

# San Fernando Valley Area Plan

West Chatsworth  
Goals and Policies Discussion  
Community Studies North  
Fall 2025



# Meeting Goals

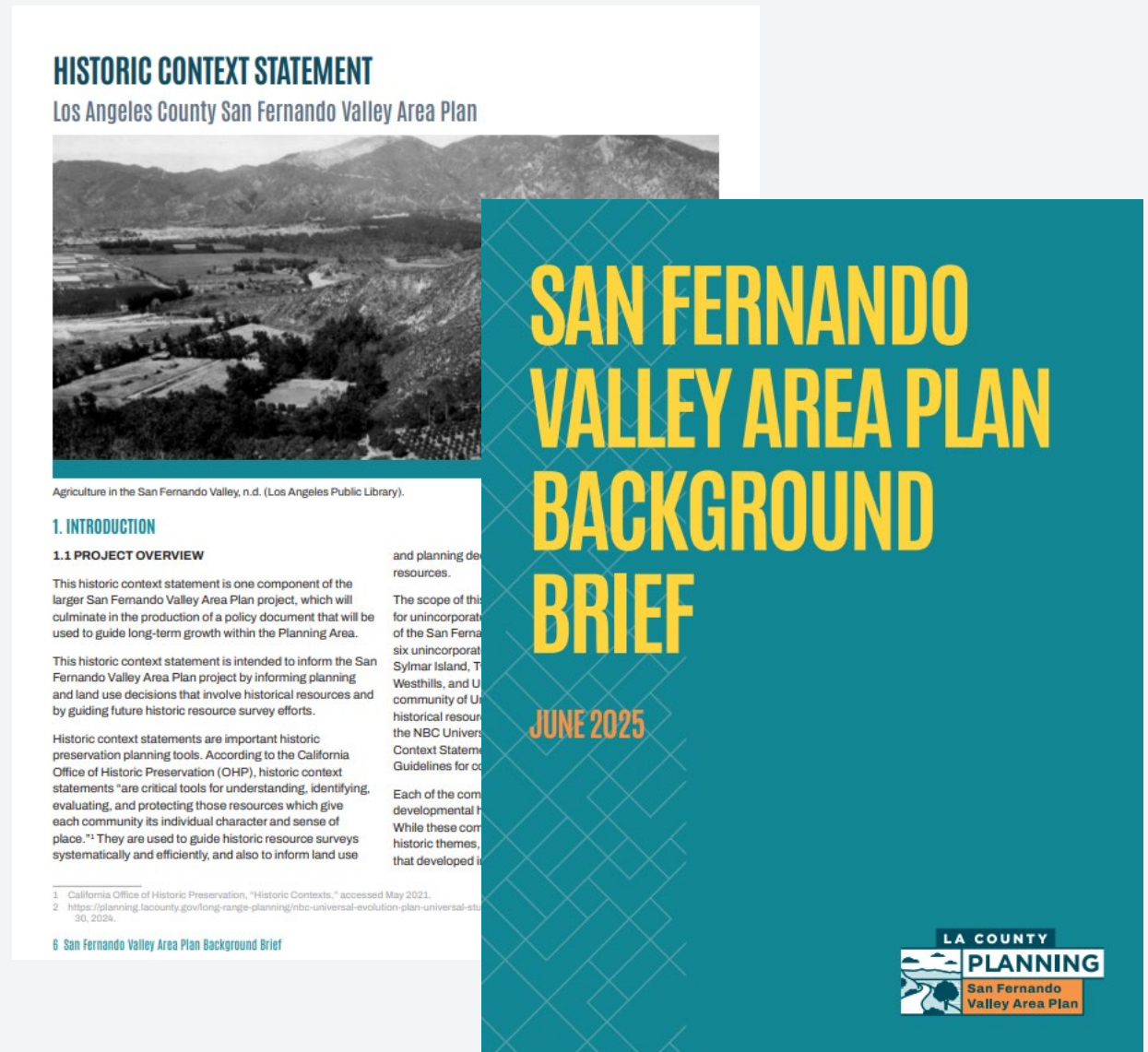
- Touch base with the community
- Share what we have been working on for this project
- Go over the draft
- Talk about next steps



# Update

- Review of comments and follow-ups
- Drone capture footage
- Historic Context Statement
- [Development by Decade map](#)
- Background Brief
- Draft Area Plan with goals and policies

GP Policy LU 10.1: Encourage community outreach and stakeholder agency input early and often in the design of projects.



