

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

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

East Venice

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Relevant Preference Survey Results

- 81% preferred 3-story height limit on Rose Avenue in East Venice.
- 71% wanted growth outside inner neighborhoods.
- 69% preferred a maximum of 2 stories in dwellings built.
- 75% preferred single-family homes less than 3,000 SF.
- 74% preferred extra space for landscaped backyards.

Sampling of Public Comments

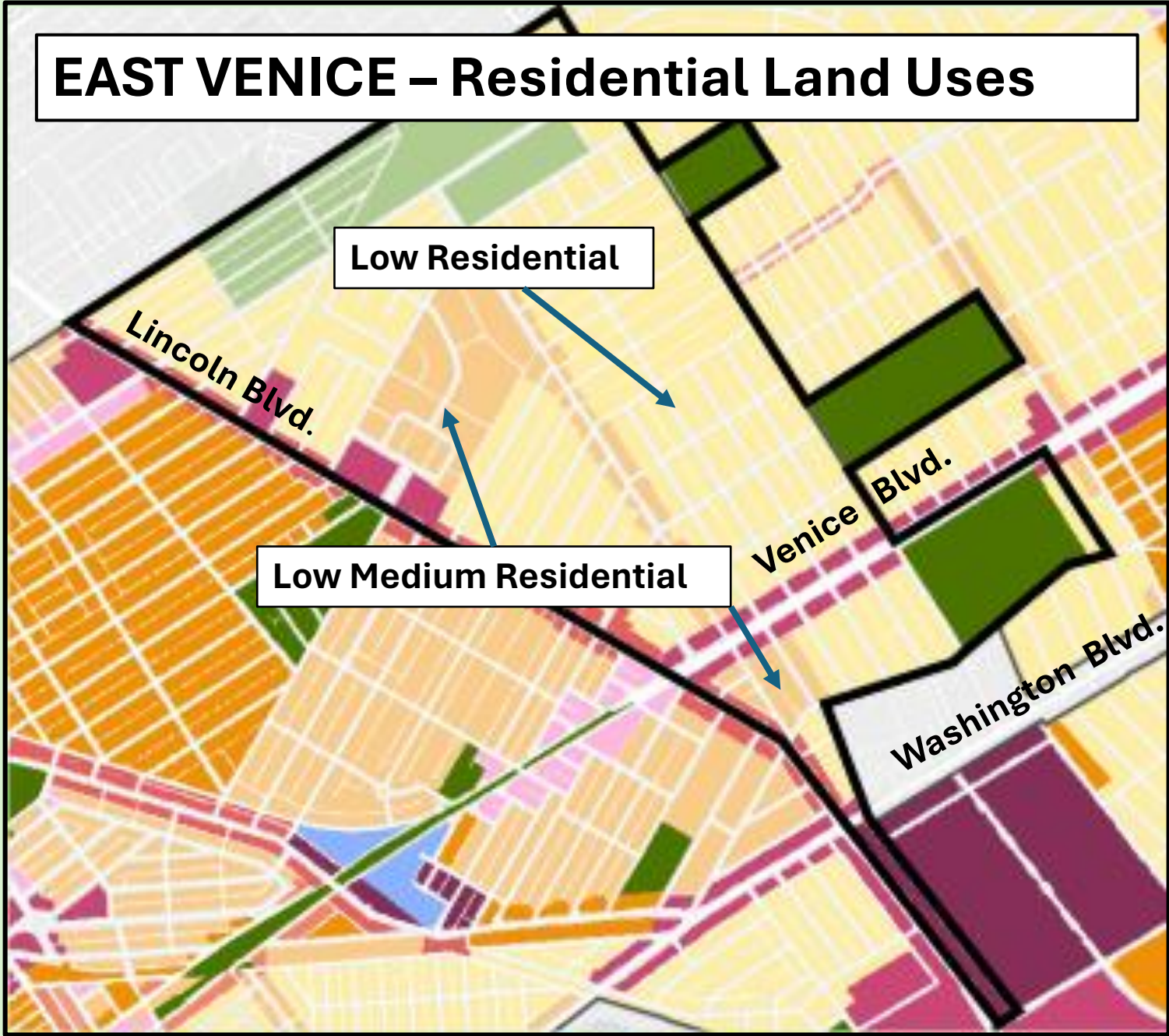
- We are against what City Planning is planning for Rose Avenue and PenMar Avenue or the PenMar Park neighborhood.
- We don't want the proposed commercialization and type of change in the East Venice neighborhood.
- We already have commercial uses in our neighborhood and do not need or want more. There are many vacant commercial spaces in the area.
- Mixing residential and commercial is problematic as the business owners' priority is their bottom line and not the community and neighborhood.

