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Item 13
4-22-2019**

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NOTICE OF PREPARATION OF A COMBINED DRAFT ENVIRONMENTAL IMPACT REPORT AND NOTICE OF SCOPING MEETING FOR THE SOUTHWEST VALLEY COMMUNITY PLANS UPDATE

TO: Agencies, Organizations, and Interested Parties

Date: March 28, 2019

The City of Los Angeles Department of City Planning (DCP), as the Lead Agency under the California Environmental Quality Act (CEQA), will prepare an Environmental Impact Report (EIR) for the proposed Southwest Valley Community Plans Update Project or "Proposed Project". The City is requesting identification of environmental issues and information that you or your organization believes should be considered in the EIR. The Proposed Project would:

- 1) Amend the text of the following three Community Plans: (1) Canoga Park-Winnetka-Woodland Hills-West Hills Community Plan; (2) Encino-Tarzana Community Plan; and (3) Reseda-West Van Nuys Community Plan to revise the stated plan policies and objectives to reflect the Proposed Project;
- 2) Amend the General Plan Land Use Maps inclusive of changes in the community plan area boundaries for the following seven Community Plan Areas (CPA): (1) Reseda-West Van Nuys CPA; (2) Van Nuys-North Sherman Oaks CPA, (3) Mission Hills-Panorama City-North Hills CPA, (4) Northridge CPA, (5) Chatsworth-Porter Ranch CPA, (6) Canoga Park-Winnetka-Woodland Hills-West Hills CPA, and (7) Encino-Tarzana CPA;
- 3) Amend the City of Los Angeles Municipal Code (LAMC) to adopt new zoning regulations as part of the re:code LA program (New Zoning Code);
- 4) Amend the land use regulations of the Van Nuys Airport, as necessary;
- 5) Amend the Zoning Map to rezone select parcels in the Proposed Project area with new zoning classifications; and
- 6) Amend the General Plan Framework, Mobility Plan, and other Citywide General Plan Amendments, and other land use and zoning ordinances as necessary.

The Project description, location, and goals and objectives are set forth below, and the Project Study Area and Regional Setting are shown in **Figures 1** and **2**, respectively.

NOTICE OF PUBLIC SCOPING MEETING

Pursuant to California Public Resources Code Sections 21083.9, 21092.2, and California Code of Regulations, Title 14 ("CEQA Guidelines") Section 15082, the City, as the Lead Agency, will conduct three Scoping Meetings for the purpose of soliciting oral and written comments from interested parties requesting notice, responsible agencies, agencies with jurisdiction by law, trustee agencies, and involved federal agencies, including transportation agencies, as to the appropriate scope and content of the EIR. You are welcome to attend one or more of the scoping meetings and present environmental information that you believe should be considered in the EIR. The scoping meetings are scheduled as follows:

Date: Monday, April 8, 2019
Time: 6:00 PM to 8:00 PM
Place: de Toledo High School
22622 Vanowen Street
West Hills, CA 91037

Date: Thursday, April 11, 2019
Time: 6:00 PM to 8:00 PM
Place: Crespi Carmelite High
School
5031 Alonzo Avenue
Encino, CA 9131

Date: Tuesday, April 16, 2019
Time: 6:00 PM to 8:00 PM
Place: One Generation Senior
Enrichment Center
18255 Victory Boulevard
Reseda, CA 91335

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate. The meeting facility and its parking are wheelchair accessible. Sign language interpreters, assistive listening devices, or other auxiliary aides and/or services may be provided upon request. Other services, such as translation between English and other languages, may also be provided upon request. To ensure availability of services, please make your request no later than three working days (72 hours) prior to the meeting calling Erika Lam at 818.374.5046.

RESPONSIBLE AND TRUSTEE AGENCIES

The City requests your agency's views on the scope and content of the environmental information relevant to your agency's statutory responsibilities in connection with the Proposed Project, in accordance with the CEQA Guidelines, Section 15082(b). Your agency will need to use the EIR prepared by the City when considering any permits or other project approvals that your agency must issue. As such, your responses to this Notice of Preparation (NOP) at a minimum should identify: (1) The significant environmental issues and reasonable alternatives and mitigation measures that your agency will need to have explored in the EIR; and (2) Whether your agency will be a responsible or trustee agency for this project.

REVIEW AND RESPONSE PERIOD

Thursday, March 28, 2019 to Friday, May 3, 2019 by 5:00 p.m.

Pursuant to CEQA Guidelines, Section 15082(b), responses to this NOP must be provided during this response period.

PROJECT LOCATION

The Southwest Valley Community Plans Update is comprised of three community plan areas, plus the areas being added by the boundary changes discussed below: (1) the Canoga Park-Winnetka-Woodland Hills-West Hills Community Plan Area (CPA), (2) the Encino-Tarzana CPA, and (3) the Reseda-West Van Nuys CPA. These three community plan areas are geographically continuous, and comprise the southwest portion of the San Fernando Valley. The Project Location is outlined in **Figure 1 – Project Location**. The Project Location area is shown within a regional context in **Figure 2 – Regional Context**.

