

Venice Community Plan and Local Coastal Program Update

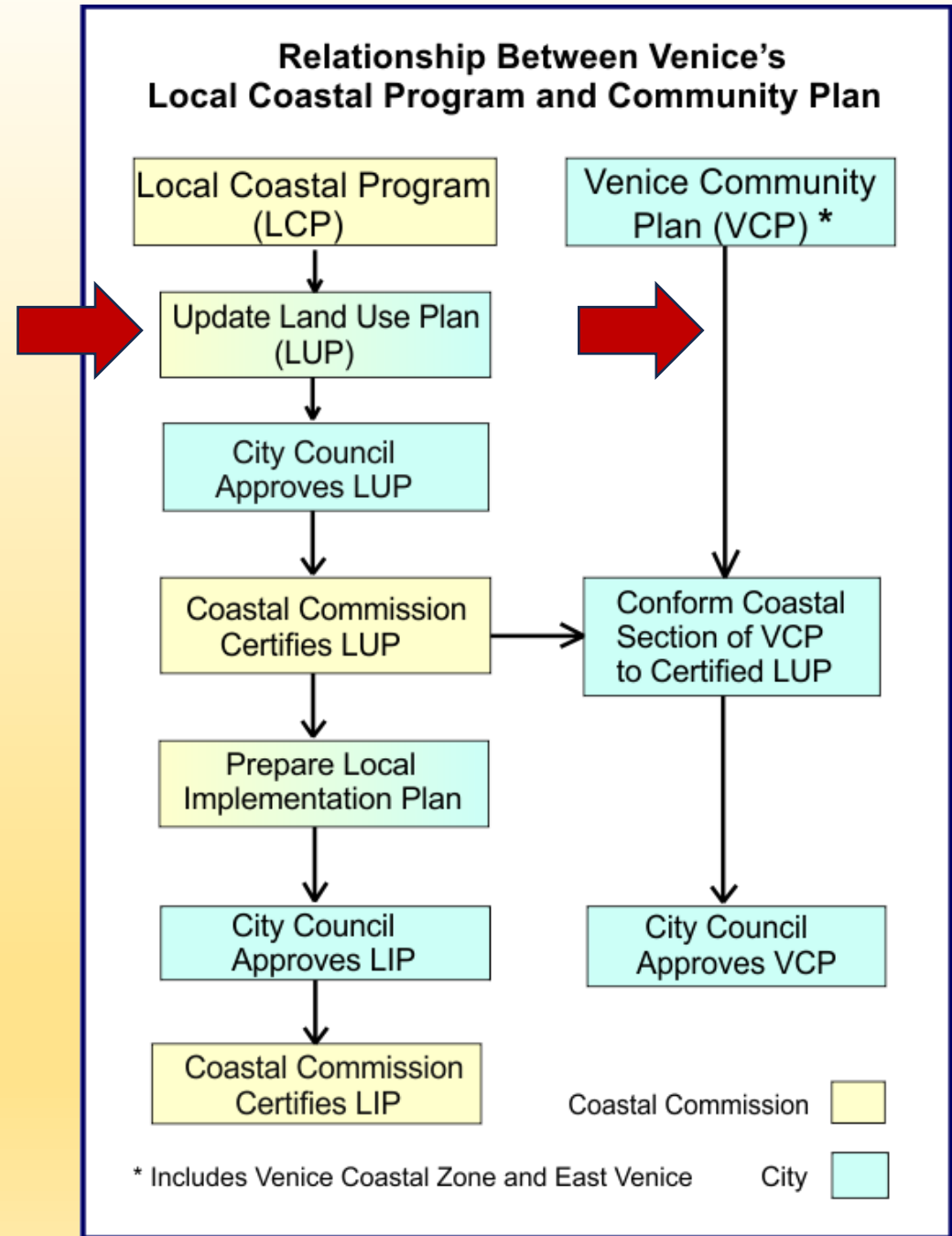
**OAKWOOD & MILWOOD
PUBLIC MEETING – FEBRUARY 26, 2024**

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

- The purpose of this meeting is to obtain 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 during this meeting and turn it in before leaving.

Steps in Updating The Plans:

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



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 Results Report for Public Review & VNC approval. (April - May)



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.