Website: [planning.lacounty.gov/sfvap](https://planning.lacounty.gov/sfvap)

# West Chatsworth- Review of Comments and Follow-Ups

Dumping in Black Canyon and oversized trucks on Woolsey Canyon Road – [Shared these comments with Public Works](#)

Concerns about digital speed limit sign near Fire Station not operational – [Shared this comment with Public Works and they repaired the sign](#)

Is Thompson Ave. public? Should it have Fire Lane signs? - [Most of Thompson Ave. is public. Fire Lanes are established by the Fire Department.](#)

Varying thoughts on operation and use of the Chatsworth Preserve/Reservoir - [Some would like it to be used as a reservoir, some would like to leave it as a preserve, some would like less availability to the public, others would like more. As this property is located in the City of Los Angeles, we do not have jurisdiction. However, we make note of its significance and benefits to the community in the Area Plan. We could potentially host a discussion on rainwater sequestration if there is interest.](#)

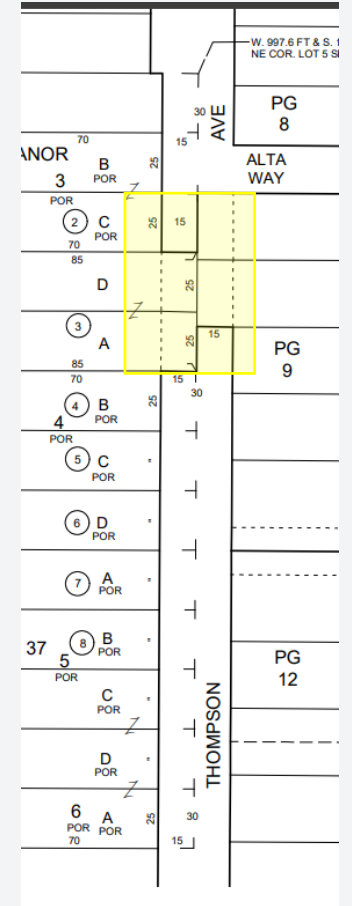
City of LA approving projects for increased density that impact unincorporated communities – [Met with City of LA planners and shared these concerns.](#)

Concerns with development in Ventura County that relies on access through the County – limits on building and design? [We met with Ventura County Planning staff and shared the community's comments and the request to be notified when projects are proposed that will impact them. There are no design review standards in place within the Ventura County area.](#)

What can be done about the paper road through Lake Manor? [To vacate the paper road, an application would need to be filed with Public Works and there would be a cost to have the property surveyed. There would also need to be interest by all adjacent property owners as they would each absorb the cost of the adjacent portion of vacated road. We can make note of this issue in the Area Plan to raise awareness of the community's preference and priorities.](#)

[Inquiry on available transportation for Seniors](#)

Power Outages - <https://www.sce.com/outages-safety/safety-resources-support> (and potential policies)



# West Chatsworth- Policy Topics

Preserve eclectic design and natural surroundings

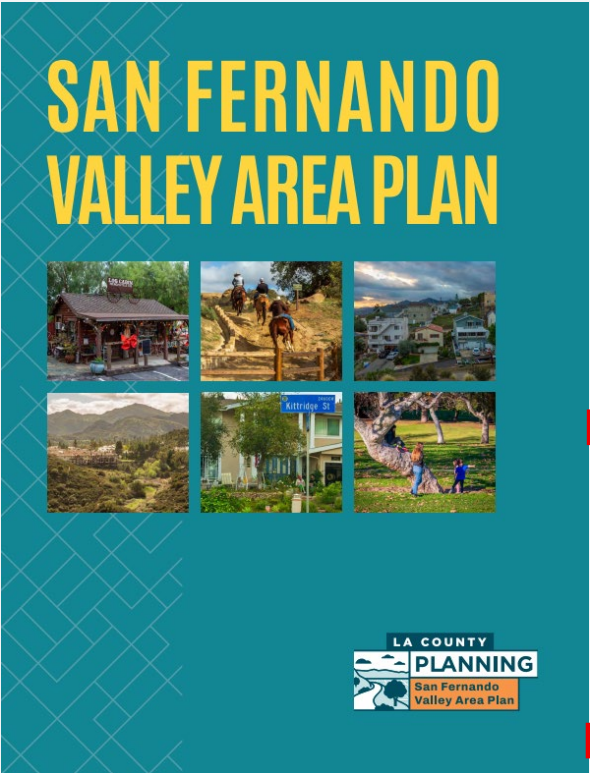
Preserve hiking trails, oaks trees, rock formations, night sky, open space

Preserve Lake Manor Chapel, Log Cabin Mercantile

Power shutoffs - support for a community center, fire station etc.

Other fire safety measures

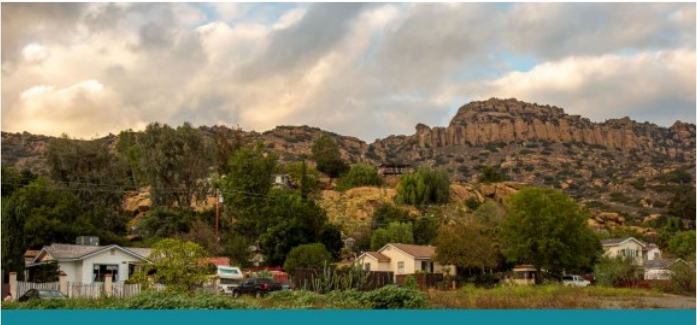
# Document Review Format



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## 4.2 WEST CHATSWORTH



West Chatsworth is an unincorporated area situated between the Los Angeles city limits and the Ventura County line. It lies northwest of the Chatsworth Nature Preserve, formerly known as the Chatsworth Reservoir, at the base of the Simi Hills and the Santa Susana Mountains.

