Orange Line Transit Neighborhood Planning Effort

GOALS

mobility

walkability

public space

mix of uses

jobs & housing
Orange Line Transit Neighborhood Planning Effort

CORRIDOR VISION

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

North Hollywood Station Area
VISION: Creative Industry & Performing Arts Hub
Reinforce NoHo’s character as a regional arts destination and creative jobs hub, with theaters, restaurants, office space and varied housing types; encourage public amenities including pedestrian-friendly streetscapes, a mix of retail and services, and open space.

Orange Line TNP Stations
- Orange Line
- Red Line
- M Orange Line TNP Station

VAN NUYS
SEPULVEDA
NORTH HOLLYWOOD
Orange Line Transit Neighborhood Planning Effort

**PLANNING PROCESS**

Transit Neighborhood Plans

**PLANNING PROCESS & HOW TO GET INVOLVED**

**STEP 1**
Research & Development

Department of City Planning reviews existing plan, maps & data. Planners conduct field visits & survey existing land uses.

**STEP 2**
Public Workshops

Planners solicit opinions & ideas from the public in a series of workshops & events.

**STEP 3**
Environmental Scoping

Planners & consultant seek public input regarding potential environmental impacts of the plan to prepare an Environmental Impact Report (EIR).

**STEP 4**
Draft Plan

Planners use public input & background research to draft a plan.

**STEP 5**
Open House & Public Hearing

Draft plan is presented to the public & a public hearing is held to gather public comments.

**STEP 6**
Proposed Plan

The proposed plan is revised based on background research & public comments & then made available online.

**STEP 7**
Decision Making

Proposed plan passes through several commissions, committees & City Council, with opportunities for public input & final critiques.

**STEP 8**
Adopted Plan

15 member City Council approves the plan. Mayor signs the plan. Plan is adopted.

Get involved!
Opportunity for Public Input

**WE ARE HERE**
Orange Line Transit Neighborhood Planning Effort

VAN NUYS & SEPULVEDA STATION AREA

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

- 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

\[\text{Diagram showing various permitted uses and densities for different zones.}\]
Orange Line Transit Neighborhood Planning Effort
NORTH HOLLYWOOD STATION AREA

Goals

- Allow densities that support the area’s identity as a regional center by removing development restrictions in the Community Redevelopment Agency Plan.
- Retain existing design standards outlined in the Community Redevelopment Agency Design for Development Plan by implementing pedestrian-friendly design and site planning regulations.
- Preserve the character of the NoHo Arts District by encouraging creative and performing arts-oriented uses in commercial areas while allowing mixed-use development.
- Preserve industrial areas for job generating uses and improve circulation for pedestrians and drivers throughout these areas.
- Enhance and expand multifamily residential by requiring pedestrian-friendly design and incentivizing provision of affordable housing.

Strategies (* bonus FAR for public benefits)

Commercial Mixed-Use A
- FAR: 3/6*  
- Max. Height: Restricted by FAR  
- Density (sq ft/unit): Restricted by Form

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

Commercial Mixed-Use C
- FAR: 2.5/3.75*  
- Max. Height: Restricted by FAR  
- Density (sq ft/unit): 400/200*

Industial A
- FAR: 2.5/4  
- Max. Height: Restricted by FAR  
- Density (sq ft/unit): N/A

Residential A
- FAR: 3/4.5*  
- Max. Height: 67'  
- Density (sq ft/unit): Restricted by Form

Residential B
- FAR: 3/4.5*  
- Max. Height: 45'/67'*  
- Density (sq ft/unit): 800/470*

Residential Amenity
- FAR: 3/4.5*  
- Max. Height: 75'  
- Density (sq ft/unit): 200

Industrial B
- FAR: 2  
- Max. Height: Restricted by FAR  
- Density (sq ft/unit): N/A