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

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

EAST VENICE – Residential Land Uses



Low Residential

Lincoln Blvd.

Low Medium Residential

Venice Blvd.

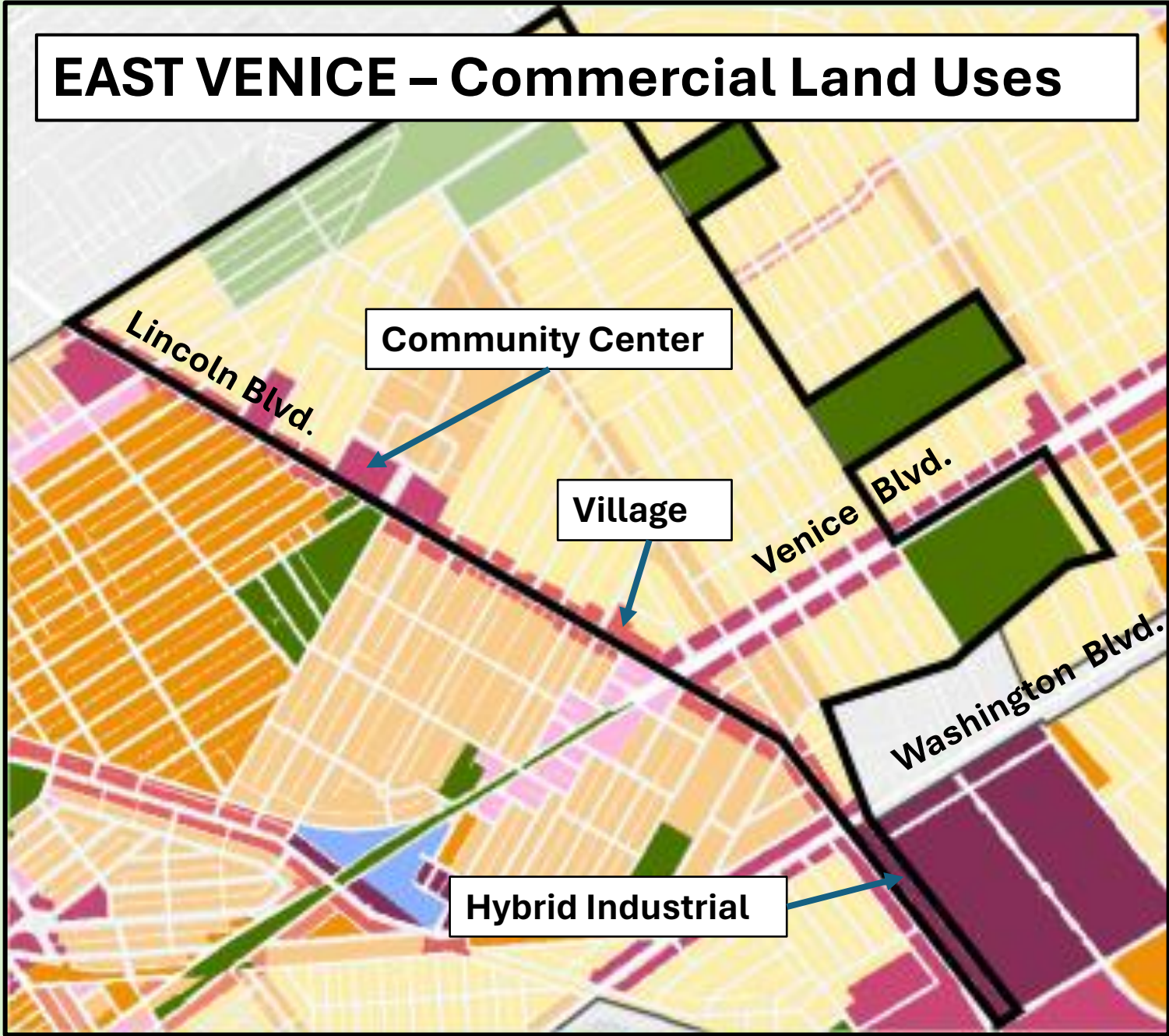
Washington Blvd.

