



# Southwest Valley Community Plans

## Canoga Park - Winnetka - Woodland Hills - West Hills

### Program Overview

Spring 2024

*ADMINISTRATIVE DRAFT FOR DISCUSSION*

LOS ANGELES  
CITY PLANNING

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# Agenda

## **Part One: Brief Overview**

1. Project Overview

## **Part Two: Land Use and Zoning Proposals**

1. Community Center
2. Neighborhood Center
3. Low Neighborhood Residential
4. Low Medium Residential

## **Part Three: Questions**

# Outreach Summary

**65+ Events:** Concept Workshops, Community Meetings and Events, Roundtable Discussions both hosted by SWV team and other organizations.

## 2017

- SWV Community Plans Kickoff
- Valley Alliance of Neighborhood Councils (VANC)
- Community Plan Workshops
- Valley Industry & Commerce Association (VICA) Outreach
- Outreach at Public Events
- VICA Land Use Committee

## 2018

- Roundtable Discussions
- Neighborhood Council Land Use Committee Roadshow
- Concept Workshops

## 2019

- Environmental Impact Report Scoping Meetings

## 2020

- Proposed General Plan Land Use Designations Webinar Series

## 2022

- Revised General Plan Land Use Designation & Ventura Blvd Webinar Series

## 2024

- Released Draft Zoning Map, revised General Plan Land Use Designation Map, and draft Plan Text
- Meet with Neighborhood Councils
- Attend community outreach events

# Guiding Principles



Create complete neighborhoods



Promote new passive and recreational open spaces



Increase the variety of housing options and affordability



Foster climate resilience and sustainability



Create a network of safe and accessible streets



Promote stewardship of natural ecosystems



Support a range of economic opportunities



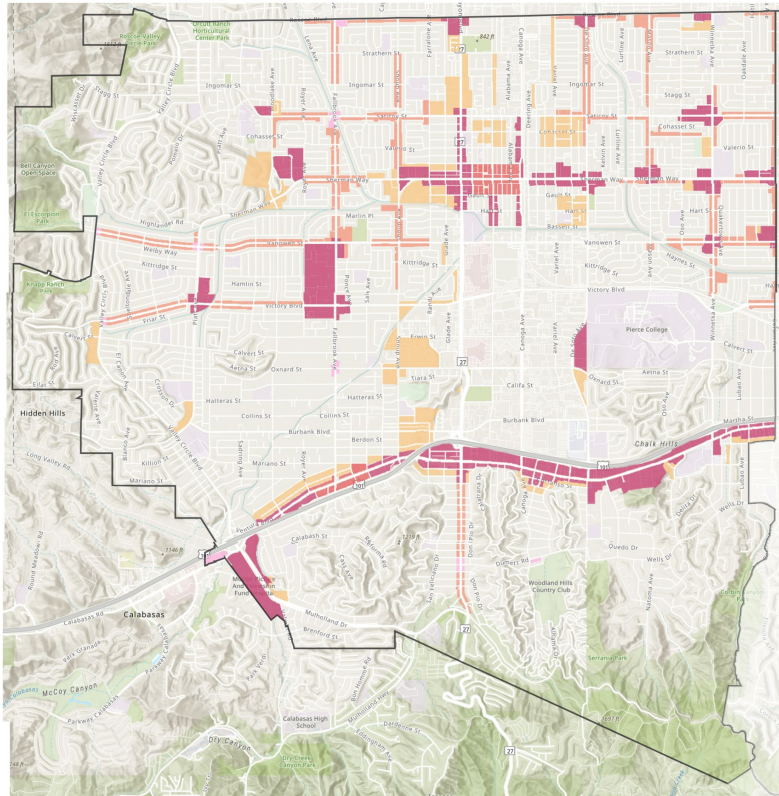
Elevate design expectations








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# Proposals

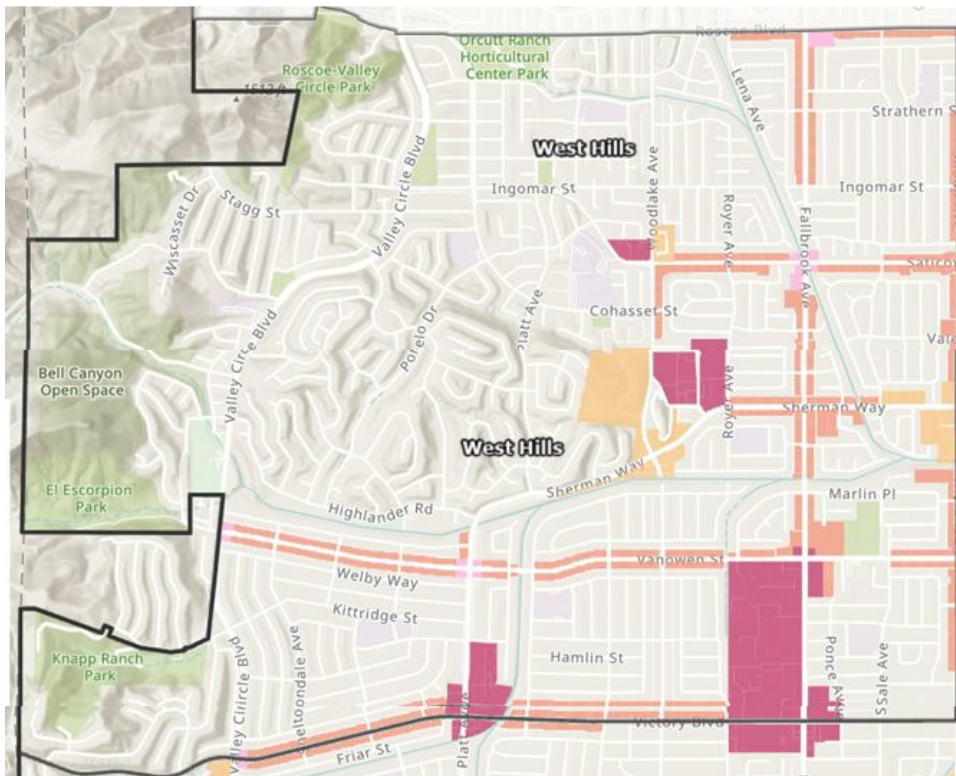
An aerial photograph of a densely populated city, likely Los Angeles, showing a mix of residential and commercial buildings. The city is set against a backdrop of rolling hills and mountains under a clear sky. The image has a color gradient overlay, transitioning from a warm orange on the left to a cool blue on the right.





