

Review of City Planning's Proposed Land Use Parameters with Recommended Changes

VNC's Venice Community Plan and
Local Coastal Program Ad Hoc Committee

Oakwood Subarea Review

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Main Results from Preference Survey

- 92% preferred 3-story buildings or less.
- 64% preferred 3 living units or less (plus ADU).
- No clear preference for building size, but single-family homes $\leq 3,000$ SF were favored (64%). 68% were okay with multi-family buildings $\geq 5,000$ SF.
- 56% preferred more yard space beyond setbacks.
- 82% wanted 4-story building maximum on Rose Ave. and 87% a 3-story maximum on Abbot Kinney Blvd.
- Losing family-sized housing was a concern after safety and homelessness.

Main Points of Public Comments: 1 of 2

- Everyone who attended the meeting agrees that the changes recommended for Oakwood are terrible.
- A FAR of 1.0 and 3 stories proposed for my little street, which is Sixth Avenue, where we have primarily single-story houses--that is egregious. What the city is proposing goes against anything that we have and what Venice should stand for.
- I love the low-income buildings in Oakwood, and the reason those fit in so well into our community is because they do have really large front yard setbacks. They have courtyards. I think those are model projects.

Main Points of Public Comments: 2 of 2

- We are going to be tasked with providing the majority of [RHNA] units, and we already provide the majority of RSOs and affordable units.
- This proposed plan is so unnuanced. It's just like, slam, here, take it Oakwood, you're going to take all the density.
- What I see is institutional racism if they're going to do three lot ties in Oakwood.
- I just want to see us get together and shoot down some of this stuff that seems pretty outrageous, like those bonuses and stuff. So, hopefully we come to a good future for Venice.

On June 6, 2020, after the George Floyd tragedy, Planning sent out a flyer in reference to the Oakwood subarea stating that:

- *"Planning is one of the many factors that play a key role in shaping access to housing, open space, jobs, and overall a healthy quality of life. As land use planners we have both an opportunity and shared responsibility to elevate the importance of inclusion and equity in our practices... "we [at City Planning] have a lot of work to do in reevaluating how we approach our work in order to empower those who have been marginalized by planning practices of the past."*

- Despite the words in 2006, the current Westside Plan is contrary and, in fact, proposes even greater density in the Oakwood subarea.
- Over the last two decades, Planning has systematically abetted the accelerating gentrification of the Oakwood subarea of Venice, ignoring - or not caring - about its history and socio-cultural heritage. By adding density and scale to Oakwood, Planning appears to continue its practice of marginalization and disempowerment to this subarea.
- The Oakwood community opposes the current proposed plan for Oakwood

DENSITY AND SCALE/HEIGHT FOR EACH NEW CITY PLANNING'S LAND USE CATEGORY

Land Use Name	Density	Scale/Height	Notes
Residential:			
Low	1-2 Dwelling Units/Lot	1 - 2 Stories	Mainly single-family homes
Low Medium	1-2 Dwelling Units/Lot	1 - 2 Stories	Duplex to small-scale apartments
Low Neighborhood	1 Dwelling Unit/1,500 SF of Lot	1 - 2 Stories	May incorporate corner store, etc., adjacent to commercial
Medium	1 Dwelling Unit/800 SF of Lot	≤ 3 Stories	Larger apartment buildings
Medium Neighborhood	1 Dwelling Unit/800 SF of Lot	≤ 3 Stories	May incorporate corner store, etc., adjacent to commercial
Commercial (Mixed-Use):			
Neighborhood Center	800 SF/Living Unit	≤ 3 Stories	Includes smaller businesses Pedestrian-oriented
Village	800 SF/Living Unit	≤ 5 Stories	Includes restaurants, small offices
Community Center	400 SF/Living Unit	3 - 5 Stories	Broad range of activity Along commercial corridors
Regional Center	400 SF/ Living Unit	5 - 8 Stories	None in Venice
Other			
Light Industrial	Dwellings Not Allowed	≤ 3 Stories	Limited work/live possible
Hybrid Industrial	400 SF/ Living Unit	3 - 5 Stories	Limited residential