The current Canoga Park-Winnetka-Woodland Hills-West Hills CPA is approximately 17,906 acres and shares a common boundary along Corbin Avenue with the Reseda-West Van Nuys CPA and the Encino-Tarzana CPA. The current Encino-Tarzana CPA is approximately 13,007 acres and shares a common boundary along Oxnard Street with the Reseda-West Van Nuys CPA, which is approximately 7,765 acres. The current Southwest Valley Community Plans are bordered by Roscoe Boulevard to the north, Sepulveda Boulevard to the northeast, Interstate-405 to the east, the Santa Monica Mountains to the south, and Topanga Canyon Boulevard to the west. The southwestern border of the Southwest Valley Community Plans aligns with the city limits of Los Angeles, with the City of Calabasas and City of Hidden Hills to the southwest, and Simi Hills, Ventura County, and unincorporated Los Angeles County to the west. The Los Angeles communities of Chatsworth-Porter Ranch, Northridge, and Mission Hills-Panorama City-North Hills are located to the north, Van Nuys-North Sherman Oaks, Sherman Oaks-Studio City-Toluca Lake-Cahuenga Pass to the east, and Brentwood-Pacific Palisades Community Plan to the south. The Southwest Valley Community Plans area is approximately 61 square miles.

Proposed Boundary Changes

The Southwest Valley Community Plans Update proposes amending the existing physical boundaries of the Community Plans, as described below. These proposed amendments would extend the existing Southwest Valley Community Plans boundaries beyond those existing as described below. It is important to note these boundary changes are proposed and may have some adjustments during the plan approval process. The EIR intends to analyze the boundary changes substantially the same as described below that meet the intent of the boundary changes to potentially align Community Plan boundaries with significant and distinguishable land use patterns.

1. Proposed Boundary Change 1: The Encino-Tarzana Community Plan and the Reseda-West Van Nuys Community Plan share an east to west boundary that follows Oxnard Street and the Metro Orange Line Busway, which serves as the northern boundary for the existing Encino-Tarzana Community Plan and the southern boundary for the existing Reseda-West Van Nuys Community Plan. The Proposed Project would study the impacts of a proposed boundary adjustment which would extend the northern boundary of the Encino-Tarzana Community Plan north to Victory Boulevard. This area is generally bounded by Victory Boulevard to the north, Balboa Boulevard to the east, Oxnard Street and the Metro Orange Line Busway to

the south, and Corbin Avenue to the west. The proposed amendment to the Encino-Tarzana Community Plan and the Reseda-West Van Nuys Community Plan would reallocate land from the Reseda-West Van Nuys Community Plan to the Encino-Tarzana Community Plan.

2. Proposed Boundary Change 2: The Reseda-West Van Nuys Community Plan and the Van Nuys–North Sherman Oaks Community Plan share a north to south boundary that follows Gloria Avenue and Valjean Avenue, which represents the eastern border of the existing Reseda-West Van Nuys Community Plan and the western border of the existing Van Nuys-North Sherman Oaks Community Plan. The Proposed Project would study the impacts of a proposed boundary change which would extend the Reseda-West Van Nuys Community Plan boundary east to Interstate-405 (I-405). This area is generally bounded by the Southern Pacific Railroad right-of-way to the north, I-405 to the east, Victory Boulevard to the south, and Gloria and Valjean Avenues to the west. An amendment to both Community Plan Maps would be proposed to reallocate land from the Van Nuys-North Sherman Oaks Community Plan to the Reseda-West Van Nuys Community Plan. This proposed boundary change would align the shared boundary with the Freeway right-of-way, as it is the most linear and physically dividing feature demarcating the two Community Plans.
3. Proposed Boundary Change 3: The Reseda-West Van Nuys Community Plan includes land, located east of the I-405. This area is generally bounded by Roscoe Boulevard the north, Sepulveda Boulevard to the east, the Southern Pacific Railroad right-of-way to the south, and the I-405 to the west. An amendment to the Reseda-West Van Nuys and Mission Hills-Panorama City-North Hills Community Plan Maps would be proposed to reallocate land from the Reseda-West Van Nuys Community Plan to the Mission Hills-Panorama City-North Hills Community Plan. The proposed boundary change would align the shared boundary with the Freeway right-of-way, since it is the most linear and physically dividing feature demarcating the two Community Plans.
4. Proposed Boundary Change 4: The Van Nuys Airport is located primarily within the Reseda-West Van Nuys Community Plan. However, there is land located within the Van Nuys Airport Master Plan boundary that extends outside the boundaries of the Reseda-West Van Nuys Community Plan, and into the Mission Hills-Panorama City-North Hills Community Plan. An amendment to the Mission Hills-Panorama City-North Hills Community Plan Map and the Reseda-West Van Nuys Community Plan Map would be proposed to reallocate land from the Mission Hills-Panorama City-North Hills Community Plan to the Reseda-West Van Nuys Community Plan. This area is generally bounded by Napa Street to the north, Gothic Avenue to the east, Roscoe Boulevard to the south, and Hayvenhurst Place to the west. This boundary adjustment is proposed as it would allow the entire portion of the Van Nuys Airport Master Plan Boundary to be located within the Reseda-West Van Nuys Community Plan.
5. Proposed Boundary Change 5: As discussed above, the Van Nuys Airport is located primarily within the Reseda-West Van Nuys Community Plan. There is land located within the Van Nuys Airport Master Plan boundary that extends outside the boundaries of the Reseda-West Van Nuys Community Plan, and into the Northridge Community Plan. An amendment to the Northridge Community Plan and the Reseda-West Van Nuys Community Plan would be proposed to reallocate land from the Northridge Community Plan to the Reseda-West Van Nuys Community Plan. This area is generally bounded by the Southern Pacific Railroad right-of-way to the north, Roscoe Boulevard to the east and south, and Balboa Place to the west. This boundary adjustment is proposed as it would allow the entire portion of the Van Nuys Airport Master Plan Boundary to be located within the Reseda West Van Nuys Community Plan.
6. Proposed Boundary Change 6: The Canoga Park-Winnetka-Woodland Hills-West Hills Community Plan shares an east to west boundary with the Chatsworth-Porter Ranch Community Plan, along Roscoe Boulevard. An amendment to both Community Plans would be proposed to reallocate land from the Chatsworth-Porter Ranch Community Plan to the Canoga Park-Winnetka-Woodland Hills-West Hills Community Plan. This proposed boundary adjustment would allow the Canoga Park-Winnetka-Woodland Hills-West Hills northern boundary to be generally extended north to the Chatsworth Reservoir (Nature Preserve). This boundary adjustment would be generally bounded by the southern boundary of the Chatsworth Reservoir (Nature Preserve) to the north, Topanga Canyon Boulevard to the east, Roscoe Boulevard to the south, and the Simi Hills to the west. This boundary change is proposed as it would align the shared boundary with the natural topography of the Chatsworth Reservoir (Nature Preserve).