# Proposed Change Areas in Community Plan Area



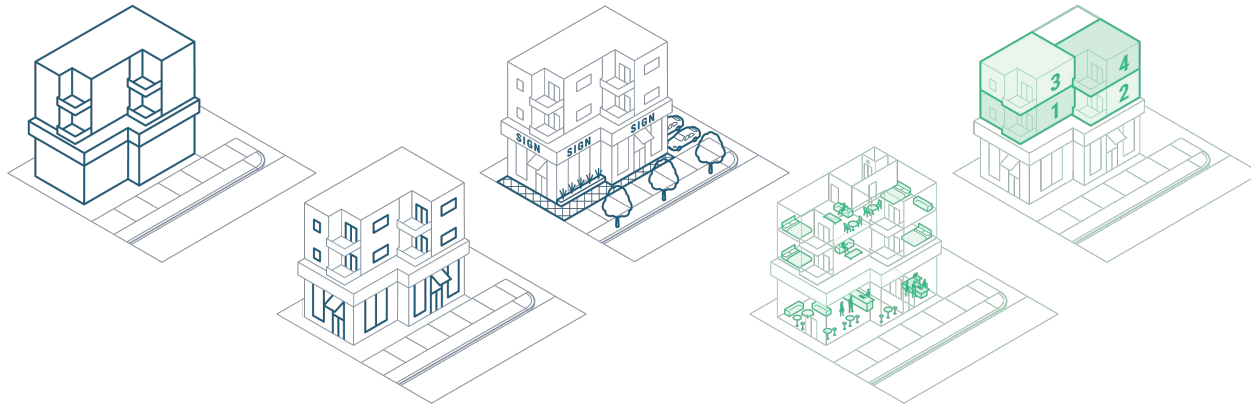
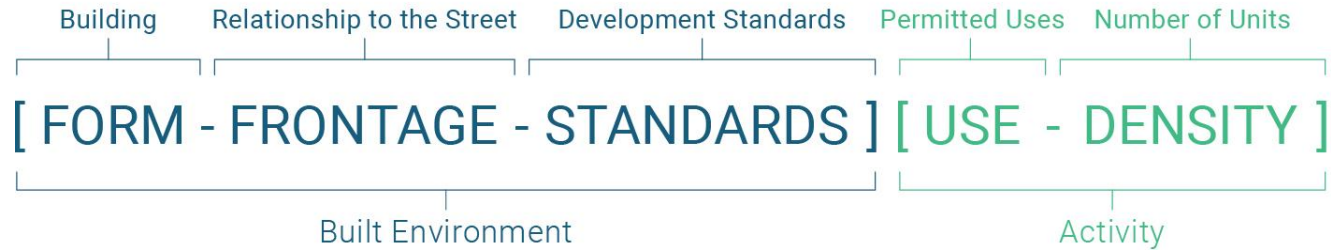
Proposed Land Use	Location
 <p>Community Center</p>	<p>Commercial Corners Ventura Blvd</p>
 <p>Neighborhood Center</p>	<p>Commercial Corners</p>
 <p>Villages</p>	<p>Downtown Canoga Reimagine Ventura</p>
 <p>Medium Neighborhood Residential</p>	<p>Near the G (Orange) Line Station</p>
 <p>Medium Residential</p>	<p>Near the G (Orange) Line Station and near Warner Center</p>
 <p>Low Neighborhood</p>	<p>Corridors</p>
 <p>Low Medium Residential</p>	<p>Transition from commercial or MF to low density</p>

# Proposed Change Areas



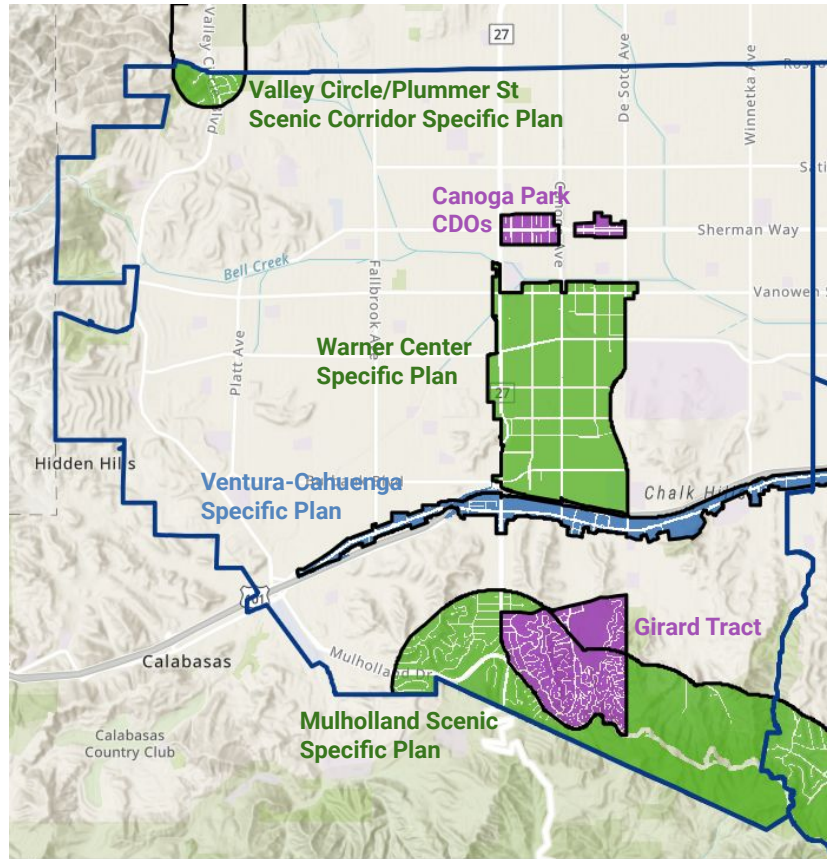
Proposed Land Use	Location
 Community Center	Commercial Corners
 Neighborhood Center	Small Commercial Corners
 Low Neighborhood	Residential Corridors
 Low Medium Residential	Existing RD Zones

# New Zoning String





# Specific Plans & Community Design Overlays



## Overlays Remaining in place:

- Mulholland Scenic Parkway SP
- Warner Center SP
- Valley Circle/Plummer St Scenic Corridor SP

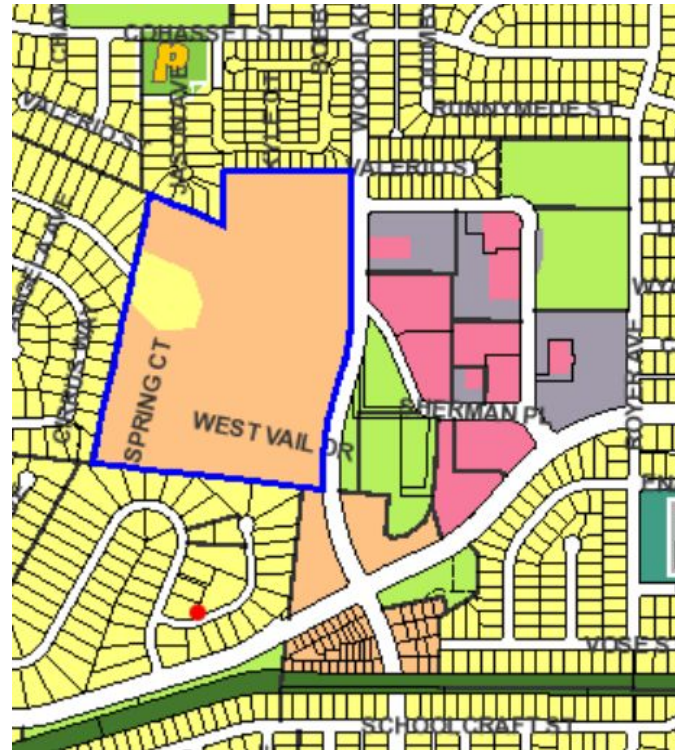
## Codifying overlays into base Zoning (with minor changes):

