



Venice Neighborhood Council

PO Box 550, Venice, CA 90294

www.VeniceNC.org



MINUTES

Community Plan/Local Coastal Program Ad Hoc Committee

Monday, June 24th, 2024 - 5:30 pm to 7:45 pm

Venice Public Library at 501 S. Venice Boulevard

CALL TO ORDER: 5:35 pm

ROLL CALL WITH DECLARATION OF EX PARTE COMMUNICATIONS AND CONFLICTS OF INTEREST, if any:

Naomi Nightingale (Chair)	Edward Ferrer	Alix Gucovsky
Mark Mack	Frank Murphy	Robin Rudisill
Richard Stanger	Steve Williams	

No conflicts/ex parte communications noted.
Steve Williams and Ed Ferrer were absent.

APPROVAL OF PRIOR MEETING MINUTES: June 17th Minutes approved with corrections.

PUBLIC COMMENTS ON NON-AGENDA ITEMS:

Frank Murphy: My intention in presenting the data as I have, has been to take an in-depth look at what Venice was and is, what impacts the larger community is having on us and how we can help facilitate solutions. This requires a proactive report approach and acknowledgement of the issues we face and the substantive solutions. I was informed that we, as a committee, are here to react to what the city is proposing, not to be proactive and challenge the city with practical, pragmatic, community-oriented solutions. I'm sorry, but I can't find that reasoning even alluded to in the committee mission statement, nor in Dr. Nightingale's letter to the community when forming the committee. As to the survey, I would pose different questions and I think that we, as a committee, should start all over again and transparently formulate our questions to challenge the community and be challenged by the community in order to present substantive, meaningful recommendations. I think we have a great opportunity here and we shouldn't squander it.

Naomi Nightingale: Thank you, Frank. I'm not going to speak to all of those issues, nor am I going to let the committee members speak to all those issues. I'm going to say simply, though, that our response has not been just to react to the City Planning department's proposals. And you will see that in many of our efforts to cite issues that are not included in the City Planning recommendations, and to say what it is that the community would like to have, and having listened to input from our community on each of the subareas, we have and will indicate what those concerns and issues are. Even though City Planning has not asked for our input on those issues, they will be part of our report to the VNC and to City Planning. But thank you for your comments.



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Other concerns raised include: USPO has stated they regularly use the median on Grand Blvd (North Venice) to stage mail delivery trucks so he requests that prior parking recommendations be reconsidered; the need to protect sea breeze and shade/light for all of Venice should be considered when making height and other recommendations; I understand VNC got a late start compared to other neighborhood councils but need more time for this process, to be fair to the community, so I support requesting City Planning extend the process.

CHAIR REPORT: see above

OLD BUSINESS:

North Venice Subarea – original motion

Public and Committee Comments: Full support of motion as desperately need protection of housing in North Venice as we are bleeding housing every day; if allow 2 lot consolidation will end up with bulky structures taking up two lots with no space/setbacks in between--concerned about sheer bulk of three story stucco boxes spanning two lots; if two lots, should be multi-family, for more density; still concerned about sheer bulk; need more livable units; North Venice has seen probably 90% of its area down zoned over the past 60 years; concern about not planning for more density in this area and that social housing would be the priority.

The Venice Neighborhood Council recommends the following changes for the **North Venice subarea** to City Planning’s current proposal for the Venice Community Plan:

Low Medium Residential: (bulk of North Venice)

- Density: 2 DU < 4,000 SF of lot, 1 DU/2,000 SF if lot > 4,000 SF
- Maximum Height: 3 stories & 30’ flat roof, 35’ varied/stepped back roofline, Walk Streets 28’ (no bonus)
- FAR: 0.75 (no bonus)
- Lot Coverage: 50%, increased buildable area not permitted
- Lot Consolidation: 2 lots, if for multi-family project

Low Neighborhood Residential: (block between Strongs Ave & Canal St., between N. Venice Blvd & Mildred)

- Change to Low Medium Residential Land Use Designation

Medium Residential: (along Mildred Ave & N. Venice Blvd, various blocks north of Sunset Ave, 18th to 20th Ave blocks)

