

Review of City Planning's Proposed Land Use Parameters with Recommended Changes

VNC's Venice Community Plan and
Local Coastal Program Ad Hoc Committee

North Venice

Relevant Preference Survey Results

- 87% preferred 3-story height limits.
- 71% favored 3,000 SF size limit for single-family homes.
- 74% preferred 5,000 SF size limit for multi-family buildings.
- 60% favored growth outside inner neighborhoods.
- 68% favored 3-story height limits on Rose Avenue and Abbot Kinney Boulevard.
- 80% preferred that Ocean Front Walk remain as is or a mix of old and new.

Sampling of Public Comments

- North Venice gets more tourists and their parking than other parts of Venice. New **5-story** apartments with their traffic and parking implications should not be in this neighborhood.
- North Venice started out as 1-story, then a lot of 3-story structures were added that are out-of-character with some blocks; **5-stories** is way out-of-character.
- **5 stories** on Venice Boulevard (VEN-14) west of Abbot Kinney would stand out like a sore thumb and negative affect the canal residents on Carrol Canal.
- **5-story** buildings on Abbot Kinney will impact the lost canal neighborhood.

Resulting Mixed-Use Living Units Under Various Assumptions

Condition	Lot Size	Lot Coverage	# of Stories	FAR	Usable Sq. Feet	DU/SF of Lot or SF/LU	Living Units
Existing	4,000	60%	3	n/a	n/a	1 DU/1,500 SF	2
Proposed w/o Bonus	4,000	60%	3	1.25	5,000	800 SF/ LU	6
Proposed with Bonus	4,000	60%	4	1.75	7,000	800 SF/ LU	9
Proposal with Bonus	4,000	60%	4	1.75	7,000	400 SF/ LU	18

DENSITY AND SCALE/HEIGHT FOR EACH NEW CITY PLANNING'S LAND USE CATEGORY

Land Use Name	Density	Scale/Height	Notes
Residential:			
Low	1-2 Dwelling Units/Lot	1 - 2 Stories	Mainly single-family homes
Low Medium	1-2 Dwelling Units/Lot	1 - 2 Stories	Duplex to small-scale apartments
Low Neighborhood	1 Dwelling Unit/1,500 SF of Lot	1 - 2 Stories	May incorporate corner store, etc., adjacent to commercial
Medium	1 Dwelling Unit/800 SF of Lot	≤ 3 Stories	Larger apartment buildings
Medium Neighborhood	1 Dwelling Unit/800 SF of Lot	≤ 3 Stories	May incorporate corner store, etc., adjacent to commercial
Commercial (Mixed-Use):			
Neighborhood Center	800 SF/Living Unit	≤ 3 Stories	Includes smaller businesses Pedestrian-oriented
Village	800 SF/Living Unit	≤ 5 Stories	Includes restaurants, small offices
Community Center	400 SF/Living Unit	3 - 5 Stories	Broad range of activity Along commercial corridors
Regional Center	400 SF/ Living Unit	5 - 8 Stories	None in Venice
Other			
Light Industrial	Dwellings Not Allowed	≤ 3 Stories	Limited work/live possible
Hybrid Industrial	400 SF/ Living Unit	3 - 5 Stories	Limited residential