- Girard Tract Specific Plan
- Canoga Park Commercial Corridor Community Design Overlay
- Canoga Park Community Design Overlay

## Changes to overlays:

- Updating Ventura Blvd Specific Plan

# Dual Land Use Designations and Zoning



- RE11
- RD6
- CR
- P

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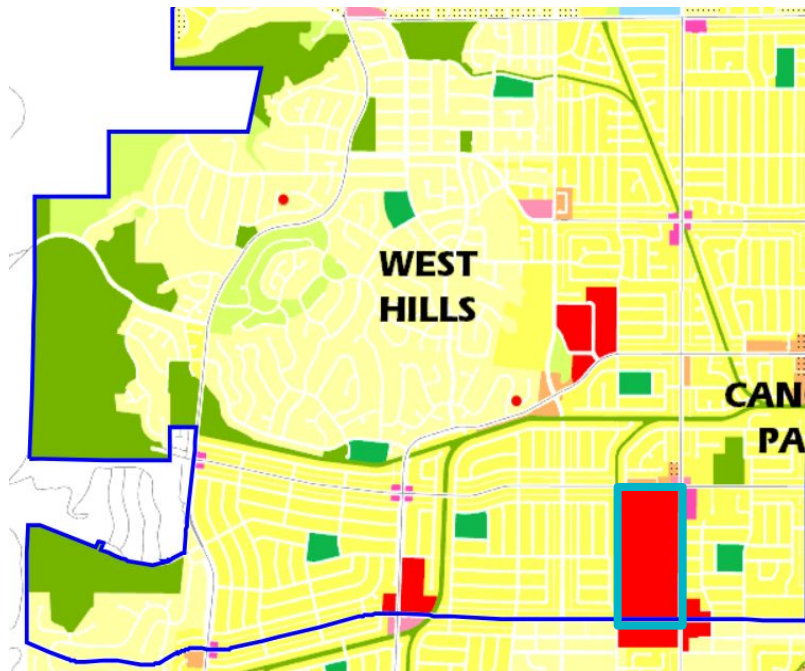
# Land Use Proposals for West Hills

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# Community Center Land Use

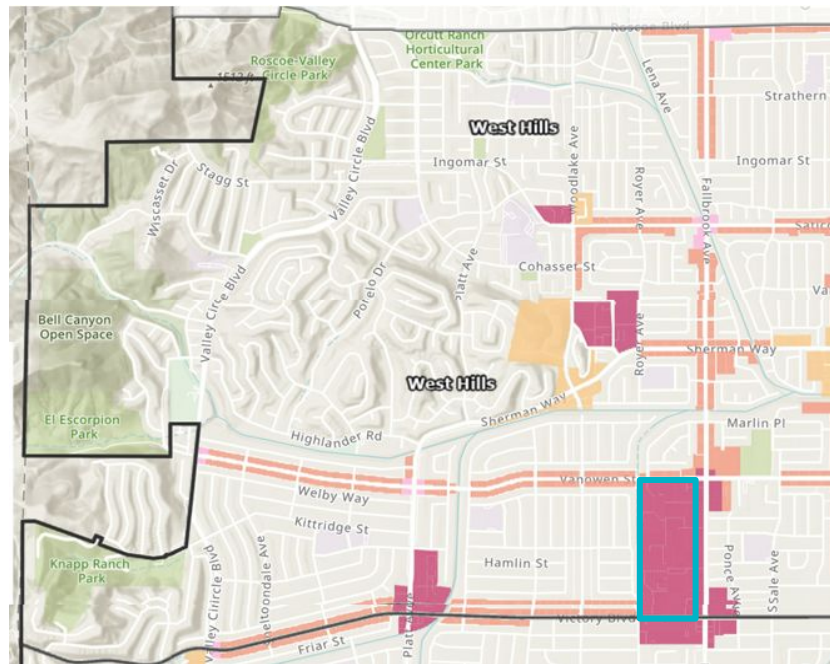
An aerial photograph of a densely populated urban area, likely a city like Los Angeles, showing a mix of multi-story apartment buildings and residential structures. The buildings are mostly light-colored with flat roofs. In the background, a range of mountains is visible under a clear sky. The image has a warm, orange-tinted overlay on the left side, which fades into a cooler, blue-tinted overlay on the right side.

# Proposed Community Center



Existing Land Use and Zoning Conditions:

- Community Commercial
- Zone: C zones
- FAR: 1.5
- Height: 45'



Proposed:

- Community Center
- FAR: Base 1.5:1 / Bonus: 5:1
- Height: Base 3 Stories / Bonus 8 stories
- Transitional Height Required

# Street-Level Views of Development Patterns

## Existing Development Patterns:

Outdoor Mall

Big box stores



Fallbrook Mall ( view from Fallbrook Ave)



Fallbrook Mall (view from Victory Boulevard)

# Proposed Zoning for Community Center



## Policy Intent:

Allow for development that provides housing near transit and essential services to help create complete neighborhoods, add housing opportunities in high resource areas, and allow a variety of uses that meet the needs of the surrounding residential neighborhoods.

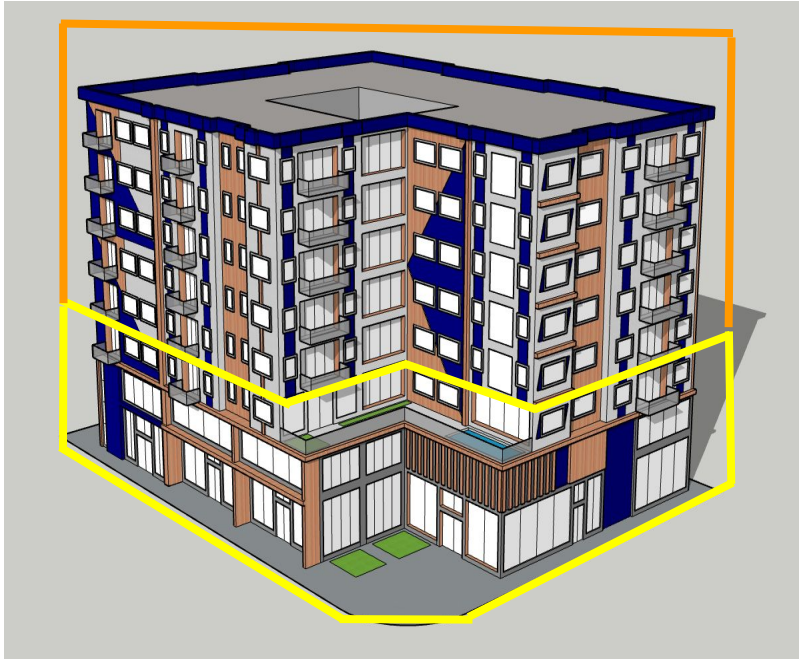
## Strategies:

- Allow flexibility to accommodate a variety of uses, including existing uses.
- Create a safe and inviting environment for pedestrians by requiring active uses on the ground floor, direct access to the buildings from the street, minimize the number of driveways, and prohibit new drive throughs.

