



VENTURA-CAHUENGA BOULEVARD CORRIDOR SPECIFIC PLAN AMENDMENT

CF 17-1071

September 16, 2019

SUMMARY

In response to a motion by City Council (Council File 17-1071), the Department of City Planning is preparing an amendment to the Ventura-Cahuenga Boulevard Corridor Specific Plan (Specific Plan). The proposed amendment would update the Specific Plan to modernize zoning regulations and improve efficiencies within the project review process so it may better serve the San Fernando Valley in the future.

BACKGROUND

On February 16, 1991, the Los Angeles City Council adopted Ordinance No. 166,560, establishing the Specific Plan with regulations governing height, parking, landscaping, Project Impact Assessment (PIA) Fees, and the use of collected funds – all to ensure Ventura Boulevard remains viable as the San Fernando Valley's premier commercial corridor. Since its initial adoption, the Department of City Planning amended the Specific Plan in 1996 and 2001.

The Specific Plan corridor spans over 17 miles in length, includes more than 1,200 acres of land, and regulates over 4,300 individual parcels of land. It comprises parcels that front on Ventura Boulevard as well as adjacent boulevards including Topanga Canyon Boulevard, Reseda Boulevard, Sepulveda Boulevard, and Van Nuys Boulevard. The Specific Plan designates these parcels as Regional Commercial, Community Commercial, and Neighborhood Commercial serving land uses, with some segments of the corridor designated as Pedestrian Oriented Area and the easternmost segment designated as a Regionally Impacted Area.

FREQUENTLY ASKED QUESTIONS

What would the proposed amendment to the Ventura-Cahuenga Boulevard Corridor Specific Plan do?

The proposed amendment to the Specific Plan could simplify certain approval processes, expand the use of transportation funds, evaluate parking in lieu fees, and address internal Specific Plan inconsistencies. The amendment could also rezone properties for consistency with the Community Plan Updates by removing zoning inconsistencies, clarifying dual zoning classifications, and updating parking zones.

How would the proposed amendment ordinance affect my property?

There would be no immediate change to any one property. The proposed amendment would update the regulations, processes, and procedures that govern future development applications filed with the City.

Will the proposed amendment ordinance increase how much can be built on a property within the Specific Plan area?

No increase in capacity is proposed as a part of this amendment. The proposed amendment ordinance would translate existing land use regulations into the City's comprehensive update to the Zoning Code. New zones will match the Floor Area Ratio (FAR) and density of the existing zones.

What is the required environmental clearance for the proposed amendment ordinance?

Planning staff will complete the required environmental review in compliance with the California Environmental Quality Act (CEQA). An Initial Study will determine the level of environmental clearance required.

How does the proposed amendment to the Specific Plan relate to the ongoing Community Plan Updates in the South Valley?

The proposed amendment ordinance is a separate work program from the Southwest and Southeast Valley Community Plan Updates (CPUs). However, the CPUs and the Specific Plan amendment ordinance will work in tandem to ensure any changes are aligned and compatible, particularly regarding zoning. The CPUs are on a three-year timeline anticipated to be presented at City Planning Commission by the close of 2020 for the Southwest Valley and the close of 2021 for the Southeast Valley. The Specific Plan amendment ordinance is on a two-year timeline anticipated for completion in 2021.

What are the next steps?

The Department of City Planning will host an informational open house for community members and stakeholders.

Who can I contact for more information?

For additional information, contact Delia Arriaga at delia.ariaga@lacity.org or (818) 374-5035. Media inquiries should be directed to Agnes Sibal-von Debschitz at agnes.sibal@lacity.org or (213) 978-1015.