



Community Workshops:

Summary of Comments - JULY 2017



RESEDA - WEST VAN NUYS COMMUNITY PLAN

Executive Summary

As part of the initial outreach effort, the Department of City Planning hosted two workshops for the Reseda-West Van Nuys Community Plan Area during July 2017 in order to receive comments from residents, business owners, and other stakeholders to begin identifying areas of preservation, areas of change, and opportunity areas. City Planning staff opened each workshop with a PowerPoint presentation to provide an overview of the community plan update process, followed by a group activity. Additional information was provided by way of handouts, and boards identifying types of streets, zoning and land use categories, and a map to identify where attendee's reside, have a business, and/or work.

Workshops

The first workshop was held on Wednesday, July 19, at Council District Three's Community Room, located at 19240 Vanowen Street in Reseda. Approximately 50 community stakeholders attended, including Councilmember Bob Blumenfield who made remarks relative to the importance of community plans and the built environment.

The second workshop was held in Lake Balboa on Tuesday, July 25, at Birmingham High School's Multipurpose Room, located at 17000 Haynes Street. Approximately 37 community stakeholders participated.

Group Activity

The break-out sessions were conducted as table discussions, with roughly 5 to 6 stakeholders per group and two planners facilitating the discussion and taking notes. The groups discussed the following topics: Residential Neighborhoods, Commercial Corridors, Mobility, and Parks and the Public Realm.



Community Workshops: Summary of Comments - JULY 2017



Reseda Workshop. The general consensus is to maintain the character and unique traits of single-family neighborhoods, while providing better design of multi-family development including improved strategies to decrease the burden of parking in neighborhoods, and incentivize affordable housing. Along commercial corridors, comments supported policies to incentivize economic development, including mixed-use housing to support some local businesses and outdoor dining. Attendees also expressed support of more bike-lanes including bicycle parking such as bike racks, and establish a more localized transit system, such as LADOT's DASH bus system. The community would also like to see more open space amenities such as parks, recreational facilities, public art, and community events.

Residential Neighborhoods

- Promote the development of new apartments, condominiums and townhouses with better design, and affordable homeownership options such as "Rent-to-Own" programs. Parking requirements should also be increased to relieve over-flow into abutting residential areas.
- Density is appropriate along Sherman Way, Reseda Boulevard, and near the LA River, as there is enough pedestrian traffic for ground-level businesses to survive.
- New mixed-use developments should be thoughtfully designed, consistent with the existing neighborhood context (not ultra-modern), not be built higher than 2-3 stories in height, and 4-story high rise buildings are best along major corridors and Downtown Reseda.
- Prioritize transitional areas between single-family neighborhoods and commercial/multi-family residential neighborhoods. These transitional areas should have a maximum development limitation of 3 or 4 stories in height.
- Reseda is characterized by 1950's suburban development. Recent trends toward mansionization must be regulated to preserve the character of the neighborhood, including preservation of historic Spanish-style houses and large lots like the existing ½ acre lots at Reseda Ranch. Also, discourage subdividing large lots into small lots.
- Maintain the existing bucolic nature and quiet atmosphere of Reseda.
- New developments should consider green or sustainability measures to help with the heat, and should increase safety measures.

Commercial Corridors

- Redevelop and revitalize the Sherman Way corridor through quality design of restaurants and retail amenities. Increase pedestrian friendly entrances along Sherman Way by placing store entrances along the street frontage.
- Encourage the development of more pedestrian-friendly and walkable amenities (restaurants, breweries, wine bars, and retail).



Community Workshops:

Summary of Comments - JULY 2017



- Promote the development of office space and mixed-use buildings in Downtown Reseda to stimulate life and vibrancy with pedestrian-friendly restaurants, retails, grocery stores, breweries, wine bar, art galleries and theaters.
- Consider angled parking along Sherman Way in the Central Business District. Stores bound by an alley in the rear should be required to include windows facing the alley for safety purposes, and frontages should include awnings, plantings, and seating. Parking should also be located at the rear of commercial uses and include obvious wayfinding signage.
- Increase parking options along Victory Boulevard corridor and promote mixed-use residential developments along Oxnard Street.
- Support small, local businesses over big franchises.
- Commercial uses should provide setbacks along the store frontage to allow for outdoor seating.

Mobility

- Promote the development of more bike lanes and bike racks and paths within the community for recreational purposes especially along the LA River, between Vanalden Avenue and Sepulveda Boulevard, Reseda Boulevard, and Sherman Way.
- Promote more efficient public transit, with more local stops, and more buses that arrive more frequently. For example, a community connector shuttle to various community amenities in Reseda.
- Plant more street trees for shading purposes during the summer to encourage people to walk and bike along the Orange Line and implement more parking options at the Reseda Orange Line station.
- Parking from multi-family residential buildings is overflowing into single-family residential neighborhoods, specifically along Reseda Boulevard, by the Orange Line, all the way to Victory Boulevard.
- Maintain the current conditions at Reseda Ranch, no sidewalks should be implemented.
- Promote more walkable amenities along Sherman Way and Reseda Boulevard.

