

LANKERSHIM BOULEVARD CONCEPTUAL STREETScape PLAN

DRAFT February 2026



TOLUCA LAKE
BEAUTIFICATION
PARTNERS



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CHAPTER 1

INTRODUCTION

1 INTRODUCTION

Toluca Lake is a charming and cherished district in the City of Los Angeles. Located northwest of Downtown LA, the neighborhood is nestled between the City of Burbank, Studio City, and North Hollywood. Known for its quaint streets, strong schools, and proximity to jobs and other regional destinations – as well as its natural lake and swan inhabitants – Toluca Lake maintains a **walkable small-town character in the heart of a bustling metropolitan area.**

Lankershim Boulevard is classified as a “Boulevard II” and is a primary transit corridor connecting the 134 Freeway, North Hollywood, Toluca Lake, and Studio City to the 101 Freeway and Downtown Los Angeles. The corridor is characterized by fast-moving traffic, poor pedestrian environment, difficult crossings, and a lack of sense of place. While this district has many attributes – a mix of uses, pedestrian scale, street trees, and a fun/funky vibe – **Lankershim Boulevard does not live up to its full potential nor truly reflect this special community.**

Building upon past planning efforts and over a decade of community outreach that includes over 500 public meeting, outreach suveys that have engaged over 5,000 stakeholders, 500 property owners, civic leaders, private and nonprofit organizations, and city departments. The Lankershim Boulevard Conceptual Streetscape Plan is the next step toward **transforming the street to create a vibrant and attractive corridor.** Commissioned by Toluca Lake Beautification Partners (TLBP), with the help of many community members and agency collaborators, the design plan addresses a range of challenges and opportunities along the corridor by establishing a single, consensus-built vision and guide for streetscape improvements. Future enhancements – from upgraded crosswalks, street furniture, landscaping, and lighting to gateway features, signage, banners, art, and other elements – will all help make Lankershim Boulevard and the surrounding Toluca Lake community more **walkable, healthy, and economically viable.**



PROJECT PURPOSE AND BACKGROUND

In 2023, TLBP and the design firm MIG embarked upon a third phase of a feasibility and planning process to create a detailed streetscape plan for Lankershim Boulevard. The project build upon previous feasibility plans, design concepts and public input including the 2012 and 2014 Riverside Drive and Lankershim Boulevard Conceptual Streetscape Plans, TLBP's Vision 2023 Strategic Plan, Mobility Plan 2035, and Complete Street Design Guide.

The project team gathered community input through an online survey in spring 2024 and stakeholder interviews in late 2024 and early 2025. Survey participants shared their preferences for streetscape improvements, while interviews with residents, civic groups, and agency partners provided deeper insight into local needs and challenges. Together, this feedback helped shape a shared vision and refine the design for Lankershim Boulevard.

This document provides an **overarching framework to guide future design and construction of Lankershim Boulevard improvements**, serving as an expression of community goals while ensuring technical feasibility for implementation.

The goal of this effort is to prepare Lankershim for its next chapter by fostering a thriving retail, cultural, and mixed-use environment while bolstering connectivity and improving the pedestrian experience. The framework also offers the opportunity to create gateways and other features to enhance both Toluca Lake's and Studio City's identity as well as support local businesses.

Finally, the plan identifies a specific palette of streetscape elements that can help establish a unique identity for Toluca Lake while supporting **a vital business corridor; promoting a safe, healthy, friendly and welcoming environment; and celebrating the area's cultural heritage and diversity**. Streetscape improvements will be implemented in phases as funds become available.

What is a Conceptual Streetscape Plan?

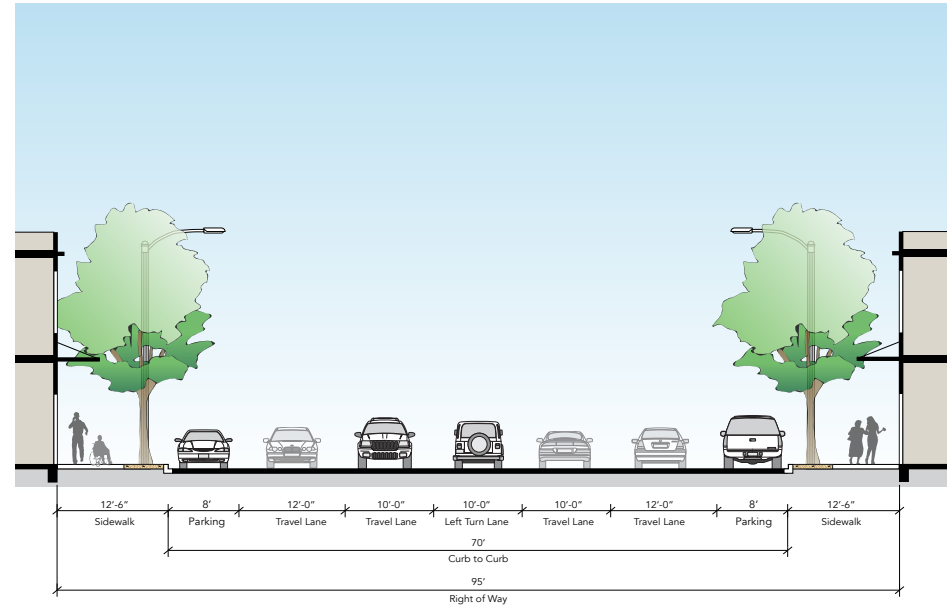
A conceptual streetscape plan is a design-oriented document that provides the overall design direction for a specific segment of a street or roadway. It ensures that all major elements are considered to achieve the vision for how the street should be planned, designed, operated and maintained.

