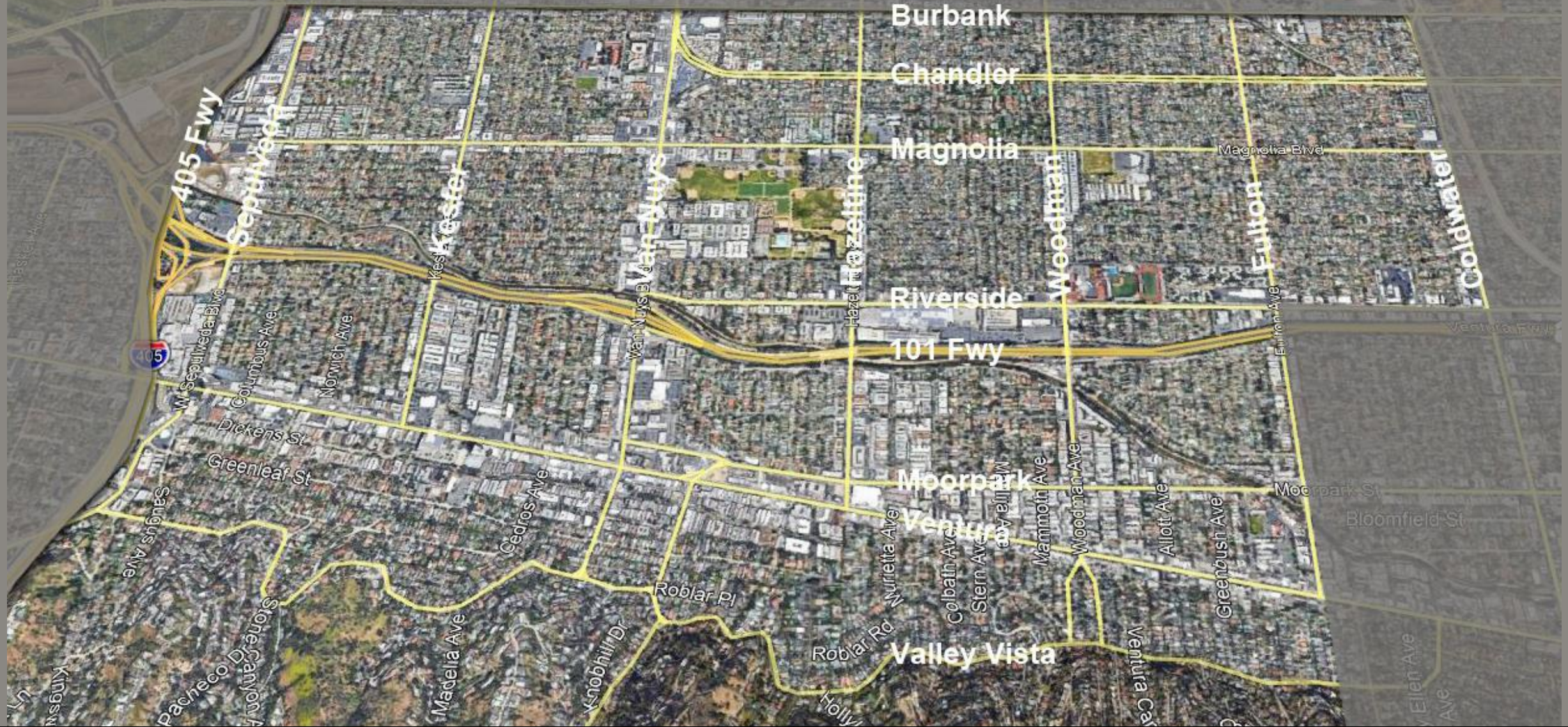


# A Vision for Sherman Oaks 2025



**A Response to the initial Southeast Valley Community Plan Update – December 13, 2024**

**Study: January 16, 2025**



# Preface

The City Planning Department has issued the initial documents for the Southeast Valley Community Plan Update. We have reviewed the land use proposals and have assembled feedback from this committee, the community and various Sherman Oaks organizations.

Most of the City's proposals are fine; however, we are identifying opportunities for community benefits that we would like to see included in the Community Plan Update as well as pointing out certain proposed rezoning concerns.

# Vision Committee

The **VISION** Committee prepared this Vision for Sherman Oaks with Community Members over a 12-year period. Our studies grew out of a need to understand the potential of our community and the specific benefits that would enhance the lives of all of us who live, work and visit Sherman Oaks.

## *Chair*

Jeffrey Kalban, AIA – Sherman Oaks Neighborhood Council (SONC)  
Chair, SONC Planning and Land Use (PLUM) Committee

## *Members*

Bob Anderson, PE – Sherman Oaks Homeowners Association (SOHA) Board Member

Jeffrey Hartsough - SONC PLUM Committee

Tom Glick – SOHA Board Member

Maria Pavlou Kalban – SOHA Board Member

Mikie Maloney – SONC PLUM Committee

Sue Steinberg - SONC PLUM Committee

Row Zedah– SONC PLUM Committee

## **Contributors**

Tom Boulet, Jackie Diamond, Leslie Elkan, Jules Feir, Rick Mayer, Jay Weitzler, Ron Ziff and a long list of community members.

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# Executive Summary

The Community Plan Update as proposed offers base density, floor area and height. We request that on certain sites in Sherman Oaks that any bonus density, floor area and height be tied to particular Community Benefits as presented in this study.

We propose opportunities for open space throughout Sherman Oaks. This benefits residents by providing gathering areas without having to travel to Ventura Blvd. As we drive less, we need more community hubs.

We also propose better transitions from commercial and taller apartment buildings adjacent to single-family areas that will offer the opportunity to provide missing middle housing.

# Executive Summary

We want specific sites codified in the Community Plan Update (CPU) for open space and landscaping. Our experience with developers is that they will do this if it is part of the site development criteria.

Our Goal is not just more density but creating a more interactive, walkable community.

# Executive Summary

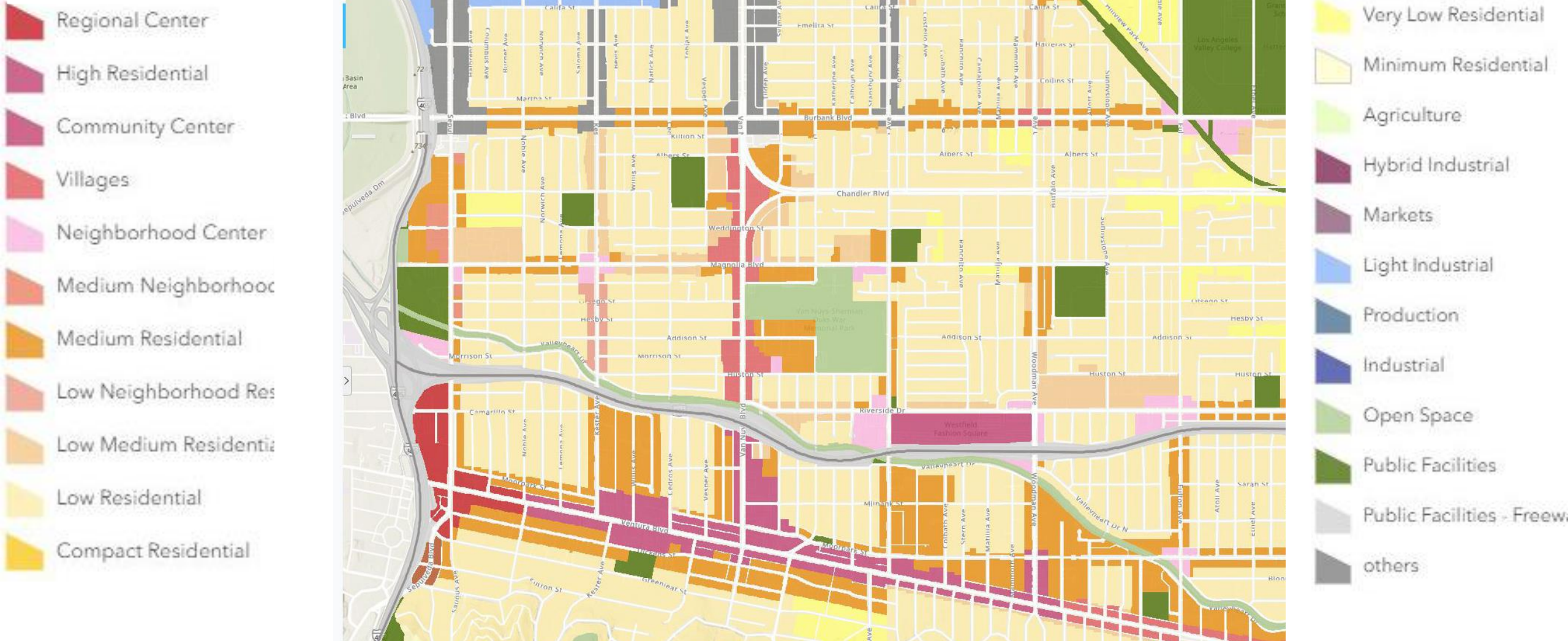
A good example is the Palisades Village development that engages the existing flow  of the community and creates a meaningful civic space 





# Land Use Review of The Community Plan Update

## Land Use Designations



Southeast Valley Community Plan Proposed General Plan Land Use Designation



# Sites We Feel Have Potential Community Benefits



**22 Opportunity Sites identified in Community meetings.**

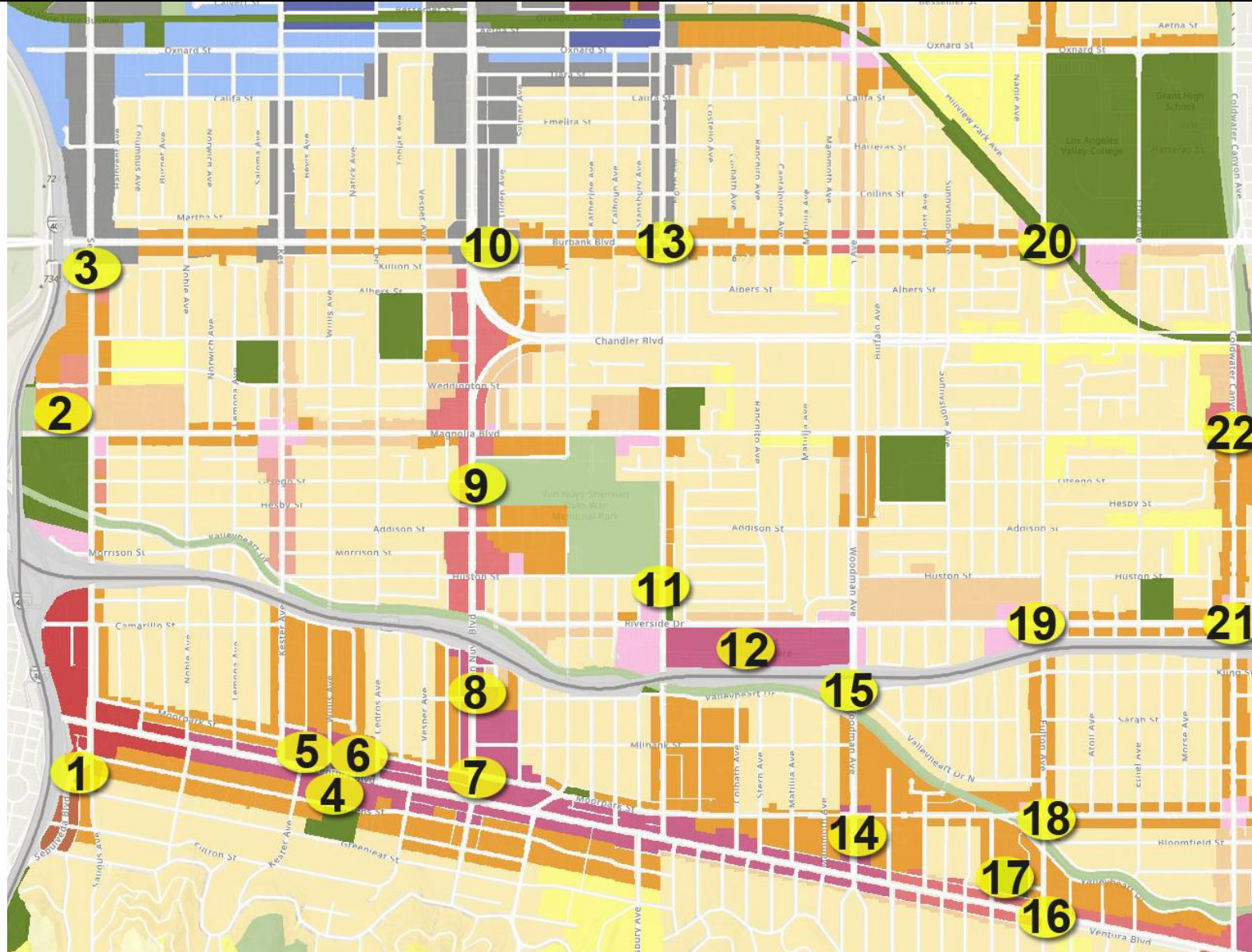


# Our Sites Overlayed on the City's Proposed Plan

## Land Use Designations

-  Regional Center
-  High Residential
-  Community Center
-  Villages
-  Neighborhood Center
-  Medium Neighborhood
-  Medium Residential
-  Low Neighborhood
-  Low Medium Residential
-  Low Residential
-  Compact Residential

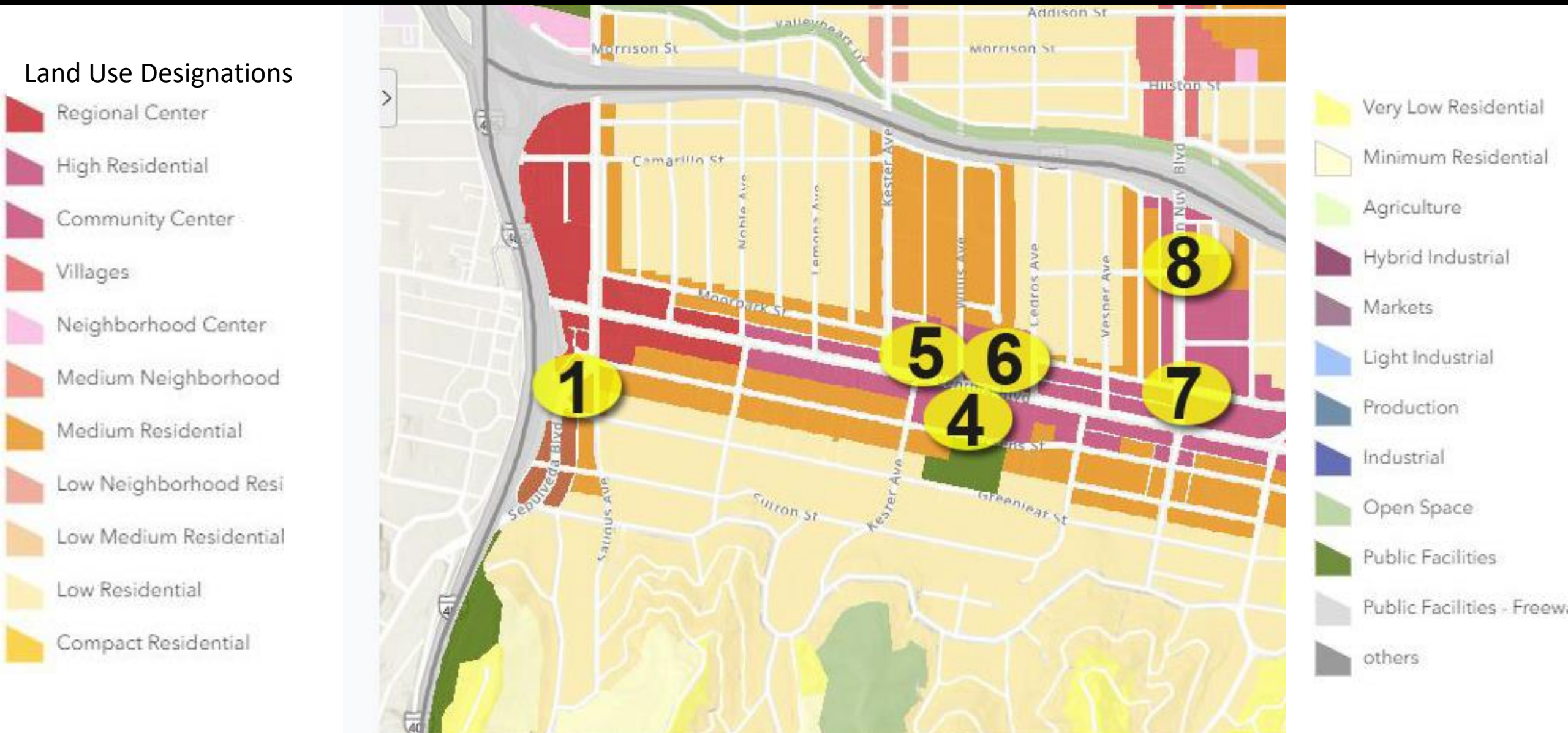
-  Very Low Residential
-  Minimum Residential
-  Agriculture
-  Hybrid Industrial
-  Markets
-  Light Industrial
-  Production
-  Industrial
-  Open Space
-  Public Facilities
-  Public Facilities - Freeway
-  others



