

LA COUNTY


PLANNING


San Fernando  
Valley Area Plan

# Virtual Community Meeting

Community Studies North  
September 17th, 2024, at 5 pm

# Interpretation Services

Dear participants,  
We are pleased to inform you that simultaneous interpretation is available for this meeting. Please click on the globe-shaped icon  and select your preferred language.  
Thank you.

Estimados participantes,  
Nos complace informarles que hay interpretación simultánea disponible para esta reunión. Por favor, hagan clic en el ícono con forma de globo  y seleccionen su idioma preferido.  
Gracias.

# Agenda

- Introductions
- Project Background Information
  - What is an Area Plan?
  - Why are we doing this project?
  - Project Goals
  - Timeline
- Discussion / Questions / Workshop



# Sign-Up for Project Updates

[bit.ly/sfvap](https://bit.ly/sfvap) OR [planning.lacounty.gov/sfvap](https://planning.lacounty.gov/sfvap)

## SIGN UP FOR UPDATES!

Get news about San Fernando Valley Area Plan in your inbox.

\* Email

By submitting this form, you are consenting to receive marketing emails from: Los Angeles County Department of Regional Planning, 320 W. Temple St., Los Angeles, CA, 90012, US, <https://planning.lacounty.gov/>. You can revoke your consent to receive emails at any time by using the SafeUnsubscribe® link, found at the bottom of every email. [Emails are serviced by Constant Contact.](#)

Sign up!



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# Community Studies North

From right to left:

Katie Lample, Planner

Lorraine Acuña, Planner

Mark Herwick, Section Head

Caroline Chen, Senior Planner

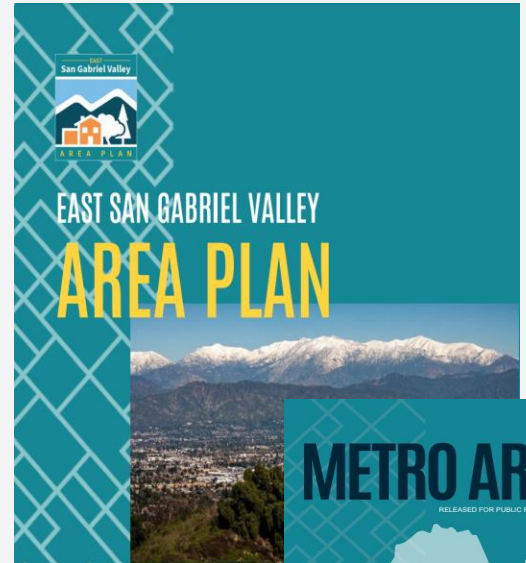
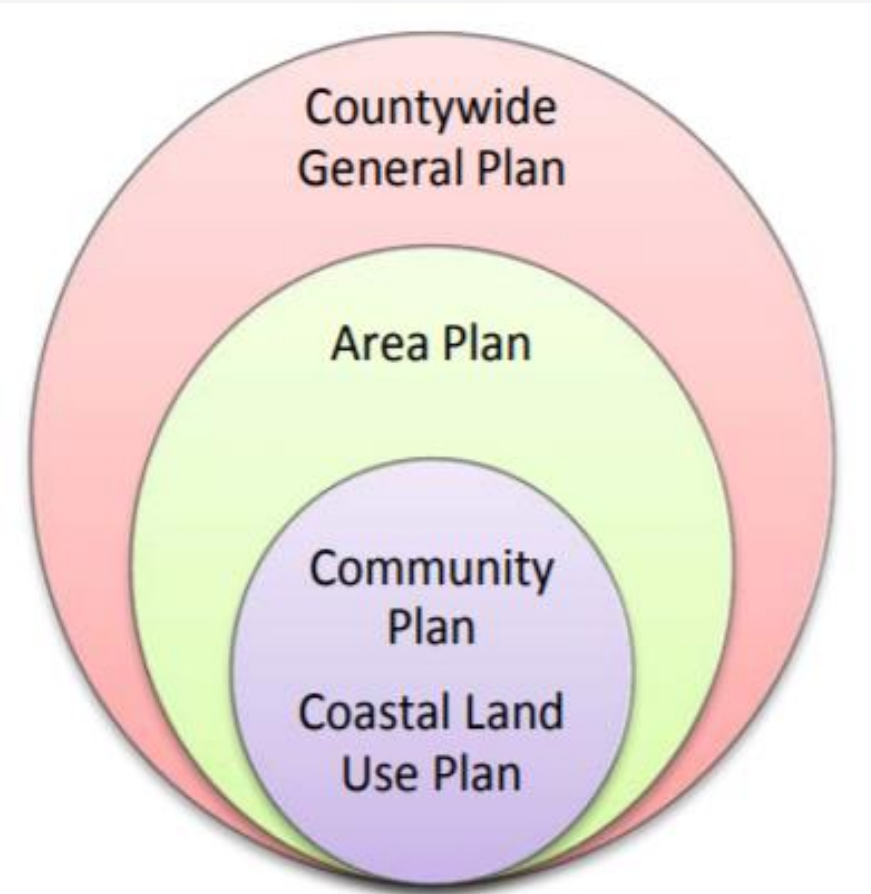
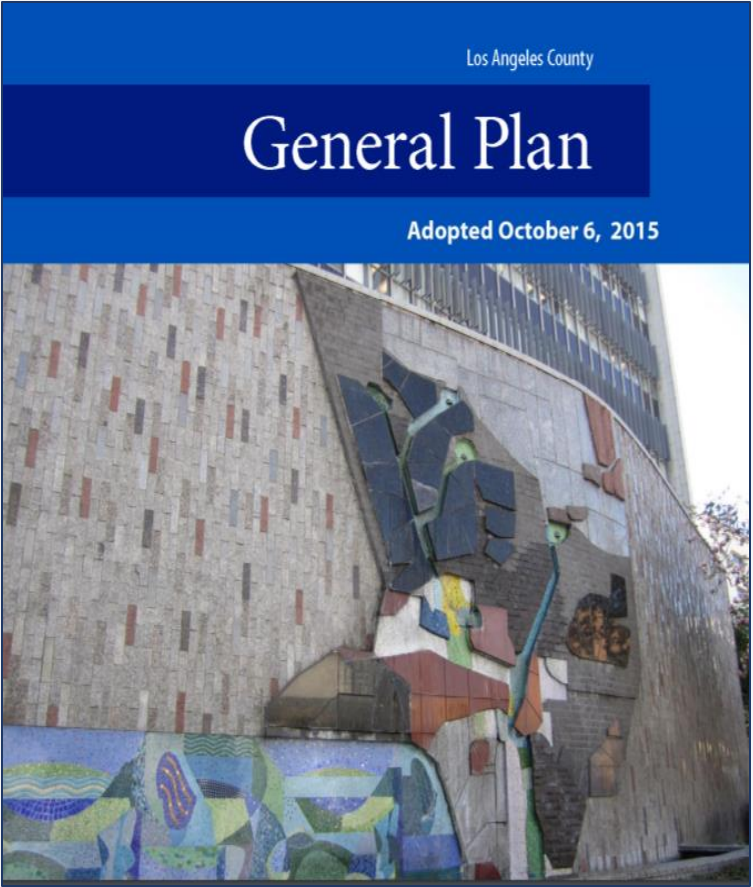
Kristina Kulczycki, Principal Planner



