

StoryMap Released by City Planning, October 2025

[Westside Community Plans Update 2025](#)

To get to the actual map, you need to scroll down past a number of pages. When you reach the StoryMap, there will be the 2024 version on the left and the 2025 version on the right. Below is a screenshot of just the 2025 version for Venice.

Two things become immediately apparent: the Venice Coastal Zone has been greyed out, and East Venice is almost entirely greyed out with large circles. There are two reasons for this.

1. City Planning has decided that before it can complete the Community Plan for the Venice Coastal Zone, it must first update the 2001 Venice Land Use Plan (VLUP), then prepare the Local Implementation Plan (LIP). Together these documents constitute the Local Coastal Program (LCP). It must be certified by the California Coastal Commission. Because the Venice Community Plan must conform to the LCP, it does make sense to do the LCP first. This marks a major change from 2024, and this is the sequence that our Ad Hoc Committee had recommended. Hopefully, what City Planning and the VNC put together last year will form a strong basis for the Land Use portion of the new VLUP.
2. The large circles over East Venice represent areas within ½ mile of a major transit stop. In Venice, that basically means where two qualifying bus routes cross or come together. Also, the Governor recently signed Senate Bill 79 and City Planning has not yet had the time to incorporate its requirements. SB 79 will allow projects of five stories within ¼-mile of a qualifying major transit stop and four stories within ½-mile.

2025 StoryMap of Venice (Streets and Names added in Red)