- Density: 2 DU < 4,000 SF of lot, 1 DU/1,200 SF if lot > 4,000 SF
- Maximum Height: 3 stories & 30’ flat roof, 35’ varied/stepped back roofline (no bonus), Walk Streets 28’ (no bonus)
- FAR: 1.25 (no bonus)
- Lot Coverage: 60%, increased buildable area not permitted
- Lot Consolidation: 2 lots, if for multi-family project



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Medium Neighborhood Residential: (block between Pacific & Strongs, between North Venice & Mildred)

- Change to Low Medium Residential Land Use Designation

Neighborhood Center: (along Main Street north of Abbot Kinney Blvd and those proposed Neighborhood Center properties south of Windward Avenue except MTA Site and Venice Median Site)

- Density: 2 DU < 4,000 SF of lot, 1 DU/1,200 SF if lot > 4,000 SF
- Maximum Height: 3 stories & 30' flat roof, 35' varied/stepped back roofline (no bonus)
- FAR: 1.25 (no bonus)
- Lot Coverage: 60%, 10' front yard setback, increased buildable area not permitted
- Lot Consolidation: 2 lots, if for multi-family project

Neighborhood Center: (properties generally northwest of Windward)

- Density: 2 DU < 4,000 SF of lot, 1 DU/1,200 SF if lot > 4,000 SF
- Maximum Height: 2 stories & 30' flat roof, 35' varied/stepped back roofline (no bonus)
- FAR: 0.75 (no bonus)
- Lot Coverage: 60%, 10' front yard setback, increased buildable area not permitted
- Lot Consolidation: 2 lots, if for multi-family project

Community Center: (properties near Windward Circle. Any development must preserve/replace historic character of Windward including its arches and provide enhanced pedestrian amenities)

- Density: 1 LU/800-1,200 SF of lot
- Maximum Height: 3 stories & 30' flat roof, 35' varied/stepped back roofline (no bonus)
- FAR: 1.25 (no bonus)
- Lot Coverage: 60%, 10' front yard setback, increased buildable area not permitted
- Lot Consolidation: 2 lots, if for multi-family project

Hybrid Industrial: (along Main Street just north of Abbot Kinney Blvd and on Market Street between Pacific Ave and Speedway)

- Land Use Classification: Change Hybrid Industrial along Main Street to Neighborhood Center, Hybrid Industrial on Market Street to Light Industrial (no living units)
- Maximum Height: 3 stories & 30' flat roof, 35' varied/stepped back roofline (no bonus)
- FAR: 1.25 (no bonus)
- Lot Coverage: 60%, 10' front yard setback, increased buildable area not permitted
- Lot Consolidation: 2 lots, if for multi-family project
- MTA Site: 4 stories if 30% or more affordable (with minimum 15% Very Low Income), 3 stories if 25% affordable (with minimum 15% Very Low Income), and façade on all sides must be same height as block across street.
- No changes from residential to commercial zoning for any lots, and 100% residential use must be maintained/preserved as residential even if the lot is zoned commercial.



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- Storage Use Site on Rose Ave: consider replacing with affordable housing.
- USPO Site: change to Medium Residential or other non-commercial land use designation.
- Windward Circle island: change to Open Space.
- Venice Median Site: expand beach parking supply as per certified Land use Plan Policy II.A.2. by restriping and/or converting to a multi-level structure.
- No TOC projects in North Venice.

Motion amended to add “if for multi-family project” when 2 lot consolidation: 5-1

Motion approved as amended: 3-2-1

NEW BUSINESS:

Oxford Triangle Subarea – original motion

Public and Committee Comments: It’s very difficult to develop a 5-story building along Lincoln so close to small lots/single family homes; five stories is better than the originally proposed eight but neighbors would prefer less than five; FAR is too low; height on Lincoln and Washington must consider adjacency to homes as well as need for a transition; Oxford Triangle has seen great increases in the Black population, the Hispanic population, and the population in general, as well as the dwelling count; don’t combine both Washington and Lincoln stretches into one land use designation as Washington is a different kind of an area, they are currently Community Commercial and General Commercial, respectively, for a reason; need to understand height proposed for Community Center, keep at Oxford Triangle Specific Plan; there would be a very significant shade threat of a five story building across Carter on those shallow lots from the single family homes on Carter; you’re not going to get 5-story buildings there because of the tightness of those lots.

