

Venice Community Plan and Local Coastal Program Update

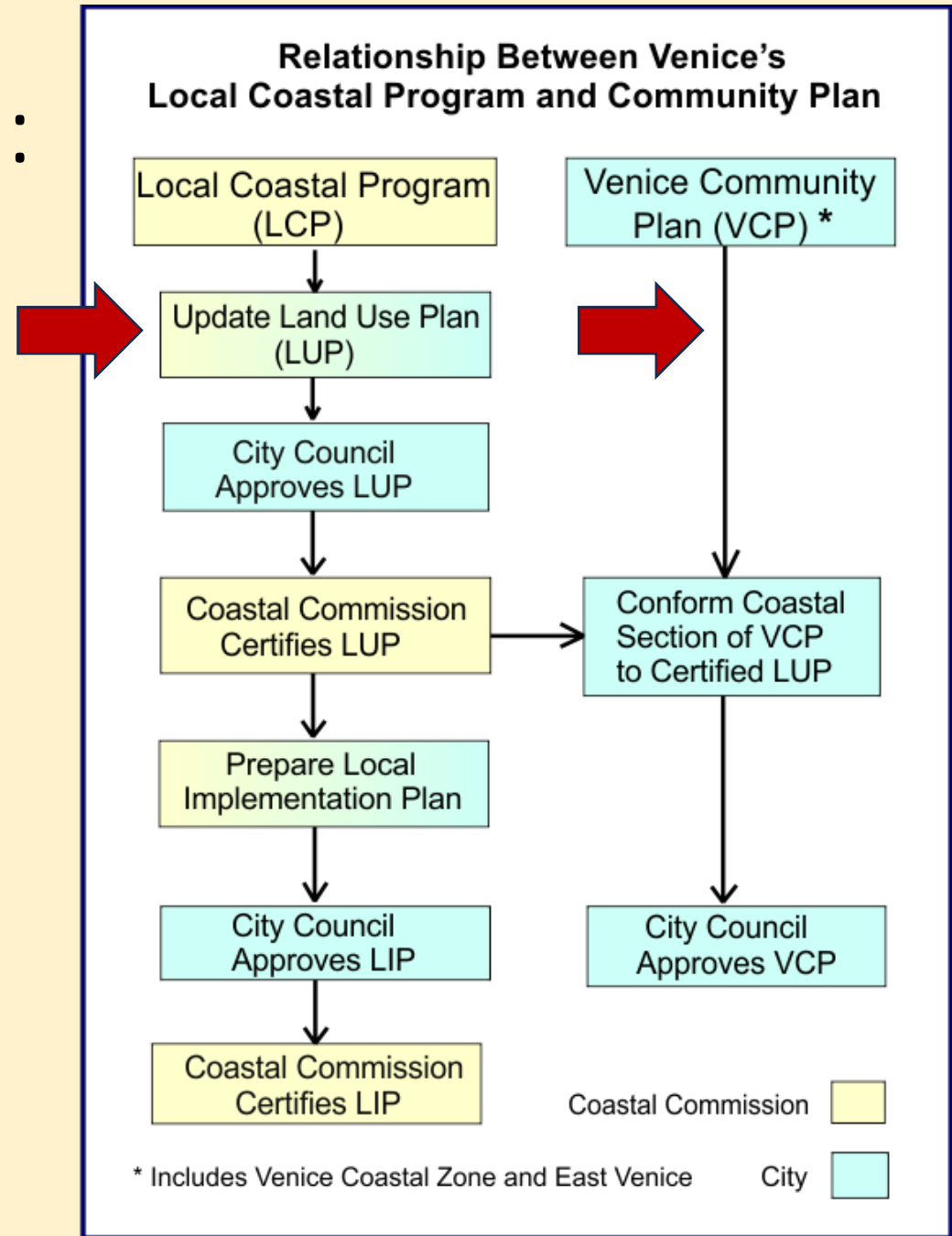
**NORTH VENICE
PUBLIC MEETING – FEBRUARY 12, 2024**

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 will take down for each speaker the points you make.
- Please fill out the Preference Survey during this meeting and return it to us.

