
Southeast Valley Community Plans Update

Studio City Neighborhood Council: June 20, 2024

Team Introductions



Sarah Hounsell
Senior City Planner
East Valley Policy



Amanda Kainer
City Planner
SEV CPU



Julie Rios
Planner
SEV CPU



Brian Chun
Planner
SEV CPU



Zeke Wapner
Planner
SEV CPU

Agenda

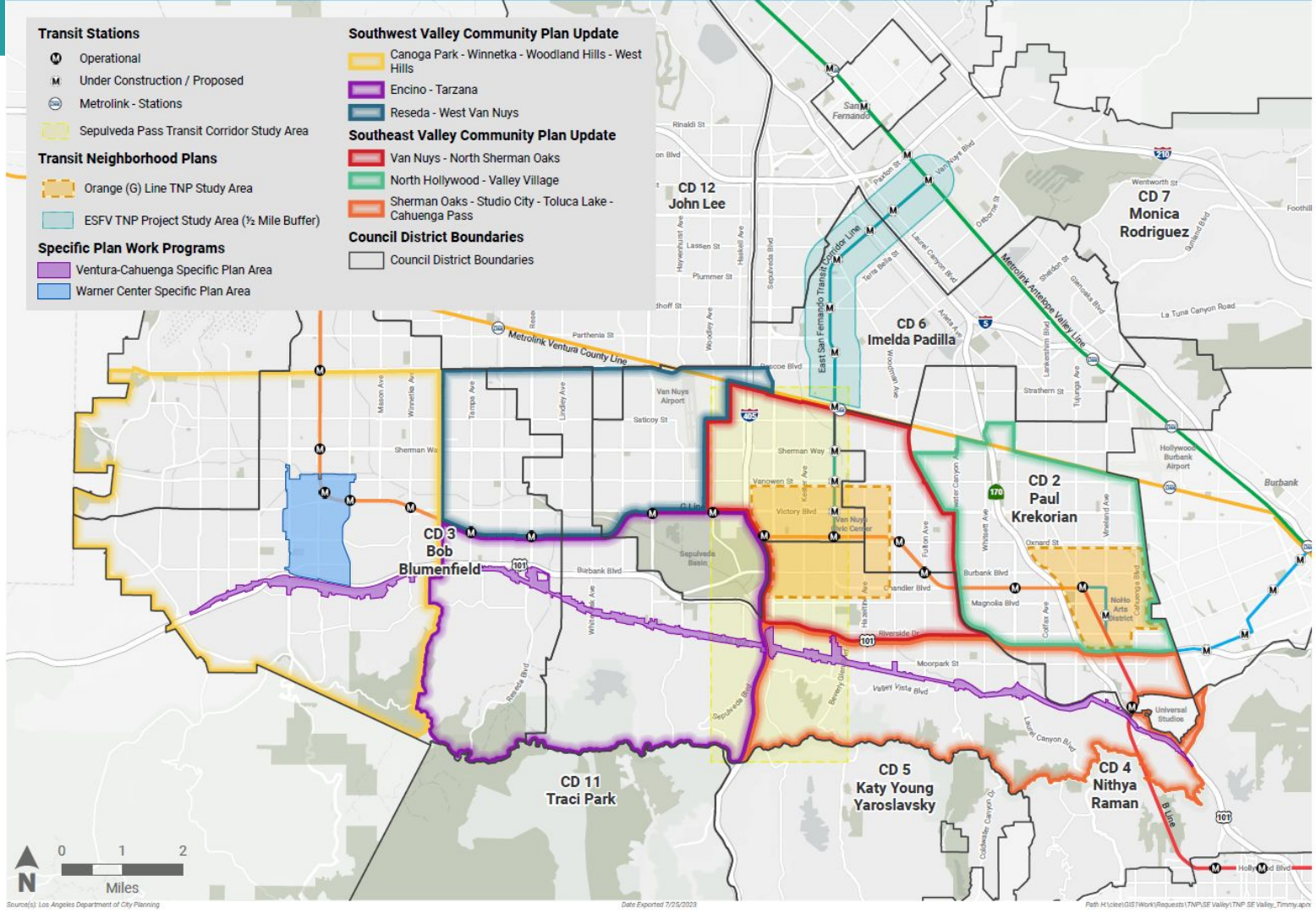
1. Overview
2. Outreach
3. Plan Process
4. StoryMap Demo
5. Next Steps
6. Comments/Questions



Overview

An aerial photograph of a city, likely Los Angeles, showing a dense residential area with many multi-story apartment buildings. The city is set against a backdrop of green hills and mountains under a clear sky. A white horizontal line is positioned above the word 'Overview', which is written in a large, white, sans-serif font.

Valley Policy Work Programs



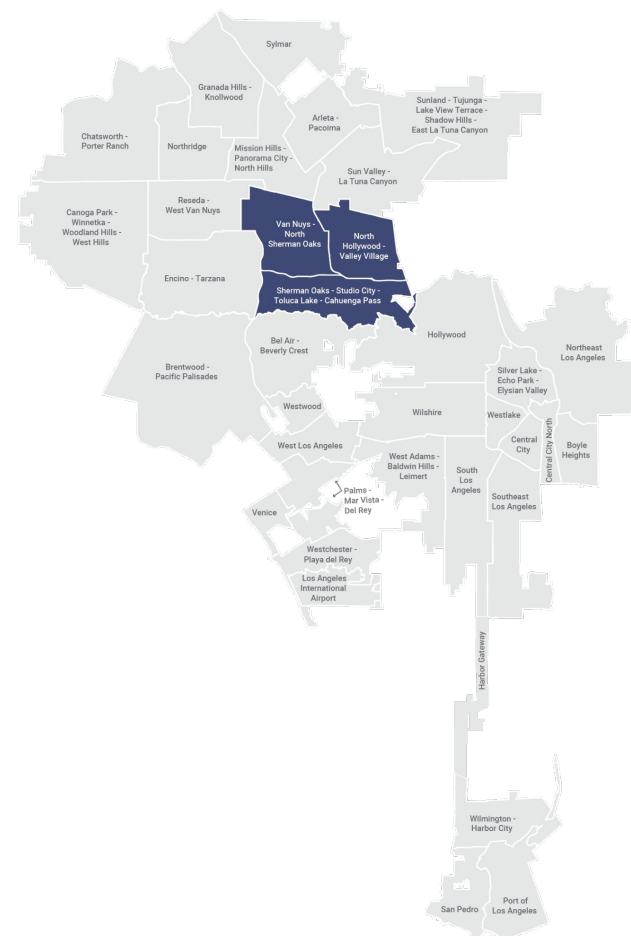
Source(s): Los Angeles Department of City Planning

