
Los Angeles City Planning

Encino-Tarzana Community Plan

MARCH 2024

DRAFT



**LOS ANGELES
CITY PLANNING**
Community Planning

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Chapter 2

LAND USE AND URBAN FORM

Encino-Tarzana has a range of land uses reflective of the diversity and continued evolution of the San Fernando Valley. From its low-scale residential neighborhoods and commercial corners to its emerging mixed-use corridors and transit-oriented hubs, and to its small but successful industrial lands, the Plan envisions a vibrant and forward-looking community.

This chapter defines goals and policies for land use planning that expands opportunities for housing in areas served by transit, promotes the development of new retail and services within walking or biking distance of existing residential neighborhoods, preserves land for industry and jobs while ensuring land use compatibility, and reinforces the neighborhood qualities that contribute to a strong sense of community in the Encino-Tarzana Community Plan Area.

Land use planning can address a range of interrelated topics that shape the quality of life within a community, including housing, jobs, urban form, cultural resources, and environmental and economic sustainability.

The policies in this chapter articulate a strategy for land use planning that will accommodate anticipated growth in Encino-Tarzana while increasing access to a range of housing types, gainful employment opportunities, and amenities that contribute to building a sense of place in order to meet the existing and future needs of this community.

GOALS AND POLICIES

The primary purpose of a Community Plan document is to provide a long range vision for land use, in each community of Los Angeles. Land use planning can address an expansive range of interrelated topics that shape the quality of life within a community, including housing, jobs, urban form, cultural resources, and environmental and economic sustainability.

The policies in the following chapter articulate a strategy for land use planning that will accommodate projected growth while embracing Encino-Tarzana's unique histories and encourage a more high-quality built environment with opportunities for mixed-income and affordable housing, robust commercial corridors, light industries and employment centers and creating connections to open space amenities to promote an equitable and viable future for generations to come.

HOUSING AND COMPLETE NEIGHBORHOODS

This Plan envisions Encino-Tarzana as a community in which residents can live, work, and play and one that can continue to be a source of affordable and livable housing for existing residents and future generations, affirming its legacy as an inclusive community of rooted families.

The Plan also seeks to rectify past planning policies that perpetuated racially motivated exclusionary practices that have had lasting negative impacts on neighborhoods and communities of color. In support of this goal, Plan policies encourage the preservation of existing housing units covered by the Rent Stabilization Ordinance (RSO) at affordable levels while accommodating additional housing options to expand opportunities to new residents and growing families.

Plan policies seek to expand opportunities for affordable housing near transit at densities that facilitate accessible streets for all users, lively public spaces, a diversity of small businesses, and increased transit ridership. The Plan encourages new housing to be designed to facilitate positive health outcomes and reflect the diverse living arrangements and income levels of the community while discouraging the displacement of existing residents. In addition, the Plan supports the evolution of homeownership models to promote increased access to generational wealth, an important step to address decades of exclusionary zoning practices.

LU GOAL 1

INCREASED DIVERSITY OF SAFE, ACCESSIBLE, AND AFFORDABLE HOUSING OPTIONS TO MEET THE CURRENT AND FUTURE NEEDS OF ENCINO-TARZANA COMMUNITY PLAN RESIDENTS

LU 1.1

Foster an equitable and inclusive Encino-Tarzana Community Plan Area, with housing options that can accommodate a wide range of economic and social needs.

LU 1.2

Provide incentives and simplify zoning regulations where possible to expedite the production of housing.

LU 1.3

Promote mixed-income neighborhoods with a range of housing affordability levels, with higher numbers of Extremely Low, Very Low, Low, and Moderate Income units

LU 1.4

Promote development that provides greater individual choice in the type, size, price, and location of housing.

LU 1.5

Promote the development of residential units with two or more bedrooms to support larger households and multigenerational living.

LU 1.6

Encourage housing developments to provide enhanced accessibility features and amenities for children, seniors, and special needs populations.

LU 1.7

Encourage a mix of rental and ownership housing options.

LU 1.8

Expand homeownership opportunities for lower and moderate income households by supporting the creation of smaller lots and affordable homes for sale or through tenancies in common agreements.

LU 1.9

Increase opportunities for affordable homeownership for low and moderate income households by expanding homebuyer assistance programs provided by the City.

LU 1.10

Support property owners in the development of Accessory Dwelling Units (ADUs) that are thoughtfully designed and located.

LU 1.11

Foster greater stewardship and deeper affordability of housing by promoting public, non-profit, or community-owned housing through acquisition, rehabilitation, and construction of new social housing.

LU GOAL 2

NEW HOUSING DEVELOPMENTS INCREASE THE SUPPLY OF QUALITY HOUSING THAT IS AFFORDABLE TO ALL INCOME HOUSEHOLDS

LU 2.1

Incentivize new development to contribute towards the community's Extremely Low, Very Low, and Low Income housing needs.

LU 2.2

Support residential infill developments that increase the supply of affordable housing on-site that is for rent or for sale.