# Rangwala Associates Team

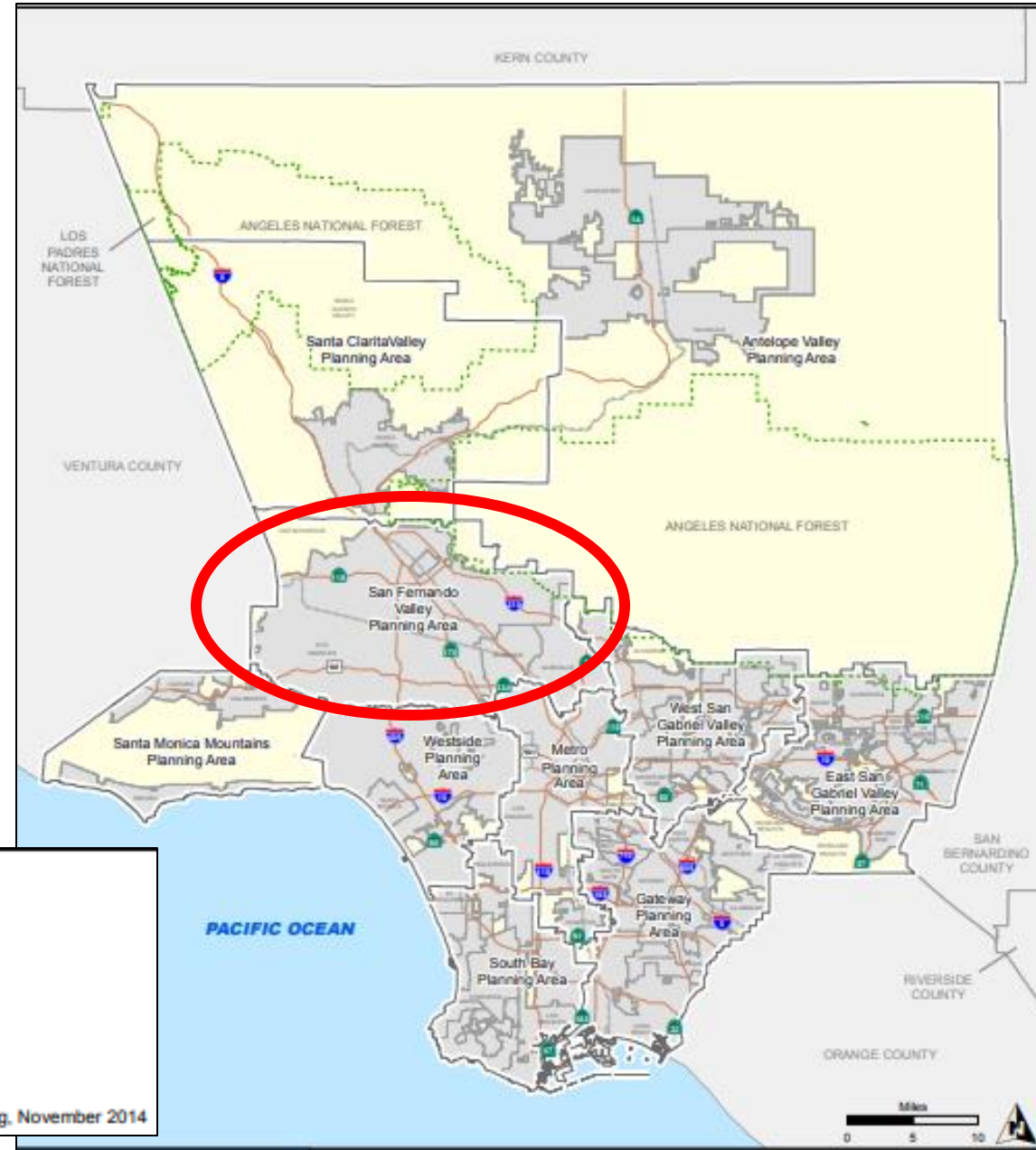


# Background – Why are we doing this project?



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# Planning Areas



NOTE: Islands are not shown in their true locations.