West Chatsworth includes Chatsworth Lake Manor, an unincorporated area in Los Angeles County that is mainly residential, with a few local commercial and institutional facilities.

The area also includes two mobile home parks, The Summit and Mountain View Village, as well as Woolsey Canyon View Estates—a gated cul-de-sac subdivision comprising six homes. These developments are situated west of Chatsworth Lake Manor and are accessible via Woolsey Canyon Road.



Community Specific Goals and Policies 39

# Document Review Format

## 1. LAND USE

### Goal LU1: Public gathering spaces in West Chatsworth.

Policy LU 1.1: Encourage the development of community centers.

Policy LU 1.2: Promote the inclusion of parks, recreational facilities, and other public gathering places in Lake Manor to foster community interaction.

### Goal LU 2: Strong community character through design standards that reflect community values and enhance neighborhood compatibility.

Policy LU2: Encourage the use and multi-use of underutilized spaces, such as large parking lots, for community-oriented uses, such as festivals and farmers' markets.

### Goal LU 3: Enhanced rural town center along Lake Manor Drive to support local businesses and activities.

Policy LU 3.1: Preserve the eclectic, rural character of Lake Manor Drive.

Policy LU 3.2: Prioritize improvements to public spaces in commercial areas that promote the communities' distinct cultural and artistic identity.

## 2.4 CULTURE



Artvanta is a boutique museum in Lake Manor where visitors can experience a blend of art and nature, focusing on meaningful and spiritually rich art.



Concert in the Park, Dexter Park, Kagel Canyon. Photo credit: Michele deLorimier.



The mural at Hideaway Bar & Grill depicts a Western scene with cowboys and horses, aligning with the establishment's country/Western theme, which includes welcoming horses.

The culture of SFVA communities is a rich tapestry woven from shared values, beliefs, customs, and practices that define their unique identity and guide residents' interactions. Locals often describe their homes as thriving, independent enclaves nestled in the foothills, deeply committed to preserving their rural charm and natural beauty. This dedication cultivates a strong sense of community, where neighbors genuinely connect and support each other, often through active participation in local groups such as the Westhills Homeowners Association, Twin Lakes Property Owners Association, Chatsworth Lake Manor Citizens Committee — Rural Town Council, and Kagel Canyon Civic Association. This vibrant culture encompasses everything from artistic expressions to unspoken social norms, historical narratives, and the very structure of daily life. This intricate web of shared understanding fosters a profound sense of belonging, shapes individual perspectives, and continually evolves through generations, adapting to new influences while steadfastly maintaining the core essence of the group.

The San Fernando Valley Area communities host a variety of cultural festivals and events that align with the rural and natural setting. They