	<b>FAR</b>	<b>Stories</b>
Base	1.5:1	3 stories
Bonus	5:1	8 stories

<b>Base Density</b>
400

# Community Benefits Program



**Bonus FAR**  
Includes  
Affordable  
Housing  
set-aside

**Base FAR**  
By-Right  
Development

## Residential Projects

- Eligibility: a project with 5 or more dwelling units
- In order to access the Bonus FAR & Height, a development project must include the minimum percent of on-site restricted affordable housing units

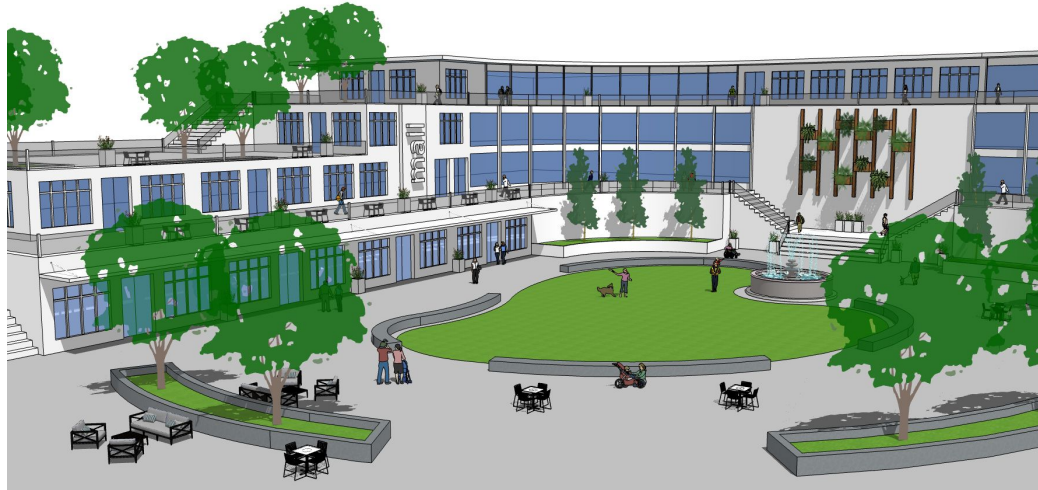
Example of a Residential Project utilizing the draft community benefits program



# Community Benefits Program

## Non-Residential Projects

- Eligibility: a project that does not include dwelling units
- In order to access the Bonus FAR & Height, a development project must include one or two of the following example benefits: publicly accessible open space, day care facility, small scale tenant spaces, full-service grocery store, or off-site affordable housing



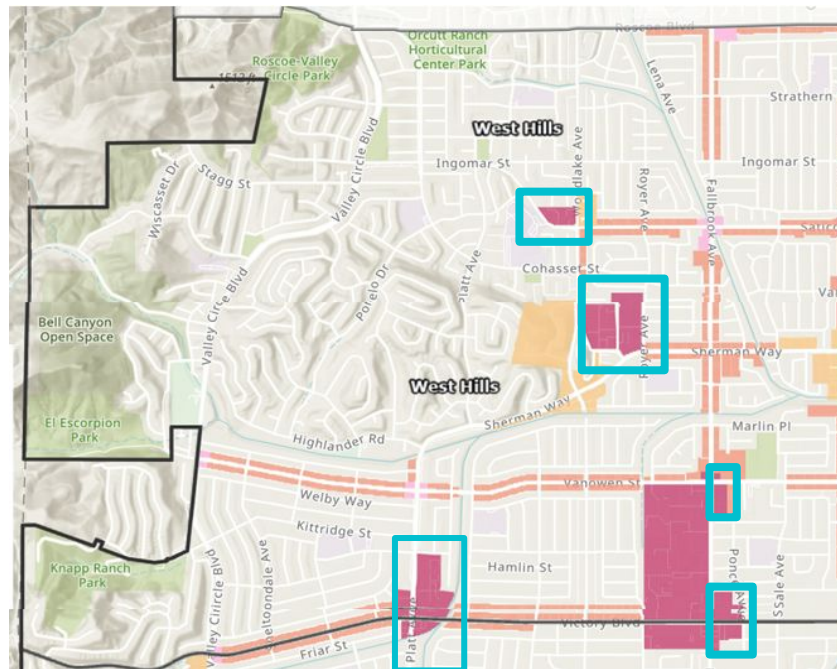
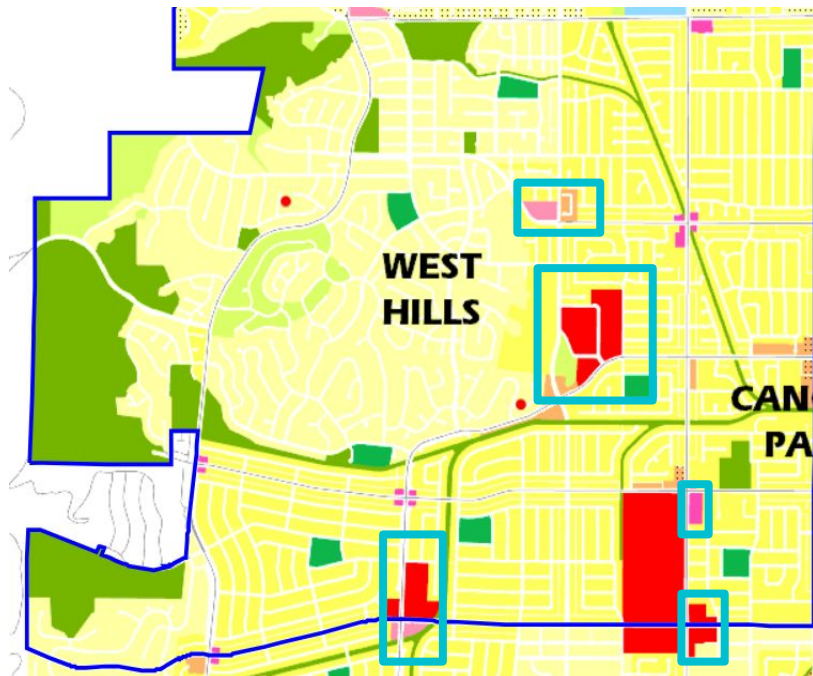
Example of a Commercial Project utilizing the draft community benefits program

# Transitional Height Requirements



Transitional height requirements would be required along any lot line that is adjacent to a form district with a height maximum of 4 or 3 stories.