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 Venice Land Use Plan update is also in process.



Steps in This Process

- Introductory explanation of process, schedule, and Survey.
- **Weekly neighborhood-by-neighborhood public meetings for public input. (thru March 11th)**
- “Preference Survey” at meetings and on-line through VNC’s email list.
- Summary of Findings. (March - April)
- Draft Report for Public Review & VNC approval. (April - May)



Proposed RESIDENTIAL Zoning Changes



 Medium Neighborhood Residential

Proposed new zoning Medium Neighborhood Residential, max 3 stories (5 w/bonus) & FAR of 1.25 (1.75 w/bonus), base density 400 units (must be error)

Ven 14:

Only change for Residential in North Venice Subarea is:

On N. Venice Blvd, the block between Dell and Mildred & the block surrounded by Rialto, Grand & Alhambra Court.

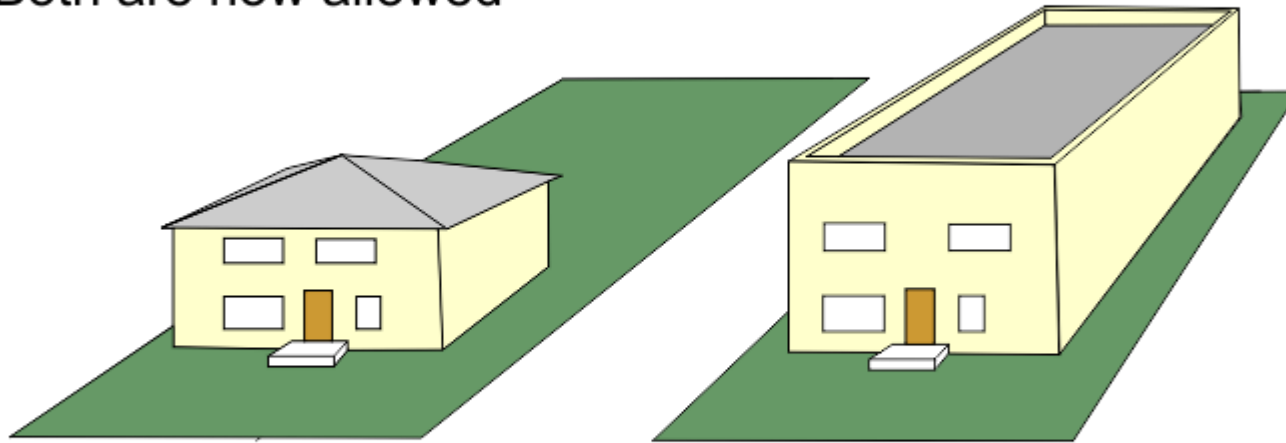
On S. Venice Blvd, the block between Dell and Eastern Court & the block between Washington Way and Alhambra Court.

Existing zoning Multi-Family Residential Medium, max 30' flat roof, 35' stepped back/varied roof, density 1 unit/1,200 SF lot area plus density bonus.

