

NORTH HOLLYWOOD - VALLEY VILLAGE

Community Plan

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NORTH HOLLYWOOD - VALLEY VILLAGE

Community Plan

Chapter I INTRODUCTION

COMMUNITY BACKGROUND

PLAN AREA

The North Hollywood-Valley Village Community Plan Area is located approximately 15 miles northeasterly of downtown Los Angeles. It is bounded on the east by the City of Burbank, south by Sherman Oaks-Studio City-Toluca Lake, north by Sun Valley and west by Van Nuys-North Sherman Oaks community plan areas. The area is comprised of several subareas, the most prominent of these areas being Valley Village, North Hollywood Community Redevelopment Area, and the Valley-Laurel Plaza regional shopping area.

- **Valley Village** is bounded by the Hollywood Freeway on the east, Ventura Freeway on the south, Burbank Boulevard on the north, and the Tujunga Wash on the west. In April of 1993, the Valley Village Specific Plan became effective, affording the area protection from the adverse impacts caused by the development of multiple family and commercial properties. Commercial development is located mainly along Laurel Canyon Boulevard, with local commercial centers developed along the main arterials. The majority of the area is developed with single-family homes along the interior streets with multiple residential acting as a buffer from the main arterials.
- The **North Hollywood Redevelopment Area** is generally bounded by Hatteras on the north, Sarah Street, Camarillo Street and the Ventura Freeway on the south, Tujunga and Camellia on the west and Cahuenga on the east. The redevelopment area contains the central business district for the North Hollywood community with the main focus of development located along Lankershim Boulevard. The North Hollywood Redevelopment Plan was adopted by the City Council in February, 1979, and subsequently amended 1980 and 1988, and 1995, respectively. The most recent amendment establishes a special emphasis on attracting and retaining the arts and entertainment industry in the area. The Redevelopment Project Area is outlined on the Community Plan Map. The primary objective of the Redevelopment Plan is the preservation and enhancement of the Project Area as a diverse community with active residential, commercial and industrial sectors. The Redevelopment Plan establishes a framework implementing community revitalization activities. All development, including the construction of new buildings, and the remodeling and expansion of existing buildings must conform to the Redevelopment Plan and all building permits must be submitted to and approved by the Community Redevelopment Agency.

- **Metro Rail/Metrolink** - The Metro Red Line now runs 4.4 miles from Union Station in downtown Los Angeles to MacArthur Park in the Westlake district. Construction is under way to extend the subway to the Mid-Wilshire district in 1996, to extend to Hollywood Boulevard and Vine Street. The Valley's first subway segments of the Red Line will be located at Universal City and North Hollywood.

Although, the Valley is served by the Metrolink Commuter rail service, the Red Line will provide more local, frequent service linking the Valley, Hollywood and downtown Los Angeles throughout the day.

On October 26, 1994, the Metropolitan Transportation Authority (MTA) voted to approve the mid-valley subway option along Burbank and Chandler Boulevards. Additionally, an alternative West Valley alignment running north along Lankershim Boulevard to Oxnard Street, then west to a proposed station at Los Angeles Valley College will also be studied. The adoption of the proposed subway corridor will now enable the MTA to move forward with the environmental studies that must be conducted to qualifying the project for Federal Funds. The North Hollywood transit station will initially serve as the starting point for valley service to downtown Los Angeles.

- **"NoHo" Arts District** - The "NoHo" Arts District within the Redevelopment Area with its collection of live theaters and store front artisan community is becoming the focal point of the area. The City Council recognizing the importance of this district has requested that a Commercial and Artcraft District be formed for the area. The City Planning Commission on February 9, 1995 recommended approval of the creation of a commercial and artcraft district, however City Council has not finalized the commission recommendation. This district will be focused along the commercial corridors of Lankershim between Camarillo Street and Cumpston and Vineland between Camarillo and Magnolia. This will include a pedestrian link between the Commercial Core and North Hollywood Park along Weddington Street between Lankershim and Tujunga.
- The **Valley-Laurel Plaza Regional Shopping Area** provides the community with retail uses contained in two malls located north and south of Victory Boulevard along Laurel Canyon Boulevard. On December 6, 1994, the City Council approved a new community redevelopment Project Area for the Laurel Canyon commercial corridor. The area is generally bounded by Vanowen on the north, Burbank on the south using Laurel Canyon as the main focus. Portions extend to the west of Whitsett, and to Lankershim to the east. The main focus of the redevelopment area is to assist in the rebuilding of structures damaged in the January 17, 1994 earthquake. Additionally the Los Angeles City Planning Commission has approved an expansion of the Laurel Plaza Regional Shopping Center.

COMMUNITY PARTICIPATION

The State of California requires citizen participation in the preparation of the General Plan, Government Code Section 65351 reads: "During the preparation or amendment of the general plan, the planning agency shall provide opportunities for the involvement of citizens, public agencies, public utility

companies, and civic, education, and other community groups, through public hearings and any other means the city or county deems appropriate."

The initial formation of the North Hollywood Plan involved members of the community who helped to identify and define the needs, desires, resources and the unique nature of the community. Subsequent changes in the Plan have served to broaden the community participation that took place with the formation of the original plan. Community participation through an open house held on August 29, 1994 and public hearings, have helped to update the current plan.

COMMUNITY PROFILE

The Community profile contains a series of charts depicting such subjects as population and household growth rate comparisons, household size, age of housing, as well as housing and occupancy factors including years at the same address. Additionally, information is given concerning social demographics.

COMMUNITY ISSUES AND OPPORTUNITIES

The following sections of the Plan summarize the most significant planning land use issues and opportunities facing the North Hollywood-Valley Village Community.

