



## TARZANA NEIGHBORHOOD COUNCIL

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On September 26, 2017, at its regularly scheduled public meeting the Tarzana Neighborhood Council Board passed the following motion:

Resolved: The TNC Board approves the Land Use Committee's recommendations regarding the Encino-Tarzana Community Plan update as follows:

- 1. Change of Zone:** Rezone the properties currently zone RA south of Ventura Boulevard to RE.
- 2. Mixed Use:** Encourage mixed use along Ventura and Reseda Boulevards, but require a 16 foot height for the first story commercial and retail and mixed use. For the mixed use properties, extend the allowable building height to be increased to 36 feet along Reseda and Ventura Boulevards. On the north side of Ventura Boulevard, between Etiwanda Avenue and Wilbur Avenue, extend the allowable height to 51 feet.
- 3. Boundary:** Include the area of Tarzana north of Topham Street/Oxnard Street and south of Victory Boulevard in the Encino-Tarzana Community Plan.
- 4. Population Increase:** Recognizing the need to accommodate increased population at all lower income levels, encourage multifamily properties seeking density bonuses to include a mixture of very low, low and moderate income housing units by granting them the same density bonuses as would be allowed for inclusion of the equivalent number of very low income units only.
- 5. Orange Line Stations:** Upgrade the existing Orange Line stations, particularly the station at Reseda/Oxnard, to provide restrooms and other amenities such as snackbars.
- 6. Parks:** Explore the possibility of designating the space under the power lines along Crebs Avenue for parks.
- 7. Major commercial street upgrades:** Upgrade the commercial, retail, and office spaces along Ventura and Reseda Boulevards to require increased setback and wider sidewalks to increase pedestrian friendliness for all new construction or major remodels.

**8. Melody Acres footnotes:** Incorporate, in the body of the Plan, the requirement (in Footnote 6 of the current Community Plan) to require a 20,000 square foot minimum lot size for properties bounded by Tampa Avenue on the east, Corbin Avenue on the west, Topham Street on the north, and the 101 Freeway on the south. In addition, in that area, retain the rural feeling by allowing waiver of the requirements of the Bureau of Engineering regarding street improvements such as, but not limited to, curbs, gutters, street width, and lighting. Furthermore, retain the horse keeping rights and regulations regarding distance of existing and potential future horse keeping areas from neighboring residences.

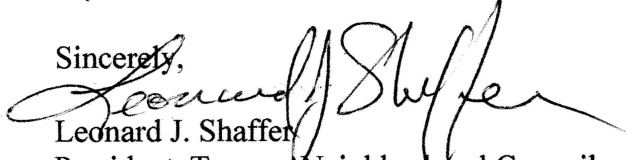
**9. Upper story setback.** For properties bounded by Tampa Avenue on the east, Corbin Avenue on the west, Topham Street on the north, and the 101 Freeway on the south, and perhaps for all Very Low Residential 1 properties in Tarzana, require upper story front and side setbacks while eliminating the current bonus for these setbacks.

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

**11. Parking Structures.** Consider adding parking structures, either above ground or subterranean, near areas of major commercial activity along Ventura Boulevard.

**12. Zoning:** Retain the existing zoning throughout the community, with the exception of any recommendations noted above.

Sincerely,



Leonard J. Shaffer  
President, Tarzana Neighborhood Council