

Venice Community Plan and Local Coastal Program Update

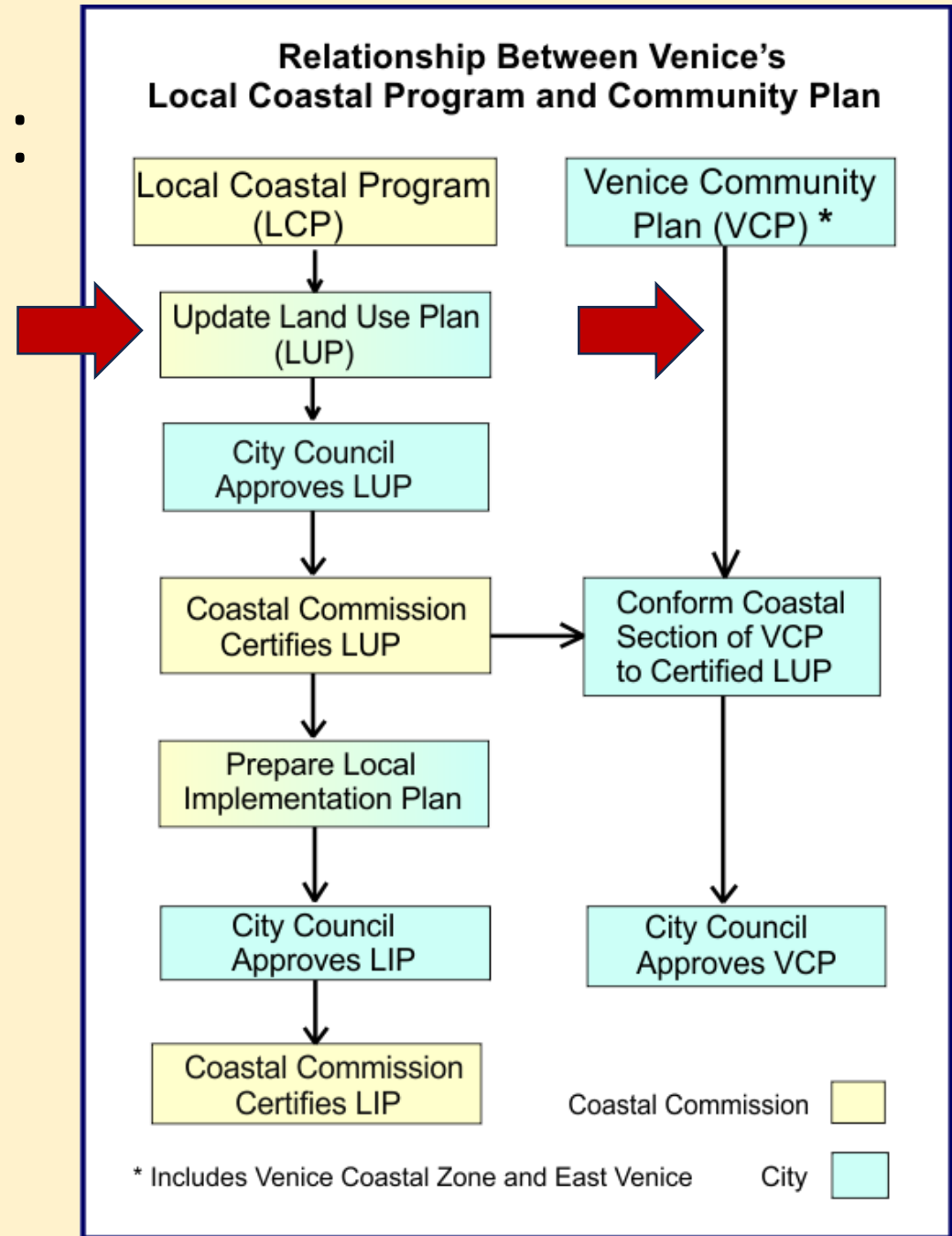
**SOUTHWEST VENICE & VENICE CANALS
PUBLIC MEETING – FEBRUARY 7, 2024**

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.
- You may fill out the Preference Survey now, during this meeting, or on-line at home in February. Please fill out the Survey only once.