Date Exported 7/25/2023

Path: H:\GIS\GISWork\Requests\TNP\SE Valley\TNP_SE_Village_Timmy.aprx

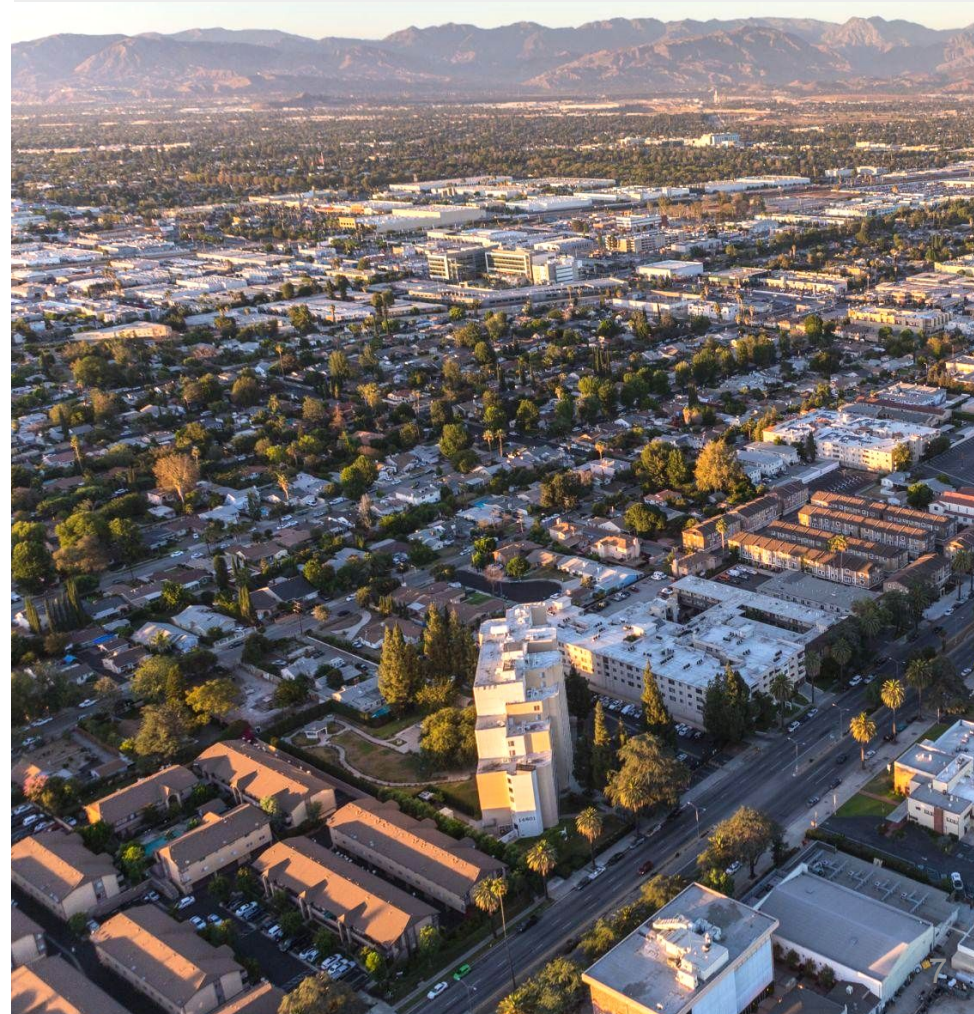
Southeast Valley Community Plans

- 35 Community Plans make up the City of LA's Land Use Element of the General Plan
- The Southeast Valley Community Plans Update comprise 3 Plans:
 - North Hollywood - Valley Village
 - Sherman Oaks - Studio City - Toluca Lake - Cahuenga Pass
 - Van Nuys - North Sherman Oaks

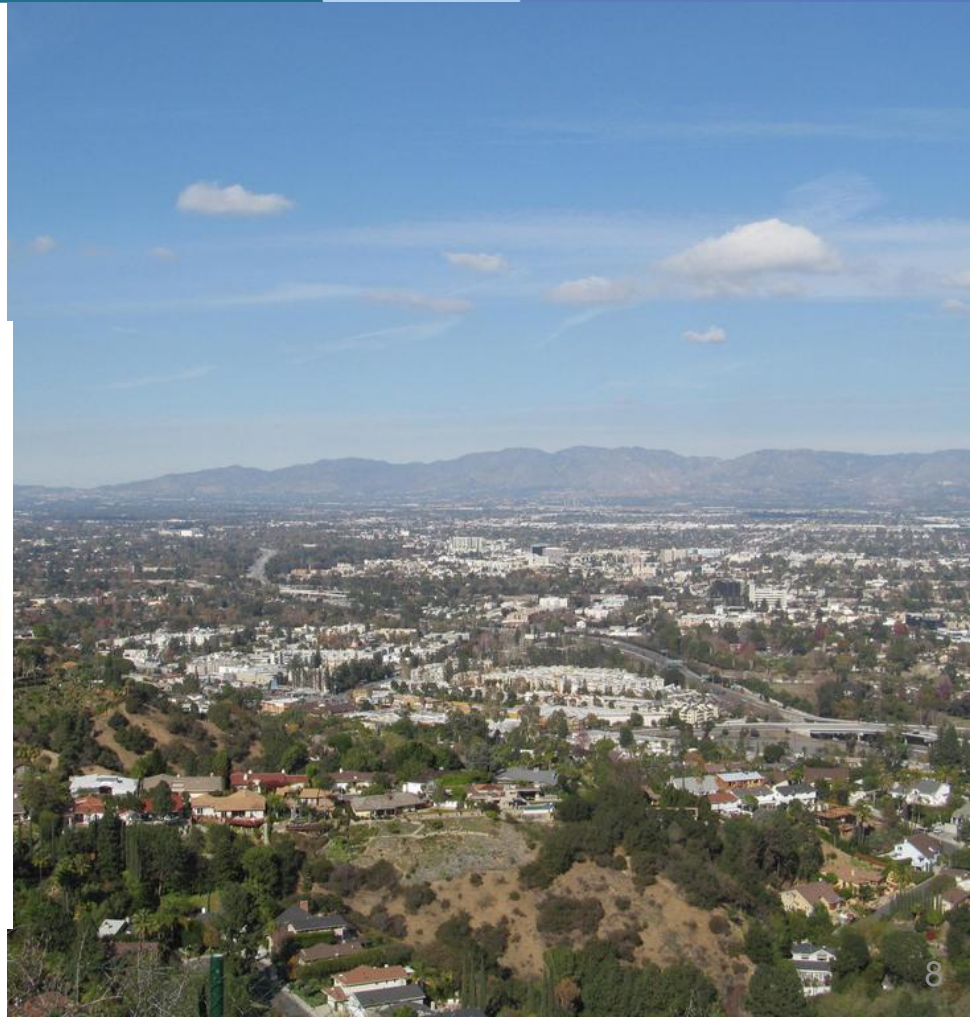
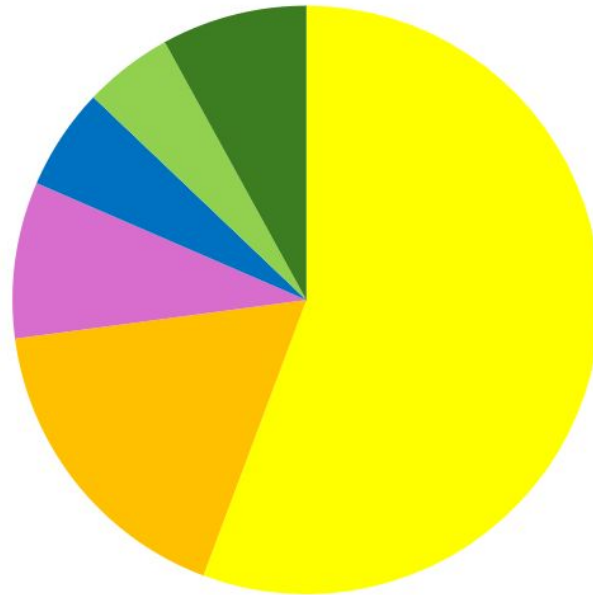