LU 2.3

Ensure that each recently occupied housing unit demolished as a result of new development is replaced on-site and at the same number of bedrooms per unit and offered back to former residents at rent levels previously paid.

LU 2.4

Discourage permits from being issued for the demolition of multi-unit buildings until a project providing an equivalent or greater number of units is approved.

LU 2.5

Utilize public land and funding for the development of supportive housing projects and affordable housing for Extremely Low, Very Low, and Low Income households.

LU 2.6

Disaggregate the cost of parking from the cost of housing by decreasing residential parking requirements to allow greater flexibility.

LU 2.7

Encourage new multi-unit residential developments to separate the cost of on-site parking spaces from the cost of rent.

LU 2.8

Support community land trusts as a tool for producing affordable housing options.

LU GOAL 3

NEIGHBORHOODS CONTINUE TO PROVIDE AFFORDABLE AND SECURE HOUSING TO EXISTING AND FUTURE RESIDENTS

LU 3.1

Prioritize preservation and maintenance of the existing multi-unit housing stock as the foundation of the community's affordable housing supply.

LU 3.2

Encourage the preservation of and limit the conversion into for-sale units of rental units protected by the Rent Stabilization Ordinance (RSO) in support of no net loss of affordable units.

LU 3.3

Discourage significant rent increases when not commensurate with substantial property improvements that result in improved living conditions for tenants.

LU 3.4

Promote improvements to the physical condition and overall safety of rental housing to enhance quality of life for residents.

LU 3.5

Support well-designed projects that modify, reconfigure, or add-on to existing residential buildings to accommodate additional housing units in order to alleviate overcrowding and avoid displacement.

LU 3.6

Facilitate the renewal of existing affordable housing covenants and promote opportunities for acquisition of units with expiring covenants by affordable housing developers, community-based organizations, or community land trusts to preserve affordability.

LU 3.7

Foster effective collaboration and coordination between City departments and tenant organizations to more quickly identify displacement and eviction threats and effectively respond with adequate resources and strategies.

LU 3.8

Promote homeownership retention strategies, with an emphasis on stability and wealth building for underserved communities, consistent with the City's Housing Element.

LU GOAL 4

NEIGHBORHOODS PROVIDE RESIDENTS AND VISITORS WITH ACCESS TO ESSENTIAL COMMERCIAL AND PUBLIC AMENITIES WITHIN A MULTI-MODAL ACCESSIBLE ENVIRONMENT TO REDUCE VEHICLE TRIPS

LU 4.1

Promote the development of complete neighborhoods with diverse uses and resilient infrastructure, parks, streetscapes, transit, and community amenities.

LU 4.2

Support the establishment of small businesses that provide fresh groceries, basic household goods, prepared food, and opportunities for recreation or exercise within comfortable walking and rolling distance of existing residential neighborhoods.

LU 4.3

Ensure that small businesses located within residential neighborhoods are providing a positive service to the community by enhancing the health and well-being of residents and operating as good neighbors.

LU 4.4

Support the provision of appropriately scaled childcare, community care, eldercare, and healthcare centers that enable neighborhoods to serve all members of the community throughout every stage of life.

LU 4.5

Incentivize greater development scale and density around transit if a project provides high quality housing that is affordable to lower income households.

LU 4.6

Locate higher residential densities around transit and commercial centers where residents can benefit from greater access to commercial uses, jobs, schools, and healthcare services.

LU 4.7

Promote the development of new housing for seniors and persons with disabilities within short walking distance of public transportation, commercial uses, recreational amenities, and health care facilities.

LU 4.8

Encourage new multi-family developments to provide on-site amenities for residents such as usable open space, recreational facilities, pet-friendly spaces, and community meeting spaces.

LU 4.9

Encourage on-site amenities and recreational facilities in multi-family housing to remain for their original intent.

LU GOAL 5

ACCESS TO HOUSING OPTIONS AND SUPPORTIVE SERVICES THAT BOLSTER CITYWIDE EFFORTS TO ELIMINATE HOMELESSNESS AND HOUSING INSECURITY

LU 5.1

Promote equitable development and inclusive growth that avoids displacement of those vulnerable to homelessness.

LU 5.2

Foster effective collaboration and coordination between public agencies and community organizations to identify displacement concerns and efficiently respond with resources and strategies.

LU 5.3

Support the training of tenants, property owners, and property managers on tenants' rights to live in habitable housing and on the health effects and management of environmental hazard exposure (such as lead and asbestos) to prevent tenant exposure.

LU 5.4

Encourage an increase in resources for tenants' rights education, enforcement, and protections, including training, education, legal representation, RSO monitoring and enforcement, and tracking of evictions and tenant buyout agreements in RSO units.

LU 5.5

Support tracking and monitoring of existing covenanted affordable housing and RSO units; seek to recover any lost in order to increase the baseline of affordable units in Encino-Tarzana.

LU 5.6

Support the production and maintenance of public reports on the inventory of condominium conversions and Ellis Act evictions, demolitions, and tenant buyout agreements.

LU 5.7

Encourage increased enforcement of Ellis Act notice requirements and re-rental restrictions.

