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April 18, 2017

Dear Stakeholder:

The City of Los Angeles' Department of City Planning is initiating the process of updating each of its 35 Community Plans over the next six years. The plans represent the land use element of the General Plan, a long-range planning document that captures the City's vision for the future of our neighborhoods. Its vision is captured through community input on policies and programs that guide the development and growth of these neighborhoods for years to come.

As part of this process, we are updating the **Encino-Tarzana Community Plan**, which includes the neighborhoods of Encino and Tarzana. Our aim is to engage the community toward reaching two key goals: 1) Planning for projected population and employment growth in the aforementioned communities for the next twenty-five years; 2) applying the City's new zoning code structure to these areas. Your participation in the plan update will be vital in ensuring that the community's vision for Encino and Tarzana is accurately reflected in the City's land use policy. The plan will be updated concurrently with two other community plans: Canoga Park-Winnetka-Woodland Hills-West Hills and Reseda-West Van Nuys. Together, these three plans represent the Southwest Valley Plans.

We plan to work closely with your neighborhood council throughout the plan update. To start this conversation, we are attaching the following documents for your **review and feedback**:

1. Existing Community Plan & Land Use Map

The existing plan was last updated in 1998 and contains land use policies for residential, commercial, industrial, and open space, among other uses. The land use map visually reflects each of these designations. Both the plan and map are officially part of the City's General Plan. You will be asked questions to help us get a sense of how accurately this plan captures existing development patterns in Encino and Tarzana.

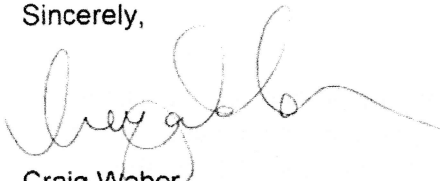
2. Feedback Questionnaire:

The series of questions on the feedback form help us get a better sense of your vision for how Encino and Tarzana should grow responsibly. From your answers we will hear what the general characteristics are of your community that need attention. Please feel free to mark up your land use map to reflect your answers to the questionnaire. Please send us your completed questionnaire and marked-up map, or bring them to your community's workshop.

While we plan on hosting workshops in the community, we also encourage you to visit us at swvalleyplans.org –the official City website for the Southwest Valley Plans—for updates and documents, and to subscribe to us on Facebook (facebook.com/swvalleyplans) and Twitter (@swvalleyplans). There we will post updates for upcoming meetings and on the progress of the plans. All of the internet components will also allow you to give feedback and ask questions even when you are unavailable to participate at a workshop in person.

