Encino-Tarzana Community Plan Update Workshop

Agenda for today:

• Introductions
• Who, What, Where, and Why?
• Breakout Sessions
• Putting it All Together
COMMUNITY PLAN: WHAT IS IT?
COMMUNITY PLAN: WHAT IS IT?

ENCINO-TARZANA
Community Plan

Chapter 1
INTRODUCTION

COMMUNITY BACKGROUND

PLAN AREA

Encino-Tarzana Community Plan area is located approximately 13 miles west of downtown Los Angeles. It is bounded by the communities of Sherman Oaks-Westlake Village to the north, Winnetka-Westlake Hills to the east, the Conejo Pass-Winnacle-Woodland Hills-West Hills to the west, Broomfield-Pasadena-Palisades Park, and Reseda-West Van Nuys to 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 large spreading oak trees, “Los Encinos.” Today with its diverse mix of commercial uses that focus along Ventura Boulevard, Encino has two centers. On the western end starting at the 405 Freeway and extending to Sepulveda Boulevard, one senses that they are emerging Regional Centers. The predominant development pattern is a cluster of high-rise buildings surrounded by specialty shops and restaurants whose wares the everyday work force that is housed in the large multi-level buildings that line Ventura Boulevard. Further west, the development pattern generally follows that common found throughout the rest of the Valley, strip-center type commercial development. Residential development is comprised of large estate-size single-family lots located south of Ventura Boulevard, and a mix of single-family and multiple density dwellings located north between the 101 Freeway and Ventura Boulevard.

- Tarzana was part of the 118,000 acre Rancho Su-Mark-De San Fernando which extended over what is the current San Fernando Valley. In 1910 Tarzana was called Runnymede I-2, a subdivision developed by Los Angeles Suburban Homes. In 1920 the area’s name was changed from Runnymede I-2 to Tarzana, in honor of the largest landowner in the area, Edgar Runnymede, the creator of Tarzana. This area.

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.
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
Land Use Element = 35
Community Plans

- Administrative boundaries
- Exist since 1960s
- Ongoing Update Program
Goals of updating the community plan:

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

2. Re-evaluate existing capacity to meet housing needs

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

4. Apply a new flexible zoning code to existing areas
Timeline of process:
Objective 1-2

To locate new housing in a manner which reduces vehicle trips and makes it accessible to services and facilities.

Policies

1-2.1 Locate higher residential densities near commercial centers or transit stations and major bus routes where public services facilities, utilities and topography will accommodate the development.

Program: Maintain and continue the implementation of the City’s Land Use/T Transit Policy.

1-2.2 Encourage multi-level residential development in commercial zones.

Program: The Plan provides the potential for a floor area ratio to be provided for mixed use centers in specific commercial areas.

Program: Maintain and continue the implementation of the City’s Land Use/T Transit Policy.

Objective 1-3

To preserve and enhance the valued and distinct residential 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 design standards for residential development to implement this policy.

1-3.2 Consider factors such as neighborhood character and identity, compatibility of land uses, impact on livability, impacts on services and public facilities, and impacts on traffic levels when changes in residential densities are proposed.

Program: The decision-maker should adopt a finding which addresses these factors as part of any decision relating to changes in planned residential densities.

1-3.3 Preserve existing views in hillside areas.

Program: The Residential Rehabilitation Loan Program, administered by the Community Redevelopment Agency (CRA), makes funds available for the rehabilitation of lower-income multi-family rental housing. This program is partially funded by the U.S. Department of Housing and Urban Development (HUD) and requires matching funds from a private lender with CRA as a loss resort.

Objective 2-4

To enhance the appearance of commercial districts.

Policies

2-4.1 Require that any proposed development be designed to enhance and be compatible with adjacent development.

Program: Continue the implementation of the Vertical/Cathedral Boulevard Corridor Specific Plan, and implement the applicable design standards identified in the Design Guidelines of the Community Plan.

2-4.2 Preserve community character, scale and architectural diversity.

Program: The Plan establishes height limits, amends Plan designations and rephrases corresponding zone changes to implement this policy. Design standards for commercial areas included in the Design Guidelines of the Community Plan implement this policy.

2-4.3 Improve safety and aesthetics of parking areas in commercial areas.

Program: Implement design standards for parking areas established in the Vertical/Cathedral Boulevard Corridor Specific Plan and within the Chapter Design Standards of this Plan.

2-4.4 Landscaped corridors should be created and enhanced through the planting of street trees along segments with no building setbacks and through median plantings.