LU 5.8

Identify programs and resources to strengthen right of return and provide new affordable housing opportunities for households displaced by Ellis Act evictions.

LU 5.9

Support the development of transitional housing, emergency shelters, and social service sites that serve those experiencing homelessness in appropriate locations with community input.

LU 5.10

Support citywide efforts to ensure a range of supportive housing types and services exist to meet the needs of populations vulnerable to, or currently experiencing, homelessness, including but not limited to communities of color, immigrant communities, women, LGBTQIA+, students, families with children, seniors, veterans, and those formerly incarcerated.

JOBS AND ECONOMIC DEVELOPMENT

The Plan recognizes the diversity of jobs and industries located in Encino-Tarzana as a major economic asset to the local community, the Southwest Valley region, and the City. This includes the established commercial districts that support many local businesses, major hospital and medical facilities, and the industrial corridor along portions of Oxnard Street near its intersection with Reseda Boulevard. The Plan highlights Encino-Tarzana's diverse business communities and industries as an opportunity to build a just economy that improves the lives of local residents and workers.

The Community Plan's commercial corridors present the opportunity for the creation of attractive, mixed-use streets that foster diverse retail and service providers. The Plan encourages mixed-use commercial corridors that combine multi-unit residential development with commercial ground floor spaces designed to accommodate small and mid-sized tenants and enhance the pedestrian experience along the street. The Community Plan also seeks to preserve its existing industrial base to provide jobs for residents and promote economic vitality.

Overall, the policies in this section identify the priorities for mixed-use and commercial development along commercial corridors and the preservation of the employment-generating industrial areas to create a community where residents, businesses, and industries come together and prosper.

LU GOAL 6

AN ADEQUATE LEVEL OF COMMERCIAL SERVICES AND EMPLOYMENT OPPORTUNITIES MEET THE NEEDS OF ALL RESIDENTS

LU 6.1

Support existing neighborhood stores that serve the needs of local residents, are compatible with the neighborhood and create a stable economic environment.

LU 6.2

Encourage mixed-use and commercial developments to provide retail spaces conducive to community-serving businesses and business creation.

LU 6.3

Encourage neighborhood-oriented commercial services to be developed within walking distance to residential areas.

LU 6.4

Encourage investment and new commercial uses in established commercial areas and existing shopping centers.

LU 6.5

Attract a variety of uses that strengthen the economic base; expand market opportunities for existing and new businesses; and provide an equitable distribution of desirable uses and amenities throughout the community, including full-service grocery stores, sit-down restaurants and entertainment venues.

LU 6.6

Encourage the retention of existing and the development of new commercial uses that serve the needs of the residents of adjacent neighborhoods and promote community services (e.g., healthcare, childcare and community meeting rooms) in Encino-Tarzana's neighborhoods and community commercial centers.

LU 6.7

Support commercial uses along the Ventura Boulevard commercial corridor and other Avenues and Boulevards across the Plan Area, to increase the variety of goods and services, improve shopping convenience, and stimulate business and investment.

LU 6.8

Encourage mixed-use districts that combine a variety of uses to achieve a community where people can shop, live, and work near transit and at other key commercial corridors, such as Ventura Boulevard.

LU 6.9

Promote efforts that ensure businesses have access to the City's Legacy Business Implementation programs, such as financial incentives and technical support programs.

LU GOAL 7

AN ECONOMY THAT IS RESILIENT TO MARKET CHANGES AND EVOLUTION

LU 7.1

Provide opportunities for new businesses by prioritizing medium- and small-scale establishment sizes.

LU 7.2

Encourage supportive neighborhood commercial uses that cater to local employees and make the area attractive to employers.

LU 7.3

Engage and support small businesses so that they may remain resilient through market evolution, contributing to business continuity.

LU 7.4

Support public-private partnerships that help to bolster small businesses and startup businesses that are recovering from financial hardships, such as those faced during and after the COVID-19 pandemic.

LU 7.5

Support projects that include ground floor commercial uses as opposed to residential-only development in the Community Center, Neighborhood Center, and Villages, and the Regional Center designations.

LU 7.6

Recognize creative arts, culture, neighborhood character, dynamic public spaces, and diverse populations as significant components of the Encino-Tarzana's economic ecosystem, and support programs and developments that seek to enhance these resources.

LU GOAL 8

THE LOCAL WORKFORCE IS EQUIPPED WITH THE EDUCATION AND TRAINING TO CONTRIBUTE TO AND BENEFIT FROM ECONOMIC DEVELOPMENT IN ENCINO-TARZANA

LU 8.1

Improve economic opportunity through local hiring, living wage provisions, job resource centers and job training, and supporting workforce development programs and partnerships.

LU 8.2

Pursue and strengthen partnerships between industries and educational institutions in order to equip students with the skills necessary to find gainful employment following graduation.

LU 8.3

Encourage the development of new, commissaries and commercial kitchens, as a new or accessory use, to support low-income street vendors in accessing permits and sustaining their business.