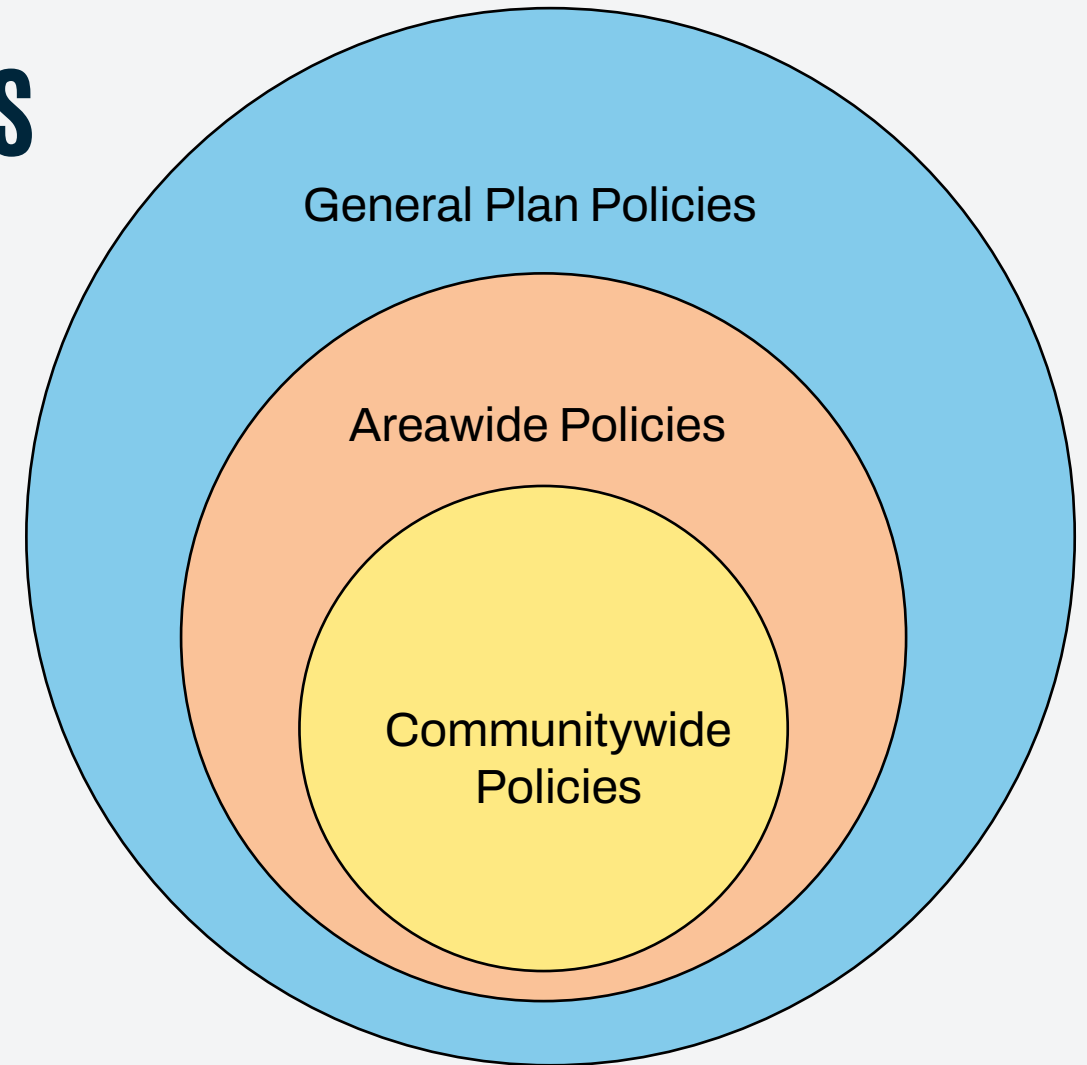
# Hierarchy of Goals and Policies

Example:

**General Plan Policy LU 6.3:** Encourage low density and low intensity development in rural areas that is compatible with rural community character, preserves open space, and conserves agricultural land.

**San Fernando Valley Area Plan Areawide Policy LU 1.3:** Ensure the compatibility of low-intensity residential development through standards that reflect the community's character.

**SFVAP Community Policy LU 3.1:** Preserve the eclectic, rural character of Lake Manor Drive.



# West Chatsworth Goals and Policies

Protection of  
**community  
character**

## General Plan Policies

- GP Policy LU 6.1: Protect rural communities from the encroachment of incompatible development that conflict with existing land use patterns and service standards.
- GP Policy LU 6.2: Encourage land uses and developments that are compatible with the natural environment and landscape.
- GP Policy LU 6.3: Encourage low density and low intensity development in rural areas that is compatible with rural community character, preserves open space, and conserves agricultural land.
- GP Policy LU 10.5: Encourage the use of distinctive landscaping, signage and other features to define the unique character of districts, neighborhoods or communities, and engender community identity, pride and community interaction.
- GP Policies on Open Space and Natural Resources: Policy LU 1.5, C/NR 1.1 through 3.7, P/R 2.5, P/R 5.3, C/NR 4.1 (oak woodland), C/NR 7.1 through 7.4 (watersheds)

# West Chatsworth Goals and Policies

## Protection of community character

### SFVAP Areawide Policies

Policy LU 1.1: Recognizing development constraints imposed by existing hazards in the Planning Area, preserve the low-density **rural and suburban character** of the unincorporated communities.

Policy LU 1.2: Enhance **agricultural, equestrian, and animal-keeping** activities in the **rural communities**.

Policy LU 1.3: Ensure the compatibility of **low-intensity residential development** through **standards** that reflect the **community's character**.

Policy LU 2.1: Use lot size, **height, building materials**, rooflines, **setbacks**, landscaping, and **massing** to ensure cohesive residential design.

Policy LU 3.1: Foster inclusive land use planning and **community partnerships** that emphasize local identity and the natural environment.

# West Chatsworth Goals and Policies

## Protection of community character

### SFVAP Community Policies

Policy LU 3.1: Preserve the eclectic, **rural character** of Lake Manor Drive.

Policy LU 3.2: Prioritize improvements to public spaces in commercial areas that promote the communities’ distinct cultural and artistic identity.

Policy ED1.1: Support the operational needs of existing **Lake Manor Drive businesses**, recognizing their importance to the neighborhood's identity, social fabric, and local economy.

Policy ED1.3 Encourage a greater mix of **local serving uses**, such as retail, small businesses, eateries, small-scale institutional, office, and other compatible uses in commercial centers.

# West Chatsworth Goals and Policies

## Trails

### General Plan Policies

Policy M 2.1: Provide transportation corridors/networks that accommodate pedestrians, equestrians and bicyclists, and reduce motor vehicle accidents through a context-sensitive process that addresses the unique characteristics of urban, suburban, and rural communities whenever appropriate and feasible.

Policy P/R 4.1: Create multi-use trails to accommodate all users.

Policy P/R 4.2: Develop staging areas and trail heads at strategic locations to accommodate multi-use trail users.

Policy P/R 4.3: Develop a network of feeder trails into regional trails.

# West Chatsworth Goals and Policies

SFVAP Areawide Policies	
Trails	Policy M 4.1: Support local trail connections to the <b>Rim of the Valley</b> trail network.
	Policy M 4.2: Encourage the use of dedicated multi-use trail easements to <b>expand the trail network</b> .
	Policy M 4.3: Prioritize the <b>siting of trail routes</b> to minimize potential impacts on sensitive environmental resources and ecosystems.
	Policy M 4.4: Establish safe and clearly marked <b>interim trail connections</b> .
	Policy M 4.5: Ensure proper <b>maintenance of all existing trails and trailheads</b> .
	Policy M 4.6: Encourage <b>community input</b> in the planning and design of trail routes to ensure they are compatible with local needs, <b>character</b> , and preferences.