Southeast Valley Community Plan Proposed General Plan Land Use Designation



# Our Sites Overlayed on the City's Proposed Plan







## Land Use Designations

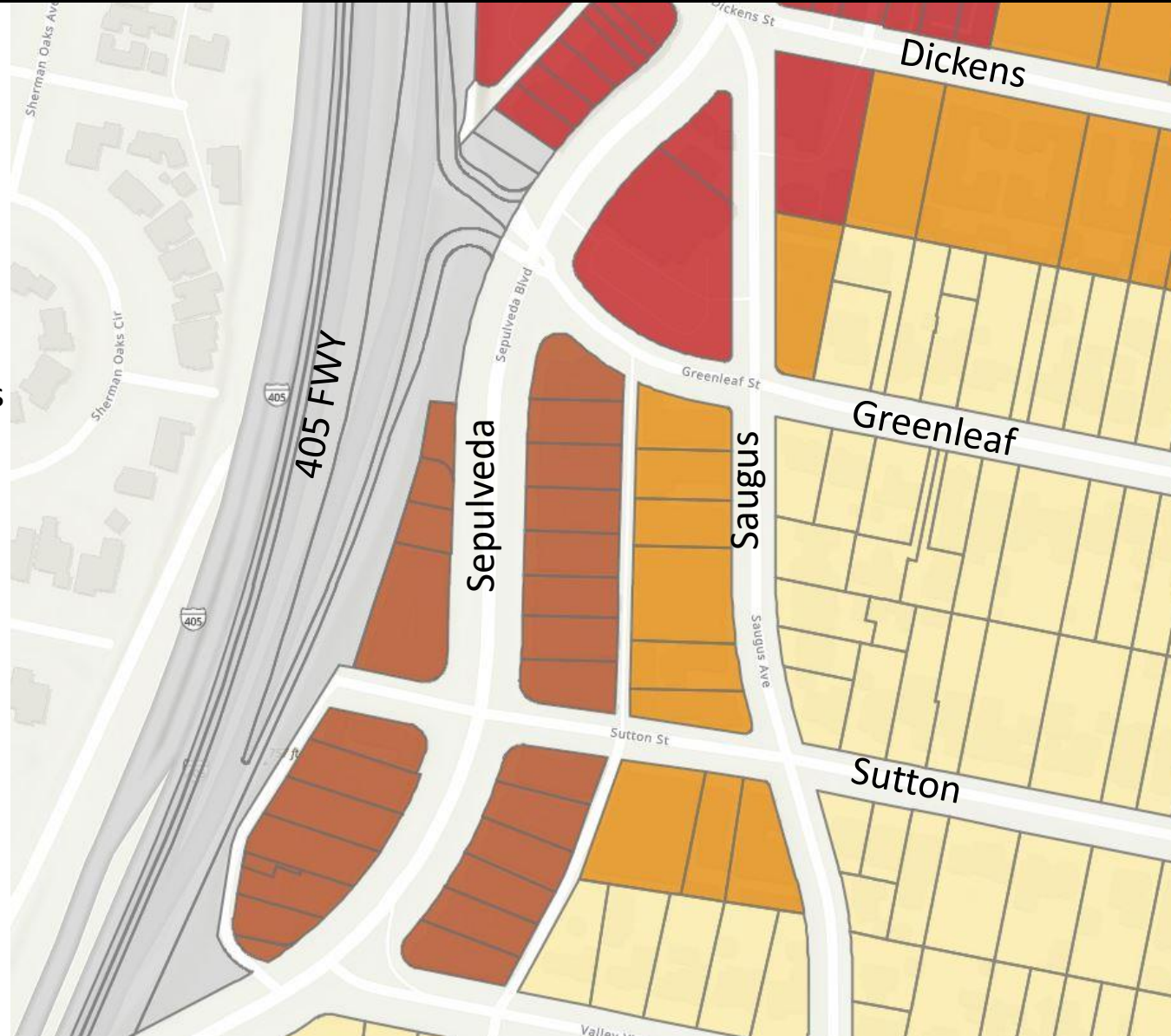
- Regional Center
- High Residential
- Community Center
- Villages
- Neighborhood Center
- Medium Neighborhood
- Medium Residential
- Low Neighborhood Resi
- Low Medium Residential
- Low Residential
- Compact Residential

- Very Low Residential
- Minimum Residential
- Agriculture
- Hybrid Industrial
- Markets
- Light Industrial
- Production
- Industrial
- Open Space
- Public Facilities
- Public Facilities - Freew
- others

Southeast Valley Community Plan Proposed General Plan Land Use Designation

# Zoning Changes Should Include ...





-  Regional Center – Unlimited Height
-  High Residential - up to 7 Stories
-  Medium Residential – up to 5 Stories
-  Single-family

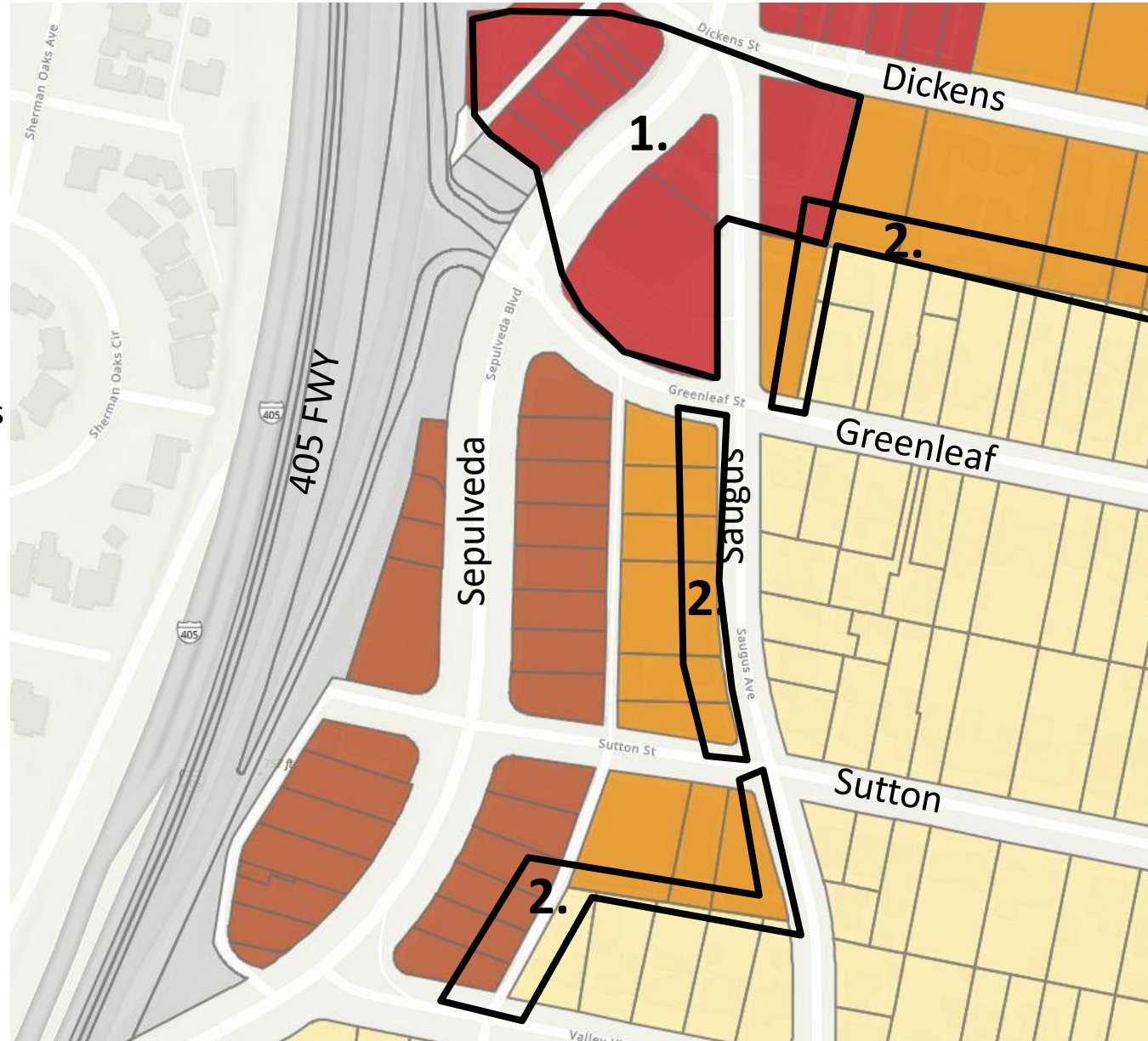


**Opportunity Site 1**



# A Community Benefit of Open Space and Transitions

-  Regional Center – Unlimited Height  
Request Lower Height/FAR
-  High Residential - up to 7 Stories  
Request Transition towards Single-family
-  Medium Residential – up to 5 Stories
-  Single-family



**1. Too high and too dense for the area. Should be more pedestrian scale**

**2. Needs transition to single-family**

**Opportunity Site 1**



# Create a Green and Walkable Community

1. Gateway to Sherman Oaks
2. Pedestrian friendly
3. Pathways that link to the streets and the rest of the community
4. Possible Metro Station; encourage shopping, eating, living



Opportunity Site 1

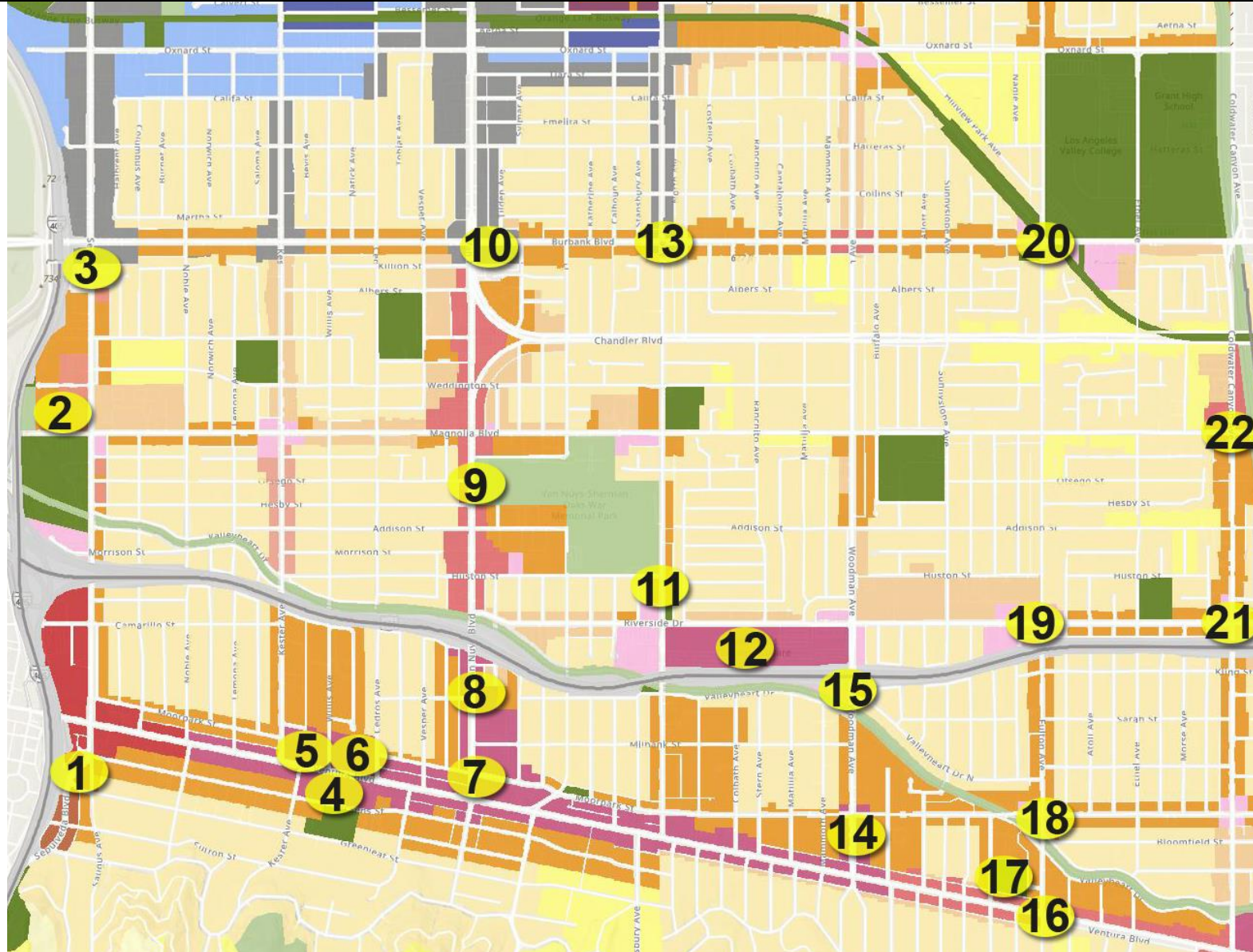


# Our Sites Overlayed on the City's Proposed Plan

## Land Use Designations

-  Regional Center
-  High Residential
-  Community Center
-  Villages
-  Neighborhood Center
-  Medium Neighborhood
-  Medium Residential
-  Low Neighborhood
-  Low Medium Residential
-  Low Residential
-  Compact Residential

-  Very Low Residential
-  Minimum Residential
-  Agriculture
-  Hybrid Industrial
-  Markets
-  Light Industrial
-  Production
-  Industrial
-  Open Space
-  Public Facilities
-  Public Facilities - Freeway
-  others



Southeast Valley Community Plan Proposed General Plan Land Use Designation

# Our Sites Overlayed on the City's Proposed Plan

## Land Use Designations

-  Regional Center
-  High Residential
-  Community Center
-  Villages
-  Neighborhood Center
-  Medium Neighborhood
-  Medium Residential
-  Low Neighborhood
-  Low Medium Residential
-  Low Residential
-  Compact Residential

-  Very Low Residential
-  Minimum Residential
-  Agriculture
-  Hybrid Industrial
-  Markets
-  Light Industrial
-  Production
-  Industrial
-  Open Space
-  Public Facilities
-  Public Facilities - Freeway
-  others

