

Venice Community Plan and Local Coastal Program Update

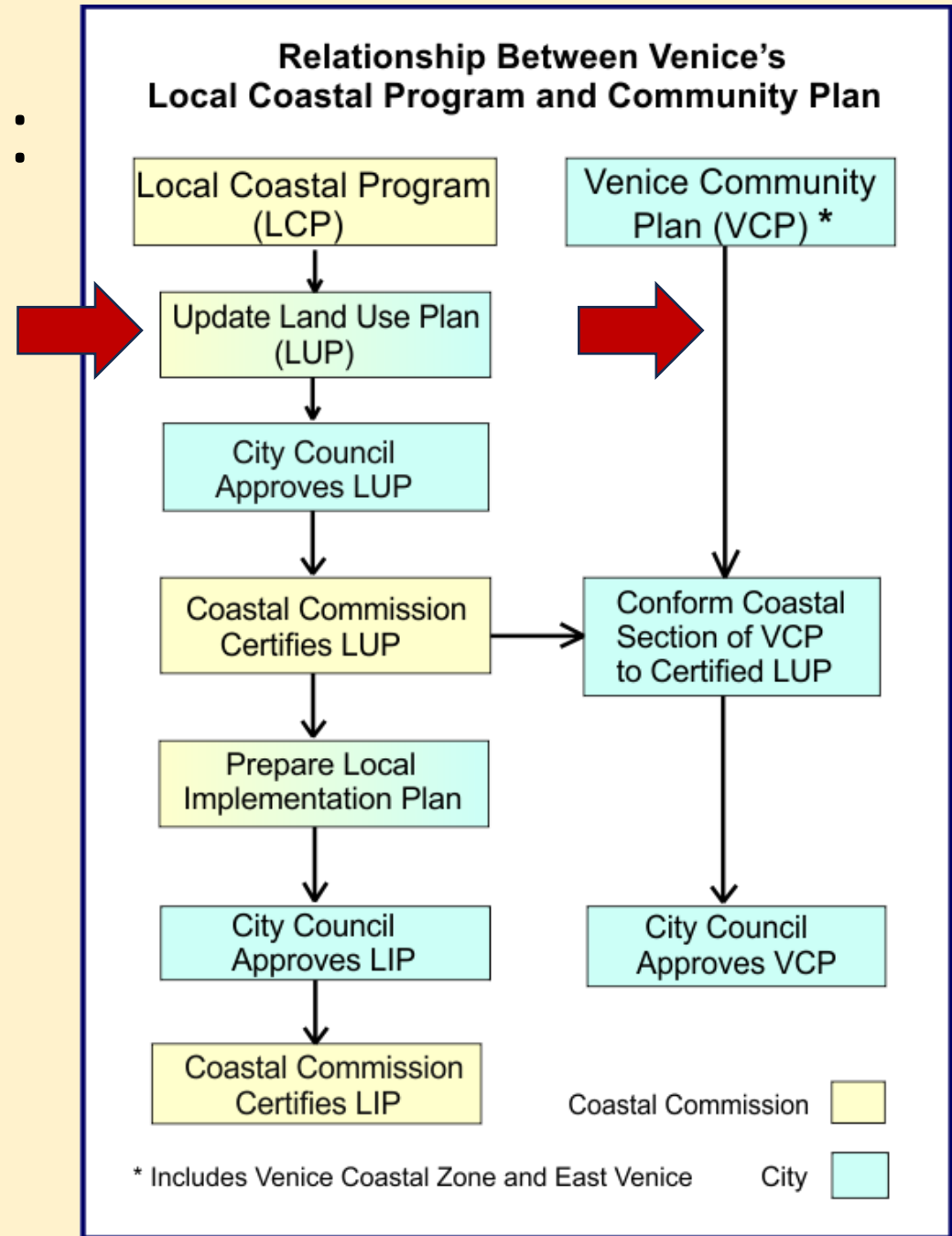
**MARINA PENINSULA
PUBLIC MEETING – FEBRUARY 21, 2024**

Community Plan and Local Coastal Program Ad Hoc Committee
of the Venice Neighborhood Council

- The purpose of this meeting is to listen to your opinions.
- We record and transcribe each speaker comments, so we ask you to use the microphone up front.
- Please fill out the Preference Survey now, during this meeting, and return upon leaving.