A well-designed streetscape should adequately accommodate all users, including pedestrians, transit riders, delivery vehicles and motorists. It should result in many benefits for the local community, including providing safe connections to neighborhood amenities and destinations; improving access to businesses; and ensuring that the corridor is an active, healthy and engaging environment for people of all ages and abilities to explore and enjoy.

PROJECT AREA

The Lankershim Boulevard Conceptual Streetscape Plan encompasses 10 blocks, starting at Riverside Drive to the north to Cahuenga Boulevard /Los Angeles River to the south. Lankershim Boulevard is currently classified as a Boulevard II by the City of Los Angeles and is the primary connection to the 101 Freeway and Downtown Los Angeles. Over recent decades, Lankershim Boulevard has carried a heavy traffic load and has become heavily automobile focused, often at the expense of pedestrian safety and the overall experience.

Lankershim Boulevard is bordered by suburban neighborhoods to the east and west. It currently has two parking lanes, two vehicular travel lanes in each direction, and a left turn lane (see "Existing Street Section" for reference). The retail environment is an eclectic mix of restaurants, service retail, automotive dealerships and repair shops and professional offices. Parking is located along the street and is accessed either directly off Lankershim Boulevard and/or the alleyway (east side only). Along the street, the sidewalks have inconsistent paving patterns as a result of repairs and patchwork over the years. Street furniture along Lankershim Boulevard is minimal and lacks character, creating barriers and diminishing amenity space. The majority of pedestrian lighting is indirect, coming from the overhead cobra lights and storefronts.

