

# PROPOSED GUIDING PRINCIPLES



## Sherman Oaks–Studio City–Toluca Lake–Cahuenga Pass Community Plan

The following core principles represent the long-term priorities for the Sherman Oaks–Studio City–Toluca Lake–Cahuenga Pass Community Plan. They reflect what we’ve heard through our outreach and topics that have arisen through technical research. Please review these and let us know what you think.

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SUPPORT AND ENHANCE THE QUALITY OF LIFE WITHIN RESIDENTIAL NEIGHBORHOODS	ACCOMMODATE ANTICIPATED GROWTH IN AN INCLUSIVE, EQUITABLE, SUSTAINABLE, AND HEALTHY MANNER	CONTINUE TO SUPPORT A MIX OF COMMERCIAL USES THAT SERVE THE LOCAL POPULATION	CREATE A WORLD-CLASS PUBLIC REALM	PROMOTE A TRANSIT, BICYCLE, AND PEDESTRIAN FRIENDLY ENVIRONMENT	ENCOURAGE OPPORTUNITIES FOR FUTURE EMPLOYMENT	ENHANCE AND PROTECT UNIQUE DEVELOPMENT PATTERNS IN THE COMMUNITY	FOSTER A HEALTHY NATURAL AND BUILT ENVIRONMENT THAT SUSTAINS PEOPLE, WILDLIFE AND ECOSYSTEMS
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- Preventing out of scale development by establishing development and design standards to ensures future development is compatible with existing neighborhoods
- Encouraging a range of housing options that allows for a range of affordability
- Maintaining development pattern in established low-scale residential neighborhoods

- Strategically accommodating growth near quality transit along Ventura Boulevard and near the Universal City/ Studio City Red Line station
- Introducing new housing opportunities in proximity to local services and destinations within the community plan area
- Promoting infill development to encourage the most efficient use of local infrastructure

- Prioritizing neighborhood serving uses along commercial corners that will satisfy the needs of the local community
- Encouraging mixed-use buildings that incorporate services, shopping, and dining options
- Activating commercial corridors with uses and design standards that will create lively places within the community

- Applying design standards that will create a more walkable and accessible community
- Growing and protecting the local tree canopy to address the urban heat island effect
- Ensuring that public benefits are leveraged from new developments

- Giving visitors, employees, and residents travel options by encouraging growth in transit oriented areas
- Establishing design standards that encourage stronger connectivity to different modes of transportation
- Supporting safe and easy access to the future continuous bikeway/greenways along the LA River and the Tujunga Wash