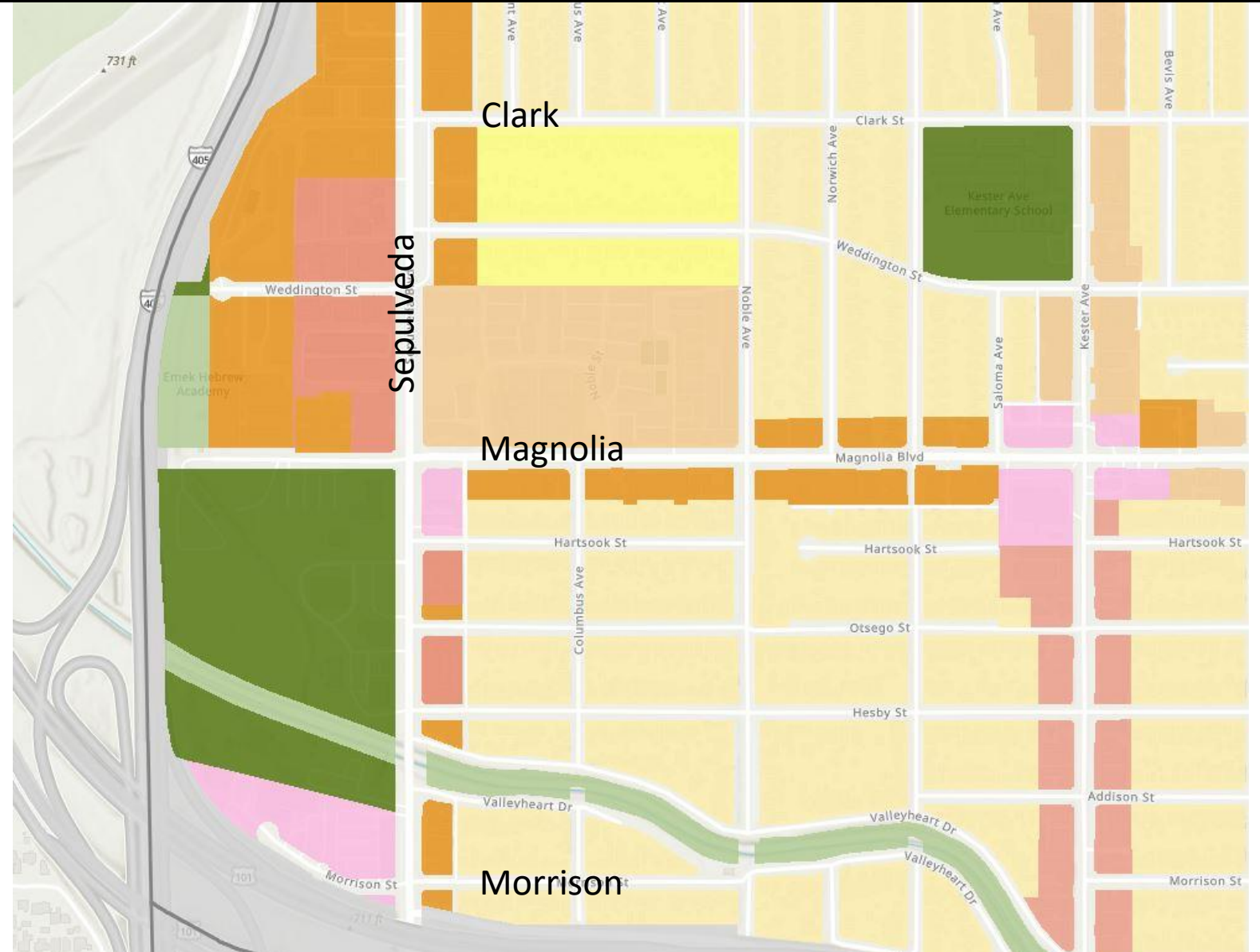


Southeast Valley Community Plan Proposed General Plan Land Use Designation



# Zoning Changes Should Include ...

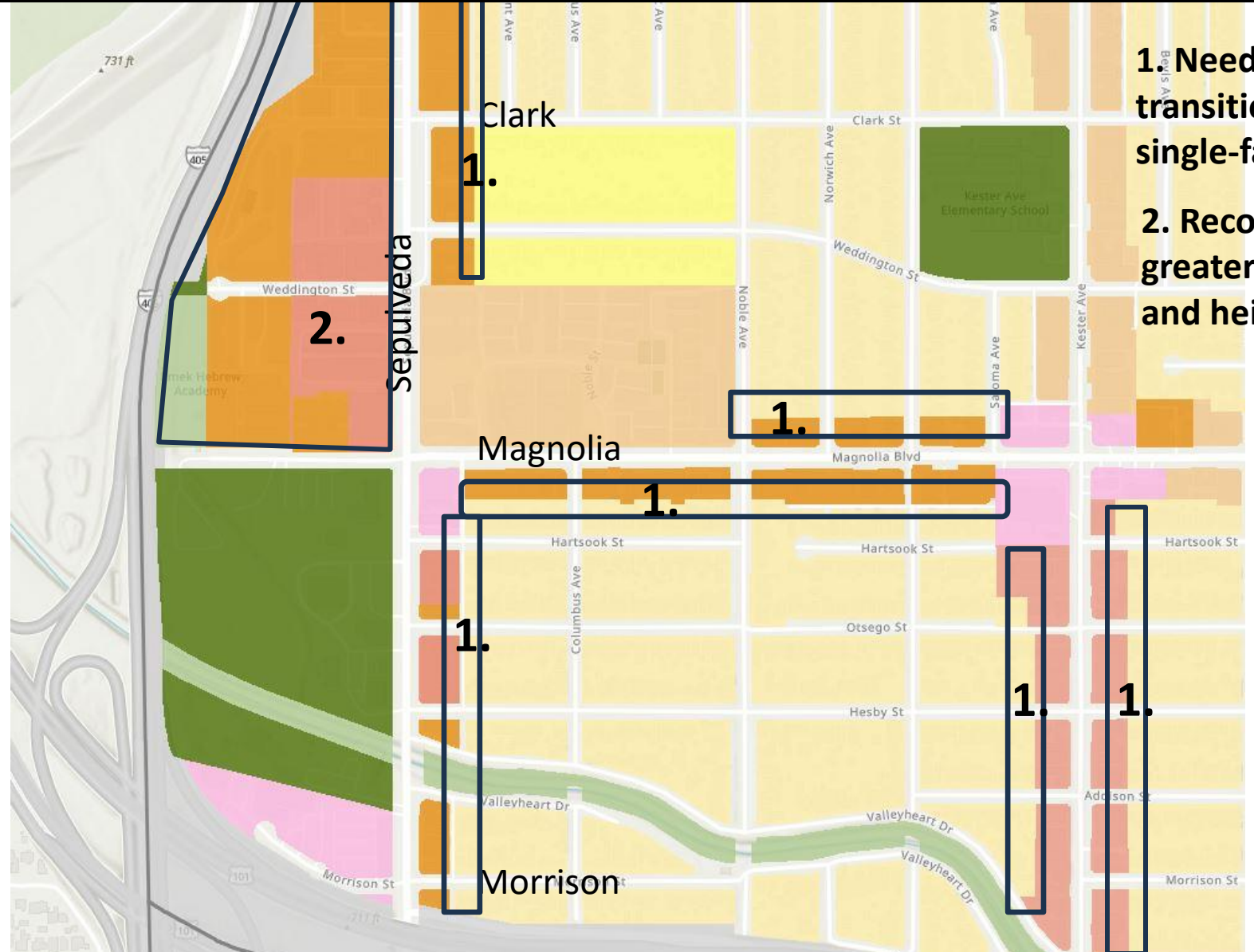
-  Medium Residential – up to 5 stories
-  Medium Residential – up to 6 stories
-  Low Medium II Residential – up to 3 stories
-  Neighborhood Center – up to 6 stories
-  Single-family
-  Single-family



**Opportunity Sites 2 & 3**

# Areas of Greater Density and Better Transitions

-  Medium Residential – up to 5 stories
-  Medium Residential – up to 6 stories
-  Low Medium II Residential – up to 3 stories
-  Neighborhood Center – up to 6 stories
-  Single-family
-  Single-family



**1. Needs transition to single-family**

**2. Recommend greater density and height**

**Opportunity Sites 2 & 3**



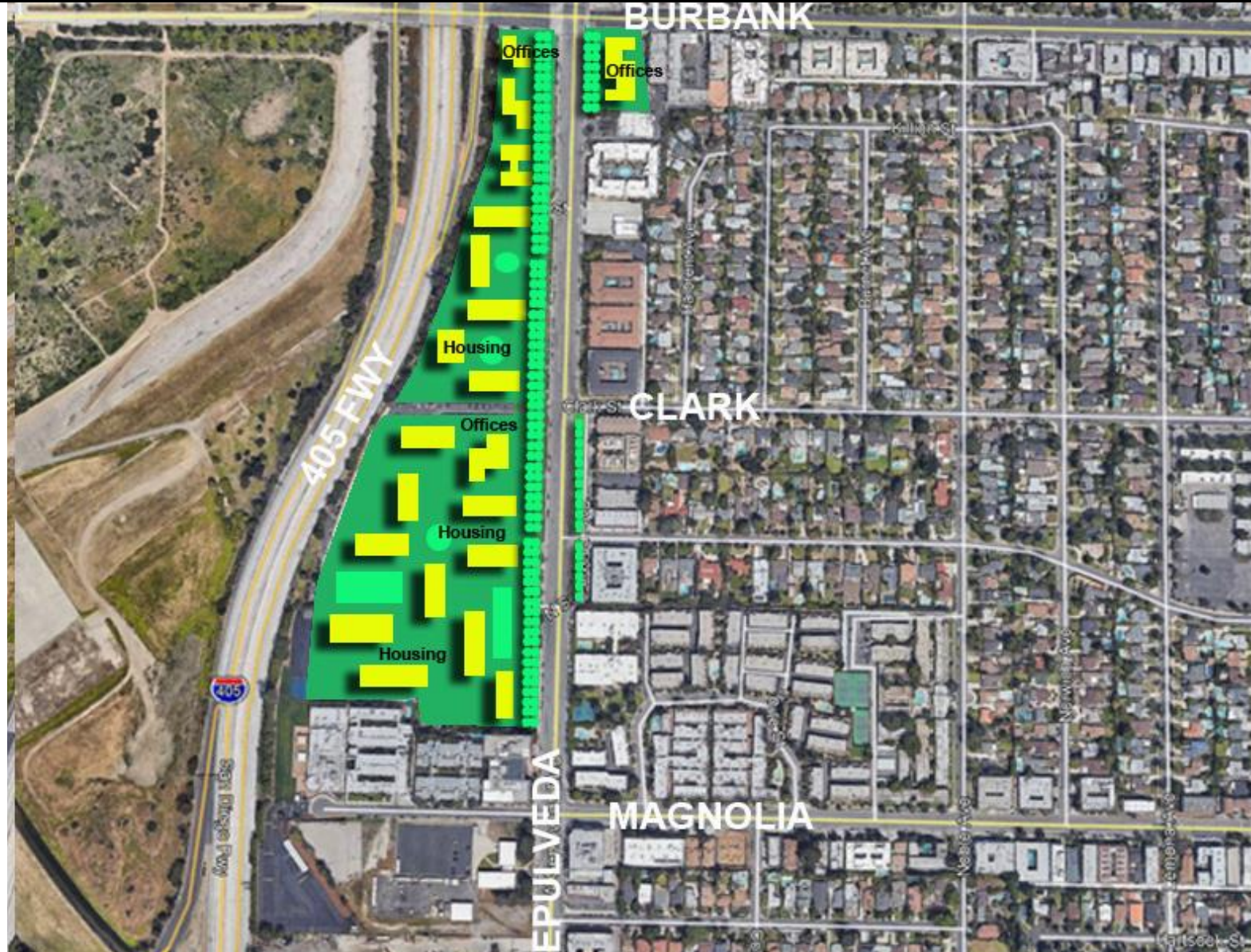
# Zoning Changes Should Include ...





# A Community Benefit of Open Space

Recommend Housing and Offices in a park-like setting with a double row of trees along Sepulveda



Opportunity Sites 2 & 3

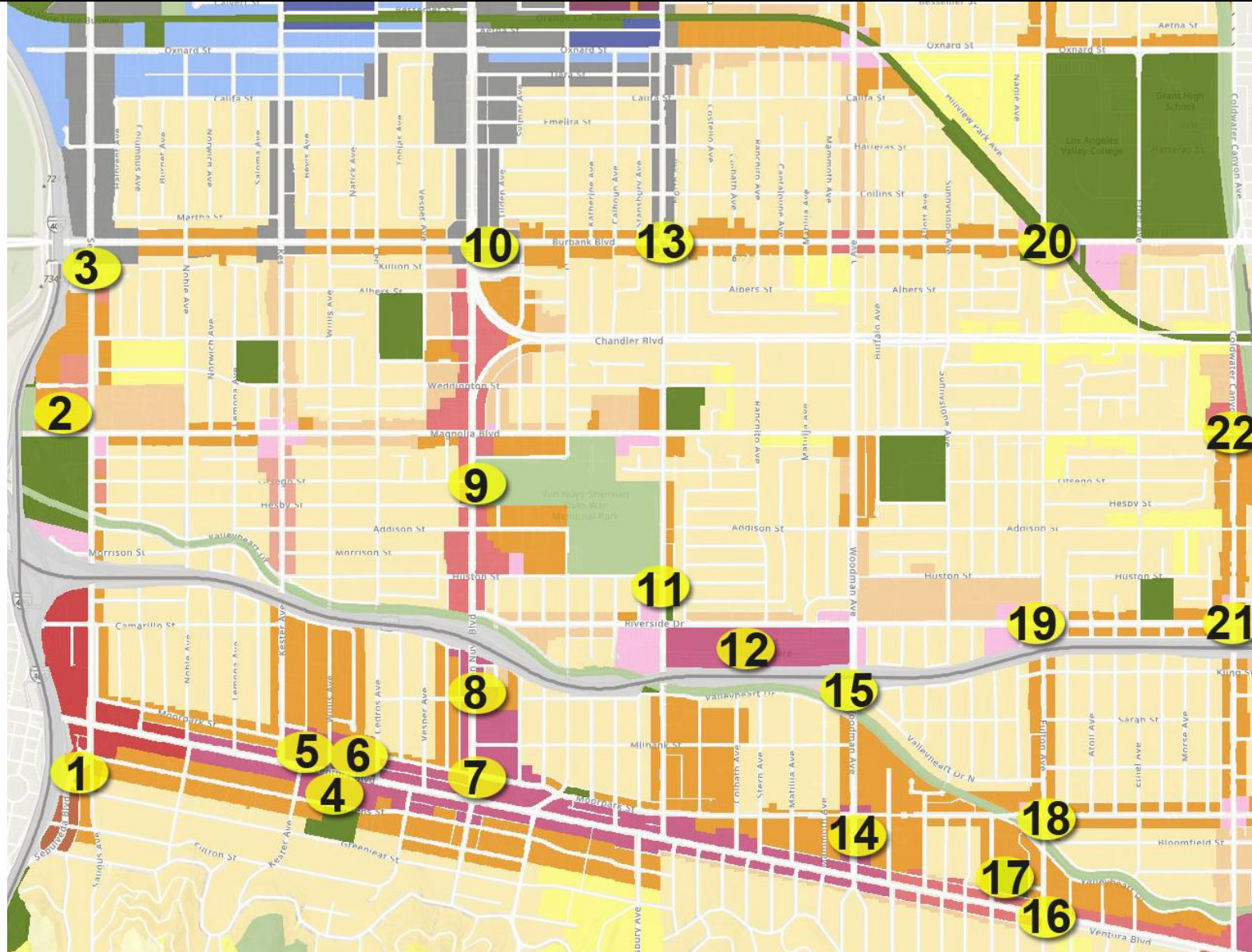


# Our Sites Overlayed on the City's Proposed Plan

## Land Use Designations

-  Regional Center
-  High Residential
-  Community Center
-  Villages
-  Neighborhood Center
-  Medium Neighborhood
-  Medium Residential
-  Low Neighborhood
-  Low Medium Residential
-  Low Residential
-  Compact Residential

-  Very Low Residential
-  Minimum Residential
-  Agriculture
-  Hybrid Industrial
-  Markets
-  Light Industrial
-  Production
-  Industrial
-  Open Space
-  Public Facilities
-  Public Facilities - Freeway
-  others



Southeast Valley Community Plan Proposed General Plan Land Use Designation



# Our Sites Overlayed on the City's Proposed Plan

## Land Use Designations




-  Regional Center
-  High Residential
-  Community Center
-  Villages
-  Neighborhood Center
-  Medium Neighborhood Residential
-  Medium Residential
-  Low Neighborhood Residential
-  Low Medium Residential
-  Low Residential
-  Compact Residential