PROJECT BACKGROUND

The Southwest Valley Community Plans comprise three of the city's 35 Community Plans, which comprise the Land Use Element of the General Plan. The Land Use Element is one of seven State-mandated elements of the General

Plan that also include noise, housing, open space, circulation (mobility), safety, and conservation. The Southwest Valley Community Plans are being updated consistent with the California Government Code Section 65302 which identifies the seven required elements of a General Plan.

The Southwest Valley Community Plans were last updated in the late 1990s. The Canoga Park-Winnetka-Woodland Hills-West Hills and Reseda-West Van Nuys Community Plans were last updated in 1999 and the Encino-Tarzana Community Plan was last updated in 1998. Since then, significant changes have occurred within the Southwest Valley Community Plans, including the opening of the Metro Orange Line Busway in 2005, which traverses the entire Southwest Valley, and the update to the Warner Center Specific Plan in 2013.

The planned New Zoning Code Update is a portion of the re:code LA program, a program to comprehensively rewrite the City of Los Angeles Zoning Code for the first time since the 1940s. In summary, the re:code LA program will overhaul the text of the Los Angeles Municipal Code (LAMC) to replace the City's existing Zoning Ordinance (Chapter 1 of the LAMC) with a new City zoning ordinance (New Zoning Ordinance). The Southwest Valley Community Plans would apply the new zoning regulations to land within the Project Area. The New Zoning Ordinance would include, among other provisions, new zone classifications. The New Zoning Ordinance and zone classifications are further described below.

It is expected that parts of the Zoning Code necessary to utilize the New Zoning Ordinance will have already been adopted by the time the Proposed Project is considered for adoption. These elements of the New Zoning Code include definitions, administrative rules, and development standards that are expected to be adopted before or simultaneously with the first ordinance to implement the New Zoning Ordinance zoning classifications. On the other hand, new zones (or zone module types, as further described below) are expected to be adopted at different times.

As such, the City expects to implement the necessary portions of the re:code LA program in the Project Area with a Zoning Code Update, which would involve the creation of new commercial, industrial, and single- and multi-family residential zones as necessary to implement the Project objectives. The Zoning Code Update would include: (1) new zone classifications (or zone module types for zone classifications) for the Project Area; and (2) if not previously adopted at the time of Project approval, those elements of the New Zoning Ordinance that are required to utilize the new zones, such as definitions and development standards, including standards that may be utilized citywide.

PROJECT DESCRIPTION

The Proposed Project is an update of the Southwest Valley Community Plans, which includes the Canoga Park-Winnetka-Woodland Hills-West Hills Community Plan, the Encino-Tarzana Community Plan, and the Reseda-West Van Nuys Community Plan (collectively, the Proposed Plans). The Proposed Project also includes the proposed community plan boundary changes described above, and the adoption of necessary updates to land use designation, zoning, plan text, and other ordinances to implement those updates. The Proposed Plans direct future growth to already urbanized and transit-oriented areas of each Plan Area. The proposed changes largely follow the current pattern of land use development reflecting City policies to direct growth where it can be supported by existing transportation infrastructure. The Proposed Plans promote a balance of housing units and jobs near transit where different types of land uses (e.g., commercial and residential) can be provided to reduce the length and number of vehicle trips.

The Proposed Plans would include changes to land use designations, as well as zone changes to accomplish the following goals, in addition to those identified above:

- Maintain existing stable single- and multi-family residential uses and add new zoning regulations to add design standards for appropriate neighborhood massing;
- Retain existing neighborhood serving commercial uses and create zoning regulations for improved street frontage and pedestrian oriented design standards;
- Retain light industrial districts to prioritize jobs-producing uses and add new zoning regulations for improved transitions between residential and industrial uses;
- Add new zoning regulations for improved river access and standards for building form and orientation.

The Proposed Plans' policies complement the proposed zoning and land use designations as they would encourage the preservation of existing stable single-family neighborhoods, strengthen existing neighborhood serving commercial areas, and retain job-producing land uses. The underlying purpose of the Proposed Plan, and all of the City's community

plan updates, is to accommodate the City's anticipated growth consistent with the policies of the Framework Element of the General Plan and the policies and goals of SB 375 and SCAG's Sustainable Communities Strategy.

Zoning Code Update

As discussed above, the Proposed Project would include a Zoning Code Update, which refers to amendments to the LAMC required to implement the Project objectives and re:code LA in the Project Area.

