ORANGE LINE TRANSIT NEIGHBORHOOD PLANS

Why We’re Here Tonight

- Overview
- Vision
- Strategies
- Next Steps
ORANGE LINE TRANSIT NEIGHBORHOOD PLANS

Overview: Roles of Department of City Planning & Metro

- **METRO** – A countywide agency that plans, constructs, and operates bus and rail lines and transit stations

- **DEPARTMENT OF CITY PLANNING** – A City of Los Angeles department that regulates the development of private property, including density, height, size, and design regulations
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Overview: Growing Transit Network

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Overview: Growing Transit Network

Source: Adam Linder
PROJECT PLANNING
Review of projects for compliance with City regulations, site plan and design, and conditional use permits for alcohol sales, hotels, etc.

LONG-RANGE POLICY PLANNING
Creation of policies and regulations that regulates the development of private property near transit, including density, height, size, and design regulations.
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Overview: State & Regional Policy Mandates

**State**

- **AB 32**
  - More jobs, better economy, cleaner energy.

- **SB 375**
  - CA Sustainable Communities and Climate Protection Act, 2008

**Regional**

- **MEASURE M**

- **RTP 2016 - 2040 SCS**

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Overview | Vision | Strategies | Next Steps
Goals

- Create opportunities for more jobs & housing of all types near transit
- Foster a vibrant mix of uses within each station area
- Increase access to a variety of mobility options for all
- Improve quality of public spaces for residents, employees & visitors
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Overview: Project Objectives

- New zoning for three transit neighborhoods along the Orange Line
- Funded through Metro grant
- Guide for future development through 2040
- No development projects are proposed – this long-range planning effort will develop regulations for any new development
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Overview: Timeline

2016
Community Engagement

2017
Plan Development
Concept Plan & Public Feedback

2018
Environmental Review
Revised Plan & Adoption

2019
Implementation
Focus Groups with community groups, BIDs
Presentations to Neighborhood Councils
4 Public Visioning Workshops
Walking Tours
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Overview: Timeline

- 2016: Community Engagement
- 2017: Plan Development
- 2018: Concept Plan & Public Feedback
- 2019: Environmental Review

Next Steps:
- Review of Existing Regulations
- Market Study
- Feasibility Analysis
- Initial Concepts

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Overview: Timeline

- **2016**
  - Community Engagement

- **2017**
  - Plan Development
  - Concept Plan & Public Feedback
  - Share initial concepts & vision
  - Collect feedback
  - Make revisions
  - November 2017 public workshops

- **2018**
  - Environmental Review

- **2019**
  - Revised Plan & Adoption
  - Implementation
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Overview: Timeline

- **2016**: Community Engagement
- **2017**: Plan Development
- **2018**: Concept Plan & Public Feedback
- **2019**: Revised Plan & Adoption

**Environmental Review**

- **Current Phase**
- **Conducted public Scoping Meeting**
  - July 25, 2018
- **Analyze potential environmental impacts**

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Vision: What We’ve Heard – Key Themes

**PLACES**
- Desire for Destinations & Neighborhood-serving Uses
- Open Space & Green Space
- Amenities Near Bike Path

**GETTING AROUND**
- Options Around Mobility
- Adequate Parking
- Safe Crossings

**LIVABILITY**
- Keep Density Closer to Stations
- Diversity of Types & Cost of Housing
- Need for Affordable Housing & Social Services

**DESIGN**
- Shade from the Valley Heat
- Safety & Cleanliness
- Pedestrian-Friendly Design & Wayfinding
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.
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Strategies: North Hollywood Station Area Concepts

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): 400/100

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

Residential, R
- 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
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Next Steps

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 & consultants 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 & project 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 feedback from the public hearing & the plan is 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.
Next Steps: Stay Connected

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Overview: Relationship Among Current Planning Efforts

- General Plan update
  A visioning process to update the state-required General Plan elements

- General Plan Land Use Element (Community Plans)
  An update to the land use & zoning of 35 Community Plans, including three Southwest Valley Community Plans & three Southeast Valley Community Plans

- Transit Neighborhood Plans
  A targeted planning effort around transit stations

- re:code LA
  A rewrite of the City’s zoning code, which implements land use policy

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Transit Neighborhood Plans are partially funded through Metro grants secured in 2014 for transit-supportive planning to improve access and reduce greenhouse gas emissions.

The Transit Neighborhood Plans initiative was launched to take advantage of the opportunity for additional resources prior to the General Plan update and accelerated Community Plan updates.
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Strategies

Main Streets - Enhance pedestrian orientation along corridors & increase opportunities for mixed-use development
- Place buildings at the sidewalk & provide pedestrian entrances
- Require minimum storefront transparency for safety, activation & rhythm
- Encourage reuse of older main street buildings through parking exceptions

Mixed Use Hubs & Corridors - Focus development where it can be sustained, as long as it provides community benefits
- Develop “Base” & “Bonus” system to encourage provision of community benefits
- Incorporate metrics from existing design overlays
- Create parking setbacks to prevent parking lots along main streets

Jobs Centers - Preserve existing jobs & accommodate emerging industries
- Encourage industrial areas to have clean uses & density of jobs
- Address adjacency of commercial & industrial uses abutting residential through use limitations, “good neighbor” policies & landscape buffering or screening

Neighborhoods Corridors - Allow residential & neighborhood uses that foster a more walkable environment & place more people near transit corridors
- Promote “missing middle” housing that provides a diversity of low-scale housing choices, such as townhomes, duplexes, or bungalow courts
- Allow limited neighborhood-serving uses, such as daycares or corner stores

Neighborhoods - Reflect & encourage diverse building types & housing options
- Encourage the retention of existing rent-stabilized units
- Incentivize development of affordable housing through “Base” & “Bonus” system

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TOC

Legend
- TOC Tier 4
- 1/2 mile radius
- TOC Tier 3
- MTA Stations
- TOC Tier 2
- MTA Orange Line
- TOC Tier 1
- MTA Red Line
COMMERCIAL & ARTCRAFT DISTRICT
Department of City Planning, 1995

DESIGN FOR DEVELOPMENT
Community Redevelopment Agency, 2007
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SEZ

[Map image showing North Hollywood area]