

Venice Community Plan and Local Coastal Program Update

**OCEAN FRONT WALK &
ABBOT KINNEY BOULEVARD**

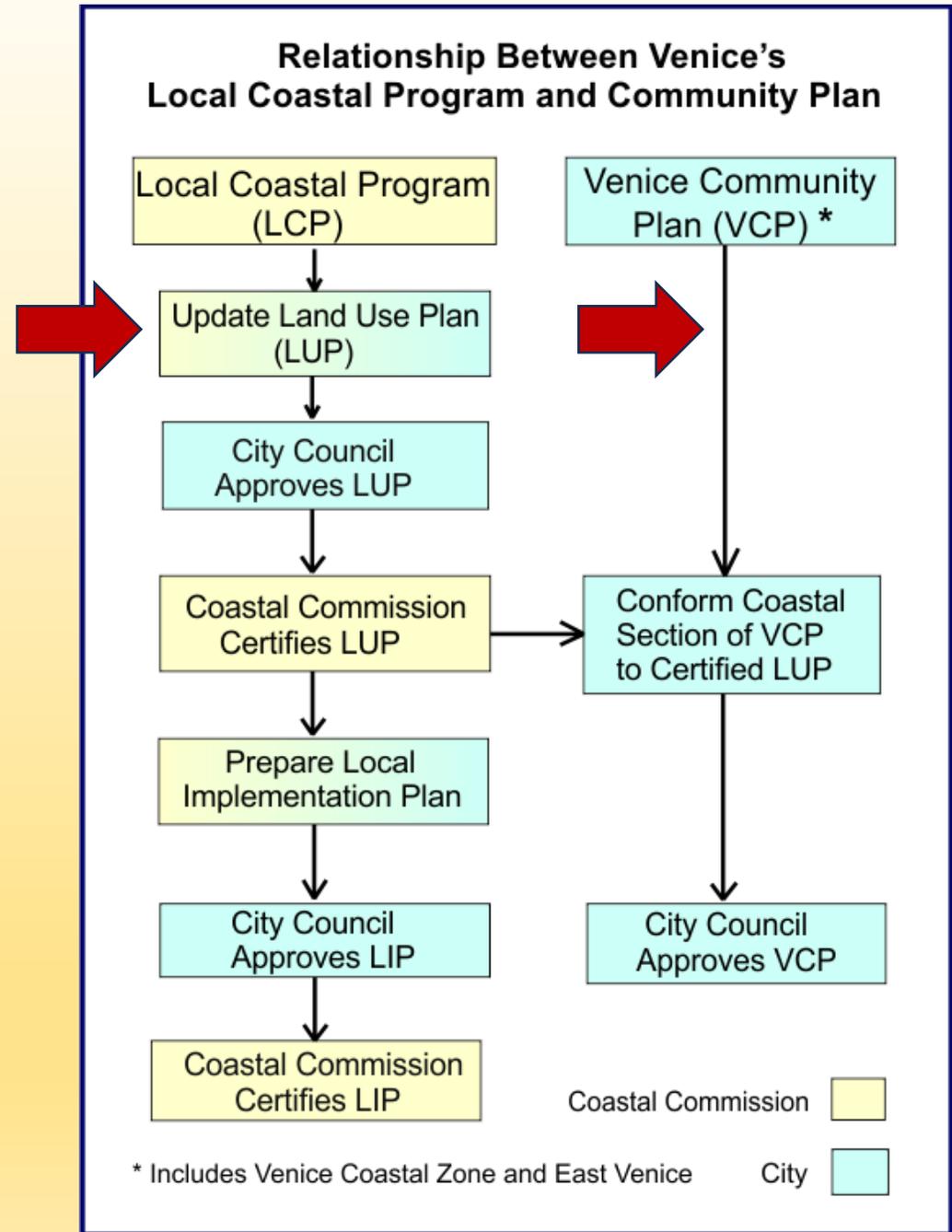
PUBLIC MEETING – MARCH 11, 2024

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. Thanks.

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.

