

Venice Community Plan and Local Coastal Program Update

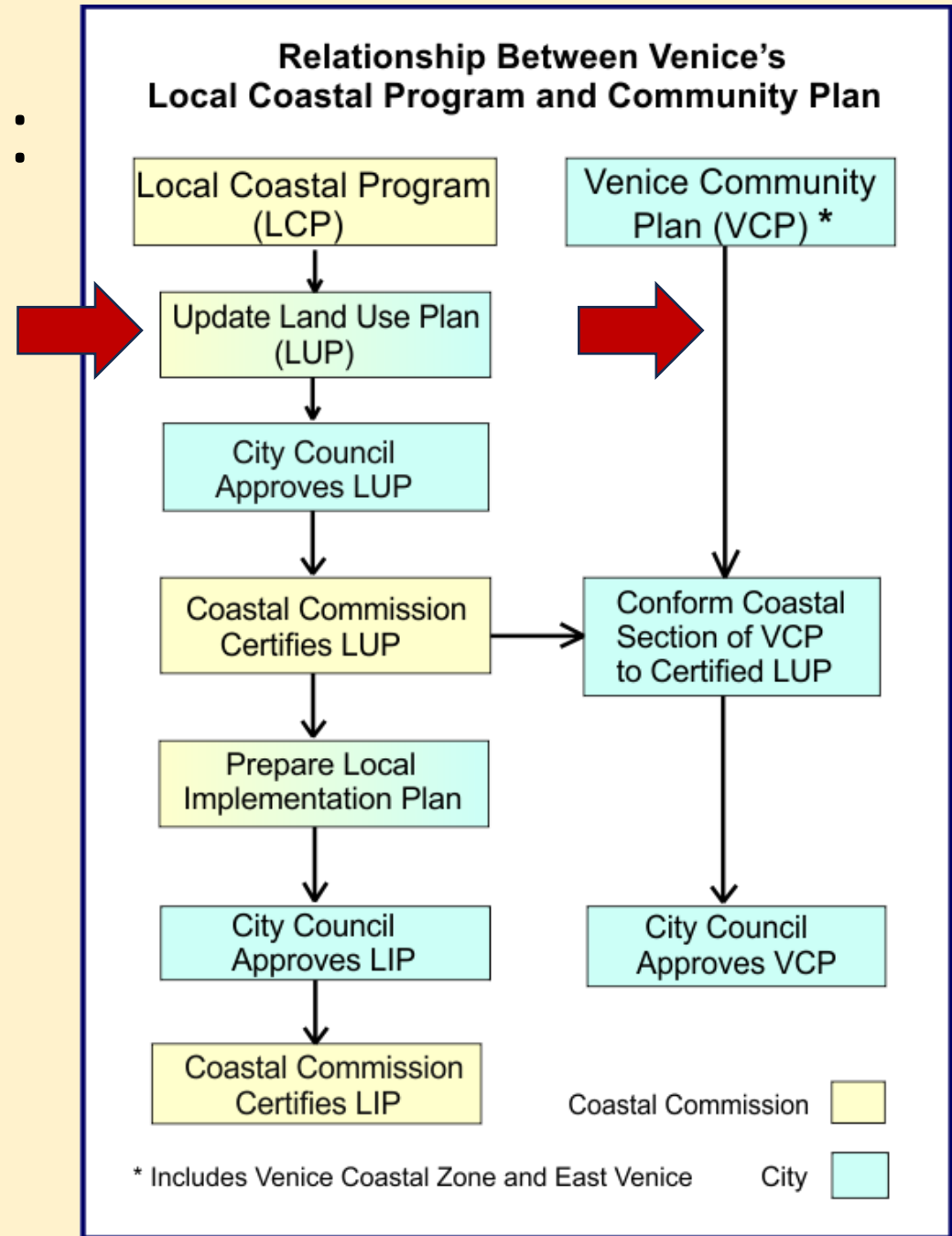
**NORTH VENICE
PUBLIC MEETING – FEBRUARY 12, 2024**

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.
- 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 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 in late February.
- Sharing of Findings. (March - April)
- Draft Recommendations for Public Review & VNC approval. (April - May)



Existing Zoning of Venice Specific Plan and Land Use Plan

Height Limits:

30' with flat roof

35' with sloped roof

Density Limits (exc. ADUs):