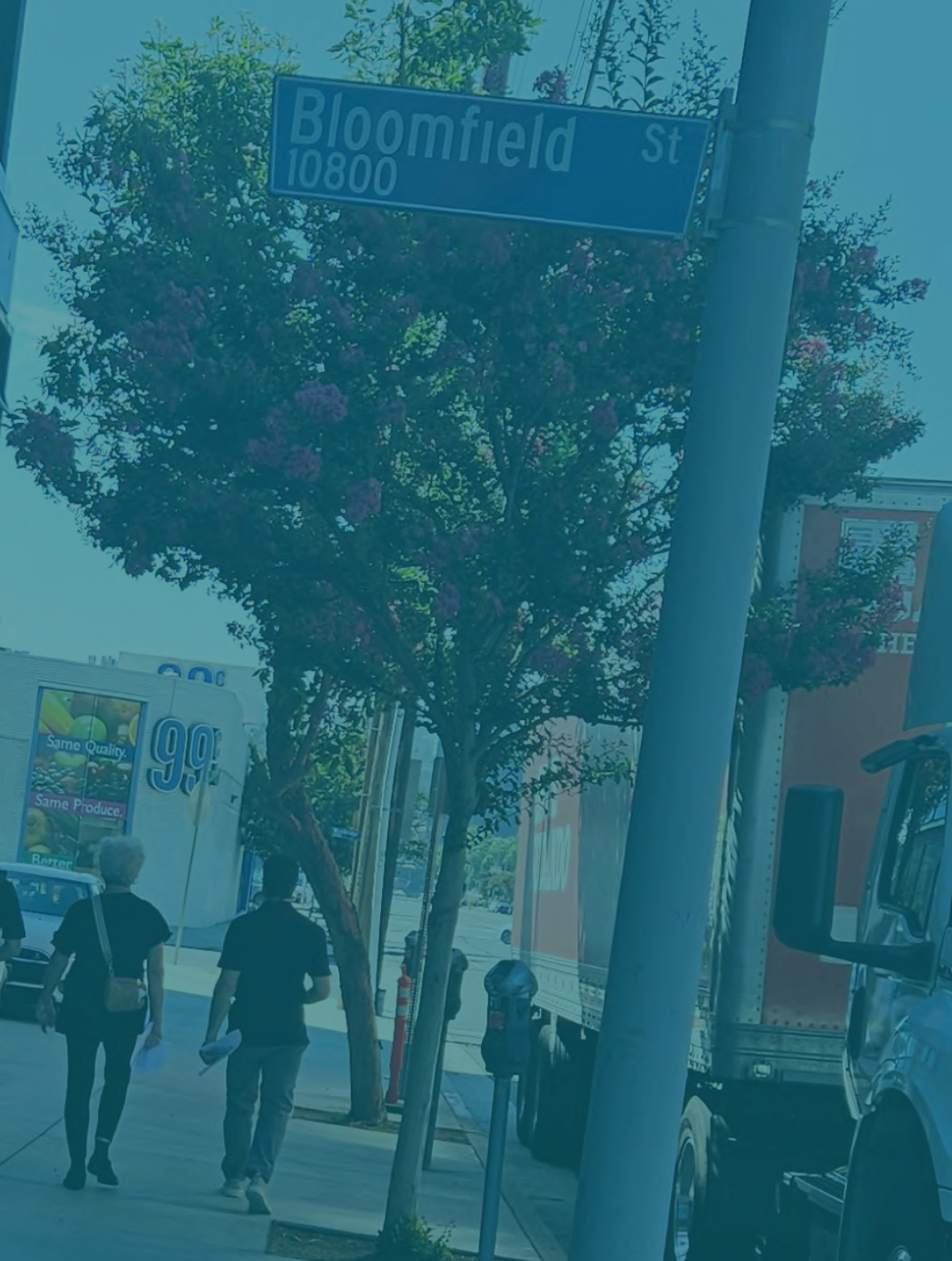


Existing Street Section



Project Area Map

Bloomfield St
10800







CHAPTER 2

DESIGN CONCEPTS AND ELEMENTS

2 DESIGN CONCEPTS AND ELEMENTS

Lankershim Boulevard is envisioned to be vibrant, strong, and connected with a well-designed sense of place. An **integrated and attractive public realm** is critical to helping achieve this vision. The character and quality of landscape plantings, public art, lighting, street furniture, gateway features, and other streetscape components all help to shape perceptions of the comfort, safety, accessibility and vibrancy of the area.

The “Design Principles” in this section provide overall direction for creating public improvements along Lankershim Boulevard within the public right-of-way (ROW). These guiding elements combine to help leverage Lankershim’s existing pedestrian scale and funky vibe while creating a more **unified and welcoming environment**.

Streetscape improvements will be strategically implemented over time and may involve collaboration among a range of groups, including TLBP, businesses, property owners, Caltrans, the cities of Los Angeles, North Hollywood; communities of Studio City and Toluca Lake and other parties. Ultimately, these improvements will help to enhance the vitality of local businesses, promote economic development, and make Lankershim Boulevard an active and invigorating place to live, eat, shop, and connect.

