

Interim Report on City Planning's Proposed Venice Community Plan/Local Coastal Program

July 10, 2024

By

Community Plan/Local Coastal Program Ad Hoc Committee

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A. Background:

In 2023, City Planning ("Planning") released a set of land use proposals for the Westside areas, including Venice. They were in the form of maps showing specific areas and corridors where residential, commercial and industrial land uses changes were proposed. Accompanying tables indicated what those changes in height, FAR, and density would be. The Community Plan/Local Coastal Program Ad Hoc Committee ("Committee") spent the first three months of 2024 publicly reviewing these proposals within Venice's 12 subareas. It also distributed a Preference Survey and took public comments detailed in the Committee's *Interim Report of the Preference Survey and Public Comments* ("Report"). (See Committee page at VNC's website.)

In March, Planning released its StoryMap, another iteration of land use proposals it has produced over the past several years and a complete change from any format used in the past. The StoryMap is an interactive land use map that allows anyone to see what Planning proposes for individual parcels, specifically: the proposed land use designation, height (base and bonus, if any), FAR (base and bonus, if any) and density. These details had not previously been available. The StoryMap format is useful for the individual, but provides only a pixelated picture of what is proposed by neighborhood or subarea.

► City Planning's Proposed StoryMap Land Use Categories

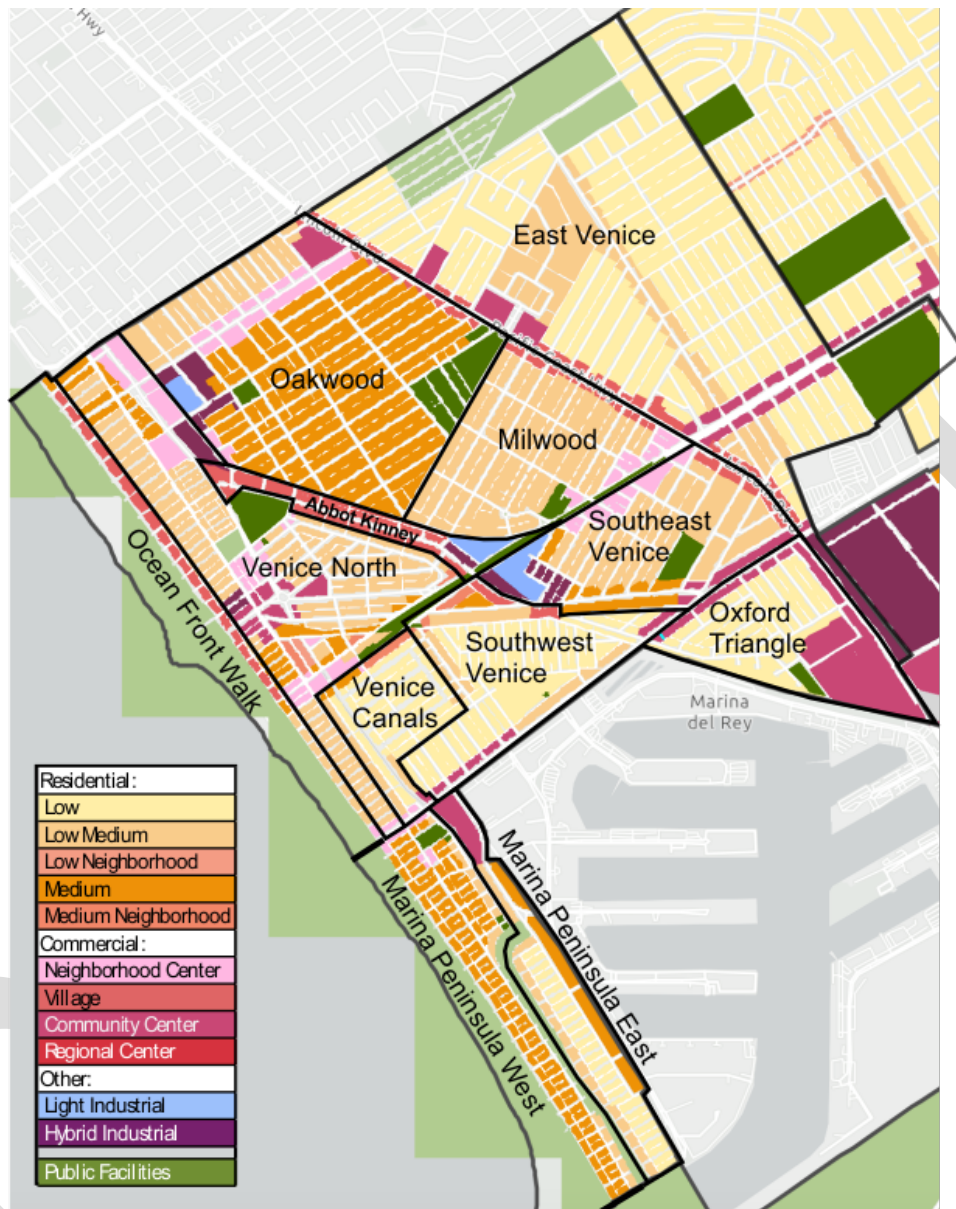
The Committee has prepared Table 1 to simplify and summarize the new land use categories. The colors are those used by City Planning and are the same as those used throughout this report.

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

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

**CITY PLANNING'S PROPOSED LAND USE MAP – MARCH 2024
(showing subareas used by committee)**



➤ **Steps in the Review Process:**

The following were steps taken to review Planning's new proposals:

1. Review the Preference Study and Public Comments Report for community positions on relevant issues. The Report does this by Venice subarea and for All of Venice.
2. Translate StoryMap information into tables that show for each subarea and for each proposed land use the following information: the proposed allowed heights, FARs, and densities, and the existing allowed heights, FARs (if any), and densities. (See below for example format.)

The StoryMap is silent on lot coverage and lot consolidation. However, because lot coverage is important in assessing proposed FARs, it was added to the tables, and because the number of lots that could be consolidated is important to the community, it was added as well.

3. Recommend any changes to Planning's proposals. Each subarea was assigned to 2-3 Committee members who were tasked to review the existing requirements and Planning's new proposals. Each group then recommended its suggested changes, if any, for the public's and Committee's consideration in eight public meetings. The suggested changes were approved or modified by the Committee. The end result is a set of changes to Planning's proposed parameters that the VNC can review, modify, and adopt. These will not be cast-in-stone positions, but will serve as VNC's response to Planning's March 2024 iteration of its proposed land use parameters. It is the intent of the Committee to meet with Planning staff to review the VNC's recommendations.
4. Ultimately any land use parameters must conform with the up-dated Venice Land Use Plan ("LUP"). Much of what is proposed by City Planning in the StoryMap does not conform with the existing 2001 LUP and in all likelihood will have to be modified during the LUP up-date process. We have been told that process should begin this autumn.

➤ What is Not in This Report

This report responds to City Planning's proposed land use parameters that are shown in the StoryMap it has prepared. There are a number of relevant issues that have not yet been addressed but need to be. These will be addressed by the Committee at a later date.

The critical issue is the update of the Venice Coastal Zone Land Use Plan (VLUP) and subsequently the Local Coastal Program (LCP). The update of the existing Land use Plan and preparation of the Local Implementation Plan (LIP), resulting in the Local Coastal Program (LCP), should have been done first. However, City Planning was updating the other Westside Community Plans and included Venice in that process. The Venice Community Plan must conform to the LCP so it is not possible for the Community Plan to be finalized first.

The next-level issue not yet discussed is the City's Housing Element and how it relates to the Community Plan and the LCP. Smaller, but important neighborhood character issues noted in the Preference Survey results and Public Comments phase of the Committee's work include, but are not limited to: required parking spaces by use, position on roof decks and roof access structures, and clarity on roof types/heights (e.g., flat, varied, stepped-back, sloped).

B. Committee Recommendations: General Policy Statements and Subarea Land Use Designations and Zoning Changes

➤ General Policy Statements:

During this Committee's extensive public outreach meetings, it became clear that there were overriding issues of community concern covering all subareas of Venice. These are listed first as policy statements with the reasons the Committee feels they are important.

Policy Statement 1: Community Plan and Local Coastal Program Sequence

The Venice Neighborhood Council requests that City Planning prepare the Venice Local Coastal Program (LCP) update prior to finalizing Venice's Community Plan policies and any land use designation/zoning changes as the Community Plan must conform with the LCP.

Reasons:

It appears that Coastal Zone policies and other requirements have not been considered in City Planning's current Community Plan proposals. City Planning's intent to determine land use designations and zoning first is in the wrong sequence. The LCP certification is considered the statutory equivalent to an Environmental Impact Report (EIR); preparing the LCP first would include the needed requirements in the final Community Plan and would also obviate the need for a separate Venice Coastal EIR.

Policy Statement 2: Venice's Existing Capacity for Growth

The Venice Neighborhood Council requests that prior to finalizing land use designations and zoning for Venice, City Planning prepare a study of Venice's existing zoning capacity to determine what more can be built within its current zoning framework.

Reasons:

Venice is already one of the densest communities in Los Angeles, and a substantial percentage of its land uses is already dedicated to multi-family zones (excluding East Venice). The 2004 Venice Community Plan states that the zoning allows for density for a population of 46,000 by 2010 and the current population is approximately 38,000, so there appears to be substantial existing capacity. Moreover, significant opportunities already exist to increase housing units (density), including adding ADUs, making building to currently allowed density more feasible by decreasing parking requirements, utilizing the state Density Bonus Law, utilizing SB 9, stopping illegal conversion of housing to short term rentals and de facto hotels, proposing regulations to prohibit owners from leaving units vacant, proposing regulations to stop property owners from decreasing density, and enforcing the Home Sharing Ordinance.

Policy Statement 3: Substitute Existing Density Bonus Law for Proposed Bonuses

The Venice Neighborhood Council requests that the zoning code bonuses included in the City Planning recommendations for the Coastal Zone areas of the Venice Community Plan be removed and, instead, the existing state Density Bonus Law be used. The VNC reserves the right to support, object or recommend changes to the zoning code bonuses in the future when the methodology is eventually explained and if it is decided they can be used in the Coastal Zone.