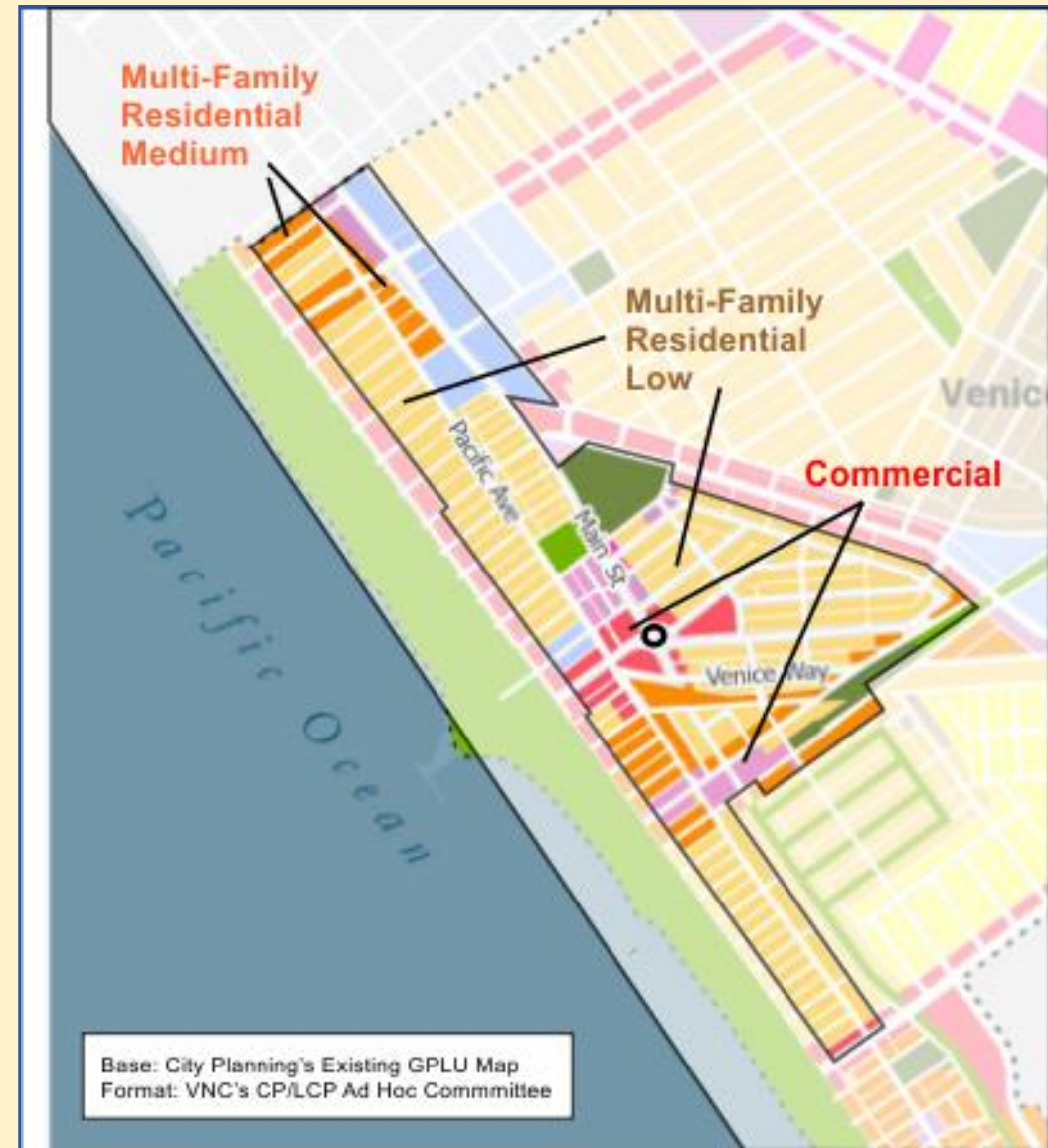
2 units if lot <4,000 SF

MFR-Low: 1 unit/1,500-2,000 SF

MFR-Med: 1 units/1,200 SF

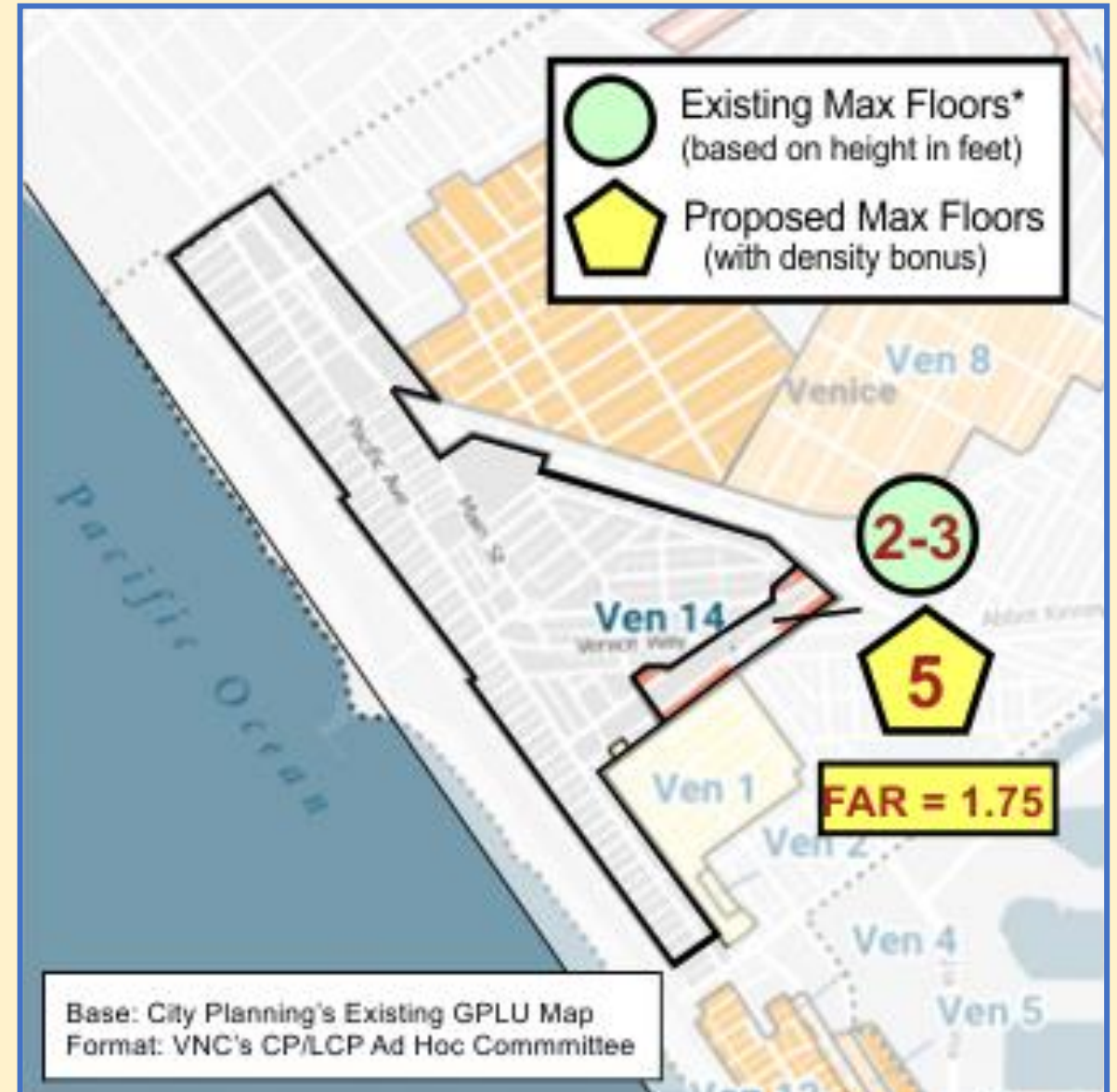
No Floor Area Ratio (FAR) Limits

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



Proposed Residential Zoning Changes

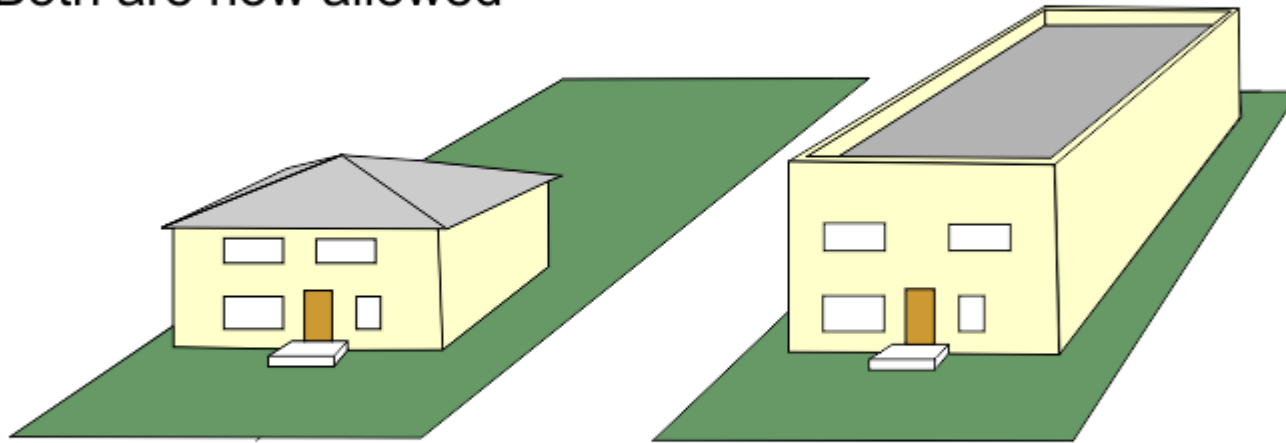
- Only change is along Venice Blvd between Abbot Kinney Blvd and Dell Avenue, both sides
- New FAR limit of 1.75 there.
- No FARs shown for the rest of North Venice zoned MFR.



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** (Residential/Commercial) Zoning Changes

- 5-story building heights (with bonus) along Main Street to Abbot Kinney Blvd. FAR=3.
- 5-story building heights (with bonus) along S. Venice Blvd between Pacific Ave and Washington Blvd. FAR=3.



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

- 5-story building heights (with bonus) along Main Street to Abbot Kinney Blvd. FAR=3.
- 5-story building heights (with bonus) on Market St. between Speedway and Pacific Ave, both sides. FAR=3.



Summary

Existing Situation:

- All land uses limited to 35' in height
- No Floor Area Ratios (FARs)



Proposed Changes:

- Height limit raised for Commercial and Industrial land uses to 5 stories. FAR=3.
- Height limit raised for Venice Blvd MFR properties to 5 stories. FAR =1.75
- No FAR limits established for other MFR land uses.

The End