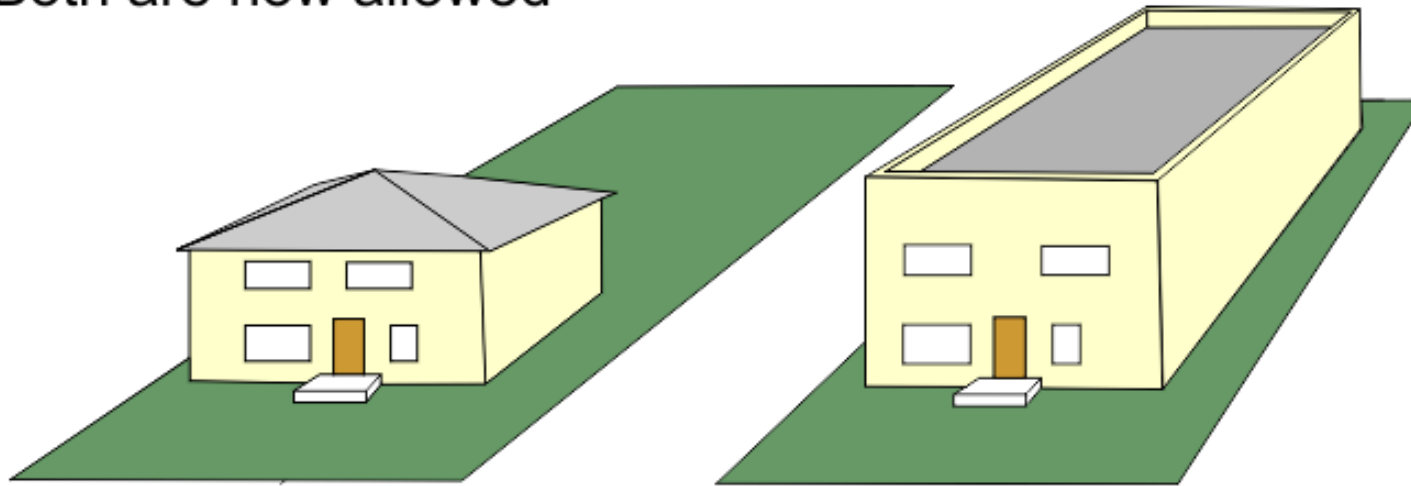
Minimum Affordable units depend on the type of project and chosen incentives, but generally at least 5% of units for very-low-income households, or 10% for lower or moderate-income.