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 a 25-person Advisory Group on all Westside Los Angeles community plans.
- The VNC wants to obtain stakeholder feedback and opinions as a basis for its input into the City's planning process.



Steps in This Process

- Introductory explanation of process, schedule, and Survey. (Jan 10th & 17th)
- **Weekly neighborhood-by-neighborhood public meetings for public input. (Jan 24th–March 11th)**
- “Preference Survey” (on-line through VNC’s email list) and at meetings.
- Sharing of Findings. (April)
- Draft Recommendations for Public Review & VNC approval. (April - May)



Existing Zoning of Venice Specific Plan and Land Use Plan

Height Limits:

Southwest Venice:

25' with flat roof

30' with sloped roof

Venice Canals:

30' with additional setback requirements

Density Limits (exc. ADUs):

SFR = 1 unit

MFR:

2 units if lot <4,000 SF

MFR-Med: 1 units/1,200 SF

No Floor Area Ratio (FAR) Limits

Land Use Plan includes mass, scale and character protections and yard requirements.



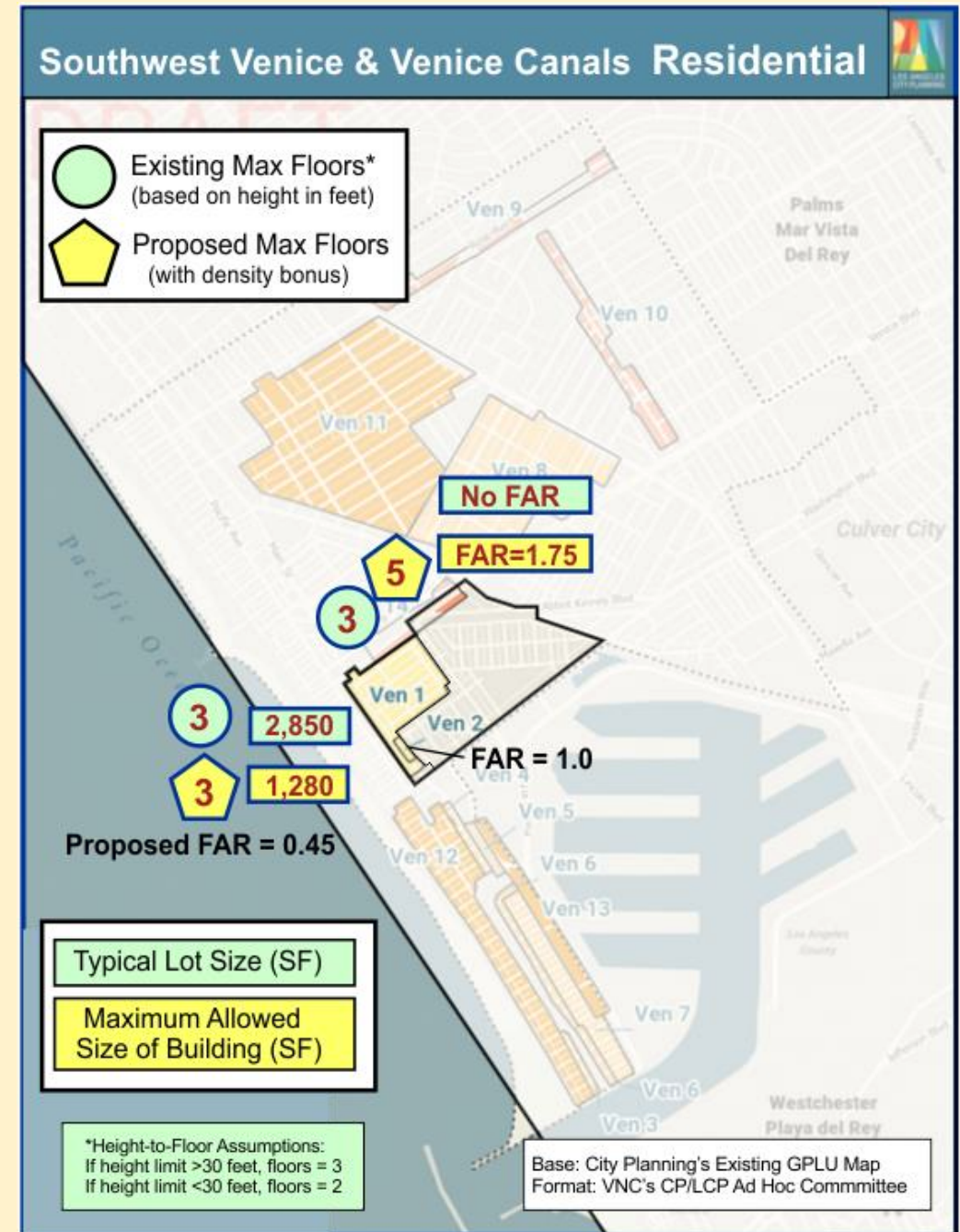
Proposed Residential Zoning Changes

Venice Canals:

- Height limit rises to 33' (three floors)
- New FAR = 0.45(?)
- New FAR = 1.0 along a portion of east side of Grand Canal

Southwest Venice:

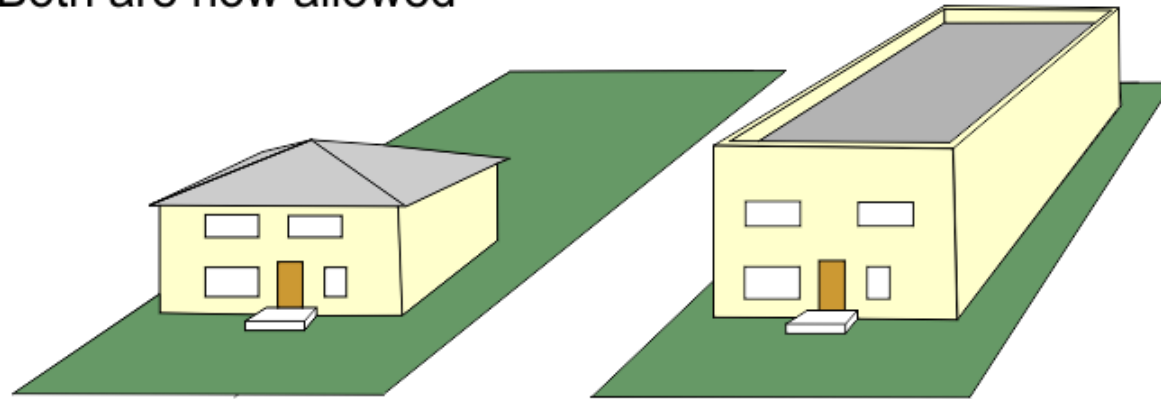
- Along south Venice, height limit increases to 5 floors and an FAR= 1.75
- **No FAR is shown in SFR-Low area but needs to be.**



