

**The Rezoning of Sherman Oaks - The Community Plan Update  
and the Citywide Housing Incentive Program (CHIP)**

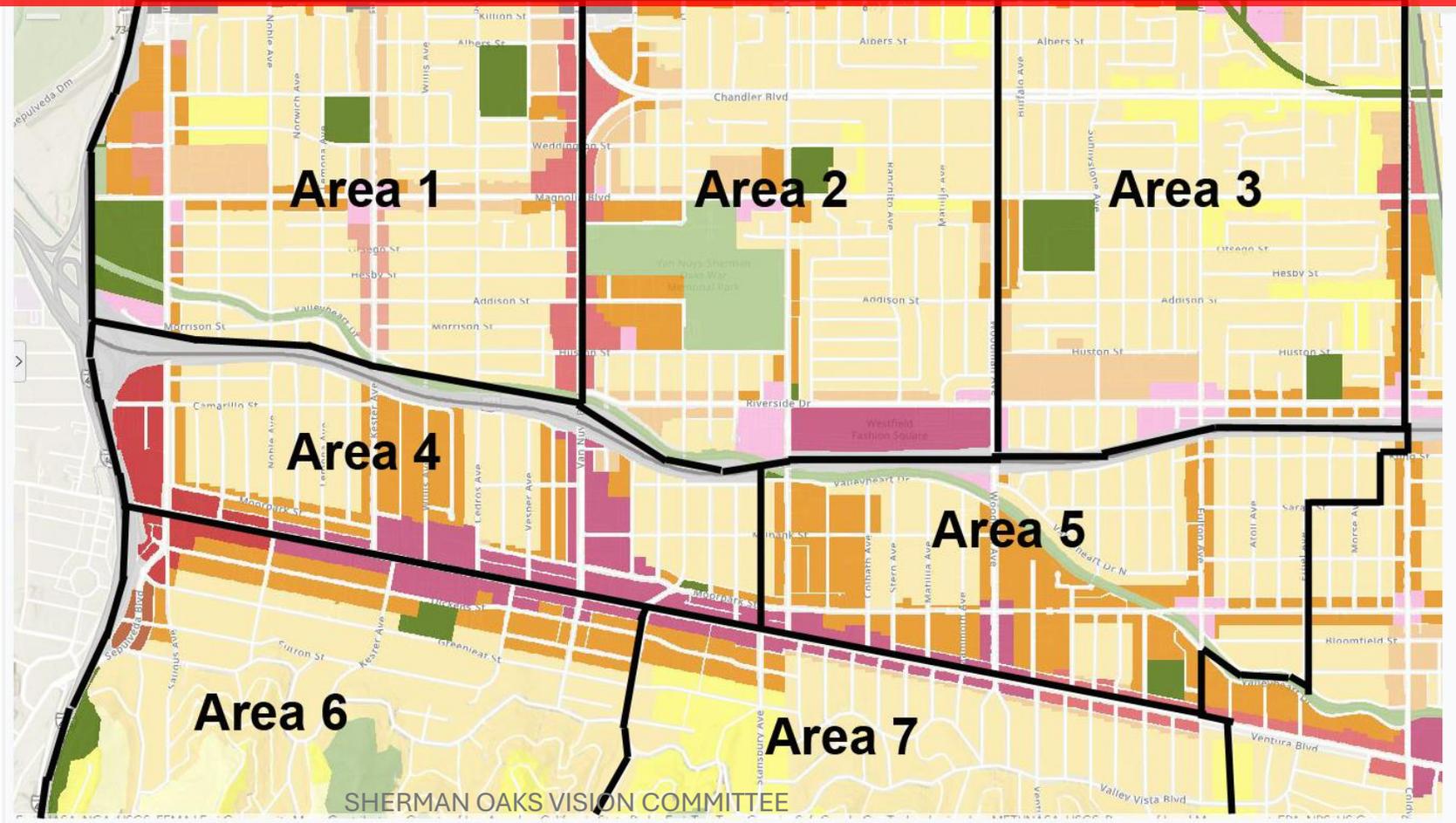




## We can help guide what Sherman Oaks look like in the future!

- Identify locations for green spaces
- Identify historic buildings, homes, etc.
- Identify pedestrian opportunities
- Identify commercial adjacent to single-family for better transitions

## Goal: Have community input to Planning in February

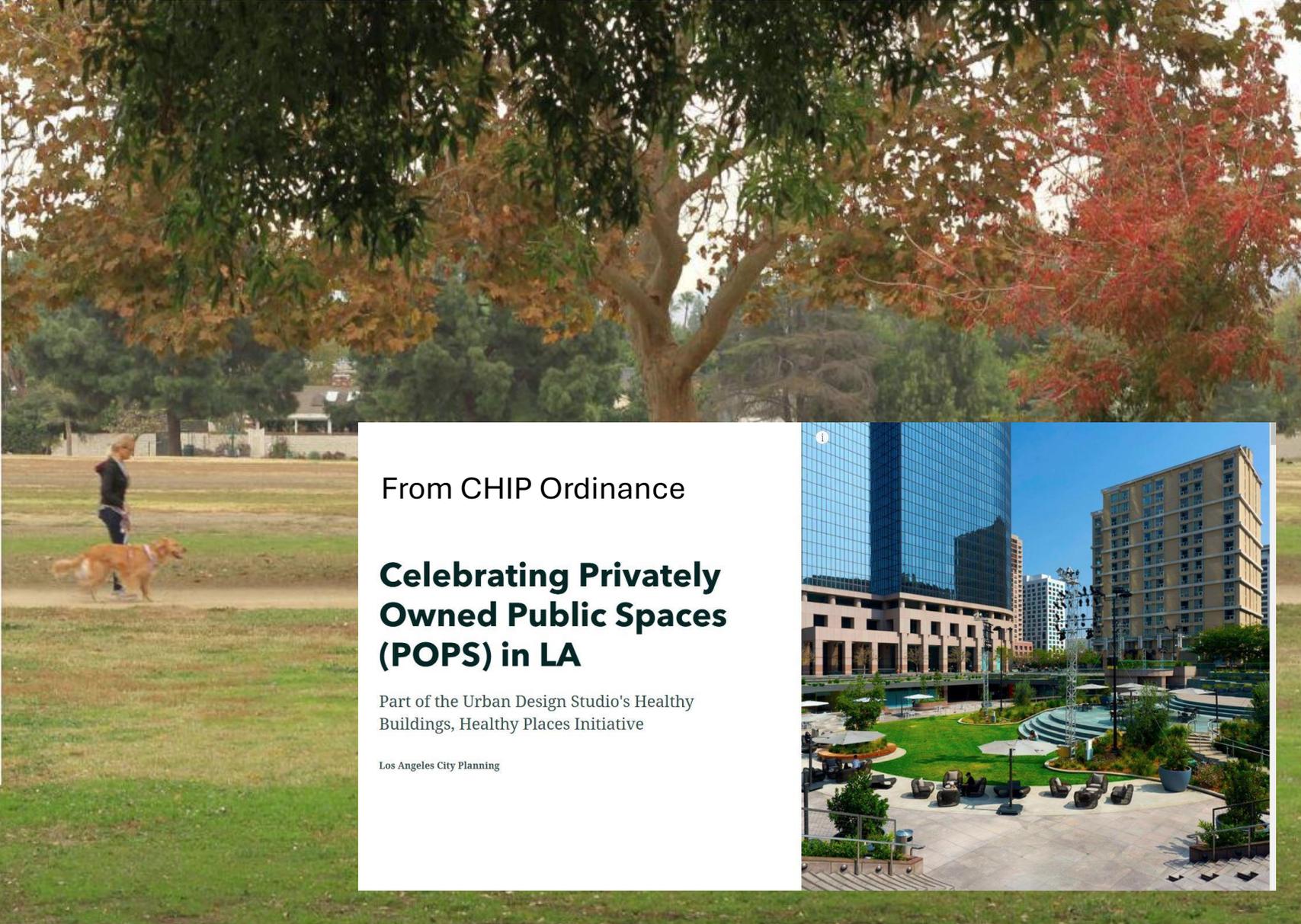


# Land Use Themes and Approaches

From the Community Plan Update

## Expanding Access to Green Space

During community outreach sessions, many residents expressed the need for an increase in and more connections to open space in the Southeast Valley. In response to this feedback, the draft Plan incentivizes privately-owned publicly accessible open space in order to bring new open space to areas in need of these community amenities. In addition, the Plan will support a robust tree canopy by incentivizing the planting of trees in right-of-way design.