Reasons:

Without knowing what the unspecified bonuses entail or require, Venice cannot agree with or recommend changes to the proposed bonuses. In the Coastal Zone, the Density Bonus Law would be used, and a Coastal Development Permit (a discretionary decision) is required anyway. The Density Bonus Law permits development “bonuses” in return for providing a specified percentage of total units as affordable housing (as defined in the law—Extremely Low Income, Very Low Income, Low Income, Moderate Income) in a manner that is consistent with both the Density Bonus law and the Coastal Act.

Policy Statement 4: Protecting RSO and Other Affordable Housing Units

The Venice Neighborhood Council requests that prior to finalizing land use designations and zoning for Venice, a report be provided by City Planning identifying all lots in Venice with existing low- and moderate-income housing units, including all RSO/rent stabilized units, so that those units can be protected in the final Community Plan and by other appropriate land use regulatory controls.

Reasons:

While it is important to increase housing unit density in Los Angeles, Venice does not want it to be at the expense of naturally occurring affordable housing units currently occupied by long-term community members who, if displaced for new development, would be unable to afford relocation within Venice or to return when the new development is complete. RSO/rent stabilized units play a crucial role in providing stability, cohesion and socioeconomic diversity in Venice as they safeguard tenants from displacement, exorbitant rent hikes and unjust evictions. The Planning Department’s proposed increases in density consequently increase the probability of significantly decreasing RSO/rent stabilized units and other naturally occurring affordable housing and thus displacing existing tenants, which would significantly impact the housing stability of vulnerable community members in Venice. The proposed increases in density also increase the potential for homelessness, especially as the statutory relocation fees do not adequately cover ever-increasing market rate rents, nor do they equitably accommodate larger households.

The Venice Community Plan should not displace community members currently living in older housing stock that is RSO/rent stabilized or otherwise affordable or lower cost housing. In fact, the Los Angeles Housing Element Citywide Housing Priorities states “protect Angelenos--especially persons of color and the disabled--from indirect and direct displacement and ensure stability of existing vulnerable communities.”

Venice in its entirety is already a special coastal community with a unique social diversity that the Coastal Act requires be protected, in part because it provides existing coastal housing opportunities for low- and moderate-income persons (sensitive coastal resource area). Housing stability is associated with physical, social, and psychological well-being, higher educational achievement by the young, and benefits for people of color; and RSO/rent-stabilized and other naturally occurring affordable housing play a crucial role in protecting the stability, cohesion and socioeconomic diversity of the Venice community.

Based on the preponderance of community comments and testimony at public outreach meetings, the priority of the Venice Community Plan and LCP update must be the protection of

existing RSO/rent stabilized units and other naturally occurring affordable housing, and the preservation of our existing unique, diverse community, which must take precedence, be the priority over, and supersede any desired land use designation and zoning changes.

Policy Statement 5: Need for Infrastructure and Other Analyses

The Venice Neighborhood Council requests that prior to finalizing land use designations and zoning for Venice, City Planning perform analyses of how to protect and increase existing greenspace, the condition of the tree canopy, nature-based solutions for stormwater runoff pollution, and the condition and remaining life of Venice's existing infrastructure and what is needed to replace, upgrade and/or repair it in order to support Venice's current density, as well as an analysis of what is required to support any proposed density increases.

Reasons:

In the current City Planning Community Plan documents there is no analysis of issues, including but not limited to issues related to traffic and infrastructure; rising water table; the poor condition of our water, sewer, gas and electric, and storm drainage systems, declining urban canopy and lack of open space for runoff infiltration; and failing canal tidal gates. Venice has experienced significant breakdowns of its infrastructure, including sink holes, sewage plant overflows contaminating our ocean and beach, water main breakages, and overflowing storm drains contaminating our streets, ocean and beach. Moreover, Venice's infrastructure is especially impacted, more than non-Coastal Zone areas, by significant tourism.

➤ **Subarea Land Use Designation and Zoning Changes**

After initially seeking a sense of the preferences of Venetians through a survey and series of public meetings, and after reviewing with the public City Planning's new proposed land use designations and basic parameters, the Committee recommends by subarea changes to City Planning's proposals.

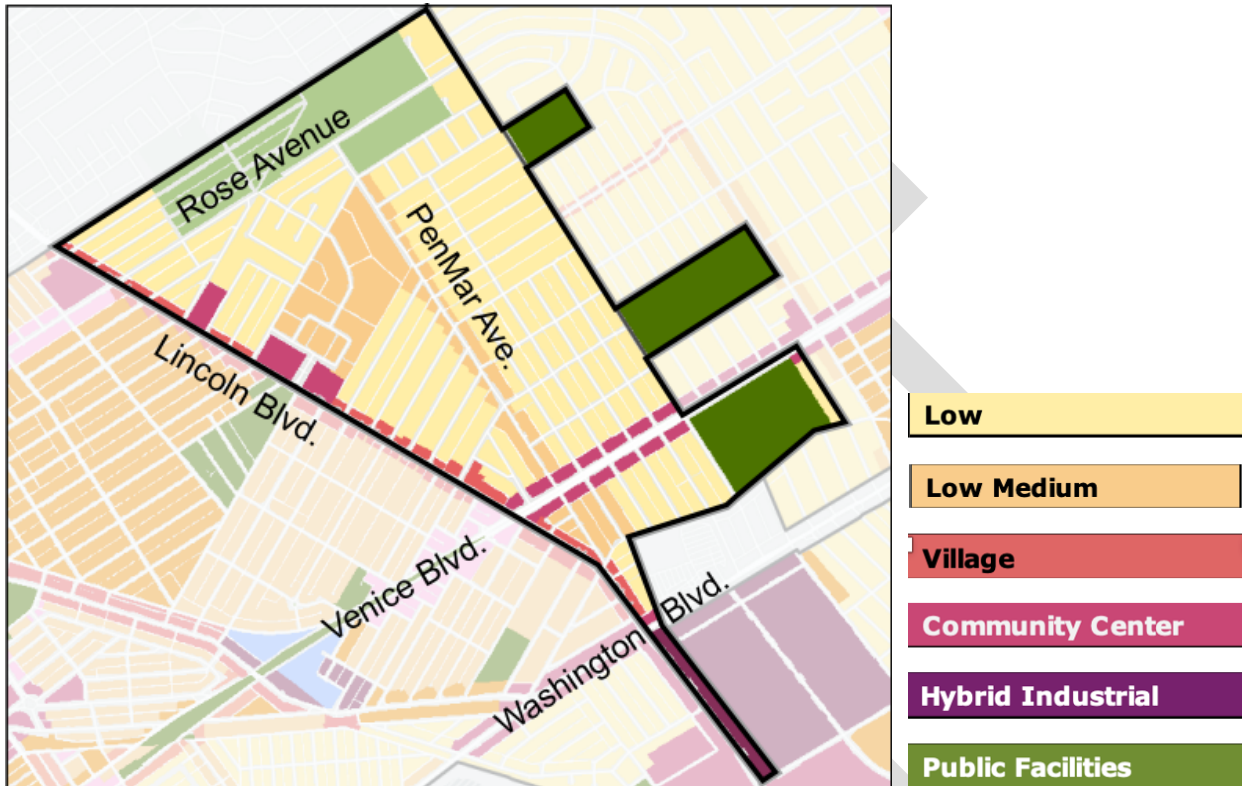
Legend for charts:

Blue: City Planning Proposed

Green: Existing Requirement

Red Recommended Changes

➤ East Venice: City Planning's Proposed Land Uses



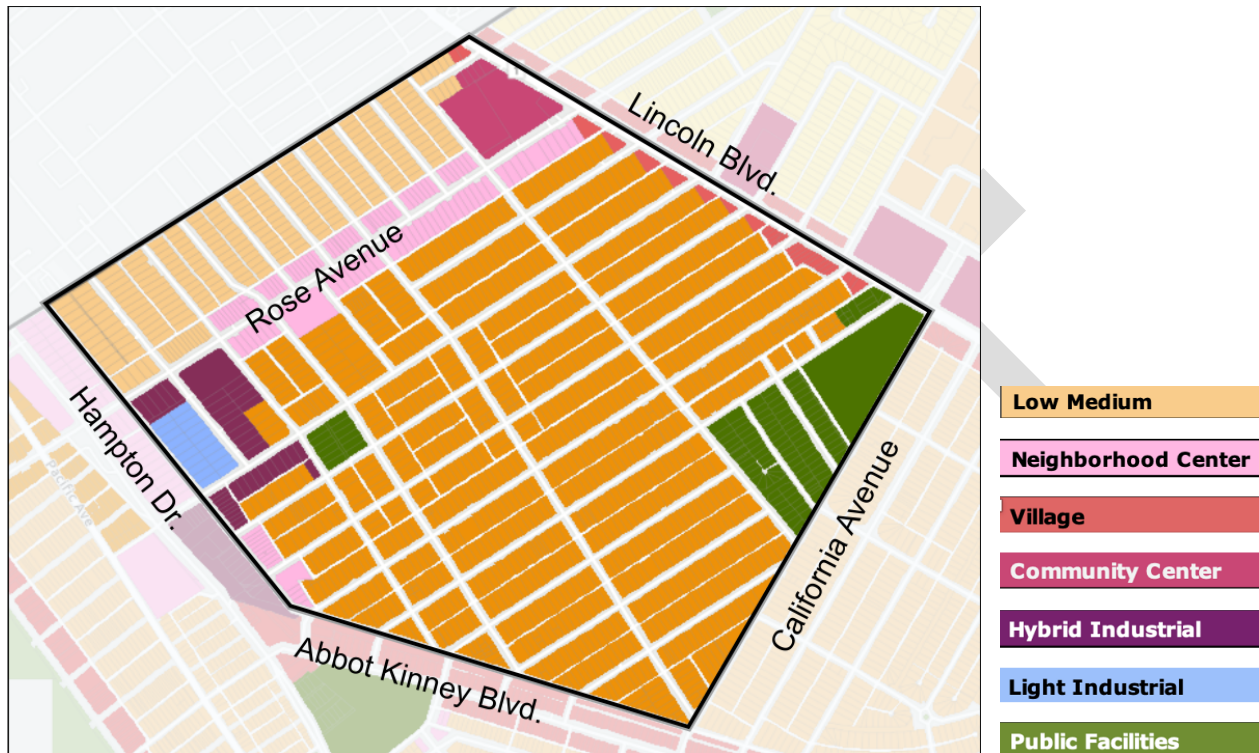
East Venice—Residential			
City Planning Proposed Land Use Designations	Low Residential	Low Medium Residential (south of Venice)	Low Medium Residential (north of Venice)
StoryMap Color			
Existing Zoning/Land Use Designation	R1V2 SFR-Low	RD1.5-1, RD-2-1 MFR-Low Medium	[Q]RD2-1XL, [Q]RD3-1XL, [Q] RD1.5-1XL MFR-Low Medium
Density - DU/Lot (ecluding ADUs)	1 DU/lot 1 DU/lot 1 DU/lot	1DU/1,500 SF of lot 1DU/1,500-3,000 SF 1DU/1,500-3,000 SF	1 DU/3,000 SF of lot 1DU/1,500-3,000 SF 1DU/1,500-3,000 SF
Maximum Height	33' 22'-30' 2 stories/30'	3 Stories (no bonus) 45' 2 stories/25'	3 Stories (no bonus) 45' 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) 3.0 0.75 (1.0) & 0.75 (WA)
Lot Coverage	40-50% 40-50%	50%	50%
Lot Consolidation	0	0	0