# West Chatsworth Goals and Policies

## Trails

### SFVAP Community Policies

Policy M 2: Expand the West Chatsworth **trail network**, coordinating with the City of Los Angeles and Ventura County for connectivity and a cohesive trails network.

Policy CNR 1.3: In project design, where feasible, enhance connectivity to and between West Chatsworth's open space areas, including the **Chatsworth Preserve and Chatsworth Oaks Park**.

# West Chatsworth Goals and Policies

## Oak Trees

### GP and SFVAP Areawide Policies

GP Policy C/NR 4.1: Preserve and restore oak woodlands and other native woodlands that are conserved in perpetuity with a goal of no net loss of existing woodlands.

SFVAP Areawide Policy CNR 2.1: Preserve the genetic **diversity of oak populations** native to the San Fernando Valley, including those of scrub oak (*Quercus berberidifolia*), San Gabriel leather oak (*Q. durata* var. *gabrielensis*), Engelmann Oak (*Q. engelmannii*), valley oak (*Q. lobata*), canyon oak (*Q. chrysolepis*), coast live oak (*Q. agrifolia*), Ewan's Oak (*Q. x ewanii*), and naturally occurring hybrids.

SFVAP Areawide Policy CNR 2.2: Encourage the use of local and native species in landscaping. See Appendix 6.2 for **Native Plant List for the San Fernando Valley Area Plan**.

# West Chatsworth Goals and Policies

## Dark Skies

### SFVAP Areawide Policies

SFVAP Areawide Policy CNR 5.1: Where feasible, use energy-efficient, warm toned, shielded **public street lighting** to support dark skies.

SFVAP Areawide Policy CNR 5.2: Require new development applications to include **lighting plans**.

# West Chatsworth Goals and Policies

## Rock Formations

### SFVAP Areawide Policy

Policy CNR 4.2: Preserve unique **rock outcroppings**, geological features, and other distinctive scenic qualities that contribute to the visual character of the area.

# West Chatsworth Goals and Policies

## General Plan Policies

### Maintain and expand open space

Policy C/NR 1.2: Protect and conserve natural resources, natural areas, and available open spaces.

Policy C/NR 1.3: Support the acquisition of new available open space areas. Augment this strategy by leveraging County resources in concert with the compatible open space stewardship actions of other agencies, as feasible and appropriate.

Policy C/NR 1.5: Provide and improve access to dedicated open space and natural areas for all users that considers sensitive biological resources.

Policy C/NR 1.6: Prioritize open space acquisitions for available lands that contain unique ecological features, streams, watersheds, habitat types and/or offer linkages that enhance wildlife movements and genetic diversity.

Policy C/NR 2.1: Establish new revenue generating mechanisms to leverage County resources to enhance and acquire available open space and natural areas.

Policy C/NR 2.2: Encourage the development of multi-benefit dedicated open spaces.

Policy C/NR 2.3: Improve understanding and appreciation for natural areas through preservation programs, stewardship, and educational facilities.

Policy C/NR 2.4: Collaborate with public, non-profit, and private organizations to acquire and preserve available land for open space.

# West Chatsworth Goals and Policies

## General Plan Policies cont.

### Maintain and expand open space

Policy C/NR 3.1: Conserve and enhance the ecological function of diverse natural habitats and biological resources.

Policy C/NR 3.2: Create and administer innovative County programs incentivizing the permanent dedication of SEAs and other important biological resources as open space areas.

Policy C/NR 3.3: Restore upland communities and significant riparian resources, such as degraded streams, rivers, and wetlands to maintain ecological function—acknowledging the importance of incrementally restoring ecosystem values when complete restoration is not feasible.

Policy C/NR 3.4: Conserve and sustainably manage forests and woodlands.

Policy C/NR 3.6: Assist state and federal agencies and other agencies, as appropriate, with the preservation of special status species and their associated habitat and wildlife movement corridors through the administration of the SEAs and other programs.

Policy C/NR 3.7: Participate in inter-jurisdictional collaborative strategies that protect biological resources.

Policy C/NR 3.8: Discourage development in areas with identified significant biological resources, such as SEAs

Policy C/NR 4.1: Preserve and restore oak woodlands and other native woodlands that are conserved in perpetuity with a goal of no net loss of existing woodlands.

# West Chatsworth Goals and Policies

## Maintain and expand open space

### SFVAP Areawide Policies

Policy CNR 1.2: Include **local tribes** in the efforts to **expand open space** in the San Fernando Valley.

Policy CNR 1.4: Prioritize conversion of previously developed semi-public and utility sites (e.g., **landfills, oil fields, natural gas** storage) to public open space and recreational uses.

Policy CNR 1.5: Protect areas of environmental and **cultural significance**, including sites important to **local tribes**.