Parks and Public Realm

- Increase the number of parks and open space facilities on the northern side of the community
- Prioritize safety improvements at Reseda Park (concerns with crime, homeless encampments, park maintenance). Specifically, the entry bridge located off of Reseda Park is dangerous, and needs improvements to the accessibility and layout. Residents would also like to see more community engagement opportunities at the park, including a fireworks show, outdoor gym, and other community events/amenities



Community Workshops: Summary of Comments - JULY 2017



- The LA River has the opportunity and potential for more greening and open space. Developing a bike path to connect to the existing bike path in Tarzana is important as well as support for more public art/murals along the LA River.
- More streets trees and landscaping should be planted along the sidewalks to provide shade.
- The development of a walkway along Tampa Avenue would be nice to walk dogs.

Lake Balboa Workshop. Overall, the consensus is to preserve the character of existing single family neighborhoods by discouraging the mansionization of single family lots. New developments should be better designed, including better transition features for abutting multi and single family lots. Residents would like to see an increase of affordable housing options throughout the community plan area. Along the commercial corridors, provide economic incentives to attract new uses such as retail, eateries through better designed projects, including mixed-use development. There are areas of opportunities near the Orange Line Station and throughout the main corridors to add bicycle lanes, and develop more transit lines. Lastly, public areas such as sidewalks, crosswalks, and medians can be improved with landscaping and better maintenance. Adding better lighting to existing parks and the creation of new open spaces are also encouraged.

Residential

- Increase the amount of affordable housing and senior housing located within the Plan area.
- Promote the creation of buffer zones around R-1 zones to address parking issue shortages and reduce overflow parking in single-family residential neighborhoods.
- New developments should be thoughtfully designed and should blend in with the existing community character and not exceed over two-stories in height, unless along a major corridor. Vacant lots should be developed.
- Preservation of large lots, including Reseda Ranch.
- Preserve unique cultural resources and features within the community, including the Red Barn.
- Provide better quality transitional areas between single-family and multi-family and commercial uses, and increase parking requirements for multi-family projects.
- Concentrate density in and around transit nodes.
- Reduce mansionization occurring in the southeast corner of the plan area, between Havenhurst Street, Balboa Boulevard, Victory Boulevard, and Vanowen Avenue.

Commercial Corridor

- Maintain the Van Nuys Airport as the main economic engine of Lake Balboa, and regulate the noise and air quality of planes landing and taking off at the Van Nuys Airport.



Community Workshops:

Summary of Comments - JULY 2017



- Redevelop and revitalize major commercial corridors (Saticoy Avenue, Victory Boulevard, Reseda Boulevard, Sherman Way, Roscoe Boulevard, Oxnard Street, and Balboa Boulevard).
- Develop a streetscape plan to encourage street furniture, planters, benches, specific tree-types, street lighting, and wayfinding signs.
- Concentrate new multi-family residential developments around transit lines.
- Encourage the development of better quality transitional areas between the Van Nuys Airport, commercial/industrial uses, and single-family neighborhoods.
- Mixed-use developments located near the Van Nuys Airport should be designed to interface with the street to encourage pedestrian activity.

Mobility

- Prioritize the development of bicycle lanes on roads that lead to the Orange Line station and existing parks. For example, Louise Avenue good candidate for new bicycle lane and amenities such as bike rack and parking.
- No retail development should be allowed south of Victory Boulevard as it is a Floodplain Zone.
- Increase the minimum amount of parking required for new multi-family residential developments to provide adequate parking and to prevent overflow parking in single-family neighborhoods.
- Encourage the development of more public transit lines within the community running in the north to south direction.

Parks and the Public Realm

- Concerned with homelessness issues and encampments that are present throughout the community, especially within the parks. Services and resources for the homeless population and measures to enhance public safety should be prioritized.
- More community amenities should be developed, including community centers, libraries, athletic clubs, and a homeless shelter.
- Increase the quantity and enhance the quality of sidewalks, street lighting, median landscaping, and street trees to meet the needs of the community. Connections to Balboa Park, including at Bell Creek, and crosswalk locations and intersections should be evaluated to enhance public safety.
- Parks in the community should continue to serve a variety of different uses including sports fields, passive open space, and picnic areas.
- Develop a variety of different types of parks, including pocket parks, dog parks, and passive open spaces.