Residential

Interpreted by: VNC Community Plan/Local Coastal Program Ad Hoc Committee

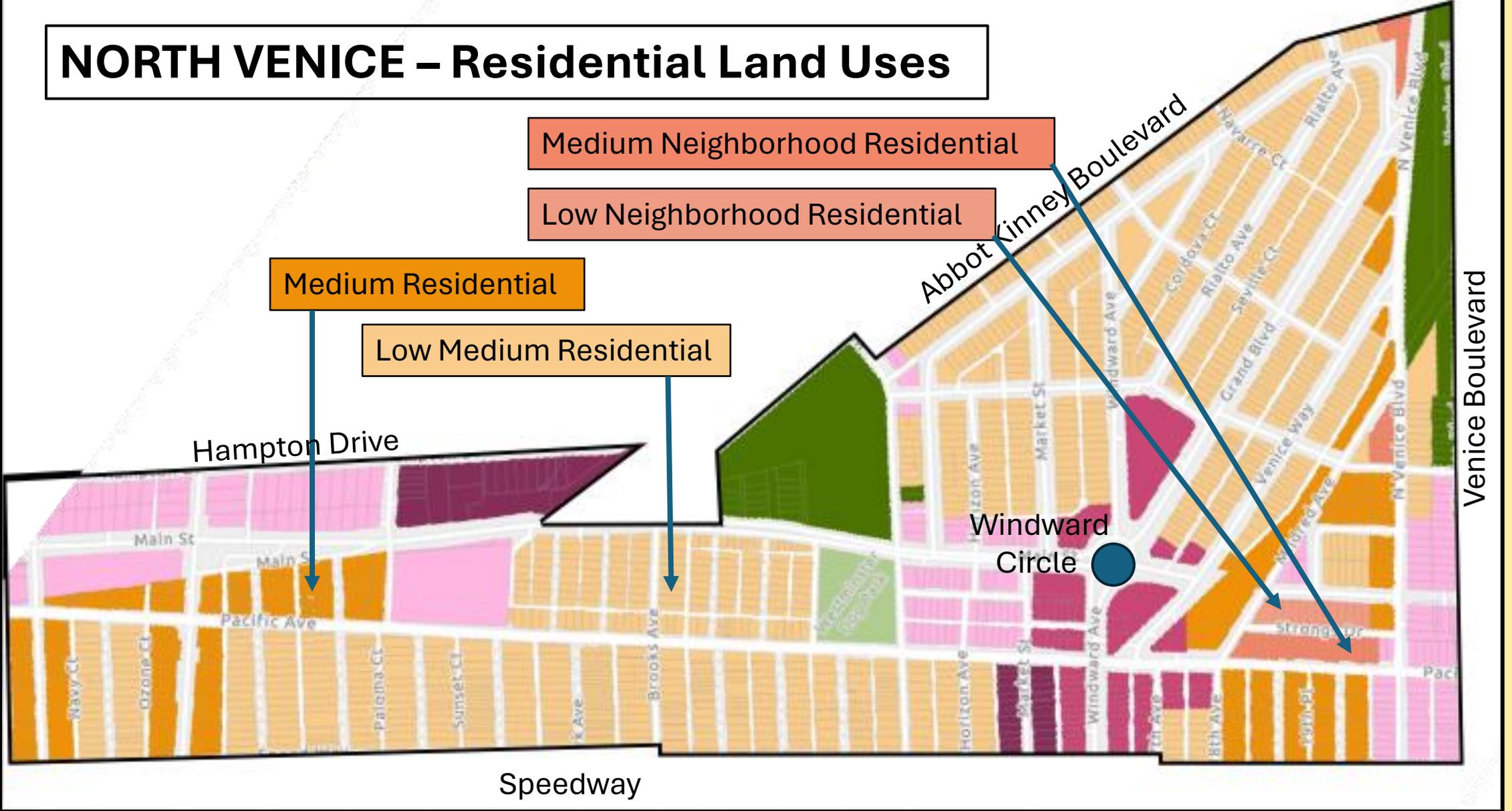
NORTH VENICE – Residential Land Uses

Medium Neighborhood Residential

Low Neighborhood Residential

Medium Residential

Low Medium Residential

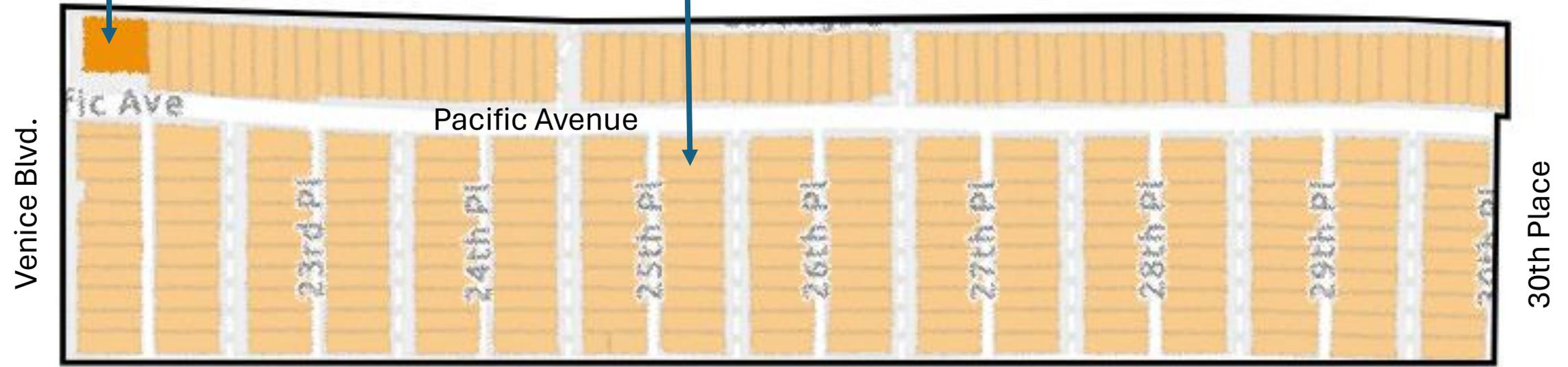


NORTH VENICE – Residential Land Uses

Medium Residential

Low Medium Residential

Strong's-Pacific Alley



Venice Blvd.

Pacific Ave

Pacific Avenue

23rd Pl

24th Pl

25th Pl

26th Pl

27th Pl

28th Pl

29th Pl

30th Place

Speedway

Residential Land Uses - Proposed, Existing, and Recommended Changes

North Venice					
Factor	Low Medium Residential	Low Neighborhood Residential (Strongs & N. Venice)	Medium Residential (along Mildred & N. Venice Blvd.)	Medium Residential (north of Paloma & 18th-20th Place)	Medium Neighborhood Residential (Strongs Avenue)
Zoning	RD1.5-1, RD1.5-1-0	RD1.5-1-0	R3-1-0	R3-1, [Q]R3-1-0	RD3-1-0