Policy CNR 4.1: Protect landscapes and natural areas for their aesthetic, cultural, and recreational value.

Policy CNR 4.4: Support conservation and expansion of open space.

# West Chatsworth Goals and Policies

## Maintain and expand open space

### SFVAP Community-Specific Policies

Policy CNR 1.1: Preserve the **view corridors** along Lake Manor Road.

Policy CNR 1.2: Connect open spaces to enhance the wildlife linkage corridor from Ventura County to Los Angeles County.

Policy CNR 1.3: In project design, where feasible, enhance connectivity to and between West Chatsworth's open space areas, including the Chatsworth Preserve and Chatsworth Oaks Park.

# West Chatsworth Goals and Policies

## Preserve Lake Manor Chapel and Log Cabin Mercantile

### General Plan and SFVAP Areawide Policies

GP Policy C/NR 14.3: Support the preservation and rehabilitation of historic buildings.

GP Policy C/NR 14.5: Promote public awareness of historic, cultural, and paleontological resources.

SFVAP Areawide Policy HP 1.1: Support the identification and **evaluation of historic properties and districts** with potential historic significance, prioritizing those outlined in the SFVAP Historic Context Statement.

SFVAP Areawide Policy HP 2.1: **Foster a sense of civic pride** for the communities in the SFV through educational programming, celebrations, and other activities.

SFVAP Areawide Policy HP 2.2: **Celebrate the unique historical attributes and narratives of each community** through initiatives such as public art installations that incorporate local history and tribal narratives in their themes and styles.

# West Chatsworth Goals and Policies

## Power Shut-Offs: Community Centers and Emergency Support

### Policies

GP Policy S 2.1: Explore the feasibility of community microgrids that are driven by renewable energy sources to increase local energy resilience during grid power outages, reduce reliance on long- distance transmission lines, and reduce strain on the grid when demand for electricity is high

GP Policy S 2.4: Promote the creation of resilience hubs in frontline communities that are at highly vulnerable to climate hazards and ensure that they have adequate resources to adapt to climate- induced emergencies.

GP Policy S 7.6: Ensure that essential public facilities are maintained during disasters, such as flooding, wildfires, extreme temperature and precipitation events, drought, and power outages.

SFVAP Areawide Policy LU 3.2: Prioritize the development of community hubs and multipurpose gathering spaces within walking distance of residential areas, incorporating features that support diverse uses and accessibility for all age groups.

SFVAP Areawide Policy S3.4: Identify key community resilience resources/facilities and areas where there are gaps in resources.

SFVAP Areawide Policy S4.1: Prioritize key community facility designations and enhancements to support community resilience efforts.

SFVAP Areawide Policy S4.2: Support increased access for SFVAP residents and businesses to facilities that can support community needs during an emergency event.

SFVAP Areawide Policy S4.3: Maintain and improve infrastructure to support daily and emergency response needs.

# West Chatsworth Goals and Policies

## Power Shut-Offs: Community Centers and Emergency Support

### SFVAP Community Policies

Policy LU 1.1: Encourage the development of **community centers**.

Policy LU 1.2: Promote the inclusion of parks, recreational facilities, and other **public gathering places** in Lake Manor to foster community interaction.

Policy LU2: Encourage the use and multi-use of underutilized spaces, such as large parking lots, for community-oriented uses, such as festivals and farmers’ markets.

Policy S1.1: Enhance **community resources/facilities** to better assist residents and businesses during power outage and extreme heat incidents.

Policy S1.3: Encourage the use of **Fire Station 75** as a hub to support functions during emergency events.

# West Chatsworth Goals and Policies

More fire  
safety  
measures

## General Plan Policies

- Policy S 2.5: Promote the development of community- based and workplace groups such as Community Emergency Response Teams to improve community resilience to climate emergencies.
- Policy S 2.7: Increase the capacity of frontline communities to adapt to climate impacts by focusing planning efforts and interventions on communities facing the greatest vulnerabilities and ensuring representatives of these communities have a role in the decision- making process for directing climate change response.
- Policy S 4.1: Prohibit new subdivisions in VHFHSZs unless: (1) the new subdivision is generally surrounded by existing or entitled development or is located in an existing approved specific plan or is within the boundaries of a communities facility district adopted by the County prior to January1, 2022, including any improvement areas and future annexation areas identified in the County resolution approving such district; (2) the County determines there is sufficient secondary egress; and (3) the County determines the adjoining major highways and street networks are sufficient for evacuation as well as safe access for emergency responders under a range of emergency scenarios, as determined by the County. Discourage new subdivisions in all other FHSZs.
- Policy S 4.4: Reduce the risk of wildland fire hazards through meeting minimum State and local regulations for fire-resistant building materials, vegetation management, fuel modification, and other fire hazard reduction programs.
- Policy S 4.6: Ensure that infrastructure requirements for new development meet minimum State and local regulations for ingress, egress, peak load water supply availability, anticipated water supply, and other standards within FHSZs.
- Policy S 4.7: Discourage building mid- slope, on ridgelines and on hilltops, and employ adequate setbacks on and below slopes to reduce risk from wildfires and post- fire, rainfall- induced landslides and debris flows.
- Policy S 4.8: Support the retrofitting of existing structures in FHSZs to meet current safety regulations, such as the building and fire code, to help reduce the risk of structural and human loss due to wildfire

# West Chatsworth Goals and Policies

More fire  
safety  
measures

## SFVAP Areawide Policies

Policy S1.2: Partner with **emergency response agencies to identify impediments to response and evacuation.**

Policy S2.1: Encourage residents and business owners to create an **evacuation plan** and maintain emergency supplies.