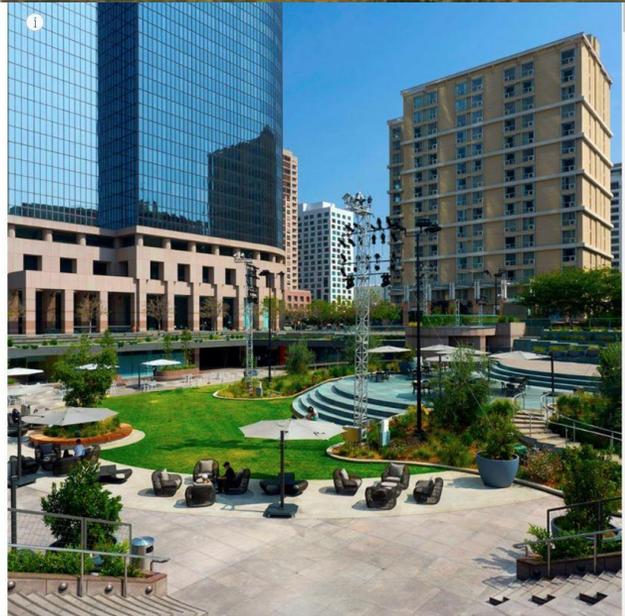


From CHIP Ordinance

## Celebrating Privately Owned Public Spaces (POPS) in LA

Part of the Urban Design Studio's Healthy Buildings, Healthy Places Initiative

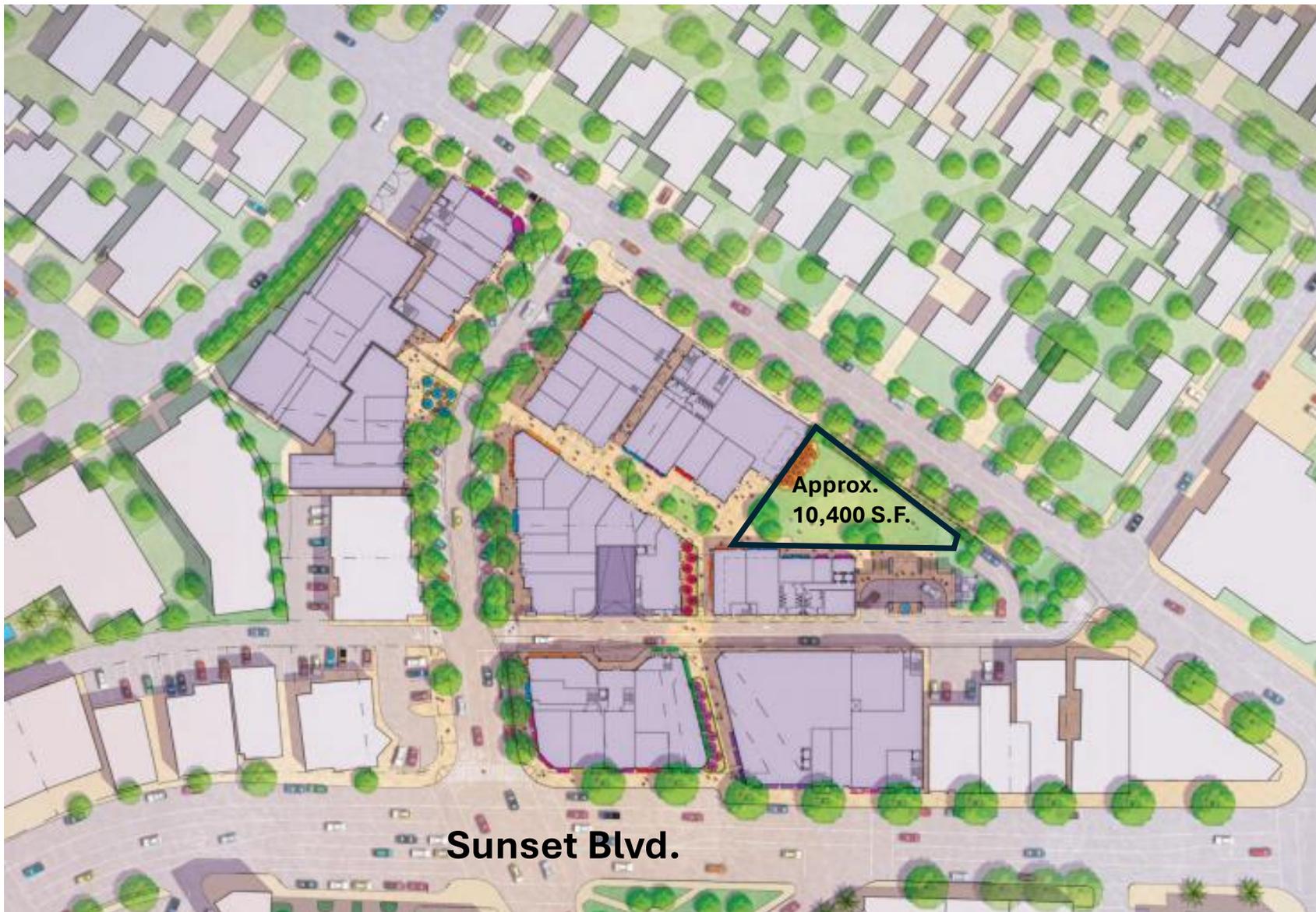
Los Angeles City Planning





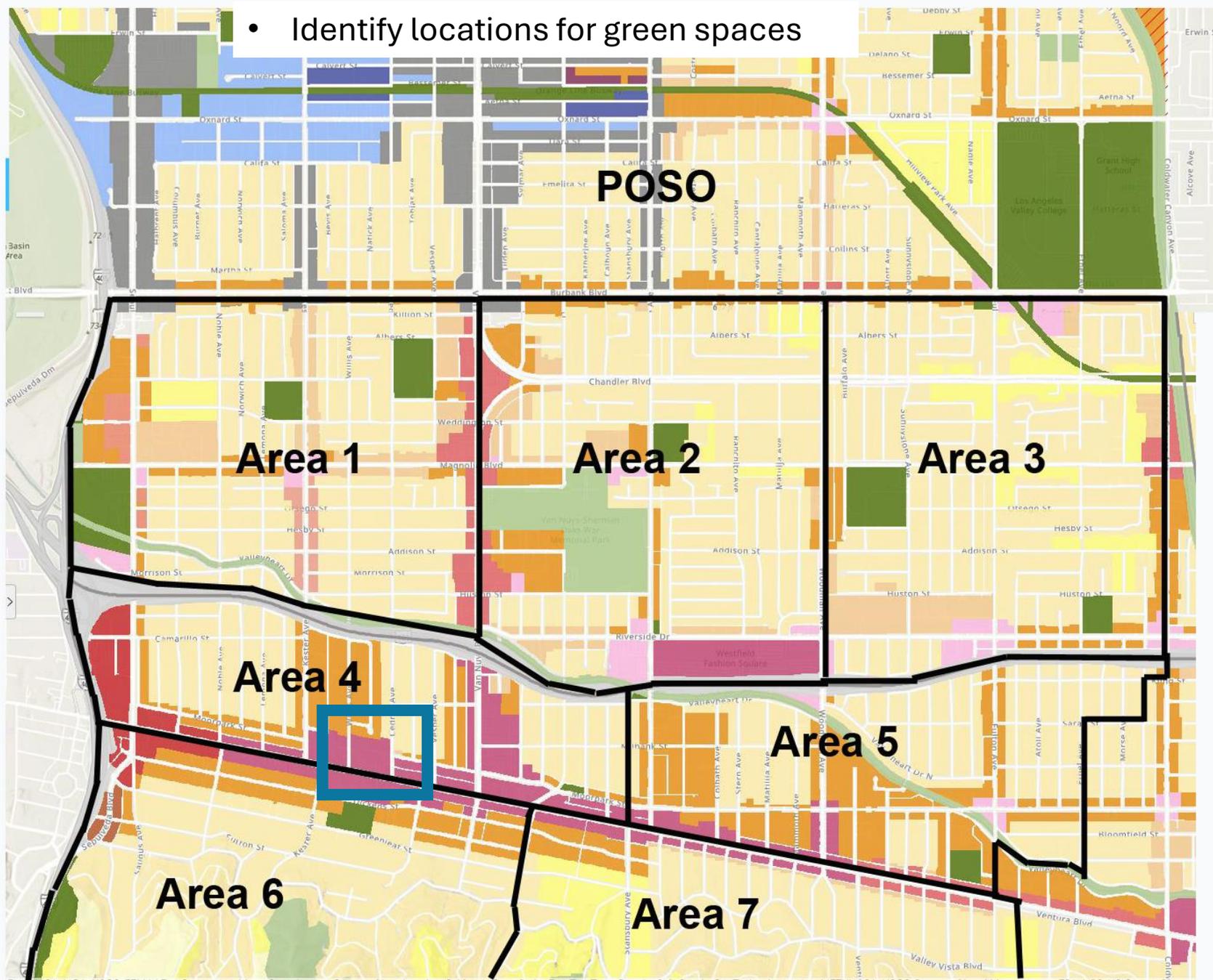
**Palisades Village by Caruso**

**Impressive sense of place and community**

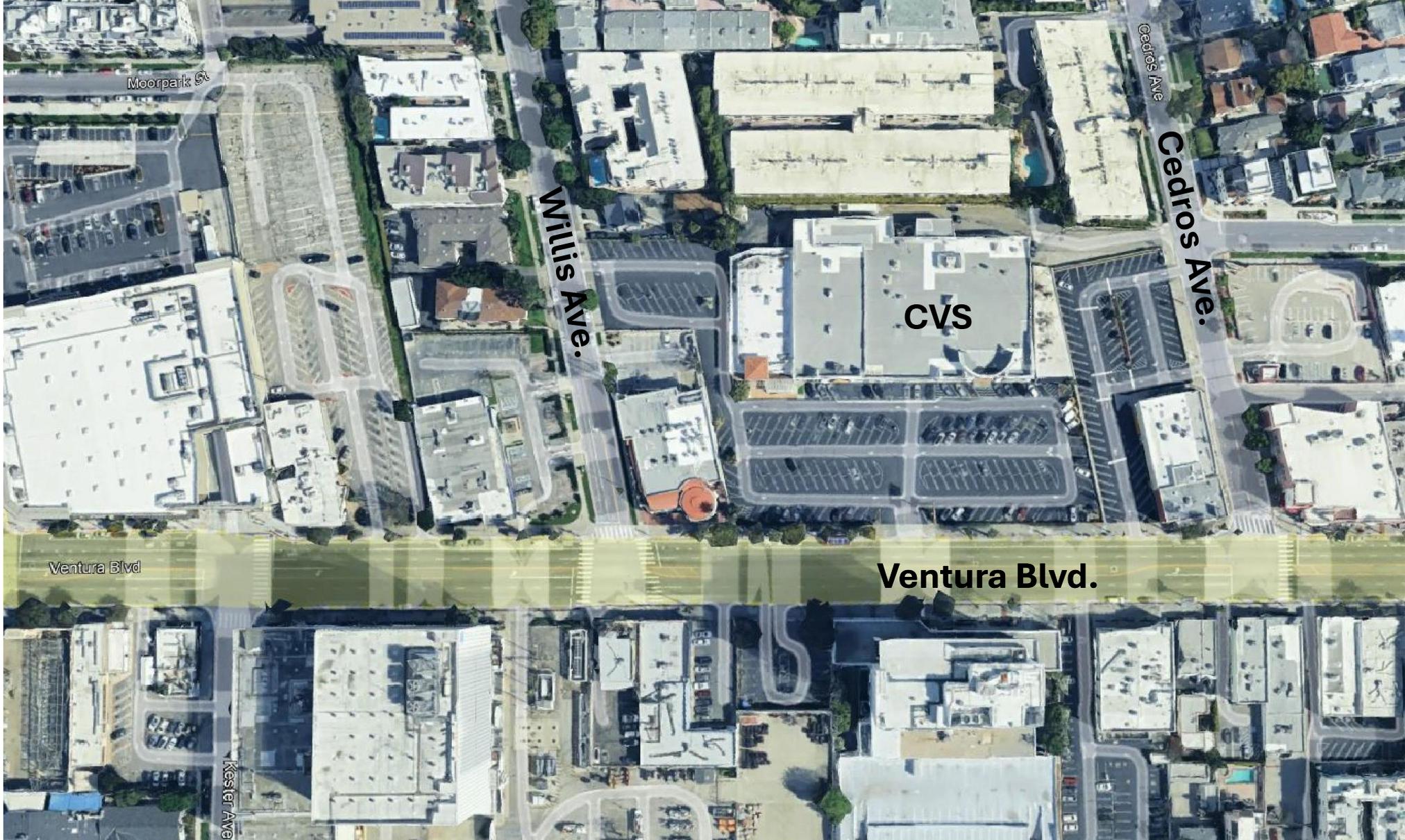


## Palisades Village by Caruso

- Identify locations for green spaces







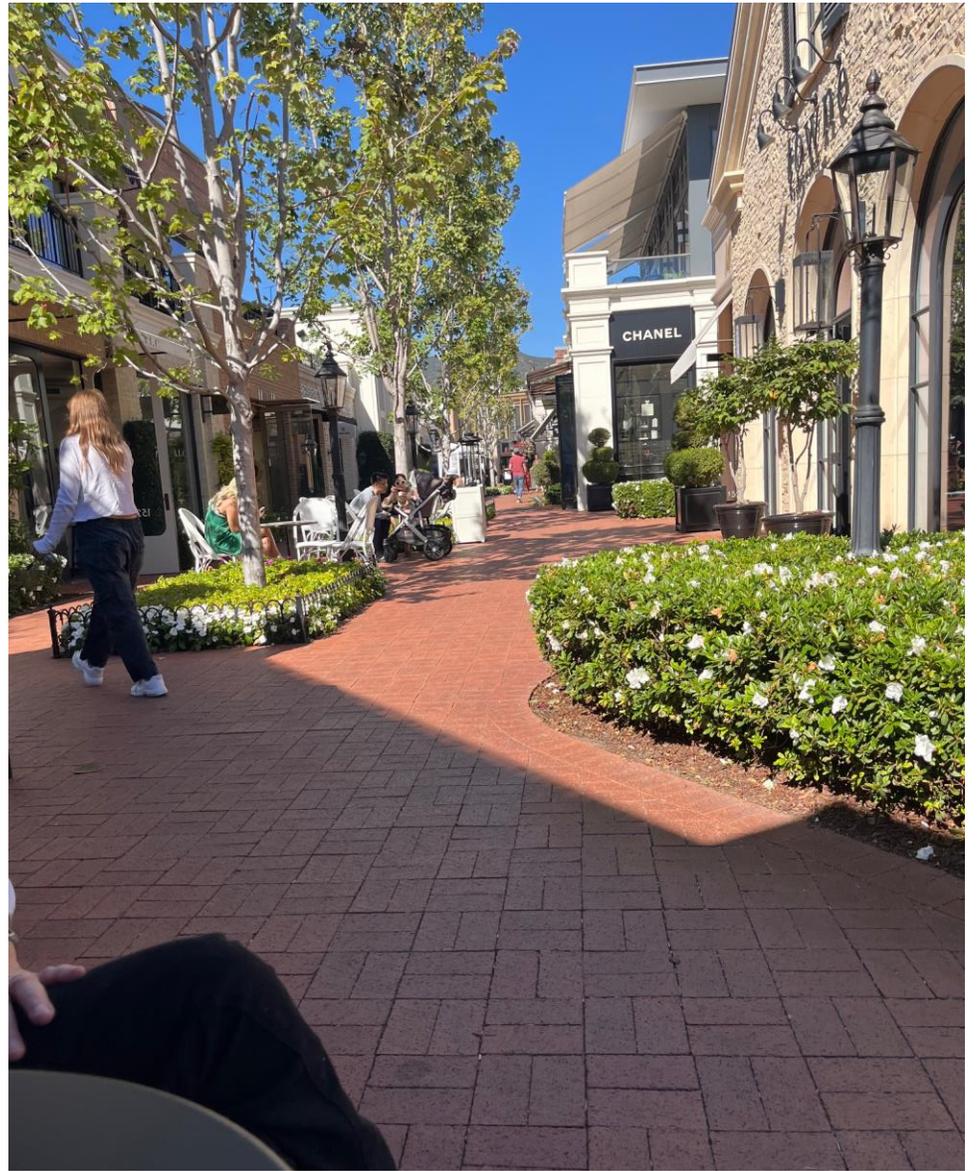
