ENCINO-TARZANA COMMUNITY PLAN UPDATE WORKSHOP

Welcome

Agenda
6:00 P.M. to 8:00 P.M.

• Welcome
• Community Plan Update Overview Presentation
• Table Discussions:
  – Preserving Residential Neighborhoods
  – Commercial Corridors
  – Mobility
  – Parks and the Public Realm
• Wrap-up & Closing
Agenda for today:

• Who, What, Where, and Why?
• Breakout Sessions
• Putting it All Together
COMMUNITY PLAN: The Basics

Three South West Valley Community Plans:

- Canoga Park-West Hills-Winetka-Woodland Hills
- Reseda-West Van Nuys
- Encino Tarzana

What does a Community Plan Do?

- Sets a Vision for what you want to see in your community
- Creates and implements special planning tools that protects community character
- Guides decision making when development is proposed
Encino-Tarzana Community Plan Update Workshop

Chapter 1
INTRODUCTION

COMMUNITY BACKGROUND

Plan Area

Encino-Tarzana Community Plan area is located approximately 15 miles west of downtown Los Angeles. It is bounded by the communities of Sherman Oaks-Bodio City, Toluca Lake and Van Nuys-North Sherman Oaks on the east, Conejo Park-Winnetka-Willowland Hills-West Hills to the west, Brentwood-Pacific Palisades on the south, and Reseda-West Van Nuys on the north. The Plan is comprised of two community sub-areas, each with its own identity, described as follows:

- Encino, with its roots traced to early Spanish settlers, was named for its abundance of sagebrush and oak trees. "Los Encinos" - Today with its diverse mix of commercial uses that follow along Ventura Boulevard, Encino has two identities. On the western and starting at the 405 Freeway and extending to Balboa Boulevard, one senses that they are entering a Regional Center. The predominant development pattern is of high-rise buildings surrounded by specialty shops and restaurants, which serve the everyday work-force that is housed in the large multi-story buildings that line Ventura Boulevard. Further west, the development pattern generally follows that common found throughout the rest of the Valley, site-center type commercial development. Residential development is comprised of large estate homes, single family lots located south of Ventura Boulevard, and a mix of single family and multiple family detached located north, between the 101 Freeway and Ventura Boulevard.

- Tarzana was part of the 116,295 acre Ranch De-Misas de San Fernando which extended over what is the current San Fernando Valley. In 1910-Tarzana was called Runnymede II, a subdivision developed by Los Angeles Suburban Homes. In 1928 the area's name was changed from Runnymede II to Tarzana, in honor of the largest landowner of the area, Edgar Rice Burroughs, the creator of Tarzan the ape-man.

Commercial properties located along Ventura Boulevard are developed with a mix of pedestrian oriented storefronts and office structures.

Residential development parallels that of Encino, large estate lots south of Ventura Boulevard and a mix of single-family and multiple-density housing located between the Ventura Freeway and Ventura Boulevard.
NEW COMMUNITY PLAN: FRESH NEW LOOK

Three components of a Community Plan:

1. Goals and Policies
2. Land Use Designation
3. Zoning Map
4. Boundaries

As time passes, it’s important to refresh these components!
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Mansionization

Urban Design

Equestrian Neighborhoods

Hillside Development
Cities in California are required to adopt a General Plan to guide changes in the built and natural environment.

State General Plan Requirements
Land Use
Housing
Circulation
Open Space
Conservation
Public Safety
Noise

Los Angeles General Plan Framework
Community Plans
Housing
Mobility
Open Space
Conservation
Public Safety
Noise
Health & Wellness
Air Quality
Service Systems
NEW COMMUNITY PLAN: FRESH NEW LOOK

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WHY UPDATE OUR COMMUNITY PLANS?

Current Community Plans:

- Last updated in the late 90s and needs refreshing
- The Plans are NOT tailored to address urban design and community character
- Could provide greater neighborhood protections
- Do NOT encourage and plan for Transportation Neighborhoods
- Do NOT adequately recognize sustainability goals and infrastructure needs
- Current zones are NOT consistent with improved zoning tools, are difficult and confusing to administer and adds additional layers of bureaucracy and delay
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Goals of updating the community plan:

• Update policies to reflect neighborhood goals
  Exp: Create context sensitive zones, update resources

• Re-evaluate existing capacity to meet community needs

• Update the Land Use map
  Exp: Changing designations that no longer apply to what’s on the ground

• Apply a new flexible zoning code to existing areas
What’s going to be improved in our NEW Plans:

- Tailored new Zones that preserve your community’s character
  * New Single Family Zones
  * New Commercial and Industrial zones with higher design requirements
  * Easy to understand!!!