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

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



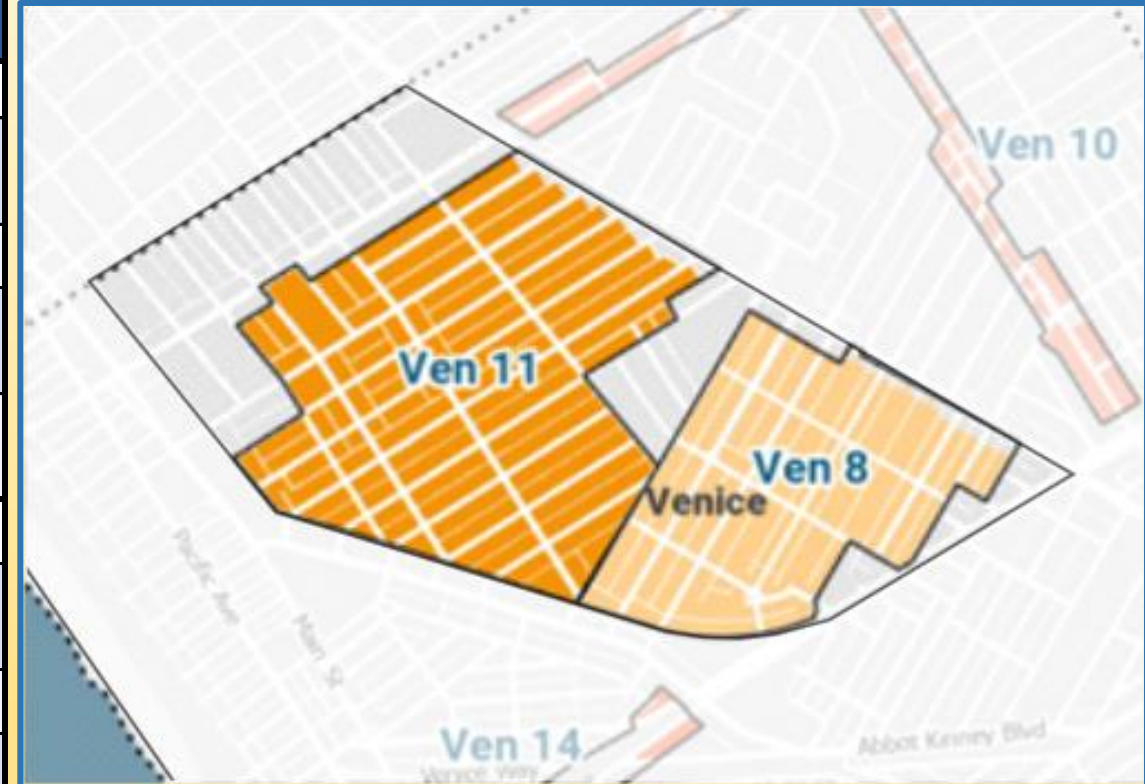
2,000 SF
FAR = .42

5,000 SF
FAR = 1.04

FAR is one way to limit size of buildings.

City Planning's Proposed **Residential** Land Use Changes

	Existing	Proposed	Proposed w/bonus
VEN 8 - Milwood			
Height	25' flat or 30' sloped roof 28' on walk streets	3 stories	4 stories
FAR	None	1	1.25
Base Density	1 unit/2,500 SF 2 units if lot <5,000 SF	1 unit/1,200 SF	
Lot Consolidation	2 lots	?	
VEN 11 - Oakwood (upzoned from Low Medium to Medium)			
Height	25' flat or 30' sloped roof	3 stories	4 stories
FAR	None	1	1.25
Base Density	2 units if lot, 4,000SF, 1 unit/1,500SF over 4,000SF	1 unit/800 SF	
Lot Consolidation	up to 3 lots	?	