The new re:code LA zoning system will be a modular one, in which use and form are regulated separately. Zoning classifications require the bundling of several designations to make a zone. These designations are intended to regulate the following elements and may include the following modules: Form District, Frontage, Development Standards, Use District, and Density. Proposed modules are described as follows:

- The *Form District* module governs the shape and size of buildings by regulating lot size and site coverage, building placement, bulk, and mass;
- The *Frontage* module governs how a site or building interacts with and relates to the street or right of way by regulating ground floor story height, and the amount of transparency (such as windows) required, pedestrian entry requirements and spacing, and allowable building elements (such as canopies);
- The *Development Standards* module is comprised of regulations meant to enhance the existing or establish new development patterns of an area where applied. Such Development Standards regulations could include grading quantities, landscaping, and potentially new minimum parking requirements;
- The *Use District* module establishes which uses and activities are allowed. Each use will have a corresponding definition and any relevant standards, either maintained from the current Zoning Code or newly established standards; and
- The *Density* module, which is an optional module, specifies the maximum allowable density of residential units, based on the square footage of lot area required for each individual unit. If this module is not included within a site's zone, the maximum number of units is not limited by the size of the lot.

To implement the Proposed Project, and similar projects throughout the city, certain Form District, Frontage, Development Standards, Use District, and Density module types are proposed to be added to the LAMC. New zones using the above described modules would be developed for the purpose of rezoning property in the Project Area and incorporated into the LAMC. As the system is modular, it is anticipated that some of the Form District, Frontage, Development Standards, Use District, and Density module types developed for the Zoning Code Update for the Proposed Project, which will be added to the City's Zoning Code, may be used in other parts of the City in various combinations in the future as community plans are updated and properties rezoned.

ISSUES TO BE ADDRESSED IN THE EIR

Based on the project description and the Lead Agency's understanding of the environmental issues associated with the Proposed Plans, it is anticipated that implementation of the Proposed Plans have the potential to result in significant environmental effects associated with some or all of the following topics, which will be analyzed in detail in the EIR:

- Aesthetics
- Agriculture and Forestry Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Tribal Cultural Resources
- Energy
- Geology and Soils
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Mineral Resources
- Noise
- Population and Housing
- Public Services and Recreation
- Transportation/Circulation
- Wildfire
- Utilities, and Service Systems

The EIR will analyze the reasonably foreseeable indirect physical changes to the environment in the above topic areas caused by the Proposed Project. Pursuant to CEQA Guidelines Section 15060(d), no initial study was prepared.

To the extent that the New Zoning Code Update includes zoning module types or citywide standards and regulations that may in the future be used in other parts of the City, indirect impacts to the environment from those provisions will be analyzed. However, such impacts are expected to be speculative. This is due to both the modularity of the system (zone module types can be combined to make many different zones) and the fact that none of the components of the new zoning will be available for use on a property until a future community plan update or other planning process, such as a site-specific General Plan Amendment and zone change, has introduced the new zones to an area. Additionally, as stated above, additional zoning classifications (i.e. module types) may be created in the future through the re:code LA program to meet the needs of other parts of the City. Any application of any part of the Zoning Code Update outside of the Project Area would require legislative action, including, a Community Plan amendment and rezoning, and new environmental analysis.

Alternatives to be analyzed in the EIR are to be defined and analyzed consistent with the requirements of CEQA Guidelines, Section 15126.6. The specific alternatives to be evaluated in the EIR may include, but are not limited to, the "No Project" Alternative, as required by CEQA and alternative land use configurations.

DOCUMENT AVAILABILITY

The Notice of Preparation can be viewed on the Southwest Valley Community Plans program website at www.swvalleyplans.org. It can also be viewed on the City of Los Angeles Department of City Planning website at www.planning.lacity.org. To locate a copy of the Notice of Preparation online, click on Environmental Review on the left site of the Department of City Planning website and then click on the Notice of Preparation & Public Scoping Meetings link. The Notice of Preparation will also be available at the Marvin Braude Building Development Services Center at 6262 Van Nuys Blvd., Room 351, Van Nuys, CA 91401.

SUBMITTAL OF WRITTEN COMMENT

The Lead Agency solicits comments regarding the scope, content and specificity of the EIR from all interested parties requesting notice, responsible agencies, agencies with jurisdiction by law, trustee agencies, and involved agencies. Please send written/typed comments (including a name, telephone number, and contact information) to the following:

City of Los Angeles, Department of City Planning
Attn: Erika Lam, City Planning Associate
Case Number: CPC-2019-1741-CPU; CPC-2019-1742-CPU; CPC-2019-1745-CPU; ENV-2019-1743-EIR
6262 Van Nuys Boulevard, Room 351
Van Nuys, CA 91401

Phone: (818) 374-5046
Fax: (818) 374-5070
Email: erika.lam@lacity.org

In accordance with CEQA Section 15082, this Notice of Preparation is being circulated for a 30-day comment period. The City of Los Angeles requests that written comments be provided at the earliest possible date, but no later than 5:00 p.m. on Friday, May 3, 2019.

For more information about the Southwest Valley Community Plans Update, please visit www.swvalleyplans.org/ and for more details about re:code LA, please visit <https://recode.la/>.

ALL INTERESTED PARTIES ARE INVITED TO ATTEND THE PUBLIC SCOPING MEETING TO ASSIST IN IDENTIFYING ISSUES TO BE ADDRESSED IN THE EIR. ATTENDEES WILL HAVE AN OPPORTUNITY TO PROVIDE INPUT TO THE CONSULTANTS PREPARING THE EIR.