## Palisades Village on Ventura



## Palisades Village on Ventura

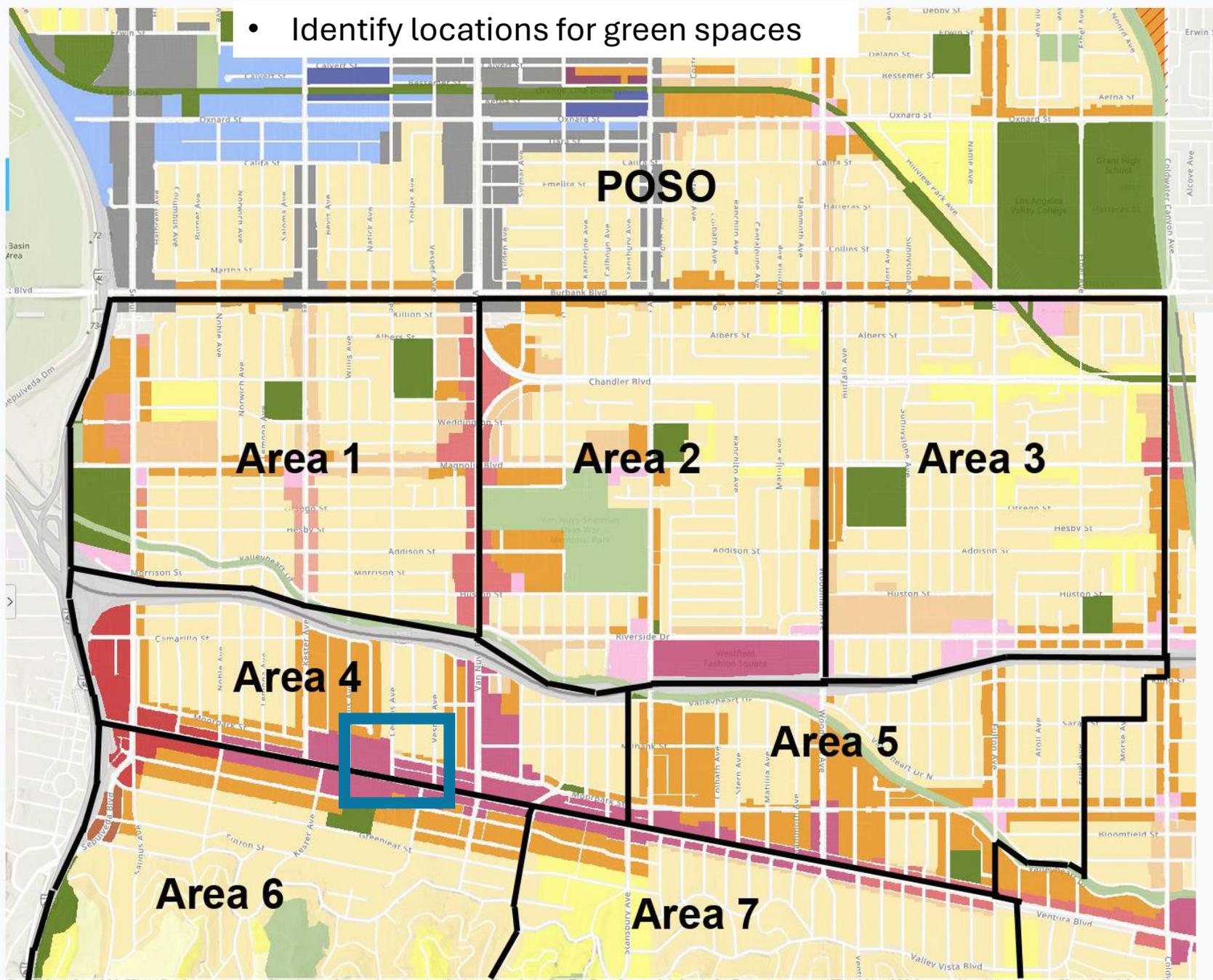


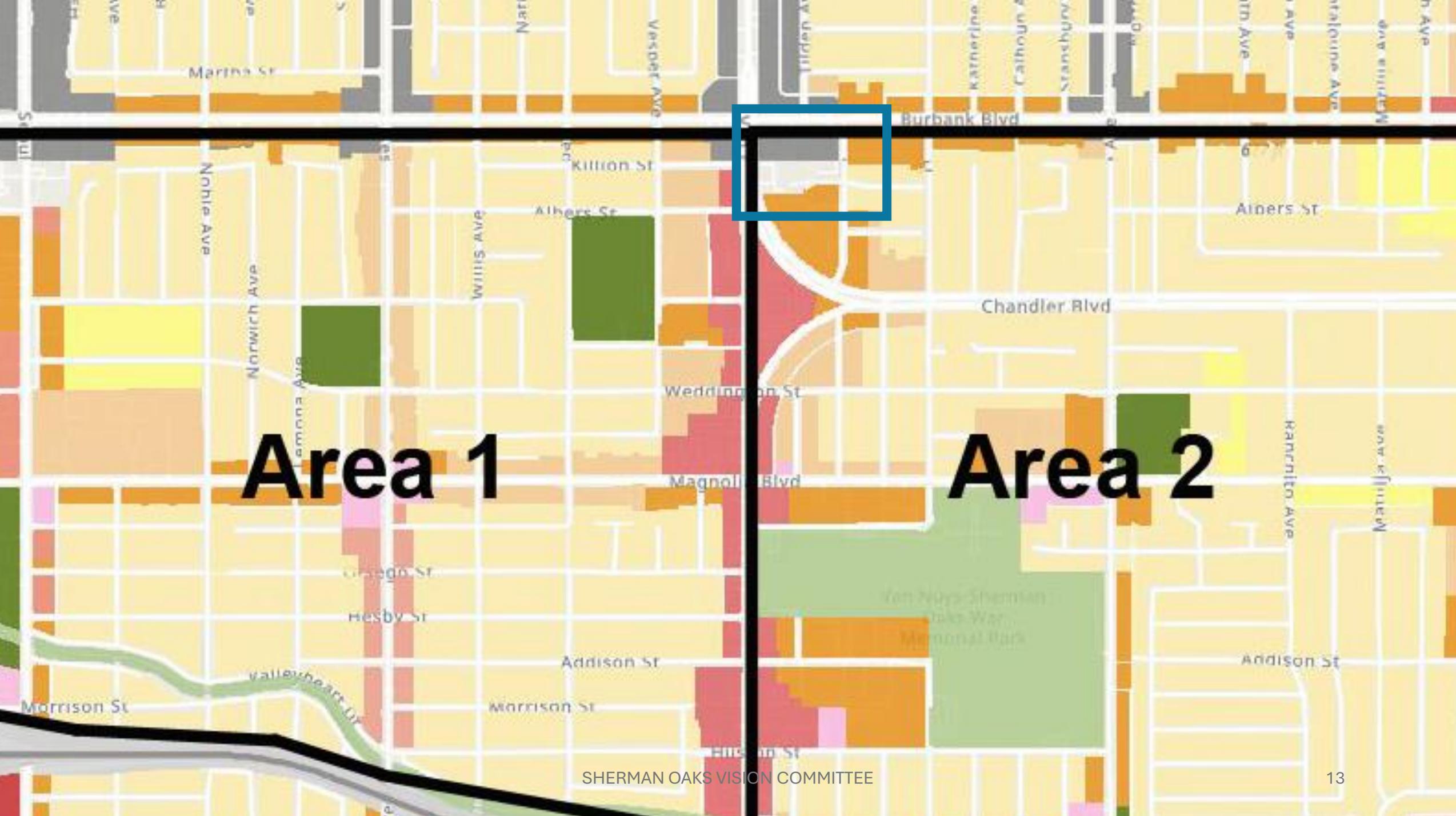
## Palisades Village on Ventura



## Palisades Village by Caruso

- Identify locations for green spaces





**Area 1**

**Area 2**



## Palisades Village on Burbank



## Palisades Village on Burbank



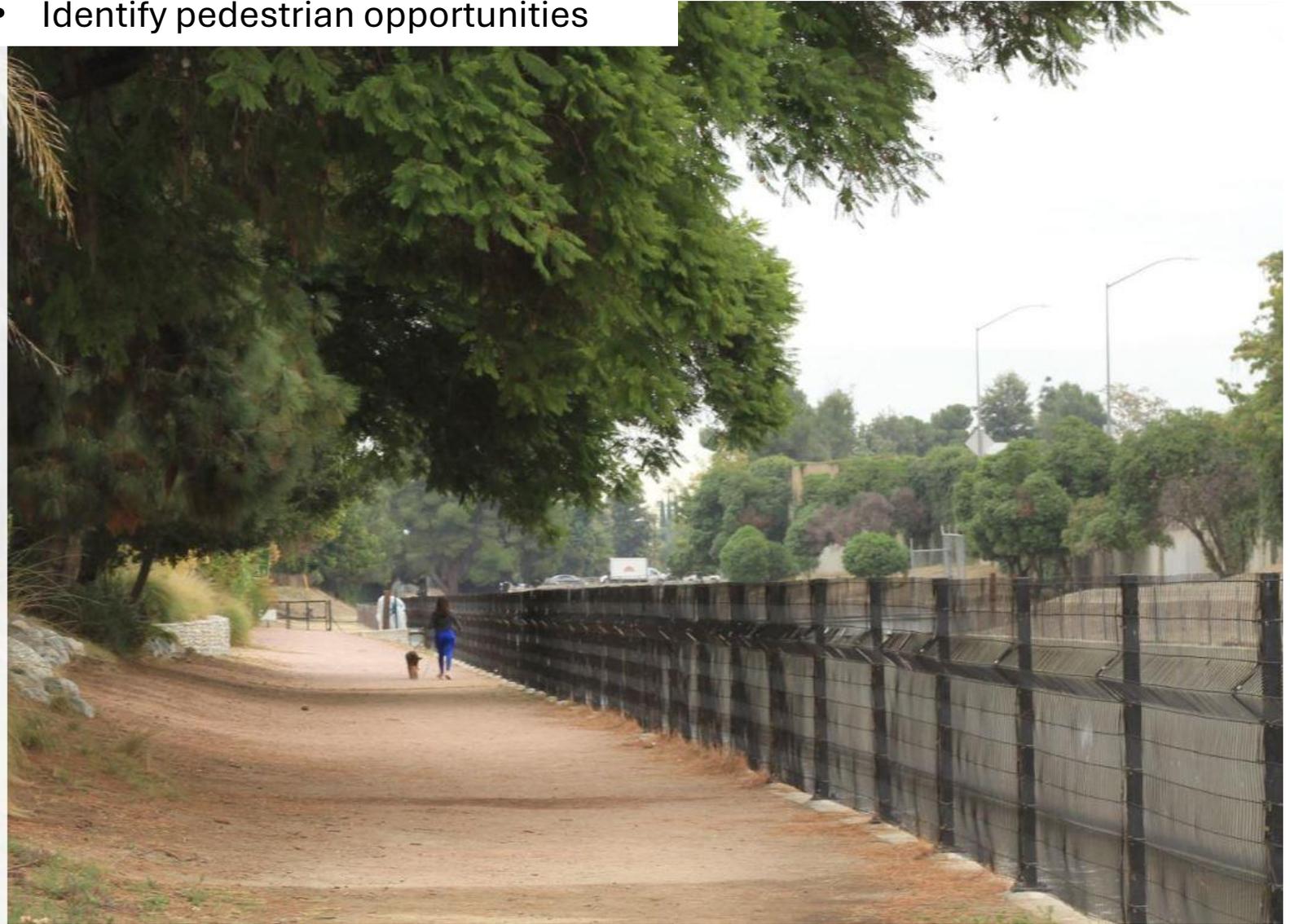
## Palisades Village on Burbank

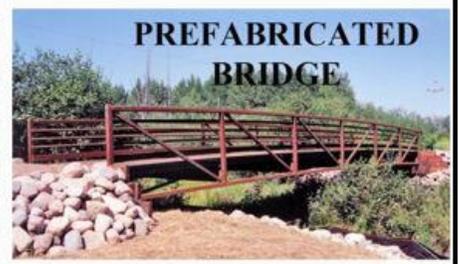
# Land Use Themes and Approaches

- Identify pedestrian opportunities

## Connecting to Local Waterways

The Southeast Valley Community Plans prioritize improving access to the Los Angeles River, the Tujunga Wash, and the Pacoima Wash. At the moment, there is a lack of green space for recreational purposes in the Southeast Valley. The Plans will address this through proposed Greenway Frontages, specifically tailored zoning changes for opportunity sites along waterways, and incorporating the citywide River Implementation Overlay Standards (RIO). There are plans to create walking and biking paths along these waterways and as those projects come to fruition, the standards put in place by the updated Community Plans will acknowledge and widen access to these amenities.





