retain industrial land for jobs
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Warner Center Specific Plan

- Adopted 2013
- Update in 2018
- Focus of housing & employment growth for West Valley
Metro Orange Line Transit Neighborhood Plan

- Planning around 5 Metro Stations
- Includes Sherman Way in Canoga Park
- Market Analysis Underway
- Recommendations forthcoming
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What About Growth?

Preliminary Estimated Figures for Discussion:

- 1999 Community Plan:
  - 201k people
  - 73k households
  - 142k jobs

- Warner Center 2035
  - 57K people
  - 26K households
  - 89K jobs

- 1999 CP + Warner Center
  - 246K people
  - 93K households
  - 191K jobs

- 2017 Estimates
  - 185K people
  - 65K households
  - 95K jobs

- SCAG Estimates 2040
  - 222k people
  - 80k households
  - 122k jobs
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Mansionization

Urban Design

Equestrian Neighborhoods

Hillside Development
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re:codeLA
- Current Zoning Code is “two-dimensional"
- Difficult to navigate
- Does not offer the range of tools needed to implement the goals and policies of our Community Plans

Neighborhood Districts

**Low-scale, walkable, neighborhood serving uses**
- C1
- C1.5

**Regional Centers**
- C2
- C4

**Large-scale, dense, major range of uses**
SEC. 12.08. "R1" ONE-FAMILY ZONE.

The following regulations shall apply in the "R1" One-Family Zone:

A. Use. No building, structure or land shall be used and no building or structure shall be erected, structurally altered, enlarged or maintained except for the following uses, and when a "Supplemental Use District" is created by the provisions of Article 9 of this chapter, for such uses as may be permitted therein:

1. One-family dwelling

2. Parks, playgrounds or community centers, owned and operated by a governmental agency

3. (Amended by Ord. No. 181,188, Eff. 9/11/19.) Truck gardening, the keeping of equines, poultry, rabbits and chickens in conjunction with the residential use of the lot, provided that:
   
   (a) Such animal keeping is not for commercial purposes.

   (b) The keeping of equines shall be permitted only on lots having an area of 20,000 square feet or more. Where equines are being kept, the number of such animals being kept shall not exceed one for each 5,000 square feet of lot area.

4. Two-family dwellings on lots having a side lot line adjoining a lot in a commercial or industrial zone, provided that: (Amended by Ord. No. 171,427, Eff. 1/1/97, Oper. 3/5/97)

   (a) The lot on which the use is located does not extend more than 65 feet from the boundary of the lot in a restrictive zone which it adjoins, and

   (b) There is a minimum lot area of 5,000 square feet for each two-family dwelling.

5. (Deleted by Ord. No. 171,68, Eff. 8/10/97.)

6. Conditional uses enumerated in Sec. 12.32, when the location is approved pursuant to the provisions of said section. (Amended by Ord. No. 117,430, Eff. 12/18/80.)

7. Accessory buildings, including private garages, accessory living quarters, servant's quarters, recreation rooms, or private stables, provided that:

   (a) No accessory living quarters nor servant's quarters are located or maintained on a lot having an area less than 10,000 square feet.

   (b) No stable is located or maintained on a lot having an area of less than 20,000 square feet and its capacity does not exceed one horse for each 5,000 square feet of lot area. (Amended by Ord. No. 157,144, Eff. 11/22/82.)
Canoga-Park-Winnetka-Woodland Hills-West Hills Community Plan

R1-1VL

Zone:
Allowed uses such as commercial, residential, industrial, etc. R1 allows single-family houses.

Height District:
Maximum building height, maximum floor area ratio. HD1 allows 0.45:1 FAR, and 28 feet in height on R1 lots.
16 Variations on the R1 Zone

- **Range of Floor Area Allowed**
- **Upper-Floor Massing**
  - Front
  - Rear
  - Wherever
- “Frontage” Tool Allows for other customizing
  - Example: Rear Garages in older neighborhoods
- Overall, greater sensitivity to neighborhood character
Residential Development and Suburbanization, 1850-1980
Theme: Early Residential Development, 1880-1930
Sub-Theme: Early Single-Family Residential Development, 1880-1930

Although the San Fernando Valley is typically thought of in terms of postwar suburbanization, the Survey Area had a small wave of residential development in the 1910s and ‘20s. Examples include the “mountain cabins” built by Victor Girard (top row) in his early settlement of Girard, in what is today known as Woodland Hills. Other examples include residences associated with the early community of Owensmouth (bottom left). In all cases, these residences long pre-date surrounding development.

Address: 21360 W. Ries St.
Date: 1925

Address: 4243 N. Elsevir Rd.
Date: 1926

Address: 6964 N. Shoup Ave.
Date: 1914

Residential Development and Suburbanization, 1850-1980
Theme: Post-War Suburbanization, 1938-1975
Sub-Theme: Suburban Planning and Development, 1938-1975

Post-World War II residential subdivisions identified in the Survey Area reflect the design, planning, and development techniques common to the San Fernando Valley in the 1950s. These subdivisions were in many cases subdivided by prominent developers and filled with houses designed by notable postwar architects. They typically contain houses that are similar in design, with a handful of models repeated throughout the subdivision. Those districts were found eligible under this Context/Theme: Westridge Park, Eastwood Estates, and Woodside. Two were also recorded as containing significant concentrations of buildings representing the Mid-Century Modern and Contemporary Ranch architectural styles. Corbin Palms, a subdivision containing houses designed by the noted architectural firm of Palmer and Krisel, was recorded as a planning district due to the fact that many of the individual buildings have been altered, compromising the district’s overall integrity. An intact portion of the Eastwood Estates subdivision, also designed by Palmer and Krisel, was recorded as eligible.