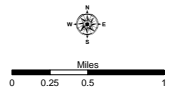
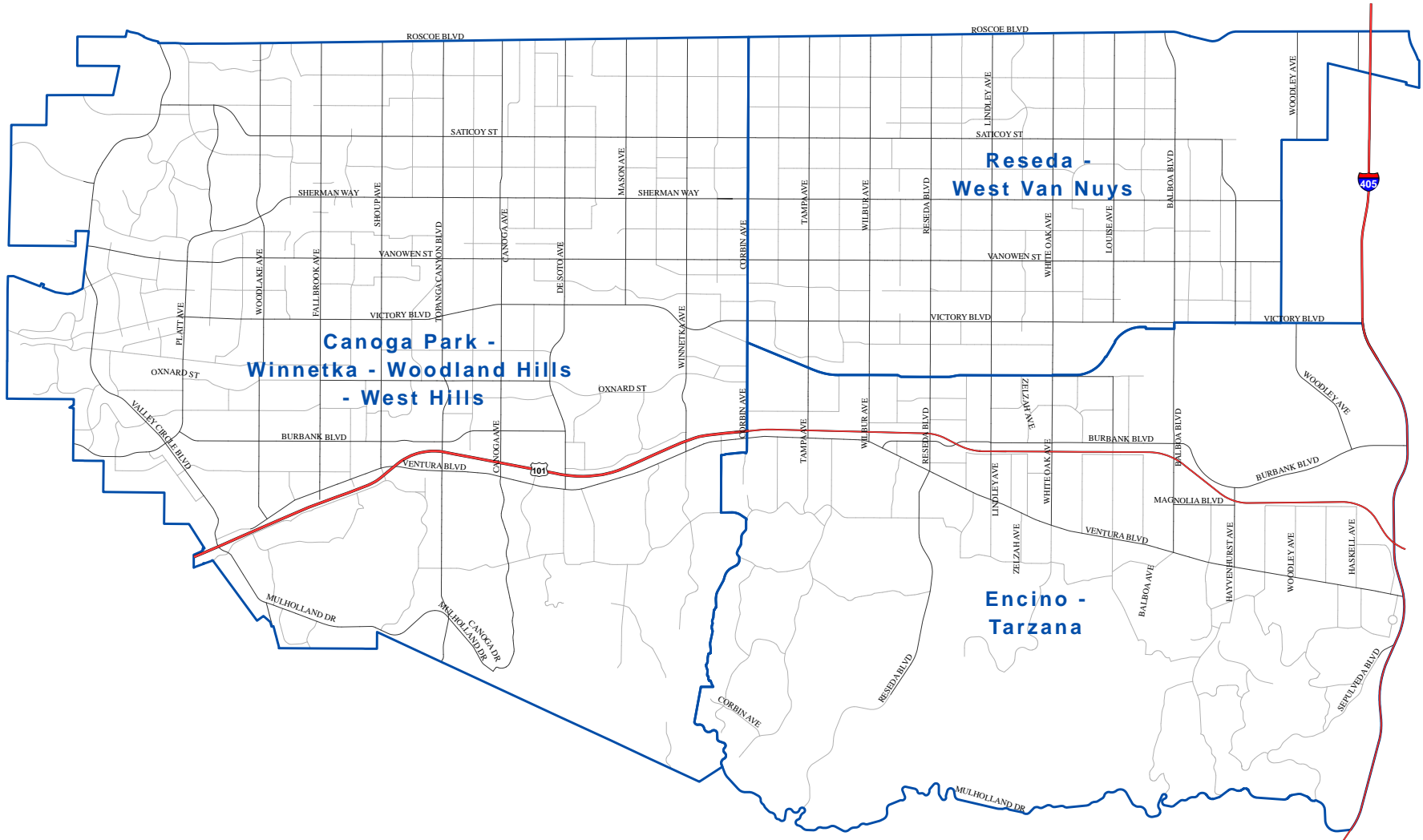


Claudia Rodriguez, City Planner
City of Los Angeles Department of City Planning

Attachments:
Figure 1: Los Angeles Community Plans Map
Figure 2: Regional Context

SOUTHWEST VALLEY COMMUNITY PLANS UPDATE

FIGURE 1: PROJECT LOCATION



Disclaimer:
The City of Los Angeles neither warrants nor makes any representation, either in substance or implied, for the accuracy, completeness, or timeliness of the information contained in this document. The City of Los Angeles is not responsible for any errors or omissions in this document. The City of Los Angeles is not responsible for any damages, including consequential damages, arising from the use of this document. The City of Los Angeles is not responsible for any damages, including consequential damages, arising from the use of this document.

Note: The proposed project also includes proposed boundary changes.
Please refer to the NOP for the descriptions of the proposed boundary changes.