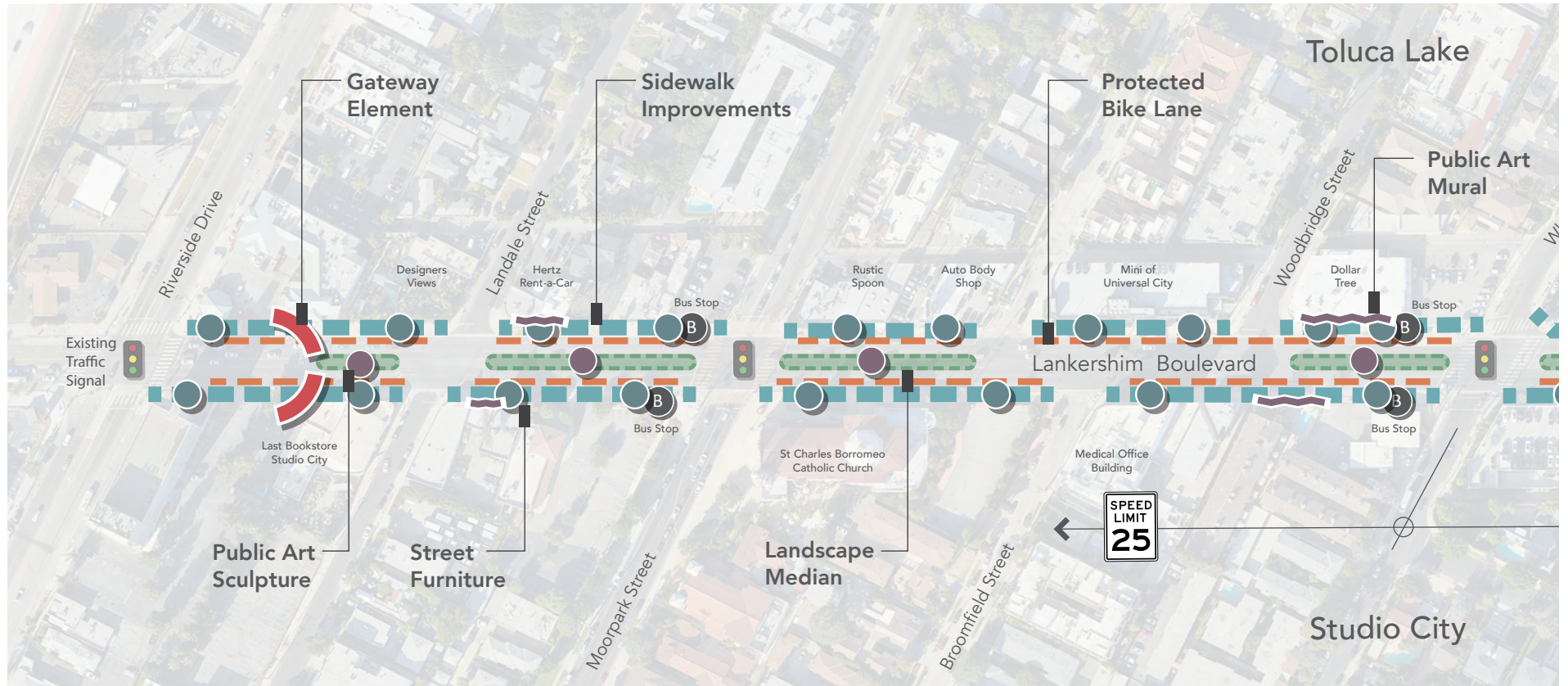
Design Principles

1. **Ensure a safe, comfortable place** for all people regardless of ability, age, race, ethnicity, or orientation through inclusive universal design of the street environment.
2. **Foster easy and efficient access for pedestrians, and transit users** along Lankershim Boulevard and to nearby amenities and destinations.
3. **Create a memorable street and vibrant social destination** that supports neighborhood cohesion, a gateway experience, and a sense of community culture and identity for Toluca Lake.
4. **Enhance and beautify the corridor** by augmenting the existing tree canopy and improving landscaping and street furnishings.
5. **Support economic development and private investment** through fostering an active retail shopping experience and improving access to local businesses



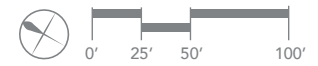
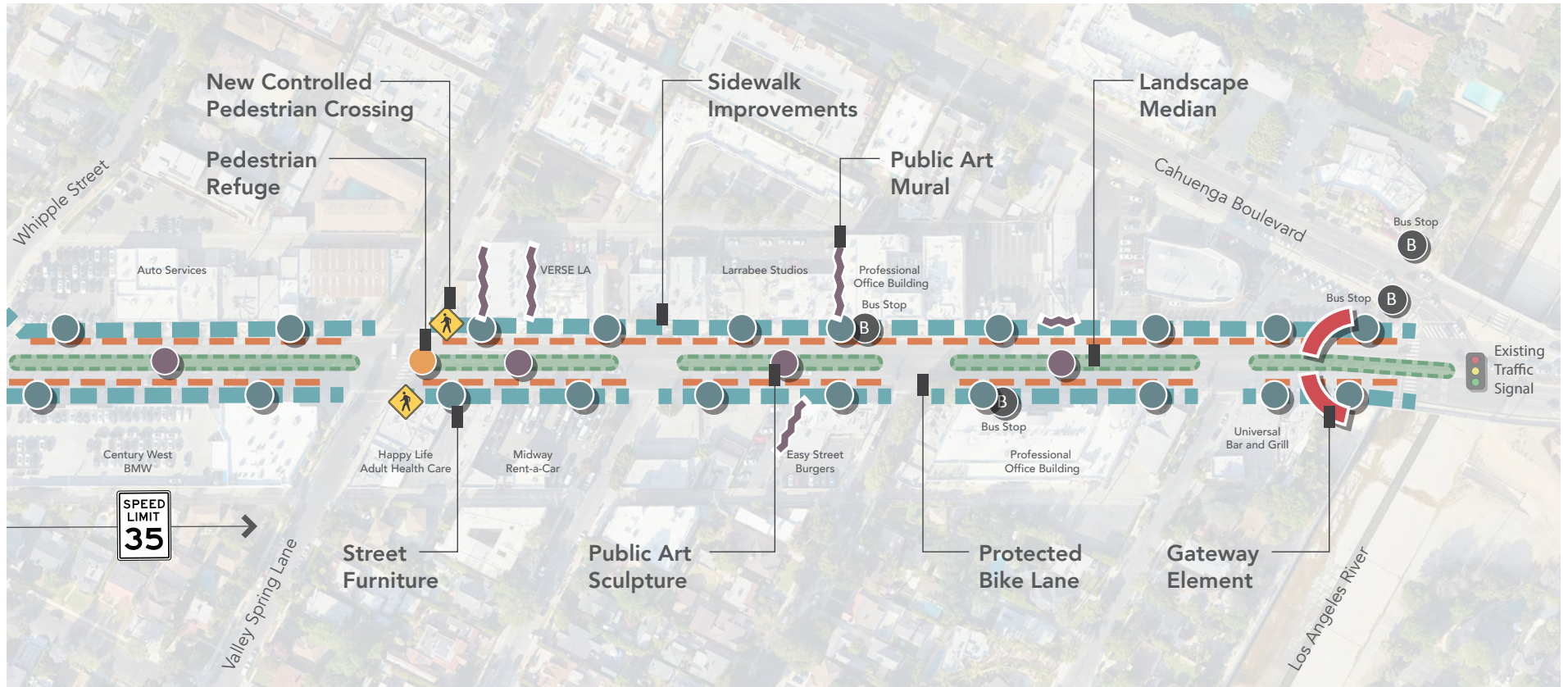
STRATEGY DIAGRAM