Policy S2.2: Prioritize increased information exchange through **community messaging board** installation and enhancements.

Policy S2.3: Engage with existing residents on **community specific resilience focused programs** and initiatives to promote hazard risk reduction.

Policy S3.1: Prioritize **community-driven processes** for developing community-scale **hazard retrofitting projects.**

Policy S3.4: Identify key community resilience resources/facilities and areas where there are gaps in resources.

Policy S4.5: Ensure development activities meet the latest code requirements, standards, and **best development/design practices** to maximize fire risk reduction throughout the SFVAP.

Policy S5.2: Periodically **assess evacuation routes** for potential issues associated with wildfire, flooding, slope instability, and erosion related failures.

Policy S5.5: Prioritize **evacuation route roads for periodic maintenance** and mitigation activities, ensuring availability during emergency situations.

Policy S5.6: Encourage consistent **road maintenance and vegetation control near roads** for safe emergency evacuation.

# West Chatsworth Goals and Policies

## More fire safety measures

### SFVAP Community Policies

Policy M1: Enhance **emergency routes** in West Chatsworth with **clear signage** and improved accessibility.

Policy S1.1: Enhance **community resources/facilities** to better assist residents and businesses during power outage and extreme heat incidents.

Policy S1.2: Ensure roadway maintenance, improvements, and vegetation management activities occur along **key roadways** (Lake Manor Drive, Valley Circle Blvd, Box Canyon Road and Woolsey Canyon Road) to facilitate effective **emergency response and evacuation**.

Policy S1.3: Encourage the use of **Fire Station 75** as a hub to support functions during emergency events.

# West Chatsworth Goals and Policies

## Scenic Corridor

### Policies

GP Policy C/NR 13.1: Protect scenic resources through land use regulations that mitigate development impacts.

GP Policy C/NR 13.2: Protect ridgelines from incompatible development that diminishes their scenic value.

GP Policy C/NR 13.8: Manage development in HMAs to protect their natural and scenic character and minimize risks from natural hazards, such as fire, flood, erosion, and landslides.

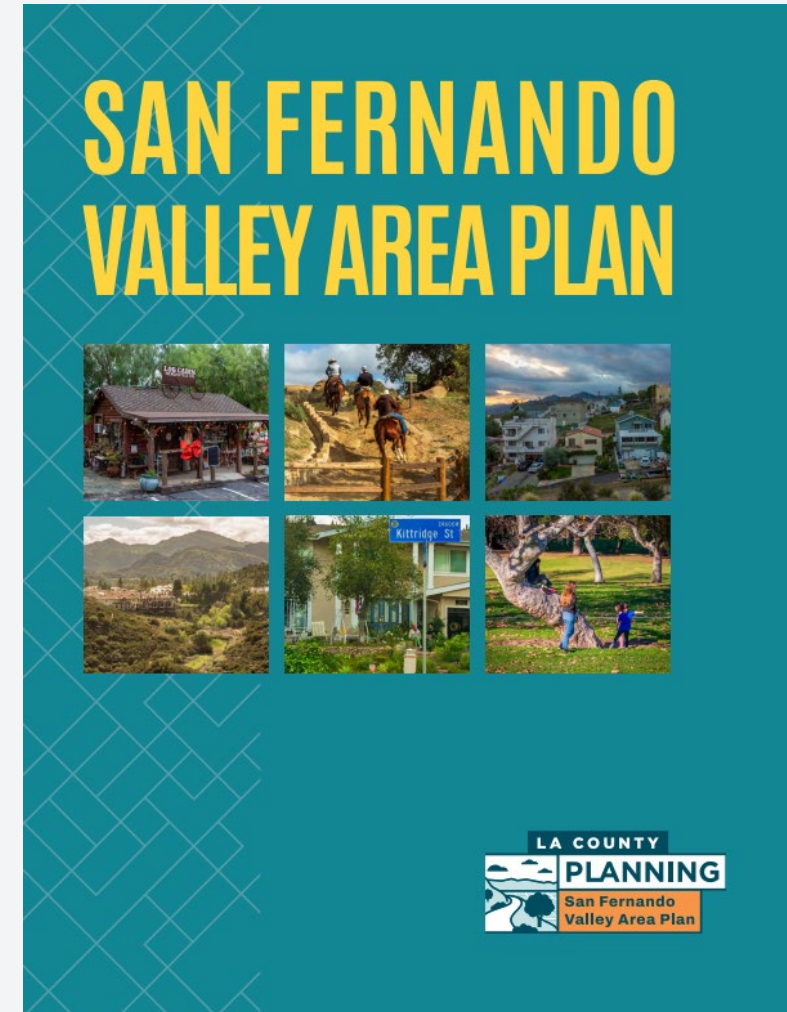
SFVAP Areawide Policy LU 4.1: Protect the Santa Susana Mountains/Simi Valley SEA, Wildlife Linkage Corridors, and Scenic Resource Areas, which include water features, significant ridgelines, and Hillside Management Areas as indicated on the Land Use Policy Map.