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



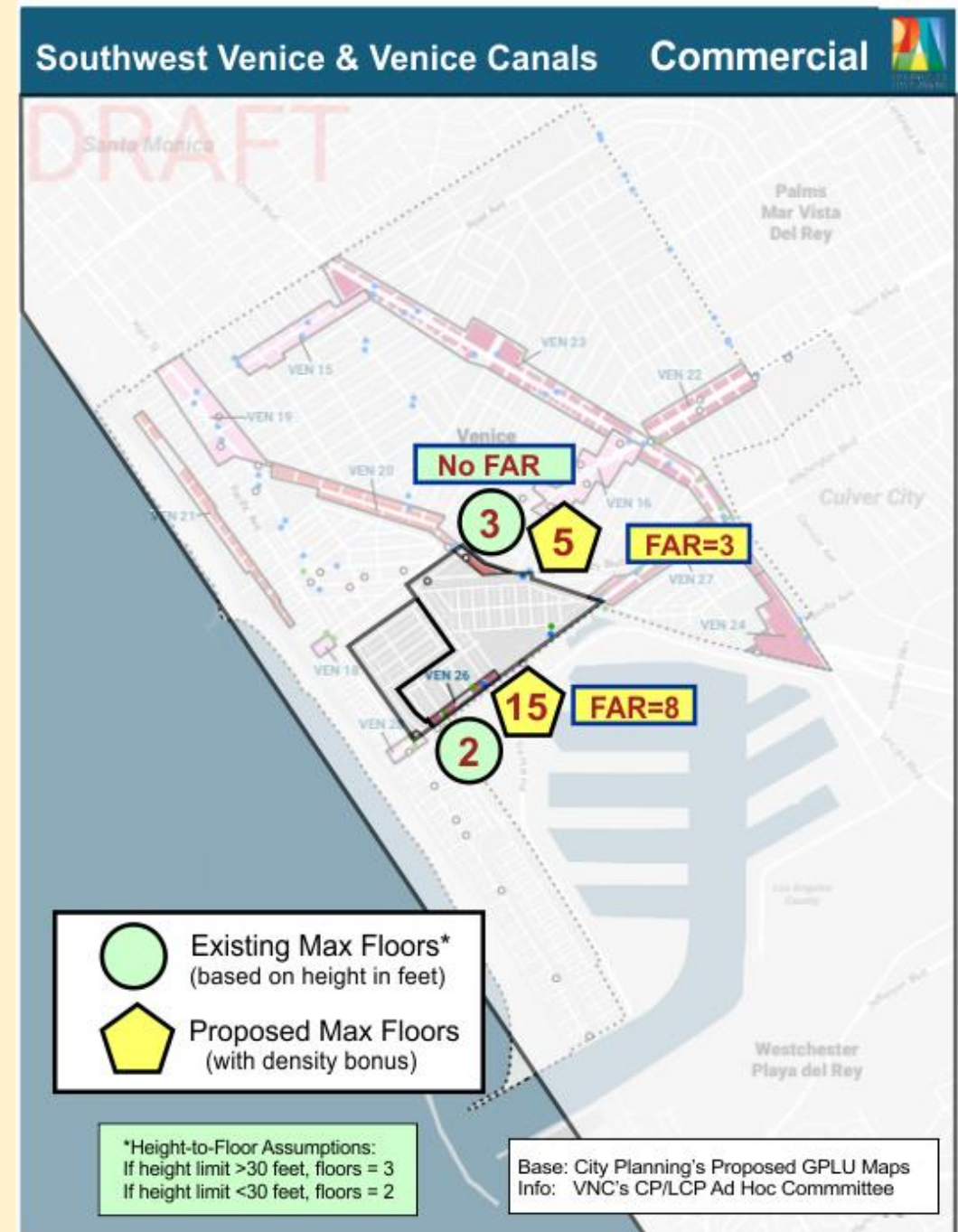
2,000 SF
FAR = .42

5,000 SF
FAR = 1.04

FAR is one way to limit size of homes.
FAR is used in City's Mansionization Ordinance.

Proposed **Commercial** (Residential/Commercial) Zoning Changes

- 5-story building heights (with bonus) along Abbot Kinney Blvd. south of Venice Blvd. to Washington Way. FAR=5.
- 15-story building heights (with bonus) along Washington Blvd. between Ocean Ave. and Strong Ave. FAR=8.



This building is in this section of Venice and is 11(?) stories.

It is a mixed-use residential/commercial structure.



Summary

Existing Situation:

- All land uses limited to 30' in height
- No Floor Area Ratios (FARs)



Proposed Changes:

- Height limits raised for Commercial land uses and within Canals (to 33').
- FAR limits set for Commercial land uses.
- FAR limits set for Venice Canal and multi-family-zoned properties.
- No FAR limits established for SFR-Low land uses!

The End

Existing Zoning

Mostly Single-Family Residential:

- Yellow area is zoned “SFR Low”
- There are small areas of SFR-Low Medium I (tan).
- Venice Canal (light orange) area is zoned “SFR – Low Medium II.
- There is MFR (orange) zoning along parts of south Venice Boulevard.
- And there is higher-density MFR-Community Commercial (red) zoning along parts of Washington Boulevard.