Regional Centers

Regional Centers are unique commercial areas that allow a wide range of uses that co-exist to form a self-sustaining and livable community—they serve as regional focal points for employment, housing, community-serving, and entertainment uses served by transit options. Regional Centers include a large percentage of parcels designated for corporate headquarters, hospitality uses, and flagship offices and are a major asset for the local community, the Southwest Valley region, and the entire City of Los Angeles. The following policies identify the priorities for higher density mixed-use and commercial development along commercial corridors within the Regional Center.

LU GOAL 9

A REGIONAL CENTER VITAL TO THE ECONOMY OF THE ENCINO-TARZANA AND THE SOUTHWEST VALLEY REGION

LU 9.1

Support hotel tourist-serving land uses in the Regional Center which address the needs of visitors arriving to the San Fernando Valley area for business, tourism, conventions, entertainment and trade shows.

LU 9.2

Pursue a comprehensive way finding system in the Regional Center that facilitates legible and consistent guidance for pedestrians to connect to commercial destinations and transit portals, such as the Orange Line Stations and current and future transit lines.

LU 9.3

Provide opportunities for mid-scale to high-rise commercial and residential development within the Regional Center.

LU 9.4

Support the development of major projects within the Regional Center that create livable communities with access to open space, hubs for employment, housing, community-serving facilities, and entertainment uses served by various transit options.

LU 9.5

Encourage the adaptive reuse of buildings and properties to accommodate the demand for housing and jobs that contribute to a vibrant Regional Center.

Industrial Areas

The industrial sector in Encino-Tarzana represents an important resource in terms of City tax revenues, facilities for production, distribution of goods, and significant employment centers for skilled and semi-skilled workers throughout the Southwest Valley region. The Plan's goals and policies support the preservation of established industrial districts to promote an equitable jobs and housing balance by helping to ensure that existing industrial land accommodates employment-generating industrial firms, including small-scale or niche manufacturing and emerging industries.

LU GOAL 10

INDUSTRIAL LAND IS PRESERVED AND IMPROVED AS A SOURCE OF EMPLOYMENT OPPORTUNITY AND ECONOMIC PROSPERITY

LU 10.1

Retain viable industrially-designated lands for the continuation of existing industry and future industries related to research and development uses, light manufacturing, and similar uses which provide employment opportunities for community residents.

LU 10.2

Protect established industrial districts from encroachment by unrelated commercial and other non-industrial uses, which do not support the industrial base of the City and community.

LU 10.3

Incentivize safe, job-rich industries that provide new employment opportunities for the residents of the Community Plan Area community, while discouraging businesses that do not generate significant employment opportunities.

LU 10.4

Encourage an efficient goods movement system that accommodates the needs of local industry and businesses without impacting residents' quality of life.

LU 10.5

Ensure that industrial districts provide a balance of large facilities and small workplaces in order to accommodate a diverse set of industries and support businesses at all stages of growth.

LU 10.6

Discourage the introduction of new uses on corridors that detract from a healthy and active pedestrian street life, particularly vehicle repair and servicing, businesses featuring drive-throughs, fueling stations, and storage facilities.

LU 10.7

Discourage the over concentration of stand-alone self-storage facilities in industrial and commercial areas.

LU 10.8

Allow self-storage facilities if they include another permitted use on the ground floor in order to activate the street and support employment-producing uses in commercial and industrial areas in the Community Plan Area.

LU 10.9

Encourage open storage, recycling centers and auto uses to be screened, limiting their visibility from public view.

URBAN FORM

Urban form plays an essential role in shaping how people experience and value the built environment. The design of the built environment guides the way that people experience and interact with their communities. The placement, form, and orientation of buildings throughout the neighborhoods and streets of Encino-Tarzana help shape the daily experiences, health outcomes, social lives, and the overall wellbeing of all members of the community.

The Encino-Tarzana Community Plan Area is made up of various neighborhoods and commercial centers, some of which have historic and distinctive characteristics. Commercial corridors, such as Ventura Boulevard, consist of wide thoroughfares with retail businesses and uses that serve the local community. The Community Plan recognizes these characteristics and includes policies to encourage building design that contributes to the local context by providing features that enable both active interior spaces and street frontages to engage with neighborhood and community life.

LU GOAL 11

NEW DEVELOPMENT CONTRIBUTES TO ENHANCED AESTHETIC QUALITY AND PEDESTRIAN ORIENTATION

LU 11.1

Encourage the design of commercial development, including infill development, redevelopment, rehabilitation, and reuse efforts, to produce a high-quality built environment.

LU 11.2

Preserve, enhance and expand existing pedestrian orientation along Ventura Boulevard and Reseda Boulevard through design standards, such as maintaining a uniform street frontage and locating parking at the rear of lots.

LU 11.3

Encourage architectural entry features, such as canopies, awnings, and overhangs that help define the pedestrian environment along the sidewalk.

LU 11.4

Design ground floor spaces that embrace the street and engage users by employing features such as large windows, recessed or shaded entryways, outdoor seating, and eye-level displays.