RESIDENTIAL

Preservation and enhancement of the positive characteristics of existing residential neighborhoods while providing a variety of housing opportunities with compatible new housing.

Issues

- Need to preserve single family neighborhoods.
- Cumulative effects if development exceeds infrastructure capacity.
- Need for more affordable housing.
- Lack of open space in apartment projects.

Opportunities

- Access and proximity to employment.
- Potential for residential and mixed use development along commercial corridors.
- Establish appropriate transitions between commercial (mixed use) and adjoining uses, especially residential.
- Create pedestrian/friendly shopping areas by incorporating street trees, benches, convenient parking/access and maintaining commercial frontage at ground level.
- Complement any unique existing developments/uses.

COMMERCIAL

Improve the function, design and economic vitality of the commercial corridors.

Issues

- Lack of continuity and cohesiveness along commercial frontages.
- Lack of overall parking and access within commercial strips due to physical constraints.
- Unsightliness of newer construction due to the lack of landscaping, architectural character and scale.
- Inadequate transition between commercial and residential uses.
- Establish appropriate transitions between industrial, commercial and residential uses.
- Provide adequate industrially zoned land that generates employment for the local work force.

Opportunities

- Ensure appropriate transitions between commercial (mixed use) and adjoining uses, especially residential.
- Create user friendly shopping areas by incorporating street trees, benches, convenient parking access and maintaining commercial frontage at ground level.
- Complement existing developments/uses.

INDUSTRIAL

To encourage the inclusion of environmentally sensitive industrial uses within the industrial areas.

Issues

- Intrusion of commercial uses within the industrial base, and in particular those properties fronting along the Sherman Way industrial corridor from Coldwater Canyon to Clybourn Avenue.
- Lack of continuity and cohesiveness along industrial frontages.
- Cost to mitigate any hazardous waste contamination.

Opportunities

- Excellent access to regional freeways and rail services.
- Manufacturing uses that generate employment for the local work force.
- Availability of sites planned for job producing uses that improve the economic and physical condition of the area.

TRANSPORTATION

- Maximize the development opportunities of the future rail transit system while minimizing any adverse impacts.

Issues

- To provide the community with a detailed plan that establishes the corridors for the proposed transit line.
- Ensure that the proposed transit line along Chandler Boulevard in North Hollywood does not create a division within a well established residential community.
- To provide a range of density that would encourage a mix of multiple housing opportunities, without impacting adjacent uses.

Opportunities

- The potential for joint development between private and public funds to integrate, optimize and coordinate new construction in conjunction with the development of the transit station.
- The potential to deter mine the intensity and density of development in proximity to the transit stations stops.
- The potential to incorporate needed facilities conveniently near transit station stops, such as child care, senior housing, and an arts and craft district.
- The potential to determine the transit line that will best serve the valley communities whether it turns out to be the proposed route along Chandler Boulevard, or the alternative route along Oxnard Street.
- Preservation of historic structures or districts.

MAJOR DEVELOPMENT OPPORTUNITY SITES

Plan the few remaining sites for major development for needed job producing uses that improve the economic and physical condition of the community.

Issues

- For industrially planned areas, costs to remove existing hazardous wastes.
- Intrusion of commercial uses in the industrially planned properties facing major access roads.
- Proximity to nearby residential uses.
- Inconsistent incremental development.

Opportunities

- Expand manufacturing uses that generate employment for the local work force.
- Attract desirable ("clean") industrial uses, thus generating less harmful pollutants and lower noise levels.
- Potential of joint public and private development around transit station stops.

NEIGHBORHOOD CHARACTER

Preserve and enhance the positive characteristics of existing uses which provide the foundation for community identity, such as scale, height, bulk, setbacks and appearance.

Issues

- Scale, density and character of multiple dwelling housing adjacent to single-family homes.
- Impact on street parking from new high density apartments.
- Affects of residential development on commercial corridors.
- The need to preserve and rehabilitate historic areas with a sensitivity to the character of the established neighborhood.
- New development that complements significant historic structures.

Opportunities

- Development of areas adjacent to transit station stops provide opportunities to reflect enhance community identity.
- Potential for appropriately scaled new housing in proximity to transit facilities.
- Inclusion of mixed use development in commercial areas adjacent to transit station stops.
- Develop specific design guidelines for areas located adjacent to commuter rail service and transit station stops.

Chapter II

FUNCTION OF THE COMMUNITY PLAN

STATUTORY REQUIREMENTS

California State Law (Government Code 65300) requires that each city prepare and adopt a comprehensive, long-term general plan for its physical development. It must contain seven mandatory elements including land use, circulation, housing, conservation, open space, noise, and safety. In the City of Los Angeles thirty five community plans comprise the City's Land Use Element.

State of California law requires that the Land Use Element be prepared as part of the city's General Plan, and that the Land Use Element be correlated with the Circulation Element .

The Land Use Element has the broadest scope of the General Plan elements required by the State. Since it regulates how land is to be utilized, many of the issues and policies contained in all other plan elements are impacted and/or impact this element.

Government code 65302(a) states that a land use element designates the proposed general distribution and general location and the extent of the uses of land for housing, business, industry, open space, including agriculture, natural resources, recreation, and enjoyment of scenic beauty, education, public buildings and grounds, solid and liquid waste disposal facilities, and other categories of public and private uses of land. The land use element shall include a statement of the standards of population density and building intensity recommended for the various districts and other territory covered by the plan. The land use element shall identify areas covered by the plan which are subject to flooding and shall be reviewed annually with respect to those areas.

