



# Community Workshops:

## Summary of Comments - JULY 2017



### **ENCINO-TARZANA COMMUNITY PLAN**

#### **Executive Summary**

As part of the initial outreach effort, the Department of City Planning hosted two workshops in the Encino-Tarzana Community Plan Area during July 2017 in order to receive comments from residents, businesses, 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; boards identifying types of streets, zones, 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 12, at the Encino Community Center Women's Club Room, located at 4935 Balboa Boulevard in Encino. There were approximately 88 community stakeholders in attendance, including representatives from the Office of Councilmember Paul Koretz.

The second workshop was held on Tuesday, July 27, at the San Fernando Valley Arts & Cultural Center, located at 18312 Oxnard Street in Tarzana. Approximately 44 community stakeholders attended, including Councilmember Bob Blumenfield who made opening remarks welcoming everyone to the workshop and spoke on the importance of the community plan update process.

#### **Group Activity**

The break-out sessions were conducted as table discussions with roughly 6 to 10 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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**Encino Workshop.** Overall, residents expressed a desire for preservation of existing neighborhoods with policies further regulating design standards, size and scale. There is also a need to build housing for seniors. Along commercial corridors, allow for development with height limits set in relation to the surrounding area, and encourage a variety of uses. Attendees also expressed support for continuous bike lanes on main corridors, and additional transit options.

The following is an overview, broken down by topic and theme.

### Residential

- Form and Frontage
  - Provide design guidelines and regulations to address setback, square footage, and fence requirements.
  - Identify areas for more detailed regulations.
  - Prohibit chain-linked or concrete walls.
- Housing
  - Provide single-family homes, condos, low-income housing, rental homes, luxury apartment and affordable housing.
  - On the contrary, limit mixed-use, affordable housing (i.e. low and medium income), multi-family, and high-density developments.
  - Limit parties in AirBnb rentals, and half-way homes.
- Mansionization
  - Happening on the east side of Balboa Boulevard and not designed to fit with the character of the surrounding neighbors.
  - Place restrictions on maximum square footage, height (maximum two-stories), scale, size, and style (no tract-style) of homes. Mandate adequate setbacks, yards and spacing.
  - Lessen the BHO/BMO mansionization regulations. Allow more development on the hillside by removing the restrictive slope requirement footnote.
- Preservation
  - Preserve existing single family and ranch style housing and character.
  - Prevent subdivision of large lots to smaller lots.
  - Protect low density neighborhood from overdevelopment.
  - Limit size, bulk, and height of new development.
- Infrastructure
  - Mandate new developments to provide/upgrade parks, open/green spaces, streets, sidewalks, sewers, drainage, and parking.
- Trees: Discourage tree removal and replacement of Oak trees with Palm trees.
- New development: Regulate new developments to minimize the noise and traffic impacts.



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- Other
  - Regulate water usage, and noise from large homes
  - Mandate lot/building/property maintenance.
- Aging Population
  - Provide more elderly facilities for aging population.
  - Some residents are too old to move and shouldn't have to deal with intense development and worsening traffic that would negatively affect neighborhoods.

### **Commercial Corridors**

- Form and Frontage
  - Consider height limitation for commercial development. For example, limit commercial and office spaces to two-story or 30'-40' height limitation.
  - Design buildings up to the street with parking in the rear.
  - Allow up to 30-story mixed use construction on Ventura Boulevard.
  - Prohibit the use of glass and mirror on tall buildings.
- Use
  - Encourage small, neighborhood and commercial serving businesses, such as family-oriented and high-end restaurants, mom and pop dress stores, supermarkets, banks, pharmacies, small offices, low density housing, grocery stores, bookstores, night clubs, comedy club(s), a library, a community center, and cafes.
  - Discourage other commercial uses such as massage parlors, mixed-use, cannabis and adult shops, more pharmacies, nail salons, movie theaters, and big-box stores like BevMo.
  - Also discourage sober-living houses and medical offices.
- Ventura Boulevard
  - Provide design guidelines for commercial corridor establishments and Business Improvement District to address store fronts, billboards, business signage, trees, and facade improvements.
  - Regulate and reduce noise, nuisance and late night hours.
  - Stronger mitigation of development impacts along Ventura Boulevard.
  - Provide more parking specifically for small businesses.
  - Provide mixed-use along Ventura and major north/south roads, for instance Balboa and Reseda.
  - Provide and maintain wider setbacks and improved sidewalks and crosswalks to encourage walkability.
- New development: Stop approving variances for mega development and require community serving businesses in new development.