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

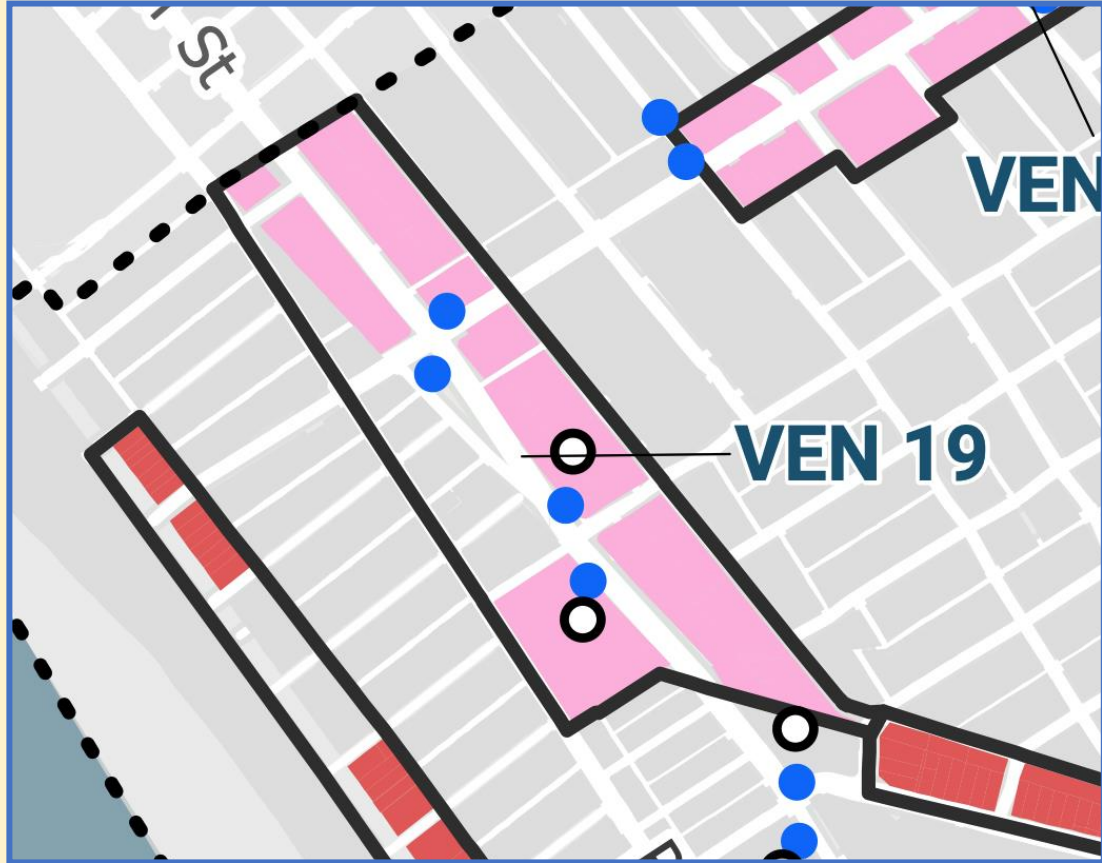


2,000 SF
FAR = .42

5,000 SF
FAR = 1.04

FAR is one way to limit size of buildings.


Proposed COMMERCIAL Zoning Changes



VEN 19: Pink areas on Main St, from Santa Monica border to Thornton on west side of Main and up to but not including corner lot on Brooks and Abbot Kinney on E. side of Main. Existing zoning Limited Industry, max 30' flat roof, 35' stepped back/varied roof



VEN 18: Pink areas on N. & S. Venice Blvd between Pacific Ave and Speedway Alley. Existing zoning Multiple Family Residential Medium, Low Medium II & Artcraft

 **Neighborhood Center**

Proposed new zoning Neighborhood Center, max 3 stories (5 w/bonus), FAR of 1.5 (3 w/bonus), Base density 8 units


Proposed INDUSTRIAL Zoning Changes



VEN 19: Maroon area on east side of Main, from Sunset up to but not including corner lot on Brooks and Abbot Kinney. Existing zoning Limited Industry, max 30' flat roof, 35' stepped back/varied roof. Conflicts with proposed commercial zoning in same area.



VEN 29: Market St between Speedway & Pacific, both sides. Existing zoning Limited Industry, max 30' flat roof, 35' stepped back/varied roof.

 Hybrid Industrial

Proposed new zoning Hybrid Industrial, max 3 stories (5 w/bonus), FAR of 1.5 (3 w/bonus), Base density 8 units

The End