The North Hollywood-Valley Village Community Plan consists of this text and the accompanying maps. The Community Plan text states the Community's goals, objectives, policies and programs. The Community Plan Map outlines the arrangement and intensity of land uses, the street system, and the locations and characteristics of public service facilities.

The Community Plan addresses all the Elements of the General Plan and is internally consistent with the Citywide Elements of the General Plan. The Citywide Elements take precedence except where unique needs and requirements of the community are called out in the district.

ROLE OF THE COMMUNITY PLAN

The General Plan is the fundamental land use policy document of the City of Los Angeles. It defines the framework by which the City's physical and economic resources are to be managed and utilized over time. Decisions by

the City with regard to the use of land; design and character of buildings and open space, conservation of existing housing and provision for new housing; provisions for the continued updating of the infrastructure; protection of environmental resources; protection of residents from natural and man-made hazards; and allocation of fiscal resources are guided by the Plan.

The Community Plans are intended to promote an arrangement of land uses, streets, and services which will encourage and contribute to the economic, social and physical health, safety, welfare, and convenience of the people who live and work in the community. The plan is also intended to guide development in order to create a healthful and pleasant environment. Goals, Objectives, and Policies are created to meet the existing and future needs and desires of the North Hollywood community through the year 2010. The North Hollywood-Valley Village Plan is intended to coordinate development among the various communities of the City of Los Angeles and adjacent municipalities in a fashion both beneficial and desirable to the residents of the community.

The General Plan and the Community Plans clarifies and articulates the City's intentions with respect to the rights and exceptions of the general public, property owners, and prospective investors and business interests. Through the Community Plans the City can inform these groups of its goals, policies, and development standards. The Plans communicate what is expected of City government and the private sector in order to meet its objectives.

The Community Plan ensures that sufficient land is designated for housing, commercial and industrial needs as well as educational, cultural, social and aesthetic needs of the residents of the community. The Plan identifies and provides for the maintenance of any significant environmental resources within the Community. The plan also seeks to enhance community identity and recognizes unique areas within the Community.

PURPOSE OF THE COMMUNITY PLAN

The last update of the North Hollywood-Valley Village Community Plan was the AB283 Plan Consistency Program completed in 1988. Since that time, new issues have emerged, and new community objectives regarding management of new development and community preservation have evolved. Consequently, it is necessary to update the Community Plan to reflect current conditions.

This Community Plan was developed in the context of promoting a vision of the North Hollywood area as a community that looks at its past with pride and approaches its future with eagerness, while maintaining its individual identity by:

- Preserving and enhancing the positive characteristics of existing residential neighborhoods while providing a variety of housing opportunities with compatible new housing.
- Improving the function, design and economic vitality of the commercial corridors.
- Maximizing the development opportunities of the future rail transit system while minimizing any adverse impacts.

- Planning the remaining commercial and industrial development opportunity sites for needed job producing uses that improves the economic and physical condition of the North Hollywood-Valley Village Community Plan area.
- The development of a North Hollywood Art Craft District centered in the central business district along Lankershim.

ORGANIZATION AND CONTENT OF THE COMMUNITY PLAN

This Plan sets forth goals, objectives, policies, and implementation programs that pertain to North Hollywood-Valley Village; whereas broader issues, goals, objectives, and policies are provided by the Citywide Framework, and the other mandatory and permissive Elements of the Los Angeles General Plan.

The Plan is organized and formatted to facilitate periodic updates. The State recommends that the short-term portions of the General Plan, including the Community Plans, be reviewed annually and revised as necessary to reflect the availability of new implementation tools, changes in funding sources, and the results of monitoring the effectiveness of past decisions. The State also recommends that the entire plan be comprehensively reviewed every five years to reflect new conditions, local attitudes, and technological advances.

The principal method for the implementation of the Land Use Map is the Zoning Ordinance. The City's Zoning Map must be updated to remain consistent with the adopted Land Use Map. Together, the Zoning Ordinance and the Zoning Map identify intensity of use and development standards applicable to specific areas and parcels of land within the community.

RELATIONSHIP TO OTHER PLANS/PROGRAMS

The City of Los Angeles has the responsibility to maintain and implement the City's General Plan. Since State law requires that the General Plan have internal consistency, the North Hollywood-Valley Village Community Plan (which is a portion of the City's Land Use Element) must be consistent with the other elements and components of the General Plan.

The Citywide General Plan Framework is the umbrella concept of the General Plan which will provide the overall guiding vision for Los Angeles into the 21st Century. It is based on a directed growth strategy which targets residential and commercial growth along boulevards and corridors and clustered development around community focal points and high activity centers. The directed growth strategy expands the centers concept, which was adopted by the City Council in 1974 as the City's long-range development strategy.

The General Plan Framework provides the following 2010 projections for the North Hollywood-Valley Village Plan area.

<i>Population (2010) Projection</i>	<i>156,181</i>
<i>Employment (2010) Projection</i>	<i>57,053</i>
<i>Housing (2010) Projection</i>	<i>59,211</i>

The above population, employment and housing numbers are provided as reference during the Community Plan Update. It needs to be recognized, however, that these figures are only best estimates and are derived from regional data which are disaggregated to the City and then the community level. Population, jobs and housing could grow more quickly or slowly, than anticipated depending on economic trends. Regional forecasts do not always reflect the adopted community plan level use capacity or buildout estimated from planned land use. Plan capacity or buildout is also an imprecise estimate and depends on specific assumptions about future density of development and household size, which may be more, or less, than actually occur. It should also be noted that the community plan capacity does not include mixed use housing in commercial districts nor the current residential vacancy rate.