Source: Department of Regional Planning, November 2014

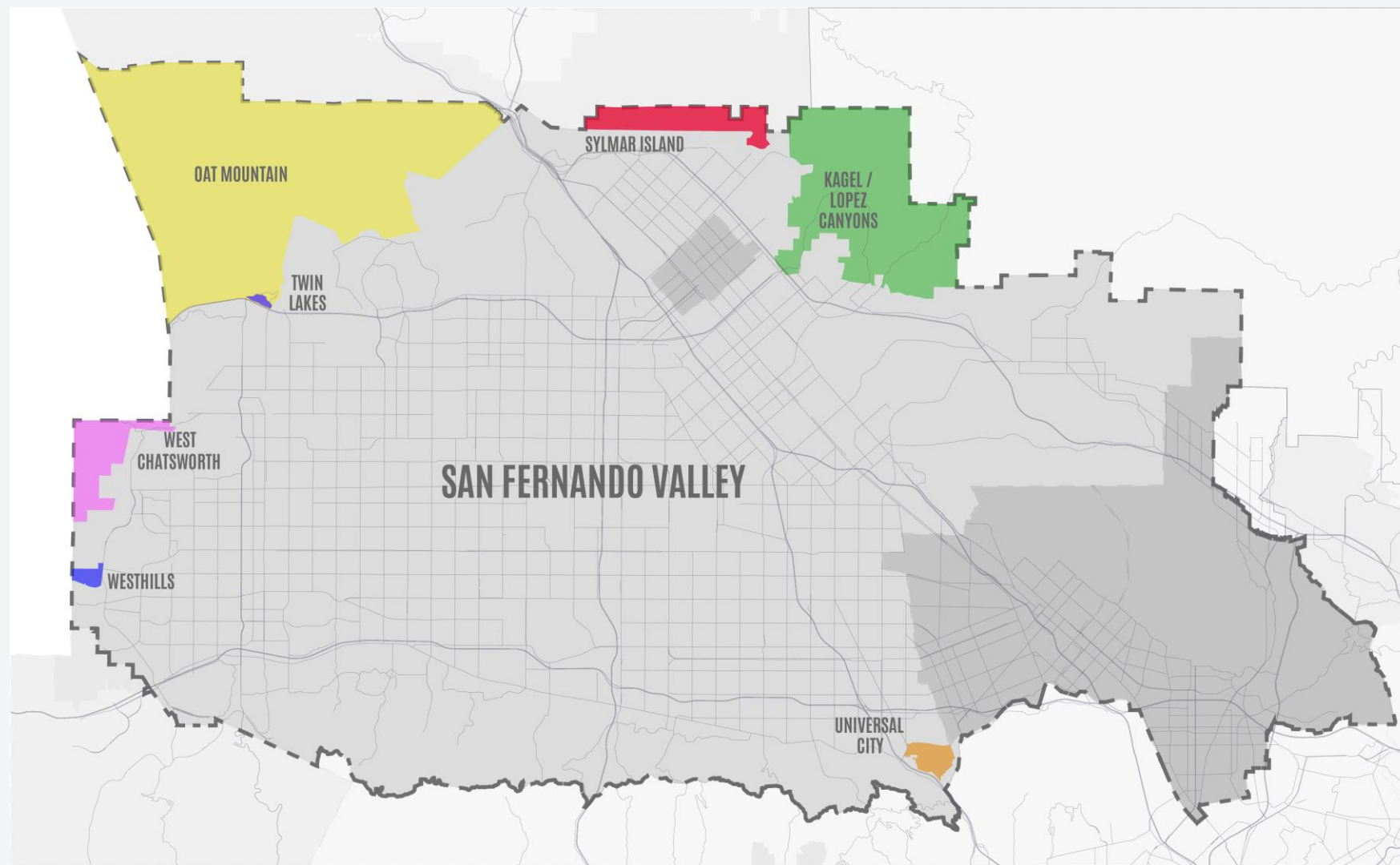


# Implementation Programs

LU-1	<p><b>Planning Areas Framework Program</b></p> <p>The General Plan serves as the foundation for all community-based plans, such as area plans, community plans, and coastal land use plans. Area plans focus on land use and other policy issues that are specific to the Planning Area. The Planning Areas Framework Program shall entail the completion of an area plan for each of the 11 Planning Areas.</p> <p>Area plans will be tailored toward the unique geographic, demographic, and social diversity of each Planning Area; however, at a minimum, area plans shall be developed using the following guidelines:</p> <ul style="list-style-type: none"><li>• Involve major stakeholders, including but not limited to residents, businesses, property owners, County departments, regional agencies, and adjacent cities.</li><li>• Explore the role of arts and culture, and consider beautification efforts.</li></ul>
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[Chapter 16: General Plan Implementation Programs](#) (Updated 7/12/22)