Density - DU/Lot (excluding ADUs)	1 DU/1,500 SF of lot 2 DU≤4,000, 1 DU/2,000 >4,000	1 DU/1,500 SF of lot 2 DU≤4,000, 1 DU/1,200 >4,000	1 DU/800 SF of lot 2 DU≤4,000, 1 DU/1,200 >4,000	1 DU/800 SF of lot 2 DU≤4,000, 1 DU/1,200 >4,000	1 DU/800 SF of lot 2 DU≤4,000, 1 DU/2,000 >4,000
Maximum Height:	3 Stories (no bonus) 30' flat roofs, 35' sloped Walk Street height: 28' 30' flat roof, 35' sloped/28'	3 Stories (no bonus) 30' flat roofs, 35' sloped 30' flat roof, 35' sloped	3 Stories (4 Stories) 30' flat roofs, 35' sloped 3 Stories (no bonus) 30' flat roof, 35' sloped	3 Stories (no bonus) 30' flat roofs, 35' sloped 30' flat roof, 35' sloped	3 Stories (no bonus) 30' flat roofs, 35' sloped 30' flat roof, 35' sloped
Floor Area Ratio (FAR):	1 (1.5) N/A 0.75 (1.0)	1 (1.5) N/A 1 (1.25)	1.25 (1.75) N/A 1 (1.25)	1 (1.5) N/A 1 (1.25)	1 (1.5) N/A 1 (1.25)
Lot Coverage:	50%	60%	60%	60%	60%
Lot Consolidation:	2	2	2	2	2