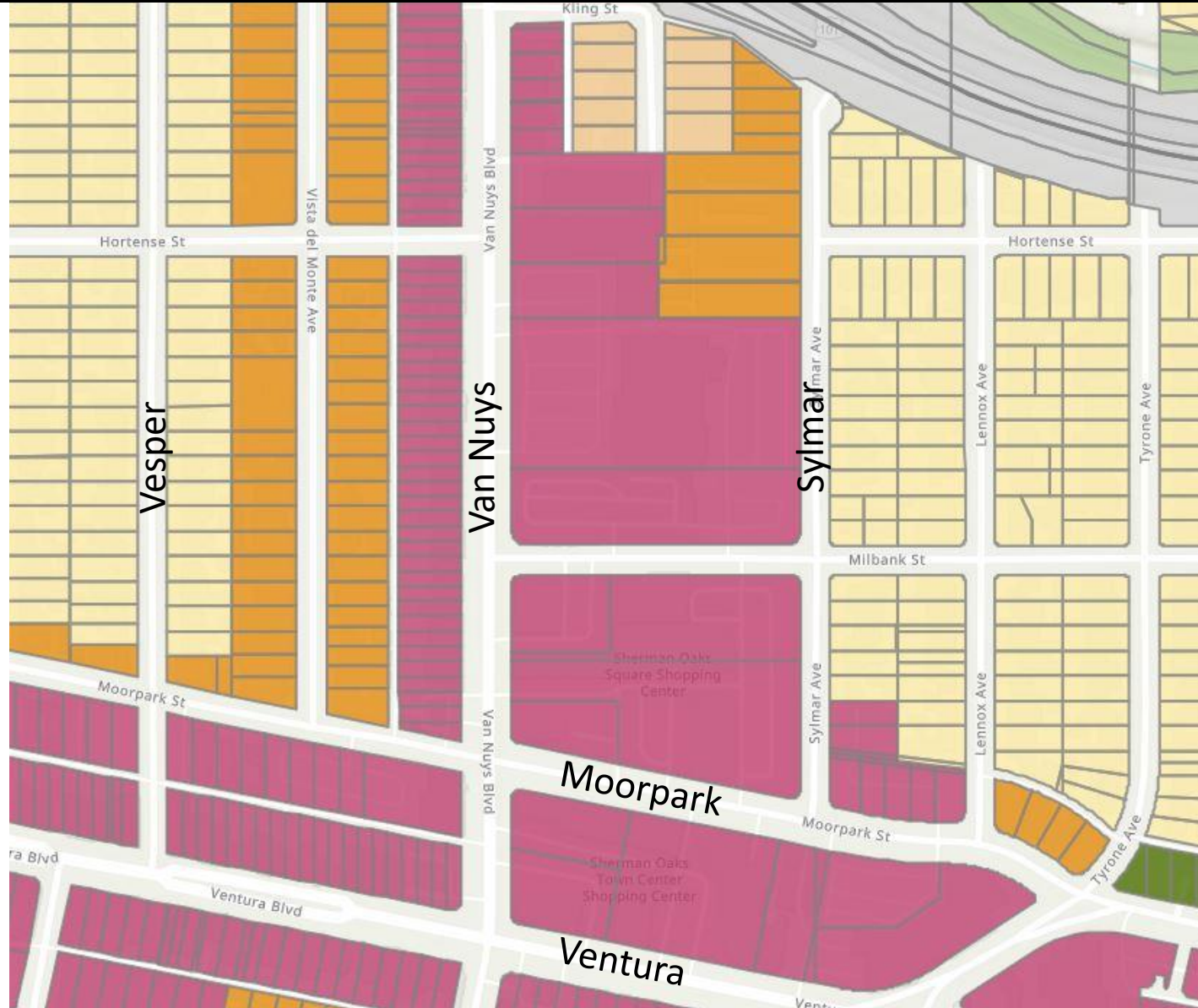


-  Very Low Residential
-  Minimum Residential
-  Agriculture
-  Hybrid Industrial
-  Markets
-  Light Industrial
-  Production
-  Industrial
-  Open Space
-  Public Facilities
-  Public Facilities - Freew
-  others

Opportunity Sites 7 & 8

# As Presently Proposed by the City




-  Regional Center – Unlimited Height Request Lower Height/FAR
-  Medium Residential – up to 3 Stories
-  Single-family

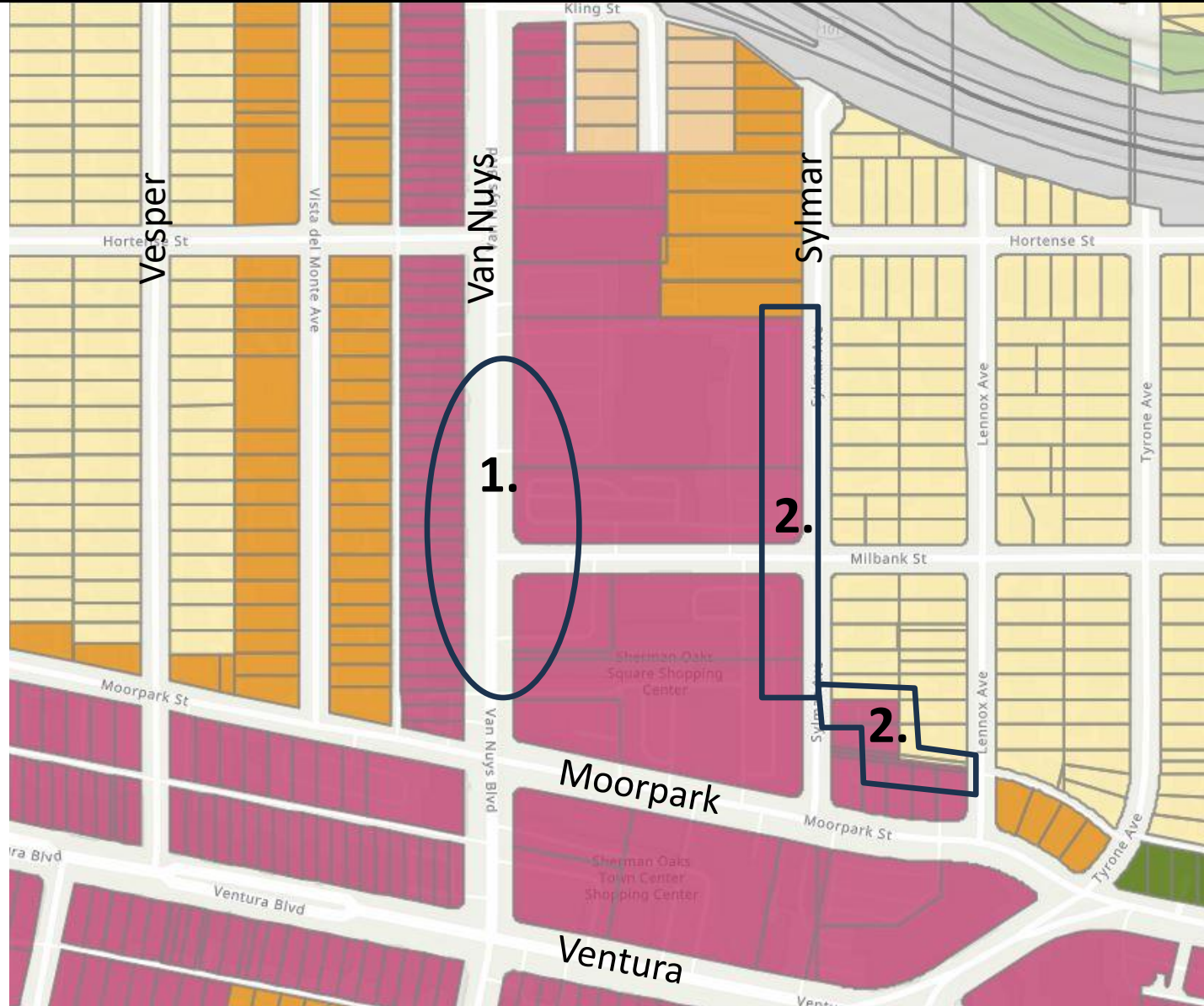


**Opportunity Sites 7 & 8**



# Potential Community Benefits/Concerns

-  Regional Center – Unlimited Height Request Lower Height/FAR
-  Medium Residential – up to 3 Stories
-  Single-family



- 1. Opportunity to add plazas and landscaping**
- 2. Needs transition to single-family areas**

**Opportunity Sites 7 & 8**



# Zoning Changes Should Include ...



Current zoning minimizes development opportunities.

The proposed rezoning will create greater value to the existing property; therefore the new development should contain community benefits.

Opportunity Sites 7 & 8



# A Community Benefit of Open Space



1. Opportunity to add plazas and landscaping
2. Needs transition to single-family areas

Opportunity Sites 7 & 8



# Carefully Rezoning Commercial Corridors Can ...



Opportunity Sites 7 & 8



# Carefully Rezoning Commercial Corridors Can ...



fulfill the City's Ordinances by reflecting "best practices in addressing climate needs and social factors and provides multiple pathways to advance site design principles that make our streets and sidewalks more walkable, support healthy communities, provide spaces for nature and biodiversity to flourish, and create buildings and places that support positive community interaction".

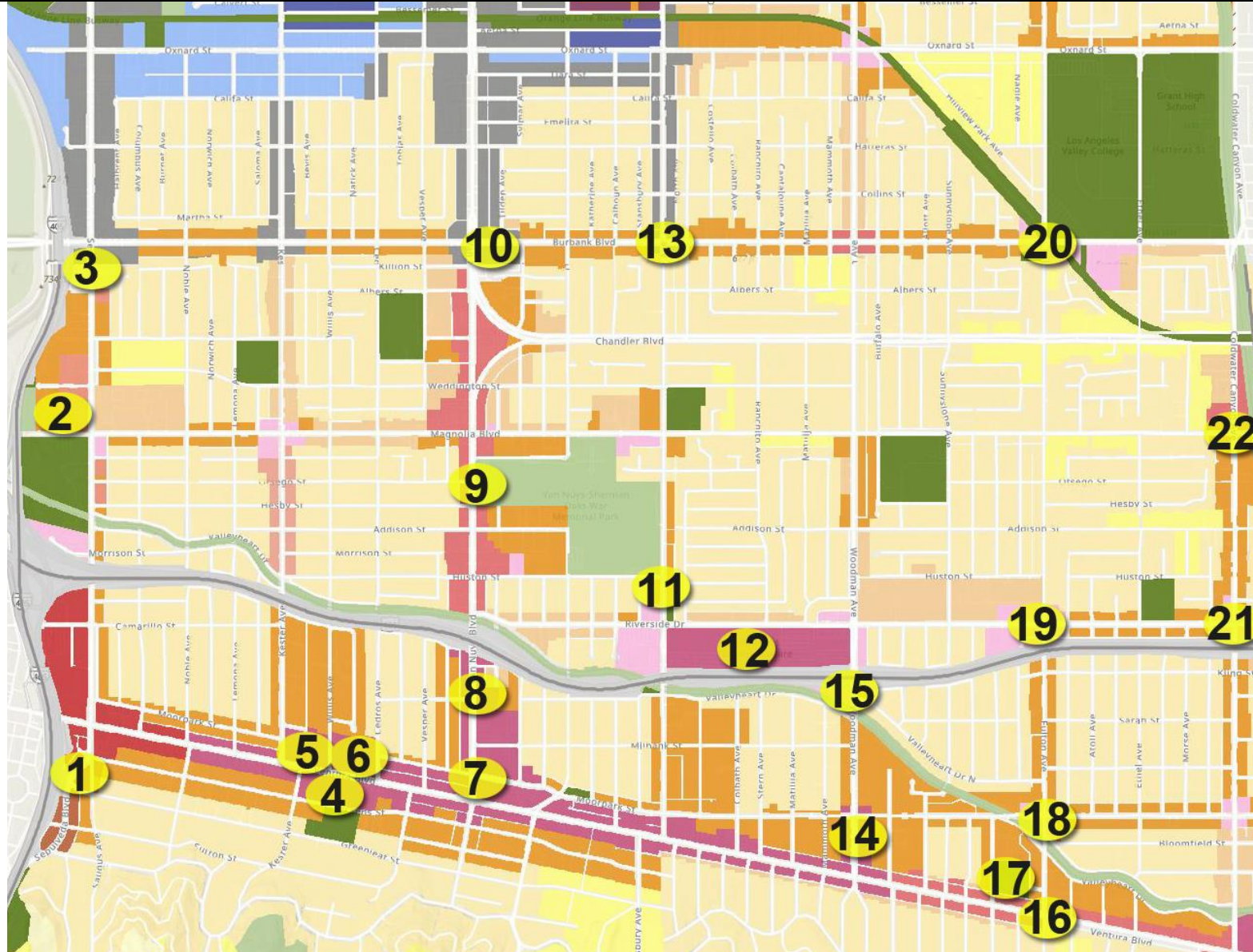


# Our Sites Overlayed on the City's Proposed Plan

## Land Use Designations

-  Regional Center
-  High Residential
-  Community Center
-  Villages
-  Neighborhood Center
-  Medium Neighborhood
-  Medium Residential
-  Low Neighborhood
-  Low Medium Residential
-  Low Residential
-  Compact Residential

-  Very Low Residential
-  Minimum Residential
-  Agriculture
-  Hybrid Industrial
-  Markets
-  Light Industrial
-  Production
-  Industrial
-  Open Space
-  Public Facilities
-  Public Facilities - Freeway
-  others



Southeast Valley Community Plan Proposed General Plan Land Use Designation



# Our Sites Overlayed on the City's Proposed Plan



Southeast Valley Community Plan Proposed General Plan Land Use Designation



# Zoning Changes Should Include ...



**OPPORTUNITY SITE 4, 5 & 6**



# A Community Benefit of Open Space



OPPORTUNITY SITE 4, 5 & 6



# Potential Community Benefits/Plaza



Parking  
Structure  
Red Tagged  
in 1994

Ventura Blvd.

A plaza connecting Ventura Blvd. to Dickens can replace a small parking lot and “red tagged” parking garage

**OPPORTUNITY SITE 4**



# Potential Community Benefits/Plaza



**A plaza connecting Ventura Blvd. to Dickens and a mixed use/mixed income development would add vitality**

**OPPORTUNITY SITE 4**



# Potential Community Benefits/Plaza

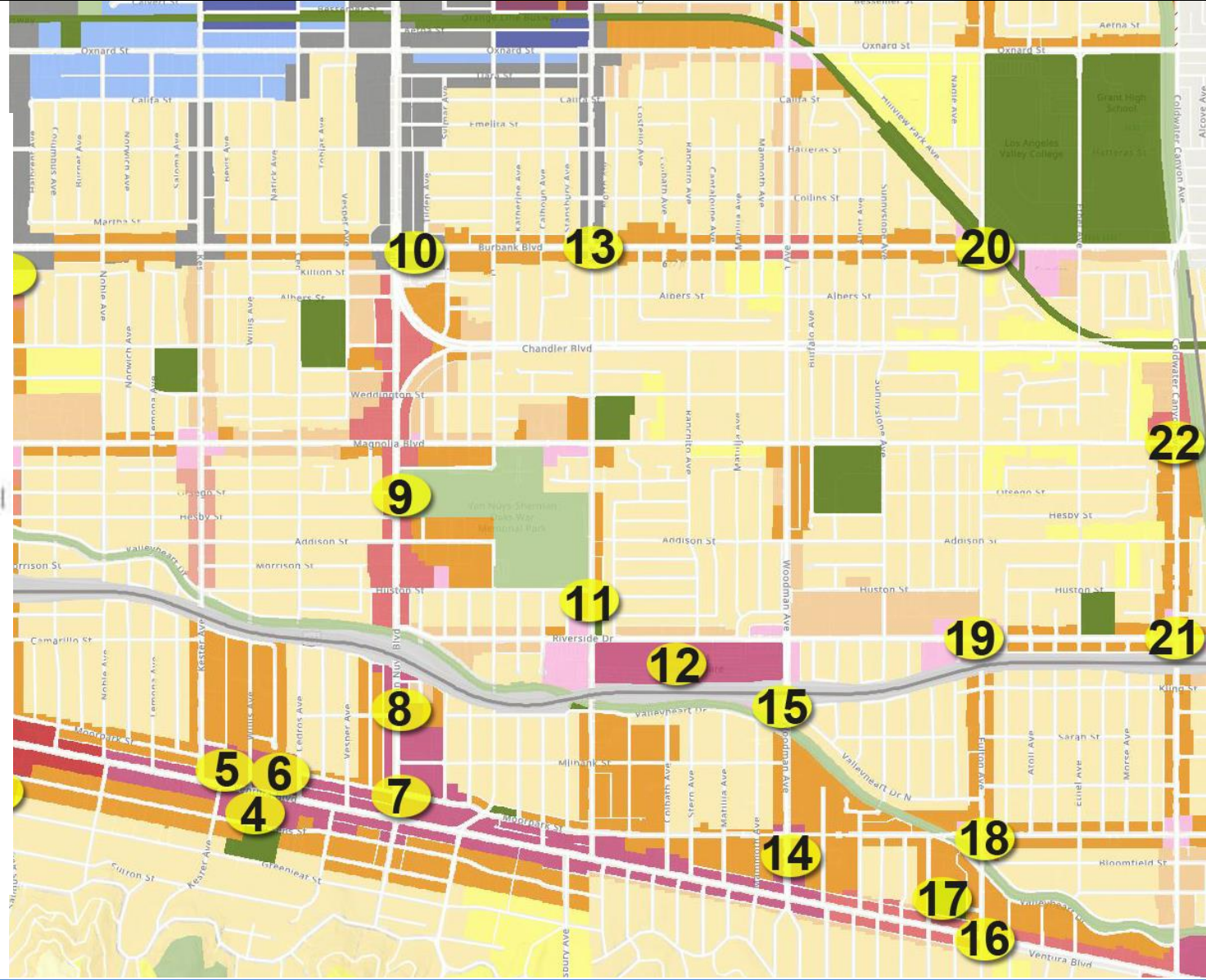




# Our Sites Overlayed on the City's Proposed Plan

## Land Use Designations

-  Regional Center
-  High Residential
-  Community Center
-  Villages
-  Neighborhood Center
-  Medium Neighborhood Residential
-  Medium Residential
-  Low Neighborhood Residential
-  Low Medium Residential
-  Low Residential
-  Compact Residential



