

## **Los Angeles River Revitalization Master Plan, Los Angeles River Improvement Overlay (LA-RIO) District**

The Los Angeles River Revitalization Master Plan (LA River Master Plan) was approved in 2007. The Los Angeles River Improvement Overlay District (LA RIO) implementing ordinance is currently pending. The overall purpose of the LA River Master Plan is to improve the general environment of the Los Angeles River by improving natural habitat, water quality, and recreation. Other purposes include providing public access to the river, identifying incidental recreation space, delineating trails, and reinvesting in the urban infrastructure system to encourage economic growth. Through the LA River Master Plan the City seeks to address environmental, social, and economic problems along the Los Angeles River including compromised water quality, accumulation of trash, contribution to polluted coastal waters, lack of habitat, risks to public safety, inadequate parkland and playing fields, homelessness, lack of affordable housing, and loss of jobs. The LA River Master Plan is defined by the revitalization measures and alternatives, as well as a revitalization management framework. The LA River planning area consists of an approximately one mile-wide (extending south to Victory through Warner Center), 32 mile-long river corridor and five opportunity areas along that corridor.

The “Canoga Park Opportunity Area” is identified in the LA River Master Plan; it is located partially within the expanded project area; it is bounded on the north by Sherman Way, on the east by De Soto Avenue, on the south by Victory Boulevard, and on the west by Topanga Canyon Boulevard. Two alternative configurations are presented for the opportunity area, one with more extensive riverfront terracing and parks. Both include river channel terracing between Canoga and Variel Avenues (under the more extensive alternative Arroyo Calabasas would daylight to provide a water feature within the new Riverfront Park and through the center of the Westfield Topanga Shopping Center). Riverfront parks are contemplated on the south side of the river extending south to Vanowen Street and bounded on the east by Alabama Street (Arroyo Calabasas in the alternative) and on the west by Milwood Avenue (Variel Avenue in the alternative) as well as linear parks to the north.

Regional greenway connections are envisioned on north-south streets between Victory and Sherman Way (Topanga Canyon Boulevard, Owensmouth Avenue, Canoga Boulevard, Variel Avenue and De Soto Avenue) and on east-west streets between Topanga Canyon Boulevard and De Soto Avenue (Vanowen Street) as well as along the MTA right of way from the intersection of Canoga Boulevard and Vanowen Street to the south of the riverfront park into the existing Orange Line regional Bike way and Pierce College. Arterial green streets are also contemplated on all north-south and east-west streets not considered regional greenways. The following streets are identified as local green streets: Jordan Avenue, Remmet Avenue, Milwood Avenue, Independence Avenue, Vasser Avenue, Alabama Avenue, Variel Avenue and Eton Avenue. The LA River Master Plan also includes Paseos, Promenades, Pedestrian River crossings and gateways, as well as water quality enhancements to the confluence of Bell Creek and Arroyo Calabasas.

Land acquisition for public use is encouraged for parcels that have near-term potential to be developed as open space. Under the more extensive alternative a mixed-use village is

contemplated within the opportunity area with a major retail and entertainment center connected to the Orange Line and Westfield Topanga Shopping Center, while at the same time, single-family homes would be protected.

## **Zoning**

The City of Los Angeles Planning and Zoning Code (Chapter I, Los Angeles Municipal Code) identifies specific uses allowed in the various designated zones and includes detailed standards such as height limits, set backs parking standards, etc., as appropriate for each zone. The project area is zoned WC-Warner Center and the existing Specific Plan includes a number of zoning controls specifically tailored to Warner Center; nonetheless other than specific zoning included in the Specific Plan the zoning controls contained in the Los Angeles Municipal Code regulate land use in Warner Center.

Surrounding areas include a variety of zoning designations that regulate the land uses (described above) located around Warner Center.

## **Housing Element of the General Plan**

The City of Los Angeles Housing Element identifies and analyzes existing and projected housing needs of all economic segments of the community, includes a statement of goals, policies, financial resources, and scheduled programs for the preservation, improvement, and production of housing. The Element also includes an analysis and documentation of household and housing characteristics, any special housing needs, energy conservation in residential development, potential and actual non-governmental/governmental constraints upon the maintenance, improvement, or development of housing for all income levels, and an assessment of the regional housing needs.

The adopted goals of the Housing Element are:

- *An adequate supply of housing accessible to persons of all income levels*
- *Sufficient ownership and rental housing to meet the City's needs*
- *Housing production incentives for for-profit and non-profit developers of housing for low- and very-low income households*
- *A reduction in barriers leading to more housing*
- *Housing opportunities accessible to all City residents without discrimination, including groups with special needs*
- *A City of residential neighborhoods that maintains a sense of community by conserving and improving existing housing stock*
- *Housing, jobs, and services in mutual proximity*
- *Energy efficient housing*

Potentially applicable objectives of the Housing Element include the following:

**Objective 1.1:** Encourage production and preservation of an adequate supply of rental and ownership housing to meet the identified needs of persons of all income levels and special needs.