Southeast Valley Area

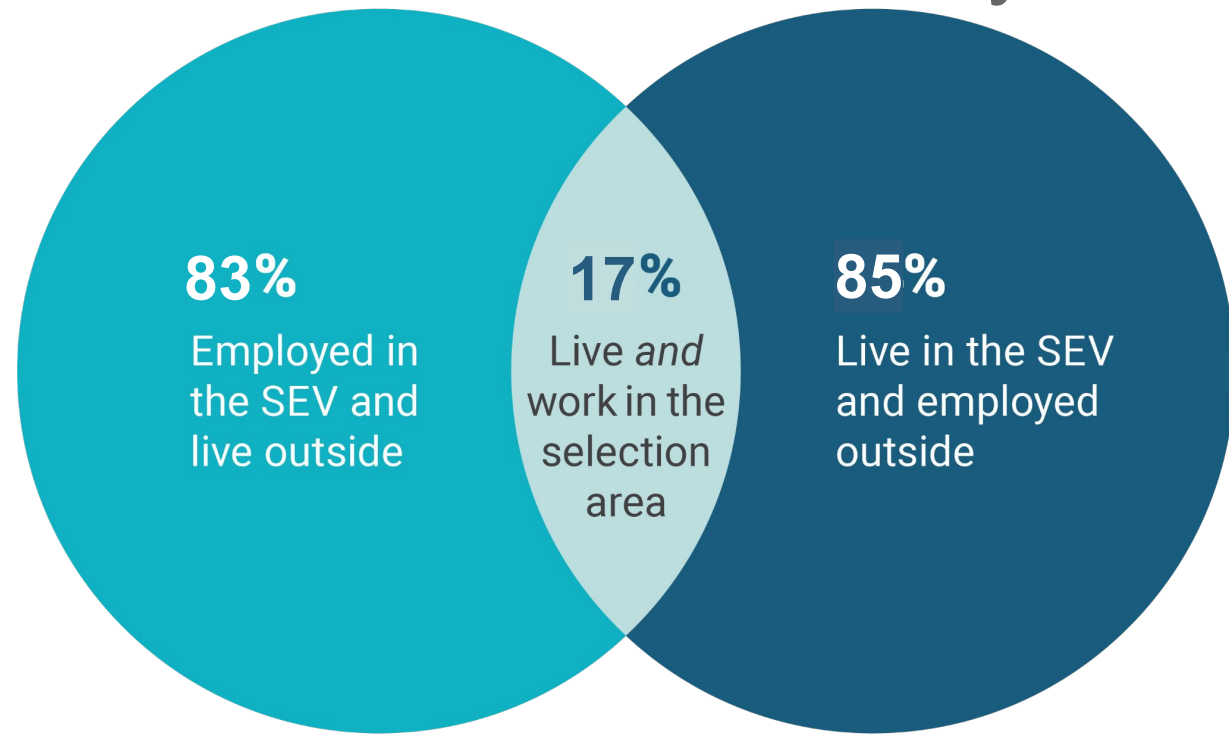
- Three Community Plans comprises **37 square miles** (23,680 acres)
- The population of the Southeast Valley is approximately 390,000 residents, which comprises **10% of the City's population.**
- Sherman Oaks-Studio City-Toluca Lake-Cahuenga Pass is approximately 83,000 or 2% of the City's population.



Southeast Valley Land Use Distribution



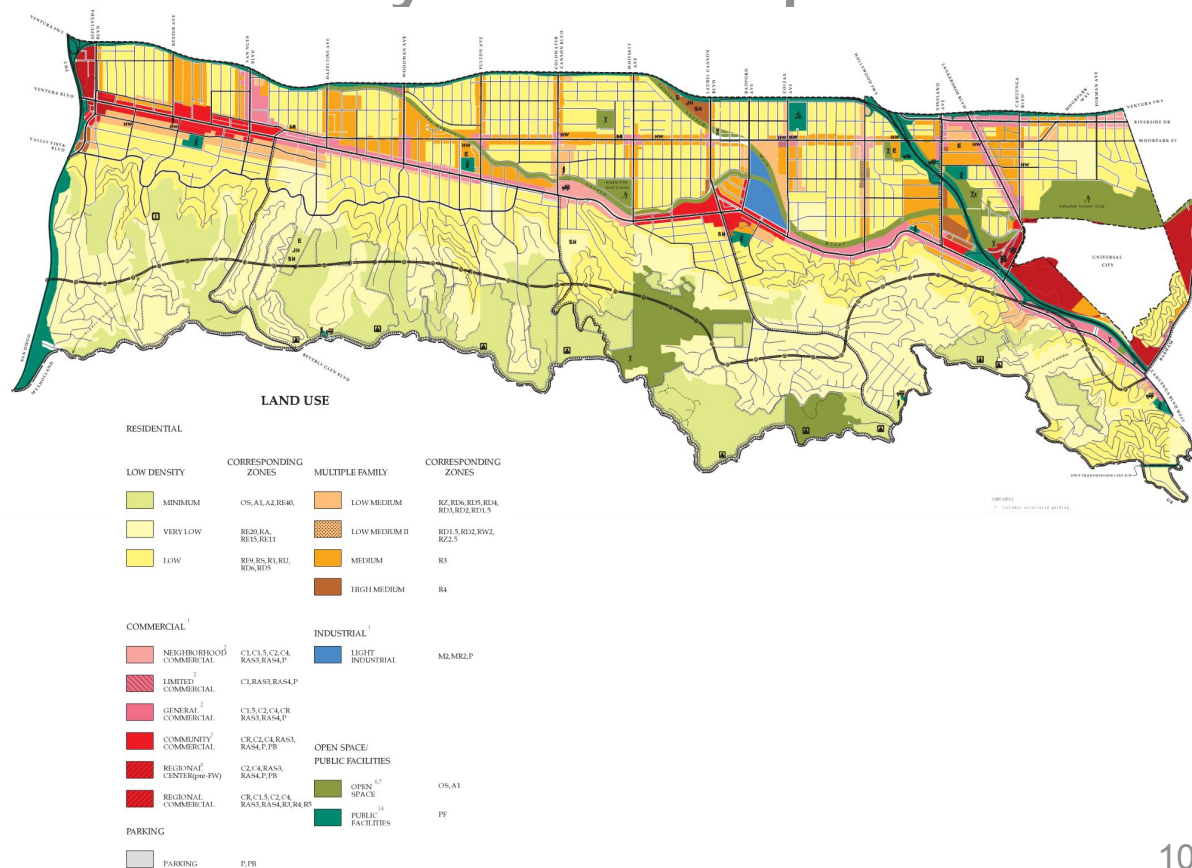
Jobs and Housing in the Southeast Valley



Source: U.S. Census Bureau Application (2021), <https://onthemap.ces.census.gov>

Purpose of the Community Plans Update

- Last updated: 1998
- Aims to ensure the plan remains relevant and responsive to the demands of our growing population.
- Focus of updating various land uses to facilitate sustainable growth including:
 - Commercial
 - Residential
 - Open Space & Public Facilities