# Proposed Community Center



### Existing Land Use and Zoning:

- Community Commercial
- Neighborhood Commercial
- Zone: C zones, P zone, A1 zone
- FAR: 0.5 / 1.5
- Height: 45' / 75'

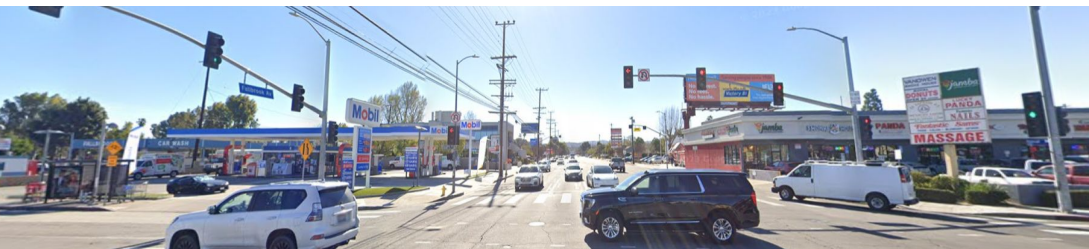
### Proposed:

- Community Center
- FAR: Base 1.5:1 / Bonus: 3:1
- Height: Base 3 Stories / Bonus 5 stories
- Transitional Height Required

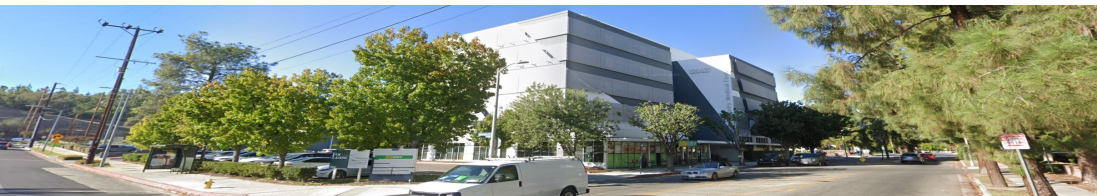
# Street-Level Views of Development Patterns



Platt Avenue and Victory Boulevard



Fallbrook Avenue and Victory Boulevard



Medical Center Drive

## Existing Development Patterns:

Commercial corner strip malls

Large shopping centers

Auto-oriented uses

Hospital

# Proposed Zoning for Community Center Commercial Corners

## Intent:

Provide a mix of commercial uses that meet the needs of residents in the surrounding residential neighborhoods while increasing housing opportunities in higher opportunity areas near services and transit.

## Strategies:

- Allow greater flexibility to accommodate a variety of commercial uses.
- Allow for a balance in pedestrian and automobile access in commercial corners



	<b>FAR</b>	<b>Stories</b>
Base	1.5:1	3 stories
Bonus	3:1	5 stories

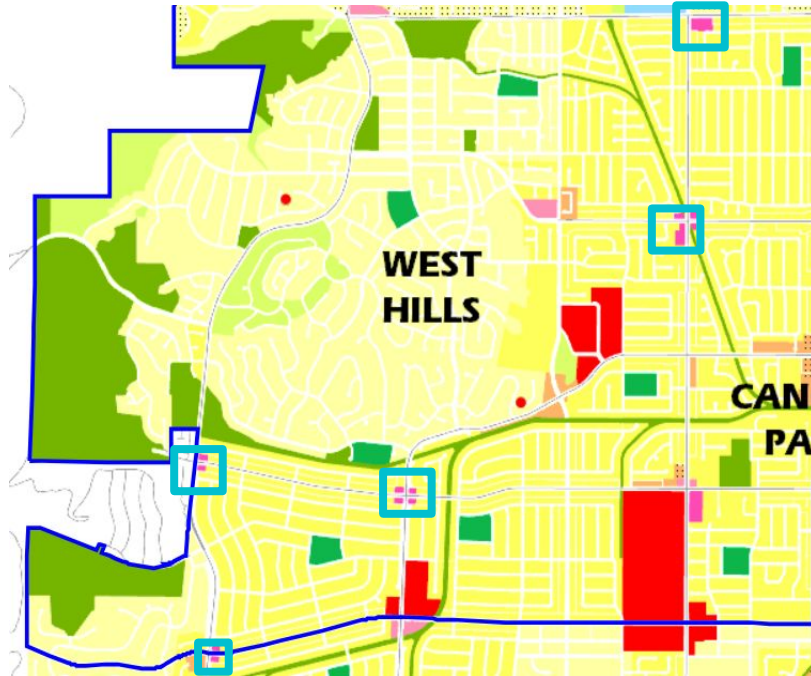
<b>Base Density</b>
400

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# Neighborhood Center Land Use

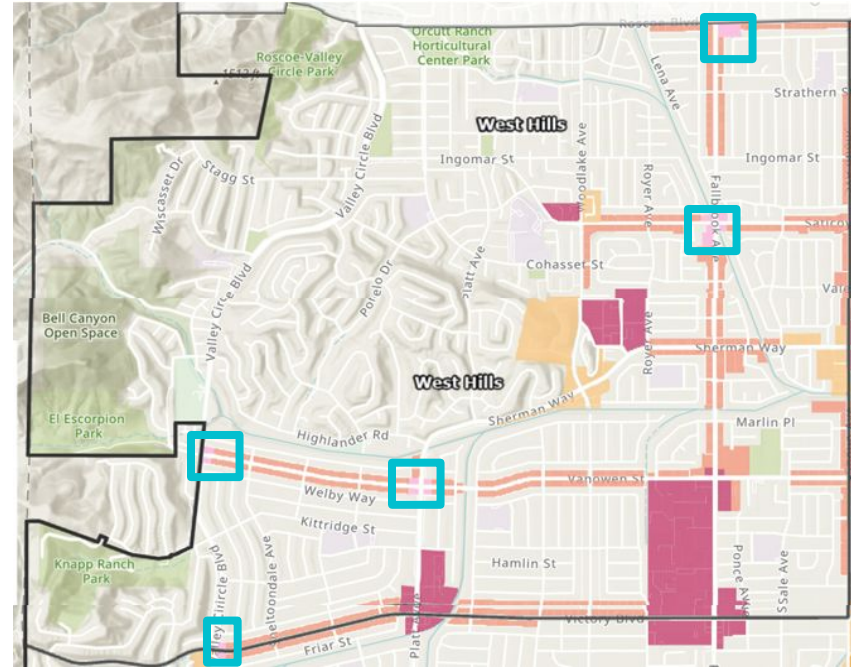
An aerial photograph of a densely populated urban neighborhood, likely in Los Angeles, showing a mix of multi-story apartment buildings and residential structures. The background features a range of mountains under a clear sky. The image is overlaid with a semi-transparent orange and blue gradient.

# Proposed Neighborhood Center



## Existing Land Use and Zoning Conditions:

- General Commercial
- Zone: C zones, P zones
- FAR: 0.5 / 1.5
- Height: 45'



## Proposed:

- Neighborhood Center
- FAR: Base 1.5:1 / Bonus: 3:1
- Height: Base 3 Stories / Bonus 5 stories
- Transitional Height Required

# Street-Level Views of Development Patterns

## Existing Development Patterns:

Commercial corner strip malls

Neighborhood serving uses

Auto-oriented uses



Platt Avenue and Saticoy Street



Valley Circle Boulevard and Victory Boulevard



# Proposed Zoning for Neighborhood Center



**Intent:**

Accommodate multi-family housing near every day services services and allow for a variety of commercial uses that meet the needs of adjacent residential communities.