The Strategy Diagram highlights the key proposed streetscape elements and enhancements outlined in the Conceptual Streetscape Plan.



Legend

- Sidewalk Improvements
- Street Furniture
- Parking Lane
- Gateway Elements
- Landscape Medians
- B Bus Stop
- Public Art Sculpture
- Public Art Mural
- Pedestrian Refuge
- Controlled Pedestrian Crossing



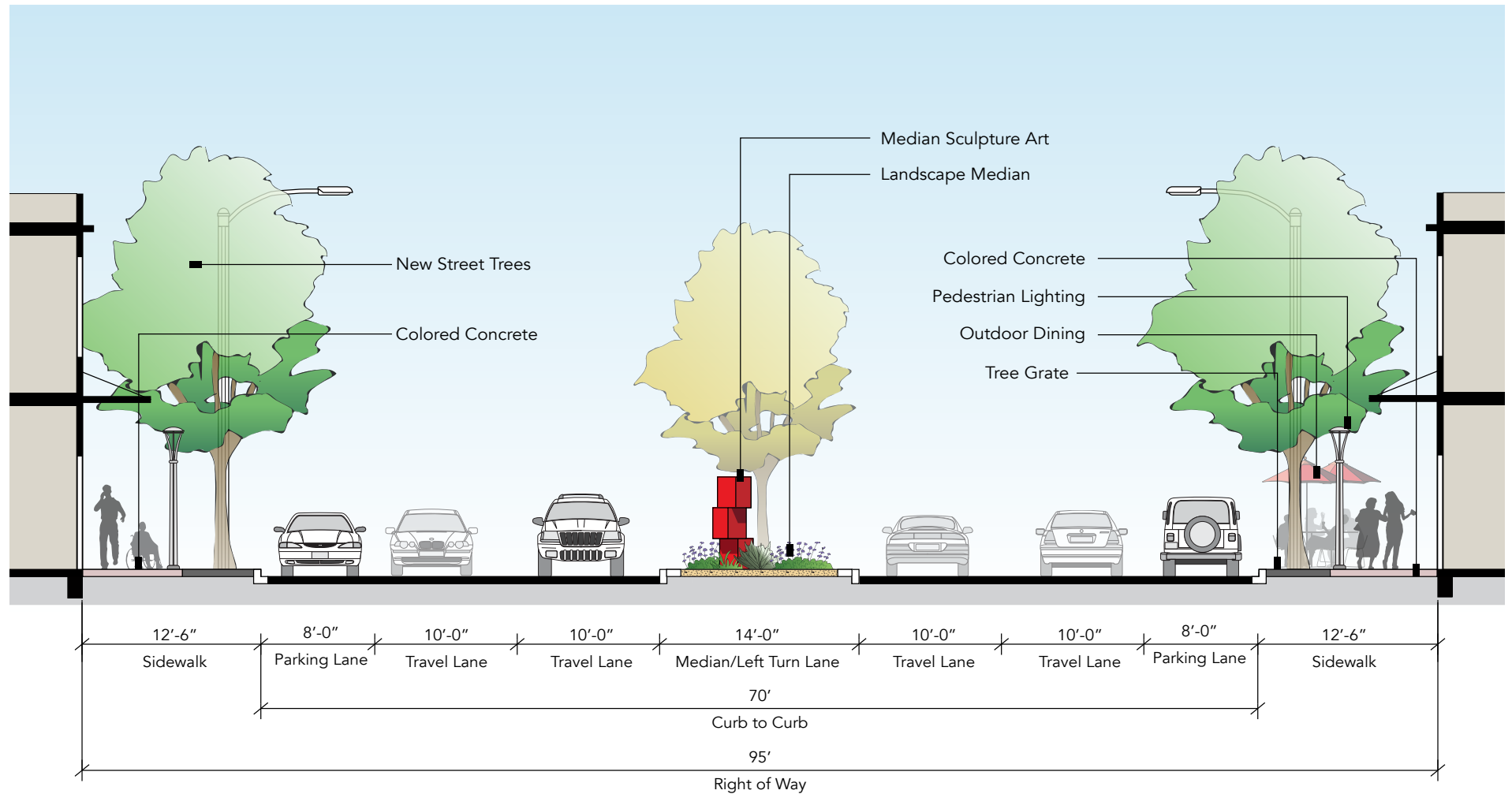
BLOCK ILLUSTRATION

The Block Illustration illustrates how the proposed design features and elements can be applied to any of the blocks along Lankershim Boulevard. More specific detailing will be done in future design efforts.