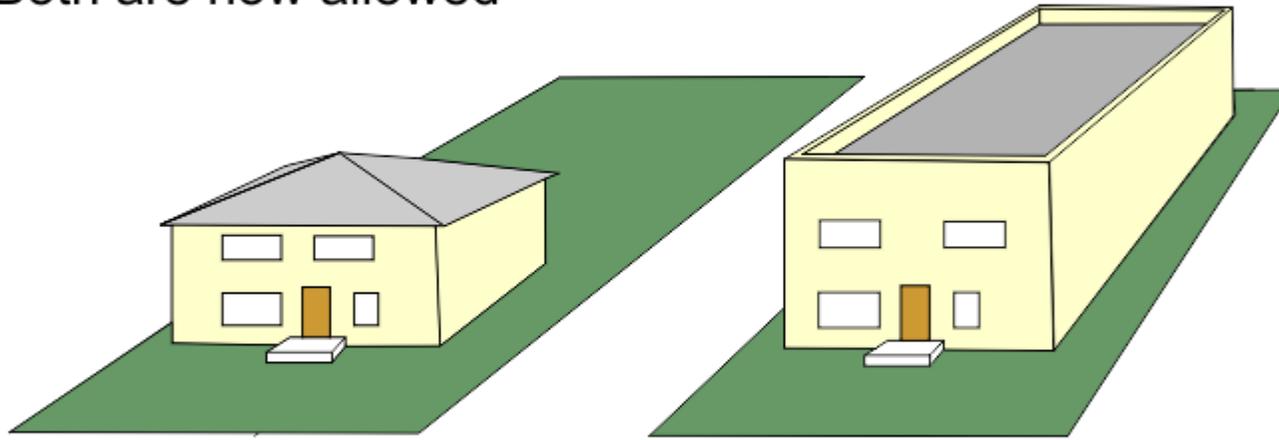
Minimum Affordable units depend on the type of project and chosen incentives, but generally at least 5% of units for very-low-income households, or 10% for lower or moderate-income.

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

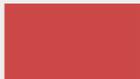
5,000 SF
FAR = 1.04

FAR is one way to limit size of buildings.

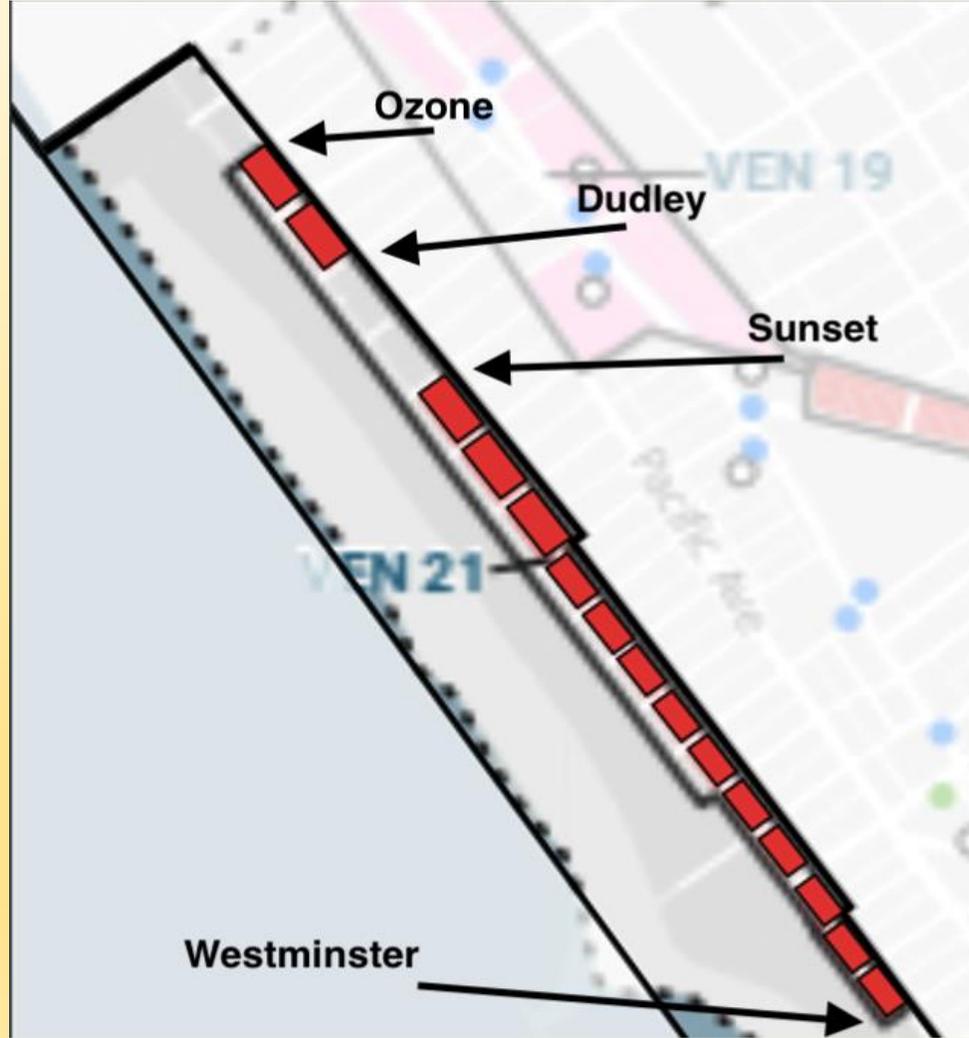
Ocean Front Walk

City Planning Proposed **Commercial** Zoning Changes

	Existing	Proposed	Proposed w/bonus
<u>VEN 21 (Ocean Front Walk, Westminster to Ozone)</u>			
Height	30' flat or 35' sloped roof	3 stories	5 stories
FAR	0.5 to 1.5 depending on use	1.5	3.0
Base Density	1 unit /800 SF if mixed-use	1 unit/800 SF if mixed use	
Lot consolidation	more than 2 if scale & character		