Steps in Updating The Plans:

- City Planning has already started updating the 2004 Venice Community Plan, releasing a draft this past August.
- It is also working with an Advisory Group on all Westside Los Angeles community plans.
- The updating of the Venice Land Use Plan is also on-going.



Steps in This Process

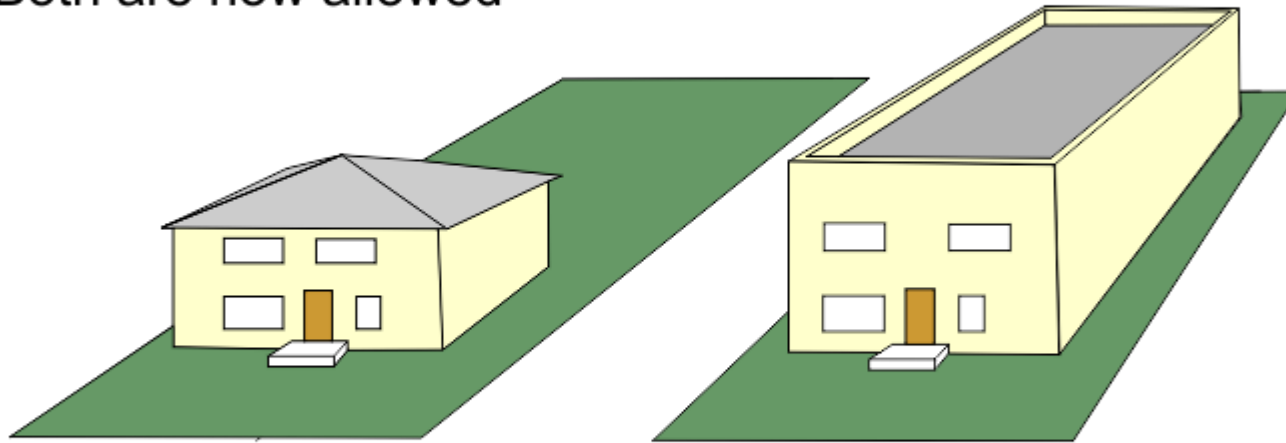
- Introductory explanation of process, schedule, and Survey.
- **Weekly neighborhood-by-neighborhood public meetings for public input. (thru March 11th)**
- Sharing of Findings. (April)
- Draft Recommendations for Public Review & VNC approval. (April - May)



What is Floor Area Ratio and Why Is It Important?

Both houses are on identical lots
Both have same yard setbacks
Both houses are 2-story and 25' in height

Both are now allowed



2,000 SF
FAR = .42

5,000 SF
FAR = 1.04

FAR is one way to limit size of buildings.