-  Very Low Residential
-  Minimum Residential
-  Agriculture
-  Hybrid Industrial
-  Markets
-  Light Industrial
-  Production
-  Industrial
-  Open Space
-  Public Facilities
-  Public Facilities - Freeway
-  others

Southeast Valley Community Plan Proposed General Plan Land Use Designation



# Our Sites Overlayed on the City's Proposed Plan



Southeast Valley Community Plan Proposed General Plan Land Use Designation



# Zoning Changes Should Include ...



**OPPORTUNITY SITE 10**



# A Community Benefit of Open Space

**Recommend Commercial gathering areas with Privately Owned Public Spaces including Housing in a park-like setting. This benefits the residents of this area with the opportunity for open space and gathering areas without having to go to Ventura Blvd.**

**As we drive less, we need more community hubs.**



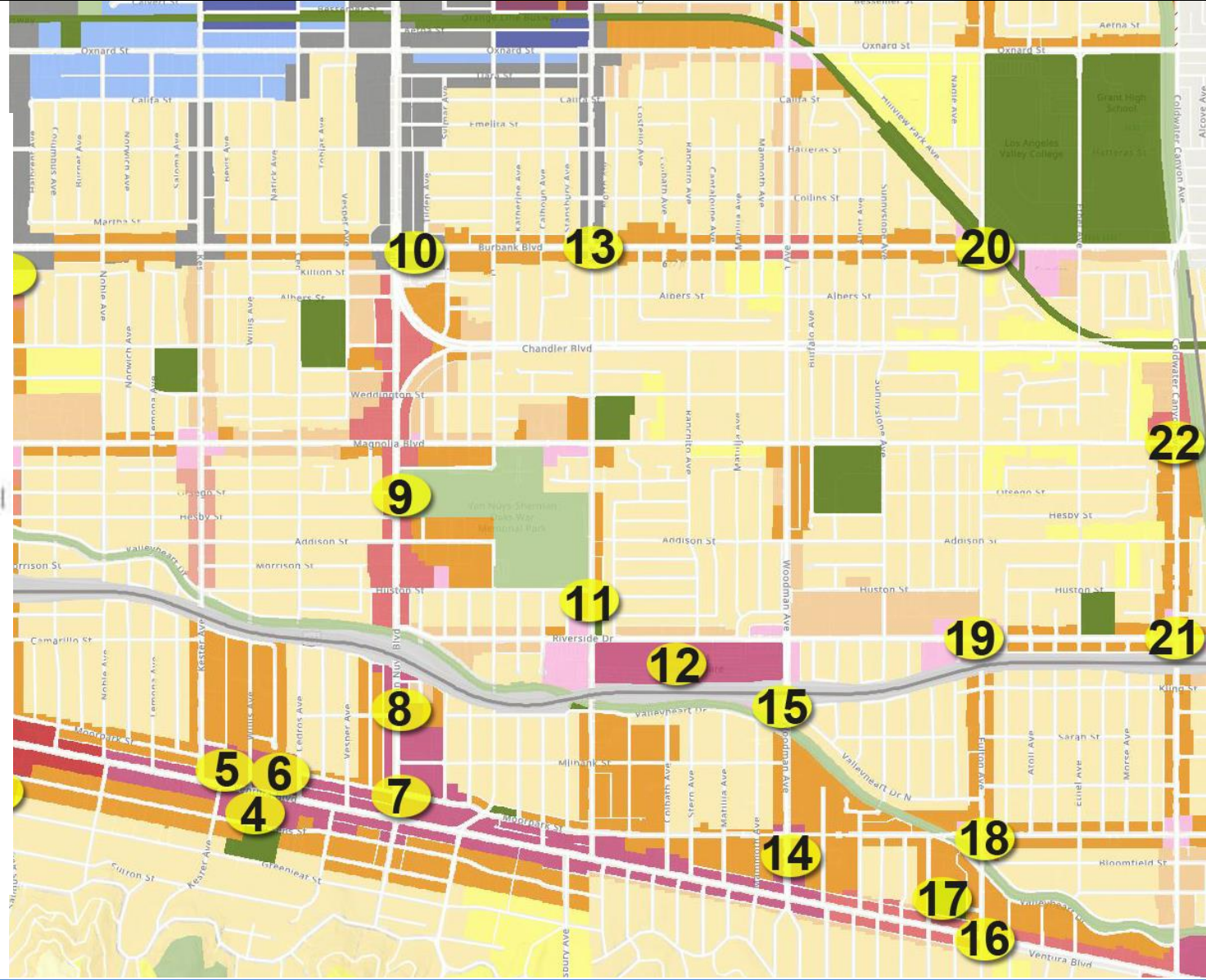
**Palisades Village placed to scale on this site**



# Our Sites Overlayed on the City's Proposed Plan

## Land Use Designations

-  Regional Center
-  High Residential
-  Community Center
-  Villages
-  Neighborhood Center
-  Medium Neighborhood Residential
-  Medium Residential
-  Low Neighborhood Residential
-  Low Medium Residential
-  Low Residential
-  Compact Residential



-  Very Low Residential
-  Minimum Residential
-  Agriculture
-  Hybrid Industrial
-  Markets
-  Light Industrial
-  Production
-  Industrial
-  Open Space
-  Public Facilities
-  Public Facilities - Freeway
-  others

Southeast Valley Community Plan Proposed General Plan Land Use Designation



# Our Sites Overlayed on the City's Proposed Plan

## Land Use Designations

-  Regional Center
-  High Residential
-  Community Center
-  Villages
-  Neighborhood Center
-  Medium Neighborhood Residential
-  Medium Residential
-  Low Neighborhood Residential
-  Low Medium Residential
-  Low Residential
-  Compact Residential



-  Very Low Residential
-  Minimum Residential
-  Agriculture
-  Hybrid Industrial
-  Markets
-  Light Industrial
-  Production
-  Industrial
-  Open Space
-  Public Facilities
-  Public Facilities - Freeway
-  others

Southeast Valley Community Plan Proposed General Plan Land Use Designation



# Zoning Changes Should Include ...



**OPPORTUNITY SITE 11**



# A Community Benefit of Open Space

This is an opportunity to continue the open space/park of the Citrus Commons project to the Van Nuys Sherman Oaks Park.





# Zoning Changes Should Include ...



**OPPORTUNITY SITES 12 & 15**



# A Community Benefit of Open Space



OPPORTUNITY SITES 12 & 15



# Our Sites Overlaid on the City's Proposed Plan



## Land Use Designations

- Regional Center
- High Residential
- Community Center
- Villages
- Neighborhood Center
- Medium Neighborhood Residential
- Medium Residential
- Low Neighborhood Residential
- Low Medium Residential
- Low Residential
- Compact Residential

- Very Low Residential
- Minimum Residential
- Agriculture
- Hybrid Industrial
- Markets
- Light Industrial
- Production
- Industrial
- Open Space
- Public Facilities
- Public Facilities - Freeway
- others

Southeast Valley Community Plan Proposed General Plan Land Use Designation



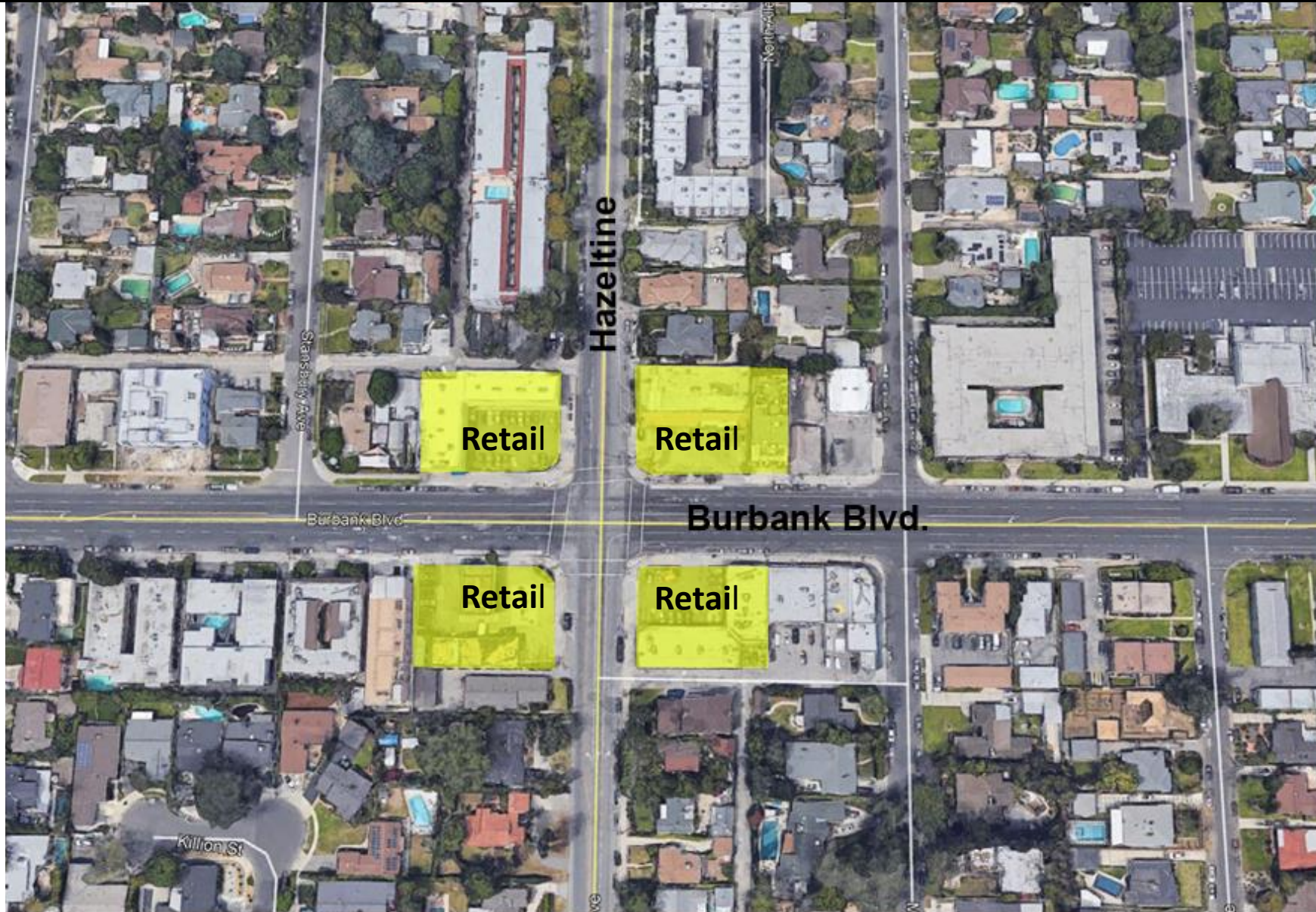
# Our Sites Overlaid on the City's Proposed Plan



Southeast Valley Community Plan Proposed General Plan Land Use Designation



# Zoning Changes Should Include ...

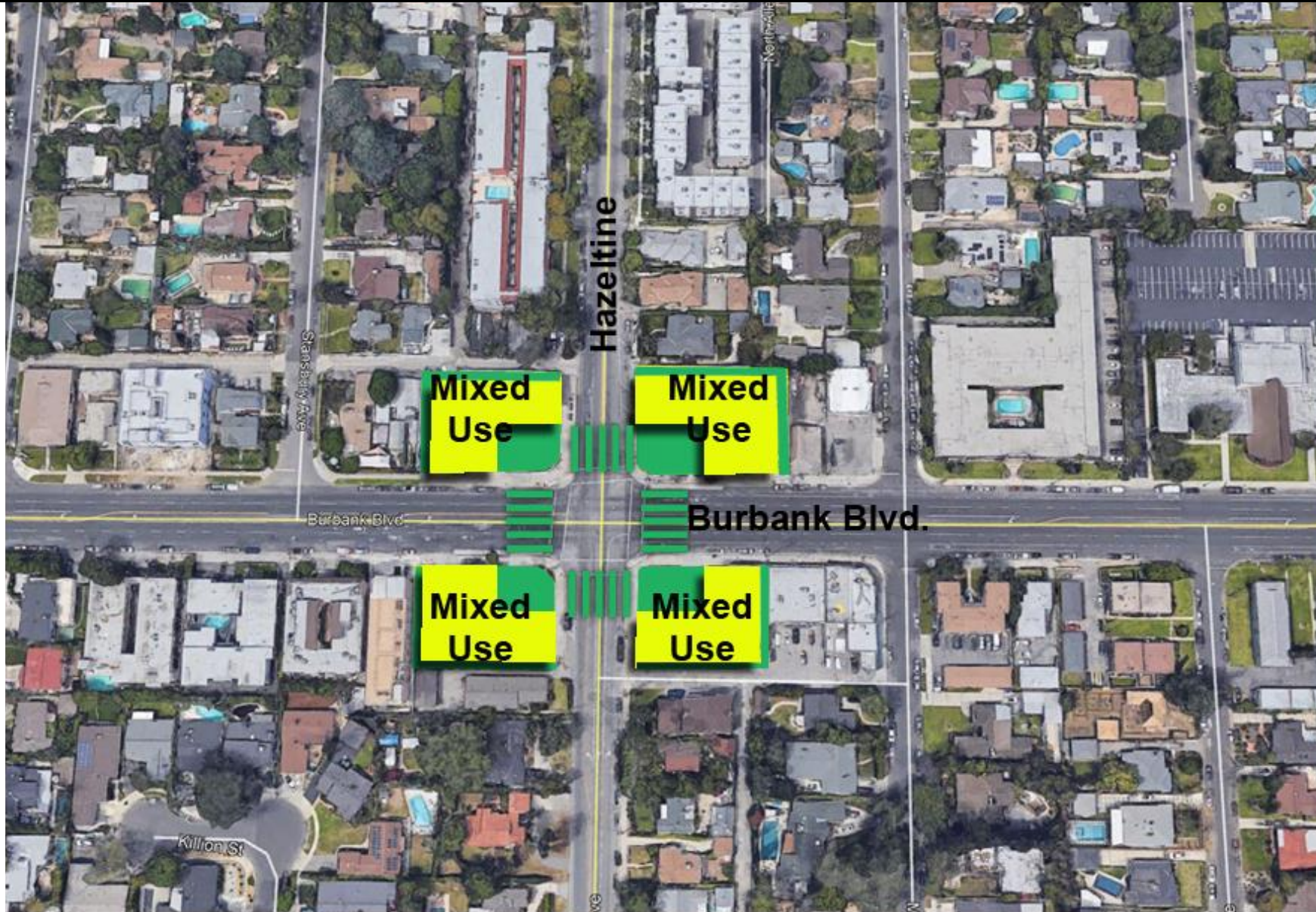


**OPPORTUNITY SITE 13**



# A Community Benefit of Open Space

Recommend  
Walkable centers  
with gathering  
spaces throughout  
our community