STREET SECTION

The Street Section highlights the proposed relationship between the buildings, sidewalk and street. It also shows key dimensions defining the various amenities proposed in the Conceptual Streetscape Plan.



DESIGN CONCEPT - BEFORE AND AFTER

The Design Concept below illustrates what Lankershim Boulevard could look like after the proposed improvements are implemented.



DESIGN ELEMENTS

Lankershim Boulevard’s rich history, private investment, and community support serve as foundational assets in establishing a strong sense of place within the corridor. The Conceptual Streetscape Plan defines key physical design elements that collectively create a cohesive streetscape

The following are intended to guide decisions related to streetscape design along Lankershim Boulevard. Together this direction will ensure an attractive, enduring, and high-quality environment as future improvements are phased in over time.

Design Elements

- | | |
|--------------------------|----------------------|
| A. Sidewalk improvements | B. Crosswalks |
| 1. Street Furniture | C. Pedestrian Refuge |
| 2. Paving | D. Landscape Medians |
| 3. Street Trees | E. Gateways |
| 4. Understory Planting | F. Public Art |



A1. SIDEWALK IMPROVEMENTS - STREET FURNITURE

Street furniture invites people to linger outside and encourages social activity by making the public realm more comfortable and accessible. Pedestrian-scaled street lighting enhances safety, encourages evening use of outdoor spaces, and contributes to an attractive place. These elements should complement the existing character of Lankershim Boulevard while providing some modern design features and aesthetics.

- Use natural wood tones and contrasting black accents for furniture to ensure a traditional style.
- Provide a variety of stationary and movable street furniture to fit the context and/or programming of the space.
- Place benches, trash/recycling receptacles, and bicycle racks on the sidewalk where they will not interfere with pedestrian movement. Place benches in naturally shaded areas whenever possible.
- Avoid placing street furniture in front of existing restaurants to allow for additional outdoor dining.
- Place pedestrian lighting where possible to provide sufficient lighting to create a safe pedestrian environment.
- Ensure pedestrian amenities (such as site furnishings, shading devices, movable furniture, etc.) maintain consistent styling throughout the corridor.
- Install pedestrian lighting in conjunction with new sidewalks as part of future streetscape improvement projects.
- Use high efficiency and low glare pedestrian lighting.



Images that represent the general desired character of the street furniture. Specific types will be selected in future phase of implementation.

A2. SIDEWALK IMPROVEMENTS - PAVING

Safe, accessible, and well-designed sidewalks and crosswalks are essential for a thriving retail environment, helping to unify and define a district. Paving should be simple and consistent throughout the Lankershim Boulevard area to allow for seamless connectivity between destinations and nearby parking. The use of color concrete will help to distinguish and unify the corridor.

- Install color concrete sidewalks (including curb ramps at all intersections) to meet City of Los Angeles standards for public works, which include ADA-compliant accessibility.
- Select stain color that will be subtle but distinct to define the Lankershim Boulevard corridor.
- Create a scoring pattern that is consistent and relates to the existing geometry of the sidewalk elements including tree wells and utilities.



A3.

SIDEWALK IMPROVEMENTS - STREET TREES/UNDERSTORY PLANTING

A well-landscaped street is a valuable resource that contributes to the overall quality and cohesiveness of a corridor. It promotes improved water and air quality, fosters ecological health and habitat for wildlife, and increases comfort through shade and adequate buffers between adjacent uses. Intentional landscaping should encourage traffic calming to create safer streets for all users. Overall, a consistent and complementary plant palette should help cultivate a sense of place to unify the Lankershim Boulevard.

The plant palette on the following page should be applied to landscape medians and setback areas along the street as appropriate.

- Place trees no wider than 30 feet apart, particularly along walkways and streets.
- Design tree wells to occupy a space of five feet by five feet to allow for healthy street trees.
- Install tree grates to minimized maintenance and provide additional pedestrian space.
- Choose tree grates that are consistent in color and style with the preferred sidewalk furniture.
- Choose plant types to ensure required sight distances and vehicular line of sights will be maintained for safety and security.
- Use irrigation systems that utilize water conserving methods and incorporate water efficient technologies, such as drip emitters, evapotranspiration controllers, and moisture sensors.
- Encourage the right mix of trees, shrubs and ground cover inducing the following:
 - Drought tolerant street trees (species).
 - Plants similar in form and scale to the existing vegetation in the area.
 - Vegetation that displays a variety of leaf size, texture, color and if possible, flowers for all seasons.

