

VNC Land Use and Planning Committee

- What are the governing VNC documents you should review?
 - VNC Bylaws
 - VNC Standing Rules
- What are the planning documents you should review?
 - Venice LUP
 - Venice Specific Plan
- What do we do here?
 - Mission Statement: LUPC shall review, take public input, report on and make recommendations of actions to the Board of Officers on any land use and planning issues affecting the community

SUMMARY OF VENICE LOCAL COASTAL PROGRAM (LCP)

- Venice Local Coastal Program (LCP) is comprised of: (1) the Land Use Plan (LUP) and (2) Venice Coastal Zone Specific Plan (VCZSP)
- In 2001, the LUP was certified by the Coastal Commission June 14, 2001; however, its implementing plan (VCZSP) was not. ([Staff Report](#).)
- Coastal Commission staff characterized the purpose of the limits in the LUP “to preserve the visual resources and unique character of Venice, the certified LUP includes policies to protect residential neighborhoods by limiting residential density and building bulks and heights.” ([Staff Report](#))

Development under the Venice LCP

- A property's land use designation, as shown on the certified LUP Map, indicates what type of use and/or intensity of use would be appropriate for the site.
- The policy text of the certified LUP gives general and specific guidance for what is permitted or prohibited within each land use category.
- The property's land use designation also determines the density limit, maximum floor area ratio (FAR), and special development standards that are applicable to the property.
- The VCZSP implements these standards into development guidelines

Example: Height Limit in Oxford Triangle

Venice LUP

(Southeast Venice and Oxford Triangle)

- **Height:** Not to exceed 25 feet for buildings with flat roofs or 30 feet for buildings with a varied or stepped back roof line. (See LUP Policy I.A.1 and LUP Height Exhibits 13-16).

VCZSP

(Oxford Triangle)

- **Height.**
 - R-1 Residential Zone. Venice Coastal Development Projects with a Flat Roof shall not exceed a maximum height of 25 feet Venice Coastal Development Projects with a Varied Roofline shall not exceed a maximum height of 30 feet.
 - C2 Commercial Zone. Venice Coastal Development Projects shall not exceed a maximum height of 30 feet on all C2 zoned lots.

Example: Roof Access Structures

Venice LUP

Roof Access Structures. Building heights and bulks shall be controlled to preserve the nature and character of existing residential neighborhoods. Residential structures may have an enclosed stairway (roof access structure) to provide access to a roof provided that:

- The roof access structure shall not exceed the specified flat roof height limit by more than 10 feet;
- The roof access structure shall be designed and oriented so as to reduce its visibility from adjacent public walkways and recreation areas;
- The area within the outside walls of the roof access structure shall be minimized and shall not exceed 100 square feet in area as measured from the outside walls; and
- All roof access structures shall be set back at least 60 horizontal feet from the mean high tide line of Ballona Lagoon, Venice Canals, Grand Canal and the inland side of the Esplanade (City right-of-way).

VCZSP

In addition to the limitations contained in LAMC Section 12.21.1 B 3, Roof Access Structures shall conform to the following limitations:

- For subareas where there is a specified Flat Roof height limit, Roof Access Structures shall not exceed the Flat Roof height limit by more than ten feet regardless of roof type;
- For subareas where there is no specified Flat Roof height limit, Roof Access Structures shall comply with LAMC Section 12.21.1 B 3;
- Roof Access Structures shall be designed and oriented so as to reduce their visibility from adjacent public walkways and recreation areas;
- The area within the outside walls of the Roof Access Structure shall be minimized and shall not exceed 100 square feet as measured from the outside walls;
- Roof Access Structures shall not exceed the 30 foot height limit within 60 horizontal feet of the mean high tide line of Ballona Lagoon, Grand Canal and the inland side of the Esplanade (City right-of-way);
- In the Venice Canals Subarea, Roof Access Structures shall be set back at least 60 horizontal feet from the mean high tide line of the fronting canal.

Example: Oakwood, Milwood, Southeast and North Venice

Venice LUP

- **Use:** Duplexes and multi-family structures.
- **Density:** One unit per 1,500-2,000 square feet of lot area. Lots smaller than 4,000 square feet are limited to a maximum density of two units.
- **Replacement Units/Bonus Density:** Lots greater than 4,000 square feet can add extra density at the rate of one unit for each 1,500 square feet of lot area in excess of 4,000 square feet on parcels zoned RD1.5, or one unit for each 2,000 square feet of lot area in excess of 4,000 square feet on parcels zoned RD2, if the unit is a replacement affordable unit reserved for low and very low income persons. (See LUP Policies I.A.9 through I.A.16).
- **Yards:** Yards shall be required in order to accommodate the need for fire safety, open space, permeable land area for on-site percolation of stormwater, and on-site recreation consistent with the existing scale and character of the neighborhood.