LU 11.5

Encourage new developments to integrate pedestrian amenities, outdoor plazas and public areas, lighting, shade trees, outdoor dining and open spaces to create destinations for area residents to shop and gather.

LU 11.6

Support the connection of outdoor integrated spaces for area residents to shopping and gathering spaces such as outdoor dining, public plazas and other outdoor amenities that are universally accessible.

LU 11.7

Promote the inclusion of pedestrian passageways through large sites to improve pedestrian access.

LU 11.8

Enhance the public realm in commercial areas by promoting quality and functional site orientation, architectural and landscape design, as well as vibrant streetscape and public outdoor plazas.

LU 11.9

Ensure that signs contribute positively to the urban fabric, complement neighborhood character, and are oriented towards pedestrians.

LU 11.10

Discourage the introduction of new uses in Tarzana Safari Walk Village and Encino Commons that detract from an active pedestrian street life, particularly vehicle repair and servicing, businesses featuring drive-throughs, fueling stations, and storage facilities.

LU 11.11

Encourage overall site improvements as part of expansions and modifications of existing auto-related facilities, including improved landscaping, buffering and architectural design.

LU GOAL 12

INDUSTRIAL AREAS WITH IMPROVED DESIGN AND AESTHETIC QUALITY

LU 12.1

Upgrade industrial areas by promoting sustainable design and landscaping features that support drought tolerant, native planting, and low maintenance landscaping.

LU 12.2

Support and maintain clean and viable industrial areas that reflect a high level of regard for contemporary architectural and urban design principles that enhance the built environment.

LU 12.3

Encourage building facade treatments that provide visual interest and articulation, such as climbing plants, vegetation and green walls.

LU GOAL 13

PARKING FACILITIES THAT ARE DESIGNED TO SUPPORT VIBRANT, ACCESSIBLE STREETS FOR ALL USERS AND REDUCE EXPOSURE TO VEHICLE-RELATED HAZARDS

LU 13.1

Encourage vehicle entrances to be sited along side-streets or alleys to avoid disruptions to pedestrian movement along primary corridors and commercial areas near transit.

LU 13.2

Limit vehicle entrances to buildings and parking facilities to the minimum number required to promote safe streets for all users.

LU 13.3

Improve safety and aesthetics of parking lots in commercial areas using features such as additional wayfinding, lighting, landscaping, and designated pedestrian pathways for improved visibility.

LU 13.4

Wrap above grade parking with active uses or fully screen with architectural features in mixed-use, residential, or commercial developments to enhance the pedestrian environment.

LU 13.5

Encourage parking, when provided, to be underground parking and to increase the amount of above grade building square footage dedicated to active uses and to improve the pedestrian environment.

LU 13.6

Consider further reductions in parking requirements for projects when located within walking distance of major transit stations and bus stops.

LU 13.7

Discourage projects from providing parking in excess of the minimum required in locations where reliable public transit options exist as a viable alternative to private vehicle use.

LU 13.8

Support shared parking between residential and commercial uses in mixed-use developments.

LU 13.9

Support shared and public parking in commercial and industrial areas that maximizes the benefits of existing parking.

LU 13.10

Support shared parking between neighboring uses to preserve land, lower the cost of housing, and maximize the use of existing parking stalls.

CULTURAL AND HISTORIC RESOURCES

The Encino-Tarzana Community Plan Area has an important history as a result of its unique role in the pre- and post- World War II development of the Southwest Valley region and the City of Los Angeles as a whole. Although some development of Encino-Tarzana occurred at the turn of the century, much of the development in the Southwest Valley occurred between the 1950s through the 1970s. Encino Village and Mellody Acres are examples of pre- and post- war residential development. The conservation of designated historic resources protects this built legacy, ensuring continuity of neighborhood identity within the community. The Community Plan seeks to provide design guidance for new development to ensure that buildings are compatible with the visual character and architectural features of the Community Plan Area's distinct places.

LU GOAL 14

AN ENVIRONMENT CHARACTERIZED BY DISTINCTIVE NEIGHBORHOODS, AND CULTURAL AND HISTORIC RESOURCES

LU 14.1

Support existing and future efforts that are intended to enhance, restore, and activate historic resources.

LU 14.2

Discourage the unnecessary loss of resources of historic significance, special character, cultural, or social significance.

LU 14.3

Support existing and future policy that is intended to enhance, restore, and activate resources eligible for listing on local, state, or national registers, including through the use of Survey LA, the Los Angeles Historic Resources Survey, and other City recognized surveys.

LU 14.4

Prioritize the preservation and restoration of historic resources identified through the Los Angeles Historic Resources Survey (SurveyLA) and other City recognized surveys.

LU 14.5

Support demolition delay processes to review and protect individually significant historic resources and districts in Encino-Tarzana from demolition or adverse alteration.

LU 14.6

Protect and support the rehabilitation of historic resources designated at the local, state, or national level.

LU 14.7

Support programs that help and protect legacy businesses and cultural institutions from displacement.