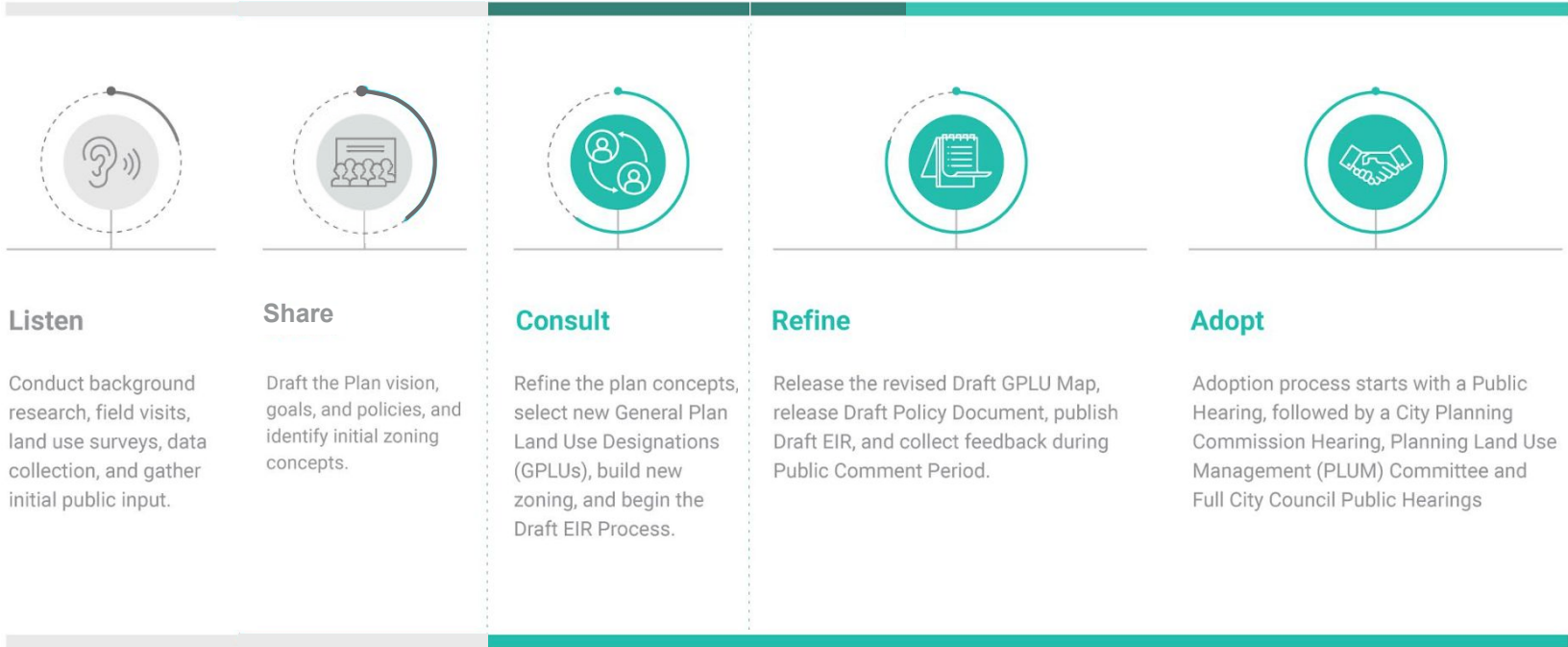


Outreach

An aerial photograph of a city, likely Los Angeles, showing a dense residential area with many multi-story apartment buildings. The city is set against a backdrop of green hills and mountains under a clear sky. A white horizontal line is positioned above the word 'Outreach', which is written in a large, white, sans-serif font.

Southeast Valley Community Plan Update Process Timeline

WE ARE HERE:



Public Engagement Opportunities

General public comments are welcome at all stages of the planning process until the Plan is adopted by City Council. City Planning will provide both in-person and virtual outreach opportunities consistent with public health guidance. For more specifics on how to engage at each of the remaining steps of the process and for a list of previous engagement and outreach activities, visit planning4la.org/southeastvalleyplans.

Outreach Summary

130+ Events: Office Hours, Concept Workshops, Focus Groups, Meetings and Community Events both hosted by Southeast Valley team and other organizations.

2018

- Community Plans Kickoff and Neighborhood Council Roadshow
- Community Plan Open Houses
- Community Meetings
- Public Events

2019

- Youth and Spanish Language Focus Groups
- Community Meetings
- Public Events
- Neighborhood Council Land Use Committee Roadshow

- Concept Workshops

2020

- Land Use Concept Office Hours
- Neighborhood Council meetings
- Community Meetings

2021- 2022

- Neighborhood Council meetings
- Community Meetings
- Ventura-Cahuenga related events

2023

- Valley Pride
- CicLAmini
- Sherman Oaks Street Fair

2024

- Rotary Art Show
- Neighborhood Councils (10)
- VICA
- SF Valley Pride
- CicLAvia

Community Outreach



Outreach Planned for 2024

- Neighborhood Council Meetings
- Community Meetings
- San Fernando Valley Pride, 6/29/24
- Summer Night Lights in Delano & Valley Plaza Parks (Pending)
- Office Hours (Fall 2024)
- Valley Presbyterian Health & Wellness Community Fair, 10/5/24
- Sherman Oaks Street Fair, 10/20/24
- CicLAvia: The Valley (Ventura Boulevard), 12/08/24

Plan Process

Guiding Principles



Accommodate anticipated growth in a strategic, inclusive, equitable and sustainable manner



Support connectivity through a bikeable, walkable, and transit-accessible public realm



Introduce strategies to address future and existing housing needs



Support a built environment with open spaces that sustain people, wildlife and ecosystems



Encourage walkable neighborhoods that offer a range of amenities and destinations



Raise design expectations and recognize unique development patterns



Promote a variety of employment opportunities to support a resilient and inclusive economy



Foster equitable neighborhoods that address historic patterns of exclusion

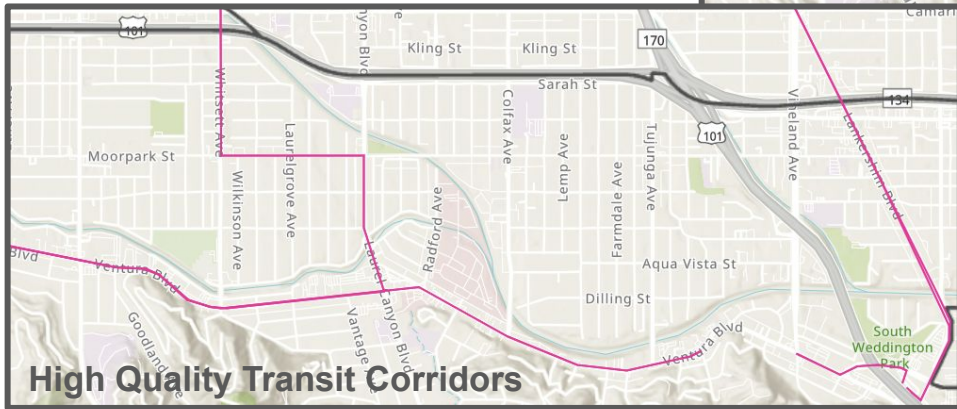
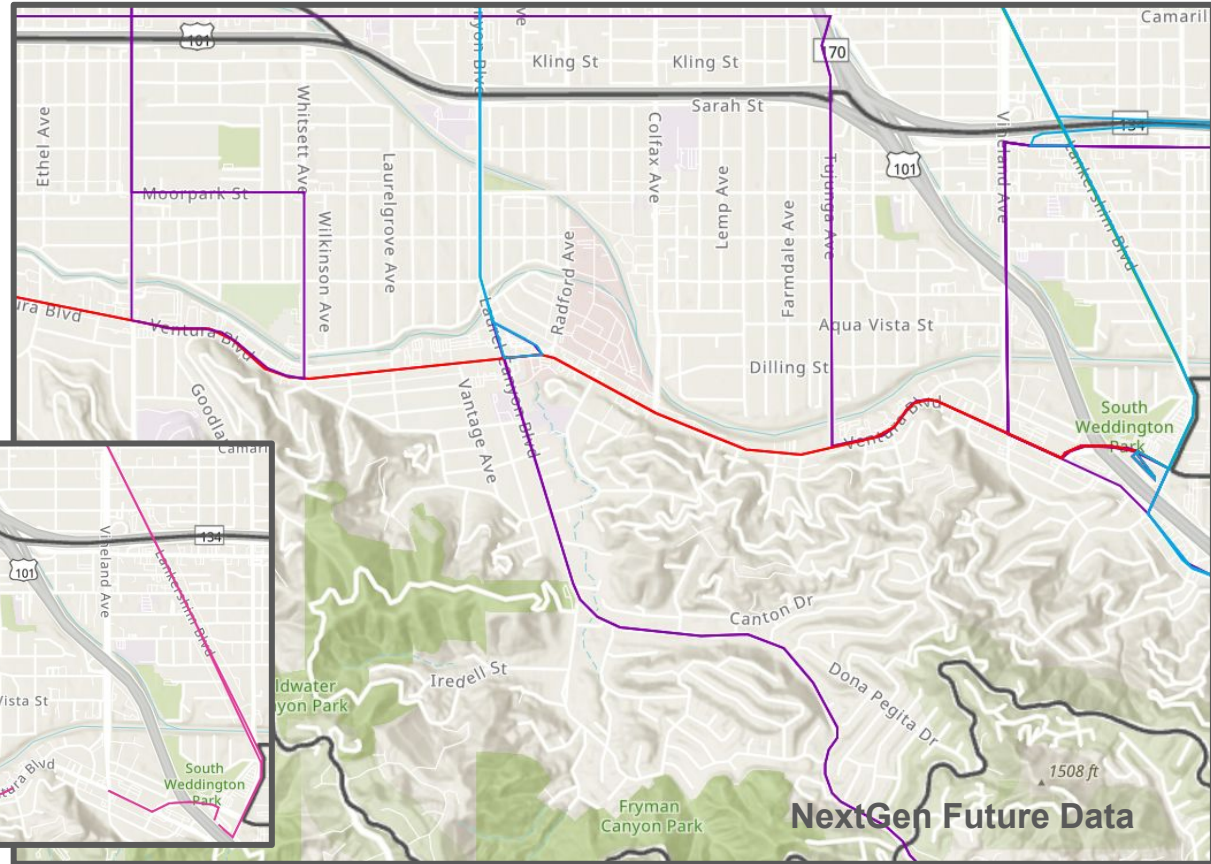
Transportation Improvements