In addition, to the seven State mandated elements, the City's General includes a service system element, a cultural element and a major public facilities areas element. All the provisions and requirements of these elements apply to the North Hollywood-Valley Village Community Plan.

Neighborhood plans involve the preparation of special plans which blend both policy and implementation functions for unique neighborhoods within a community. In addition to these specific plans, overlay zones also combine policy and implementation functions to address peculiar to a specific neighborhood.

PLAN MONITORING AND PROJECTION

The Plan sets forth goals, objectives, policies and programs, and designates a potential land use capacity larger than is anticipated to be built during the life of the plan (2010). During the life of the Plan, it will be monitored by Congestion Management Monitoring, Year 2000 Market Forecast Review, and other appropriate measures. If during the life of the Plan, this monitoring finds that population, employment or housing in the Plan is occurring faster than projected, a revised environmental analysis will be prepared, amendments will be proposed and building controls may be put into effect until the Community Plan is revised to reflect the change in growth patterns.

PLAN CONSISTENCY

Each Plan category indicates the corresponding zones permitted by the Plan unless further restricted by the Plan text, footnotes, adopted Specific Plans or other specific limitations on discretionary approvals. The Plan recognizes that achieving the full residential densities and the commercial and industrial intensities depicted on the Plan map will not occur due to Plan restrictions and economic limitations.

For each plan category, the Plan permits all identified corresponding zones, as well as those zones which are more restrictive, as referenced in Section 12.23 of the Los Angeles Municipal Code (LAMC). Any subsequent action that codifies the Plan or any monitoring review that results in changes to the Plan must make new Plan consistency findings at the time of the decision.

OBJECTIVES OF THE PLAN

1. To coordinate the development of North Hollywood with other communities of the City of Los Angeles and the metropolitan area.
2. To designate lands at appropriate locations for the various private uses and public facilities in the quantities and at densities required to accommodate population and activities projected in the year 2010.
3. To make provisions for housing as is required to satisfy the needs and desires of various age, income and ethnic groups of the community, maximizing the opportunity for individual choice.
 - a. To encourage the preservation and enhancement of the of the varied and distinctive residential character of the community, and to preserve the stable single-family residential neighborhoods.
 - b. To provide multiple- dwelling units for those who cannot afford or do not desire to own their own home, emphasizing the area surrounding the North Hollywood Business District.
4. To promote economic well being and public convenience through:
 - a. Allocating and distributing commercial lands for retail, service and office facilities, with adequate off-street parking in quantities and patterns based on accepted planning principles and standards; retaining viable commercial frontages with provision for concentrated development and redesigning underutilized strip commercial zoning to more appropriate uses; and improving the appearance of commercial buildings along the major arteries.
 - b. Designating land for industrial development that can be used without detriment to adjacent uses of other types and imposing restrictions on the types of and intensities of industrial uses necessary to this purpose.
5. To provide a basis for the location and programming of public facilities services and utilities and to coordinate the phasing of public facilities with private development by:
 - a. Providing neighborhood park and recreational facilities, including bicycle paths that utilize rights-of-way and other public lands where feasible;

- b. Enlarging and expanding library facilities and services to better serve the community;
 - c. Modernizing and enlarging school facilities and providing community education centers to help residents with special problems;
 - d. Improving street lighting throughout the area.
- 6. To make provisions for a circulation system coordinated with land uses and densities adequate to accommodate traffic; and to encourage the expansion and improvement of public transportation service.
 - 7. To encourage open space for recreational uses for the enjoyment of both local residents and persons throughout the Los Angeles region.
 - 8. To improve the visual environment of the community and, in particular, to strengthen and enhance its image and identity. To discourage the distasteful array of signs and billboards located along the major arteries of the community.

Chapter III

LAND USE POLICIES AND PROGRAMS

POLICIES

The North Hollywood-Valley Village Community Plan has been designed to accommodate the anticipated growth in population and employment of the community to the year 2010. The Plan does not seek to promote nor to hinder growth; rather, it accepts the likelihood that growth will take place and must be provided for.

The Plan encourages the preservation of low density single-family residential areas, the conservation of open space lands and the concentration of commercial and residential development into the North Hollywood Center (business district and environs); these are intended to be connected to other major Centers of the City by a rapid transit network.

The plan proposes clustering of neighborhood and community commercial activity to provide maximum convenience with minimum disturbance to residential neighborhoods. Similarly, the plan proposes industrial uses in areas where they will not adversely affect surrounding development.

The Plan stresses the need for the improvement of existing public facilities and the provision of additional facilities to satisfy the needs of both the present and projected populations.

LAND USE

RESIDENTIAL

The Plan provides for properties in residential zones to be developed with densities as designated. Stable, low-density residential areas are generally described as meeting these criteria:

1. Areas zoned for single- family housing and uses exclusively for that purpose,
2. Areas containing single- family housing having a useful life of 20 years or longer.

Features

The Plan proposes that the low-density residential character of North Hollywood-Valley Village should be preserved and that single-family residential neighborhoods be protected from encroachment by other types of uses.

The Plan encourages the rehabilitation and/or rebuilding of deteriorated single-family areas for the same use. Single- family housing should be made available to all persons regardless of social, economic and ethnic backgrounds. Additionally, low and moderate income housing is needed in all parts of the City.

The proposed residential density categories and their capacities are enumerated in Table I.