LU GOAL 15

VIBRANT MIXED-USE DESTINATIONS EXHIBIT A STRONG SENSE OF PLACE AND ARE REINFORCED THROUGH IMPROVED DESIGN AND ACTIVATION

LU 15.1

Ensure that where new development occurs, it complements the physical qualities and distinct features of existing historic resources.

LU 15.2

Preserve distinct qualities and features of historically and culturally significant neighborhoods and communities.

LU 15.3

Support contextual infill development around Los Encinos State Historic Park.

LU 15.4

Encourage innovative design that creates the preservation of worthy buildings of the future.

LU 15.5

Retain the integrity of historic resources, while achieving a balance between preservation and the need to accommodate housing and jobs in Encino-Tarzana.

LU GOAL 16

AN ENHANCED PUBLIC REALM THAT INVITES PEOPLE TO CONNECT TO THE HISTORIC, CULTURAL, SPIRITUAL, AND SOCIAL CONTEXT OF THE COMMUNITY

LU 16.1.

Encourage new development to incorporate culturally relevant and community-driven public art along building facades and in outdoor areas.

LU 16.2.

Strengthen the awareness of historic resources by supporting the implementation of a unified set of informational and wayfinding signs that provide a description of these sites.

LU 16.3.

Grant opportunities to local artists from the community when commissioning artwork for both the public realm and private projects.

LU 16.4.

Consider opportunities for multiple forms of public art, including but not limited to seating, lighting, landscaping, shade structures, sculptures, and imagery incorporated into outdoor installations.

PUBLIC HEALTH, WELLNESS, AND SUSTAINABILITY

Public health, wellness, and sustainability are especially salient due to the impacts of climate change and the pollution resulting from land use planning and freeway construction during the second half of the 20th Century. The goals and policies of this section seek to address the intersection between land use, public health, and the environment from an equity lens and consider both existing land use conflicts and evolving land use planning priorities for the Encino-Tarzana Community Plan Area. The Plan establishes a direction for sustainable urban development to minimize impacts to the environment and improve health outcomes for residents.

While many of the existing industrial businesses may have environmental challenges, they also contribute to the local economy and job base. The Plan encourages industrial businesses to continue to thrive, but to also operate in a way that minimizes adverse impacts to the community and the environment.

The Plan aims to help reduce vehicle miles traveled and the resulting emissions by directing new housing and commercial development around transit and employment hubs to enable more residents and workers to access commercial uses, fresh food, jobs, and schools via non-vehicle modes of transportation. This will positively affect overall air quality in Encino-Tarzana and the Southwest Valley region. Additionally, the Plan includes policies for building design and landscaping based on the local environment and seeks to support community revitalization and beautification, promote access to public and recreational facilities, and improve the overall quality of life. Overall, the Community Plan encourages a community where equitable public and community investments and services are provided that improve the health and welfare of the local community.

LU GOAL 17

A SUSTAINABLE COMMUNITY THAT IS RESILIENT TO THE EFFECTS OF CLIMATE CHANGE

LU 17.1

Promote public health and environmental sustainability outcomes consistent with the City's Plan for Healthy Los Angeles and the Sustainable City pLAn.

LU 17.2

Create a network of well-maintained public and private green infrastructure by incentivizing the use of trees, eco roofs, vertical gardens, stormwater facilities, and landscaped amenity areas.

LU 17.3

Encourage paved areas such as driveways, walkways, and outdoor spaces to be designed with permeable surfaces that also incorporate native and drought tolerant plants in order to increase water infiltration and reduce runoff.

LU 17.4

Promote new development that integrates sustainable design, green building practices and technologies, and other features to minimize health and environment impacts and reduce the heat island effect and greenhouse gasses.

LU 17.5

Implement strategies such as expanding shade cover and more efficient water use to lessen the urban heat island effect and increase reliance on renewable energy sources.

LU 17.6

Encourage the implementation of renewable energy source target programs, including the Los Angeles Department of Water and Power 2015 Final Power Integrated Resource Plan (IRP), to improve environmental resilience.

LU 17.7

Support local, regional, state, and federal programs seeking to reduce greenhouse gas emissions, in an effort to minimize pollution sources and to improve air quality.

LU 17.8

Support upgrading the existing housing stock to reduce energy cost burden and make homes healthier through energy efficiency retrofits and improvements, and upgrades to energy efficient appliances and heating equipment.

LU 17.9

Support the removal and management of environmental toxins in accordance with existing local, regional, and federal policies and avoid future environmental contamination.

LU 17.10

Situate new buildings so they are oriented to maximize natural light within the building, utilizing design features, such as skylights, operable clerestory windows, and integrated shading systems where possible.

LU 17.11

Plan for sustainable land use patterns that leverage transit and open space resources and access to housing and jobs to improve the overall quality of the environment.

LU 17.12

Support the expansion and redundancy of utility capacity to accommodate a range of activities over time.

LU 17.13

Support systems that symbiotically reduce waste and capitalize on the multi-functionality of spaces.

LU 17.14

Support Citywide water use reduction goals by focusing on water management practices, and stormwater capture and treatment in Encino-Tarzana that can increase local water supply.