# SFV Communities



# Components of the Project

- **San Fernando Valley Area Plan**
  - Zoning or Land Use Corrections
  - Ordinance Updating the Zoning Code
- **Environmental Document**
- **Historic Context Statement**



# Area Plans – What are they?

A comprehensive policy document that at a minimum, includes the following elements:

- Land Use
- Mobility
- Conservation and Open Space
- Public Services and Facilities
- Economic Development
- Historic Preservation
- Goals and Policies**
- Implementation programs** that are specific and/or unique to the San Fernando Valley Planning Area

**Goal COS-7: Scenic resources are preserved for the enjoyment of the public and to maintain the natural beauty of the area.**

Policy COS-7.6: Promote awareness and accessibility of scenic resources. Implement public awareness campaigns that promote environmental well-being of scenic resources, such as the San Gabriel River, Rio Hondo, and Arroyo Seco, and educate the community on the importance of preserving the scenic resources in the West San Gabriel Valley.

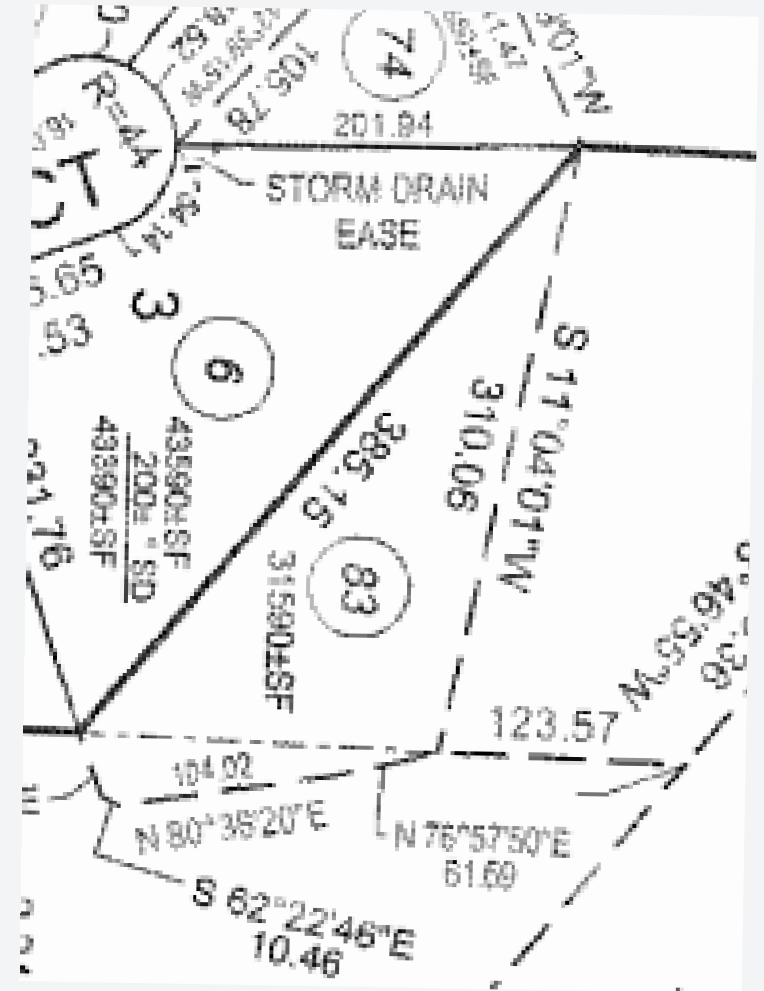
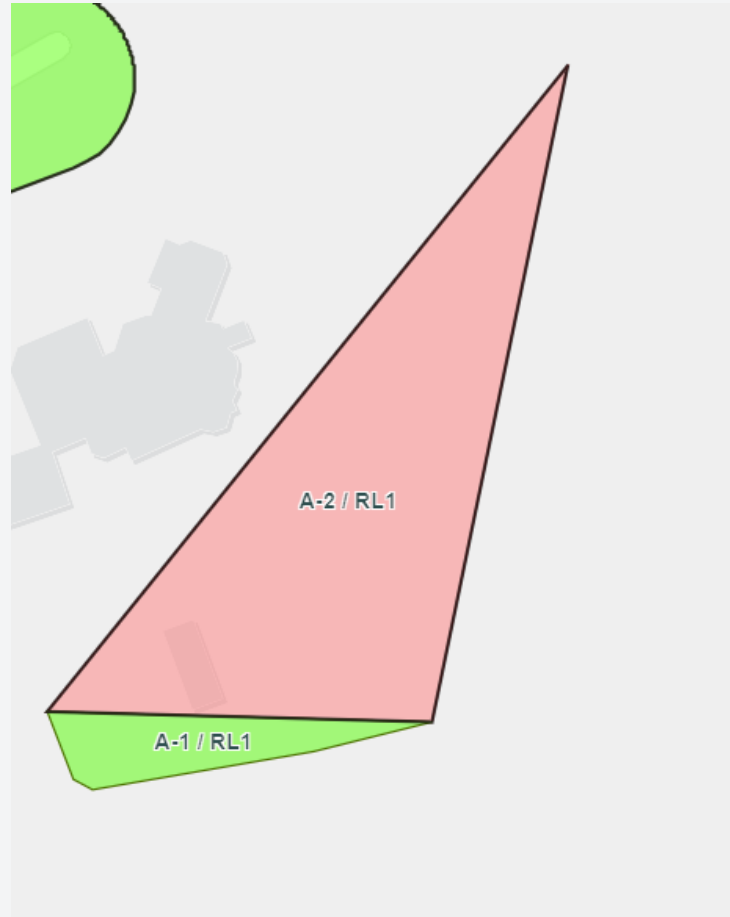
# Project Goals

1. Identify existing services and conditions.
2. Preserve
3. Identify issues and priorities.
4. Clean up the zoning - This doesn't mean aggressively rezoning properties!