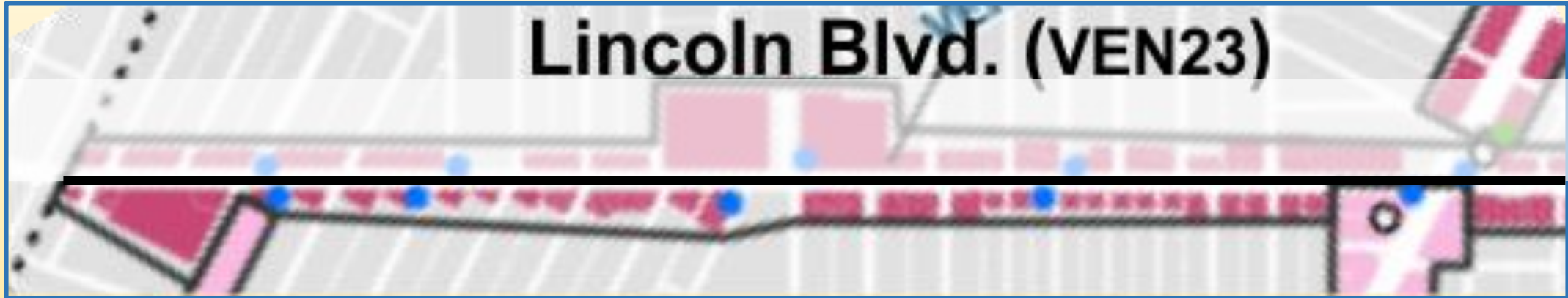


City Plannings Proposed **Rose Avenue** Commercial Changes



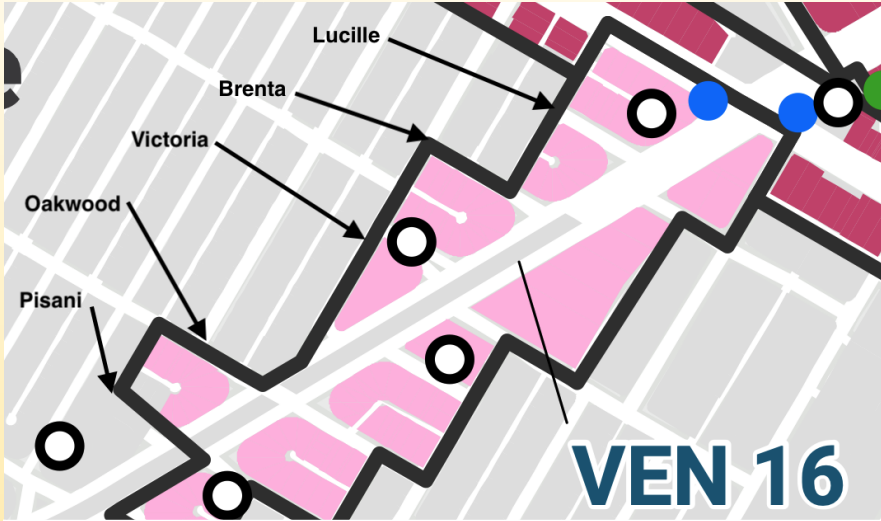
	Existing	Proposed	Proposed w/bonus
VEN 15 - Rose Avenue (Lincoln Boulevard to 4th Street)			
Height	25' flat or 30' sloped roof	3 stories	5 stories
FAR	0.5 to 1.5 dependng on use	1.5	3.0
Base Density	1 unit /800-1,200 SF if mixed-use	1 unit/800 SF	
Lot Consolidation	more than 2 if conforms to scale and character	?	

City Planning's Proposed Lincoln Blvd. **Commercial** Changes



	Existing	Proposed	Proposed w/bonus
VEN 23 - Lincoln Boulevard (upzoned from General Commercial to Community Center)			
Height	25' flat or 30' sloped roof	6 stories	8 stories
FAR	0.5 to 1.5 dependng on use	3.5	8.0
Base Density		1 unit/400 SF	
Lot Consolidation	more than 2 if conforms to scale and character	?	

City Planning Proposed **Residential to Commercial** Zoning Changes

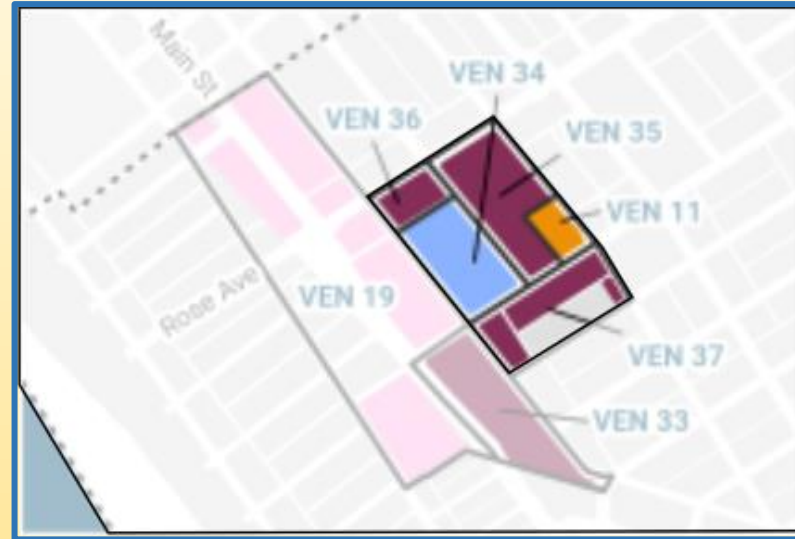


Neighborhood Center includes uses that serve needs of residents and employees.

Characterized by pedestrian-scale commercial development. Mix of residential and commercial uses, such as local businesses and services.

Existing				Proposed	Proposed w/bonus
<u>VEN 16 – Venice Blvd (Lincoln Blvd to Pisani Place)</u>					
Height (all 3 areas same)	25' flat/30' sloped			3 stories	5 stories
3 areas existing:	<u>Low Medium I</u>	<u>Medium</u>	<u>General Comm'l</u>		
FAR	none	none	.5 to 1.5	1.5	3.0
Base density	1 unit per 2,500 SF < 5,000 SF max 2 units	One unit per 800-1,200 SF	1 unit per 800 SF	1 unit per 800 SF	
Lot consolidation	2 lots	2 lots	More than 2 if conforms to scale and character		

City Planning's Proposed **Light Industrial** Land Use Changes



	Existing	Proposed	Proposed w/bonus
VEN-35, 36, 37 - 2nd St. to 4th St., Rose Ave to Vernon Ave.			
(Upzoned from Light Industrial to Hybrid Industrial)			
Height	25' flat or 30' sloped roof	3 stories	5 stories
FAR		1.5	3
Base Density		1 unit/800 SF if mixed use	
Lot Consolidation		?	?