**OPPORTUNITY SITE 13**



# Our Sites Overlaid on the City's Proposed Plan



Southeast Valley Community Plan Proposed General Plan Land Use Designation



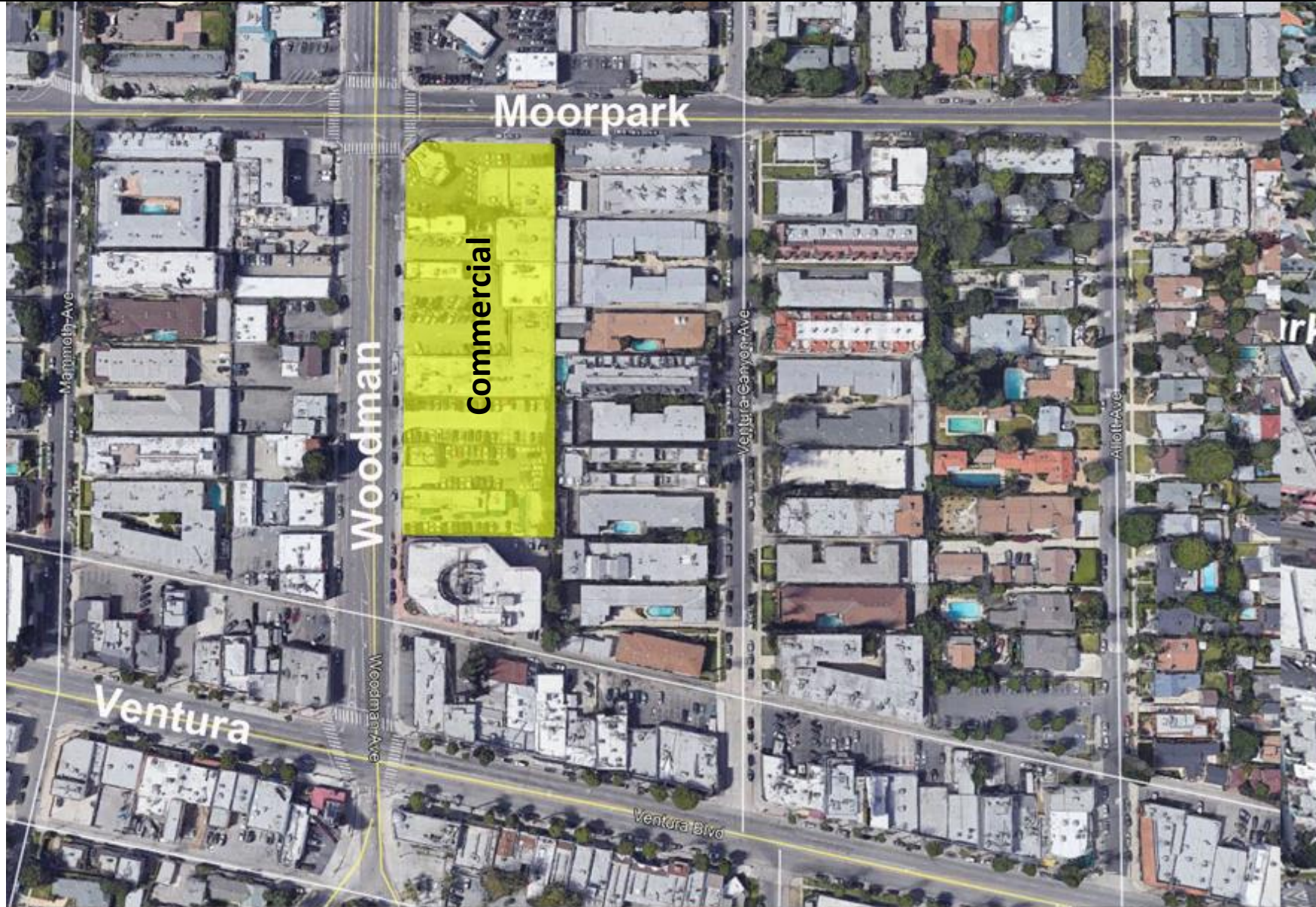
# Our Sites Overlaid on the City's Proposed Plan



Southeast Valley Community Plan Proposed General Plan Land Use Designation



# Zoning Changes Should Include ...

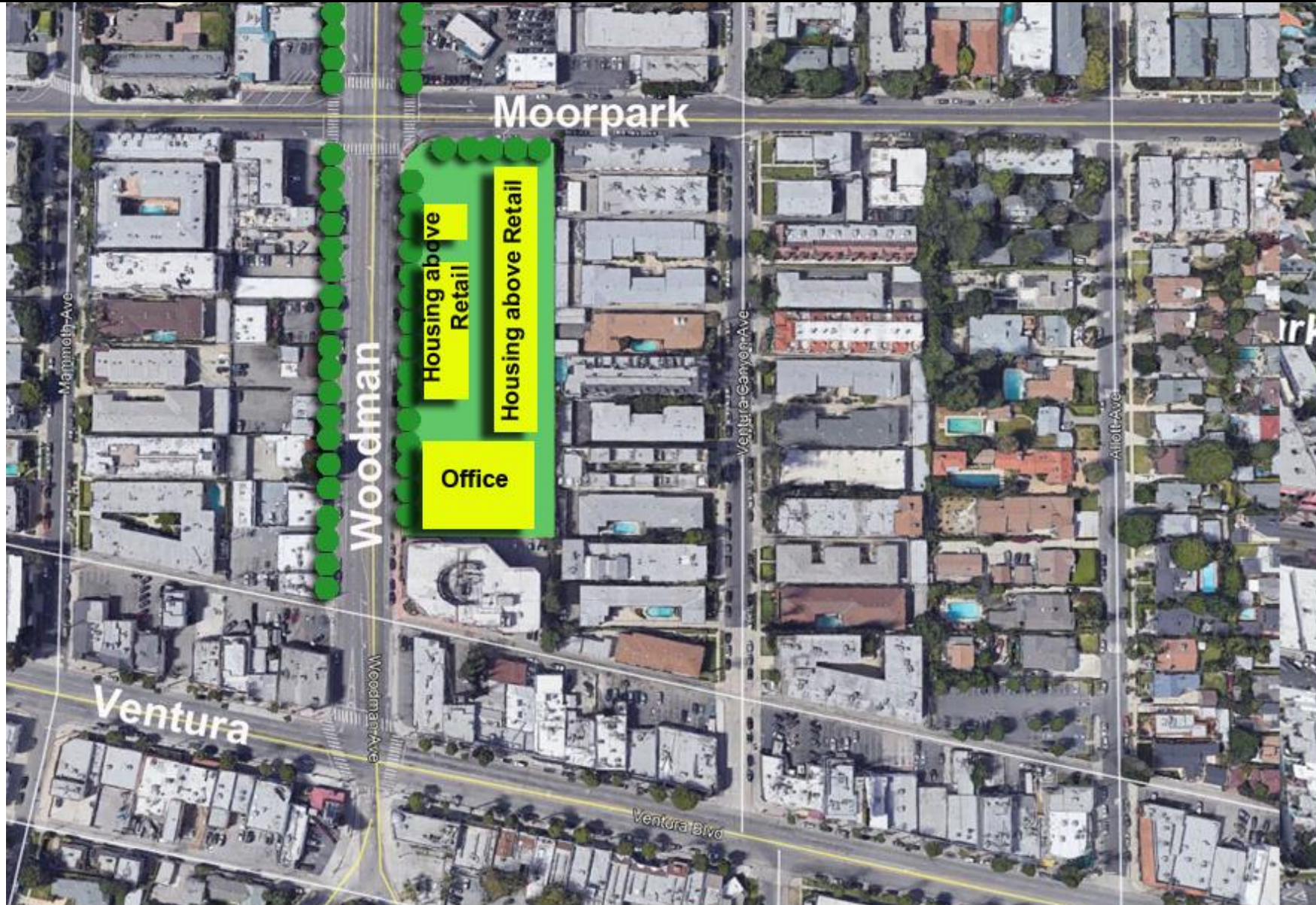


**OPPORTUNITY SITE 14**



# A Community Benefit of Open Space

Recommend gathering areas and paseos with Privately Owned Public Spaces with commercial on grade and housing above



**OPPORTUNITY SITE 14**



# Our Sites Overlayed on the City's Proposed Plan



Southeast Valley Community Plan Proposed General Plan Land Use Designation



# Our Sites Overlaid on the City's Proposed Plan



- Land Use Designations**
- Regional Center
  - High Residential
  - Community Center
  - Villages
  - Neighborhood Center
  - Medium Neighborhood Residential
  - Medium Residential
  - Low Neighborhood Residential
  - Low Medium Residential
  - Low Residential
  - Compact Residential

- Very Low Residential
- Minimum Residential
- Agriculture
- Hybrid Industrial
- Markets
- Light Industrial
- Production
- Industrial
- Open Space
- Public Facilities
- Public Facilities - Freeway
- others

Southeast Valley Community Plan Proposed General Plan Land Use Designation



# Zoning Changes Should Include ...



**OPPORTUNITY SITES 16 & 17**



# A Community Benefit of Open Space

Recommend studying “gateway” opportunities and community parking shared with public schools



**OPPORTUNITY SITES 16 & 17**



# Zoning Changes Should Include ...



**OPPORTUNITY SITE 18**



# A Community Benefit of Open Space

As the LA River becomes a pedestrian way and bikeway, we recommend activating the LA River side of sites



**OPPORTUNITY SITE 18**



# Our Sites Overlayed on the City's Proposed Plan



- Land Use Designations**
- Regional Center
  - High Residential
  - Community Center
  - Villages
  - Neighborhood Center
  - Medium Neighborhood Residential
  - Medium Residential
  - Low Neighborhood Residential
  - Low Medium Residential
  - Low Residential
  - Compact Residential

- Very Low Residential
- Minimum Residential
- Agriculture
- Hybrid Industrial
- Markets
- Light Industrial
- Production
- Industrial
- Open Space
- Public Facilities
- Public Facilities - Freeway
- others

Southeast Valley Community Plan Proposed General Plan Land Use Designation



# Our Sites Overlaid on the City's Proposed Plan



Southeast Valley Community Plan Proposed General Plan Land Use Designation



# Zoning Changes Should Include ...



**OPPORTUNITY SITE 19**



# A Community Benefit of Open Space

Recommend gathering areas and a more walkable community



OPPORTUNITY SITE 19



# Zoning Changes Should Include ...

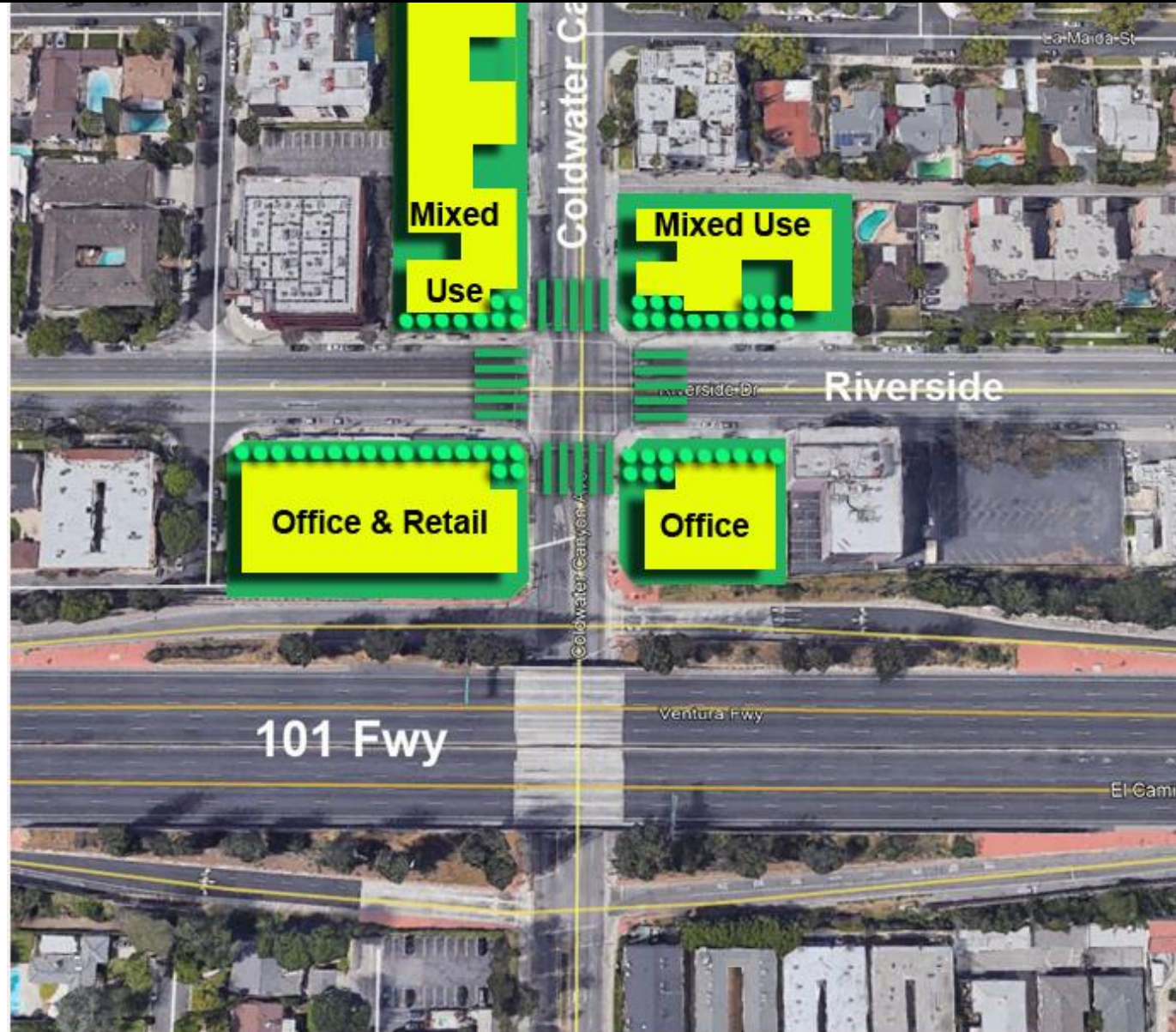


**OPPORTUNITY SITE 21**



# A Community Benefit of Open Space

Recommend gathering areas with landscaping and creating a more walkable community