*For example, split-zoned parcels and inconsistencies between the zoning and land use.*

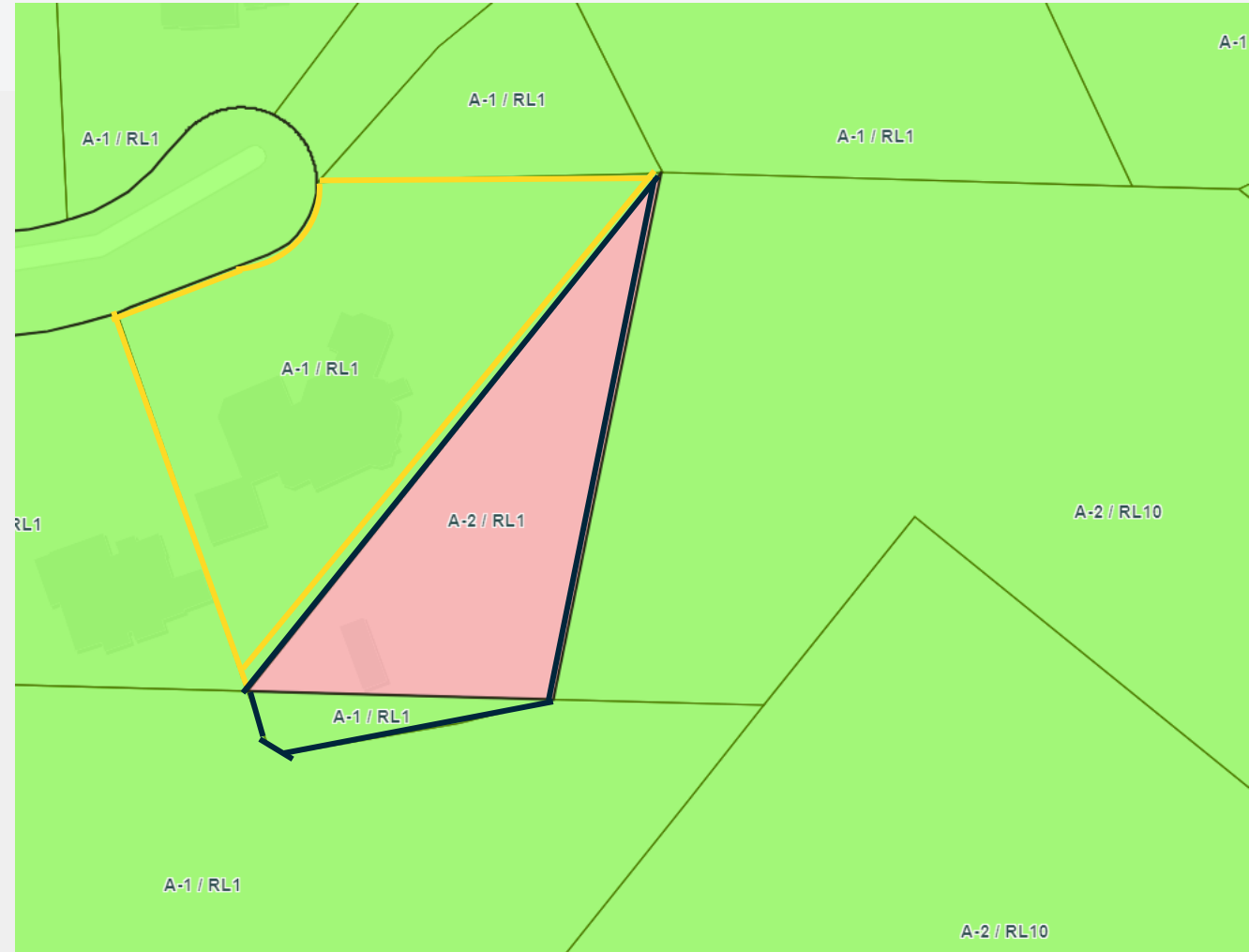
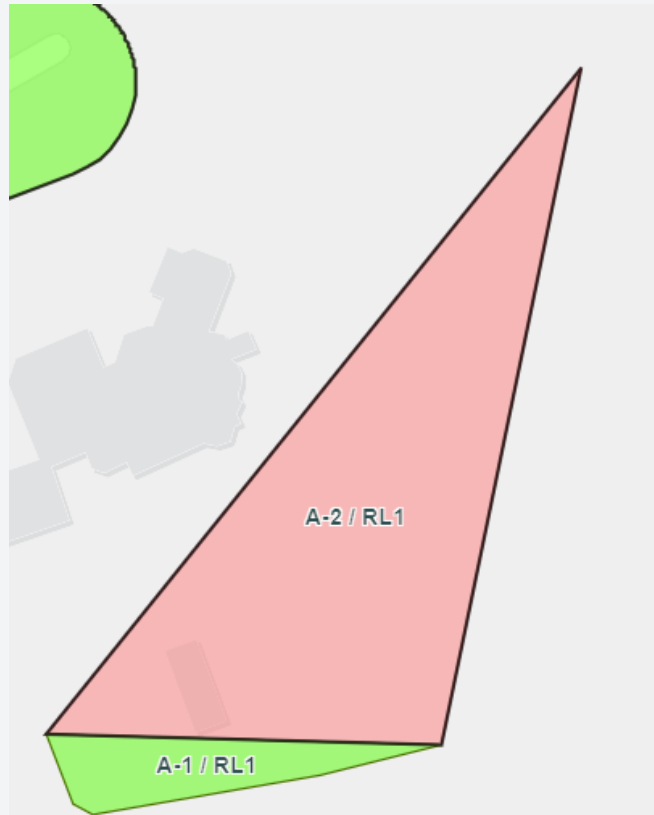
# Zoning /Land Use Issues