Residential Land Uses - Proposed, Existing, and Recommended Changes

Note: No **recommended change** means City Planning's proposal is acceptable.

Subarea	East Venice		
Factor Residential Type	Low Residential (Single-family)	Low Medium Residential Penmar and Lincoln Place (north of Venice)	Low Medium Residential Penmar, Nelrose, Walnut (south of Venice)
Zoning	R1V2	[Q]RD3-1XL, [Q]RD2-1XL, [Q] RD1.5-1XL	RD1.5-1, R-2-1
Density - DU/Lot (excluding ADUs)	1DU/lot (1 DU/lot)	1 DU/1,500-3,000 SF of lot (1DU/1,500-3,000 SF)	1DU/1,500 SF of lot and 2DU/lot (1DU/1,500-2,500 SF)
Maximum Height:	33' (30') 2 Stories, ≤ 30' (stay as is)	3 Stories (no bonus) (30') 2 Stories, ≤ 25'	3 Stories (no bonus) (30' - 33') 2 Stories, ≤ 25'
Floor Area Ratio (FAR):	0.45 0.45 - 0.55 0.45 - 0.55	1 (1.5) 3.0 0.9 (1.0)	1 (1.5) and 0.75 (WA) 3.0 0.75 (1.0) and 0.75 (WA)
Lot Coverage:	40% - 50% existing 40%	50%	50%
Lot Consolidation:	0	0	0

EAST VENICE – Commercial Land Uses



Commercial Land Uses - Proposed, Existing, and Recommended Changes

Note: No **recommended change** means City Planning's proposal is acceptable.

Subarea	East Venice		
Factor Commercial Type	Villages Change lots on Venice Blvd. to Villages	Community Center (A few lots along Lincoln Blvd and All Venice Blvd)	Hybrid Industrial (Lincoln south of Washington)
Zoning	[Q]C2-1-CDO	[Q]C2-1-CDO	[Q]M1-1-CDO
Density - SF/Lot	400SF/LU (400SF/Unit to none)*	400SF/LU (400SF/Unit to none)* 800SF/LU	800SF/LU (None)**
Maximum Height:	3 Stories (5 Stories) (no limit) 3 Stories, ≤33' (4 Stories, ≤44')	3 Stories (8 Stories) (no limit) 3 Stories, ≤33' (5 Stories, ≤55')	3 Stories (5 Stories) (no limit) 3 Stories, ≤33' (5 Stories, ≤55')
Floor Area Ratio (FAR):	1.5 (3) 1.25 (1.75)	1.5 (5) 1.25 (2)	1 (1.5)
Lot Coverage:	None 60%	None 50%	None 60%
Lot Consolidation:	3	3	3

* In C2: Same as R4 Zone for residential uses at lowest residential story; otherwise none.

** In M1: None for industrial or commercial uses; same as R4 for residential uses

Recommended Changes in Brief:

Residential Land Uses:

- Limit height of residential buildings to 2-stories & existing 30' maximum height.
- Retain FAR limit of .45-.55 with BMO protections for lots zoned Low Residential.
- Limit lot coverage of 40% -50% to provide more yard space for single-family homes.
- Reduce proposed FARs to conform with recommended height limits.

Commercial (Mixed-Use) Land Uses:

- Change “Community Center” designations on Venice Blvd. to “Village”.
- Limit proposed 3-story buildings to 33', 4-story buildings to 44'.
- Limit Community Center buildings to 4 stories from the proposed 8 stories.
- Lower proposed FARs to reflect 60% lot coverage and lowered height limits.
- Allow 3 lots to be consolidated to encourage more efficient projects.

END