**Strategies:**

- Allow a greater number and variety of neighborhood serving uses by placing a tenant size limit of 10k
- Allow for a balance in pedestrian and automobile access in commercial corners
- The location of automobile access on commercial corners would be limited to avenues and boulevards instead of local streets to promote safety in adjacent residential areas
- Transitional height requirements apply when adjacent to form districts with a permitted height of less than 3 stories

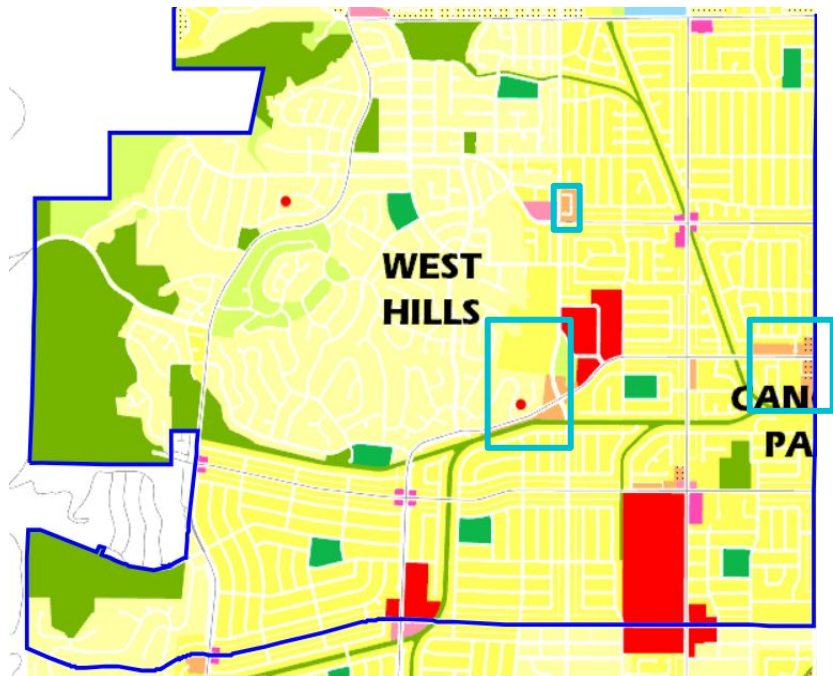
	<b>FAR</b>	<b>Stories</b>
Base	1.5:1	3 stories
Bonus	3:1	5 stories

<b>Uses</b>	<b>Base Density</b>
Neighborhood Serving 10k size limit	400

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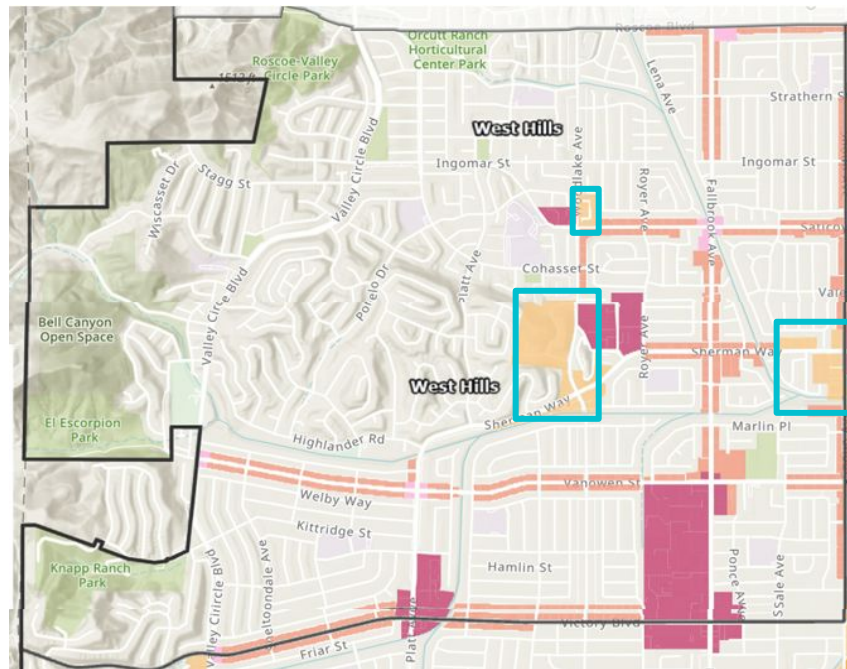
# Low Medium and Low Neighborhood Residential Land Uses

# Proposed Low Medium Residential



Existing Land Use and Zoning Conditions:

- Low Medium I & II Residential
- Low Residential
- RD zones
- FAR: 3:1
- Height: 45'



Proposed:

- FAR: Graduated FAR
- Density: 4L
- Height: 3 stories

# Development Patterns



Woodlake Avenue and Saticoy Street



Woodlake Avenue and Woodvale Ct

## Existing Development Patterns:

Low scale multi-family development



Sherman Way and Shoup Avenue



Woodlake Avenue and Sherman Way

# Low Medium Residential



Areas applied to existing RD properties and some single family to serve as a buffer between commercial and low density areas

## Intent:

Continue to allow low scale multi-family housing while creating opportunities for homeownership.

## Strategies:

- Limit maximum height to 3 stories
- Provide a graduated FAR
- Limit maximum density on a lot to 4 units

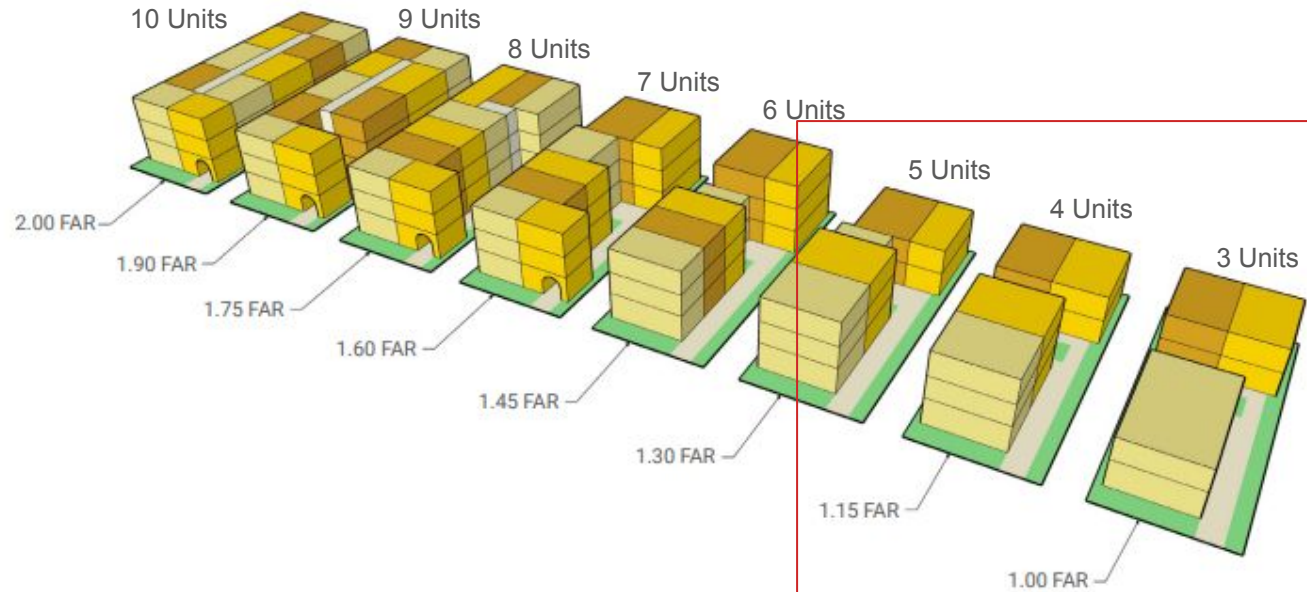
FAR	Stories
Graduated	3 stories

Use Package	Base Density	Minimum Lot Size
Residential Limited	4L	4,000 sq. ft.