District: Corbin Palms Planning District
Description: Street view
Period of Significance: 1953-1955

District: Woodside Historic District
Address: 4401 N. Coloma Ave.
Date: 1959

District: Eastwood Estates Historic District
Address: 6352 N. Junipero Ave.
Date: 1955

District: Westridge Park Historic District
Address: 21004 W. Lanark St.
Date: 1952
re:codeLA
(New Zoning Code)

More nuanced and varied zones to meet our many General Plan/Community Plan goals

Process underway, complete in 2019

Single-family zones already complete
C2-1VL

Zone:
Allowed uses such as commercial, residential, industrial, etc. C2 allows commercial & residential uses.

Height District:
Maximum building height, maximum floor area ratio. HD1VL allows 1.5:1 FAR, and 45 feet in height on C2 lots.
Canoga-Park-Winnetka-Woodland Hills-West Hills Community Plan

The Process of Developing a Community Plan

1. RESEARCH & PRELIMINARY CONCEPTS
   - Conducts field visits and takes photos
   - Planning Department reviews existing plan, map, and data.

2. PUBLIC WORKSHOPS
   - Solicits opinions and ideas from the public

3. INITIAL PLAN
   - Planners use public input to draft plan, for environmental impact report (EIR) preparation and related technical documents.

4. OPEN HOUSE & PUBLIC HEARING
   - Preliminary Plan is presented to the public
   - Conduct Public Hearing for General Public to Provide Comments

5. PROPOSED PLAN
   - Proposed Plan is revised based on public comments
   - Plan is made accessible to the public via web

6. DECISION MAKING
   - Proposed plan passes through the City Planning Commission with opportunity for public input

7. PLAN IS ADOPTED
   - 15 member City Council approves plan
   - Mayor signs the plan
Outreach Phase:

- Researching and Data Gathering
- Includes Policies, Land Use Pattern, Existing Conditions
Outreach:

• Well-rounded participation by many stakeholders
• Workshops and community meetings split into 3 phases
  – Policies & General Land Use Map
  – Zoning and Implementing re:codeLA
  – Passage and Adoption
• Materials in Spanish, possibly also Farsi and Russian
Outreach:

- Workshops
  - Eight neighborhood meetings in July and August
  - One in each neighborhood mentioned in plans
  - Working on content

- In Progress
  - 10 initial meetings with Neighborhood Councils
  - Several follow-up meetings with their land use teams
  - Additional workshops and focus groups to be scheduled
Outreach Phase:

• Public Input
• Focus on Policies and General Land Use Map
• 8 Initial Workshops
• Saturday Planning 101
• As-requested additional workshops and meetings
Outreach Phase:

- As-requested additional workshops and meetings
  - Land Use Committee
  - Homeowners Assns
  - Chambers & BIDS
  - General Stakeholder Groups
Planning 101:
Saturday, June 17, 2017
9:00 AM – 12:00 Noon
Rose Goldwater Community Room at Westfield Topanga
21710 Vanowen St.
Canoga Park, CA 91303

Please contact CD 3 for more info
Woodland Hills Public Workshop:
Wednesday, August 2, 2017
6:00 – 8:00 PM
St. Mel’s Catholic Church
20870 Ventura Boulevard
Woodland Hills, CA 91364
To RSVP, please go to
swvalleyplans.org/participation.html
or email swvalleyplans@gmail.com
Outreach Phase:

• Draft Policies
• General Land Use Map

3. INITIAL PLAN

Planners **use public input** to draft plan, for environmental impact report (EIR) preparation and related technical documents.
Outreach Phase:

- Solicit Feedback on
  - Draft Policies
  - General Land Use Map
- Meet with NCs and neighborhood groups

Planners use public input to draft plan, for environmental impact report (EIR) preparation and related technical documents.
Outreach Phase: Zoning Analysis
Implementing re:codeLA
Outreach Phase:

• Public Input
• Zoning
• Implementing re:codeLA
• Workshops
• Possible Zoning 101 to familiarize public with zoning
Outreach Phase:

- Public Input
- Zoning
- Implementing re:codeLA
- Workshops
- Possible Zoning 101 on zoning
- As-requested additional workshops and meetings
Outreach Phase:
Zoning and Implementing re:codeLA
Creating a Draft Zoning Map using the new zoning code
Outreach Phase:

- Solicit Feedback on draft zoning map
- Meet with NCs and neighborhood groups
Canoga-Park-Winnetka-Woodland Hills-West Hills Community Plan

Passage and Adoption

5. PROPOSED PLAN

6. DECISION MAKING

Proposed plan passes through the City Planning Commission with opportunity for public input

4. OPEN HOUSE & PUBLIC HEARING

7. PLAN IS ADOPTED

15 member City Council approves plan
Mayor signs the plan

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