- BIKE PATH
- WALKING PATH
- BRIDGE
- PLAZA UNDER FWY

SHERMAN OAKS COMMUNITY STUDY OF THE LA RIVER BIKEWAY AT HAZELTINE (2017)

# Land Use Themes and Approaches

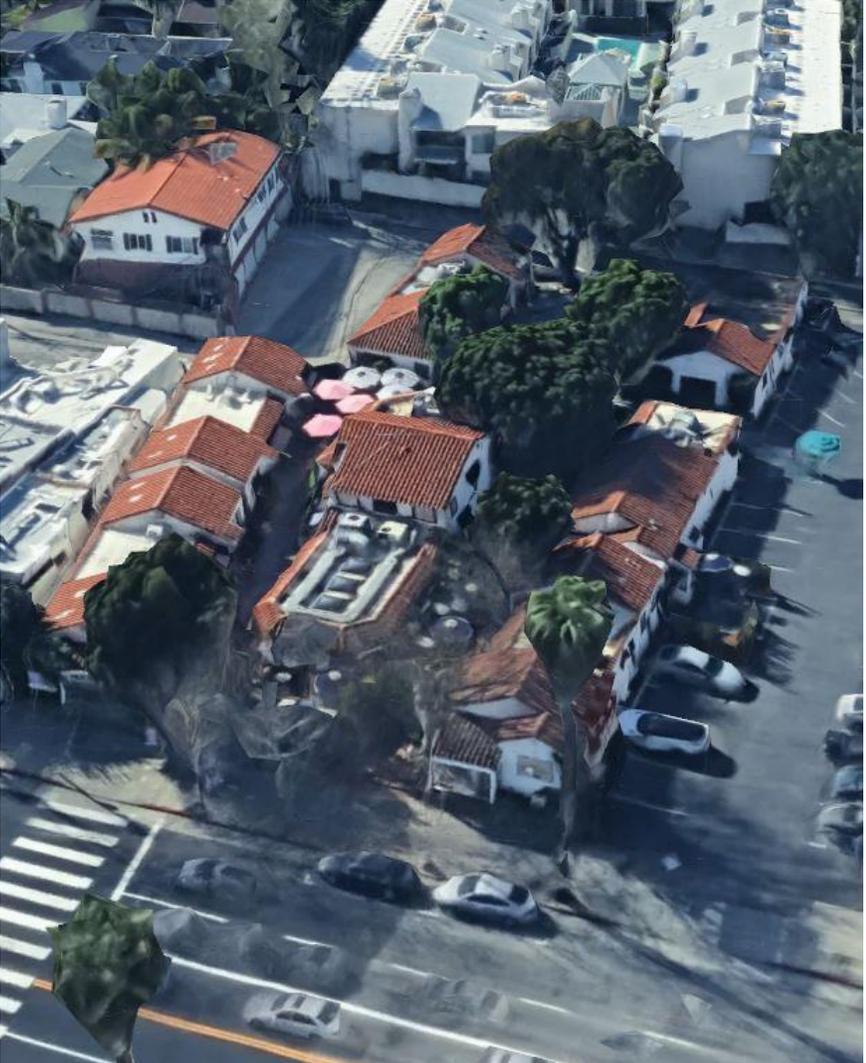
- Identify historic buildings, homes, etc.

## Historic Preservation Possibilities in the Southeast Valley

In targeted areas throughout the Plans, special zoning regulations will be applied to preserve cultural and/or architectural character and to encourage design continuity in new development. The intention behind current and new historic preservation districts is to maintain character-defining features and to retain the district's integrity.



# Sherman Oaks Historic Places



# Sherman Oaks Historic Places



**Nominate places for historic consideration**

# Southeast Valley

## Community Plans Update



### On Dickens

*Para español siga hacia abajo.*

We need your feedback about historic resources in your community! Join the Southeast Valley Community Plans Update (SEVCPU) team and City Planning's Office of Historic Resources (OHR) on November 20, 2024 at 6 p.m. for a workshop focused on historic preservation possibilities in the Southeast Valley!

The workshop will cover how the Zoning Code update provides opportunities for historic preservation, the relationship between historic preservation and city and statewide legislation, and most importantly, a discussion about historic resources identified through [SurveyLA](#), the citywide historic resources survey, in the Southeast Valley. The workshop will consist of a short presentation followed by breakout rooms organized by community plan geography and led by city planners ready to hear your input on historic preservation in the SEVCPU.

What are the unique historic neighborhoods, outstanding examples of residential architecture, significant commercial anchors, and places associated with local social and cultural history that matter most to you?

We welcome anyone who cares about preserving history, architectural and cultural character, and historic resources in the Southeast Valley!

This event will be a virtual meeting and will take place on **Wednesday, November 20, 2024** from 6 p.m. to 7:30 p.m. Please use the Zoom link below to join the Webinar.

<https://planning-lacity-org.zoom.us/j/87965702224>

Meeting ID: 879 6570 2224

- Identify buildings, houses, etc.
- Photos and address
- Email me or bring next month

- Identify commercial adjacent to single-family for better transitions

# Regional & Community Center: Form District

This is a diagram from the Planning Department, and it may be the reality in some areas

- **District Boundary Transition**

- Prevents looming/building shadow impacts
- Applies when the abutting lot has a 36' or 3 story height max
- Step-back increases as the proposed project's height increases



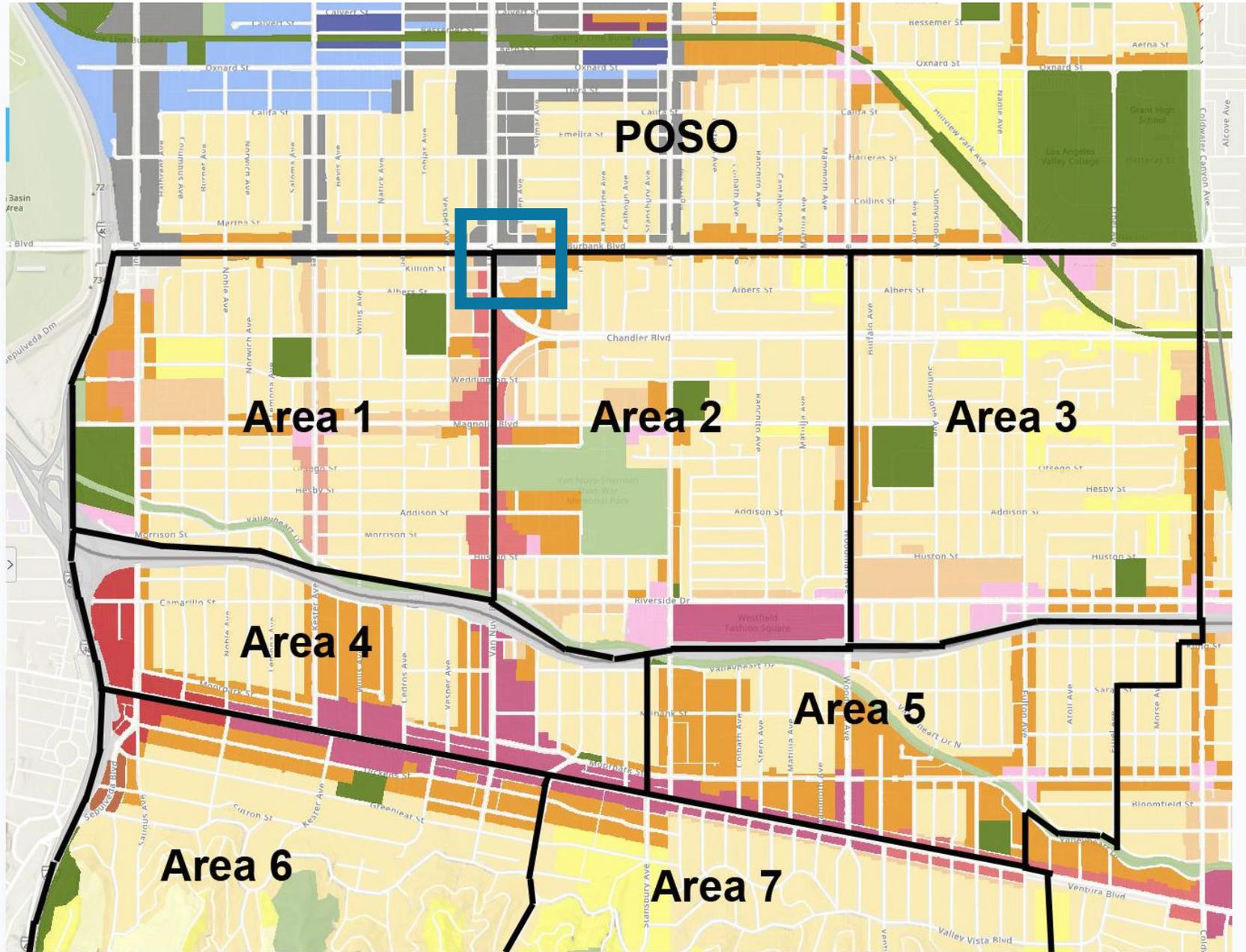
District Boundary Transition  
(for conversational purposes only)