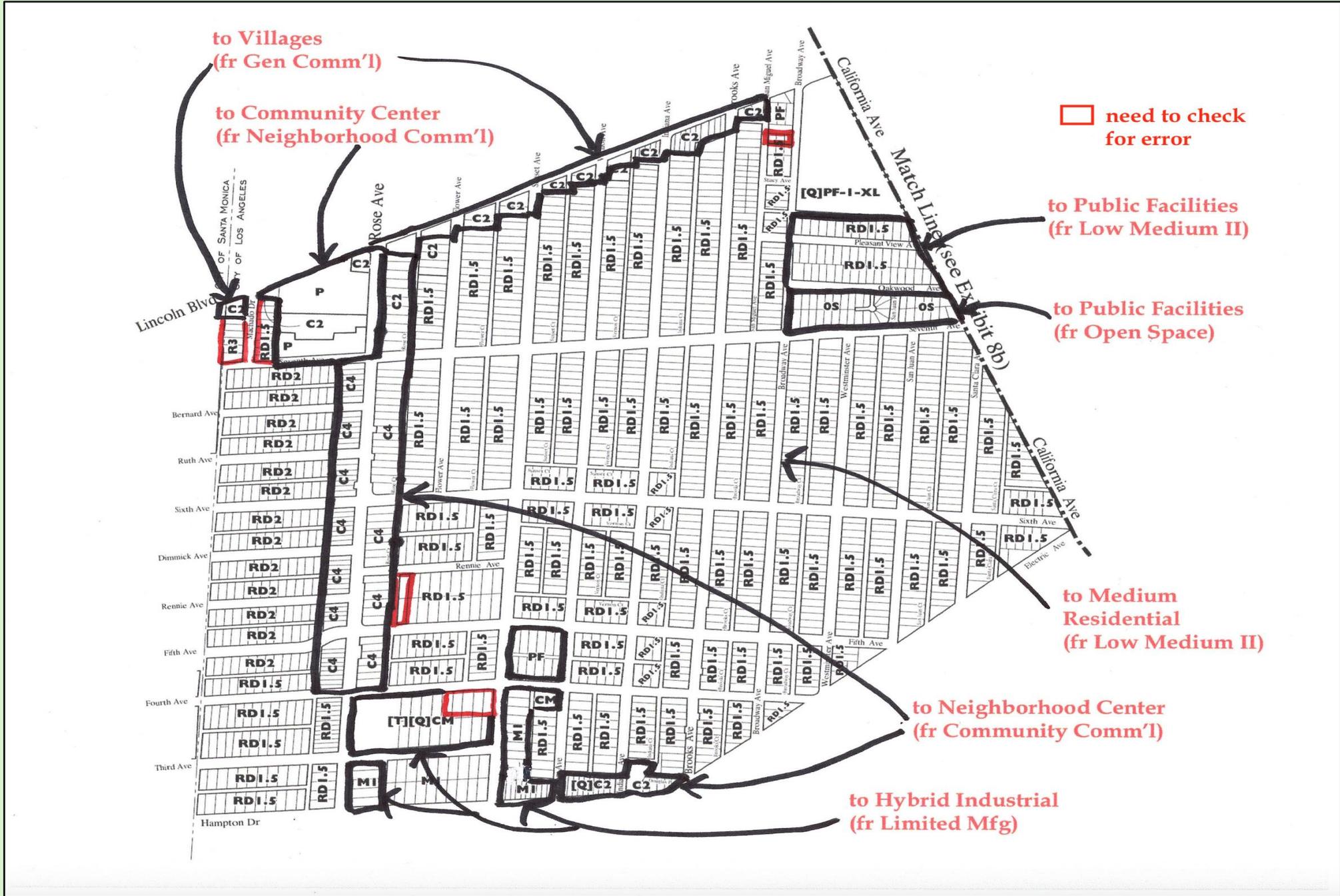
Residential

Commercial
(Mixed-Use)