Program: The Design Guidelines in this Plan and the Vertical/Cathedral Boulevard Corridor Specific Plan include sections which establish guidelines for community design and landscaping. These guidelines are intended to serve as references to other city departments and public agencies and any private entities who participate in projects which involve improvements to public spaces and right-of-way, including streetscape and landscaping.

Industrial development within the plan area has been limited to the properties adjacent to the railroad tracks that run along Oxford Street. The majority of the industrial uses are located within several blocks east and west of Hi-Routes Boulevard. The pattern of industrial development within the plan area is similar to what has taken place throughout the valley in general: commercial uses located along arterials. The majority of industrial uses are located east and west of Hi-Routes Boulevard, the commercial infracture has taken place on the corners of Hi-Routes Boulevard and Orange Street.

Industrial uses provide needed employment opportunities and economic benefits to the community and should be encouraged when impacts to surrounding land uses can be mitigated.

The Plan designates residential land use densities as indicated in the following table. The table depicts the reasonable expected population and dwelling unit count for the year 2015, using the midpoint of the range for the dwelling units per net acre category. The midpoint represents a reasonable factor of use, as new development within each land use category is not likely to occur at one or the other extremes of the range but rather throughout the entire range.

**Plan Population and Dwelling Unit Capacity**

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<tbody>
<tr>
<td>Minimum</td>
<td>0.5 (0 - 1)</td>
<td>572</td>
<td>1,144</td>
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<td>1,690</td>
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<td>Very Low I</td>
<td>2.0 (1 to 3)</td>
<td>5,522</td>
<td>2,791</td>
<td>2.95</td>
<td>15,739</td>
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<td>Very Low II</td>
<td>3.0 (3 to 4)</td>
<td>5,996</td>
<td>1,713</td>
<td>2.61</td>
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<tr>
<td>Low</td>
<td>6.5 (4 to 9)</td>
<td>8,710</td>
<td>1,340</td>
<td>2.61</td>
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<td>Low-Medium I</td>
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<td>590</td>
<td>37</td>
<td>2.00</td>
<td>1,000</td>
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<tr>
<td>Low-Medium II</td>
<td>23.0 (18 to 32)</td>
<td>1,538</td>
<td>63</td>
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<td>Median</td>
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<td>13,273</td>
<td>316</td>
<td>1.69</td>
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<td>TOTALS</td>
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<td>36,580</td>
<td>7,374</td>
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* DU: Dwelling Unit

GOAL 1

A SAFE, SECURE, AND HIGH QUALITY RESIDENTIAL ENVIRONMENT FOR ALL ECONOMIC, AGE, AND ETHNIC SEGMENTS OF THE COMMUNITY

To provide for the preservation of existing housing and for the development of new housing to meet the diverse economic and physical needs of the existing residents and projected population of the Plan area to the year 2015.

Objective 1-1

To preserve and enhance the valued and distinct residential character and integrity of existing single and multi-family neighborhoods.
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
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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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Mansionization

Urban Design

Equestrian Neighborhoods

Hillside Development
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

Regional Centers
Large-scale, dense, major range of uses
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
Outreach Phase - Policy:

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

- 8 Initial Workshops
- Saturday Planning 101
- As-requested additional workshops and meetings
Outreach Phase - Policy:

- Draft Policies
- Map of Land Use Concepts
Outreach Phase - Zoning:

- Solicit Feedback on draft zoning map
- Meet with NCs and neighborhood groups
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

Encino-Tarzana Community Plan Update Workshop

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Breakout Sessions: Choose two topics to attend

1. Residential Neighborhoods
2. Commercial Corridors
3. Transit Neighborhoods
4. Parks and the Public Realm
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 amenity. Both of the community-specific design guidelines in this section and the Residential Community 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 goals 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 LU1: Complete, viable, and quality neighborhoods throughout Sylmar 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

LU1.1. Choice in Type, Quality, and Location of Housing. Provides a variety of housing types that accommodates households of all sizes and for all persons regardless of income, age, ethnic background, and physical needs throughout Sylmar’s residential neighborhoods and in targeted mixed-use areas.

LU1.2. Existing Housing Stock. Minimizes the loss of good quality, affordable housing and encourages the rehabilitation of demolished housing stock with new affordable housing opportunities. Minimize displacement of residents when building new housing.

LU1.3. 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.

LU1.4. 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 substandard land lease communities, while addressing the displacement of residents.

LU1.5. Affordability. Promote the use of existing community programs to increase rental and housing ownership opportunities, such as small lot subdivisions, when and where appropriate, and densities in exchange for affordable housing at sites.

LU1.6. Multi-Family Housing. Direct multi-family housing growth to neighborhoods designed as Low Medium and Medium Residential.
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