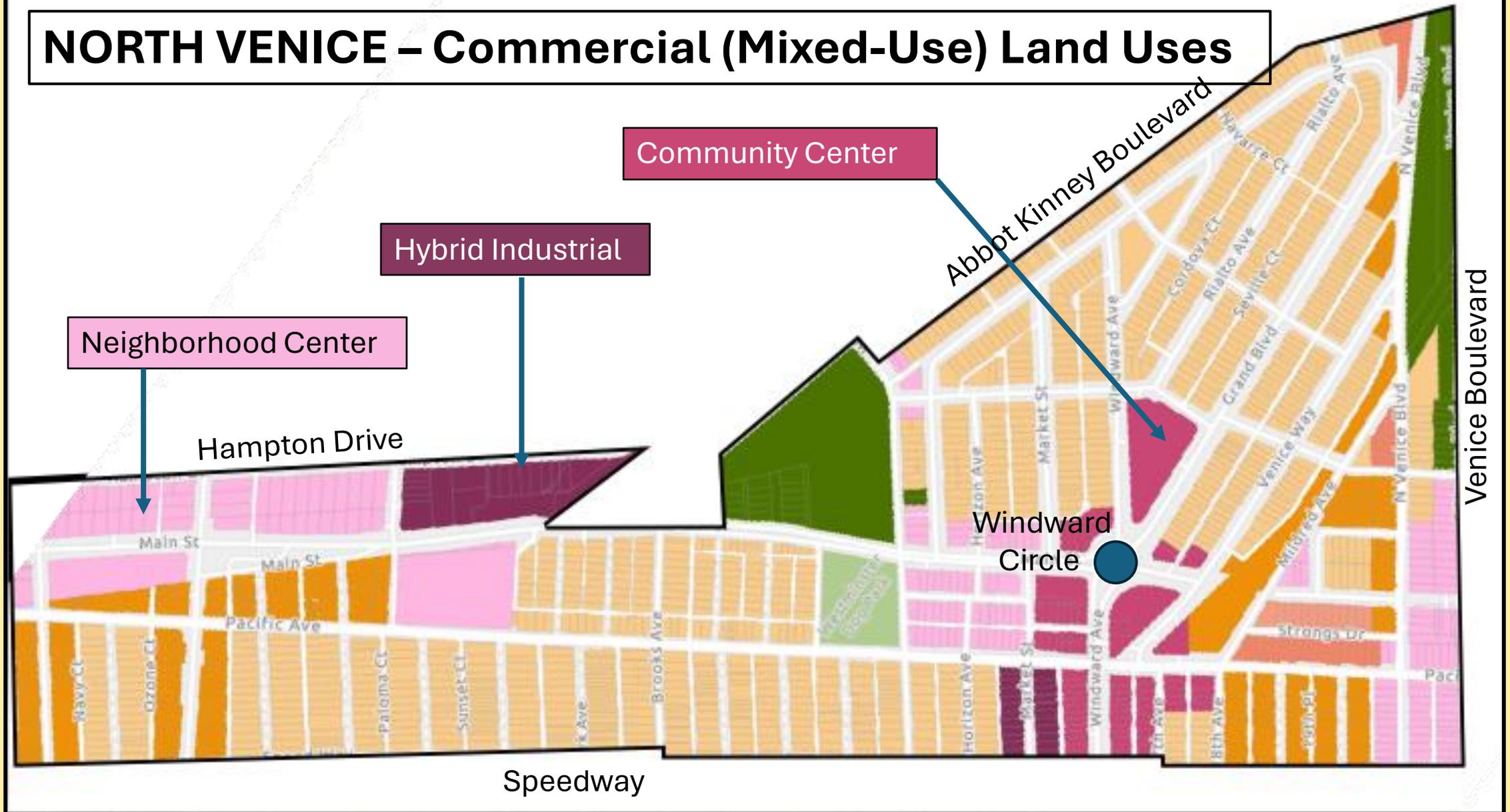
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Commercial