Industrial

Interpreted by: VNC Community Plan/Local Coastal Program Ad Hoc Committee

PLANNING PROPOSAL FOR OAKWOOD SUBAREA



Proposed Changes from Existing Designation

Previously for lots zoned RD1.5 (yellow):
Density: 2 DUs if lot \leq 4,000 SF, +1 DU/1,200 SF
Example: 5,200 SF lot = **3 DUs** (plus bonuses)

Proposed City Planning for same lots (orange)
Density: 1 DU/800 SF of lot
Example: 5,200 SF lot = **6 DUs** (plus bonuses)

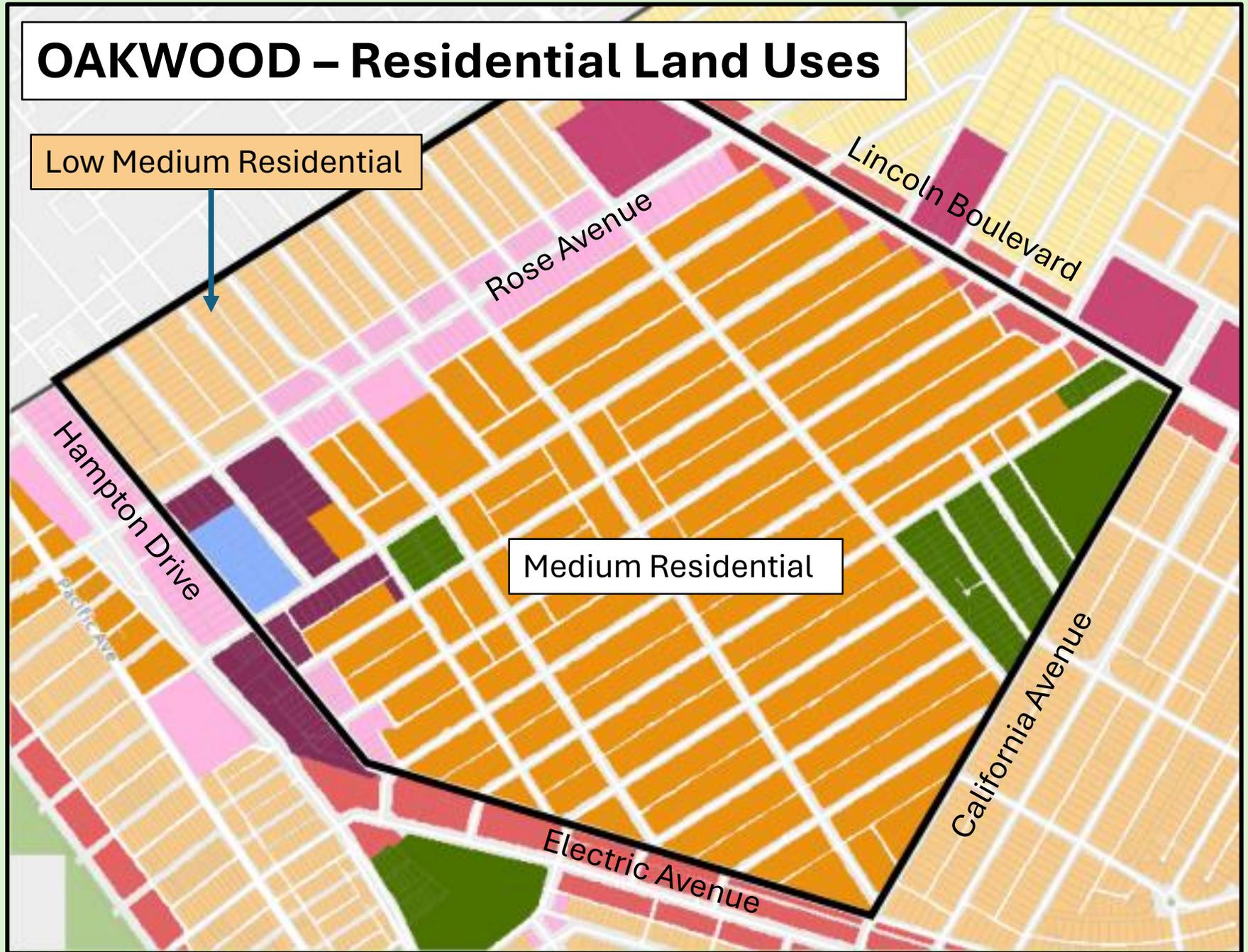


OAKWOOD – Residential Land Uses

Low Medium Residential



Medium Residential



Other Related Issues to Be Addressed:

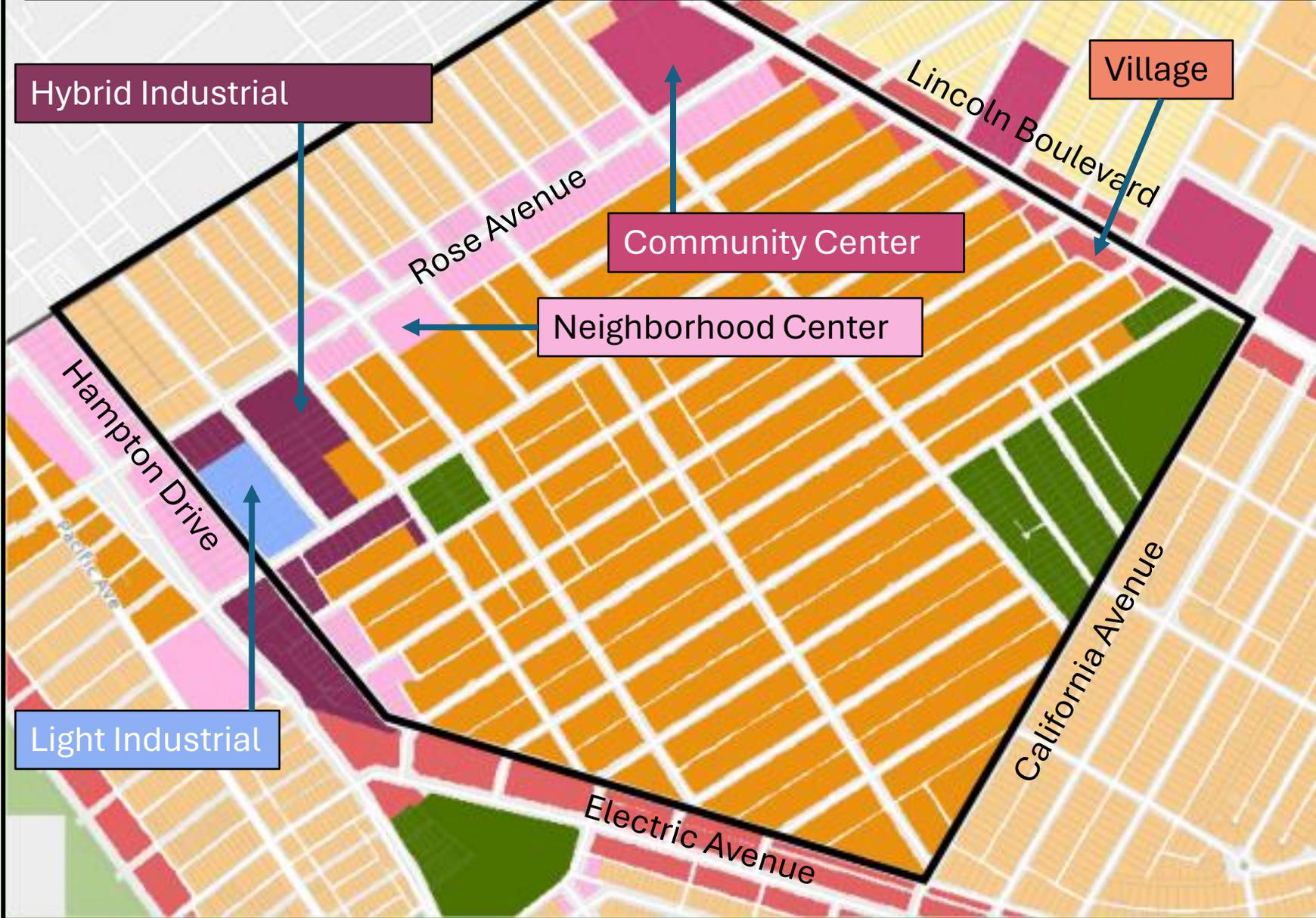
- Protection of RSO Housing:
 - This Committee is committed to the protection of RSO tenant rights. It will be part of any recommendations to the VNC.
 - Coastal Commission has ruled multiple times against converting a multi-family lot to a single-family home even with an ADU in the Venice Coastal Zone.
- Housing Element:
 - At this point, the Committee is focused on responding to City Planning's proposed land use changes. Any discrepancies with City Planning's Housing Element plans will be addressed later.