COMMUNITY REDEVELOPMENT PLAN

RESIDENTIAL

In order to promote revitalization and improvement of residential properties in the North Hollywood Redevelopment Project Area, the Community Redevelopment Agency may, for developments that are subject to development and participation agreements between the Agency and the owner/developer, authorize new housing:

1. To be developed with more dwelling units per acre than otherwise permitted in this Plan.
2. To achieve greater flexibility in housing design and well planned neighborhoods offering variety of housing and environment to all socioeconomic groups.
3. To provide the most appropriate use of land through special methods of development. Agency approval of such development shall be contingent upon criteria as may be negotiated between the Agency and the owner/ developer. The dwelling units which may be permitted to be developed on a parcel above that number of dwelling units provided in the density limits of this Plan shall be known as bonus units. The owner/ developer shall obtain all of the applicable City approvals as may be necessary.

TABLE I

PLAN POPULATION AND DWELLING UNIT CAPACITY

Residential Land Use Category	Dwelling Units Per Net Acre Midpoint (Range)		Net Acres	Number of Dwelling Units	Persons Per Dwelling Unit (2010)	Reasonable Expected Population (2010)
Low	6.5	(4+ to 9)	2,230	14,495	2.55	36,947
Low Medium I	13.5	(9+ to 18)	121	1,634	2.48	4,052
Low Medium II	23.5	(18+ to 29)	515	12,103	2.47	29,894
Medium	42.0	(29+ to 55)	664	27,888	2.47	68,883
High Medium	82.0	(55+ to 109)	81	6,642	2.47	16,405
TOTALS			3,611	62,762		156,181

Accordingly, the Agency, after consultation with the CRA Project Area Committee, may authorize and approve density bonus units provided that:

- No parcel shall be developed at a residential density which exceeds more than 25 percent of the density limitations for that parcel as set forth on the Plan Map.
- The total number of dwelling units permitted in areas designated as Residential or Commercial in the North Hollywood Redevelopment Area shall not exceed 15,000.
- The Community Redevelopment Agency shall impose such other conditions as are necessary to ensure that all developments will contribute to a desirable residential environment and long-term neighborhood stability.
- Density bonus units shall not be authorized or approved in residential areas with a "Low" designation.
- In no case shall this provision preclude residentially designated property from being developed to the density permitted on the Plan Map.

COMMERCIAL

The commercial lands (not including associated parking) designated by this Plan to serve suburban residential areas are adequate in quantity to meet the needs of the projected population.

Off-street parking shall be provided as required by the Los Angeles Municipal Code. Parking areas shall be located between commercial and residential uses where appropriate to provide a buffer and shall be separated from residential uses by means of at least a wall and/or landscaped setback of sufficient nature to retain the aesthetics of the residential areas.

Within the neighborhood and highway-oriented commercial areas, the height of commercial buildings shall be restricted to 45 feet unless governed by Section 12.21.1A10 (Transitional Heights).

Features

The Plan provides approximately 554 acres of commercial and related parking uses. The economic health of North Hollywood-Valley Village depends on the vitality of, first, the core of the North Hollywood Center (North Hollywood Business District) and second, the Valley-Laurel Plaza regional shopping area. The North Hollywood Business District, the historical focal point of the community, should be developed with professional offices, artists in residence, other retail stores, financial establishments and entertainment facilities. It should be served by a rapid transit station.

The Plan proposes that the quantity of strip commercial zoning along certain streets outside the North Hollywood Business District and Valley Laurel Plaza be reduced by redesigning underutilized and unneeded commercial zones for residential use.

High-medium and medium density residential areas will be encouraged around the North Hollywood Business District, and in the area surrounding the transit station.

INDUSTRIAL

Industrial lands are located on a citywide basis without regard to the boundaries in individual communities or districts, under the general principle that such employment should be available within a reasonable commuting distance from residential locations. Industrial lands should be accessible to railways, public utilities and transportation.

Off-street parking for general industrial lands shall be provided as required by the Los Angeles Municipal Code. Off-street parking areas shall be located in the peripheries of industrial sites to serve as buffers and shall be separated from adjacent private and public uses by a wall and/or landscaped setback.

Within limited and light industrial areas, the height of industrial buildings shall be restricted to 45 feet.

Features

The Plan designates 423 acres for light and limited industrial uses. Industrially designated land is located in two areas: along the railroad tracks in downtown North Hollywood and north of Sherman Way and Vanowen Street in the northern portion of the plan area.

The light industrial areas north and south of Sherman Way are proposed to be buffered by limited industrial uses, parking and landscaping around the periphery.

The Plan discourages strip industrial uses along major arteries.

CIRCULATION

Highways and local streets shown on this Plan shall be developed in accordance with standards and criteria contained in the Highways and Freeways Element of the General Plan and the City's Standard Street Dimensions Plan.

Street aesthetics should be emphasized by street trees and planted median strips and by paving. Streets, highways and freeways, when developed, should be designed and improved in harmony with adjacent development and to facilitate driver and passenger orientation.

Adequate highway improvements shall be assured prior to the approval of zoning, permitting intensification of land use in order to avoid congestion and assure proper development.

Features

The Plan incorporates the Highways and Freeways Element of the Los Angeles General Plan. Collector streets are shown to assist traffic flow toward major and secondary highways.

The Plan proposes:

- The improvement of Tujunga Avenue between Burbank Boulevard and the Ventura Freeway and Vineland Avenue as a modified secondary highway.
- Special emphasis on the improvement of the south side of Magnolia Boulevard between Lankershim Boulevard and Vineland Avenue to a secondary highway.
- The Improvement of Chandler Boulevard from Camellia to Lankershim on the north side of the railroad tracks, and from Camellia to Vineland on the south side of the railroad tracks to collector street standards.

