

Recommended Changes to City Planning’s Proposals and Explanations

North Venice Subarea – Residential Land Use Changes

Color Code:

Blue Lettering = March 2024 Planning Proposals, Green Lettering = Presently Allowed,

Red Lettering = Recommended Changes, () = Bonus

| North Venice | | | | | |
|-----------------------------------|--|---|--|---|---|
| Factor | Low Medium Residential | Low Neighborhood Residential (Strongs & N. Venice) | Medium Residential (along Mildred & N. Venice Blvd.) | Medium Residential (north of Paloma & 18th-20th Place) | Medium Neighborhood Residential (Strongs Avenue) |
| | | | | | |
| Zoning | RD1.5-1, RD1.5-1-0 | RD1.5-1-0 | R3-1-0 | R3-1, [Q]R3-1-O | RD3-1-0 |
| Density - DU/Lot (excluding ADUs) | 1 DU/1,500 SF of lot 2 DU≤4,000, 1 DU/2,000 >4,000 | 1 DU/1,500 SF of lot 2 DU≤4,000, 1 DU/1,200 >4,000 | 1 DU/800 SF of lot 2 DU≤4,000, 1 DU/1,200 >4,000 | 1 DU/800 SF of lot 2 DU≤4,000, 1 DU/1,200 >4,000 | 1 DU/800 SF of lot 2 DU≤4,000, 1 DU/2,000 >4,000 |
| Maximum Height: | 3 Stories (no bonus) 30' flat roofs, 35' sloped 30' flat roof, 35' sloped | 3 Stories (no bonus) 30' flat roofs, 35' sloped 30' flat roof, 35' sloped | 3 Stories (4 Stories) 30' flat roofs, 35' sloped 3 Stories (no bonus) 30' flat roof, 35' sloped | 3 Stories (no bonus) 30' flat roofs, 35' sloped 30' flat roof, 35' sloped | 3 Stories (no bonus) 30' flat roofs, 35' sloped 30' flat roof, 35' sloped |
| Floor Area Ratio (FAR): | 1 (1.5) N/A 0.75 (1.0) | 1 (1.5) N/A 1 (1.25) | 1.25 (1.75) N/A 1 (1.25) | 1 (1.5) N/A 1 (1.25) | 1 (1.5) N/A 1 (1.25) |
| Lot Coverage: | 50% | 60% | 60% | 60% | 60% |
| Lot Consolidation: | 2 | 2 | 2 | 2 | 2 |

Low Medium Residential: This subarea is mainly classified as Low Medium Residential.

Density: Agreed with proposed density. There is little difference as lot sizes are generally smaller in North Venice.

Maximum Height: Survey – 87% want 3-floor maximum building heights. City Planning 3 floors, but height limit in feet is not indicated. Recommend: 3 stories maximum with the existing 30' height limit for flat roofs/35' limit for varied or stepped back roofs ("30'/35'" shorthand).

Lot Coverage: Recommend: Lot Coverage of 50%, which represents all required setbacks.

Floor Area Ratio: Survey - 71% of respondents preferred SFR building sizes below 3,000 SF, and 74% preferred MFR building sizes under 5,000 SF. For this reason the recommendation is for an base FAR of 0.75 and a bonus FAR of 1.0.

Lot Consolidation: City Planning is silent on consolidation. Recommend the same 2-lot maximum consolidation as exists.

Low Neighborhood Residential and Medium Neighborhood Residential: These land use classifications are found only on Strongs Avenue and two small sections on North Venice Boulevard. Those two we recommend they be reclassified as Low Medium Residential and Medium Residential to conform to their present uses.

Density: Agreed with proposed density.

Maximum Height: City Planning shows 3 floors with no bonuses. Recommend adding the existing 30'/35' limit

Lot Coverage: Recommend Lot Coverage of 60% (assuming a 10' front yard setback as well the required side and rear setbacks).

Floor Area Ratio: Bonus FAR reduced slightly to reflect preferred maximum size.

Lot Consolidation: Recommend existing 2-lot maximum consolidation.

Medium Residential: City Planning indicates a set of parameters for this land use: north of Paloma Avenue and on 18th, 19th and 20th Places (Area1 for short), and a different one for this land use southeast of Windward & Pacific Avenues (Area 2).

Density: Agreed with proposed density.

Maximum Height: City Planning shows 3 floors with no height bonus for apartments in Area, but a 4-story bonus height limit for apartments in Area 2. Recommend both be limited to 3 stories with the existing 30'/35' limit.

Lot Coverage: Recommend Lot Coverage of 60% (assumes a 10' front yard setback).

Floor Area Ratio: Bonus FAR reduced slightly to reflect preference and eliminated bonus height.

Lot Consolidation: Recommend existing 2-lot maximum consolidation.