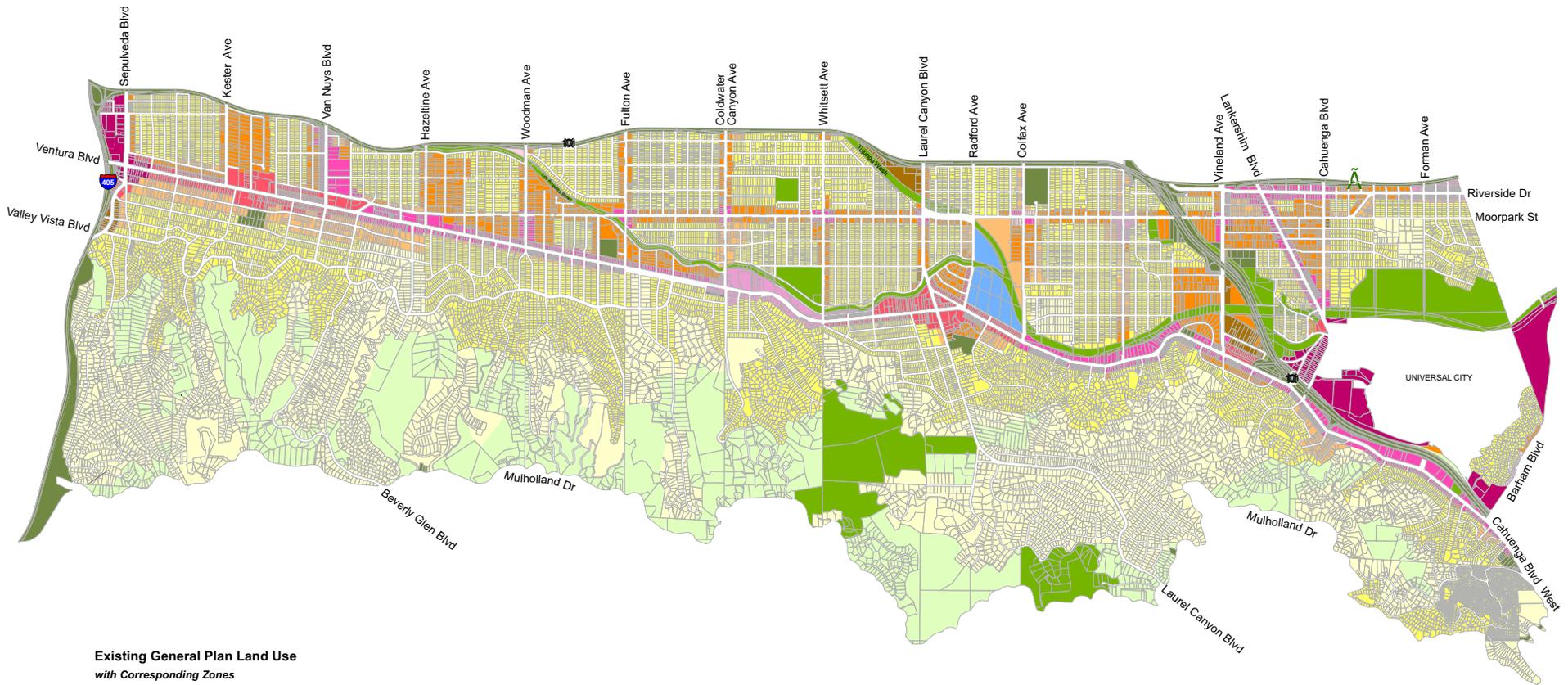
- Leveraging the community’s proximity to existing major employers in Universal City and Burbank by encouraging the growth of related industries in the plan area
- Strategically allowing for low- and mid-rise office type developments along corridors that offer strong connectivity locally and regionally
- Promoting commercial uses that will serve as ancillary and support services to future employers

- Protecting residential and commercial historical resources in the community through prescribed development and design standards
- Supporting the viability of the Toluca Lake Community Design Overlay and the Tujunga Commercial District by ensuring that the existing development pattern is continued in any future development
- Continuing to maintain a low scale development pattern within hillside neighborhoods

- Supporting the long range planning efforts of the Wildlife Corridor Pilot Study to ensure compatibility between people and wildlife
- Establishing policies and regulations that are sensitive to the unique topography and wildfire threats in hillside communities
- Continuing to pursue strategies that will create sustainable and healthy riparian corridors along the LA River and the Tujunga Wash

# EXISTING GENERAL PLAN LAND USE

Sherman Oaks–Studio City–Toluca Lake–Cahuenga Pass



**Existing General Plan Land Use  
with Corresponding Zones**

**Residential**

- Minimum OS, A1, A2, RE40
- Very Low RE20, RA, RE15, RE11
- Low RE9, RS, R1, RU, RD6, RD5
- Low Medium RZ, RD6, RD5, RD4, RD3, RD2, RD1.5
- Low Medium II RD1.5, RD2, RW2, RZ2.5
- Medium R3
- High Medium R4

**Commercial**

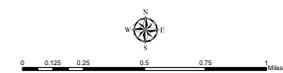
- Neighborhood Commercial C1, C1.5, C2, C4, RAS3, RAS4, P
- Limited Commercial C1, RAS3, RAS4, P
- General Commercial C1.5, C2, C4, CR, RAS3, RAS4, P
- Community Commercial CR, C2, C4, RAS3, RAS4, P, PB
- Regional Center Commercial C2, C4, RAS3, RAS4, P, PB
- Regional Commercial CR, C1.5, C2, C4, RAS3, RAS4, R3, R4, R5