East Venice—Commercial & Industrial			
City Planning Proposed Land Use Designations	Villages	Community Center	Hybrid Industrial (Lincoln south of Washington)
StoryMap Color			
Existing Zoning/Land Use Designation	[Q]C2-1-CDO MFR Medium	[Q]C2-1-CDO General Commercial	[Q]M1-1-CDO Light Industrial
Density - LU/Lot	400 SF/LU 400 SF/Unit to none* 800 SF/LU	400 SF/LU 400 SF/Unit to none* 800 SF/LU	800 SF/LU none 800 SF/LU
Maximum Height	3 Stories (5 Stories) Varies 3 stories/33' (4 stories/44')	3 Stories (8 Stories) Varies	3 Stories (5 Stories) Varies
Floor Area Ratio (FAR)	1.5 (3) n/a 1.25 (1.75)	1.5 (5) n/a 1.25 (2.0)	1 (1.5) 1.0 1.0 (1.5)
Lot Coverage	60%	50%	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

➤ Oakwood: City Planning's Proposed Land Uses



Oakwood–Residential		
City Planning Proposed Land Use Designations	Low Medium Residential (north of Rose Avenue)	Low Medium Residential (south of Rose change from proposed Medium Residential back to Low Medium Residential)
StoryMap Color		
Existing Zoning/ Land Use Designation	RD2-1 MFR-Low Medium II	RD1.5-1 MFR- Low Medium II
Density - DU/Lot (excluding ADUs)	1 DU/1,500 SF of lot 2 DU (1 DU/2,000 SF if lot ≥ 4,000 SF) 2 DU (1 DU/2,000 SF if lot ≥ 4,000 SF)	1 DU/800 SF of lot 2 DU (1 DU/1,500 SF if lot ≥ 4,000 SF) 2 DU (1 DU/1,500 SF if lot ≥ 4,000 SF)
Maximum Height	3 Stories (no bonus) 25' flat roof, 30' varied/stepped back roofline 2 Stories /25' flat roof, 30' varied/stepped back roofline	3 Stories (no bonus) 25' flat roof, 30' varied/stepped back roofline 2 Stories /25' flat roof, 30' varied/stepped back roofline
Floor Area Ratio (FAR)	1 (1.5) None 0.75 for single-family (no bonus) 1.0 for multi-family (no bonus)	1 (1.5) None 0.75 for single-family (no bonus) 1.0 for multi-family (no bonus)
Lot Coverage	40%	40%
Lot Consolidation	3 2 only if Multi-family project (ADU does not count)	3 2 only if Multi-family project (ADU does not count)

Oakwood—Commercial					
City Planning Proposed Land Use Designations	Neighborhood Cntr. (along Rose Avenue)	Villages (along Lincoln Blvd.)	Community Center (Lincoln north of Rose)	Hybrid Industrial (SW of 4th & Rose)	Light Industrial (Hampton at Sunset)
StoryMap Color					
Existing Zoning/ Land Use Designation	C4-1, R3-1, M1-1 Community Commercial	[Q]C2-1-CDO General Commercial	[Q]C2-1-CDO Neighborhood Commercial	CM-1, [T][Q]CM-1, M1-1 Light Industrial	M1-1 Light Industrial
Density - SF/LU	800 SF/LU 800-1,200 SF of lot area 800 SF/LU	400 SF/LU n/a 400 SF/LU	400 SF/LU n/a 800 SF/LU	800 SF/LU n/a 800 SF/LU	LUs not allowed n/a no living units, artist work/live as allowed by existing code
Maximum Height	3 Stories (5 Stories) 25' flat roof 30' varied/stepped back roofline 25' flat roof 30' varied/stepped back roofline (no bonus)	3 Stories (5 Stories) 25' flat roof 30' varied/stepped back roofline 3 Stories/33' (5 Stories/55') stepped-back transition heights as required adjacent to lower land uses (R1.5, RD2 zoned properties), no roof decks when adjacent to Low Medium Residential	3 Stories (8 Stories) 25' flat roof 30' varied/stepped back roofline 3 Stories/33' (5 Stories/55') stepped-back transition heights as required adjacent to lower land uses (R1, R2, RD zoned properties), no roof decks when adjacent to Low Medium Residential	3 Stories (5 Stories) 25' flat roof 30' varied/stepped back roofline 3 Stories/33' (no bonus)	3 Stories (5 Stories) 25' flat roof 30' varied/stepped back roofline 3 Stories/33' (no bonus)
Floor Area Ratio (FAR)	1.5 (3) 1.0 commercial only, 1.5 residential/commercial (no bonus) 1.0 commercial only, 1.5 residential/commercial (no bonus)	1.5 (3) n/a 1.25 (2.0)	1.5 (5) n/a 1.25 (2.0)	1.5 (3) n/a 1.25 (no bonus)	1.5 (3) n/a 1.25 (no bonus)
Lot Coverage	60% with increased buildable area not permitted	60% with increased buildable area not permitted	60% with increased buildable area not permitted	60% with increased buildable area not permitted	65%
Lot Consolidation	2 (>2 if conform to MSC) 2 (>2 if conform to MSC)	2 (>2 if conform to MSC) 2 (>2 if conform to MSC)	2 (>2 if conform to MSC) 2 (>2 if conform to MSC)	2 (>2 if conform to MSC) 2 (>2 if conform to MSC)	2 (>2 if conform to MSC) 2 (>2 if conform to MSC)

Other Recommended Changes

Land Use Designations:

- Change RD1.5 south of Rose Ave to Low Medium Residential Land Use Designation (existing) from proposed Medium Residential.

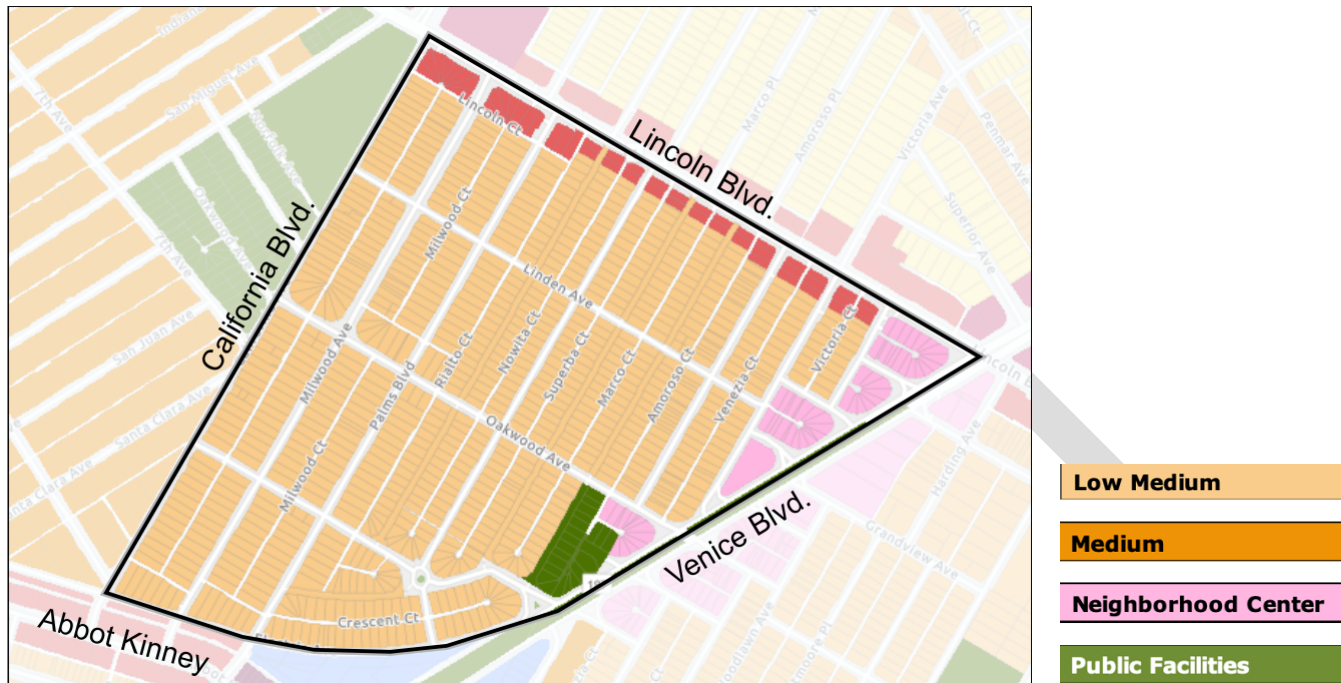
Public Facilities: (Oakwood Park and two blocks to the east)

- Maintain Oakwood Park as Open Space (no change to Public Facilities)
- Maintain residential blocks east of Oakwood Park along Oakwood and Pleasant View Avenues between Broadway and California Avenues as Low Medium Residential (no change to Public Facilities)

Affordable Housing Sources:

- First Baptist Church site—low & very low-income units behind and across street from church, historic preservation/restoration and use of church for community space
- Extend contract for fifteen Section 8 buildings to original low-income status