PROPOSED CONCEPT MAP

CANOGA PARK-WINNETKA-WOODLAND HILLS-WEST HILLS



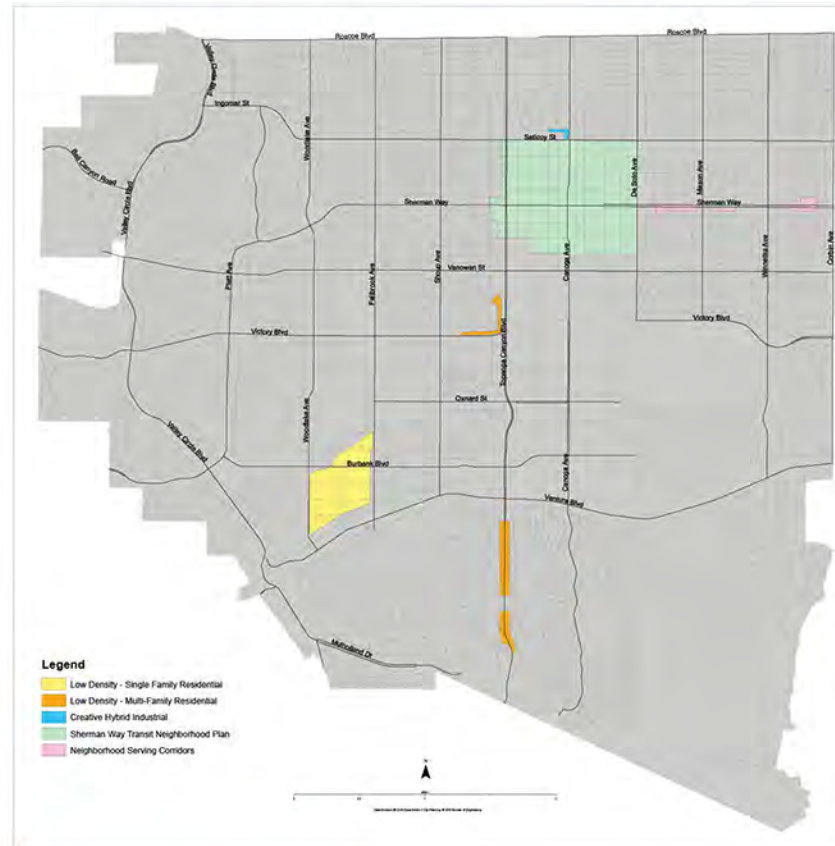
Low Density – Single Family Residential

- Provide further protections from any land divisions that result into smaller parcels (i.e. flag lot subdivisions) to preserve the rural neighborhood character.
- Change Land Use to achieve the protection of larger lots.
- From Low II to Very Low II Residential



Low Density – Multi-Family Residential

- Limit scale to promote compatibility with adjacent single-family uses.
- Promote low scale multi-family residential adjacent to commercial uses.
- Typical building types may include duplexes, small lot subdivisions and two unit detached or attached residential units.
- Low Multi-Family Residential I land use designation proposed.



Sherman Way Transit Neighborhood Plan

- Make Sherman Way more walkable and cohesive between east and west sides by implementing pedestrian friendly design and site planning regulations.
- Preserve jobs in industrial areas while allowing opportunities to accommodate new emerging industries by maintaining current intensity and promote new creative uses to encourage an innovative district.
- Foster connection to Warner Center and the Los Angeles River by promoting active, pedestrian-friendly design along Owensmouth Avenue, Canoga Ave, and Topanga Canyon, aligning land use designation and zoning with existing commercial uses on corridors.
- Enhance and increase opportunity for multi-family residential by providing incentives for affordable housing near transit hubs.
- Promote walkability and expand housing options by introducing low density multi-family housing, such as duplexes, townhomes, and small lot subdivision housing types along the Los Angeles River and key corridors such as De Soto Avenue and Salcoy Street to promote a diverse housing stock in close proximity to the Sherman Way transit hub and the Warner Regional Center.

Creative Hybrid Industrial

- Promote innovative industrial uses that encourages a mix of clean tech and creative industries.
- Encourage an industrial land use that creates both employment and living opportunities adjacent to a Transit Neighborhood Plan (TNP).
- Typical building types include light industrial, creative office space, incubators with a mix of residential living opportunities.
- Existing Limited Industrial to Hybrid Industrial



