



Community Workshops:

Summary of Comments - JULY 2017



CANOGA PARK-WINNETKA-WOODLAND HILLS-WEST HILLS COMMUNITY PLAN

Executive Summary

As part of the initial outreach effort, the Department of City Planning hosted four workshops for the Canoga Park-Winnetka-Woodland Hills-West Hills Community Plan Area during July and August of 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 an interactive map to identify where attendee's reside, own a business, and/or work.

Workshops

The first workshop was held in Canoga Park on Thursday, July 13, 2017, at Canoga Park Senior Center, located at 7326 Jordan Avenue in Canoga Park. Approximately 31 community stakeholders attended.

The second workshop was held in West Hills on Tuesday, July 18, 2017, at de Toledo High School, located at 22622 Vanowen Street. Approximately 30 community stakeholders participated.

The third workshop was held in Woodland Hills on Wednesday, August 2, 2017, at St. Mel's Catholic Church, located at 20870 Ventura Boulevard. Approximately 70 community stakeholders participated.

The last workshop was held in Winnetka on Tuesday, August 8th, 2017, at Stanley Mosk Elementary School, located at 7335 Lubao Avenue. Approximately 15 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.



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Canoga Park Workshop. The general consensus from this workshop was to maintain the character and unique traits of single-family neighborhoods, while providing better design of multi-family development. Along commercial corridors, the Plan needed to provide policies to incentivize economic development, including mixed-use work force housing that is affordable to support local businesses. Attendees also expressed strong support for more open space amenities such as parks, dog parks, recreational facilities, community centers, and greater access points to the Los Angeles River system. The community expressed support for the continued preservation of equestrian trails, while seeking expansion opportunities for new trails where available.

Residential Neighborhoods

- Promote the development of new apartments, condominiums, small lots, and townhouses with improvements to architectural design,
- New mixed-use developments should be thoughtfully designed and consist of small-scale condominium with open court yard amenities.
- 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.
- Provide opportunities for work-force, affordable housing to allow residents working in Canoga Park to reside close to their place of employment.
- Canoga residents are aware that housing is a priority and will continue to be developed next to transit. These areas include Canoga Avenue north to Saticoy Street and south to Vanowen Street where the Orange Line Sherman Way Station exist.
- New developments should consider green building or sustainability practices to reduce heat islands and also increase safety measures.

Commercial Corridors

- Redevelop and revitalize the areas surrounding 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 as presently exist east to Canoga Avenue and west to Topanga Canyon Boulevard.
- Increase restaurant and retail uses in areas with higher densities.
- Stores bound by an alley in the rear should be required to include windows facing the alley for safety purposes and to activate the pedestrian alley ways.
- Frontages should include awnings, plantings, and seating.



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- Parking should also be located at the rear of commercial uses and include obvious wayfinding signage with shade producing trees.
- Promote small, local businesses over big franchises.
- For commercial uses, allow increased setbacks along the store frontage for outdoor seating amenities.

Mobility

- Promote more bike lanes, racks, and paths within the community for recreational purposes especially along the LA River, Sherman Way and Canoga Avenue.
- 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 that include Warner Center extending to areas of Canoga Park.
- 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 Sherman Way Orange Line station.
- Maintain the current conditions at Walnut Acres; no sidewalks should be implemented.
- Promote more walkable amenities and enhanced sidewalks along Sherman Way and Canoga Avenue and in other areas lacking developed sidewalks.
- Preserve and expand the existing equestrian trail system.

Parks and Public Realm

- Add protective measures to preserve the open space around Warner Center.
- Include more dog parks similar to the Sepulveda Basin Off-Leash Dog Park.
- Canoga Park lacks senior community centers and including more of them within their community would be a benefit.
- 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 system is important to activate river usage.
- More street trees and landscaping should be planted along the sidewalks to provide shade.

West Hills Workshop. Overall, the consensus is to preserve and maintain the character of existing single family neighborhoods. This community does not feel comfortable with the concept of mixed use development. All new developments should be better designed, including better transition features for abutting multi and single family lots. There needs to be a better way to address Accessory Dwelling Units from encroachment into the established residential neighborhoods. The community favors improving commercial areas by allowing a myriad of commercial use types to better serve this community. Preservation of small business types is a



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recurring theme within the West Hills community. There is a desire to create more green space opportunities while also preserve existing parks and open space areas. Lastly, public areas, especially improved access to the LA River are also encouraged. Providing more sidewalks to areas that are underserved are also supported.

Residential

- Preserve the existing single family housing stock to protect the existing feel and character of the community from new development.
- There needs to be a better way to address Accessory Dwelling Units from encroaching onto established residential neighborhoods.
- Provide better quality transitional areas between single-family, multi-family and commercial uses.