The circulation system in the industrial areas should be designated to accommodate the industrial traffic and discourage disturbance to residential areas. In order to alleviate the industrial circulation problem, the following improvements are proposed:

- Construct a railroad crossing at Riverton Avenue for additional access across the Southern Pacific Railroad (SPRR).
- Open Chandler Boulevard as a collector street south of the SPRR from Vineland Avenue to Clybourn Avenue.
- Construct railroad crossings for Auckland Avenue, Strom Avenue and Biloxi Avenue from Chandler Boulevard.
- Restrict vehicular traffic to residential vehicles from Magnolia Boulevard north to Margate Street on Auckland, Strom and Biloxi Avenues.

PUBLIC TRANSPORTATION

The Red Line transit station located under Lankershim Boulevard on the north side of the SPRR tracks at Chandler Boulevard will serve as an introduction of subway service for the entire Valley. Although the Valley is served by Metro Link Commuter rail service, the Red Line will provide frequent service linking the Valley, Hollywood and downtown Los Angeles throughout the day.

In order to facilitate the movement of shoppers between Valley-Laurel Plaza and the transit station located in the North Hollywood Business District, mini-bus service is recommended. This service will also provide easier access between the more dense residential areas and those commercial areas.

OPEN SPACE AND PUBLIC FACILITIES

The public facilities shown on this plan are to be developed in accordance with the standards for need, site area, design and general location expressed in the Service System Element of the General Plan. Such development shall be sequenced and timed to provide a workable, efficient and adequate balance between land use and service facilities at all times.

Open space and public facilities zones have been enacted to reflect both current and future public uses within the North Hollywood-Valley Village Community Plan area.

The full residential, commercial and industrial densities and intensities proposed by the Plan are predicated upon the provision of adequate public service facilities, with reference to the standards contained in the General Plan. No increase in density shall be effected by Zone change or subdivision unless it is determined that such facilities are adequate to serve both the community and the proposed development.

PARKS AND RECREATION

Criteria

The Plan designates two standard types of local parks, Neighborhood Recreational and Community Recreational, which are developed to the standards as detailed in the Public Recreation Plan, a portion of the Service System Element of the Los Angeles General Plan. At times it will be necessary for portions of recreational sites to be used for public right-of-way and easements.

In accordance with standards found in the Public Recreation Plan of the General Plan, two community parks and a series of properties adjacent to the 170 freeway have been developed as pocket parks to serve the community.

The Recreation and Parks Department should work with the Los Angeles Unified School District to develop shared programs to fully utilize each of their respective sites.

Features

The Plan urges the continued improvement of park and recreational facilities so as to maximize their utility. It also proposes utilization of flood control and power line right-of-ways for open space purposes and/or hiking and bicycle trail where appropriate.

SCHOOLS

Elementary schools should be located on sites that are safe, conveniently accessible and free from heavy traffic, excessive noise and incompatible land uses. Wherever possible, schools and local recreational facilities should be located near each other.

Features

To provide opportunities for the development of school sites as needed.

The Plan proposes dual use of school facilities for the general public after hours and on weekends. School grounds should be landscaped so as to facilitate after-hour recreational use. Elementary school recreational facilities would more likely be used by neighborhood children of both elementary school and preschool ages. The more extensive facilities of junior and senior high schools can be used by all age groups, including the continued use of school auditoriums for community meetings.

The Plan encourages the location of childcare centers on or near school sites in order to provide for the needs of working mothers and single-parent families.

LIBRARIES

In accordance with the standards established in the Public Libraries Plan a service element of the General Plan two libraries are located with the community.

The Plan recommends the enlargement of the North Hollywood Regional Library facilities to better serve the increased population of the East San Fernando Valley, the expansion of bookmobile services to remote portions of the community and the use of supervised school library facilities by the general public.

HEALTH FACILITIES

The Plan proposed that adequate 24-hour emergency treatment facilities, including emergency prescriptions be provided to serve the community.

AIRPORT

This plan supports the continued effort to reduce noise emanating from airport operations at the Burbank-Glendale-Pasadena Airport. The City of Los Angeles shall continue to assure compliance with all provisions and standards now included in the Department of Aeronauts Noise Standards Regulations, as adopted November 10, 1970, Title 21, Subchapter 6, of the California Administrative Code of Regulations, in accordance with Division 9, Part 1, Chapter 4, Article 3 of the California Public Utilities Code. Repeal or amendment of these regulations by the State shall not affect this section of the Plan.

Burbank-Glendale-Pasadena Airport flight patterns should be restricted from residential areas to the maximum extent possible.

NORTH HOLLYWOOD - VALLEY VILLAGE
SUMMARY OF LAND USE

CATEGORY	LAND USE	CORRESPONDING ZONES	NET ACRES	% AREA	TOTAL NET ACRES	TOTAL % AREA
RESIDENTIAL						
Single Family					2,193	32.1
	Low	RE9, RS, R1	2,193	32.1		
Multiple					1,365	20.0
	Low Medium I	R2, RD5, RD4, RD3	118	1.7		
	Low Medium II	RD2, RD1.5	511	7.5		
	Medium	R3	657	9.6		
	High Medium	R4	79	1.2		
COMMERCIAL					545	8.0
	Highway	C1, C1.5, C2, C4, P	130	1.9		
	Neighborhood	CR, C1, C1.5, P	165	2.4		
	Community	CR, C1, C1.5, C2, C4, P, PB	250	3.7		
INDUSTRIAL					414	6.1
	Commercial	CM,P	27	0.4		
	Limited	M1, MR1, P	92	1.4		
	Light	M2, MR2, P	295	4.3		
PARKING					6	0.1
	Parking	P, PB	6	0.1		
OPEN SPACE/PUBLIC FACILITIES					712	10.4
	Open Space	OS, A1	222	3.2		
	Public Facilities	PF	490	7.2		
STREETS					1,588	23.3
	Private Streets	-	0	0.0		
	Public Streets	-	1,588	23.3		
TOTAL					6,823	100.0

Chapter IV

COORDINATION OPPORTUNITIES OF PUBLIC AGENCIES

PROGRAMS

These programs establish an outline for guiding development of the North Hollywood-Valley Village community in accordance with the objectives of the Plan. In general, they indicate those public and private actions which should take place following adoption of the Plan. The described actions will require the use of a variety of implementations methods.