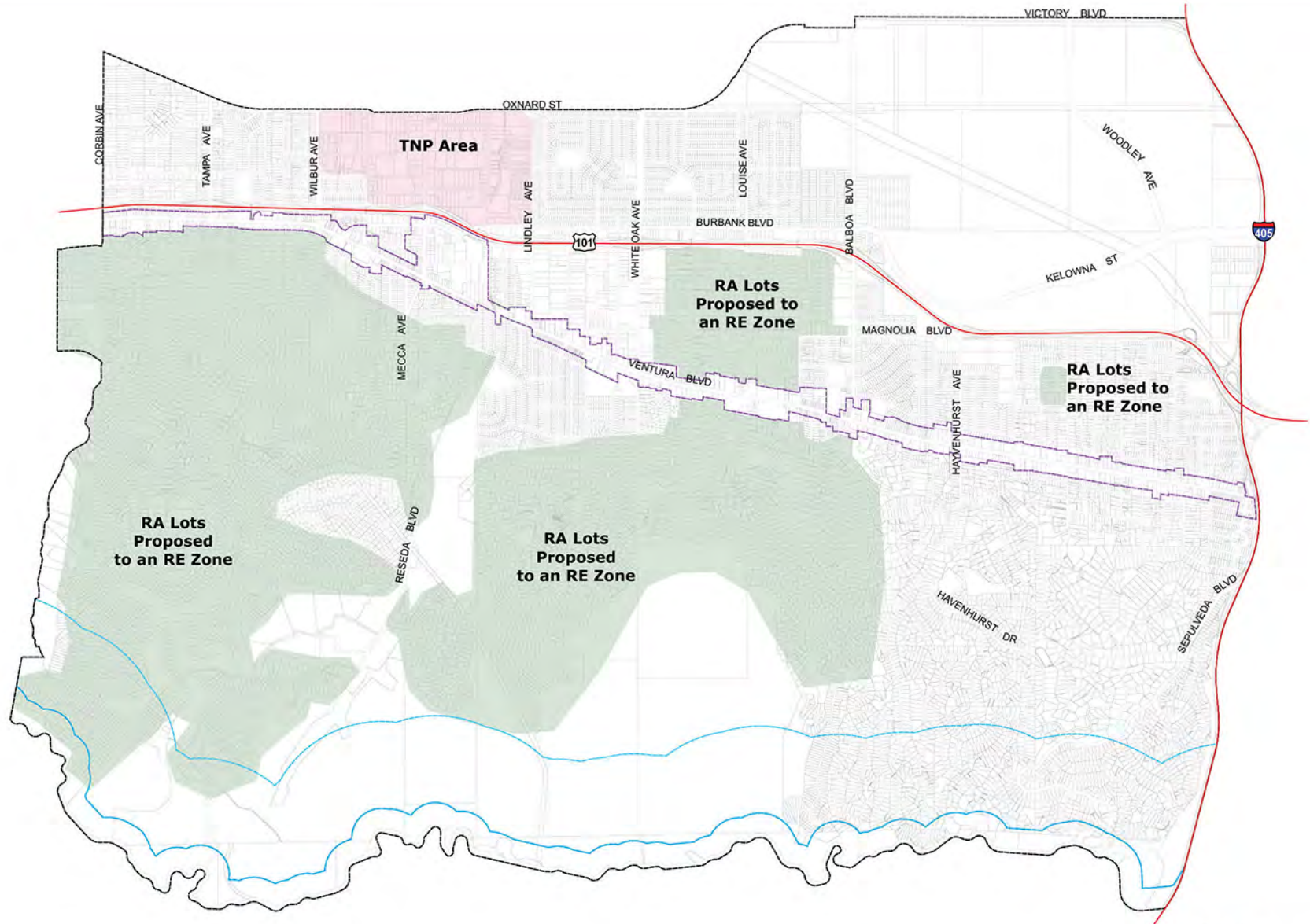
Neighborhood Corridors

- Create low scale multi-family residential to allow a natural transition between lots facing a Major Boulevard from existing single family residential.
- Typical building types include apartments, small lots, or condominium style residential structures with below grade or at grade parking.
- Low Medium II land use designation proposed.



CONCEPTS MAP

ENCINO – TARZANA COMMUNITY PLAN



Concept		Specific Plan Area	
■	RA Lots Proposed to an RE Zone	■	Multiband Scenic Parkway (Inner Corridor)
■	Tripod Neighborhood Plan Area (TNP)	■	Multiband Scenic Parkway (Outer Corridor)
■		■	Ventura / Culveridge Boulevard Corridor



OPEN SPACE AND PUBLIC FACILITIES

ENCINO – TARZANA COMMUNITY PLAN



Maximize Open Space and Optimize Public Realm



Find opportunities for the development of new publicly accessible open space



Encourage the development of non-traditional open spaces



Treat the streets as Encino-Tarzana's living room



Support the creation of sustainable public realm improvements



Require infrastructure for new development



Create a network of green pedestrian alleys



Pursue design guidelines and regulation and use restriction to support special places



Encourage a variety of building frontages that support the community's residential neighborhoods

The Encino-Tarzana community has a wide range of public facilities and parks, including regional, community, and neighborhood parks which are accessible and a benefit to all. Streets, plazas, and alleys provide a high quality and usable public realm, and contribute to a livable, healthy, and sustainable community. The range of places, each with a unique character, building orientation, and block pattern is protected and supported as Encino and Tarzana continues to evolve.

Encino-Tarzana Open Space Profile Infographic

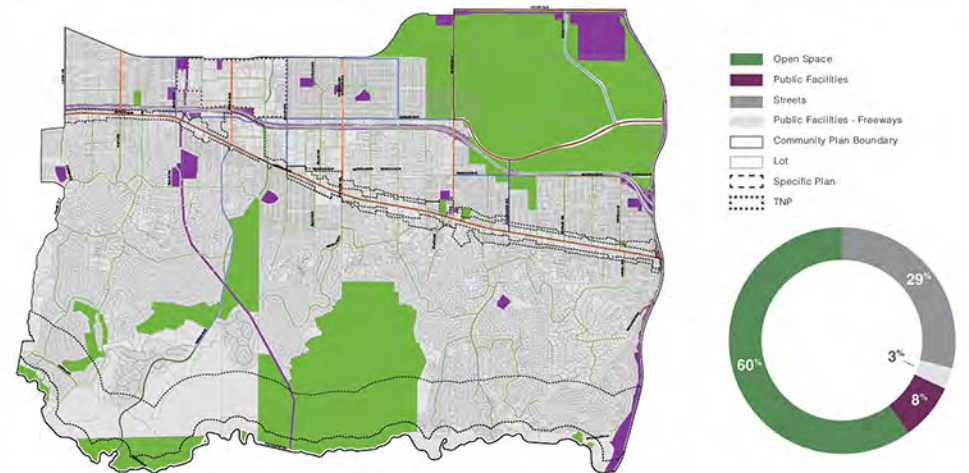


PARK LEVEL OF SERVICE FOR RESIDENTS



GREATER THAN 10 ACRES PER 1,000 RESIDENTS

Generalized Land Use Map for Open Spaces and Public Facilities



This is an information map provided for reference purposes only. It is not adopted as a part of the Community Plan.

EXISTING OPEN SPACE & PUBLIC REALM PROFILE

<p>LA RIVER</p> <p>The Los Angeles River Revitalization Corporation is a nonprofit whose mission is to ensure the 51-mile long Los Angeles River integrates people and infrastructure to bring people, nature and nature together and to draw significant social and economic benefits for the region as a whole.</p>	<p>SEPULVEDA BASIN</p> <p>Sepulveda Basin Recreation Area with its diverse multi-recreational uses, is located in the San Fernando Valley near the intersection of the 101 and 405 freeways. The 2,000-acre Sepulveda Basin Recreation Area is a flood control basin featuring parks, sports fields, an archery range, golf courses, playgrounds, a walking trail, public fishing pier, tennis courts, a Japanese garden, a dog park, a picnic shelter, picnic area, and for only required amount of the Los Angeles River.</p>	<p>PRIVATE GOLF COURSES</p> <p>Two private golf courses, Bunker and El Caballero Country Clubs, located south of Ventura Boulevard are where members meet and friends spend precious time together, while enjoying a world-class golf and country club experience in a serene environment complemented by superb dining, outstanding amenities, and family, personalized service delivered in a relaxed and refined setting.</p>	<p>SANTA MONICA MOUNTAIN CONSERVANCY</p> <p>Santa Monica Mountain Conservancy was established by Ventura Boulevard to preserve and enhance the natural resources of parkland in both wilderness and urban settings.</p>	<p>MULHOLLAND SCENIC PARKWAY</p> <p>The Mulholland Scenic Parkway area south of Ventura Boulevard has been established to ensure maximum preservation and enhancement of the parkway's outstanding and unique scenic features and resources, and that design and placement of buildings and other improvement projects, complement and/or enhance views.</p>	<p>VENTURA/CAHUENGA BL</p> <p>Ventura/Cahuenga Boulevard Corridor Specific Plan provides compatible and harmonious relationships between commercial and residential areas when adjacent to each other.</p>
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PROPOSED ZONING FOR EXISTING RA ZONED LOTS