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NORTH VENICE – Commercial (Mixed-Use) Land Uses



Commercial Land Uses - Proposed, Existing, and Recommended Changes

North Venice					
Factor	Neighborhood Center (Along N. Main St. & near Venice Blvd.)*	Neighborhood Center (NW of Market/Main)	Community Center (Near Windward Circle)	Hybrid Industrial (Along Main St.) Change to Neighborhood Center	Hybrid Industrial (Market St.) Retain Light Industrial
Zoning	C4-1, OS-1XL-0, [T][Q]C1.5-1-0-CA, M1-1, [Q]C1-1-0, Q)C4-2D, (Q)C2-1	C4-1, C1-1, [Q]R3-1-0, C2-1-0	C2-1-0, R3-1-0, C2-1-CA, [T][Q]C2-1-0-CA	M1-1	CM-1
Density - SF/LU	800 SF/LU 2 DU ≤ 4,000, 1 DU/1,200 > 4,000	800 SF/LU 2 DU ≤ 4,000, 1 DU/1,200 > 4,000	400 SF/LU 1 LU/800-1,200 SF of lot	800 SF/LU May be artist studios	800 SF/LU May be artist studios May be artist studios
Maximum Height:	3 Stories (5 Stories) 30' flat roof, 35' sloped 3 Stories (no bonus) 30' flat roof, 35' sloped	2 Stories (4 Stories) 30' flat roof, 35' sloped 2 Stories (3 Stories) 30' flat roof, 35' sloped	3 Stories (5 Stories) 30' flat roof, 35' sloped 3 Stories (4 Stories) ** 30' flat roof, 35' sloped	3 Stories (5 Stories) Unlimited 3 Stories (no bonus) 30' flat roof, 35' sloped	3 Stories (5 Stories) Unlimited 3 Stories
Floor Area Ratio (FAR):	1.5 (3) N/A 1.25 (2.0)	1.5 (2.5) N/A 0.75 (1.25)	1.5 (5) 0.5 - 1.5 based on use 1.25 (2.0)	1 (1.5) N/A 1.25 (2.0)	1 (1.5) N/A N/A
Lot Coverage:	60%	60%	60%	60%	65%
Lot Consolidation:	2	2	2	2	2

* Except MTA Bus Garage Site and Venice Median Project

** Any development must preserve/replace historic character of Windward including its arches and provide enhanced pedestrian amenities.