➤ Milwood: City Planning's Proposed Land Uses



Milwood–Residential		
City Planning Proposed Land Use Designations	Low Medium Residential	Medium Residential (change from proposed Neighborhood Center)
StoryMap Color		
Existing Zoning/Land Use Designation	R2-1/Low Medium I Residential RD1.5-1/Low Medium II Residential	R2-1/Low Medium 1 Residential R3-1/Medium Residential
Density - DU/SF of Lot (excluding ADUs)	1 DU/1,200 SF of lot 2 DU (1 DU/2,500 SF if lot ≥5,000 SF) for R2; 2 DU (1 DU/1,500 SF if lot ≥ 4,000 SF) for RD1.5-1 2 DU (1 DU/2,500 SF if lot ≥5,000 SF) for R2; (1 DU/1,500 SF if lot ≥4,000 SF) for RD1.5-1	800 SF/LU 2 DU (1 DU/2,500 SF if lot ≥5,000 SF) 2 DU (1 DU/1,200 SF) 1 DU/1,200 SF of lot
Maximum Height	3 Stories (no bonus) 25' flat roof, 30' varied/stepped back roofline 28' along Walk streets 2 Stories (no bonus)/25' flat roof, 30' varied/stepped back roofline 28' along Walk streets	3 Stories (5 Stories) 25' flat roof, 30' varied/stepped back roofline 3 Stories/33' (no bonus)
Floor Area Ratio (FAR)	1 (1.25) n/a 0.8 (no bonus)	1.5 (3) n/a 1.0 (no bonus)
Lot Coverage	45%	50%
Lot Consolidation	2 2	2 2

Milwood–Commercial & Public Facilities		
City Planning Proposed Land Use Designations	Neighborhood Center	Public Facilities
StoryMap Color		
Existing Zoning/Land Use Designation	C2-1, C4-1, [Q]C2-1-CDO General Commercial	R2-1/Low Medium I Residential
Density - SF/LU	800 SF/LU 800-1,200 SF/LU 800 SF/LU	Not permitted 2 DU (1 DU/2,500 SF if lot ≥5,000 SF) Not permitted
Maximum Height	3 Stories (5 Stories) 25' flat roof, 30' varied/stepped back roofline 3 Stories/33' (no bonus)	No Limit 25' flat roof, 30' varied/stepped back roofline 25' flat roof, 30' varied/stepped back roofline
Floor Area Ratio (FAR)	1.5 (3) n/a 1.5 (no bonus)	1.5 (no bonus) n/a 1.5 (no bonus)
Lot Coverage	65%	
Lot Consolidation	2 (>2 if conform to MSC) 2 (>2 if conform to MSC)	

Other Recommended Changes

Land Use Designations

Medium Residential: Change lots along Venice Boulevard from Neighborhood Center (see Neighborhood Center, below).

Village: Change to Neighborhood Center Land Use Designation along Lincoln Blvd.

Neighborhood Center: Change Neighborhood Center back to Medium Residential Land Use Designation 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 Land Use Designation (to conform with the current Housing Element proposal).

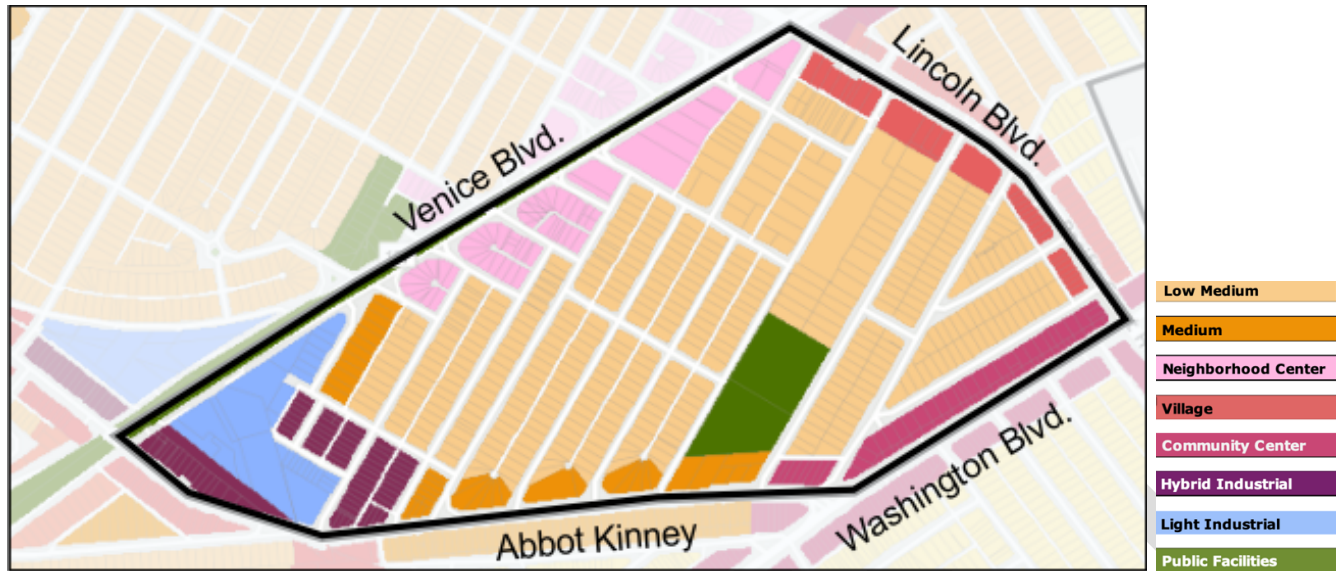
Public Facilities:

- Maximum Height: 25' flat roof, 30' varied/stepped-back roofline

Other (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).

➤ Southeast Venice: City Planning Proposed Land Uses



Southeast Venice–Residential			
City Planning Proposed Land Use Designations	Low Medium Residential	Medium Residential	Medium Residential (change from proposed Neighborhood Center)
StoryMap Color			
Existing Zoning/Land Use Designation	R2-1/Low Medium I Residential Low Medium II Residential	R3-1/Medium Residential	R3-1/Medium Residential
Density - DU/SF of Lot (excluding ADUs)	4 DU 2 DU (1 DU/2,500 SF if lot ≥ 5,000 SF) 2 DU (1 DU/1,500 SF if lot ≥ 4,000 SF) 2 DU (1 DU/2,500 SF if lot ≥ 5,000 SF) 2 DU (1 DU/1,500 SF if lot ≥ 4,000 SF)	1 DU/800 SF of lot 2 DU or 1 DU/1,200 SF of lot 1 DU/1,200 SF of lot	800 SF/LU 2 DU or 1 DU/1,200 SF of lot 1 DU/1,200 SF of lot
Maximum Height	3 Stories (no bonus) 25' flat roof, 30' varied/stepped back roofline 2 Stories (no bonus)/25' flat roof, 30' varied/stepped back roofline	3 Stories (6 Stories) 25' flat roof, 30' varied/stepped back roofline 3 Stories/33' (no bonus)	3 Stories (5 Stories) 25' flat roof, 30' varied/stepped back roofline 3 Stories/33' (no bonus)
Floor Area Ratio (FAR)	1 (1.25) n/a 0.8 (no bonus)	1.5 (3) n/a 1.0 (no bonus)	1.5 (3) n/a 1.0 (no bonus)
Lot Coverage	45%	50%	50%
Lot Consolidation	2 2	2 2	2 2

Southeast Venice—Commercial		
City Planning Proposed Land Use Designations	Community Center	Neighborhood Center
StoryMap Color		
Existing Zoning/Land Use Designation	R3-1/Medium Residential C2-1/General Comm'l	C2-1/General Comm'l
Density - SF/LU	400 SF/LU 800-1,200 SF/LU 800 SF/LU	800 SF/LU 800-1,200 SF/LU 800 SF/LU
Maximum Height	3 Stories (8 Stories) 25' flat roof 30' varied/stepped back roofline 3 Stories (no bonus)	3 Stories (5 Stories) 25' flat roof 30' varied/stepped back roofline 3 Stories/33' (no bonus)
Floor Area Ratio (FAR)	1.5 (5) 1.5 1.5 (2)	1.5 (3) n/a 1.5 (no bonus)
Lot Coverage	65%	65%
Lot Consolidation	2 (>2 if conform to MSC) 2 (>2 if conform to MSC)	2 (>2 if conform to MSC) 2 (>2 if conform to MSC)

Southeast Venice—Industrial, Public Facilities & Open Space				
City Planning Proposed Land Use Designations	Light Industrial	Hybrid Industrial	Public Facilities	Open Space (change from proposed Public Facilities)
StoryMap Color				
Existing Zoning/Land Use Designation	M1-1-O/Limited Industrial R3-1 Medium Residential	M1-1/Limited Manufacturing M1-1-O/Limited Industrial	[Q]PF-1XL/Public Facilities	OS-1XL-O/Open Space
Density - LU/Lot	Not permitted n/a Not permitted	1 LU/800 SF of lot n/a Not permitted	Not permitted n/a Not permitted	Not permitted n/a Not permitted
Maximum Height	No Limit 25' flat roof, 30' varied/stepped back roofline 25' flat roof, 30' varied/stepped back roofline	3 Stories (5 Stories) 25' flat roof, 30' varied/stepped back roofline 25' flat roof, 30' varied/stepped back roofline	No Limit 25' flat roof, 30' varied/stepped back roofline 25' flat roof, 30' varied/stepped back roofline	No Limit n/a n/a—Open Space
Floor Area Ratio (FAR)	1.5 (3) n/a 1.0 (no bonus)	1.5 (3) n/a 1.0 (no bonus)	1.5 (no bonus) n/a 1.5 (no bonus)	1.5 (no bonus) n/a n/a—Open Space
Lot Coverage	65%	65%	n/a	n/a
Lot Consolidation	2 2	2 2	n/a	n/a

Other Recommended Changes

Land Use Designations

Medium Residential: Change lots along Venice Boulevard from Neighborhood Center. (see Neighborhood Center below)

Villages: Change to Neighborhood Center Designation along Lincoln Blvd.

Community Center: Change on Harrison Ave to Medium Residential Designation and change all other Community Center areas to Neighborhood Center Designation.