## From the Citywide Housing Incentive Program (CHIP) core objectives:

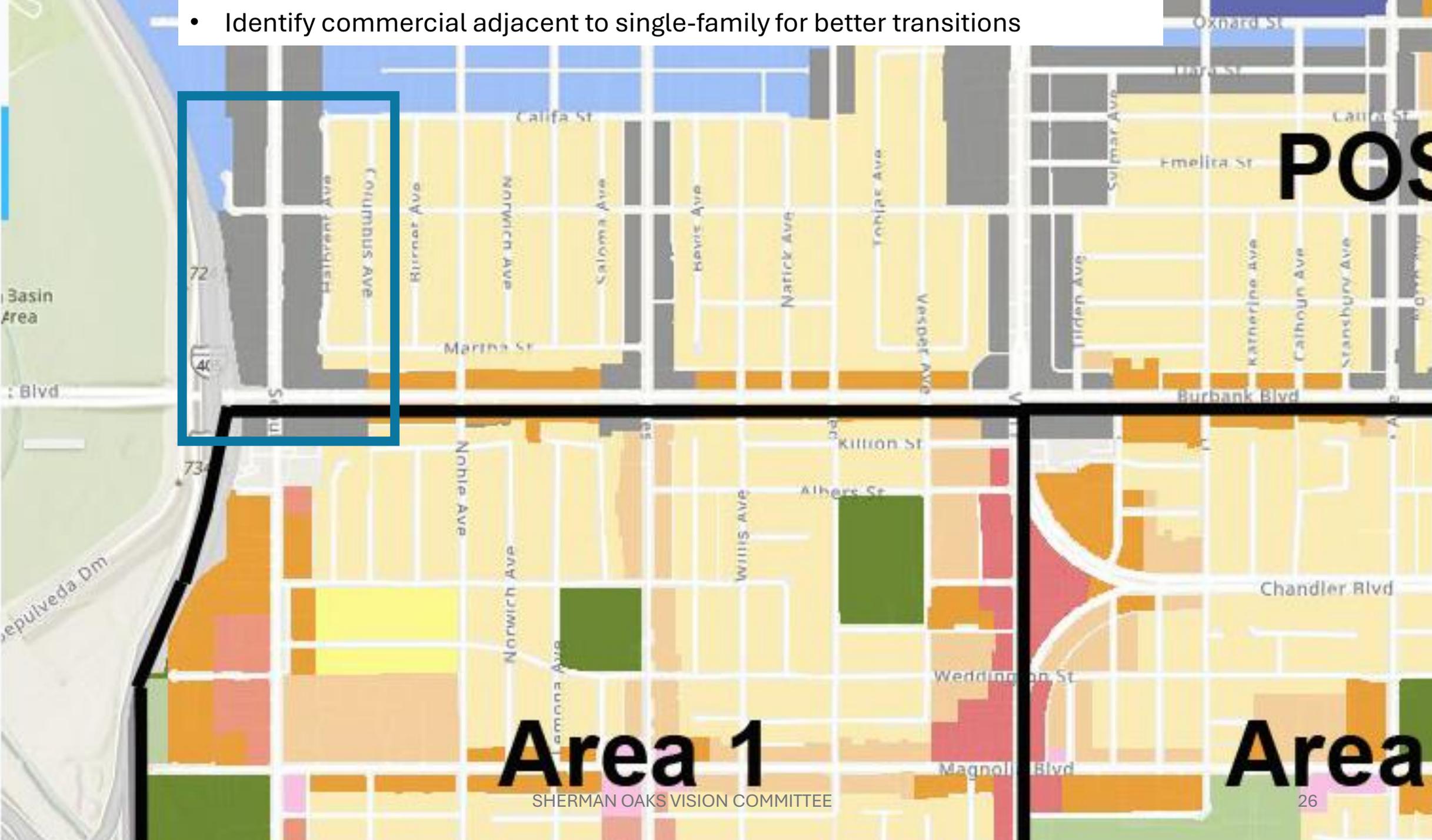
### Missing Middle

The missing middle strategy will remove limitations to facilitate the construction of various types of "low scale/low rise" housing to fill the gap in housing options that exists between single-family homes and mid-rise apartment buildings. Incentive programs will be tailored to ensure contextual neighborhood scales and focused in Higher Opportunity Areas and areas near transit.

- Identify commercial adjacent to single-family for better transitions



- Identify commercial adjacent to single-family for better transitions



**Area 1**

**Area 2**

- Identify commercial adjacent to single-family for better transitions

There are hundreds of miles of under-utilized commercial properties that back up to single-family neighborhoods in LA.

Rezoning adds tremendous value to these properties, and we need to consider missing-middle housing as a community benefit and as the appropriate buffer between higher apartments and lower density areas.

This creates the opportunity for new starter homes and family friendly development.



# A Case Study: The BevMo Center

Existing **BevMo Center** The proposed rezoning adds tremendous value to the property

## Study:

How does the prescribed transition really impact the community?

**Site:** 145,100 s.f.

**Zoning:** C1-1L 1.5:1 FAR, 3 Stories

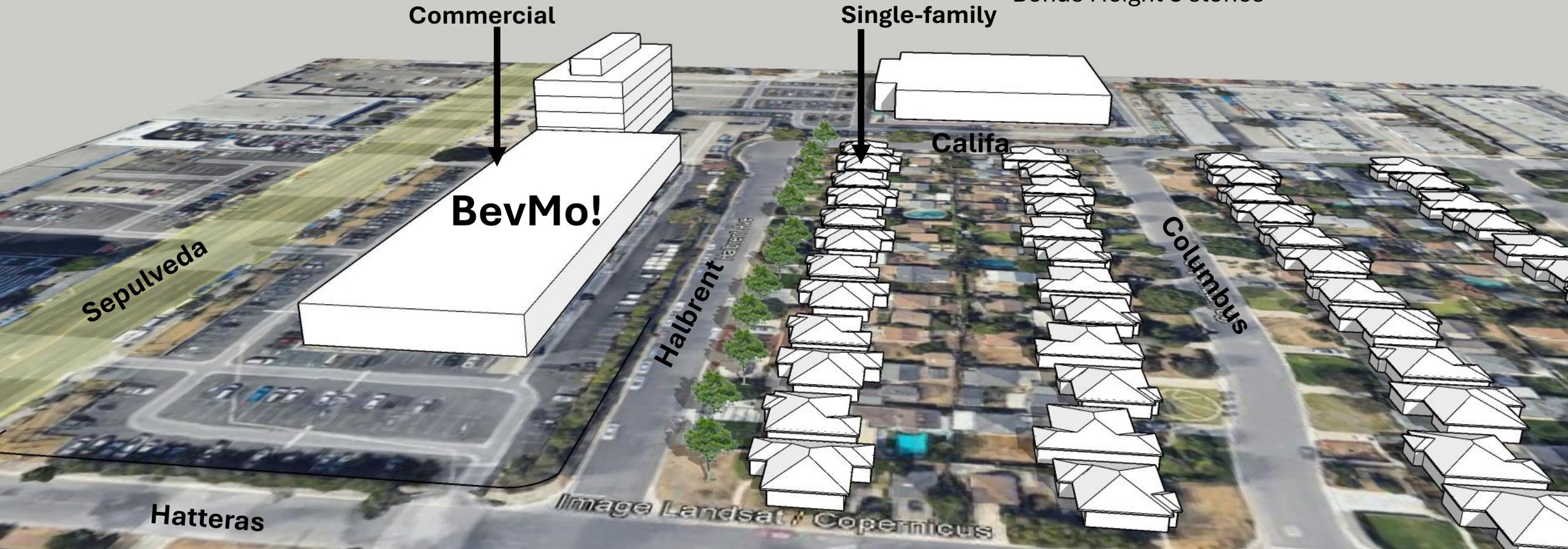
## MM3

**Rezoning:** Base FAR 1.5

Bonus FAR 5.0

Base Height 3 stories

Bonus Height 8 stories



**CHIP Programs: Mixed-income, Missing Middle.**

SHERMAN OAKS VISION COMMITTEE

**Concern:** The prescribed stepping is totally insensitive.

**Desire:** A more appropriate transition

**Study:**

How does the prescribed transition really impact the community?