LU 17.15

Prioritize infrastructure and landscape treatments that absorb pollutants and support stormwater infiltration.

LU 17.16

Encourage building design that promotes earthquake resilience so that buildings remain usable after earthquakes.

LU 17.17

Identify areas and buildings as resiliency centers for public use during future climate events and other emergencies.

LU 17.18

Improve preparedness for disasters, including those related to climate change. Coordinate with other City departments to assess preparedness for increased frequency of extreme weather events, such as heat waves, drought, wildfires, and flooding.

LU 17.19

Evaluate existing conditions and identify areas important for supporting habitat and movement for wildlife.

LU 17.20

Seek opportunities to underground utility line infrastructure under sidewalks and public right of way to support disaster preparedness, improve the quality of the urban environment, and reduce barriers to pedestrians.

LU GOAL 18

A BUILT ENVIRONMENT THAT PRIORITIZES PEOPLE OVER CARS, REDUCING THE NEGATIVE HEALTH AND ENVIRONMENTAL IMPACTS OF DRIVING WHILE INCREASING PHYSICAL ACTIVITY

LU 18.1

Expand opportunities for small, locally serving businesses to properly locate within neighborhoods in order to place the daily needs of residents within comfortable walking distance of their homes and schools.

LU 18.2

Provide space and incentivize indoor and outdoor recreational facilities for the health and enjoyment of all residents and visitors.

LU 18.3

Promote the siting and design of commercial development in a manner that encourages users to access and engage with each building as a pedestrian, while deprioritizing accommodations for single occupancy vehicles.

LU 18.4

Promote a pedestrian environment that enhances thermal and visual comfort and provides opportunities for resting and socializing.

LU 18.5

Encourage building designs that minimize exposure to air pollution by incorporating air filtration systems, double-paned windows, and landscaping with densely planted vegetation proven to filter particulate matter pollution, especially when located adjacent to a freeway and high traffic arterial roads.

LU 18.6

Expand green spaces that include improved public amenities--such as seating for comfort and landscaping for shade and aesthetics--that facilitate outdoor activities.

LU 18.7

Encourage architectural elements that provide shade; cooling stations; and seating areas for pedestrians along primary corridors and walkways in Encino-Tarzana.

LU 18.8

Enhance circulation around and within buildings through prominent entryways, open floor plans, visible stairwells, natural light, and interior communal areas that can be seamlessly integrated with the public realm.

LU 18.9

Encourage the development of healthcare facilities and spaces throughout the plan area that are tailored to meet the needs of local residents.

LU 18.10

Support the development of more open and public space opportunities that facilitate space for multiple activities and an overall more active lifestyle.

LU 18.11

Encourage residential projects to orient buildings around outdoor living spaces such as a courtyard, patio, terrace, front yard, or garden that provides a connection to nature for the health, wellbeing, and socialization of all residents.

LU GOAL 19

IMPROVED SITE PLANNING, BUILDING DESIGN, AND LANDSCAPING TO REDUCE NEGATIVE HEALTH IMPACTS ASSOCIATED WITH INDUSTRIAL USES

LU 19.1

Discourage potentially disruptive or hazardous industrial uses along streets that serve as boundaries between industrial areas, residential neighborhoods, and other sensitive uses.

LU 19.2

Restrict uses that are over-concentrated and have a negative impact on air quality, water quality, the built environment and walkability and contain incompatible operations that spill over into residential neighborhoods.

LU 19.3

Encourage site plan review for the enlargement of nonconforming, incompatible commercial and industrial uses when adjacent to residential areas.

LU 19.4

Support the relocation of residential households within incompatible industrial districts to more appropriate locations and the relocation of incompatible industrial uses away from residential uses.

LU 19.5

Encourage appropriate site assessment of industrial properties located near residential and commercial areas prior to grading and redevelopment activities to prevent the unintended release of contaminants.

LU 19.6

Encourage that new warehouses and distribution centers incorporate Best Practices (e.g. on-site queuing and check-in to prevent truck idling outside the facility), including City Environmental Protection Measures (EPMs) to prevent land use conflicts and protect residents and other sensitive receptors from environmental hazards, consistent with the State Bureau of Environmental Justice.

LU 19.7

Promote the installation of on-site electric vehicle charging stations to eliminate idling of main and auxiliary engines during loading and unloading of cargo and when trucks are not in use, as well as parking stalls with electric outlets where transport refrigeration units (TRUs) are proposed to be used.

LU 19.8

Ensure that warehouse and distribution centers inform drivers about appropriate truck routes to/from the facility, locate site ingress/egress at the furthest point away from residential uses or other sensitive receptors, adhere to limited hours of operation (daytime hours, preferably on weekdays) when located near residential areas, and provide adequate on-site queuing and daytime/ overnight parking to prevent trucks and other vehicles from parking or idling on public streets.

LU 19.9

Collaborate with City Departments to ensure that all zoning, building, health and safety codes are strictly enforced within industrial areas, including site maintenance and removal of junk, trash, abandoned vehicles, overgrown weeds and debris, to maintain a safe and clean environment for the benefit of all industrial businesses, property owners, employees, and the overall community.