OPPORTUNITY SITE 21



# Zoning Changes Should Include ...



**OPPORTUNITY SITE 22**



# A Community Benefit of Open Space

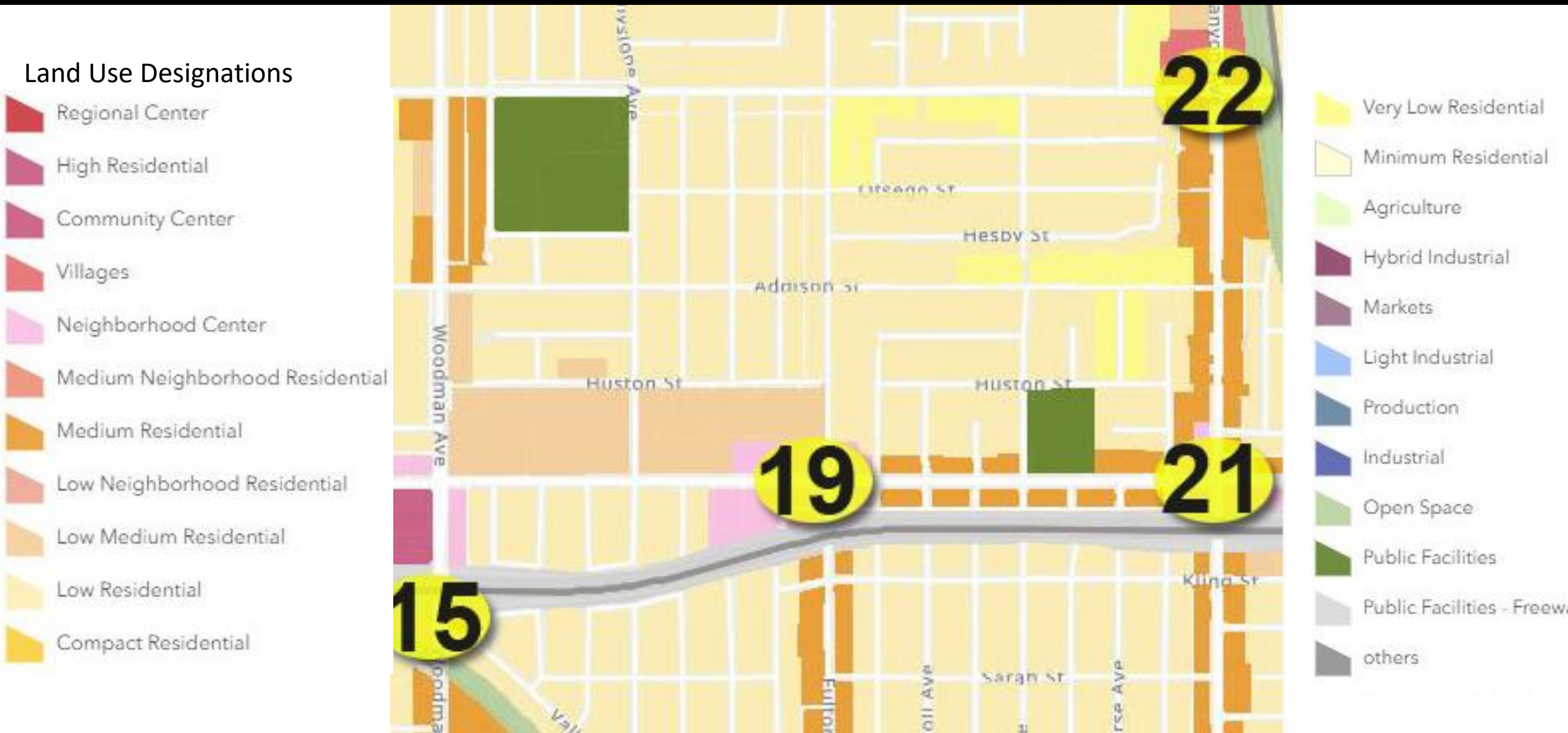
Recommend studying “gateway” opportunities with significant landscaping



OPPORTUNITY SITE 22



# Our Sites Overlaid on the City's Proposed Plan



## Land Use Designations

- Regional Center
- High Residential
- Community Center
- Villages
- Neighborhood Center
- Medium Neighborhood Residential
- Medium Residential
- Low Neighborhood Residential
- Low Medium Residential
- Low Residential
- Compact Residential

- Very Low Residential
- Minimum Residential
- Agriculture
- Hybrid Industrial
- Markets
- Light Industrial
- Production
- Industrial
- Open Space
- Public Facilities
- Public Facilities - Freeway
- others

Southeast Valley Community Plan Proposed General Plan Land Use Designation



# Our Sites Overlayed on the City's Proposed Plan



Southeast Valley Community Plan Proposed General Plan Land Use Designation



# Zoning Changes Should Include ...



**OPPORTUNITY SITE 20**



# A Community Benefit of Open Space

Recommend studying mass transit opportunities for mixed use development and significant landscaping



OPPORTUNITY SITE 20



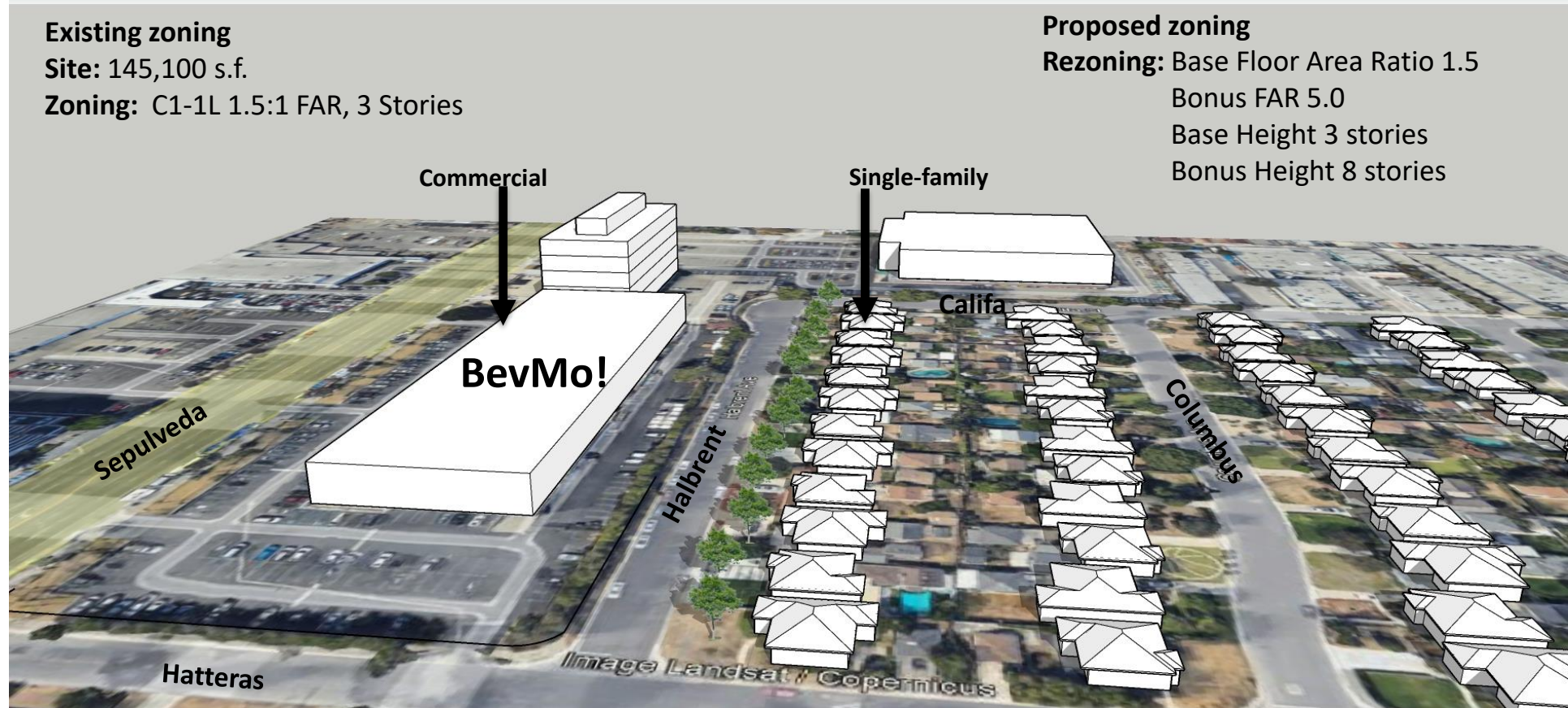
# Opportunities for “Missing Middle” Housing/Transitions



Market demand will eventually lead to these sites being redeveloped. They all allow opportunities for a more creative public realm component within innovative and inventive commercial/residential projects. The Community Plan Update should provide the Guidelines.

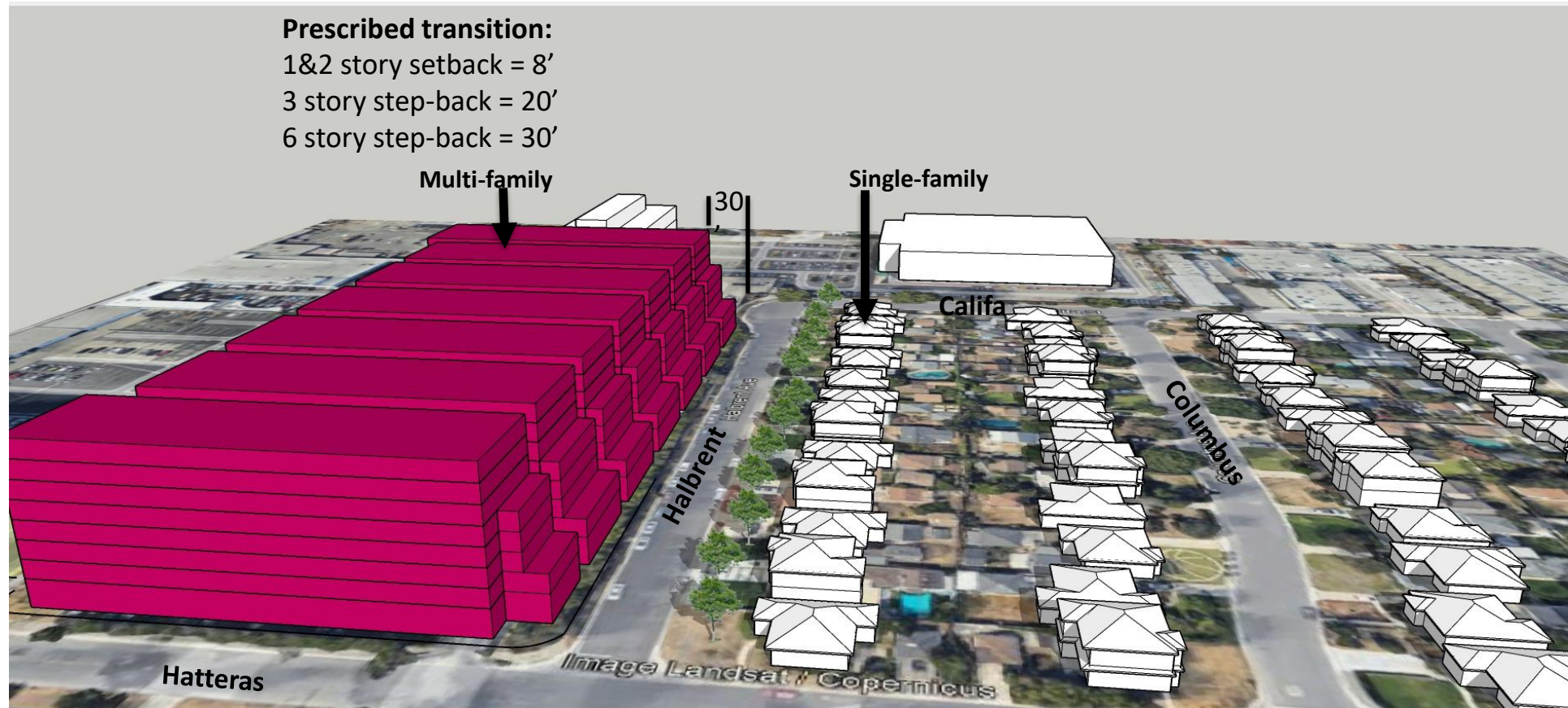


# Transition Proposal for Commercial Properties Adjacent to Single-Family Areas





# City's Current Proposal for Commercial Properties Adjacent to Single-Family Areas





# Recommended Proposal for Commercial Properties Adjacent to Single-Family Areas

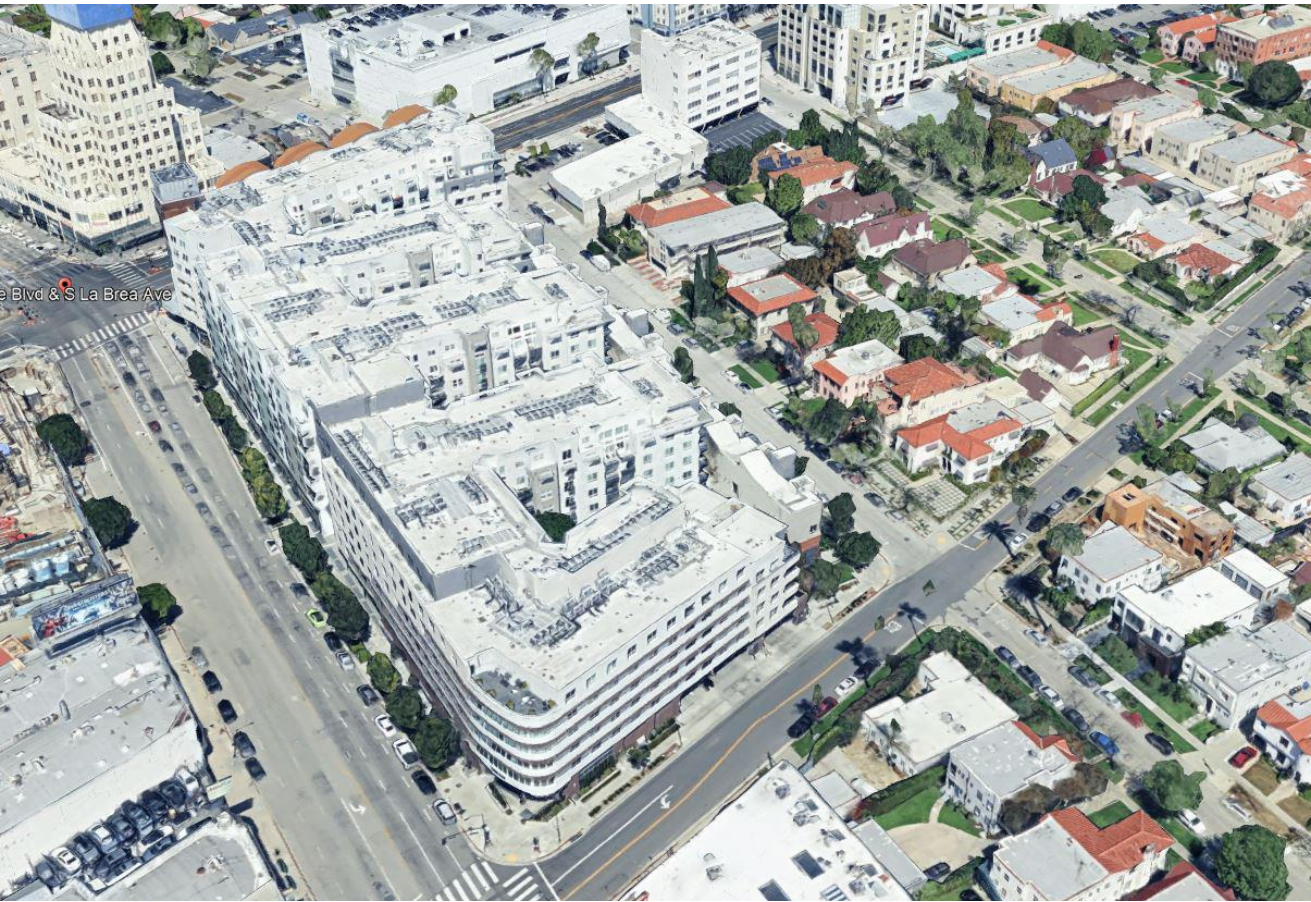
We propose 2 and 3 story mixed-income “townhomes” facing the single-family homes across the street as the appropriate transition between commercial and single-family areas  
Note: The proposed bonuses for area, units, etc. remain the same.