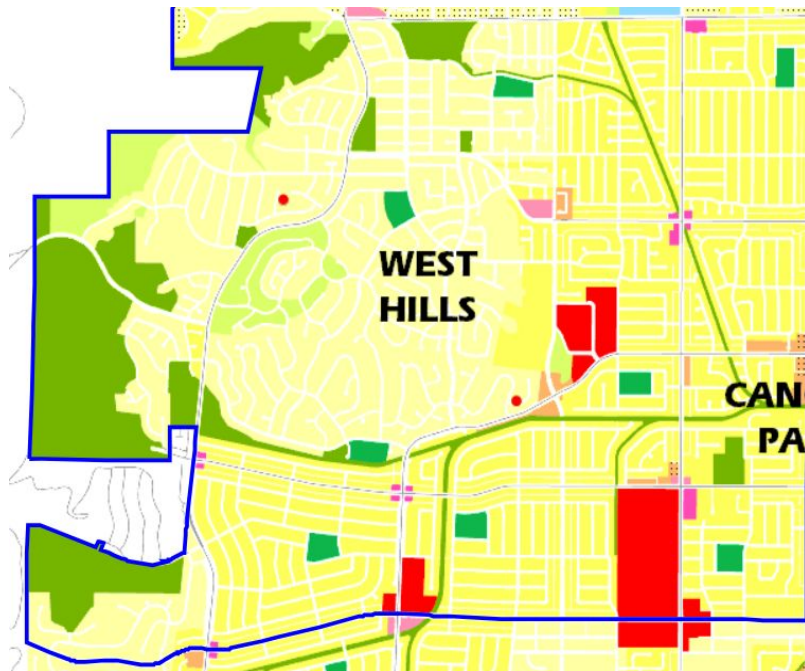
# Graduated FAR / Density Tool

Number of Units	FAR (max)
1	0.55
2	0.65
3	1.00
4	1.15

5	1.30
6	1.45
7	1.60
8	1.75
9	1.90
10	2.00

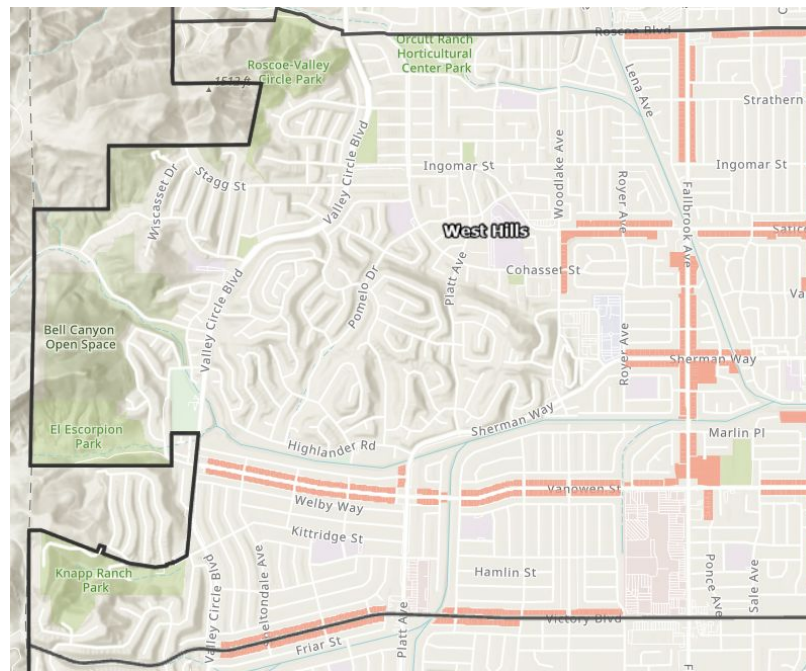


# Proposed Low Neighborhood Residential



Existing Land Use and Zoning Conditions:

- Low Medium I & II Residential
- Low Residential
- RD zones, RS
- FAR: .045 / 3:1
- Height: 33' / 45'



Proposed:

- FAR: Graduated FAR
- Density: 4L
- Height: 3 stories
- Limited Commercial uses

# Street-Level Views of Development Patterns



Vanowen Street and Fallbrook Avenue

## Existing Development Patterns:

Small scale multi-family

Single-family residential corridors



Vanowen Street and Berquist Avenue



Fallbrook Avenue and Sherman Way



# Low Neighborhood Residential



Areas applied to corridors with alley access

## Intent:

Allow for low-scale multi-family development that provides homeownership opportunities and allows for limited commercial uses to create complete and walkable neighborhoods.

## Strategies:

- Limit maximum height to 3 stories
- Apply a graduated FAR
- Limit maximum density on a lot to 4 units
- Allow for limited neighborhood-serving commercial uses (retail, restaurants, personal services) with limited hours of operations and tenant size limit of 1,500 sq. ft.
- Limit automobile access to alleys to create walkable communities

FAR	Stories	Use Package	Base Density	Minimum Lot Size
Graduated	3 stories	Small Shop Residential	4L	4,000 sq. ft.

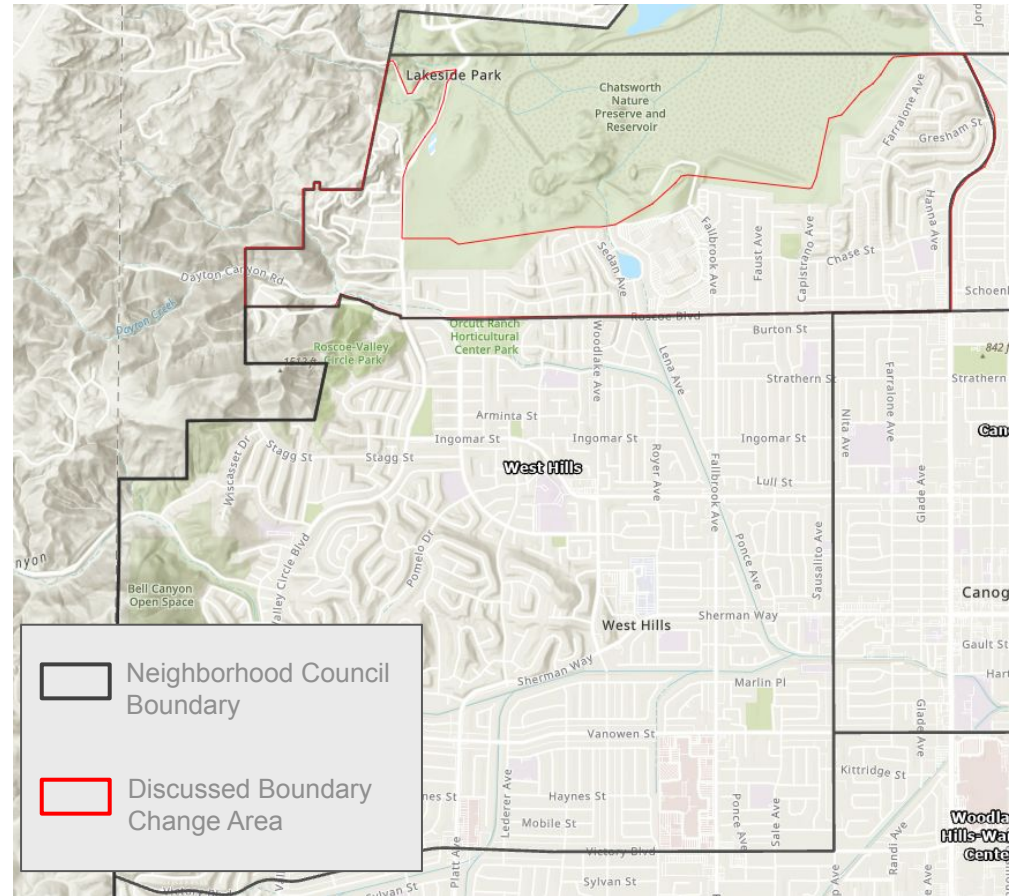
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# Boundary Change Area