PUBLIC IMPROVEMENTS

Circulation

To facilitate local traffic circulation, relieve congestion and provide mobility for all citizens, the following are required.

- Continued development of the highway and street systems in conformance existing programs.
- Continued planning of and improvements to the public transportation system in the community.
- Continued planning of street alignments that do not impact residential areas located adjacent to industrially developed properties.

Recreations, Parks and Open Space

The City should accelerate acquisition, expansion and improvement of needed local parks though out the community.

- Site acquisition and development of neighborhood parks at appropriate locations in the community should take precedence over that of community parks. The central portion of the community should be given first consideration.
- The City should encourage continuing efforts by the County, State and Federal agencies to acquire lands for publicly owned open space. Also, a concerted program should be established for beautification and multipurpose use, including bikeways, and open space along freeways and on other public properties.

Schools

To improve future school facilities the following is recommended:

- Initiate site acquisition for the expansion of existing facilities at Oxnard Street, Victory Boulevard and Toluca Lake Elementary Schools.
- The development of school facilities should be sequenced and timed to provide a balance between land use and public services at all times.

Other Public Facilities

The development of other public facilities should be sequenced and timed to provide a balance between land use and public services at all times.

New power lines should be placed underground and a program for the undergrounding of existing lines should be developed.

A building setback line along the railroad rights-of-way should be initiated to aid in the beautification of the community by eliminating billboards and other unsightly structures therein.

A study should be initiated by the local public health planning agency to determine adequacy of existing 24-hour emergency and drug prescription facilities and the need for additional facilities.

PRIVATE PARTICIPATION

Citizen groups, including the North Hollywood Chamber of Commerce, are encouraged to undertake private action in concert with the Community Redevelopment Agency in its project area for community improvements, such as:

- Initiation by property owners and merchants of programs to rehabilitate commercial improvements and increase off-street parking facilities, particularly along Lankershim Boulevard.
- Promoting street tree planting in commercial areas throughout the Plan area.
- Programs to improve the general environment, particularly to encourage landscaping programs along railroad rights-of-way and the flood control channel.
- Sponsoring industrial and commercial promotional programs to market new sites.
- Establishment of a development corporation to channel private development, interest and resources towards the implementation of the North Hollywood Center.

PLANNING LEGISLATION

Planning provisions of the Municipal Code and other legislation are continually being reviewed and amended. The following studies for amendments are suggested to aid in the implementation of the Plan:

- Encourage and create an overlay District to allow for artists in residence within the boundaries of the North Hollywood Community Redevelopment Project Area.
- Design: Require that all new and rebuilt public and private facilities observe improved site design standards.
- Buffer Strip Zoning: Separation of incompatible uses particularly residential uses from industrial and freeways by some form of buffering, preferably of a type which could also serve for recreational, parking or other use purposes.

ZONING ACTIONS

Zoning is the primary legal tool by which the development of private property can be directed toward the implementation of the Plan. Two distinct situations are involved:

- In addition to public facilities and open space zones, the City can initiate redesignation to zones appropriate to the Plan.
- Property owners, under the procedures established by the Los Angeles City Charter and the Los Angeles Municipal Code, may apply for a change of zone and or a Plan Amendment.
- Initiate changes to industrial zones to reclassify these zones to the MR zone category to protect the industrial area from the intrusion of commercial type uses.

CODE ENFORCEMENT

A code enforcement program should be applied to the North Hollywood-Valley Village community to ensure proper maintenance of the Community's housing, commercial and industrial supply.

RICHARD RIORDAN, Mayor

James Kenneth Hahn, City Attorney

Rick Tuttle, Controller

CITY COUNCIL

John Ferraro, President

Richard Alarcon

Richard Alatorre

Hal Bernson

Laura Chick

Michael Feuer

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Jackie Goldberg

Mike Hernandez

Nate Holden

Cindy Miscikowski

Mark Ridley-Thomas

Rudy Svorinich, Jr.

Joel Wachs

Rita Walters

CITY PLANNING COMMISSION

Peter M. Weil, President

Robert L. Scott, Vice-President

Marna Schnabel

Nicholas H. Stonnington

Jorge Jackson

DEPARTMENT OF CITY PLANNING

Con Howe, Director of Planning

Franklin Eberhard, Deputy Director

Gordon B. Hamilton, Deputy Director

Robert Sutton, Deputy Director

COMMUNITY PLAN UPDATE**COMMUNITY PLANNING**

Jack Sedwick, Principal City Planner

Frank Fielding, Senior City Planner

Deuk Perrin, City Planner

Partab Ramsinghani, City Planner

Gary Klein, City Planning Associate

GEOGRAPHIC INFORMATION SYSTEMS

John Butcher, GIS Supervisor II

Paul Burns, GIS Supervisor I

Carmen Miraflor, GIS Supervisor I

Daniel Garcia, GIS Specialist

John Lewis, GIS Specialist

PUBLICATION

Rey Hernandez, Graphic Designer III

Michael Uhlenkoff, Graphic Designer II

Irene Parsley, Principal Clerk Typist

Lan Banh, Clerk Typist

Nelson Larios, Clerk Typist

Gary Booher, City Planner

Jae H. Kim, Planning Assistant

DEPARTMENT OF
CITY PLANNING
200 N. SPRING STREET, ROOM 525
LOS ANGELES, CA 90012-4801
CITY PLANNING COMMISSION

MABEL CHANG
PRESIDENT
DAVID L. BURG
VICE-PRESIDENT
JOY ATKINSON
ERNESTO CARDENAS
SUSAN CLINE
MARY GEORGE
MICHAEL MAHDESIAN
BRADLEY MINDLIN
THOMAS E. SCHIFF