**Site:** 145,100 s.f.

**Zoning:** C1-1L 1.5:1 FAR, 3 Stories

**Proposed Bonus:** 5:1 FAR, 8 Stories

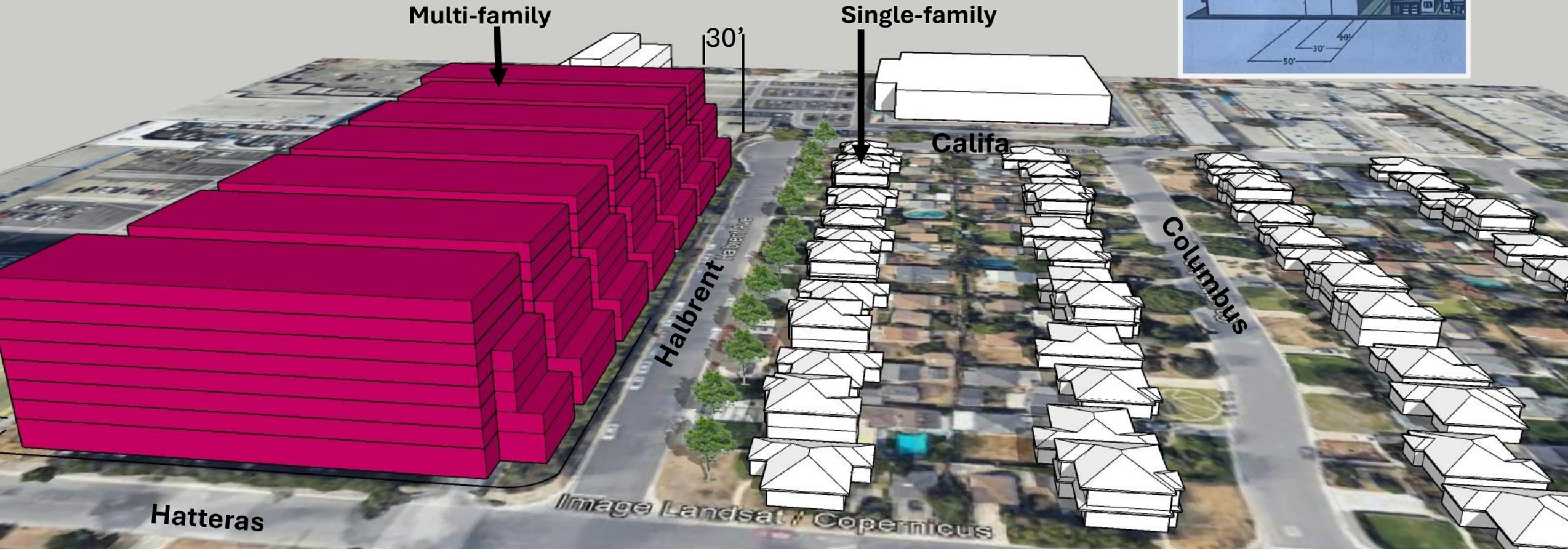
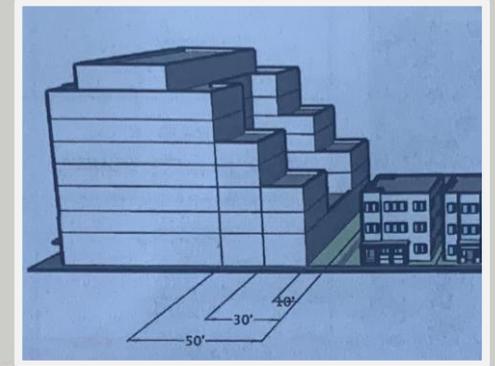
**MM3**

District Boundary Transition:

1&2 story setback = 8'

3 story step-back = 20'

6 story step-back = 30'



**Goal:** Create new affordable homes in High Resource Areas

**Concept:** Affordable starter homes transition

**Study:**

The proposed bonuses for FAR, units, etc. remain the same.  
The transition is changed with 2 and 3 story mixed-income “townhomes” facing the single-family homes across the street.

**Options:**

Garage access from driveways or alley  
Units may be for rent or for sale (condominiums)



**CHIP Programs: Mixed-income, Missing Middle.**

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# Land Use Themes and Approaches

## Industrial Preservation

There is a large concentration of successful small industrial and commercial businesses in the Southeast Valley, specifically on the northern border of the Community Plan areas. At the moment, about 60 percent of industrial parcels in the Southeast Valley are equal to or less than 10,000 square feet of floor area and the vacancy rate of industrial land is at 3.7 percent. The Southeast Valley Community Plans Update will work to maintain and preserve this industrial space for small businesses to limit relocation out of this area.

Additionally, the Plan will incorporate various zoning tools to buffer abutting communities from impactful industrial uses.



Existing Industrial

to

Attached Single-Family



Califa Street

**Proposed standards: Mixed-income Townhomes across from single-family.**

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# SHERMAN OAKS

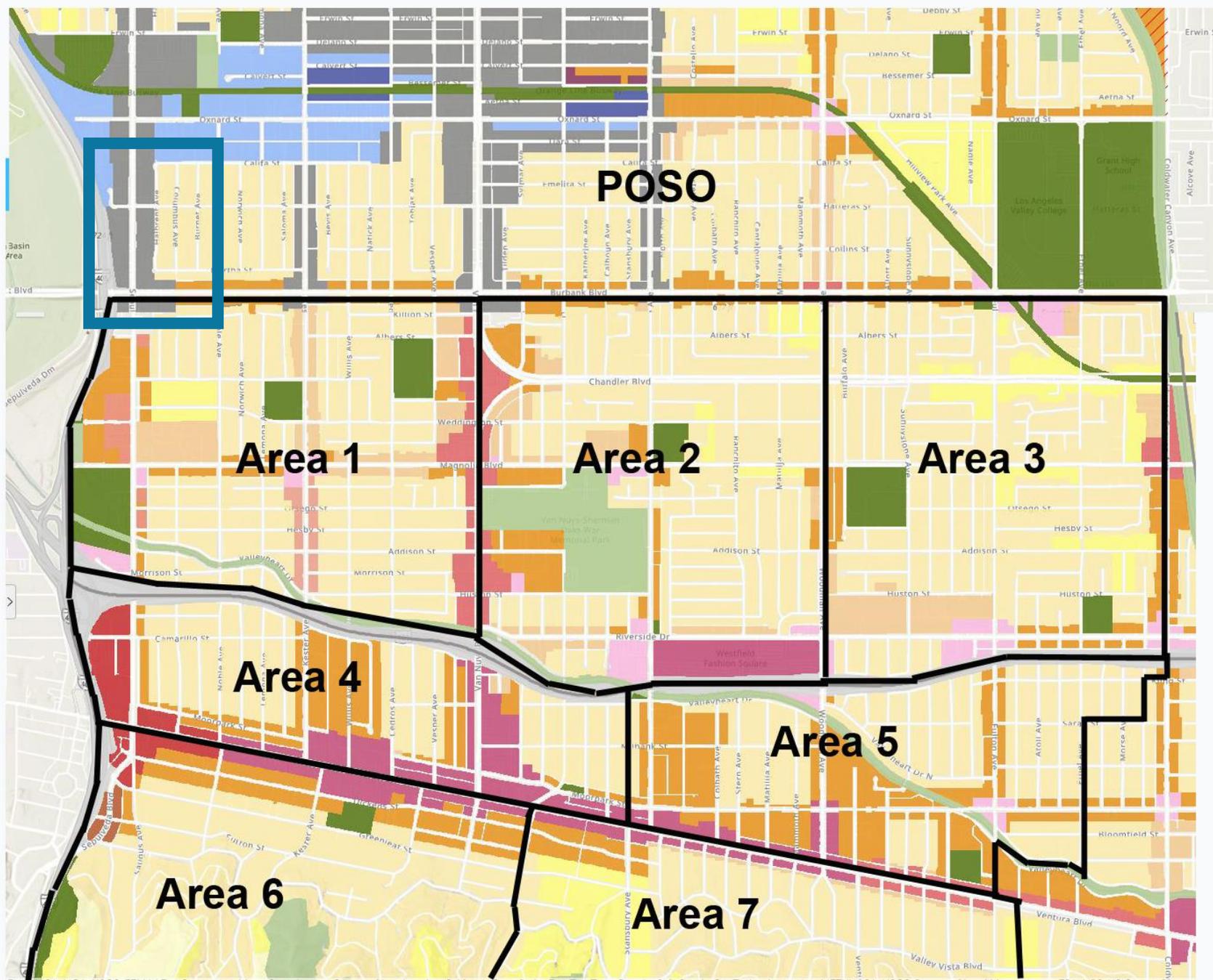


This 390-page document has approved by SONC & SOHA in 2019 and presented to Planning in 2020.