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- Aging population: Consider the commercial needs of the aging population within the commercial corridors.
- Fire Station: Repurpose the underutilized Fire station on Balboa Boulevard, and convert to a library.
- In built mixed-use projects, there are vacancies (available space) on Ventura Boulevard between Libbit Avenue, Hayvenhurst Avenue, and additional commercial corridors.

### **Mobility**

- Pedestrian
  - Provide safe, secure, wider, connected and continuous pathways along streets, including between White Oak Avenue and Sepulveda Boulevard, Burbank Boulevard between Balboa Boulevard and Sepulveda Boulevard (south side of street), on Louise Avenue between Ventura Boulevard and 101-Ventura Freeway, Libbit Avenue, Ventura/Alonso, Oxnard Street east of White Oak Avenue, on Havenhurst and Orange Line.
  - Mandate new development to provide or upgrade the sidewalk.
  - Provide Pedestrian Improvement Districts along Ventura Boulevard, and sidewalks at least on one side of the hillside.
- Bicycling
  - Promote safe route to school, safe and continuous bike path along corridors such as Ventura Boulevard, Balboa Park bike trails, Orange line, and side streets.
  - Bike ways create bottlenecks, reduce the number of car lanes, limit car and bus mobility.
  - Congestion/traffic reduces the desirability for bike lanes, ex: along Burbank Boulevard.
- Parking
  - Although parking is not an issue in Encino, consider using the traffic improvement funds to provide safe, sufficient and convenient parking.
  - Preferably provide underground parking.
  - Not enough parking in new buildings, thus creating car spill-over onto residential neighborhoods.
  - Provide parking next to parks and schools.
  - Convert old firehouse on Ventura and Balboa Boulevards into parking structures.
  - Provide electric vehicle charging stations at public facilities, such as at libraries.
  - Consider a park-and-ride on Mulholland Drive.
  - Limit overnight parking on streets to a maximum of 2 hours.
  - Limit parking along Yarmouth Avenue and Margate Street.
  - Enforce curb parking along major streets and synchronize rush hour lanes to avoid bottlenecks during rush hour.



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- Prohibit new developer to replace car parking with bike parking.
- Street
  - Provide better transportation system for a denser and more livable corridor.
  - Maintain street lights, street, and median along Oxnard Street, Balboa Boulevard, and White Oak Avenue.
  - Provide trees/shades along median of major streets such as Ventura Boulevard, and upgrade streetscape along Addison Street.
  - Provide one-way streets, and traffic calming features such as bollards and speed bumps on the popular cut-through streets to discourage commuters driving through residential neighborhoods.
  - Consider reverse lane pilot program for traffic along Ventura Boulevard, Balboa Boulevard, Hayvenhurst Avenue, Magnolia Boulevard, Margate Street, White Oak Avenue, Louise Avenue, and Hayvenhurst Drive south of Ventura Boulevard; the intersections of Ventura Boulevard and Hayvenhurst Avenue, Ventura Boulevard and Balboa Boulevard; and, morning and evening commute at White Oak Street and 101-Ventura Freeway.
  - Consider constructing a two-lane left turn on Balboa Boulevard to 101-Ventura Freeway.
  - Increase the capacity along Ventura Boulevard.
  - Enforce traffic laws and anti-gridlock zones.
- Transit:
  - Provide quality public transit (rail, bus, trolley, shuttle, transit priority bus) with modified schedule accessible along Ventura Boulevard and Burbank Boulevard.
  - Provide street lights, bus shelters, and parking in close vicinity of the stations.
  - Create transit nodes and revitalize existing spaces within the proximity of the stations.
  - Convert the bus infrastructure to underground/elevated rail on Ventura Boulevard.
  - Provide a DASH bus to shuttle people along the commercial areas.
  - Consider the mobility and accessibility needs of the aging population.
  - Provide restrooms, lighting, and security at the stations, i.e. Orange Line Station
- New development
  - Require a robust traffic study from developers for mega developments.
  - Regulations and enforcement on construction truck routes, staggering truck constructions times, and notify surrounding stakeholders of the construction schedule.