- Split-Zoned Parcels
- Inconsistent Zoning and Land Use Designations (e.g., Industrial Zone and Open Space land use category)



# Split-Zoned Parcels

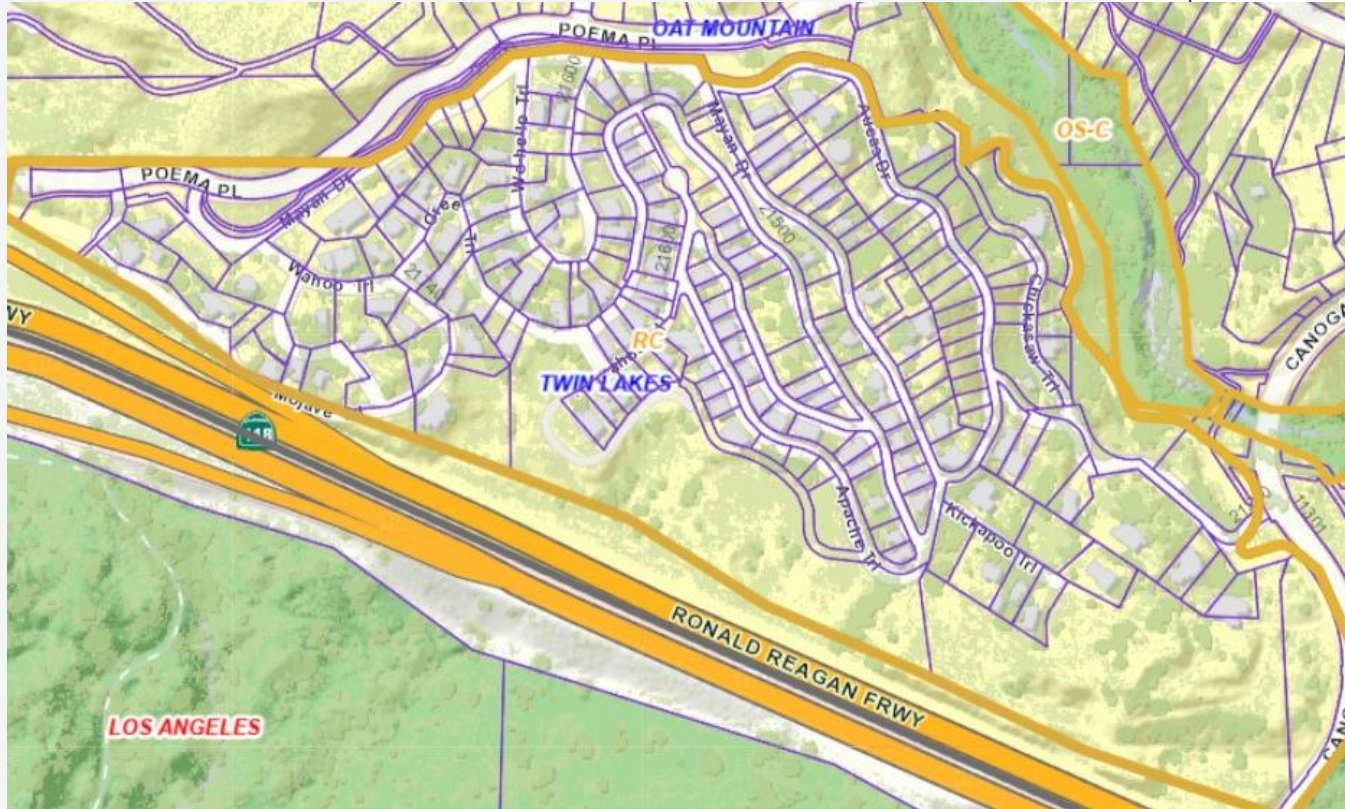
Yellow outline = front parcel (with main residence)  
Black outline = split-zoned parcel (with backyard of property)



# Land Use Designation Changes

Table 6.2: Land Use Designations

Land Use	Code	Permitted Density or FAR	Purpose
<b>RURAL</b>			
Rural Land	RL1	Residential: Maximum 1 du/1 gross ac Non-Residential: Maximum FAR 0.5	Purpose: Single family residences; equestrian and limited animal uses; and limited agricultural and related activities.
	RL2	Residential: Maximum 1 du/2 gross ac Non-Residential: Maximum FAR 0.5	
	RL5	Residential: Maximum 1 du/5 gross ac Non-Residential: Maximum FAR 0.5	
	RL10	Residential: Maximum 1 du/10 gross ac Non-Residential: Maximum FAR 0.5	Purpose: Single family residences; equestrian and animal uses; and agricultural and related activities.
		Residential:	