The missing middle transition creates new affordable starter homes across from the single-family area



# Potential Community Benefits/ Missing Middle Housing



**An existing example of a Townhome Transition at Wilshire & Sycamore**



# Potential Community Benefits/ Missing Middle Housing

Development  
Townhomes



Existing homes  
across the street



**An existing example of a Townhome Transition at Wilshire & Sycamore**



# Potential Community Benefits/ Missing Middle Housing

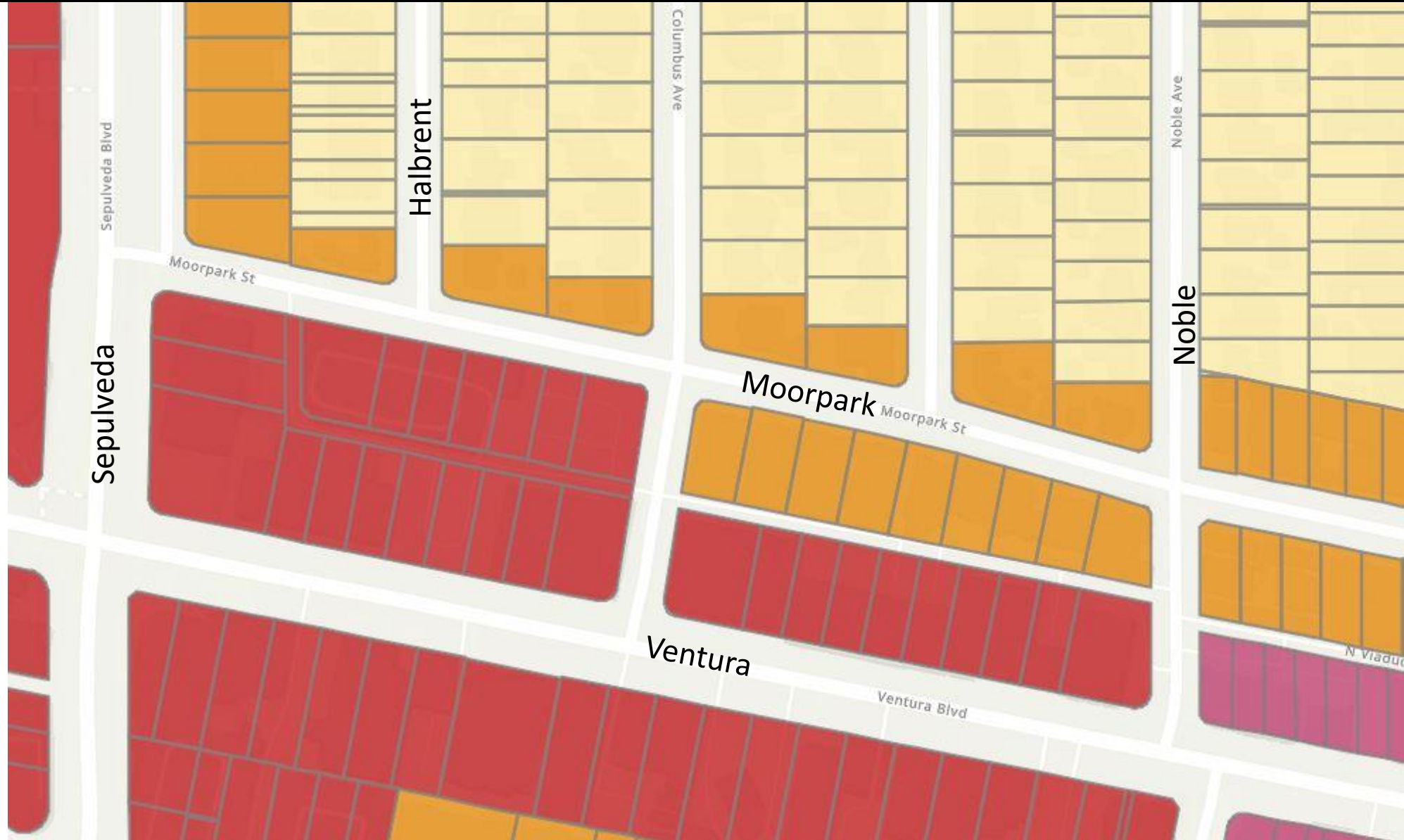


**These attached single-family homes can add a considerable amount of missing middle housing citywide.**



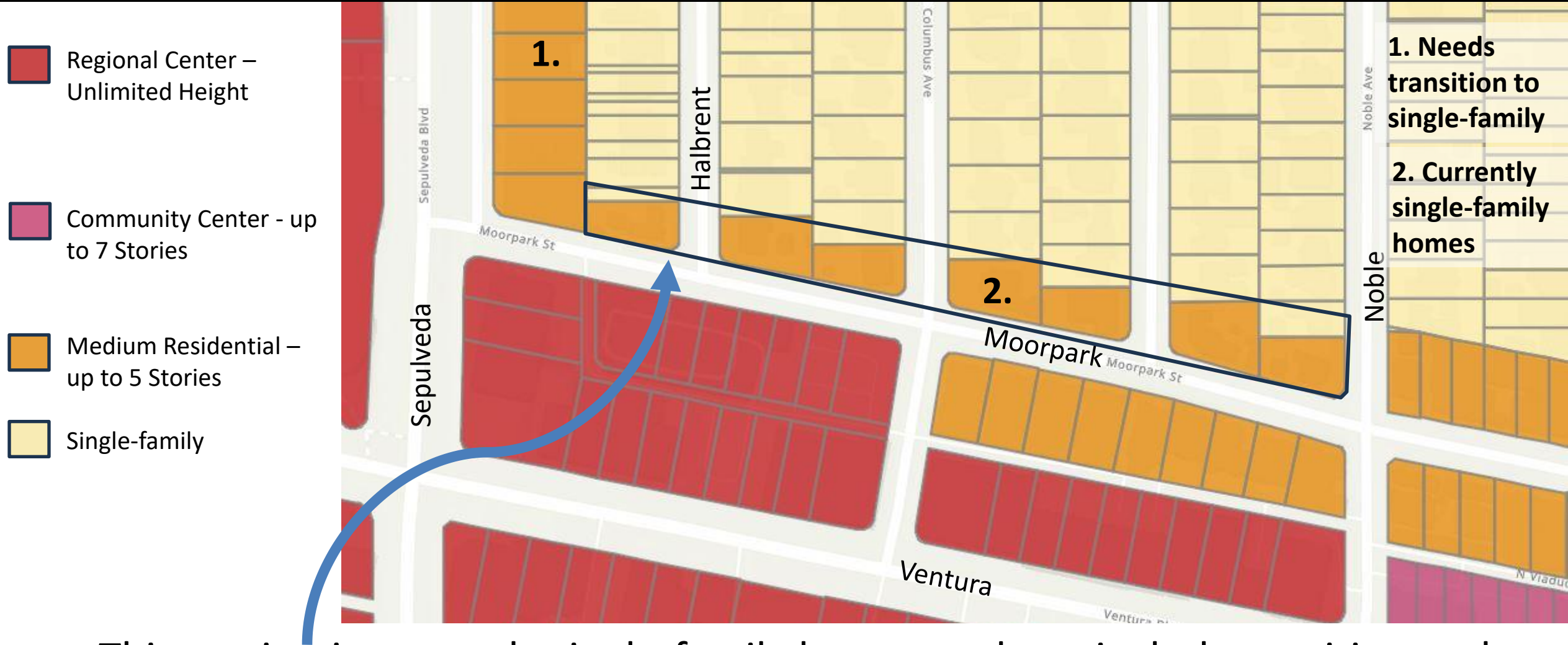
# Single-family Area Being Proposed by the City to be Multi-Family

-  Regional Center – Unlimited Height
-  Community Center - up to 7 Stories
-  Medium Residential – up to 5 Stories
-  Single-family





# Single-family Area Being Proposed by the City to be Multi-Family



This section is currently single-family homes and particularly sensitive to the density increases that will happen on Sepulveda and should be left as is.



# Conclusion

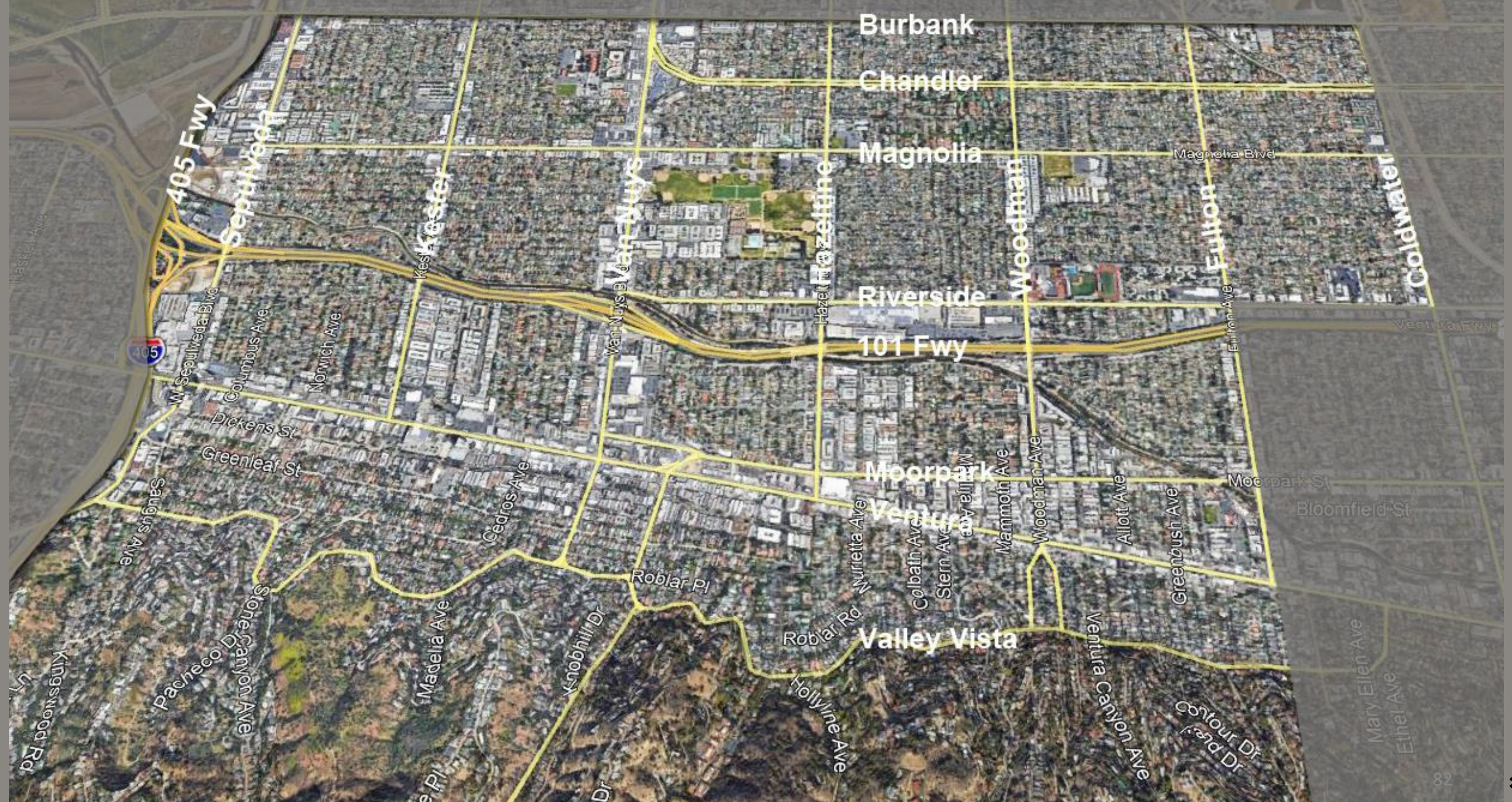


**Codifying landscaping, plazas and better transitions will still allow greater density while creating walkable destinations and enhancing the livability of our entire community**

\*



# Sherman Oaks Historic Places





# Sherman Oaks Historic Places



La Reina Ventura Blvd.



S-W Corner of Ventura & Van Nuys



Rive Gauche Site



# Sherman Oaks Historic Places

## Sherman Oaks Historic Places



**The Beck Building 14534 Ventura Blvd.**



**Courtyard Apartments**



# Sherman Oaks Historic Places





# Sherman Oaks Historic Places



Historic Restoration of the old Corky's Restaurant

5043 Van Nuys Blvd.



# Sherman Oaks Historic Places



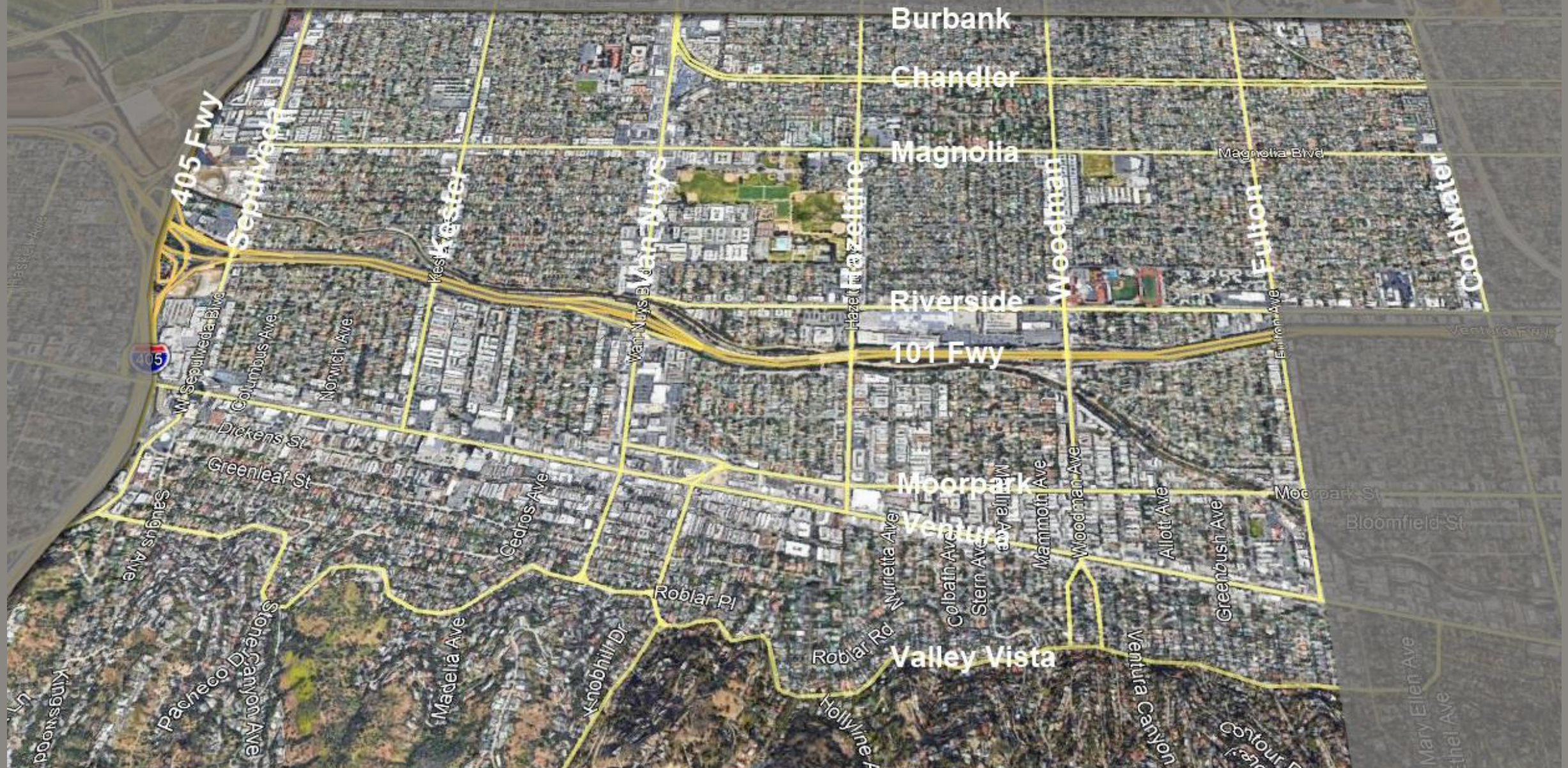
**Casa de Cadillac Ventura Blvd. and Tyrone**



**N-W Corner of Woodman and Riverside**



# Pursue Economic Development



Conversations have to begin with City officials

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# Economic Development

**The VISION will not be realized without promoting economic development.**

**In Los Angeles, the role of the Deputy Mayor for Business and Economic Development is to oversee citywide economic policy, business development, land use and development services, trade, and tourism.**

**The Mayor's office should encourage development and the Community Plan Update's proposed growth in Sherman Oaks.**



# Economic Development

**For our community to thrive we need:**

**Employment and housing at all levels of affordability**

**Office buildings that offer unique Valley environmental architecture.**

**Retail, dining and entertainment located along enhanced, shaded, pedestrian friendly streets with plazas, etc.**