- Sustainability Features that improve the environment
  * Transit Neighborhoods

- Discussion of your community’s infrastructure needs
  * Parks and Open Spaces
  * Roadways
  * Mobility
PROPOSED ZONING SYSTEM

[FORM - FRONTAGE] [USE - DENSITY]
Sets development envelopes for buildings with:

- Lot Criteria
- Building Placement
- Bulk & Mass
- Activation
Requirements for how site & building addresses the right of way:

- Transparency
- Story Height
- Pedestrian Access
- Building Elements

By choice or mandated by zone
NUMBER 3: USE DISTRICTS

- Category system instead of enumerated list
- Clear use definitions & standards

[FORM-FRONTAGE][USE-DENSITY]

Use Districts

<table>
<thead>
<tr>
<th>Use Category/Use Group</th>
<th>Mixed Use Class</th>
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<tbody>
<tr>
<td></td>
<td>Neighborhood Mixed Use 1</td>
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<tr>
<td></td>
<td>NX1</td>
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<tr>
<td>RESIDENTIAL USES</td>
<td></td>
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<tr>
<td>Household Living, as Listed Below:</td>
<td></td>
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<tr>
<td>One-Unit</td>
<td>P</td>
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<tr>
<td>Two-Unit</td>
<td>P</td>
</tr>
<tr>
<td>Multi-Unit</td>
<td>P</td>
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<tr>
<td>Fraternity/Sorority Housing</td>
<td>P</td>
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<tr>
<td>Manufactured Home/RV Park</td>
<td>--</td>
</tr>
<tr>
<td>Community Care Facility, Licensed; As listed below:</td>
<td></td>
</tr>
<tr>
<td>6 or fewer</td>
<td>P</td>
</tr>
<tr>
<td>7 or more</td>
<td>L</td>
</tr>
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</table>

Use when allowed with limitation or Conditional Use Permit
Identifies density at-a-glance, just like we do today with R1, R2, R3, and so on.

<table>
<thead>
<tr>
<th>Number of Units</th>
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<tr>
<td><strong>Density Indicator</strong></td>
</tr>
<tr>
<td>2</td>
</tr>
<tr>
<td>4</td>
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<tr>
<td>6</td>
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<td>8</td>
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<td>40</td>
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<tr>
<td>50</td>
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<td>60</td>
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</table>
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• Sustainability Features that improve the environment
  *Transit neighborhoods

• Discussion of your community’s infrastructure needs
  *Parks and Open Spaces
  *Roadways
  *Mobility
NEW COMMUNITY PLAN: FRESH NEW LOOK

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Breakout Session topics:

1. Residential Neighborhoods
2. Commercial Corridors
3. Mobility
4. Parks and the Public Realm
WHAT IS NEXT?

**Step 1**
Research (6 months)
- Research
- Neighborhood Council
- Community outreach

**Step 2**
Workshops (6 months)
- Community outreach
- Understanding the community
- Creating future policies and goals

**Step 3**
Draft Plan (9 months)
- Community outreach through Neighborhood Councils
- Include comments received at previous mtgs.

**Step 4**
EIR (9 months)
- Community scoping meetings
- Discussion of impacts

**Step 4**
Adoption (6 months)
- Area Planning Commission
- City Planning Commission
- Council Committees
- Council
- All meetings are public

Start
Public Outreach at every step
Success
<table>
<thead>
<tr>
<th>Date</th>
<th>Workshop</th>
<th>Venue Details</th>
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<tbody>
<tr>
<td>Wed, Jul 12</td>
<td>Encino Workshop</td>
<td>Encino Community Center  •  4935 Balboa Blvd</td>
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<tr>
<td>Thur, Jul 13</td>
<td>Canoga Park Workshop</td>
<td>Canoga Park Senior Center  •  7326 Jordan Ave</td>
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<tr>
<td>Tues, Jul 18</td>
<td>West Hills Workshop</td>
<td>St. Joseph's High School  •  9010 Valleywood Ave</td>
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<td>Wed, Jul 19</td>
<td>Reseda Workshop</td>
<td>Office of Council District 3 Community Room  •  19040 Vanowen St</td>
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<td>Tues, Jul 25</td>
<td>Lake Balboa Workshop</td>
<td>Birmingham High School (Multipurpose Room)  •  19000 Haynes St (Enter off Victory)</td>
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<td>Thur, Jul 27</td>
<td>Tarzana Workshop</td>
<td>San Fernando Valley Arts &amp; Cultural Center  •  18312 Oxnard St</td>
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<td>Wed, Aug 2</td>
<td>Woodland Hills Workshop</td>
<td>St. Mel's Catholic Church  •  20870 Ventura Blvd</td>
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<td>Tues, Aug 8</td>
<td>Winnetka Workshop</td>
<td>Stanley Mosk Elementary School  •  7335 Lubao Ave (Parking entrance is on Valerio)</td>
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Principal City Planner:
Craig Weber
(213) 978-1311
craig.weber
@lacity.org

Senior City Planner:
Christine Saponara
(818) 374-5068
chris.saponara
@lacity.org

City Planner:
Adam Villani
(818) 374-5067
adam.villani
@lacity.org

Planning Assistant:
Adrineh Melkonian
(818) 374-9900
adrineh.melkonian
@lacity.org