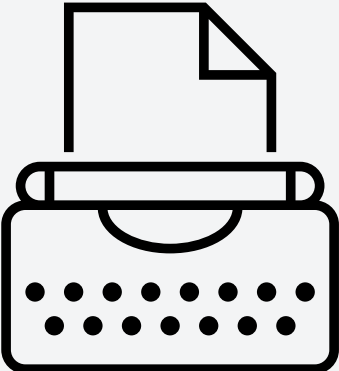
# Process and Potential Timeline



## Listen

2024

Community meetings to get initial input from the community



## SFVAP and HCS Drafts

2024-2025



## Environmental Review

2026-2027



## Adopt

2027 - 2028  
RPC and BOS  
hearings

# What we've done so far

- **Tours** with Land Use Regulation colleagues
- **Meetings with County staff/departments:** SFV Planning colleagues, SD3 and 5, Public Health, Parks, Public Works, Fire, Development Authority
- **Government Meetings:** Cities of LA, Burbank, Glendale, San Fernando, and Ventura County
- **Stakeholder Group Tours and Meetings:** Chatsworth Historical Society, Lake Manor Town Council, Twin Lakes Association, LAUSD – Chatsworth Park Planning Magnet Elementary School, Cal State Northridge, Tree People, Westhills HOA, Deerlake Developer, Toll Brothers, Kagel Canyon Civic Association, Universal Studios (and CAP mtg), and Chatsworth Nature Preserve Earth Day Open House
- July 2024 - **Sent out over 2,200 individual trifold mailers** and over 200 individual letters with zoning or land use change recommendations
- July 17, 2024 - Hosted the **Historic Context Statement Virtual Mtg**
- August 17th and 24th – **In-Person Community Meetings**
- September 17th – **Virtual Community Meeting**





# Questions/Comments?

**Website:** [bit.ly/sfvap](http://bit.ly/sfvap)

**Email:** [sfvalley@planning.lacounty.gov](mailto:sfvalley@planning.lacounty.gov)

**Phone:** 213-974-6476

**Mail:** LA County Planning  
320 W. Temple Street,  
Los Angeles, CA 90012

**Meeting Survey:**  
<https://forms.office.com/g/7QZMfNMeee>



## Scan for Survey:



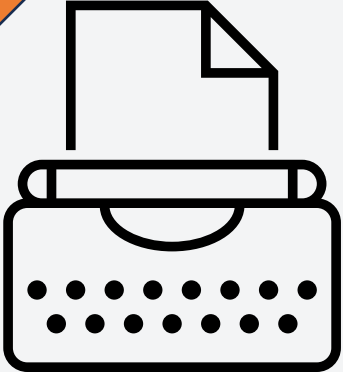
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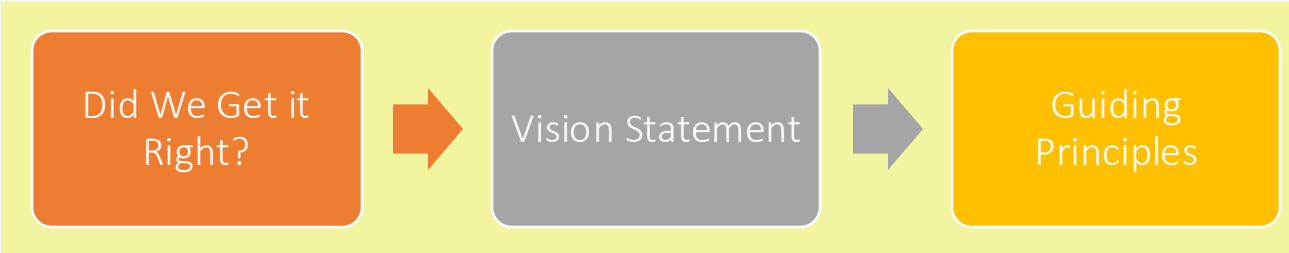


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2024

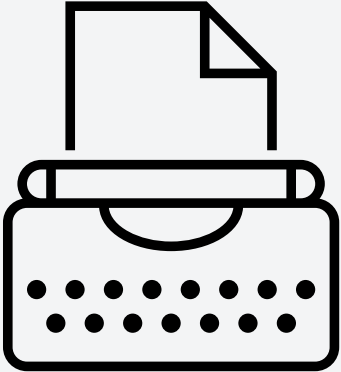
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## Today's Agenda:



## Next Steps...

Goals, Policies, Implementation Programs

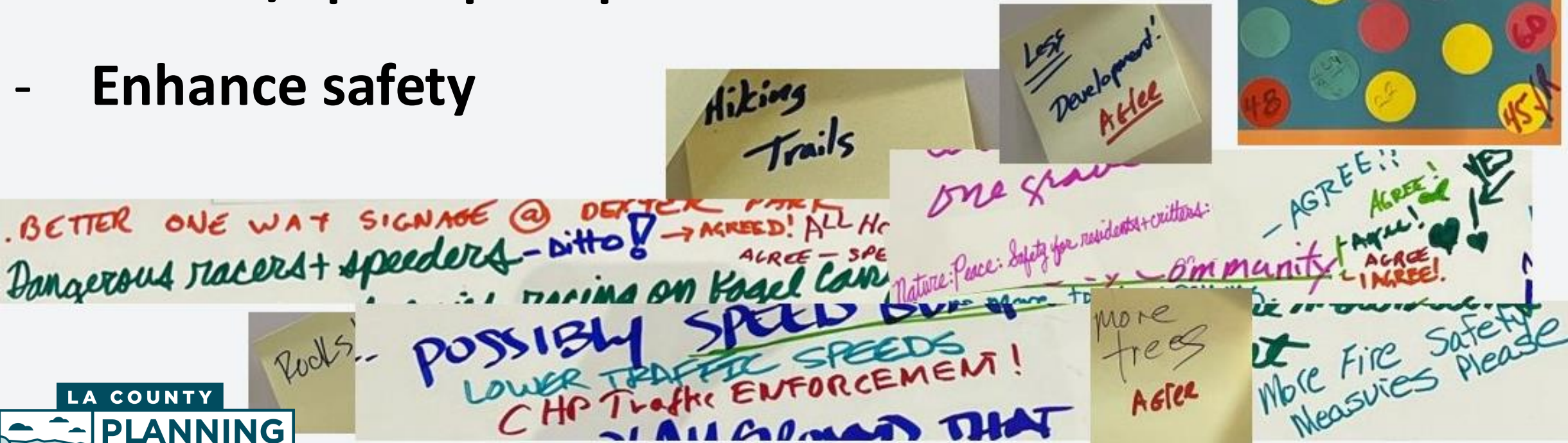
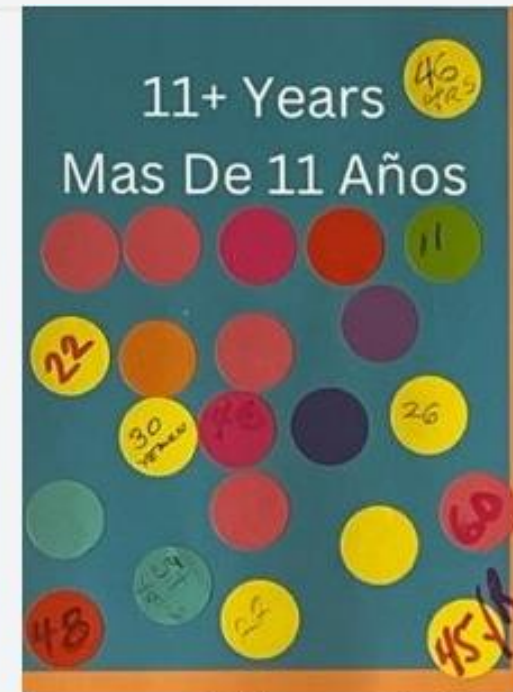


## SFVAP and HCS Drafts

2024-2025

# Some ideas we have heard so far..

- Rural/unique community preservation
- Nature/open space preservation
- Enhance safety



# What is a Vision Statement?

- Community Values
- Shared Aspirations for the Future





# San Fernando Valley Area Plan Vision Statement

The San Fernando Valley offers a fulfilling life in a blend of **rural** and **suburban** settings that preserves:

- **natural resources**
- **cultural resources**



# San Fernando Valley Area Plan Vision Statement

...while providing abundant opportunities for:

- **Recreation**
- **Work**
- **Housing**
- **Sense of Community**

...where people feel **safe and secure**.



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...where people feel **safe** and **secure**.



# What are Guiding Principles?

- **A bridge** between the Vision Statement and Goals, Policies, and Implementation Program for each Element



# Area Plan Elements (Chapters)

1. Land Use
2. Conservation and Natural Resources
3. Safety
4. Public Services and Facilities
5. Mobility
6. Economic Development

# Guiding Principles



## Conservation & Natural Resources

**Protect & Maintain open spaces & natural resources**

- soils,
- water,
- air quality,
- minerals,
- biological resources,
- scenic areas, &
- historic and cultural assets.



## Land Use

- **Maintain the unique identities of communities &**
- **Preserve their existing character.**



## Safety

- **Manage lands to reduce the effects of natural hazards such as:**
  - wildland fires,
  - flooding, &
  - geological events
- **Minimize the health & safety risks from human-caused hazards, including:**
  - hazardous materials,
  - noise,
  - air, &
  - water pollution.



## Mobility

- **Offer safer & more reliable transportation options;**
- **Enhance air quality;**
- **Reduce greenhouse gas emissions;**
- **Promote public health; &**
- **Meet the mobility & accessibility needs.**



## Public Services & Facilities

**Enhance facilities, infrastructure, & services to ensure public safety, & improve quality of life.**




## Economic Development

**Protect & strengthen local businesses & existing employment opportunities.**

# Land Use

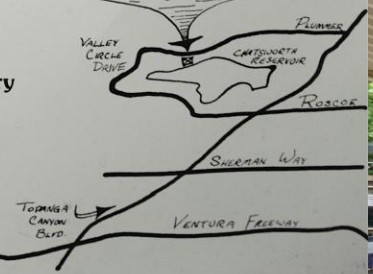
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- **Preserve their existing character.**

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# Contact Us

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**Thank you!**