GABRIELE WILLIAMS
COMMISSION EXECUTIVE ASSISTANT
(213) 978-1300

CITY OF LOS ANGELES
CALIFORNIA



JAMES K. HAHN
MAYOR

EXECUTIVE OFFICES

CON HOWE
DIRECTOR
(213) 978-1271
FRANKLIN P. EBERHARD
DEPUTY DIRECTOR
(213) 978-1273
GORDON B. HAMILTON
DEPUTY DIRECTOR
(213) 978-1272
ROBERT H. SUTTON
DEPUTY DIRECTOR
(213) 978-1274
FAX: (213) 978-1275
INFORMATION
(213) 978-1270
www.lacity.org/PLN

April 21, 2005

All Interested Parties:

**RAS INTERPRETATION TO COMMUNITY PLAN FOOTNOTES
DIRECTOR'S INTERPRETATION**

Attached is a copy of the Department of City Planning's interpretation of Ordinance 174,999, effective January 15, 2003, which established the RAS Zones. This published interpretation becomes final and effective 20-days from the date of this communication unless an appeal to the City Planning Commission is filed within this time period. Appeals shall be filed in duplicate on forms provided at any of the following public offices of the Department of City Planning, along with the required filing fee:

Planning Department – Public Counter
201 North Figueroa Street, 3rd Floor
Los Angeles, CA 90012
Phone: (213) 482-7077

San Fernando Valley Office
6262 Van Nuys Boulevard
Van Nuys, CA 91401
Phone: (818) 374-5050

If you have any questions regarding this case, please contact Jane Blumenfeld at (213) 978-1372 of myself at (213) 978-1274.

Sincerely,

CON HOWE
Director of Planning

ROBERT H. SUTTON
Deputy Director

CH/RHS:hkt

Attachment

cc: Council Planning Deputies
Ray Chan, Building and Safety Department
David Kabashima, Department of City Planning
Jane Blumenfeld, Department of City Planning



April 21, 2005

**RAS RELATIONSHIP TO COMMUNITY PLAN FOOTNOTES
DIRECTOR'S INTERPRETATION**

All Interested Parties:

SUBJECT:

Inquiries have been made regarding potential conflicts between Footnotes on the Community Plans and the RAS 3 and RAS 4 (hereafter referred to as RAS) Zones.

BACKGROUND:

The Residential/Accessory Services Zones (RAS) allow a greater floor area than commercial zones and greater height than otherwise allowed in height district 1VL.

“An example is:

Where a traditional C2-1VL with a Commercial plan designation is limited to a 1.5:1 FAR and a 45 height limit, the RAS 3-1VL and RAS 4-1VL shall not exceed a 3:1 FAR and 50 feet in height in accordance with the LAMC 12.10.5, 12.11.5 and 12.21.1.”

The Community Plans as recommend by the City Planning Commission and adopted by City Council are a general guide to development for the community and city as a whole. Rarely do the Community Plans specify special planning rights or restrictions for particular parcels.

Some community plan maps contain footnotes regarding height and floor area. Footnotes appear on the map legend next to the commercial land use categories or in some cases on specific properties or areas. The footnotes that are attached to the commercial land use categories generally relate in a broad-brushed manner to all areas of the plan designated for that particular use. Typically such footnotes are not site specific, and as such, do not relate to specific locations, blocks, or parcels within the community plan area.

“An example of such a footnote which appears in most Community Plans reads:

Footnote 1: ‘Height District 1VL’

This means all properties within the commercial land use category that have this footnote are limited to an FAR of 1.5:1 with a 45-foot height limit.”

DISCUSSION:

When the City Council adopted the RAS Zones in 2002, their purpose was to promote mixed use development in the city's commercial zones, particularly in the commercial corridors which provide the greatest access to transit. In their adoption of the RAS Zones, the City Council recognized that

the additional floor area and height allowed by the RAS zones are necessary to make such primarily residential projects viable. However to protect the integrity of the Community Plans, the Council limited the residential density permitted in the RAS 3 and RAS 4 Zones to correspond to the residential densities permitted in the R3 and R4 Zones, respectively. Thus, they permitted RAS 3 and RAS 4 Zones in Plans that permit R4 and higher zoning but only permitted the RAS 3 Zone (and not RAS 4) in Plans that previously had R3 as the highest zoning category.

In one particular plan, the Plan Footnote on a Neighborhood Commercial area states:

“Floor Area Ratio 1:1.”

In this specific situation it cannot be the intent of Council to allow a 3:1 FAR since they knowingly restricted the property to a 1:1 FAR.

INTERPRETATION:

It is hereby interpreted that the RAS Zones can exceed a Community Plan Footnote when that footnote is general in nature and generally refers to all parcels under that plan category. Where there is a specific footnote that refers to (a) specific parcel(s) that is more restrictive, the RAS Zone would not be permitted without a corresponding Plan Amendment.