STREET TREES



Sidewalk Tree
Afrocarpus Gracilior
"Fern Pine"



Median Tree
Lagerstoemia Indica
"Crepe Myrtle"

Note: Approved by "Urban Forestry Division of Public Works"



Example Tree Grate

PLANT PALETTE



Sisyrinchium Bellum
"Blue-eyed Grass"



Eschscholzia Californica
"California Poppy"



Muhlenbergia Rigens
"Deer Grass"



Lotus Scoparius
"Deer Weed"



Leymus Condensatus
"Canyon Prince Wild Rye"



Plantago Erecta
"Plantain"



Trichostema Lanatum
"Woolly Blue Curles"



Salvia Leucophylla
"Purple Sage"



Agave Attenuata
"Fox Tail Agave"



Senecio Serpens
"Blue Fingers"



Sedum Dasyphyllum
"Corsican Stonecrop"



Sedum Spurium
"Dragon's Blood"

B. CROSSWALKS

Safe, accessible, and clearly marked crosswalks are essential for an activated retail setting, allowing people to “park once” and easily visit area businesses on foot. Crosswalks should be simple and consistent throughout the district to allow for seamless connectivity between the existing neighborhoods, destinations and nearby parking. Artistic crosswalks incorporate art within standard crosswalk markings. Special crosswalk improvements can showcase local history and character, serving as an identifying feature of Lankershim Boulevard and promoting a sense of pride.

- Provide clearly marked crosswalks.
- Install stylized crosswalks to help create a unique identity that reflects the history and culture of Toluca Lake and Studio City.
- Provide ample crosswalk signage and lighting to provide a safe day and night walking environment.
- Install creative crosswalks at major intersections to help carry the character of Lankershim Boulevard throughout all 10 Blocks.
- Ensure all crosswalks meet City of Los Angeles Department of Transportation and Department of Public Works standards, which include ADA-compliant accessibility.
- Install controlled pedestrian crossing and pedestrian refuge at Valley Spring Lane to create a safer crossing environment.



Artful, colorful and clearly marked crosswalks are proposed for Lankershim Boulevard.

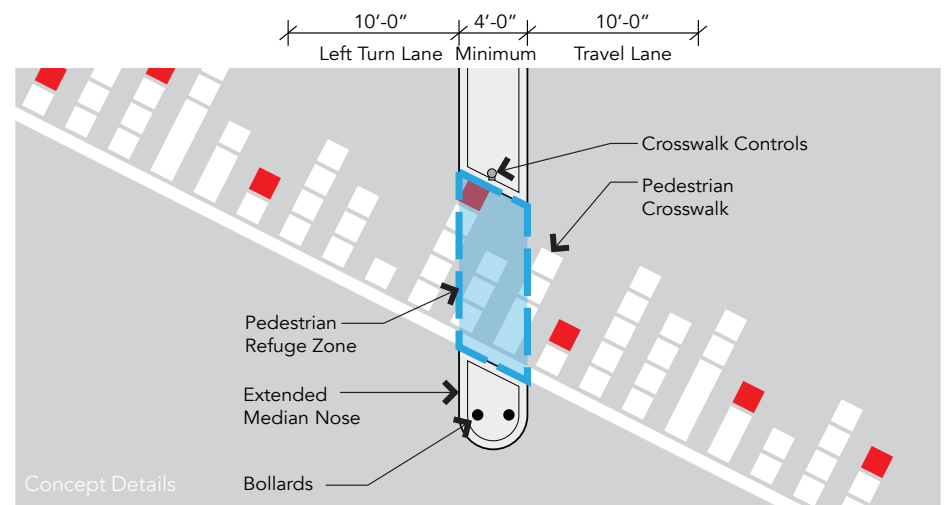
C. PEDESTRIAN REFUGE

A pedestrian refuge is a protected area in the middle of a street that allows people to cross in two stages, providing a safe location to wait for traffic to clear, reducing exposure time, and helping vulnerable users. Bollards and signal controllers can also be installed for additional safety. The pedestrian refuge would help create a safer pedestrian crossing experience at the intersection of Lankershim Boulevard and Valley Spring Lane.

- Install bollards at the extended median nose for additional protection.
- Provide additional signal controls at the pedestrian refuge zone.
- Ensure that the pedestrian refuge meets City of Los Angeles Department of Transportation and Department of Public Works standards.



Potential Concept



Concept Details

D. LANDSCAPE MEDIANS

Medians are landscaped areas in the middle of the roadway that separate traffic traveling in opposite directions. They provide the opportunity for landscaping, allowing for visual relief from the hardscape environment. Branding elements such as gateways or public art should be installed to help unify and define the corridor, while enhancing the visual experience for drivers and passengers. Medians also act as traffic calming elements to slow down vehicular traffic.