ENCINO – TARZANA COMMUNITY PLAN

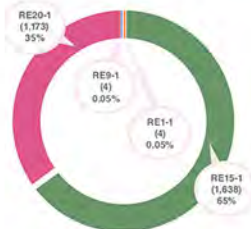


PROPOSED ZONING FOR EXISTING RA LOTS

At the 2017 Encino-Tarzana workshops, residents requested rezoning of existing RA zoned lots to an RE zone.

Summary of Proposed zones for Existing RA zoned lots

Current Zone	Proposed Zone	Proposed Impacted Lots	Acres of Proposed Impacted Lots
RA-T	RE9-1	16	4
	RE11-1	9	4
	RE15-1	4,014	1,636
	RE20-1	2,191	1,173
Total		5,896	2,699



This is an information map provided for reference purposes only. It is not adopted as a part of the community plan.

HOW TO CALCULATE RESIDENTIAL FLOOR AREA (RFA) ON FLATLAND?

Baseline Mansionization Ordinance Maximum RFA

Zone	Minimum Lot Size	FAR (Floor Area Ratio)
RE9	9,000 sq ft	0.4
RE11	11,000 sq ft	0.4
RE15	15,000 sq ft	0.35
RE20	20,000 sq ft	0.35
RA	17,500 sq ft	0.25

Calculations: Lot size X FAR = RFA

Example: Lot Size	17,966 sq ft
RFA with a RA zone	17,966 X 0.25 = 4,492 sq ft
RFA with a RE15 zone	17,966 X 0.35 = 6,295 sq ft

HOW TO CALCULATE RESIDENTIAL FLOOR AREA (RFA) ON A HILLSIDE?

Current methods allowed by the Baseline Hillside Ordinance to calculate how much a resident can build on their property. The two methods currently exist in the adopted BHO.

METHOD 1: GUARANTEED MINIMUM RFA

The maximum RFA for all buildings and accessory buildings on any lot may be at least the percentage of the lot size as outlined in the table or 800 square feet, whichever is greater.

Baseline Hillside Ordinance Guaranteed Minimum RFA

Zone	Minimum Lot Size	Percentage of Lot Size
RE9	9,000	
RE11	11,000	20%
RE15	15,000	18%
RE20	20,000	18%
RA	17,500	13%

Calculation: Lot size X Percentage of Lot Size = RFA

Example: Lot Size	13,056 sq ft
RA zone	13,056 X 0.13 = 1,697 sq ft
RE15 zone	13,056 X 0.18 = 2,350 sq ft

METHOD 2: SLOPE ANALYSIS

The maximum RFA for all development on a property is calculated using a formula that factors in the zone, size, and topography of the lot.

As part of an application for a permit to the Department of Building and Safety, or for a Discretionary Approval, the applicant shall submit a Slope Analysis Map based on a survey of the natural/existing topography, prepared, stamped and signed by a registered civil engineer or licensed land surveyor, to verify the total area (in square feet) of the portions of a property within each Slope Band, if an applicant chose not to use the Guaranteed Minimum RFA.

Baseline Hillside Ordinance: Maximum RFA (Amended by Ordinance No. 184,802, Effective 3/17/17.)

The maximum RFA contained in all Buildings and Accessory Buildings shall not exceed the sum of the square footage of each Slope Band multiplied by the corresponding Residential Floor Area Ratio (RFAR) for the zone of the Lot, as outlined in Table 12.21 C.10-2a and Table 12.21 C.10-2b. This formula can be found in Table 12.21 C.10-2c, where "A" is the area of the Lot within each Slope Band, "RFAR" is the RFA of the corresponding Slope Band, and "RFA" is the sum of the RFA of each slope Band.

*Table 12.21 C.10-2b applies to R1-Hybrid zones. The Encino-Tarzana Community Plan does not have R1 zones in hillside areas.

HILLSIDE AREA MAXIMUM RFA FORMULA



Slope Bands (%)	Lot Area within each Slope Band (sq-ft) From Survey/contour map	FAR For Zone RA	RFA
0 - 14.99	10,019	0.25	3,507
15 - 29.99	366	0.2	110
30 - 44.99	1,991	0.15	498
45 - 59.99	62	0.1	12
60 - 99.99	617	0.05	97
100 +	-	0	-
Maximum RFA			2,914

Slope Bands (%)	Lot Area within each Slope Band (sq-ft) From Survey/contour map	FAR For Zone RE15	RFA
0 - 14.99	10,019	0.35	3,507
15 - 29.99	366	0.3	110
30 - 44.99	1,991	0.25	498
45 - 59.99	62	0.2	12
60 - 99.99	617	0.15	97
100 +	-	0	-
Maximum RFA			4,224

Sum of square footage of each Slope Band X Corresponding RFAR of ea. slope = Residential RFA

Example: Lot Size	13,056
RFA with a RA zone	2,914
RFA with a RE15 zone	4,224