**Community Plan Update**

The Planning Department is working to update the Encino-Tarzana Community Plan as well as Community Plans for the rest of the Southwest Valley. The Community Plan specifies what types of development will be permitted is a specific area.  The purpose of the Plan is to modernize zoning, to help maintain the integrity of single family neighborhoods, and to allow some areas to have a diversity of new uses.  The process basically consists of several steps:

1. Informal meetings of Planning Department personnel with community groups.  Adrineh Melkonian of the Planning Department introduced the Plan goals, process, etc. at the Tarzana Neighborhood Council (TNC) Land Use Committee meeting in June.

2. A series of introductory Public Workshops for each community by the Planning Department. The Tarzana Workshop was on July 27.

3. In the next month or so, Planners will draft an initial Plan based on their research and the input from the Community Workshops.

4. An Open House will then be held where the Preliminary Plan is presented to the public for comments and additional suggestions.

5. The Preliminary Plan is then revised, a formal Draft Plan is prepared, and the Plan goes through the City approval process.

In addition to the meetings noted above, the Community Plan was the primary subject of the TPOA meeting in June, TNC Land Use Committee meetings in July and August, and the Melody Acres Neighborhood Association meetings in August and this afternoon.  As a result of the meetings held so far, the following suggestions and questions have been raised:

1. **Zoning**: Topics included retention of the existing zoning, changing the RA to RE for the portion of Tarzana south of Ventura Boulevard, encouraging mixed use along Ventura and Reseda, allowing live-work units in residential areas, mixed single family/multi- family zones, and implementation of the Tarzana Crossing proposal.

**2**. **Boundary**: Including the portion of Tarzana north of Topham/Oxnard in the Encino-Tarzana Community Plan.

**3. Current Plan Map**: Updating/correcting the current plan map to correctly identify the current zoning in areas currently identified in error and adding graphics or photos to the Plan to facilitate the types of development included in the zone.

**4. Population Increase**: How best to accommodate additional population.

**5.** **Legislation priority**: How would current and proposed legislation (including the Ventura-Cahuenga Boulevard Corridor Specific Plan; the Proposed Transit Oriented Community Ordinance, and proposed State legislation SB 35 and SB 167) interact with the updated Community Plan.

**6. Orange Line Stations:** Upgrading the existing Orange Line stations, particularly the station at Reseda/Oxnard, to provide restrooms and other amenities such as snackbars.

**7. Parks:** Additional park space under the power lines along Crebs and perhaps in some of the large undeveloped lots in the community.

**8. Traffic**: Traffic flow on the Ventura Freeway and along Ventura Blvd.  Some of the suggestions have included a monorail along the freeway, widening the alleys on both sides of Ventura to accommodate more parking and restricting parking on the boulevard.

**9. Major commercial street upgrades:**  Upgrading the commercial, retail, and office spaces along Ventura and Reseda Boulevards, including wider sidewalks to increase pedestrian friendliness, and X crosswalks on Ventura at Tampa, Yolanda, and Reseda.

**10. Melody Acres footnotes**: 20,000 square foot minimum lot size in Melody Acres, retention of the horse keeping rights and regulations regarding distance  of existing and potential future horse keeping areas from neighboring residences, and the rural feeling of no curbs or sidewalks. In Melody Acres, and perhaps all RA zoned property, requiring upper story front and side setbacks while eliminating the current bonus for these setbacks.

**11. Cool roofs**.  Require the use of “cool roofs” on new construction and remodeling to minimize the heat emitted by rooftops.

**12. Tree canopy and use of drought resistant plants.** Require that new construction/major remodeling along Ventura and Reseda plant drought tolerant trees along their street frontage  and encourage the use of drought resistant plants in all zones.

**13. Basic street and sidewalk maintenance and tree management.** There is a serious need to repair the streets and sidewalks and to perform basic arborist control over trees planted along our streets.

**14. Enforcement.**  Require enforcement of the Community Plan zoning requirements and all other regulations related to construction in all zones.