SFVAP Areawide Policy CNR 4.3: Enhance scenic corridors and areas within the Planning Area.

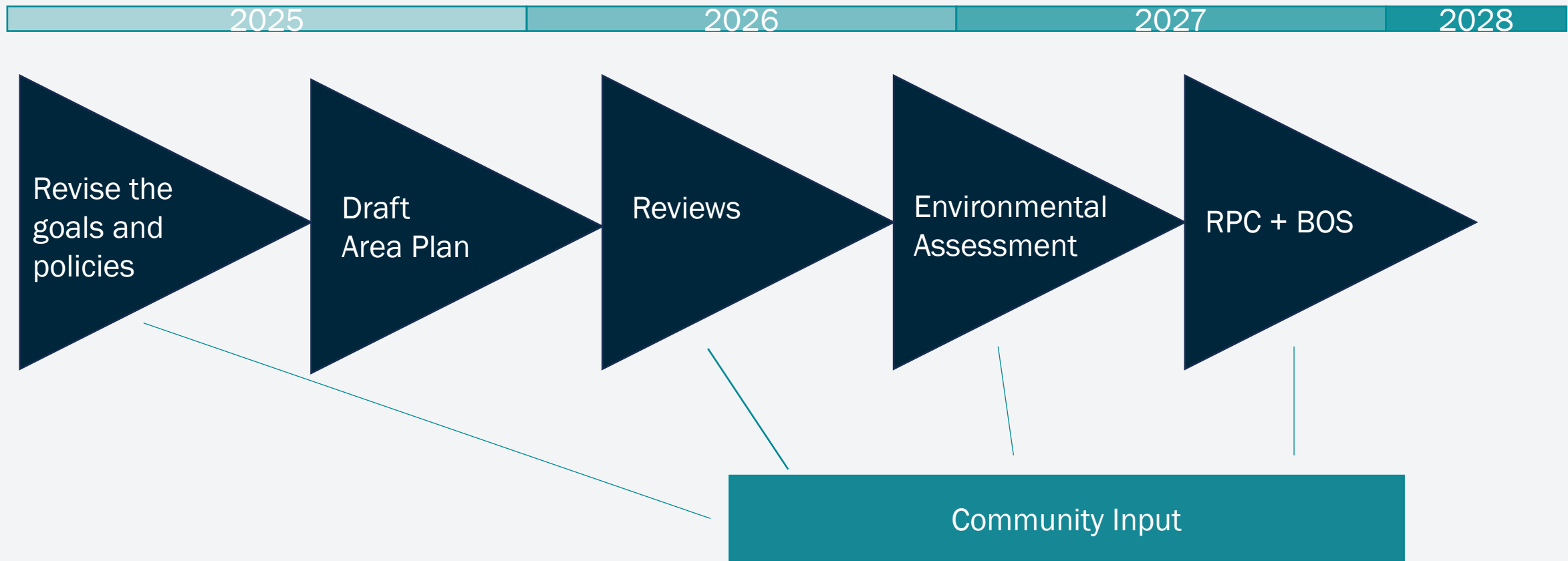
SFVAP Community Policy CNR 1.1: Preserve the view corridors along Lake Manor Road.

# Our Ask of You:

- Please look at the Draft Area Plan
- Ensure that the draft goals and policies align with your community's vision
- Contact us with questions or concerns
- Share images and short details about events, landmarks, etc. (and let us know if any of the images in the draft need to be removed)
- Comment by **October 20, 2025**



# Next Steps



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- Comment by **October 20, 2025**

## Ways to Comment:

- Email: [sfvap@planning.lacounty.gov](mailto:sfvap@planning.lacounty.gov)
- Form: <https://forms.office.com/g/hfncST7B8U>
- Phone: 213-974-6476





**Thank you!**

# Resources and Links

Website (for HCS and Background Brief):  
[planning.lacounty.gov/sfvap](https://planning.lacounty.gov/sfvap)

For stop sign/traffic calming evaluations:

[trafficsafetyquestions@pw.lacounty.gov](mailto:trafficsafetyquestions@pw.lacounty.gov)

Unpermitted uses: Land Use Regulation (213) 974-6453  
or (213) 974-6483; or by email  
at [zoningenforcement@planning.lacounty.gov](mailto:zoningenforcement@planning.lacounty.gov)

General Plan Goals and Policies:

[https://planning.lacounty.gov/wp-content/uploads/2022/11/17.0\\_gp\\_final-general-plan-ch17.pdf](https://planning.lacounty.gov/wp-content/uploads/2022/11/17.0_gp_final-general-plan-ch17.pdf)

Buying Property [Brochure](#) and additional resources:  
<https://planning.lacounty.gov/planning-library/>