Commercial Corridor

- Discourage commercial development adjacent to existing residential housing.
- Establish appropriate transitions between commercial and residential uses.
- Develop a streetscape plan to encourage street furniture, planters, benches, specific tree-shade types, street lighting, and wayfinding signs.
- Create more places for small commercial businesses to succeed.

Mobility

- Include bike protection lanes along some of the commercial corridors that connect to Warner Center.
- Enhanced bike route connections to Orange Line stations.
- Provide more access opportunities to the LA River for the West Hills community.
- Provide enhanced sidewalks to areas that are presently underserved.

Parks and the Public Realm

- Create new opportunities for programmed spaces such as cooling centers, daycare, cultural facilities, senior centers, auditoriums and meeting centers.
- There is a strong need for shade producing trees.
- Any existing equestrian trail system in place should be preserved and expanded upon where applicable.
- There is a need for more dog parks similar to the one observed at the Sepulveda Basin (Off-Leash Dog Park).
- Provide improved connections to the existing park facilities surrounding the West Hills community.



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Woodland Hills Workshop. Overall, the consensus is to preserve the character of existing single family neighborhoods by discouraging the proliferation of new subdivisions within their communities and also the mansionization of single family lots. This community would like to preserve the cultural character to these unique neighborhoods by respecting the existing building mass from out of scale development. All new developments should be better designed, including better transition features for abutting multi and single family lots through transitional height restrictions. Residents would like to see pedestrian friendly walkable areas that incorporate outdoor amenities such as landscaping and high quality architectural design to attract new businesses into their community. Woodland Hills lacks restaurants and retail in areas with high density. The streets located in this community need to be more walkable to better serve the area. Lastly, public areas, especially improved access to the LA River are also encouraged.

Residential

- Preserve the existing single family housing stock and encourage mix use development where appropriate.
- Protect single family neighborhoods from infill mansionization projects.
- 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.
- Concerned about too many subdivisions in their community.
- Preserve and respect the current massing of structures so that new development is designed harmonious with the surrounding building form in place.
- Provide better quality transitional areas between single-family and multi-family and commercial uses.
- Protect the character of existing horse keeping neighborhoods from further development, particularly in Walnut Acres.

Commercial Corridor

- Develop a streetscape plan to encourage street furniture, planters, benches, specific tree-types, street lighting, and wayfinding signs to promote walkable streets.
- Create more places for small commercial business establishments to accommodate outdoor amenities through landscaping and desirable architecture to attract businesses.



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Mobility

- Include bike lanes that connect to the Orange Line station.
- Provide more access opportunities to the LA River for the Woodland Hills community.
- Offer more sidewalks to areas that do not presently have them.

Parks and the Public Realm

- Access to the hills should remain open and accessible to the public to enjoy.
- New developments should allocate designated areas for open space.
- The beginning of the LA River should capitalize on enhanced landscaping and greenery to beautify the river for the public's enjoyment.

Winnetka Workshop. Overall, the consensus is to preserve the character of existing single family neighborhoods by discouraging the mansionization of single family lots. This community does not feel comfortable with the concept of mixed use development. All new developments should be better designed, including better transition features for abutting multi and single family lots. Residents would like to see an increase in the number of mom and pop restaurants establishments that are easy to walk to along the commercial corridors. There is a desire to create more green space opportunities while also preserve existing parks and open space areas. There are areas of opportunities along the Orange Line Station and throughout the main corridors to add bicycle lanes, and develop more transit lines provide the additional public improvements to create connectivity with the Orange Line transit system. Lastly, public areas, especially improved access to the LA River are also encouraged. Adding better lighting to existing parks for safety and the creation of new open space amenities are also supported.

Residential

- Preserve the existing single family housing stock and discourage mixed-use development.
- 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.
- Preservation of large lots from possible small lot subdivision development.
- Provide quality transition between single-family, multi-family and commercial uses.

Commercial Corridor

- Discourage commercial development adjacent to existing residential housing.
- Establish appropriate transitions between commercial and residential uses.
- Develop a streetscape plan to encourage street furniture, planters, benches, specific tree-types, street lighting, and wayfinding signs.
- Create more places for small commercial businesses (i.e. mom and pop) establishments to accommodate more sit down restaurants that are easily accessible.



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Mobility

- Include bike protection lanes along the major corridors of Roscoe Boulevard, Saticoy, Mason Avenue and Winnetka Avenue but not in residential neighborhoods.
- Improve connectivity between existing bus lines.
- Provide more access opportunities to the LA River for the Winnetka community.
- Offer public improvements that facilitate connections to the Orange Line.

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.
- Increase the quantity and enhance the quality of sidewalks, street lighting, median landscaping, and street trees to meet the needs of the community.
- Parks in the community should continue to serve a variety of different uses and continue to be preserved.