Neighborhood Center: Change Neighborhood Center back to Medium Residential Designation along the south side of Venice Blvd, between Shell and Naples, only for the Venice Blvd facing lots; change the remaining lots to Low Medium Residential Designation. (to conform with the current Housing Element proposal).

Other (may be errors):

- Maintain Venezia Ave between Zena Place and Venice Blvd as Medium Residential/R3 (no change to Industrial).
- Maintain the center of Venice Blvd. as Open Space (no change to Public Facilities).

➤ Oxford Triangle: City Planning's Proposed Land Uses



Oxford Triangle				
Residential		Commercial		
City Planning Proposed Land Use Designations	Low Residential	Neighborhood Center (along Washington & on Lincoln to Maxella change from proposed Community Center)	Community Center (north of Princeton Drive)	Community Center (south of Princeton Drive)
StoryMap Color				
Existing Zoning/Land Use Designation	R1-1 SFR-Low	C2-1 General Commercial Community Commercial	C4(OX)-2D Community Commercial	C4(OX)-2D Community Commercial
Density - DU/Lot (excluding ADUs)	1 DU 1 DU/lot 1 DU	400SF/LU None 50% > 400 SF/LU	800SF/LU Oxford Triangle Specific Plan Oxford Triangle Specific Plan	FA Oxford Triangle Specific Plan Oxford Triangle Specific Plan
Maximum Height:	33' 25' flat roof, 30' varied/stepped back roofline 25' flat roof, 30' varied/stepped back roofline	3 Stories (8 Stories) 30' 3 Stories/33' (no bonus on Washington) (4 Stories/44' on Lincoln)	3 Stories (6 Stories) Oxford Triangle Specific Plan Oxford Triangle Specific Plan	No Limit (No Limit) Oxford Triangle Specific Plan Oxford Triangle Specific Plan
Floor Area Ratio (FAR):	0.45 n/a 0.55	1.5 (5) n/a 1.25 (no bonus on Washington) (2.0 on Lincoln)	1.5 (4) Oxford Triangle Specific Plan Oxford Triangle Specific Plan	1.5 (6) Oxford Triangle Specific Plan Oxford Triangle Specific Plan
Lot Coverage:	40%	60%	60%	60%
Lot Consolidation:	0	2	Oxford Triangle Specific Plan	

Land Use Designation Changes:

Community Center: Change to Neighborhood Center Land Use Designation along Washington Blvd and Lincoln.

➤ Southwest Venice: City Planning's Proposed Land Uses



Southwest Venice--Residential					
City Planning Proposed Land Use Designations	Low Residential	Low Medium Residential	Low Medium Residential (east of Bryan Ave)	Medium Residential (mainly along Abbot Kinney)	Medium Neighborhood Residential
StoryMap Color					
Existing Zoning/Land Use Designation	R1-1-0, R1-1-0 SFR-Low	RD1.5-1-0, RD3-1-0 MFR-Low Medium I MFR-Low Medium II	R2-1 MFR-Low Medium I	RD1.5-1-0, RD3-1-0 MFR-Medium	R3-1-0 MFR-Medium
Density - DU/Lot (ecluding ADUs)	1 DU/lot 1 DU/lot 1 DU/lot	1 DU/1,500 SF of lot 2 DU/lot 1 DU/1,500 SF of lot	2 DUs 2 DUs/lot 1 DU/1,500 SF of lot	1 DU/400 SF of lot 2 DUs/lot 4 DU/lot	1 DU/800 SF of lot 2 DUs/lot 2 DU/lot
Maximum Height:	33' 25' flat roof, 30' varied/stepped back roofline 2 Stories/ 25' flat roof, 30' varied/stepped back roofline	3 Stories (no bonus) 25' flat roof, 30' varied/stepped back roofline 25' flat roof, 30' varied/stepped back roofline	33' 25' flat roof, 30' varied/stepped back roofline 25' flat roof, 30' varied/stepped back roofline	3 Stories (4 Stories) 25' flat roof, 30' varied/stepped back roofline 3 Stories/33' (no bonus)	3 Stories (6 Stories) 25' flat roof, 30' varied/stepped back roofline 25' flat roof, 30' varied/stepped back roofline
Floor Area Ratio (FAR):	0.75 n/a 0.55 (BMO)	1 (1.5) n/a 1.0 (no bonus)	0.75 n/a 1 (no bonus)	1.25 (1.75) n/a 1.25 (no bonus)	1.25 (1.75) n/a 0.65 (no bonus)
Lot Coverage:	55%	50%	60%	60%	60%
Lot Consolidation:	2 0	2 2 (if for MFR)	2 2 (if for MFR)	2 2 (if for MFR)	2 2 (if for MFR)

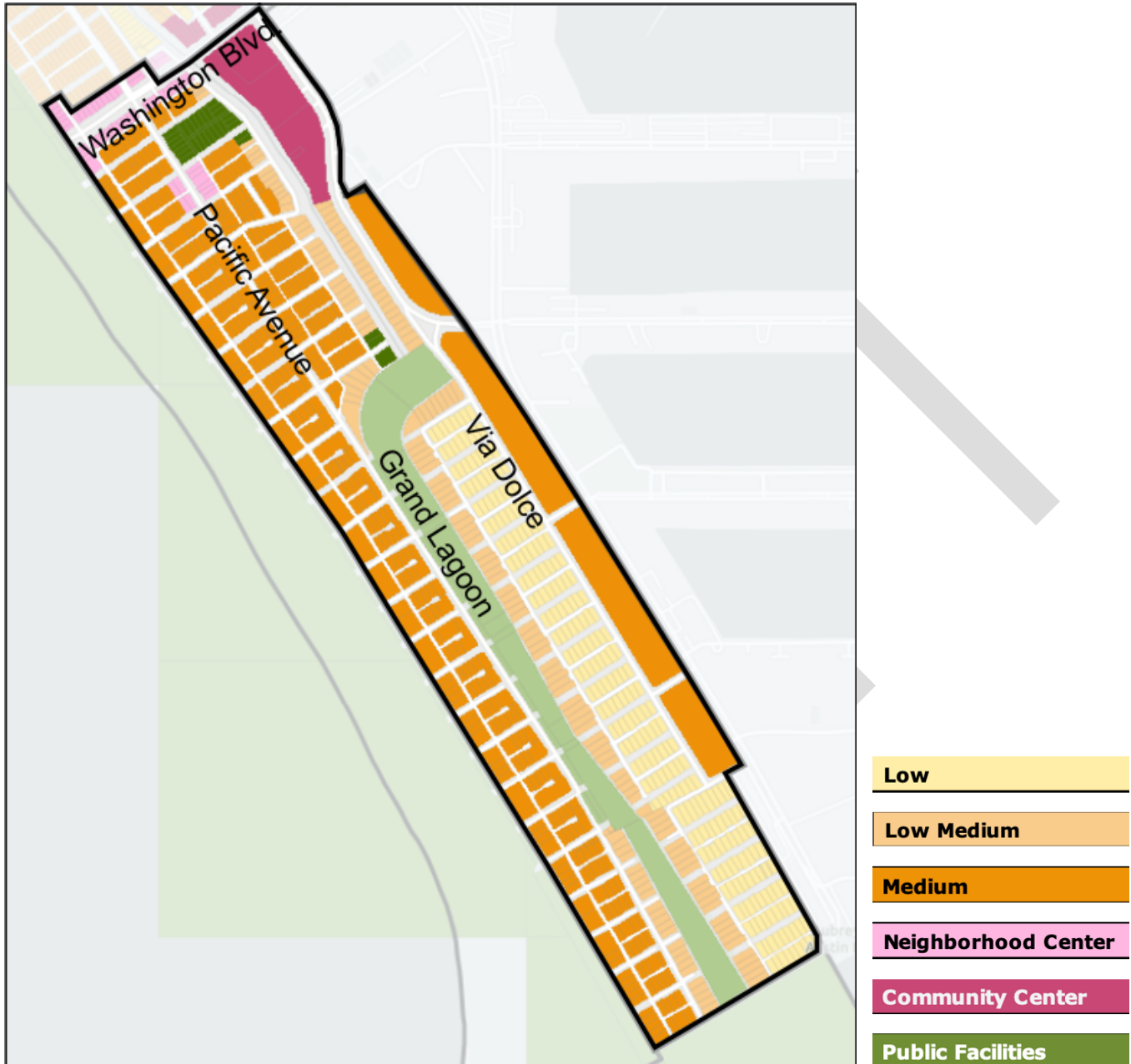
Southwest Venice--Commercial	
City Planning Proposed Land Use Designations	Villages * (along Abbot Kinney and along Washington)
StoryMap Color	
Existing Zoning/Land Use Designation	C2-1-0 Neighborhood Commercial Community Commercial
Density - LU/Lot	400SF/LU (None) 50%>400 SF/LU
Maximum Height:	3 Stories (5 Stories) 25' flat, 30' sloped 3 Stories/33' (no bonus)
Floor Area Ratio (FAR):	1.5 (3) 1.25 (no bonus)
Lot Coverage:	60%
Lot Consolidation:	2 (>2 if conforms to MSC)
* Villages lots on Mildred Ave contain condominiums and should be Low Medium Residential	

Land Use Designation Changes:

Villages: (along Abbot Kinney and part of Mildred Ave.) Village lots on Mildred Ave contain condominiums and should be changed to Low Medium Residential Land Use Designation.

Community Center: Change to Villages Land Use Designation along Washington Blvd.