MTA Bus Garage Site and Venice Median Project

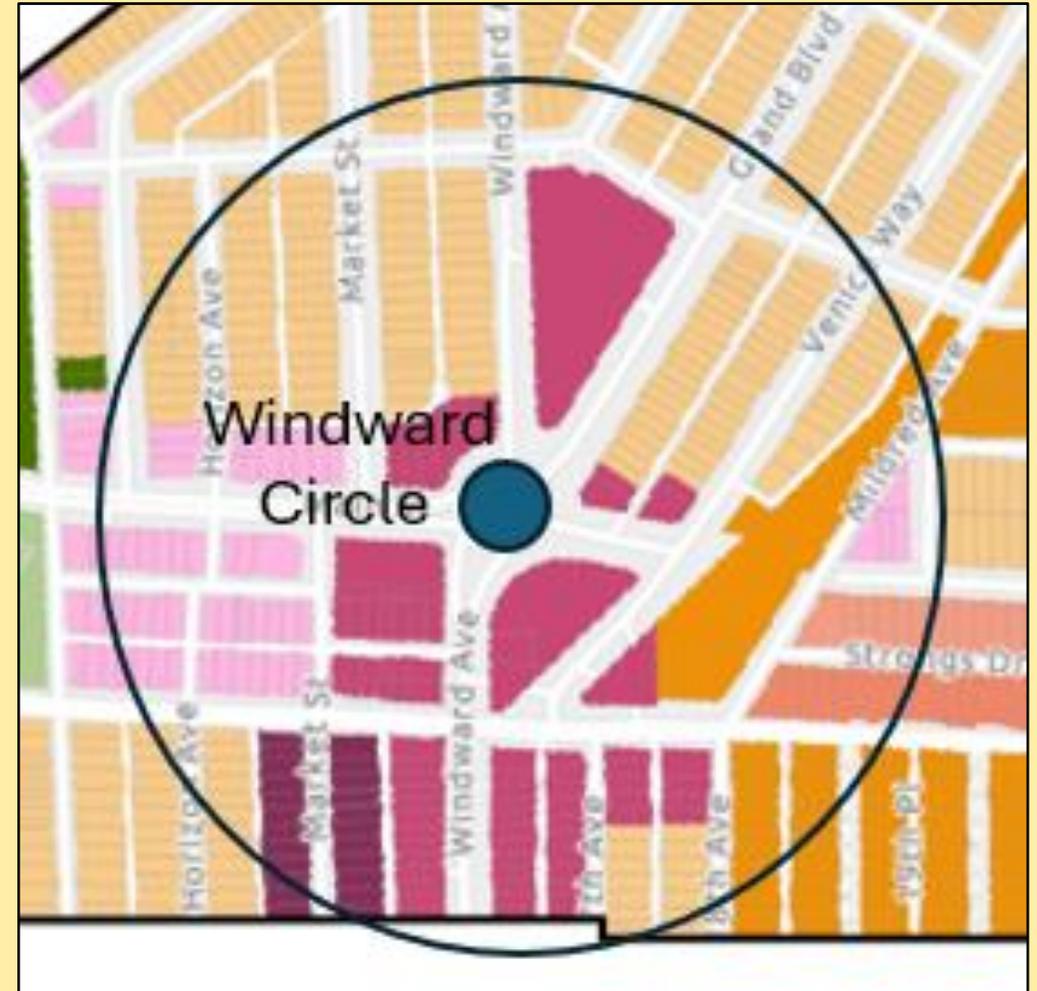
- City Planning proposes 3 stories, 5 stories with undefined bonuses.
- MTA retained architect proposes up to 7 stories.
- Recommendation:
3 stories and bonuses to 5 stories only with 60% affordable units.

Venice Median Project is zoned open space. VNC has already dealt with this matter and this Committee won't comment on it.



Windward Circle Area

- Historic Center of Venice
- Windward Ave should be pedestrian-only zone with adjacent transit center.
- New development must preserve or replace look of old Venice including iconic arches.
- Old structures were 3-4 stories.