Density Bonus Projects

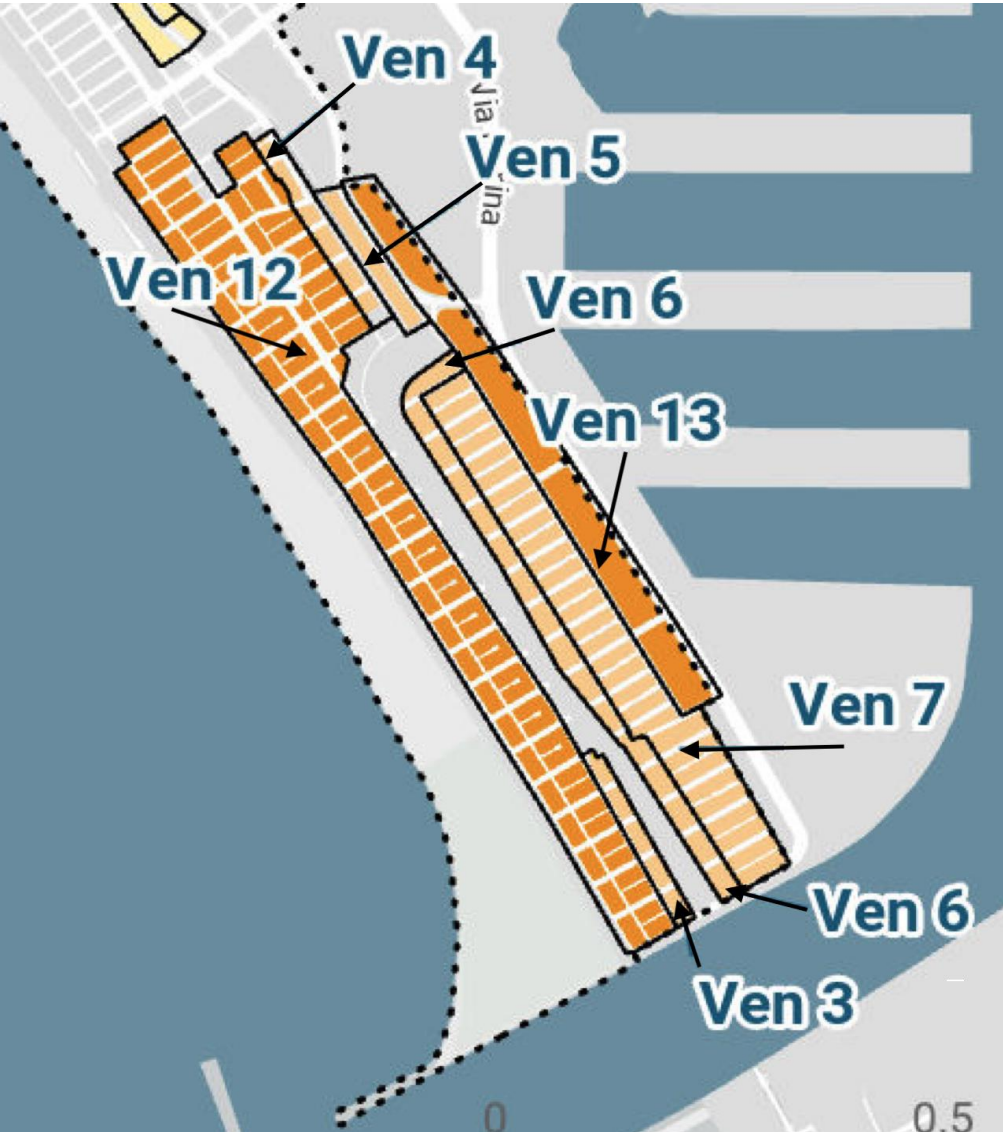
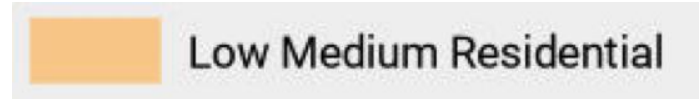
Density Bonus is a state-wide program encouraging developers to build **more affordable housing** by offering incentives in exchange. These incentives might include:

- **Increased density:** Building more units on the same land than existing zoning allows.
- **Reduced parking requirements:** Saving costs and land for other uses.
- **On- and Off-Menu incentives or Waivers:** Greater FAR, increased height, side yard variances, etc. in order to provide for the additional affordable units.

Minimum Affordable units depend on the type of project and chosen incentives, but generally at least 5% of units for very-low-income households, or 10% for lower or moderate-income.

The minimum number of TOTAL units for an affordable housing density bonus project in California is at least **five (5) dwelling units**.