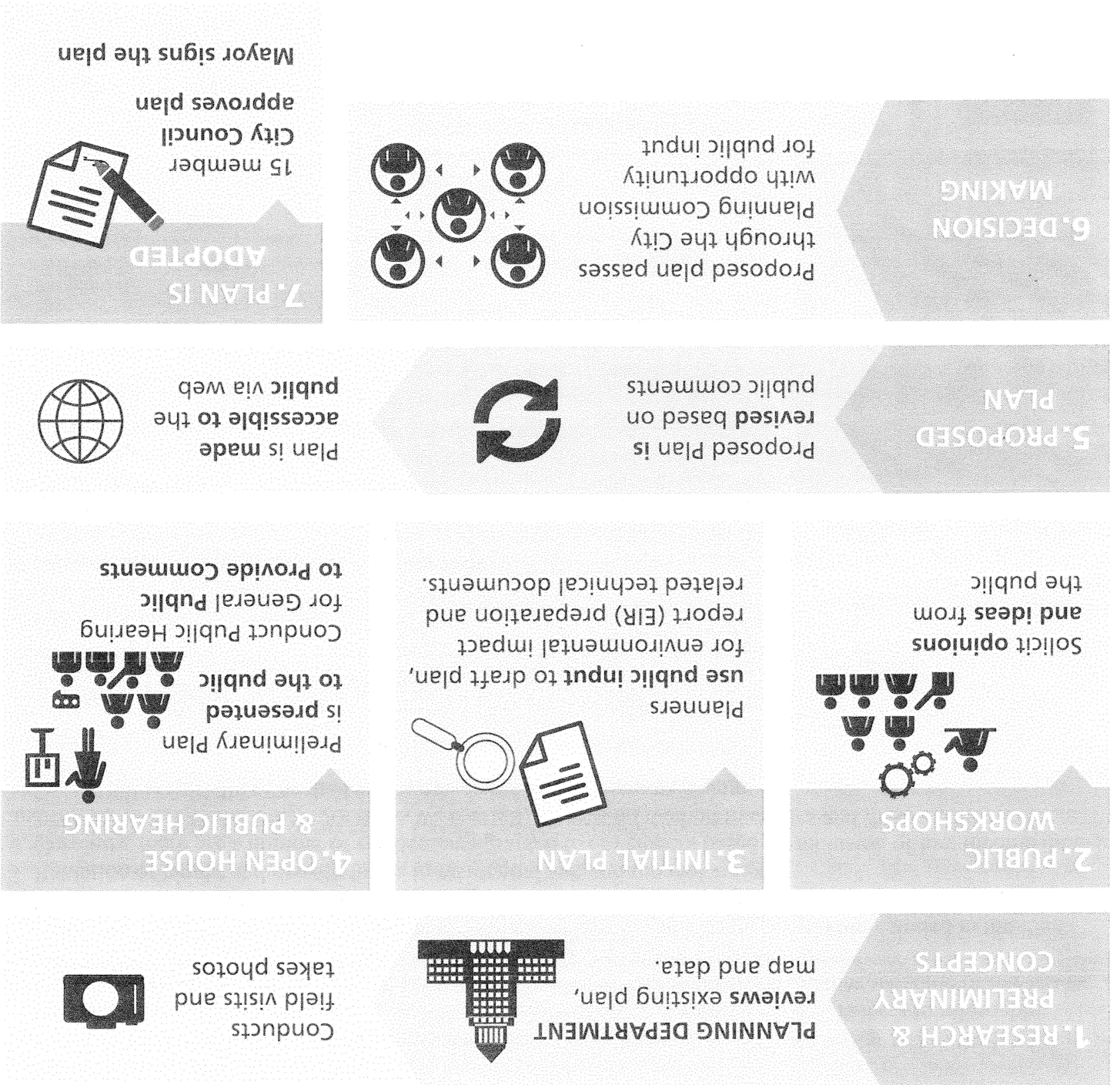
We look forward to working with you to develop a responsible long-range plan for your community. We encourage you to reach out to Adam Villani, City Planner at adam.villani@lacity.org or (818) 374-5067 or Adrineh Melkonian, Planning Assistant at adrineh.melkonian@lacity.org or (818) 374-9900 for any questions or concerns you may have about the update.

Sincerely,

A handwritten signature in dark ink, appearing to read 'Craig Weber', with a long, sweeping horizontal line extending to the right.

Craig Weber
Principal City Planner

The Process of Developing a Community Plan



Subject: TNC Land Use Agenda

From: David R Garfinkle (drgarfinkle@sbcglobal.net)

To: adrianeh.melkonian@lacity.org;

Date: Monday, June 12, 2017 9:32 AM

Attached is the June 19 Land Use Committee agenda. The discussion on SB 35 and SB 167, bills that have been introduced in the State Senate to limit the authority of local governments with respect to affordable housing, may be dropped depending on activities early this week. In response to what are some of our issues, you will certainly hear from the group! A few things that have been discussed lately:

1. The addition of the area of Tarzana between Topham/Oxnard and Victory should be included in the Plan
2. Retention of the current single family zoning
3. Retention of height and density limits in residential and commercial zones.
4. Currently, there are a number of entitlements granted to developers based on inclusion of low income units in apartments or condominiums. As far as we can tell, there is no method to ensure that these entitlements are enforced, either initially or as the tenants/owners of the low income change.

Looking forward to your visit.
As an aside, the Board of the Tarzana Property Owners Association meets tonight at 7:30 at the Tarzana Community and Cultural Center. You are welcome to attend.

David Garfinkle
Chair, Tarzana Neighborhood Council Land Use Committee
President, Tarzana Property Owners Association

Attachments

- Agenda 6-19-17.pdf (217.13KB)

Southwest Valley Community Plan

FEEDBACK QUESTIONS:

Name (optional)

Phone (optional)

Email (optional)

Community commenting on:

Examples of topics to draw from: mobility, traffic, parking, economic development, jobs, commerce, historic and/or cultural resources, parks, public services, residential, urban design, industrial, character

What are the distinguishing characteristics of your community that you wish to preserve?

What are some things you are concerned about?

What are some examples of other communities you like that you think we can draw from and why?

What are the types of development you would like to see and where?

How would you like to see housing needs in your community addressed?

What services and amenities is your neighborhood in need of?