## West Hills Neighborhood Council Boundary and Requested Proposed Community Plan Update Boundary

### City Planning Considerations for Boundary Changes

- Physical Boundary (ie. freeway)
- Consistent land use patterns
- Existing jurisdictional boundaries (ie. Area Planning Commission)
- Community consensus



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Want to learn more  
about the proposals for  
the rest of the SWV?

# Website and Materials

- All materials are available on our website
  - o <https://planning.lacity.gov/plans-policies/community-plan-update/southwest-valley-community-plans-update#home>
  
- On the Draft Plan tab, find PDFs to print
  - o Draft Land Use Chapter Policy Text
  - o Draft GPLU Maps
  - o Handouts summarizing key topics
  
- Link to Interactive Draft Zoning Map

The screenshot shows the Los Angeles City Planning website. At the top, there is a navigation bar with the city logo and a search bar. Below the logo, the text "LOS ANGELES CITY PLANNING" is visible. The main navigation menu includes links for ABOUT, ZONING, PROJECT REVIEW, PLANS & POLICIES, PRESERVATION & URBAN DESIGN, RESOURCES, and CONTACT. A large banner image of a cityscape is overlaid with a teal box containing the text "Updates to the Southwest Valley Community Plans". Below the banner, a secondary navigation bar includes HOME, DRAFT PLAN, MAPS, EVENTS AND NEWS, OFFICE HOURS, CONTACT, and RESOURCES. The main content area is titled "Draft Plan" and contains the following text: "The Southwest Valley Community Plan consists of 3 main components: the Policy Text, General Plan Land Use Designation Map, and Zoning Map. Please see the latest draft of these materials below." Below this text are two columns of links. The first column lists "Draft Land Use Chapter of Policy Plan - Winter 2024" with sub-links for Encino - Tarzana, Canoga Park - Winnetka - Woodland Hills - West Hills, and Reseda - West Van Nuys - Lake Balboa. The second column lists "Draft Updated General Plan Land Use Map - Winter 2024" with the same sub-links. A red box highlights the link "Draft Interactive Zoning Map for the Southwest Valley - Winter 2024". Below this link is a paragraph explaining that the plan updates will use new zones created through the City's comprehensive zoning code update and implemented through the Encino-Tarzana, Reseda-West Van Nuys-Lake Balboa, and Canoga Park-Winnetka-Woodland Hills-West Hills Plan Updates. To view zoning details for a specific property or address, please visit the [Interactive Zoning Map](#). For information on the [new zoning code](#) please view this series of [informational videos](#). Below this paragraph is a section titled "Topical Handouts- Winter 2024" which states: "These handouts summarize the Southwest Valley Community Plan's objectives and approach to varying topics." A list of handouts follows: Areas of Change, Complete Neighborhoods, What is Considered Affordable Housing, Neighborhood Identity, Sustainability & Climate Resilience, Jobs & Economic Development, Hillside in the Southwest Valley, and Environmental Analysis Process.

# Interactive Draft Zoning Map

- To see zoning information, click on a parcel in the Draft Zoning Map tab
- You can also select a parcel by looking up its address using the search feature
- Blue text indicates hyperlinks – clicking on these will open a PDF with an explanation of that zoning metric
- For example, if we click on “Minimum Lot Size (SqFt)”...
- ... It will open a new tab on your browser with a PDF of the code page section explaining the rules for lot size

FORM - FRONTAGE - STANDARDS | | USE - DENSITY |  
- Lot Size -

DIV. 2C.1. **LOT SIZE**

SEC. 2C.1.1. **LOT AREA**

The total area within the boundaries of a lot.

A. **Intent**

To ensure that newly established lots are consistent in size with surrounding lots.

B. **Applicability**

Minimum lot area requirements apply to all lots.

C. **Standards**

No lot may have an area less than the minimum specified in the applied Form District (Part 2B).

D. **Measurement**

1. Lot area is measured as the total area within the boundary of a lot, measured horizontally.
2. Lot area includes all portions of a lot allocated for required easements.
3. For measurement on portions of a lot required for land dedication, see Sec. 14.1.11. (Lot).

E. **Relief**

1. A reduction in required lot area of 20% or less may be requested in accordance with Sec. 13B.5.2. (Adjustments).
2. A reduction in required lot area may be requested as a variance in accordance with Sec. 13B.5.3. (Variance).

2-100 | LOS ANGELES ZONING CODE Harbor Plans - CPC DRAFT Winter 2024

# Community Plan Update Timeline

WE ARE HERE



## Listen

Conduct background research, data collection, field visits, land use surveys and gather initial input



## Share

Identify planning concepts along with plan goals and explore zoning tools



## Consult

Refine the plan concepts, select new General Plan Land Use Designations (GPLUs), build new zoning, and begin the Draft EIR process



## Finalize

Revise Draft GPLU Map, Draft Zoning Map, Draft Policy Document, publish Draft EIR, and Draft EIR Public Comment period



## Adopt

Adoption process starts with a City Planning Commission Hearing, followed by Planning Land Use Management (PLUM)/City Council Public Hearings

This project is currently in the Consult phase. The team will be doing public outreach in the next few months to collect feedback on the draft proposals from various community members and organizations. Feedback can be provided at any stage of the process, up to the adoption and final stage of the Community Plan Update process.

# Ways to Stay Engaged

## Contact Information

### Canoga Park - Winnetka - Woodland Hills - West Hills Community Plan

Lucy Martinez, Associate Planner  
[lucy.martinez@lacity.org](mailto:lucy.martinez@lacity.org)

Tal Steinberg, City Planner  
[tal.steinberg@lacity.org](mailto:tal.steinberg@lacity.org)

Priya Mehendale, Senior Planner  
[priya.mehendale@lacity.org](mailto:priya.mehendale@lacity.org)

## Sign up for Office Hours

To have a one-on-one conversation with a planning team member, visit our website and sign up for office hours:

[www.planning4la.org/swvalleyplans](http://www.planning4la.org/swvalleyplans)

Provide your comments via email at  
[planning.swvalley@lacity.org](mailto:planning.swvalley@lacity.org)

Fill out the feedback form in our website  
[www.planning4la.org/swvalleyplans](http://www.planning4la.org/swvalleyplans)