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### **Parks and Public Realm**

- Park and open space
  - Provide walk ways, bike paths, and bridges along and over the LA River.
  - Keep parks accessible for 24-hours every day and provide free parking at all parks.
  - Allow multiple uses on sports fields.
  - Allow for the tennis courts at North West corner of Burbank Boulevard and Balboa Boulevard to be used for free.
  - Require lighting restrictions on brightness of baseball fields.
  - Preserve, and maintain passive recreation areas, landscaped areas, and trees especially Oak trees.
  - Maintain DWPs garden near Canasta Street and develop a community garden at North West corner of Louise Avenue and Victory Boulevard.
  - Develop a dog park along Libbit Avenue between 101-Ventura Freeway and Morrison Street.
  - Create more parks surrounded by apartments rather than commercial uses.
  - Adopt policies to maintain open space and preserve trees.
  - Consider more building restrictions to preserve the open space.
- Public Realm:
  - Construct curbs, gutters, and wider sidewalks on Louise between Ventura Boulevard and Burbank Boulevard; south of 101-Ventura Freeway between Balboa Boulevard and White Oak Avenue; and, along Libbit Avenue between Petit Avenue and Dickens Street.
  - Maintain and provide streets and medians, walkways, sidewalks, plazas, parkways, and drought-tolerant landscaping (along Burbank Boulevard and Sepulveda Boulevard, Balboa Boulevard and White Oak Avenue).
  - Create design and streetscape guidelines along commercial corridors similar to Sherman Oaks.
- Olympic Games: Limit the Olympic Games venues to east of Balboa Avenue.
- LAUSD school yards: Should not be accessible to the public after school hours.
- Homelessness: Address the safety concerns of homeless encampments, and transients in parks. For example, at Encino Park and Burbank Boulevard East of Balboa.



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**Tarzana Workshop.** Overall, residents expressed a desire for preservation of existing neighborhoods with policies further regulating design standards, size and scale limitations while supporting higher density around the transit station. There is also a need to build housing for seniors. Along commercial corridors, allow for development with height limits set in relation to the surrounding area, and encourage a variety of uses. Attendees also expressed support for continuous bike lanes on main corridors, and additional transit options as well as more green spaces. Lastly, add the area between Victory and Orange Line to the Community Plan Area.

The following is an overview by topic and theme.

### Residential

- Form and Frontage
  - Rezone existing RA-lots to the RE zone in the Tarzana hillside areas.
  - Allow larger houses and setbacks on larger lots, and six-foot high fences on RE zones for privacy.
  - Limit additional height of new infill projects to provide backyard privacy of existing single-family homes.
  - Regulate the illegal conversions of garages into dwelling units.
  - Prohibit “Ultra-Modern” architecture style and flat roofs that do not match with existing context.
  - Provide design guidelines and regulations to address frontage of apartment buildings.
- Housing
  - Provide affordable apartments and condominiums for millennials and empty-nesters.
  - Increase density and Floor Area Ratio (FAR), affordable housing and mixed-use development near Providence Tarzana Medical Center and along Ventura Boulevard.
  - Subdivide lots where it is appropriate (context and design) with adjacent lots.
  - Provide more eldercare facilities.
  - Provide more elderly facilities for aging population.
  - Some residents are too old to move and should not have to deal with intense development and worsening traffic that would negatively affect neighborhoods.
- Mansionization
  - Less mansionization on the north side of Ventura Boulevard. It is happening along Tampa Avenue, Zelzah Avenue and Wells Drive.
  - Loosen the BHO/BMO mansionization regulations.
  - Allow more development on the hillside by removing the restrictive slope requirement footnote.
- Preservation



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- Preserve existing single family neighborhood from growth of multifamily areas.
- Preserve Melody Acres as a horsekeeping neighborhood.
- Prevent subdivision of large lots to smaller lots when it is not appropriate. Infrastructure
  - Mandate new developments to provide higher quality development and upgrade parks, open/green spaces, streets, sidewalks, sewers, drainage, and parking.