VCZSP

- **Land Use Limitation.** For lots designated Community Commercial in the Coastal Land Use Plan and located along Rose Avenue, between Seventh and Fourth Avenues, no second floor retail use is permitted.
- **Density (Residential Zones)**
 - R2 Zone. A maximum of two dwelling units per lot shall be permitted on lots less than 5,000 square feet in area. For lots greater than 5,000 square feet in area, one additional dwelling unit shall be permitted for each additional 2,000 square feet of lot area, provided that the dwelling unit is a Replacement Affordable Unit.
 - RD1.5 and RD2 Zones. A maximum of two dwelling units per lot shall be permitted for all lots; provided, however, that where a lot has a lot area in excess of 4,000 square feet, one additional dwelling unit shall be permitted for each additional 1,500 square feet of lot area in the RD1.5 Zone, and one additional dwelling unit shall be permitted for each additional 2,000 square feet in the RD2 Zone, provided the additional dwelling unit is a Replacement Affordable Unit.
 - R3 Zone. (i) Lots located north of North Venice Boulevard and south of Victoria Avenue; lots located south of South Venice Boulevard and north of Harding and Woodlawn Avenues, east of Zeno Place only; and lots located north of Washington Boulevard, and south of Van Buren and Harrison Avenues shall be developed as permitted by the R3 Zone. (ii) All other lots. A maximum of two dwelling units per lot shall be permitted. The lot area per dwelling unit shall not be less than 1,200 square feet. One additional dwelling unit shall be permitted for each additional 1,200 square feet of lot area if the dwelling unit is a Replacement Affordable Unit.

Coastal Development Permit (CDP)

Los Angeles Department of Planning

- Processes CDP application as either VSO or SPP
 - If VSO, Director of Planning issues ministerial determination
 - If SPP, Public hearing before a Zoning Administrator
- SPP decisions are appealable to West Los Angeles Planning Commission
- VNC has authority to send recommendations under City Charter

California Coastal Commission

- Created by [Coastal Act of 1976](#), which allows state commission to regulate coastal development
- Coastal Act prioritizes the public's right to access the shoreline, lower cost visitor and recreational facilities, and ecological resources
- Special protection for Environmentally Sensitive Habitat Areas (ESHA)
- CDPs are also independently appealable to Coastal Commission

Venice Sign Off (VSO)

- If a project is eligible under Section 8.A of the VCZSP, the public official uses forms that are essentially checklists requiring only a determination that the proposed project does or does not meet objective measurement criteria (i.e., maximum height, maximum density, and minimum yard setback measurements)
- These cases are issued a Venice Sign Off (VSO)
- “Projects which comply with the development standards of the VCZSP or which LUPC determines to be *de minimis* shall be placed on the board consent calendar without requiring a LUPC hearing or preparation of a LUPC report.” (VNC Standing Rules, Rule 3)

Project Permit Compliance (SPP)

- Any Venice Coastal Development Project located on a Walk Street.
- Any improvement to an existing commercial or industrial structure that increases the total occupant load, required parking or customer area by 10% or more.
- In the Appealable Area (area between coast and first public road paralleling the sea or within 300 feet of the inland), any Venice Coastal Development Project that consists of:
 - Any new single family unit and not more than two condominium units;
 - Demolition of four or fewer dwelling units;
 - New construction of four or fewer dwelling units.

SPP Findings

“a decision by the Director that a project complies with the regulations of the applicable specific plan, either as submitted or with conditions imposed to achieve compliance” (LAMC Sec 11.5.7.B)

- Project is compatible in scale and character with the existing neighborhood, and that the Venice Coastal Development Project would not be materially detrimental to adjoining lots or the immediate neighborhood
- Project is in conformity with the VCZSP
- Guarantee of Replacement Affordable Units, if any
- Mello Act compliance, if required

What is LUPC's Role?

- Does a project qualify for VSO or is a project *de minimus*?
- If not, does project of comply with VCZSP?
- If not, are the requests variances from VCZSP justified?
- Prepare report and recommendation to VNC Board