LU 19.10

Encourage upgrades to streets and alleys in industrial areas to include features that help infiltrate and treat contaminated runoff through the application of Best Management Practices for stormwater treatment.

LU 19.11

Ensure that all new or rehabilitated industrial facilities permitted near a residential or sensitive use incorporate the appropriate screening, landscaping, and enclosure provisions necessary for preventing exposure to activities that generate odor, noise, dust, smoke, gas, fumes, cinder, or refuse matter.

LU 19.12

Ensure that industrial land uses are safe for human health and the environment through proper containment of pollutants and mitigation of potential health risks.

LU 19.13

Provide reasonable and cost effective measures that assist the industrial business community improve outdoor air quality through efficient operations and sustainable best practices.

LU 19.14

Encourage warehouse and distribution center operators to appoint a community relations liaison with regard to on-site construction activity and operations, and provide their contact information to the surrounding community.

LU GOAL 20

A HEALTHY AND GROWING URBAN FOREST PROVIDES THE COMMUNITY WITH CLEANER AIR, COOLER STREETS, AND A MORE PEDESTRIAN-FRIENDLY PUBLIC REALM

LU 20.1

Maintain and expand the tree canopy in the public right-of-way and on private property to provide shade, improve air and water quality, reduce heat-island effect, and create habitat for birds and pollinators.

LU 20.2

Cultivate urban habitat for animals and plants and increase opportunities to experience nature in an urban environment.

LU 20.3

Advance the creation of landscaped corridors and enhancements through median plantings and the planting of street trees along commercial and high volume pedestrian corridor segments.

LU 20.4

Encourage the use of xeriscape and low maintenance landscaping, such as native and drought-tolerant plants, as well as trees and plants that are known to effectively remove air pollutants.

LU 20.5

Preserve and nurture mature trees and when projects call for the removal of mature trees on private property pursue creative strategies to integrate them into the layout and design of new development.

LU GOAL 21

RESIDENTS ARE EMPOWERED TO ACCESS, GROW, AND ENJOY FRESH AND LOCALLY SOURCED NUTRITIOUS FOOD

LU 21.1

Expand opportunities for farmers' markets in public plazas, surface parking lots, and through temporary street closures in order to provide neighborhoods with access to fresh and nutritious foods on a regular basis.

LU 21.2

Encourage neighborhood corner shops and grocery stores to maintain a well-stocked and visible selection of fresh produce and nutritious foods.

LU 21.3

Facilitate access to affordable, healthy, and fresh food for all Encino-Tarzana residents and support community serving small businesses that sell affordable, fresh, and culturally relevant foods.

LU 21.4

Pursue opportunities to provide permanent and accessible community gardens, in collaboration with community residents and community-based organizations, by considering sites on vacant or underutilized land, surface parking lots, parkways, and alleyways.

LU 21.5

Promote the use of front yards, parkways, and open space for urban agriculture.

LU GOAL 22

MINIMAL AND ENVIRONMENTALLY SENSITIVE DEVELOPMENT IN HILLSIDE AREAS PROTECTS HUMAN SAFETY, WILDLIFE, ENVIRONMENTAL RESOURCES, AND SCENIC VIEWS

LU 22.1

Encourage the preservation of the hillside ridgelines and discourage alteration of the hillside topography through reduction in grading and paving.

LU 22.2

Investigate and consider feasible secondary access connections as part of hillside subdivisions, as well as extensions, completions, and connections of existing street networks where feasible for emergency access to improve public safety in the hillsides.

LU 22.3

Consider the preservation of public views from public roadways and parklands when reviewing discretionary development proposals for new development in the hillside.

LU GOAL 23

IMPROVED SITE PLANNING, BUILDING DESIGN, AND LANDSCAPE BUFFERING ALONG FREEWAYS AND ARTERIAL ROADS WITH HIGH TRAFFIC REDUCE THEIR NEGATIVE HEALTH IMPACTS ON VULNERABLE RESIDENTS

LU 23.1

Ensure that residential buildings constructed or rehabilitated in close proximity to a freeway incorporate features that help protect residents from pollutants, such as air filtration systems, double-paned windows, and landscaping with densely planted vegetation proven to filter particulate matter pollution.

LU 23.2

Discourage the siting of outdoor recreational areas intended for children adjacent to freeways, such as yards and playgrounds in schools, daycares, and community facilities.

LU 23.3

Increase landscape buffering and enhance noise barriers along freeways throughout Encino-Tarzana using soundwall design, native flora, and densely planted vegetation proven to filter particulate matter pollution.

LU 23.4

Discourage freeway widening or the expansion or enlargement of the freeway network through Encino-Tarzana.

LU 23.5

Ensure that freeway on and off-ramp intersections are safe for all users through signalized and painted crossings, pedestrian lighting, and a well-maintained sidewalk clear of debris and visual obstructions.

LU 23.6

Support the creation of green buffers next to freeways to help reduce the amount of particulate matter (PM2.5) spillover into residential areas.