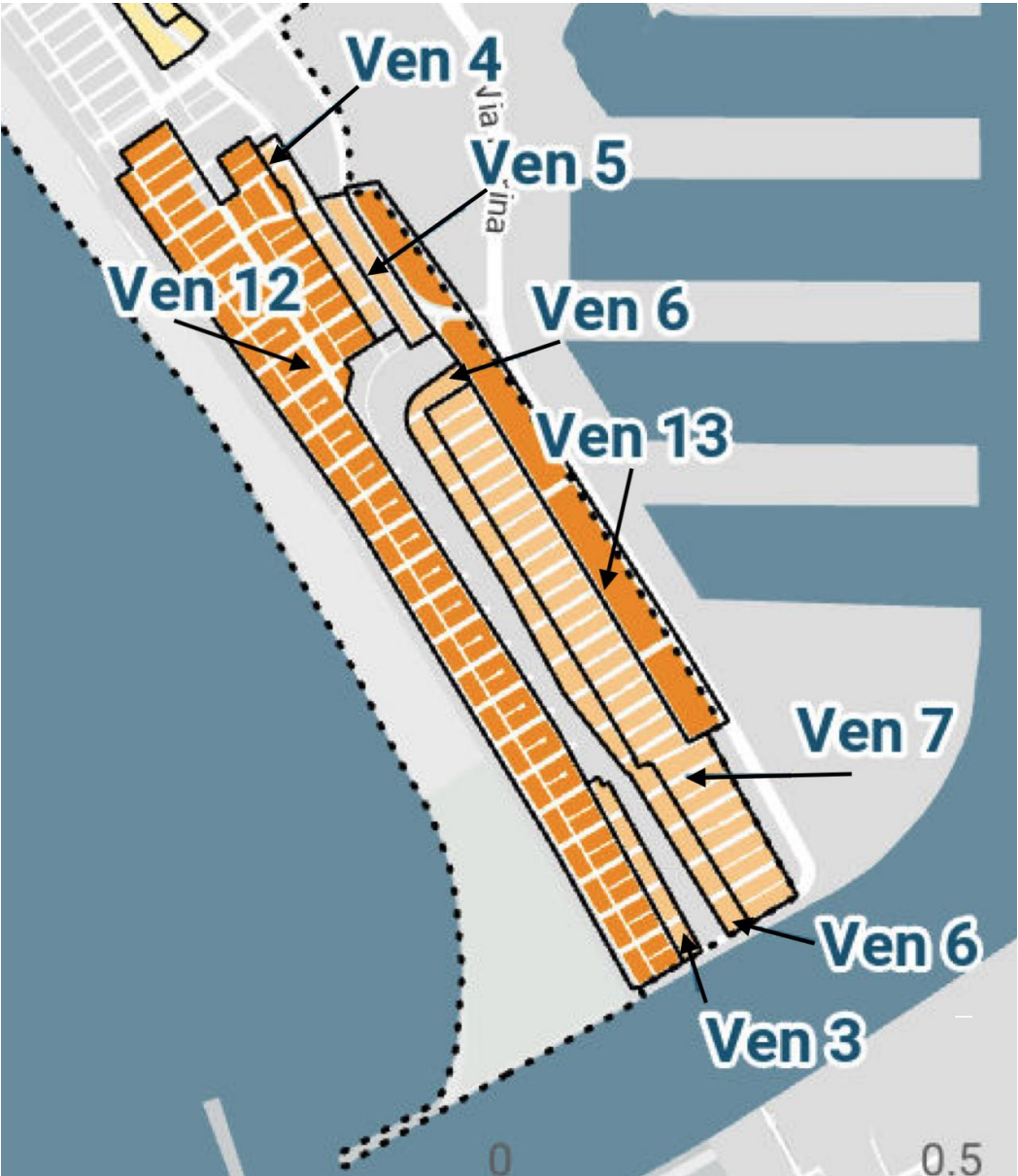
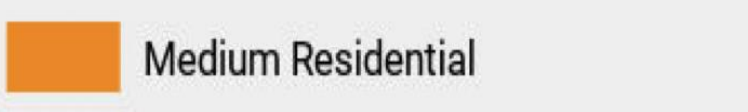
City Planning Proposed RESIDENTIAL Zoning Changes



	Existing	Proposed	Proposed w/Bonus
<u>VEN 4,5—North lagoon front</u>			
Height	30' to 38' *	33'	n/a
FAR	None	0.75	n/a
Base Density	1 unit/1,500 SF of lot area	2 units per lot	n/a
<u>VEN 3—West Lagoon front between Topsail & Via Marina</u>			
Height	30' to 38' *	3 stories	4 stories
FAR	None	1.0	1.25
Base Density	1 unit/3,000 SF of lot area	1 unit/1,500 SF of lot area	
<u>VEN 6—Silver Strand lagoon front</u>			
Height	30' to 45' *	3 stories	4 stories
FAR	None	1.0	1.25
Base Density	1 unit/4,000 SF of lot area	1 unit /1,500 SF of lot area	
<u>VEN 7—Silver Strand all other</u>			
Height	45'	33'	n/a
FAR	None	0.75	n/a
Base Density	1 unit/3,000 SF of lot area	2 units per lot	n/a