➤ Marina Peninsula: City Planning's Proposed Land Uses



Marina Peninsula– Residential West			
City Planning Proposed Land Use Designations	Low Medium Residential VEN 3 West Lagoon front between Topsail & Via Marina	Low Medium Residential VEN 4, 5 North Lagoon front between Driftwood & Hurricane	Medium Residential VEN 12 Marina Peninsula West
StoryMap Color			
Existing Zoning/Land Use Designation	RW1-1 SF Low Medium I	RW2-1 MF Low Medium II	R3-1 MF Low Medium II
Density - DU/Lot (excluding ADUs)	1 DU/1,500 SF of lot area 1 unit/3,000 SF of lot area 1 unit/3,000 SF of lot area	2DU/lot 1 unit/1,500 SF of lot area 1 unit/1,500 SF of lot area	1 DU/800 SF of lot area 2 DU (1 DU/1,200 SF if lot ≥4,000 SF) 2 DU (1 DU/1,200 SF if lot ≥4,000 SF)
Maximum Height	3 Stories (none) 30' to 38' * 30' to 38' *	33' (none) 30' to 38' * 30' to 38' *	2 Stories (4 Stories) 35' (28' on walk streets) 35' (28' on walk streets)
Floor Area Ratio (FAR)	1.0 (1.5) None 1.0 (no bonus)	0.75 (none) None 1.0 (no bonus)	1.5 (2.5) None 1.5 (no bonus)
Lot Coverage	65%	65%	65%
Lot Consolidation	3 0	3 0	3 0

Marina Peninsula–Residential East			
City Planning Proposed Land Use Designations	Low Residential VEN 7 Silver Strand	Low Medium Residential VEN 6 Silver Strand Lagoon Front	Medium Residential VEN 13 Along Via Marina
StoryMap Color			
Existing Zoning/Land Use Designation	R1-1 SF Low Medium I	[T][Q]RD1.5-1 SF Low Medium I	R3 MF Medium
Density - DU/Lot (excluding ADUs)	1DU/lot 1 unit/3,000 SF of lot area 1 unit/3,000 SF of lot area	1 DU/1,500 SF of lot area 1 unit/4,000 SF of lot area 1 DU/4,000 SF of lot area	1 DU/800 SF of lot area 1 unit/800-1,200 SF of lot area 1 DU/1,200 SF of lot area
Maximum Height	36' 45' 36'	3 Stories (none) 30' to 45' * 30' to 36' *	2 Stories (4 Stories) 45' 45'
Floor Area Ratio (FAR)	1.0 None 1.0	1.0 (1.25) None 1.0 (no bonus)	1.5 (2.5) None 1.5 (no bonus)
Lot Coverage	65%	65%	65%
Lot Consolidation	3 0	3 0	3 0

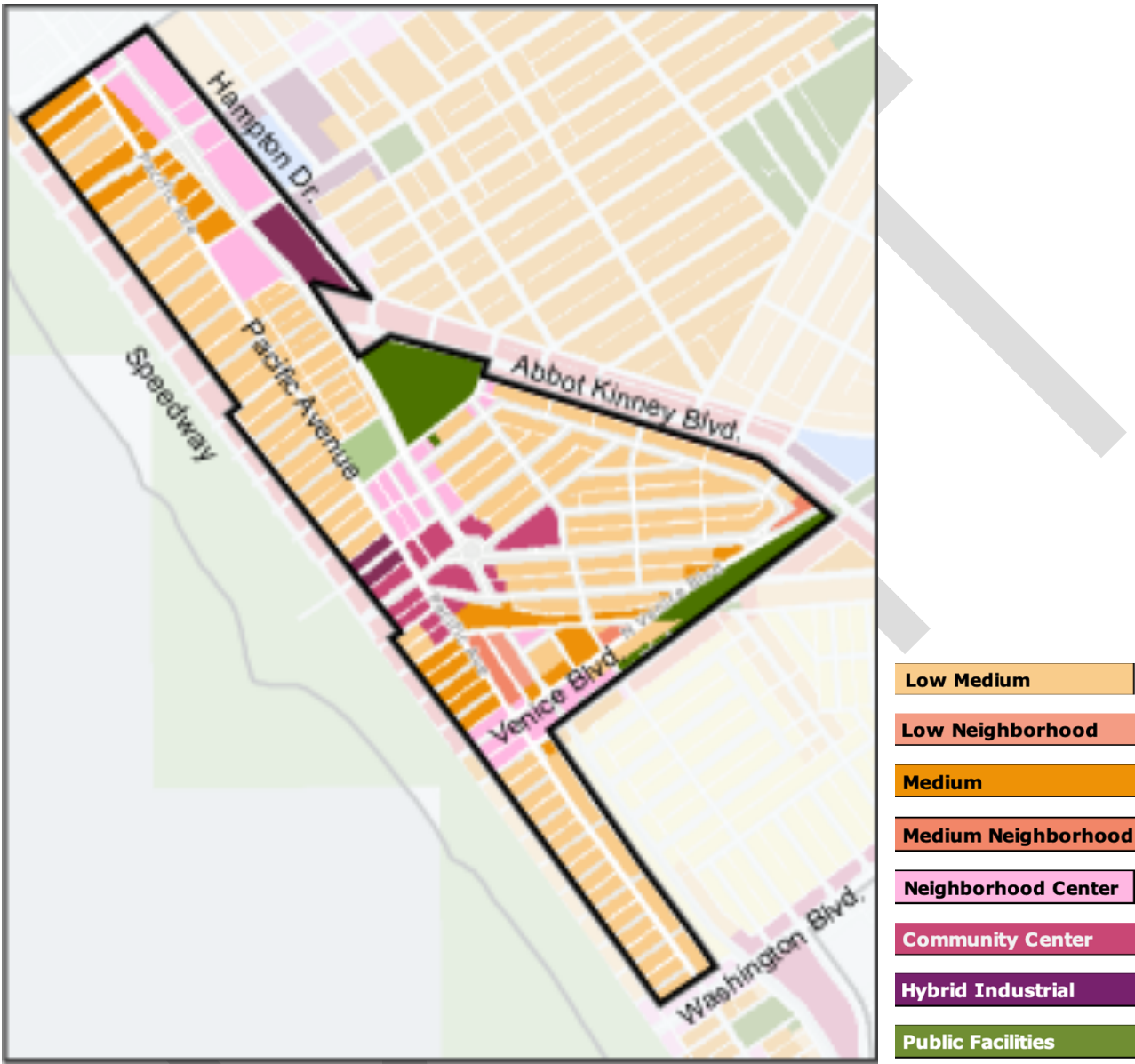
* 30' within 60 horizontal feet of the mean high tide line of the lagoon or inland side of the Esplanade, whichever is furthest from the water. Beyond 60 horizontal feet, one foot in additional height is permitted for each two additional horizontal feet to maximum height indicated.

Marina Peninsula–Commercial			
City Planning Proposed Land Use Designations	Neighborhood Center (Washington Square)	Community Center (behind lots fronting Washington between Grand Canal & Via Dolce)	Community Center (lots fronting Washington)
StoryMap Color			
Existing Zoning/Land Use Designation	C-1, C4 Community Commercial	C4 Community Commercial	C4 Community Commercial
Density - SF/LU	800 SF/LU 1 unit/800-1,200 SF of lot area 1 unit/1,200 SF lot area	400 SF/LU 1 unit/800-1,200 SF of lot area 1 unit/1,200 SF lot area	400 SF/LU 1 unit/800-1,200 SF of lot area 1 unit/1,200 SF lot area
Maximum Height	3 Stories (5 Stories) 35' 3 Stories/33' (no bonus)	3 Stories (6 Stories) 35' 3 Stories/33' (no bonus)	3 Stories (6 Stories) 35' 3 Stories/33' (no bonus)
Floor Area Ratio (FAR)	1.5 (3.0) 1.5 w/residential 1.5 w/residential (no bonus)	1.5 (4.0) 1.5 w/residential 1.5 w/residential (no bonus)	1.5 (4.0) 1.5 w/residential 1.5 w/residential (no bonus)
Lot Coverage	90%	90%	90%
Lot Consolidation	2 (>2 if conform to MSC) 2 (>2 if conform to MSC)	2 (>2 if conform to MSC) 2 (>2 if conform to MSC)	2 (>2 if conform to MSC) 2 (>2 if conform to MSC)

Other Recommended Changes

- No density bonus projects in this subarea.
- No residential uses changing to commercial uses.
- No waivers of infrastructure improvements for developers.

➤ **North Venice: City Planning’s Proposed Land Uses**



North Venice--Residential					
City Planning Proposed Land Use Designations	Low Medium Residential (bulk of North Venice)	Low Medium Residential (block between Strongs Ave & Canal St., between N. Venice Blvd & Mildred change from proposed Low Neighborhood Residential)	Medium Residential (along Mildred Ave & N. Venice Blvd)	Medium Residential (various blocks north of Sunset Ave, 18th to 20th Ave blocks)	Low Medium Residential (block between Pacific & Strongs, between North Venice & Mildred change from proposed Medium Neighborhood Residential)
StoryMap Color					
Existing Zoning/Land Use Designation	RD1.5-1, RD1.5-1-O Low Medium II MFR	RD1.5-1-O, R3-1-O Low Medium II MFR, Medium MFR	R3-1-O Medium MFR	R3-1, R3-1-O Medium MFR	R3-1-O Medium MFR
Density - DU/Lot (excluding ADUs)	1 DU/1,500 SF of lot 2 DU (1 DU/2,000 if lot is ≥4,000) 2 DU (1 DU/2,000 if lot is ≥4,000)	1 DU/1,500 SF of lot 2 DU (1 DU/2,000 if lot is ≥ 4,000) 2 DU (1 DU/2,000 if lot is ≥ 4,000)	1 DU/800 SF of lot 2 DU (1 DU/1,200 if lot is ≥4,000) 2 DU (1 DU/1,200 if lot is ≥4,000)	1 DU/800 SF of lot 2 DU (1 DU/1,200 if lot is ≥4,000) 2 DU (1 DU/1,200 if lot is ≥4,000)	1 DU/800 SF of lot 2 DU (1 DU/1,200 if lot is ≥4,000) 2 DU (1 DU/2,000 if lot is ≥4,000)
Maximum Height	3 Stories (no bonus) 30' flat roof, 35' varied/stepped back roofline 28' along Walk Streets 3 stories/30' flat roof, 35' varied/stepped back roofline 28' along Walk Streets (no bonus)	3 Stories (no bonus) 30' flat roof, 35' varied/stepped back roofline 3 stories/30' flat roof, 35' varied/stepped back roofline (no bonus)	3 Stories (4 Stories) 30' flat roof, 35' varied/stepped back roofline 3 stories 30' flat roof, 35' varied/stepped back roofline (no bonus)	3 Stories (no bonus) 30' flat roof, 35' varied/stepped back roofline 28' along Walk Streets 3 stories/30' flat roof, 35' varied/stepped back roofline 28' along Walk Streets (no bonus)	3 Stories (no bonus) 30' flat roof, 35' varied/stepped back roofline 3 stories/30' flat roof, 35' varied/stepped back roofline (no bonus)
Floor Area Ratio (FAR)	1 (1.5) n/a 0.75 (no bonus)	1 (1.5) n/a 0.75 (no bonus)	1.25 (1.75) n/a 1.25 (no bonus)	1 (1.5) n/a 1.25 (no bonus)	1 (1.5) n/a 0.75 (no bonus)
Lot Coverage	50%, increased buildable area not permitted	60%, increased buildable area not permitted	60%, increased buildable area not permitted	60%, increased buildable area not permitted	60%, increased buildable area not permitted
Lot Consolidation	3 2 only if Multi-family project (+ ADU not MF)	3 2 only if Multi-family project (+ ADU not MF)	3 2 only if Multi-family project (+ ADU not MF)	3 2 only if Multi-family project (+ ADU not MF)	3 2 only if Multi-family project (+ ADU not MF)

Land Use Designation Changes:

Medium Neighborhood Residential: Change block between Pacific & Strongs, and between North Venice & Mildred to Low Medium Residential Designation.