**Industrial**

- Light Industrial M2, MR2, P

**Public Space: Public Facilities**

- Open Space OS, A1
- Public Facilities PF
- Parking P, PB





# PROPOSED CONCEPTS DESCRIPTIONS

## Sherman Oaks–Studio City-Toluca Lake-Cahuenga Pass Community Plan



### COMMUNITY CENTER

*Lankershim Boulevard, Riverside Drive, Cahuenga Boulevard, Vineland Avenue*

- Promote a vibrant hub of economic activity with a combination of employment, shopping, and dining opportunities along Lankershim Boulevard, Riverside Drive, and Vineland Avenue.
- Regulate the scale and transitional height of future development to ensure compatibility with neighboring residential neighborhoods.
- Encourage design treatments such as visible groundfloor spaces, passageways/paseos in mid-block developments, and building facade articulation to enhance the public realm.
- Allow for a range of housing options near the Universal City Red Line Station to meet the needs of current and future residents.
- Typical building types and land uses could include mid-rise offices, hotels, and mixed-use buildings that incorporate housing, shopping, and dining related uses.



### NEIGHBORHOOD CENTER

*Fulton Avenue and Moorpark Street, Coldwater Canyon Avenue and Moorpark Street, Whitsett Avenue and Moorpark Street, Laurel Canyon Boulevard and Moorpark Street, Colfax Avenue and Moorpark Street*

- Activate commercial corners along Moorpark Street with local serving retail uses that incorporate pedestrian friendly design standards such as visible groundfloor spaces, shade structures, and outdoor seating.
- Encourage mixed-use development with ground floor uses that will enhance valuable commercial nodes.
- Building types and land uses could include low-rise mixed-use buildings with restaurants, boutique shops, and other neighborhood serving commercial uses.



### LOW MEDIUM RESIDENTIAL

*Select parcels along Moorpark Street and south of Ventura Boulevard*

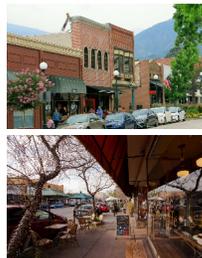
- Introduce lower-density multifamily housing options near transit and in proximity to higher density housing.
- Apply transitional height requirements to ensure future development is compatible with neighboring residential neighborhoods.
- Typical buildings could include low-rise apartments and condominiums and townhomes.



### MEDIUM RESIDENTIAL

*Along Dickens Street between Sepulveda Boulevard and Hazeltine Avenue*

- Encourage a range of medium density housing options in proximity to quality transit options along Ventura Boulevard.
- Encourage a pedestrian-oriented environment through placemaking techniques such as active ground floor spaces, wide sidewalks and other amenities.
- Match the zoning and land use designations with existing development patterns.
- Typical buildings could include low to mid-rise apartments and condominiums and townhomes.



### TUJUNGA VILLAGE COMMERCIAL DISTRICT

*Along Tujunga Avenue between the intersection of Tujunga Avenue and Moorpark Street and Tujunga Avenue and Woodbridge Street*

- Preserve the status of Tujunga Village as a neighborhood commercial destination.
- Ensure a cohesive "Village" architectural style is incorporated along Tujunga Avenue. New development should continue the existing design standards within Tujunga Village with visible groundfloor spaces, shade structures, outdoor seating, etc.
- Building types and land uses could include low-rise mixed-use buildings with restaurants, boutique shops, and other neighborhood serving commercial uses.
- Bring buildings to the street and ensure sensitivity to adjacent residential areas with setbacks, transitional height, landscaping and site planning. Require parking to be in the rear of buildings or underground.



### LOW RESIDENTIAL

*Pockets in Sherman Oaks and Studio City*

- Introduce a range of lower-density housing options near quality transit options along Ventura Boulevard and Lankershim Boulevard that mimic the style of existing single-family neighborhoods.
- Limit scale and height of new development and prescribe design regulations to promote compatibility within surrounding residential neighborhoods.
- Building types could include single-family homes, duplexes, triplexes, and fourplexes.