High Quality Transit Corridor Dec 2022



NextGen Future Data

- 1
- 2
- 3
- 4

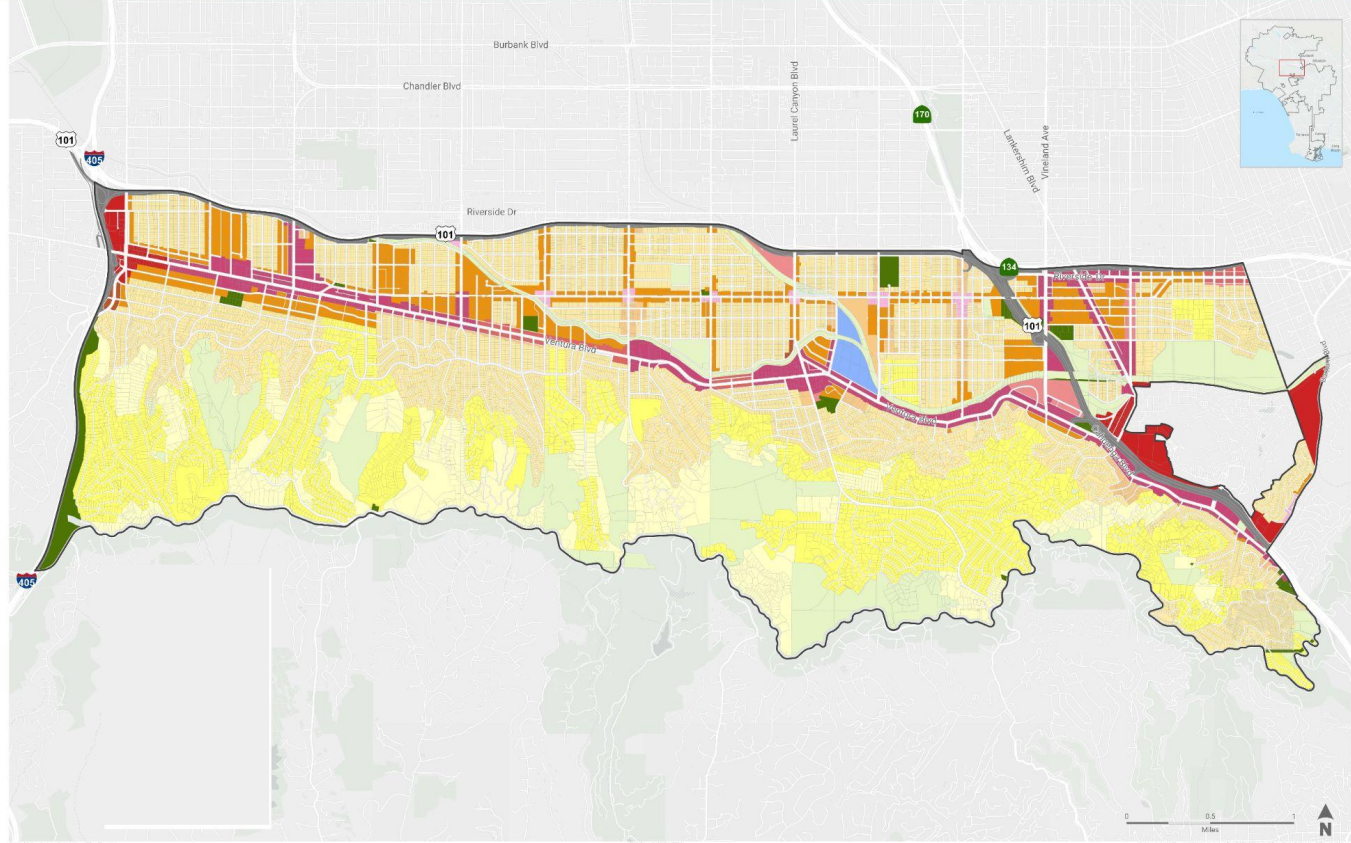


NextGen Future Data

Proposed General Plan Land Use (2024)