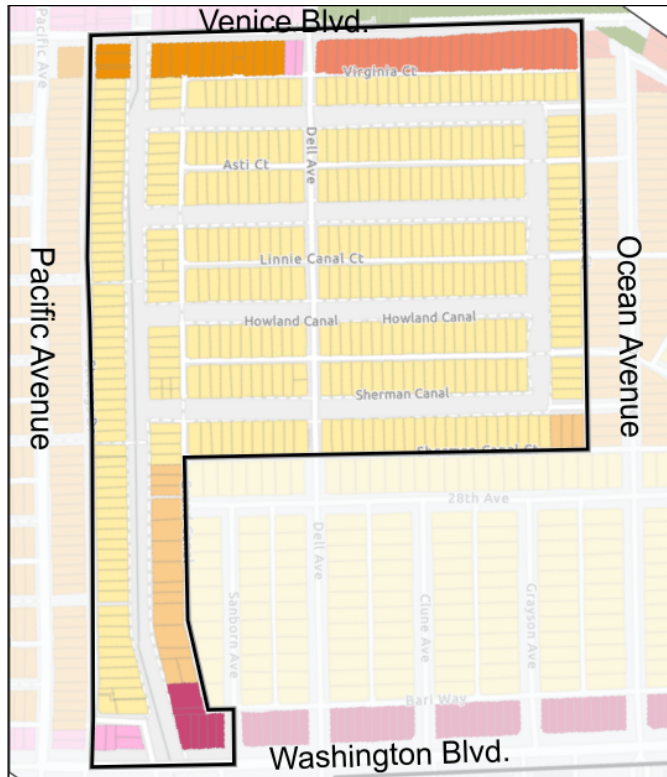
Hybrid Industrial: Change Hybrid Industrial designation along Main Street to Neighborhood Center, and changes Hybrid Industrial on Market Street to Light Industrial (no living units).

North Venice--Commercial & Industrial					
City Planning Proposed Land Use Designations	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)	Neighborhood Center (between Pacific & Main, Market & Westminster)	Community Center (near Windward Circle) Note: Any development must preserve/replace historic character of Windward including its arches and provide enhanced pedestrian amenities.	Neighborhood Center (along Main St just north of Abbot Kinney Blvd change from proposed Hybrid Industrial)	Light Industrial (on Market St between Pacific Ave and Speedway change from Hybrid Industrial)
StoryMap Color					
Existing Zoning/Land Use Designation	C4-1, OS-1XL-O, [T][Q]C1.5-1-O-CA, M1-1, [Q] C1-1-O, [Q]C4-2D, [Q]C2-1 Open Space, Limited Industry, Neighborhood Commercial, Artcraft, Low Medium II MFR, Medium MFR	C4-1, C1-1, RD1.5-1, R3-1, C2-1-O Community Commercial, Neighborhood Commercial, General Commercial, Low Medium II MFR	C2-1-O, R3-1-O, C2-1-CA, [T][Q]C2-1-O-CA Community Commercial Artcraft	M1-1 Limited Industry	CM-1 Limited Industry
Density - SF/LU	800 SF/LU 2 DU (1 DU/1,200 SF if lot ≥4,000 SF) 2 DU (1 DU/1,200 SF if lot ≥4,000 SF)	800 SF/LU 2 DU (1 DU/1,200 SF if lot ≥4,000 SF) 2 DU (1 DU/1,200 SF if lot ≥4,000 SF)	400 SF/LU 1 LU/800-1,200 SF of lot 1 LU/800-1,200 SF of lot	800 SF/LU 2 DU (1 DU/1,200 SF if lot ≥4,000 SF) 2 DU (1 DU/1,200 SF if lot ≥4,000 SF)	800 SF/LU no living units, artist work/live as allowed by existing code no living units, artist work/live as allowed by existing code
Maximum Height	3 Stories (5 Stories) 30' flat roof, 35' varied/stepped back roofline 3 Stories 30'flat roof, 35' varied/stepped back roofline (no bonus)	2 Stories (4 Stories) 30' flat roof, 35' varied/stepped back roofline 2 stories 30'flat roof, 35' varied/stepped back roofline (no bonus)	3 Stories (5 Stories) 30' flat roof, 35' varied/stepped back roofline 3 Stories 30'flat roof, 35' varied/stepped back roofline (no bonus)	3 Stories (5 Stories) 30' flat roof, 35' varied/stepped back roofline 3 Stories 30'flat roof, 35' varied/stepped back roofline (no bonus)	3 Stories (5 Stories) 30' flat roof, 35' varied/stepped back roofline 3 Stories 30'flat roof, 35' varied/stepped back roofline (no bonus)
Floor Area Ratio (FAR)	1.5 (3) 1.0 commercial only, 1.5 residential/commercial 1.25 (no bonus)	1.5 (2.5) 1.0 commercial only, 1.5 residential/commercial 0.75 (no bonus)	1.5 (5) 1.0 commercial only, 1.5 residential/commercial 1.25 (no bonus)	1 (1.5) 1.0 commercial only, 1.5 residential/commercial 1.25 (no bonus)	1 (1.5) n/a n/a
Lot Coverage	60%, 10' front yard setback, increased buildable area not permitted	60%, 10' front yard setback, increased buildable area not permitted	60%, 10' front yard setback, increased buildable area not permitted	60%, 10' front yard setback, increased buildable area not permitted	60%, 10' front yard setback, increased buildable area not permitted
Lot Consolidation	2 (>2 if conform to MSC) 2 (>2 if conform to MSC)	2 (>2 if conform to MSC) 2 (>2 if conform to MSC)	2 (>2 if conform to MSC) 2 (>2 if conform to MSC)	2 (>2 if conform to MSC) 2 (>2 if conform to MSC)	2 (>2 if conform to MSC) 2 (>2 if conform to MSC)

Other Recommended Changes

- 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.
- Storage Use Site on Rose Ave: consider replacing it 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

➤ Venice Canals: City Planning's Proposed Land Uses



Low
Low Medium
Medium
Medium Neighborhood
Neighborhood Center
Community Center

Venice Canals--Residential				
City Planning Proposed Land Use Designations	Low Residential (Venice Canals)	Low Medium Residential	Medium Residential	Medium Residential (change from proposed Neighborhood Residential)
StoryMap Colors				
Existing Zoning/Land Use Designation	RW1-1-0	RW1-1-0	R3-1-0	R3-1-0
Density - DU/Lot (ecluding ADUs)	1 LU 1 DU 1 DU	4LU 1 DU 4 DU	800 SF/LU 2 DU (1 DU/1,200 SF if lot ≥4,000 SF) 800 SF/LU	800 SF/LU 2 DU (1 DU/1,200 SF if lot ≥4,000 SF) 800 SF/LU
Maximum Height	36' (no bonus) 22'-30' 22'-33' (no bonus)	36' (no bonus) 22'-30' 22'-33' (no bonus)	3 Stories (4 Stories) 25' flat roof, 30' varied/stepped back roofline 3 Stories/33' (no bonus)*	3 Stories (4 Stories) 25' flat roof, 30' varied/stepped back roofline 3 Stories/33' (no bonus)*
Floor Area Ratio (FAR)	1.0 n/a 1.0	1.0 n/a 1.0	1.25 (1.75) n/a 1.25 (no bonus)	1.25 (1.75) n/a 1.25 (no bonus)
Lot Coverage	60%	60%	60%	60%
Lot Consolidation	0 0	0 0	2 0	0 0

Venice Canals--Commercial		
City Planning Proposed Land Use Designations	Neighborhood Center (along Washington north of Sanborn Ave)	Neighborhood Center (area on Washington between Grand Canal & Sanborn Ave change from proposed Community Center)
StoryMap Colors		
Existing Zoning/Land Use Designation	C2-1-O Community Commercial	C2-1-O, R3-1 Community Commercial, SFR-Low
Density - LU/Lot	400 SF/LU 2 DU (1 DU/1,200 SF if lot ≥4,000 SF) 800 SF/LU	400 SF/LU 2 DU (1 DU/1,200 SF if lot ≥4,000 SF) 800 SF/LU
Maximum Height	3 Stories (5 Stories) 25' flat roof, 30' varied/stepped back roofline 3 Stories/33' (no bonus)*	3 Stories (5 Stories) 25' flat roof, 30' varied/stepped back roofline 3 Stories/33' (no bonus)*
Floor Area Ratio (FAR)	1.5 (3) n/a 1.25 (no bonus)	1.5 (3) n/a 1.25 (no bonus)
Lot Coverage	60%	60%
Lot Consolidation	2 2	2 2

