

The Venice Neighborhood Council recommends the following changes for the Milwood subarea to Planning's current proposal for the Venice Community Plan:

- 1) **Low Medium Residential:** (Existing R2-zoned lots.)
 - Density: 2 DU (1 DU/2,500 SF if lot \geq 5,000 SF) for R2; 2 DU (1 DU/1,500-2,000 SF if lot \geq 4,000 SF) for RD 1.5-1
 - Maximum Height: 2 Stories (no bonus)/25' flat roof, 30' varied/stepped-back roofline; 28' along walk streets
 - FAR: 0.8 (no bonus)
 - Lot Coverage: 45%
 - Lot Consolidation: 2

- 2) **Medium Residential:** Lots along Venice Boulevard recommended to be changed from Neighborhood Center (see 4 below).
 - Density: 1 DU/1,200 SF of lot
 - Maximum Height: 3 Stories/ \leq 33' (~~4 stories~~ no bonus)
 - FAR: 1.0 (~~1.5~~ no bonus)
 - Lot Coverage: 50%
 - Lot Consolidation: 2

- 3) **Village** (along Lincoln Blvd): Change to Neighborhood Center.

- 4) **Neighborhood Center:** Change Neighborhood Center land use designation back to Medium Residential along the north side of Venice Blvd, from Orson Bean Way (by the theater) to the east side of Brenta Place, only for the Venice Blvd facing lots, with the remaining lots to Low Medium Residential (to conform with the current Housing Element proposal).
 - Maximum Height: 3 Stories/ \leq 33' (~~4 stories~~ no bonus)
 - FAR: 1.5 (~~2~~ no bonus)
 - Lot Coverage: 65%
 - Lot Consolidation: 2

- 5) **Public Facilities:**
 - Maximum Height: 25' flat roof, 30' varied/stepped-back roofline

- 6) **Other Recommended Changes:** (may be errors)
 - Maintain the lots along California Ave, between Electric Court and Lincoln Court, at Low Medium II Residential/RD1.5-1 (no change to Low Medium Residential).
 - Maintain the three lots at the Vera Davis Center, at Electric and California, as Public Facilities (no change to Low Medium Residential).
 - Maintain the four lots adjacent to the Vera Davis Center, on Electric near California, as Low Medium I Residential/RD3-1 (no change to Low Medium Residential).
 - Maintain the five lots on Oakwood Ave near Orson Bean Way (by the theater) as Low Medium Residential/R2-1 (no change to Public Facilities).