### **Commercial Corridors**

- Form and Frontage
  - Consider transition from Commercial corridors to adjacent single family areas.
  - Provide higher ceiling requirements for ground floor retail.
  - Provide landscaping between buildings and sidewalk.
  - Preserve 45' height limit for lots abutting single-family homes.
  - Build up to the street and parking in the back.
- Use
  - Encourage well-designed mixed-use, small, neighborhood and commercial serving business, including markets, small businesses, Trader Joe's, yoga studios, coffee shops, organic market, affordable retail stores, movie theater
  - Newer and better fast-food or sit-down restaurants within walking distance along Ventura between White Oak and Reseda and along Orange Line.
  - Convert the industrial area to 3-story arts-district with housing and studios.
  - Allow flexibility in change of use and new uses.
  - Discourage marijuana and adult shops, sober-living homes/uses, medical center, drugstore, grocery.
- Ventura Boulevard
  - Provide outdoor seating, maintain wider setbacks, and improve sidewalks and crosswalks to encourage walkability.
  - Explore using some of the existing lots as public parking.
  - Provide mixed-use along south side of the Boulevard.
  - Consider analyzing/reopening of the Ventura Specific Plan to create centers, expand the village walk style, and allow new uses, shopping trends.
  - Consider Business Improvement Districts to address vacant stores and facade improvements.
- Transit Neighborhood Plan Area (TNP) – Around intersection of Reseda Boulevard and Oxnard Street.
  - Provide 3-4 stories on the south and 1-2 on the north side of Orange line.
  - Revitalize vacant buildings along the Orange line to utilize adaptive reuse, new mixed-use, live/work, and condominium units.
  - Allow farmers markets and family-friendly uses in old/vacant/industrial properties.



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- Allow the subdivision and redevelopment of 50s/60s home developments into apartments.
- Provide more restaurants and arts-district/lofts, and a movie theater at the Reseda station. The station area could support up to 3 stories.
- Provide restrooms, lighting, coffee shop/convenience shop, and security at the station, and safe crossing at Reseda station.

### **Mobility**

- Pedestrian
  - Provide safe, secure, wider, connected and continuous underpass on highway 101 and pathways along streets.
  - Provide Pedestrian Improvement Districts along Ventura Boulevard.
  - Provide sidewalks (on Vanalden Ave and Wells Drive in Tarzana) on at least one side of the hillside.
  - Discourage sidewalks, curb and gutter improvements in Melody Acres.
  - Provide more crosswalks and pedestrian-activated signals across Ventura Boulevard between Reseda and Burbank Boulevard & Crebs Avenue.
- Bicycling
  - Promote safe routes to school, safe and continuous bike path along corridors such as Ventura Boulevard, Balboa Park bike trails, Orange line, and side streets.
  - Provide protected bike lanes along major streets.
- Orange Line
  - Provide safe and continuous bike path along Orange line.
  - Consider a station at White Oak Avenue.
- Parking
  - Provide more parking along Ventura Boulevard to service small businesses and avoid spill over onto residential neighborhoods.
  - Unbundle the parking requirement from unit count to reduce the price for housing and businesses.
  - Implement one hour parking limit in single-family neighborhoods abutting commercial corridor.
  - Maximum three-story parking structures.
  - Provide parking along major North/South roads and next to restaurants and businesses behind buildings.
- Street
  - Provide better transportation system for a denser and more livable corridor.
  - Maintain street lights, street and median along Oxnard Street and Reseda Boulevard.



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- Provide trees/shades along median of the major streets such as Ventura Boulevard.
- Provide traffic calming features such as bollards and speed bumps along major streets.
- Transit
  - Provide quality public transit, including rail, dash, shuttle, transit priority bus along Ventura Boulevard and Burbank Boulevard.
  - Prohibit uses, such as bars and strip clubs, near stations to encourage transit uses among younger population.
  - Public transit is preferred by Millennials and commuters.
  - Provide 10-minute headway buses to encourage transit use.
  - Consider the mobility and accessibility needs of the aging population.
- Horse Trail: Provide horse trail in Melody Acres to Pierce College.

### **Parks and Public Realm**

- Park and open space
  - Provide Green screens, community gardens, dog parks, and more open space areas in neighborhoods, including pocket parks along Ventura and Hatteras Avenues.
  - Mandate open space in new development.
  - Create new parks (i.e. pocket parks or a skate park) and trails on existing open space areas including under utility lines.
  - Develop more parks similar to Lake Balboa Park and neighborhood/community parks with no big recreation buildings or centers, specifically south of Ventura Boulevard.
  - Create walking trails under utility right-of-way near Wilbur Avenue.
  - Surround the park with business and multi-family.
  - Grant public access and convert/preserve the Braemar Country Club's golf course into open space.
- Public Realm
  - Construct curbs, gutters, and wider sidewalks around new single-family homes and new development.
  - Maintain and provide trees in streets and medians, walkways and sidewalks, plazas, parkways, and drought-tolerant landscaping.
  - Include Arts within Community.
  - Discourage tree removal, i.e. Oak trees.
- LAUSD school yards: Convert the school yard into open space/park.
- Homelessness: Address the safety concerns of homeless encampments, and transients in parks. For example, at Tarzana Park.