Other Recommended Changes

Land Use Designations

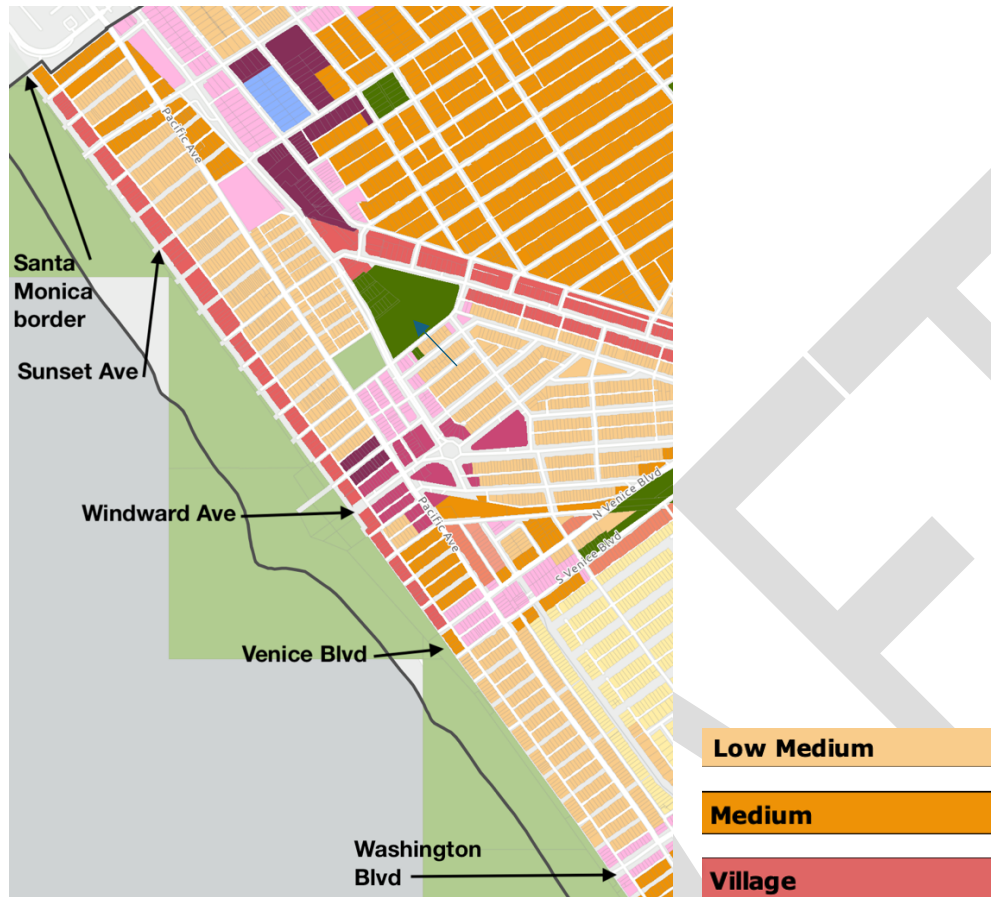
Medium Neighborhood Residential (Existing R3-1-0 along Washington Blvd.): Change Land Use Classification to Medium Residential.

Community Center (Lots on NE corner of Grand Canal and Washington): Change Land Use to Neighborhood Center.

Other:

- All canal facing lots must also meet the following existing requirements:
- Height is not to exceed 22 feet for any portion within 10 feet from the canal property line. Thereafter, an ascending height equal to one half the horizontal depth from this 10-foot line with a maximum height of 30 feet.
- An open, permeable yard of at least 450 square feet for a 30-foot-wide lot, and at least 600 square feet for a 40-foot-wide lot, shall be maintained between the canal property line and the front of any structure. A minimum 10-foot front yard setback, with a required 15-foot setback average, shall provide the required permeable front yard area. No fill nor building extensions, including stairs and balconies, shall be placed in or over the required permeable front yard area, with the exception of 42-inch-high fences or permeable decks at grade (no more than 18" high).
- Bureau of Engineering is requested to address issues with water management and canal infrastructure.

➤ Ocean Front Walk: City Planning's Proposed Land Uses



Ocean Front Walk—Residential			
City Planning Proposed Land Use Designations	Low Medium Residential (between S Venice & 30th Ave walk street)	Medium Residential (between N & S Venice)	Medium Residential (near Navy St.)
StoryMap Color			
Existing Zoning/Land Use Designation	RD1.5-1-O Multi-family Low Medium II	R3-1-O Medium Residential	R3-1 Medium Residential
Density - DU/Lot (excluding ADUs)	1 DU/1,500 SF of lot 2 DU (1 DU/1,500-2,000 SF if lot > 4,000 SF) 1 DU/1,500 SF of lot	1 DU/800 SF of lot 2 DU (1 DU/1,200 SF if lot > 4,000 SF) 1 DU/800 SF of lot	1 DU/800 SF of lot 2 DU (1 DU/1,200 SF if lot > 4,000 SF) 1 DU/800 SF of lot
Maximum Height	3 Stories (no bonus) 30' flat roof, 35' varied/stepped back roofline 30' flat roof, 35' varied/stepped back roofline (no bonus)	3 Stories (5 Stories) 30' flat roof, 35' varied/stepped back roofline 30' flat roof, 35' varied/stepped back roofline (no bonus)	3 Stories (no bonus) 30' flat roof, 35' varied/stepped back roofline 30' flat roof, 35' varied/stepped back roofline (no bonus)
Floor Area Ratio (FAR)	1.0 (1.5) none 1.25 (no bonus)	1.0 (3.0) none 1.25 (no bonus)	1.0 (1.5) none 1.25 (no bonus)
Lot Coverage	65%	65%	65%
Lot Consolidation	2 2	2 2	2 2

Ocean Front Walk–Commercial		
City Planning Proposed Land Use Designations	Villages	Villages (1 block N & S of Windward)
StoryMap Color		
Existing Zoning/Land Use Designation	R3, [Q]R3-1, R3-1-O Multi-Family Residential Medium C1-1, [Q]C1-1, [Q]C1-1-O- CA, C1-1-CA, C2-1-CA Community Commercial	C2-1-CA Artcraft
Density - SF/LU	800 SF/LU 1 DU per 800-1,200 SF of lot area 800-1,200 SF/LU	800 SF/LU 1 DU per 800-1,200 SF of lot area 800-1,200 SF/LU
Maximum Height	3 Stories (5 Stories) 30' flat roof, 35' varied/stepped back roofline 30' flat roof 35' varied/stepped back roofline (no bonus)	3 Stories (6 Stories) 30' flat roof 35' varied/stepped back roofline 30' flat roof 35' varied/stepped back roofline (no bonus)
Floor Area Ratio (FAR)	1.5 (3) 1.0 commercial only, 1.5 residential/commercial 1.0 commercial only, 1.5 residential/commercial (no bonus)	1.5 (3) 1.0 commercial only, 1.5 residential/commercial 1.0 commercial only, 1.5 residential/commercial (no bonus)
Lot Coverage	90%	90%
Lot Consolidation	2 (>2 if conform to MSC) 2 (>2 if conform to MSC)	2 (>2 if conform to MSC) 2 (>2 if conform to MSC)

Other Recommended Changes:

- No changes from existing residential uses, residential land use designations or residential zoning to commercial.
- Use zoning and other land use and planning tools to encourage the siting of independent retail uses and discourage national chain stores on Ocean Front Walk.

➤ Abbot Kinney Blvd: City Planning's Proposed Land Uses



Abbot Kinney Boulevard			
COMMERCIAL--City Planning Proposed Land Use Designations	Villages	Hybrid Industrial	Light Industrial
StoryMap Color			
Existing Zoning/Land Use Designation	C2-1-0-CA, C2-CA Community Commercial & Artcraft	M1-1-0 Limited Industry	M1-1-0 Limited Industry
Density - SF/LU	800 SF/LU 400-800 SF/LU 800 SF/LU	800 SF/LU No residential except in a CM use 800-1,200 SF/LU	No residential No residential No residential
Maximum Height	3 Stories (5 Stories) 30' flat roof 35' varied/stepped back roofline 30' flat roof 35' varied/stepped back roofline (no bonus)	3 Stories (5 Stories) 30' flat roof 35' varied/stepped back roofline 30' flat roof 35' varied/stepped back roofline (no bonus)	No Limit 30' flat roof 35' varied/stepped back roofline 30' flat roof 35' varied/stepped back roofline (no bonus)
Floor Area Ratio (FAR)	1.5 (3) 1.0 commercial only, 1.5 residential/commercial 1.0 commercial only, 1.5 residential/commercial (no bonus)	1.0 (1.5) 1.0 commercial only, 1.5 residential/commercial 1.0 commercial only, 1.5 residential/commercial (no bonus)	1.0 (3) 1.0 commercial only, 1.5 residential/commercial 1.0 commercial only, 1.5 residential/commercial (no bonus)
Lot Coverage	90%	90%	90%
Lot Consolidation	2 (>2 if conform to MSC) 2 (>2 if conform to MSC)	2 (>2 if conform to MSC) 2 (>2 if conform to MSC)	2 (>2 if conform to MSC) 2 (>2 if conform to MSC)

Other Recommended Changes:

- No changes from existing residential uses, residential land use designations or residential zoning to commercial
- Use zoning and other land use and planning tools to encourage the siting of independent retail uses and discourage national chain stores on Abbot Kinney Blvd.

APPENDIX

Report on Recommended Changes to City Planning's Proposed Land Use Parameters Summary of Public Comments

There were common themes and concerns in the Public's Comments that were consistent throughout our numerous outreach meetings. The overarching concerns of the community are in the following areas:

1. Planning Process Considerations
2. Unnecessary/Inadvisable Density
3. Environmental/Resiliency Concerns
4. Affordability/Diversity
5. Parking and Transportation Issues
6. Failing Infrastructure
7. Preservation of Existing Residential Neighborhoods
8. Unnecessary Changes to Commercial Zoning
9. Enforcement Needed

Venice is considered to be "The People's Beach," a place that is accessible to all of Los Angeles and the world. Additionally, there is great concern that the current proposals differ drastically from current coastal zoning that reflects the protections afforded in the Coastal Act and the certified Venice Coastal Land Use Plan. We must understand what the updated Local Coastal Program is going to propose and ensure that it is in harmony with the Community Plan update. Venice has been designated by both the City and the Coastal Commission as one of fourteen special coastal communities that are to be protected as a Coastal Resource as per the Coastal Act, and future plans must respect and honor that designation.

The report at the link below includes the general talking points covered in each of the above-mentioned areas of concern. This is followed by a breakdown of specific comments for each subarea. And finally, we provide a link to the summaries and transcripts from each of the meetings, for your reference.

LINK TO FULL REPORT (which would be on our website page)