North Venice Subarea – Commercial (Mixed-Use) Land Use Changes

Color Code:

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Red Lettering = Recommended Changes, () = Bonus

| North Venice | | | | | |
|----------------------------|---|--|--|---|---|
| Factor | Neighborhood Center (Along N. Main St. & near Venice Blvd.)* | Neighborhood Center (NW of Market/Main) | Community Center (Near Windward Circle) | Hybrid Industrial (Along Main St.) Change to Neighborhood Center | Hybrid Industrial (Market St.) Retain Light Industrial |
| Zoning | C4-1, OS-1XL-0, [T][Q]C1.5-1-0-CA, M1-1, [Q] C1-1-0, Q)C4-2D, (Q)C2-1 | C4-1, C1-1, [Q]R3-1-0, C2-1-0 | C2-1-0, R3-1-0, C2-1-CA, [T][Q]C2-1-0-CA | M1-1 | CM-1 |
| Density - SF/LU | 800 SF/LU 2 DU≤4,000, 1 DU/1,200 >4,000 | 800 SF/LU 2 DU≤4,000, 1 DU/1,200 >4,000 | 400 SF/LU 1 LU/800-1,200 SF of lot | 800 SF/LU May be artist studios | 800 SF/LU May be artist studios May be artist studios |
| Maximum Height: | 3 Stories (5 Stories) 30' flat roof, 35' sloped 3 Stories (no bonus) 30' flat roof, 35' sloped | 2 Stories (4 Stories) 30' flat roof, 35' sloped 2 Stories (3 Stories) 30' flat roof, 35' sloped | 3 Stories (5 Stories) 30' flat roof, 35' sloped 3 Stories (4 Stories) * * 30' flat roof, 35' sloped | 3 Stories (5 Stories) Unlimited 3 Stories (no bonus) 30' flat roof, 35' sloped | 3 Stories (5 Stories) Unlimited 3 Stories |
| Floor Area Ratio (FAR): | 1.5 (3) N/A 1.25 (2.0) | 1.5 (2.5) N/A 0.75 (1.25) | 1.5 (5) 0.5 - 1.5 based on use 1.25 (2.0) | 1 (1.5) N/A 1.25 (2.0) | 1 (1.5) N/A N/A |
| Lot Coverage: | 60% | 60% | 60% | 60% | 65% |
| Lot Consolidation: | 2 | 2 | 2 | 2 | 2 |

* Except MTA Bus Garage Site and Venice Median Project.

** Any development must preserve/replace historic character of Windward including its arches and provide enhanced pedestrian amenities.

Neighborhood Center: This mixed-use commercial land use is found along Main Street north of Abbot Kinney Boulevard, on several blocks north of Windward Circle, and between N. & S. Venice Boulevard near the beach. It includes the MTA Garage site and the site of the Venice Boulevard Median Project. We have no recommendation for the latter, but do comment on the former

Density: Agree with proposed density.

Maximum Height: Along Main Street north of Abbot Kinney and those proposed Neighborhood Center properties south of Windward Avenue, we recommend 3 stories with no height bonus reflecting the 87% preference for a 3-story height limit and the existing 30'/35' height limits. For the properties proposed to have Neighborhood Center designations, we recommend a 2-story base and 3 story bonus height limit rather than the 2(4) proposed, again with the existing 30'/35' limit.

Lot Coverage: Recommended lot coverage: 60%, reflecting a 10' front yard setback along commercial streets.

Floor Area Ratio: FARs proposed need to be adjusted for lowered building heights.

Lot Consolidation: Recommend existing 2-lot maximum.

Community Center: This land use is found around Windward Circle.

Density: 400 SF/living unit seems appropriate for this location.

Maximum Height: City Planning proposes a 5-story bonus height limit, and we believe that limit should be 4 stories. In Venice Beach's heyday buildings in the areas were four stories and this seems appropriate now.

Lot Coverage: Recommended lot coverage: 60%, reflecting a 10' front yard setback along commercial streets.

Floor Area Ratio: Recommend lower FARs to reflect lowered maximum permitted heights.

Lot Consolidation: Recommend existing 2-lot maximum.

Hybrid Light Industrial: This land use is found along Main Street just north of Abbot Kinney. However, we believe that the light industrial character of this area has been compromised over time. Therefore we recommend this area be reclassified as Neighborhood Center as are a number of blocks to the north. We recommend that Light Industrial on Market Street is inappropriate to the character of this unique block.

MTA Bus Garage Site: City Planning proposes 3 stories, 5 stories with undefined bonuses. However, MTA's retained architect proposes up to 7 stories. Recommendation: Three stories and bonuses to 5 stories only with 60% affordable units because this is what is needed and this is a great opportunity to provide it.