 **Regional Center**

Hub of regional commerce, usually along major transportation corridors. Mid rise to high rise, active shopfronts and active streets. Provide a significant number of jobs, in addition to residential, retail, government, entertainment, cultural facilities, and health facilities.



Abbot Kinney Boulevard

City Planning's Proposed **Commercial** Zoning Changes

Villages Walkable block patterns, serve as historic/cultural regional niche market destinations. Restaurants, retail, services, small offices interspersed with a range of housing types. Comm'l on ground floor.

	Existing	Proposed	Proposed w/bonus
VEN 20 (Abbot Kinney Blvd. north of Venice Blvd.)			
Height	30' flat or 35' sloped roof	3 stories	5 stories
FAR	0.5 to 1.5 depending on use	1.5	3
Base Density	1 unit/800-1,200 SF if mixed-use	1 unit/800 SF if mixed use	
Lot Consolidation	more than 2 if scale & character	?	



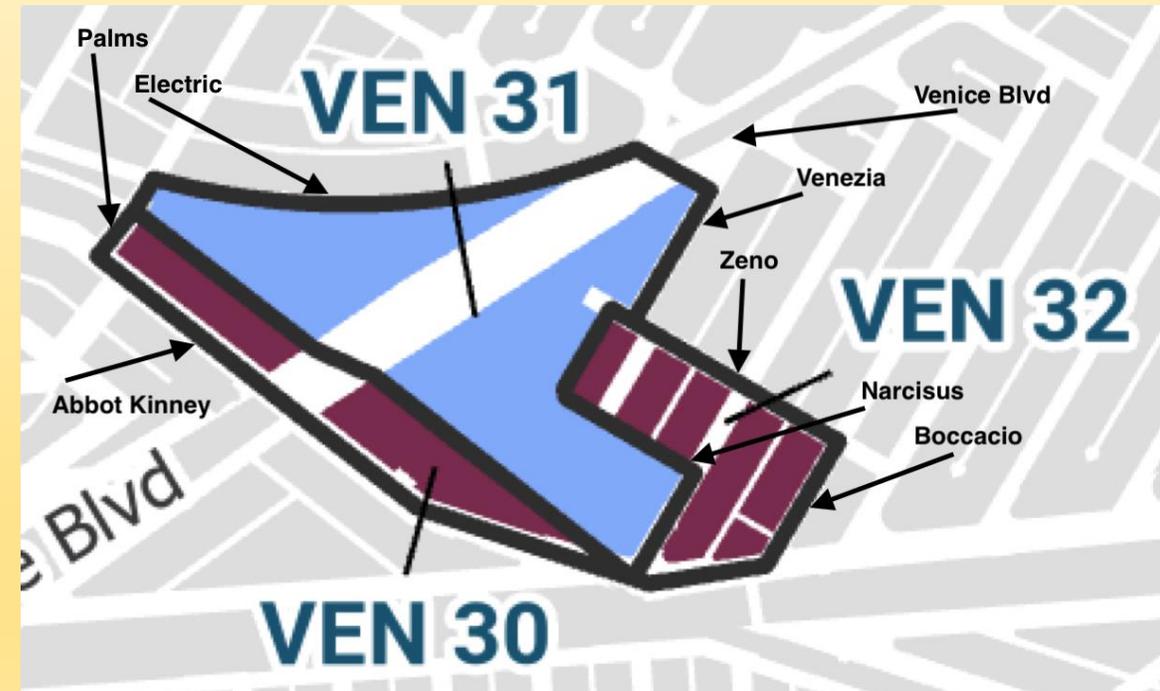
City Planning's Proposed Hybrid Industrial Zoning Changes

 Hybrid Industrial

Preserve productive activity, prioritize employment uses, accommodate live work uses or limited Residential uses. Uses include light industrial, Commercial, office, with selective live/work uses.

	Existing	Proposed	Proposed w/bonus
VEN 31 (blue), VEN 30 (purple)			
Height	25' flat or 30' sloped roof	3 stories	5
FAR	None	1.5	3
Base Density	Not Allowed	VEN 31: Not Allowed VEN-30: 1 unit/800 SF	
Lot Consolidation	2 lots	?	

* 30' flat roof, 35' sloped roof north of Venice Blvd.



End