

Comparison of Parking Requirements: Venice Coastal Zone vs. Other Coastal Communities

Table 22: Existing Parking Requirements and Parking Ratio Comparison for Major Land Use Categories – Southern California Coastal Cities

City	City of Los Angeles		Carlsbad	Hermosa Beach	Laguna Beach	Long Beach Coastal Zone	Manhattan Beach	Oceanside Coastal Zone	Redondo Beach	Santa Barbara	Santa Monica		Ventura
	Venice Coastal Zone										City-wide	Parking Overlay Area	
	Coastal Zone	BIZ ¹⁰											
Single Family (Smaller Lot)	2 per DU (3 per DU in Silver Strand/Canals)												
Single Family (Larger Lot)	3 per DU		2 per DU	2 per DU + 1 guest	2 per DU	2 per DU	2 per DU	2 per DU	2 per DU	2 per DU	2 per DU	2 per DU (tandem ok)	2 per DU
Multi-Family	2 per DU	+ 1 per 1000 SF of ground floor	1.5 to 2 per DU	2 per DU	1.5 to 2 per DU	1 to 2 per DU	2 per DU	1.5 to 2 per DU	2 per DU	1.25 to 2 per DU	1 to 2 per DU	1 to 1.5 per DU	1 to 2 per DU
Visitor (Multi-Family only)	0.25 per DU		0.3 per DU (up to 10 DU) 0.25 per DU (11+ DU)	1 per DU (2 DU) 0.5 per DU (3+ DU)	0.25 per DU	0.25 per DU	0.25 per DU (4+ DU)	n/a	1 space (2-3 DU) 2 spaces (4-6 DU) 3 spaces (7-10 DU) 0.33 per DU (11+ DU)	0.25 per DU (6+ DU)	0.2 per DU	0.1 per DU	0.25 per DU
Accessory Dwelling Unit	n/a		1 space	1 per bedroom	n/a	1 per bedroom	n/a	1 per bedroom	n/a	not required	not required	not required	1 per bedroom (max of 2)
Affordable	n/a		n/a	n/a	n/a	n/a	n/a	n/a	n/a	1 per DU 0.5 per DU (Senior)	50% of standard	50% of standard	n/a
Commercial	1 per 200 SF - 1 per 225 SF	+ 1 space per 640 SF of ground floor	1 per 200 SF - 1 per 300 SF	1 per 250 SF - 1 per 333 SF (downtown)	1 per 250 SF	1 per 200 SF	1 per 200 SF - 1 per 250 SF	1 per 200 SF - 1 per 300 SF	1 per 250 SF	1 per 250 SF	1 per 300 SF - 1 per 500 SF	1 per 300 SF - 1 per 500 SF	1 per 300 SF
Office	1 per 250 SF - 1 per 150 SF		1 per 250 SF	1 per 250 SF - 1 per 333 SF (downtown)	1 per 250 SF	1 per 250 SF	1 per 300 SF	1 per 400 SF	1 per 300 SF	1 per 250 SF	1 per 300 SF	1 per 500 SF	1 per 300 SF
Restaurant	1 per 50 SF of Service Floor Area	+ 1 space per 640 SF of ground floor	1 per 50 SF - 1 per 100 SF	1 per 50 SF - 1 per 100 SF	1 per 250 SF	1 per 100 SF	1 per 50 SF	1 per 45 SF - 1 per 50 SF	1 per 75 SF - 1 per 250 SF	1 per 100 SF - 1 per 250 SF	1 per 50 SF - 1 per 300 SF	1 per 50 SF - 1 per 500 SF	1 per 100 SF
Hotel	2 spaces + 2 per DU + 1 per room (first 30) + 1 per 2 rooms (next 30) + 1 per 3 rooms (remaining) + 1 per 100 SF eating/drinking + 1 per 5 seats or 35 SF for meeting rooms		1.2 per room	1 per room (first 50) + 1 per 1.5 rooms (next 50) + 1 per 2 rooms (remaining) + for ancillary uses according to respective ratios	1 per room + 1 per 15 rooms + for ancillary uses according to respective ratios (minus 20%)	1 per room + for banquet and meeting rooms, restaurants and gift shops	1.1 per room + 1 per 50 SF + for ancillary uses according to respective ratios	1 per room	2 per room (w/o kitchen) 1.5 per room (w/ kitchen) + 1 per 100 SF banquet, assembly, meeting, restaurant area	1 per room	1 per room + 1 per 200 SF meeting and banquet space	0.75 per room + 1 per 250 SF meeting and banquet space	1 per unit + for ancillary uses according to respective ratios

Source: Fehr & Peers, 2019.

¹⁰ Beach Impact Zone (BIZ) parking only applies to development located in the Beach Impact Zone, as shown in Exhibit 17a and 17b of the Venice Land Use Plan. Commercial & industrial projects require an additional parking space for each 640 square feet of floor area of the ground floor, with a minimum of 2 spaces. Multi-family residential projects require an additional parking space for each 1,000 square feet of ground floor for projects with three units or more, with a minimum of 1 space.

Source: City Planning's 2021 *Parking Utilization and Transportation Management Strategies Report, Venice Coastal Zone Report* by Fehr & Peers

Report's Recommended Changes (not entire listing):

Table 34: Automobile Parking Requirements (Potential Updates and Existing)

Land Use Type	Potential Updates Venice Coastal Zone ²⁵	Existing Venice Coastal Zone (2004 Specific Plan)
Residential Uses		
Single Family Dwelling, except as listed below:	2/du	2/du
Single Family Dwelling in Silver Strand	3/du	3/du
Single Family Dwelling in Venice Canals	3/du	3/du
Single Family Dwelling with lot width > 40 ft	3/du	3/du
Multi-family Dwelling, as listed below:		
1-2 Habitable Rooms	1/du	2/du + 0.25/du for guests
3 Habitable Rooms	1.5/du	2/du + 0.25/du for guests
4+ Habitable Rooms	2/du	2/du + 0.25/du for guests
Accessory Dwelling Unit*	1/du	---

Eating and Drinking Establishment including Rooftop Dining and Outdoor Dining, as listed below:		
Bar	10/1,000 SF	20/1,000 SF of Service Floor Area
Counter Service	4/1,000 SF	20/1,000 SF of Service Floor Area
Restaurant	5/1,000 SF	20/1,000 SF of Service Floor Area
Drive-in and Window Service Restaurant providing Walk-up or Drive-up Window Service (No Seating or Service Floor Area)	---	1/50 SF 10 minimum
Entertainment Venue, including Theater or Auditorium	25/1,000 SF	48/1,000 SF + 0.5/fixed seat
Financial Services (Commercial Bank, Savings and Loan Office, other Financial Institutions, Public or Private Utility Office, Ticket Agency, and other similar Window Service Offices)	2/1,000 SF	4.4/1,000 SF (1/225 SF)
Medical Facility, except as listed below:	2/1,000 SF	6.6/1,000 SF (1/150 SF)
Office (General Office and other Business, Technical Service, Administrative or Professional Offices)	2/1,000 SF	4/1,000 SF
Personal Services (Including Cleaning and Laundry Agency or similar use)	2/1,000 SF	4/1,000 SF

²⁵ The recommended ratios are based on a comprehensive review of the existing parking inventory, the findings presented in this study, as well as Parking Set E of the new Zoning Code. All references to the new Zoning Code and Parking Set E reflect the most current draft (June 2021) of the new Zoning Code, which may be subject to future changes.