Resulting Mixed-Use Living Units Under Various Assumptions

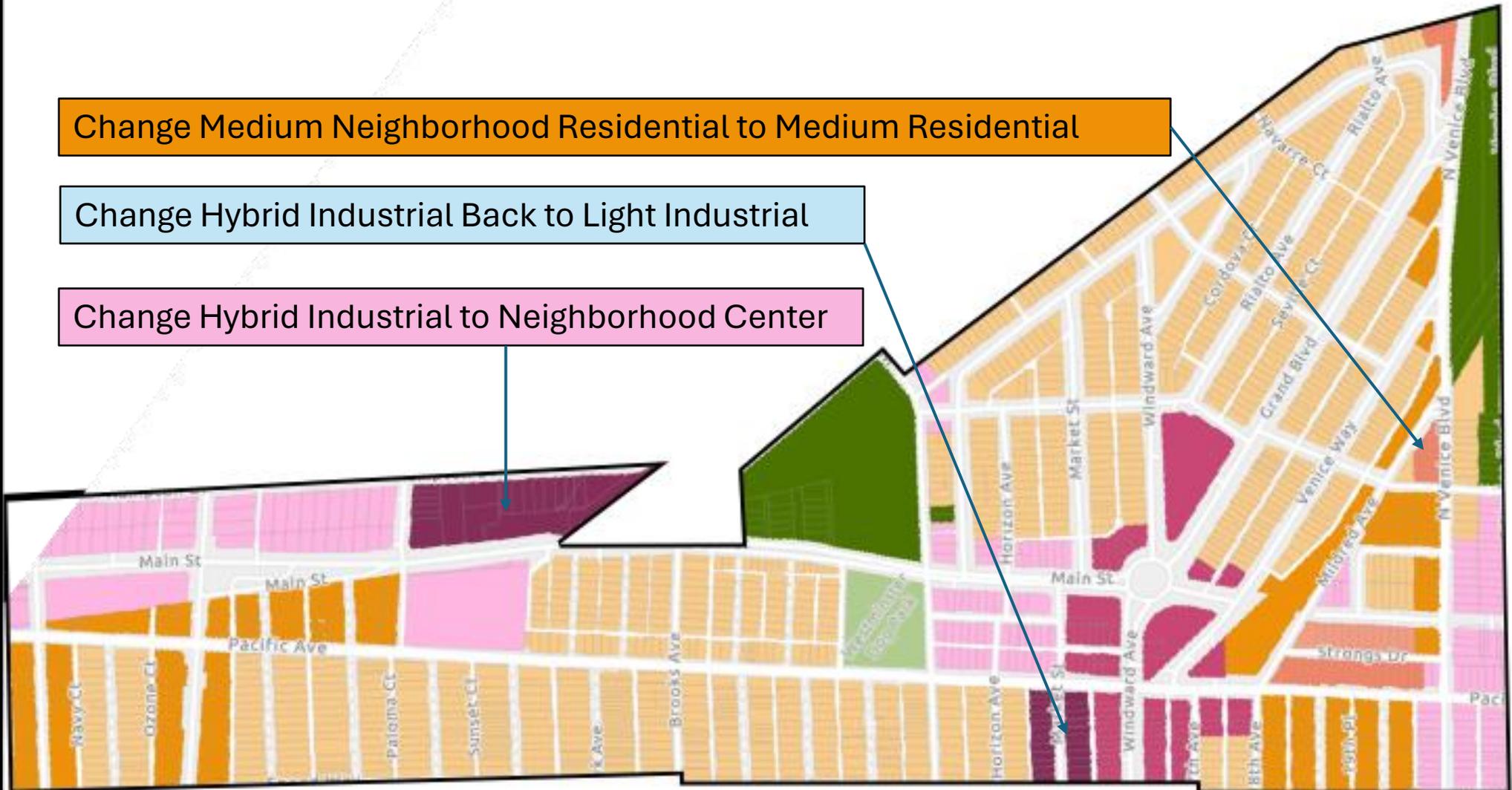
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Recommended Land Use Changes

Change Medium Neighborhood Residential to Medium Residential

Change Hybrid Industrial Back to Light Industrial

Change Hybrid Industrial to Neighborhood Center



Recommended Changes:

Residential Land Uses:

- No height bonuses for any residential land use.
- Limit height of all residential buildings to 3-stories & existing “30’ flat roof/35’ varied/stepped-back” maximum height. Walk Street height limit stays at 28’.
- Reduce proposed FARs to conform to preferred size from Survey and lowered heights.
- Change land use designation for Low Neighborhood Residential along Venice Boulevard to Low Residential.
- Recommend lot coverages and lot consolidations.

Commercial (Mixed-Use) Land Uses:

- Limit height of Neighborhood Center land uses north of Abbot Kinney to 3 stories existing 30’/35’ maximum height except for MTA Garage site.
- For MTA Garage site, allow 5-story height limit in return for 60% affordable units.
- Reduce proposed FARs to conform to preferred size from Survey and lowered heights.
- Change Hybrid Industrial: along Main Street to Neighborhood Center on Market Street to Light Industrial.

End

NORTH VENICE – All Land Uses