Southeast Valley Community Plan

Sherman Oaks - Studio City - Toluca Lake - Cahuenga Pass



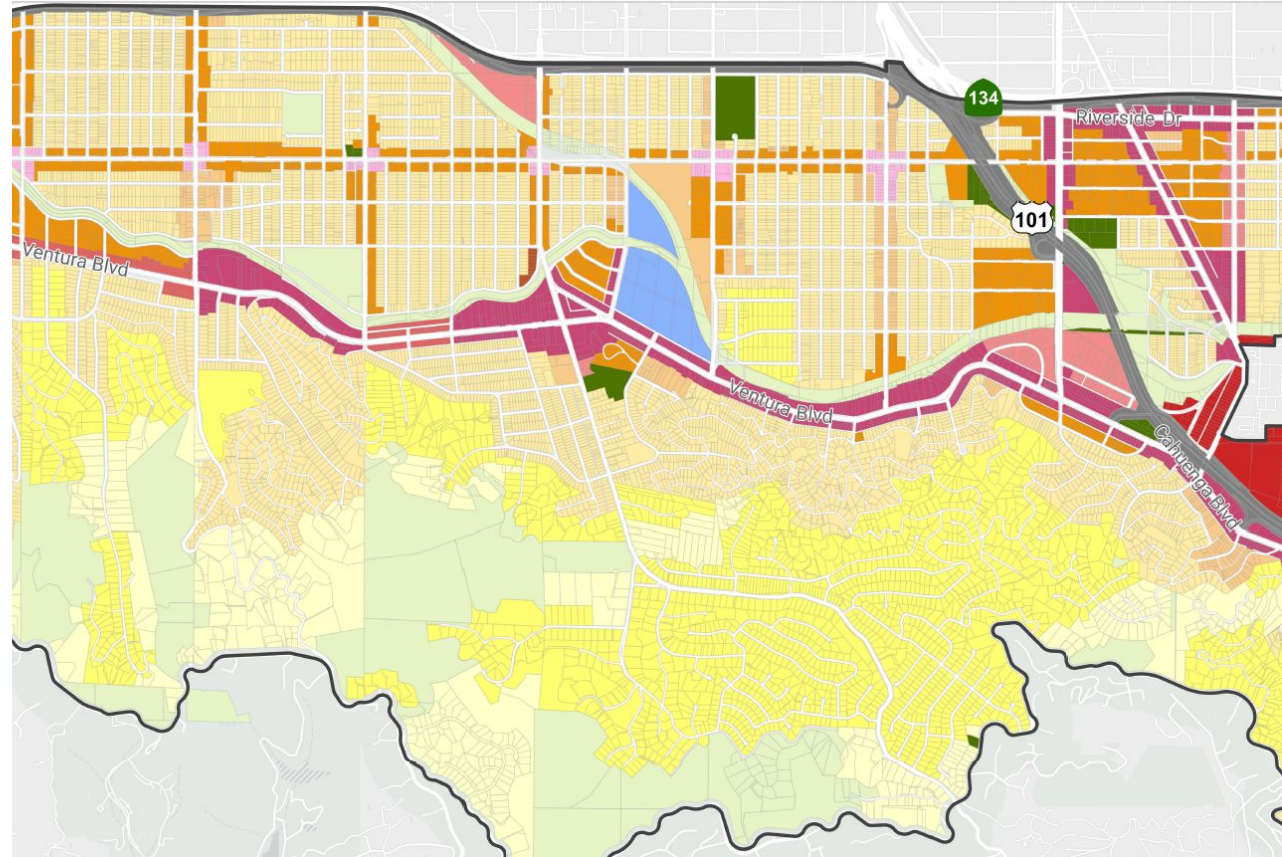
Proposed General Plan Designation

- Minimum Residential
- Very Low Residential
- Low Residential
- Low Medium Residential
- Medium Residential
- Medium Neighborhood Residential
- Neighborhood Center
- High Residential
- Regional Center
- Community Center
- Villages
- Light Industrial
- Open Space
- Public Facilities
- Public Facilities - Freeways

Proposed General Plan Land Use of Studio City

Proposed General Plan Designation

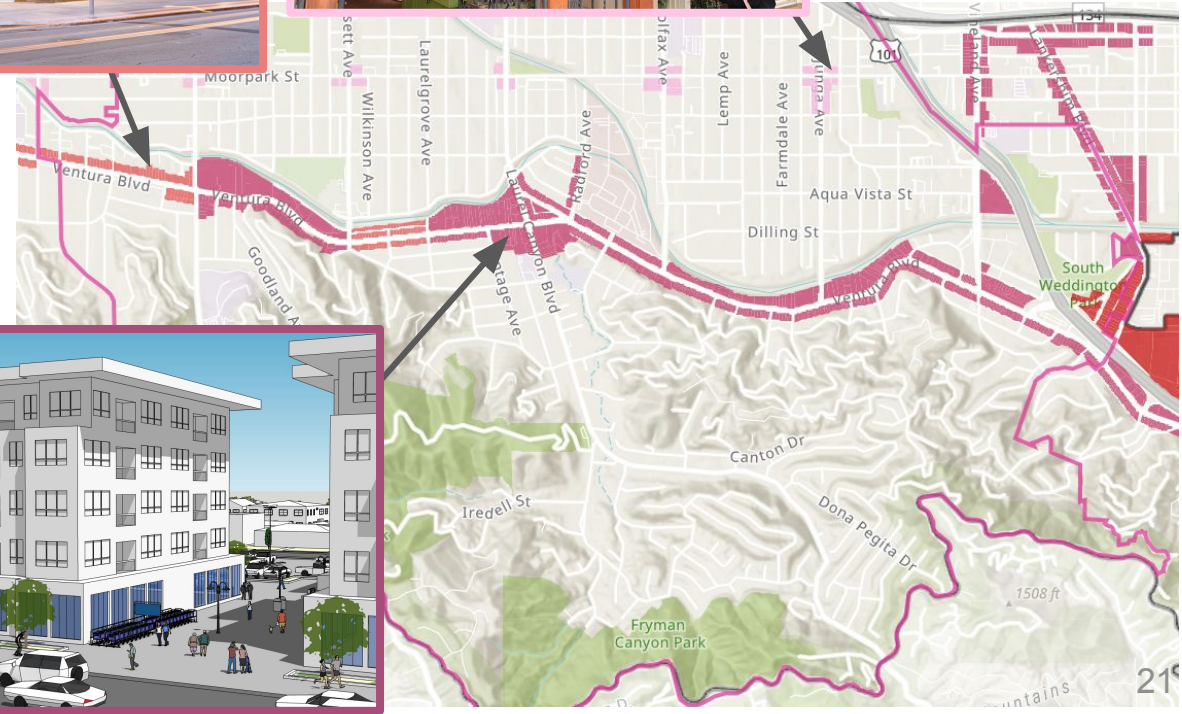
- Minimum Residential
- Very Low Residential
- Low Residential
- Low Medium Residential
- Medium Residential
- Medium Neighborhood Residential
- Neighborhood Center
- High Residential
- Regional Center
- Community Center
- Villages
- Light Industrial
- Open Space
- Public Facilities
- Public Facilities - Freeways