- Plant native trees and drought-tolerant plants throughout the median space .
- Ensure plantings are initially designed to complement and enhance the visual aesthetic of Lankershim Boulevard.
- Ensure that plant types and locations consider vehicular lines of sight to provide safety and security for vehicles and pedestrians.
- Use irrigation systems that utilize water conserving methods and incorporate water efficient technologies, such as drip emitters, evapotranspiration controllers, and moisture sensors.
- Encourage a complementary mix of trees, shrubs and ground cover inducing the following:
 - Drought tolerant street trees (species).
 - Plants similar in form and scale to the existing vegetation in the area.
 - Vegetation that displays a variety of leaf size, texture, color and, if possible, flowers for all seasons.
- Ensure that all medians meet City of Los Angeles Department of Transportation and Department of Public Works standards.



A well designed landscape median will improve the overall character of Lankershim Boulevard.

E. GATEWAY ELEMENTS

Entries can define a district or neighborhood and establish an overall identity for an area. Creative and iconic gateway elements should contribute to Toluca Lake's community, culture and overall aesthetic while strengthening the sense of place. Gateway elements and signage can also function as navigation tools, welcoming and orienting residents and visitors to Lankershim Boulevard.

- Encourage creative and iconic designs while respecting the traditional nature of Toluca Lake's and Studio Cities neighborhoods.
- Construct gateway elements at Cahuenga Boulevard and Riverside Drive to define the major entry points of the Lankershim Boulevard neighborhood.
- Design smaller consistent branding elements such as small pylon signs and/or wayfinding signs that can be placed throughout the district.
- Ensure all public signage along the corridor is consistent to strengthen the overall neighborhood identity.
- Provide enhanced landscaping at entry monuments.

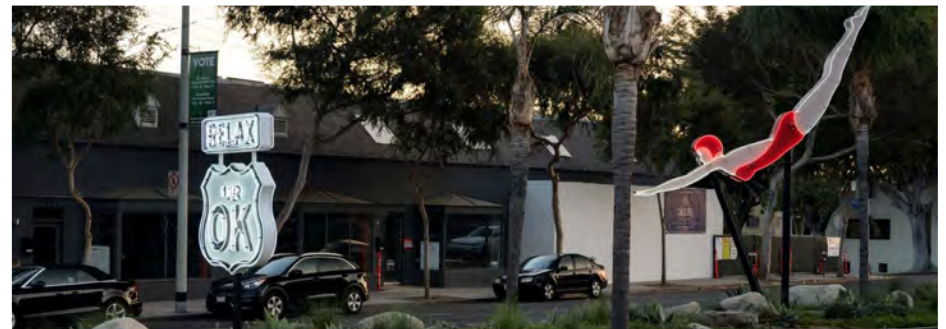


Bold gateway features will help signal arrival and sense of place along the street.

F. PUBLIC ART

Public art engages the community through an artist's work, and provides a space for people to engage, educate, foster enjoyment, celebrate culture and history, and establish shared identity and values. Art installations provide the opportunity to create a unique place within the neighborhood and attract tourism and economic investment. Public art is a critical layer of the Lankershim Boulevard design and should be developed to reinforce connections between the corridor context and historic, social and cultural heritage of Toluca Lake/Studio City.

- Encourage public art – including but not limited to murals, paintings, prints, fountains, sculptures, light-based systems, and other outdoor installations – to create visual interest along Lankershim Boulevard and adjacent streets.
- Place public art in highly visible and accessible locations either on public or private property.
- Locate public art in a manner that will not disrupt the flow of pedestrian or vehicular traffic.
- Avoid the use of public art for commercial purposes.



Public art should be used to foster enjoyment, energy and vibrancy along the corridor.

An aerial photograph of Los Angeles, California, showing the San Gabriel Mountains in the foreground, a dense residential area with a winding road, and the city skyline in the distance under a clear sky.

CONCLUSION

Lankershim Boulevard is envisioned to be a **vibrant, strong, safe and welcoming corridor** that connects to nearby neighborhoods, fosters a healthy mixed use environment, and celebrates both Toluca Lake's and Studio City's unique cultural heritage and diversity.

The design principles and guidelines in this document provide a framework for public improvements along Lankershim Boulevard. These help to enhance the area's beauty, connectivity and promote the street as a future retail, cultural, and mixed-use environment.

Following completion of the Conceptual Streetscape Plan, Toluca Lake Beautification Partners (TLBP) will present the document to the TLBP Board and other partners. Moving forward, TLBP will work with City of Los Angeles staff to incorporate the plan into its regulatory approval processes. Together with the City and other partners, TLBP will play a lead role in identifying and securing funds to finance various streetscape improvements. Specific improvements will be designed in greater detail and will be phased over time as funding becomes available.