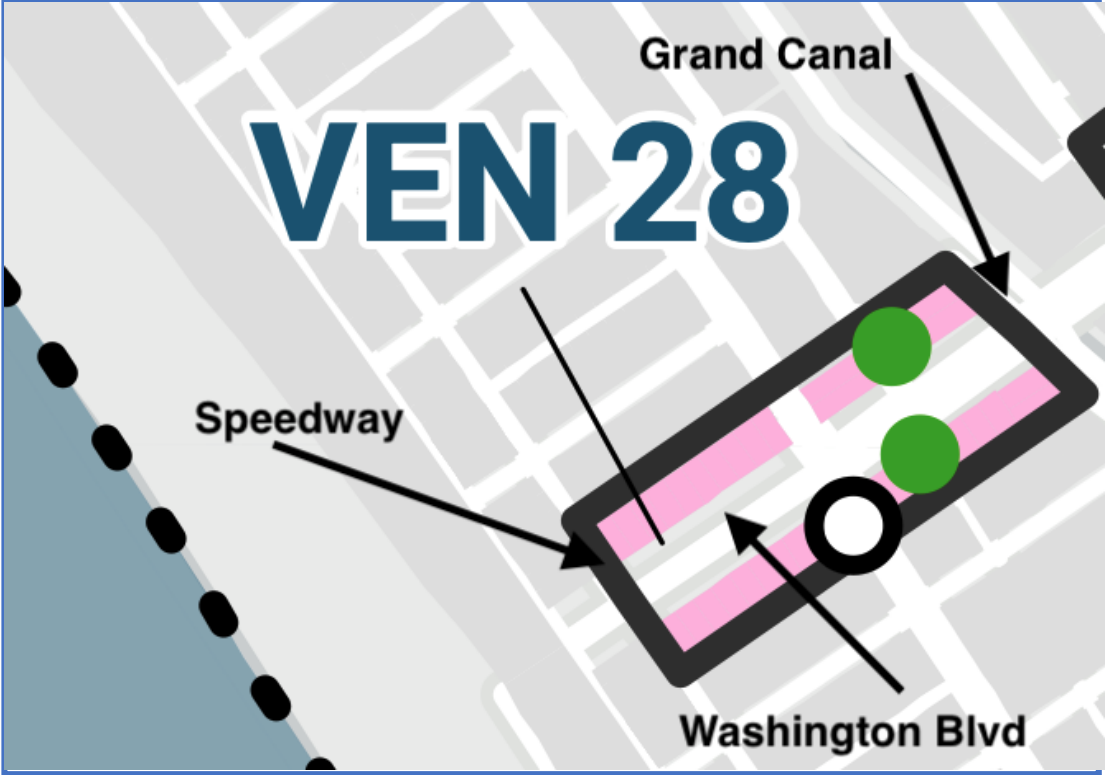
* 30' within 60 horizontal feet of the mean high tide line of the lagoon or inland side of the Esplanade, whichever is furthest from the water. Beyond 60 horizontal feet, one foot in additional height is permitted for each two additional horizontal feet to maximum height indicated.

City Planning Proposed RESIDENTIAL Zoning Changes



	Existing	Proposed	Proposed w/Bonus
VEN 12—Marina Peninsula West			
Height	35' (28' on walk streets)	3 stories	5 stories
FAR	None	1.5	2.5
Base Density	1 unit/1,200 SF of lot area, lots smaller than 4,000 SF limited to max of 2 units	1 unit/800 SF of lot area	
VEN 13—Along Via Marina			
Height	45'	3 stories	5 stories
FAR	None	1.5	2.5
Base Density	1 unit/800-1,200 SF of lot area	1 unit/800 SF of lot area	

City Planning Proposed COMMERCIAL Zoning Changes



Neighborhood Center

	Existing	Proposed	Proposed w/Bonus
<u>VEN 28:</u>			
Height	35'	3 stories	5 stories
FAR	None	1.5	3.0
Base Density	1 unit/800-1,200 SF of lot area	1 unit/800 SF of lot area	

The End