Centers & Mixed-Use Corridors

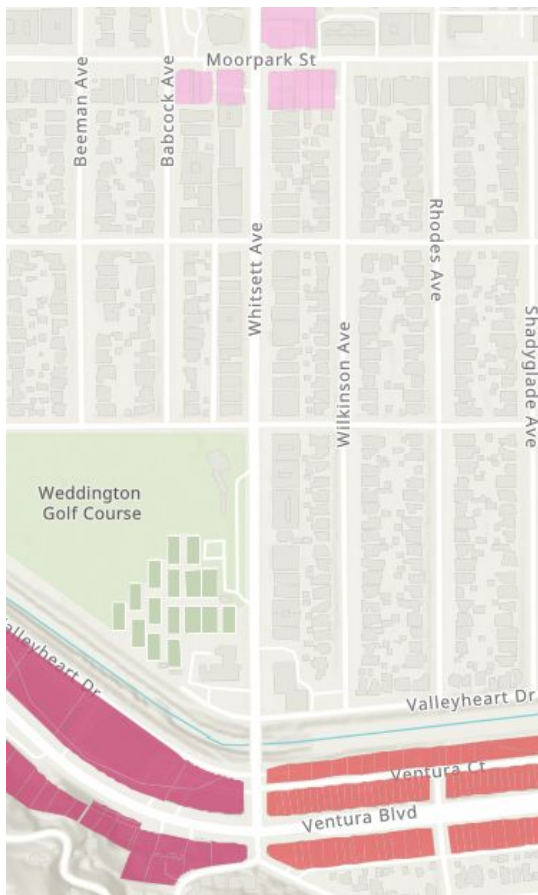


-  Regional Center
-  Community Center
-  Villages
-  Neighborhood Center



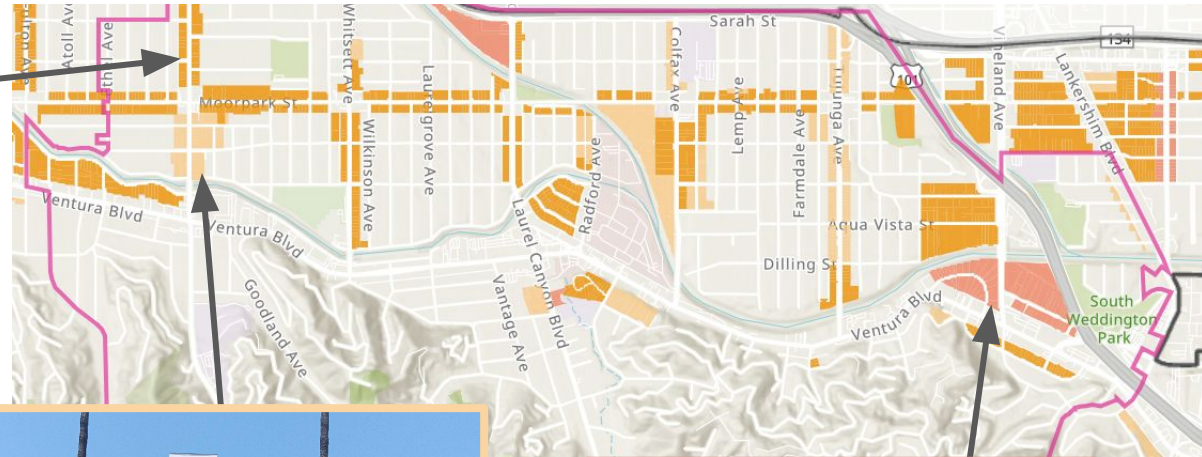
Photos & renderings are for illustration purposes only.

Centers & Mixed-Use

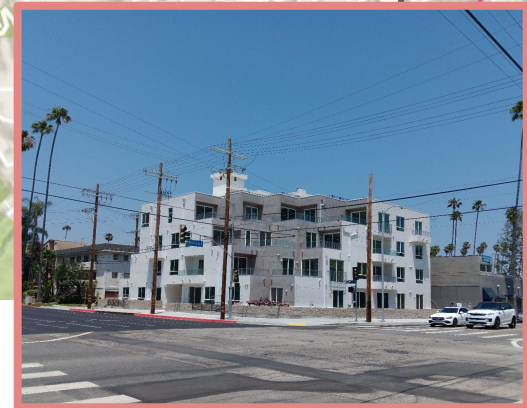


Proposed Community Center		Proposed Villages		Proposed Neighborhood Center	
FAR/ Bonus	1.5/ 4.5	FAR/ Bonus	1.5/ 3.0	FAR/ Bonus	1.5/ 3.0
Height/ Bonus	4 stories/ 7 stories maximum	Height/ Bonus	3 stories/ 5 stories maximum	Height/ Bonus	3 stories/ 5 stories maximum
Base Density	1 unit/ 400 sq ft	Base Density	1 unit/ 400 sq ft	Base Density	1 unit/ 400 sq ft
Uses	Hotels, Medical Offices, Restaurants, Entertainment	Uses	Restaurants, Small Offices, Housing	Uses	Retail, Restaurants, Housing (No big box or large medical offices)

Multi-unit Residential Land Uses

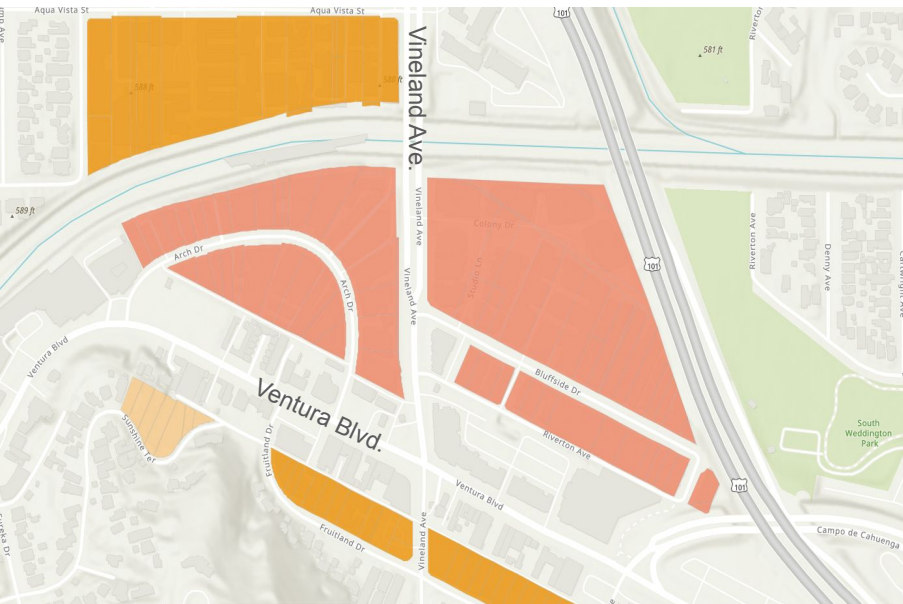


- Medium Neighborhood Residential
- Medium Residential
- Low Neighborhood Residential
- Low Medium Residential



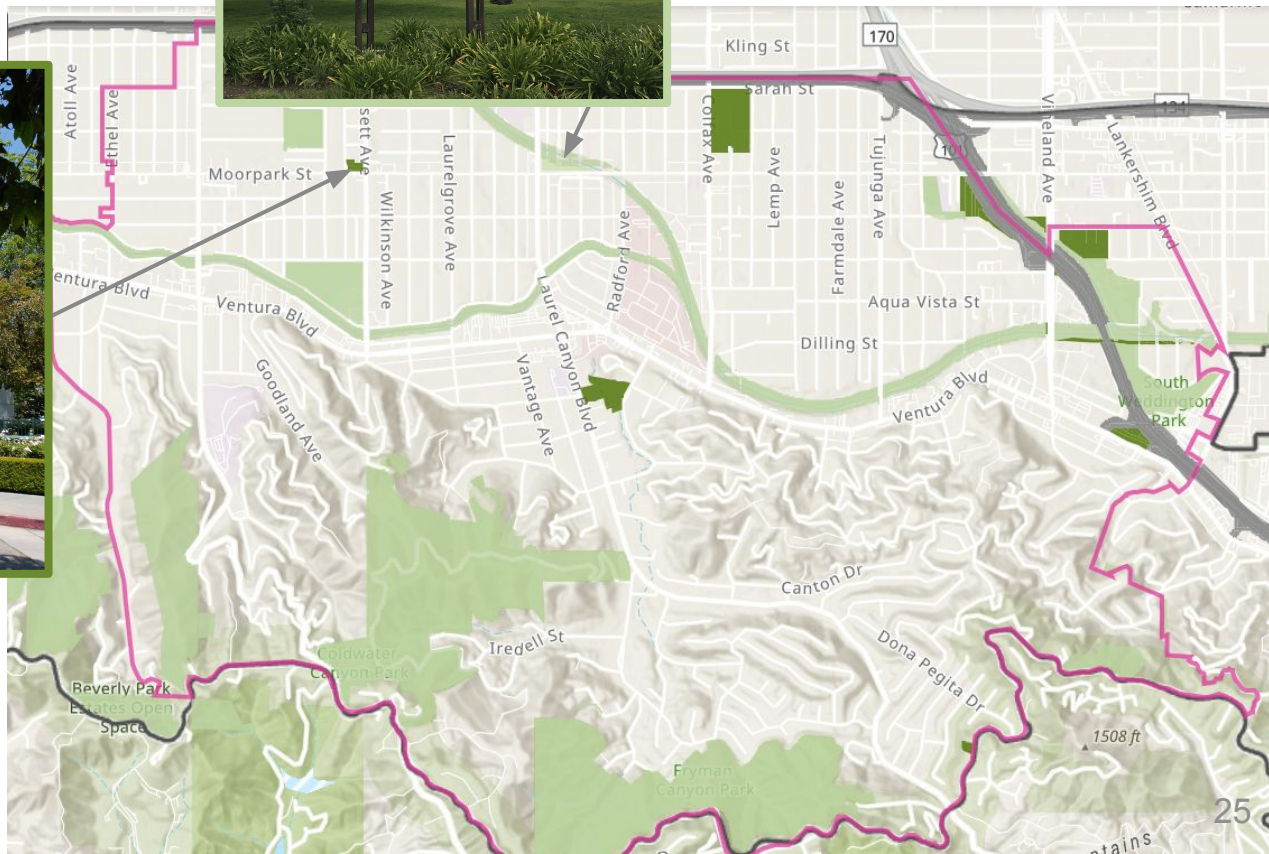
Photos & renderings are for illustration purposes only.