Residential Land Uses - Proposed, Existing, and Recommended Changes

Note: No recommended change means City Planning's proposal is acceptable.

Subarea	Oakwood	
Factor Residential Type	Low Medium Residential (north of Rose Avenue)	Medium Residential Change back to Low Medium Residential
Zoning	RD2-1	RD1.5-1
Density - DU/Lot (excluding ADUs)	1 DU/1,500 SF of lot 2 DU ≤ 4,000 SF 1 DU/2,000 SF above 4,000 Stay with existing	1 DU/800 SF of lot 2 DU ≤ 4,000 SF of lot 1 DU/1,500 SF above 4,000 Stay with existing
Maximum Height:	3 Stories (no bonus) 25' flat roof/30' sloped 2 Stories 25' flat roof/30' sloped	3 Stories (no bonus) 25' flat roof/30' sloped 2 Stories 25' flat roof/30' sloped
Floor Area Ratio (FAR):	1 (1.5) None 0.55 for SFR (no bonus) 0.75 (1.0) for MFR	1 (1.5) None 0.55 for SFR (no bonus) 0.75 (1.25) for MFR
Lot Coverage:	40%	40%
Lot Consolidation:	3 2 only for MFR project	3 2 only for MFR project

OAKWOOD – Commercial (Mixed-Use) Land Uses



Commercial Land Uses - Proposed, Existing, and Recommended Changes

Note: No **recommended change** means City Planning's proposal is acceptable.

Subarea	Oakwood				
Factor Commercial Type	Neighborhood Cntr. (along Rose Avenue)	Villages (along Lincoln Blvd.)	Community Center (Lincoln north of Rose)	Hybrid Industrial (SW of 4th & Rose)	Light Industrial (Hampton at Sunset)
Zoning	C4-1, R3-1, M1-1	[Q]C2-1-CDO	[Q]C2-1-CDO	CM-1, [T][Q]CM-1, M1-1	M1-1
Density - SF/LU	800SF/LU None	400SF/LU None	400SF/LU None 800 SF/LU	800 SF/LU None	LUs not allowed None
Maximum Height:	3 Stories (5 Stories) 25' flat/30' sloped 3 Stories, 33' (4 Stories, 44')	3 Stories (5 Stories) 25' flat/30' sloped 3 Stories, ≤33' (5 Stories, ≤55')	3 Stories (8 Stories) 25' flat/30' sloped 3 Stories, ≤33' (5 Stories, ≤55')	3 Stories (5 Stories) No limit 3 Stories, ≤33' (4 Stories, ≤45')	3 Stories (5 Stories) No Limit 3 Stories (no bonus)
Floor Area Ratio (FAR):	1.5 (3) 1.25 (1.5)	1.5 (3) 1.25 (2.0)	1.5 (5) 1.25 (2.0)	1.5 (3) 1.25 (2.0)	1.5 (3) 1.25 (2.0)
Lot Coverage:	60%	60%	60%	60%	65%
Lot Consolidation:	2	3	2	2	2

Recommended Changes in Brief:

Residential Land Uses:

- Changed “Medium Residential” land uses to “Low Medium Residential”.
- Limited height limit to 2 stories and 25’ flat roof/30’ sloped roof.
- Lowered FARs more for future single-family projects than for multi-family projects.
- No lot consolidation for single-family residences.

Commercial (Mixed-Use) Land Uses:

- Lowered Neighborhood Center and Hybrid Industrial height limits to 4 stories (44’).
- Lowered FAR’s to conform to lowered height and preferences.
- Limited lot coverage to 60% to allow front yard landscaped setbacks.

END