The Venice Neighborhood Council recommends the following changes for the **Oxford Triangle subarea** to City Planning’s current proposal for the Venice Community Plan:

Low Residential: (existing R1-1-0 - Single Family)

- Maximum Height: 25’ flat roof, 30’ varied/stepped back roofline
- Floor Area Ratio: 0.55
- Lot coverage: 40%
- Lot Consolidations: 0

Community Center: (along Washington Blvd and Lincoln Blvd to Maxella Ave)

- Change to Neighborhood Center
- Density: 50% > 400 SF/Living Unit



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- Maximum Height: 3 Stories, 33' (no bonus on Washington) (4 stories, 44' on Lincoln)
- FAR: 1.25 (no bonus on Washington) (2.0 on Lincoln)
- Lot Coverage: 60%
- Lot Consolidation: 2 lots

Community Center: (north and south of Princeton)

- All: Retain requirements of Oxford Triangle Specific Plan

Motion amended to change Community Center (South of Princeton) to same as Oxford Triangle Specific Plan for Density, and to change Community Center to no bonus on Washington Blvd and 4 stories/44' bonus on Lincoln Blvd: 4-2

Motion approved as amended: 6-0

Southwest Venice Subarea – original motion

Public and Committee Comments: A concern about how much bigger than 400 SF the other 50% would be for Density for Villages; need to consider areas that are only three feet above sea level and whether they must stay within existing height limits; smaller houses in this area warrant keeping it at 25' flat roof; there have been massive sinkholes in the area and there is a huge lagoon on the other side of Washington Blvd; do not want to turn the area into Miami Beach with no regard to the environmental issues or tourism or need for pedestrian-oriented communities; zoning is not a dictate, it's an allowance and it would be too dictatorial to say 50% of units must be 800 SF or more, but if you leave things up to the natural sort of accumulation, it will tend towards the bigger units.

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

Low Residential: (existing R1-0, R1-1-0)

- Maximum Height: 2 stories/25' flat roof, 30' varied/stepped back roofline
- Floor Area Ratio: 0.55 (BMO)
- Lot coverage: 55%
- Lot Consolidations: 0

Low Medium Residential: (existing R1.5-1-0)

- Maximum Height: 25' flat roof, 30' varied/stepped back roofline
- Floor Area Ratio: 1.0
- Lot coverage: 50%
- Lot Consolidations: 2 lots, if for multi-family residential project

Low Medium Residential: (existing R2-1 east of Bryan/Harbor along Washington Blvd)

- Density: 1 DU/1,500 SF of lot
- Maximum Height: 25' flat roof, 30' varied/stepped back roofline



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- Floor Area Ratio: 1.0
- Lot coverage: 60%
- Lot Consolidations: 2 lots, if for multi-family project

Medium Residential: (along Abbot Kinney and Washington Way)

- Density: 4 DU/lot
- Maximum Height: 3 Stories, 33' (no bonus)
- Floor Area Ratio: 1.25 (no bonus)
- Lot coverage: 60%.
- Lot Consolidations: 2 lots, if for multi-family project

Medium Neighborhood Residential: (along Venice Blvd)

- Density: 2 DU/lot
- Maximum Height: 25' flat roof, 30' varied/stepped back roofline
- Floor Area Ratio: 0.65
- Lot coverage: 60%
- Lot Consolidations: 2 lots, if for multi-family project

Villages: (along Abbot Kinney and part of Mildred Ave*)

- Density: 50% >400 SF/Living Unit
- Maximum Height: 3 Stories, 33' (no bonus)
- Floor Area Ratio: 1.25 (no bonus)
- Lot coverage: 60%
- Lot Consolidations: 2 (>2 if conforms to mass, scale character)

* Village lots on Mildred Ave contain condominiums and should be changed to Low Medium Residential Land Use Designation

Community Center: (along Washington Blvd)

- Change to Villages Land Use Designation

Motion amended to change to no bonus for Medium Residential and Villages: 4-2

Motion approved as amended: 5-1

ADJOURNMENT: 7:50