Multi-unit Residential



Medium Neighborhood Residential		Medium Residential		Low Medium Residential	
FAR	3.0	FAR	3.0	FAR	3.0
Height/ Bonus	No Limit	Height/ Bonus	3 stories/ 3 stories maximum	Height/ Bonus	3 stories/ 3 stories maximum
Base Density	1 unit/ 400 sq ft	Base Density	1 unit/ 800 sq ft	Base Density	1 unit/ 1,500 sq ft
Uses	Residential Cafes, Beauty Salons (tenant size limit 3,000 sq ft)	Uses	Residential	Uses	Residential

Open Space and Public Facilities



-  Open Space
-  Public Facilities
-  Public Facilities - Freeways

Waterways

Strategies

Expanding River Improvement Overlay (RIO) boundaries to include Tujunga Wash, central branch of the Tujunga Wash, and the Pacoima Wash

- Requirements for pedestrian access
- Expand tree replacement requirements
- Encourage stormwater capture



StoryMap User Guide

An aerial photograph of a city, likely Los Angeles, showing a dense residential area with many multi-story apartment buildings. The image is overlaid with a color gradient that transitions from a warm orange on the left to a cool blue on the right. The text 'StoryMap User Guide' is prominently displayed in the center, with 'StoryMap' in blue and 'User Guide' in white. A white horizontal line is positioned above the text.

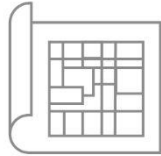
Next Steps

An aerial photograph of a city, likely Los Angeles, showing a dense residential area with many multi-story apartment buildings. The city is set against a backdrop of rolling hills and mountains under a clear sky. A white horizontal line is positioned above the text 'Next Steps'.

Project Deliverables



Policy Document



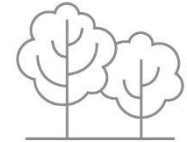
Land Use Map



Zoning



Mobility Plan Updates



Environmental Review

Policy Documents

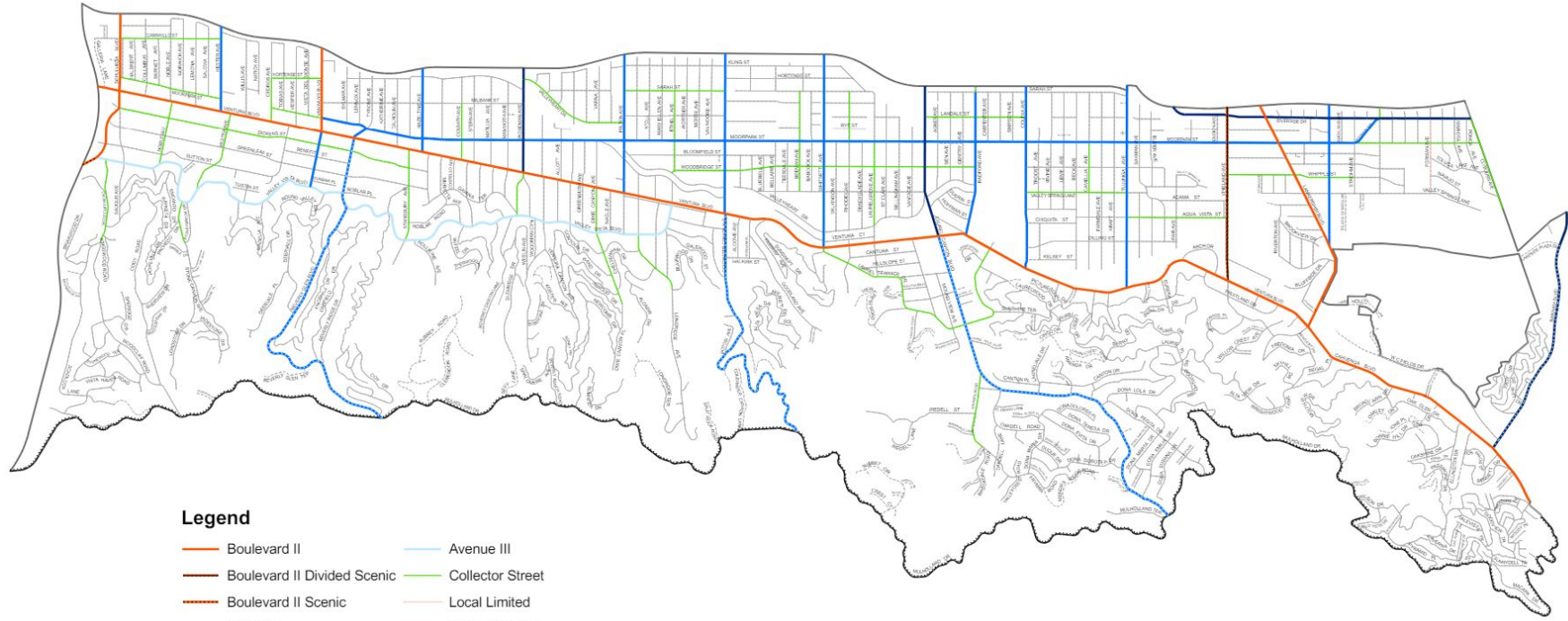
As a primary component of the Community Plan, the policy documents set the vision, goals and policies that will guide decision-making and future development in the community plan areas over the next 20 years.



Zoning Code Update: Modular System



Mobility Updates



Legend

- Boulevard II
- Boulevard II Divided Scenic
- Boulevard II Scenic
- Avenue I
- Avenue I Scenic
- Avenue II
- Avenue II Scenic
- Avenue III
- Collector Street
- Local Limited
- Local Standard
- Scenic Parkway
- Private Street
- Community Plan Area Boundary

Comments/Questions

An aerial photograph of a city, likely Los Angeles, showing a dense residential area with many multi-story apartment buildings. The image is overlaid with a gradient that transitions from a warm orange on the left to a cool blue on the right. The text 'Comments/Questions' is centered in white, sans-serif font.

Contact Us

For more information about the Southeast Valley Community Plan Update, visit our website:



Additionally feedback can be provided by:

1. Emailing planning.southeastvalley@lacity.org, or
2. Filling out the Google Form linked in the “Outreach Sign Up & Feedback” tab of our StoryMap.
 - a. English StoryMap: [StoryMap](#)
 - b. Spanish StoryMap: [StoryMap en Español](#)