- Identify locations for green spaces
- Identify historic buildings, homes, etc.
- Identify pedestrian opportunities
- Identify commercial adjacent to single-family for better transitions



## 22 Opportunity Sites



**POSO**

**Area 1**

**Area 2**

**Area 3**

**Area 4**

**Area 5**

**Area 6**

**Area 7**

**Area 4**

**Area 6**

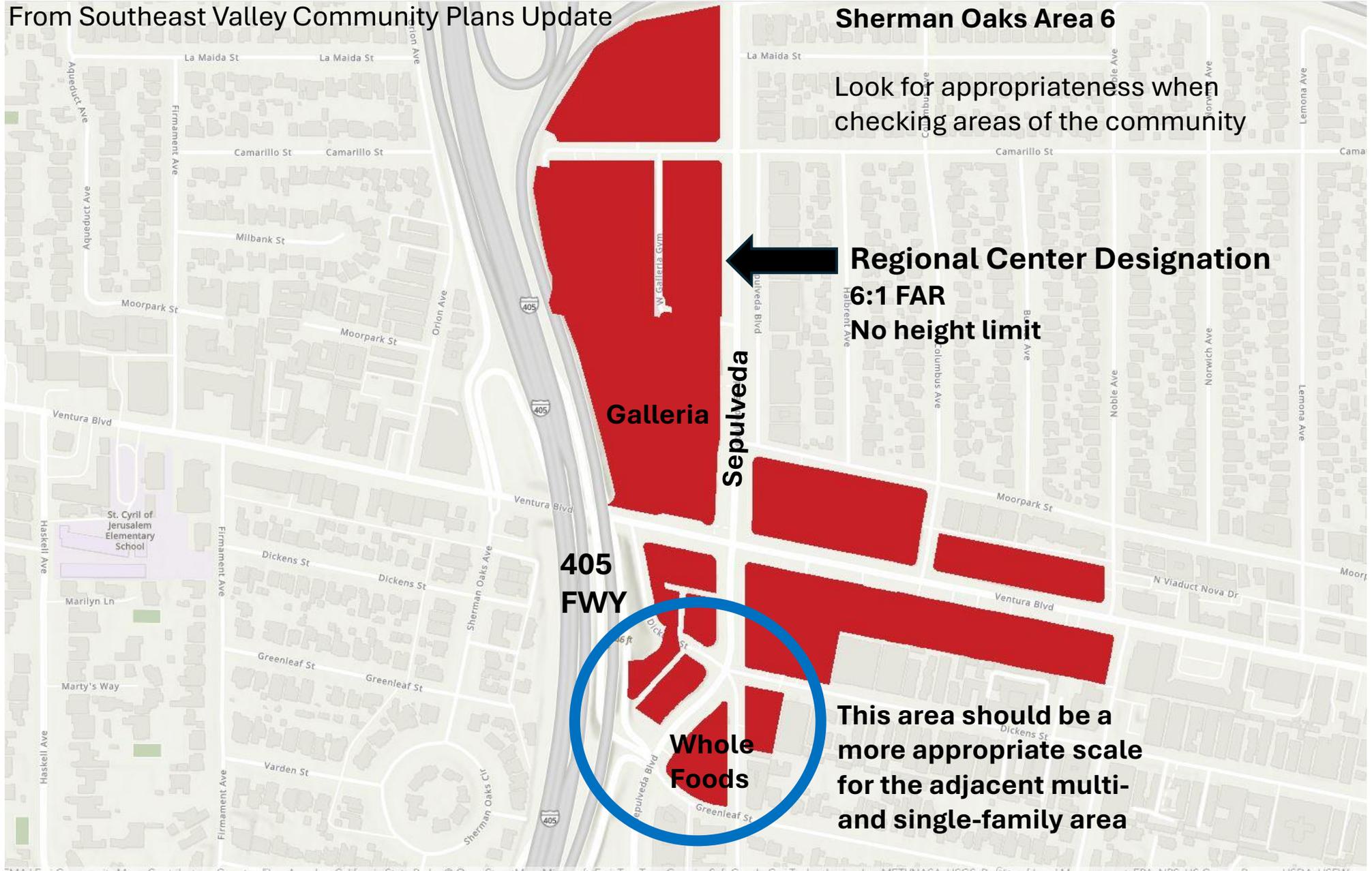
Look for appropriateness when checking areas of the community

**Regional Center Designation  
6:1 FAR  
No height limit**

**405  
FWY**

**Whole  
Foods**

**This area should be a  
more appropriate scale  
for the adjacent multi-  
and single-family area**



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**OPPORTUNITY SITE 1**

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**OPPORTUNITY SITE 1**

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**OPPORTUNITY SITES 7 & 8**

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The Palisades Village example can be used throughout our community to create places to stroll to, for gathering, shopping, dining, and views.



-  Regional Center
-  High Residential
-  Community Center
-  Villages
-  Neighborhood Center
-  Medium Neighborhood Resid
-  Medium Residential
-  Low Neighborhood Residential
-  Low Medium Residential
-  Low Residential
-  Compact Residential
-  Very Low Residential
-  Minimum Residential
-  Agriculture
-  Hybrid Industrial
-  Markets
-  Light Industrial
-  Production
-  Industrial
-  Open Space
-  Public Facilities
-  Public Facilities - Freeways
-  others

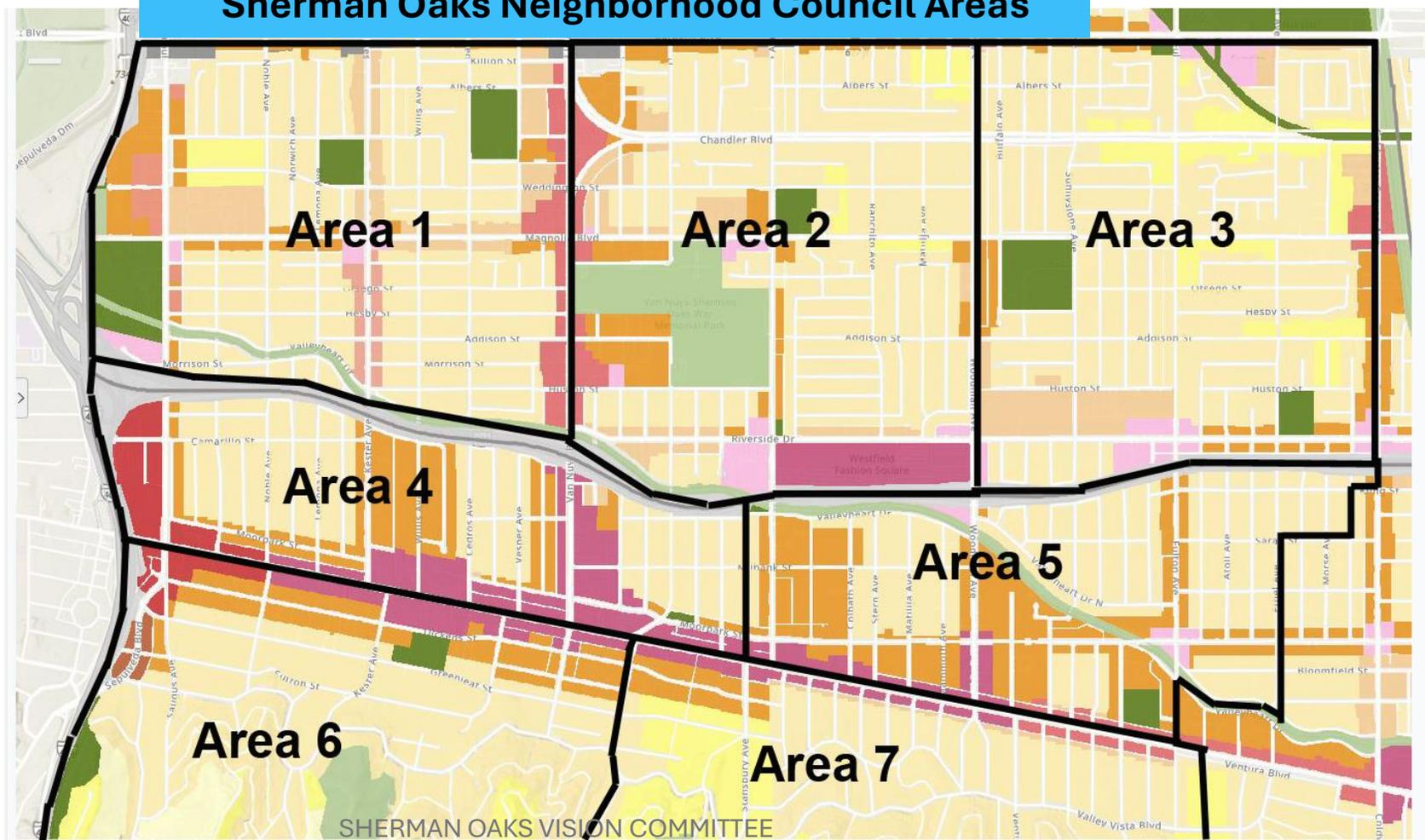
## To Access the Community Plan Update:

Go to <https://planning.lacity.gov/community-plan-update/southeast-valley#storymap>

Click on “StoryMap” in red about 2/3 of the down the page

Then scroll down until you get to the map(s) you want. Open the map to full screen and the you can click on any property and see the current and proposed zoning.

## Sherman Oaks Neighborhood Council Areas



To access “A Vision for Sherman Oaks 2020”:

<https://drive.google.com/file/d/15mTHr8gvy6sa4T2EZt5HsoKuywjzp3Vn/view>

