

Policy I. B. 8. Weekend Arts and Crafts Fair. To reinforce the intent of the aircraft district and to provide a visitor-serving attraction, weekend arts and crafts fairs may be permitted on City-owned property only if compatible with neighboring uses, public recreation, and public beach access.

Policy I. B. 9. Artcraft Overlay District Uses. Uses currently permitted by code in citywide designated artcraft overlay districts shall be evaluated for their appropriateness in the Venice Coastal Zone. In order to protect residents from the adverse effects of potentially detrimental uses (i.e., those that require use of toxic substances or create excessive noise), such uses shall either be eliminated or restricted in the Venice Coastal Zone.

Policy I. B. 10. Open Air Sales Ocean Front Walk. Ocean Front Walk is a significant tourist attraction where the operation of vendors shall be permitted at certain times of the year, with appropriate temporary use and parking requirements for vendors and their employees to ensure they are compatible with neighboring uses. Open air sales on private property shall be permitted through the City's conditional use permit/coastal development permit procedure. Constitutionally protected free speech activities on the seaward side of Ocean Front Walk shall be allowed and regulated by the Department of Recreation and Parks in order to ensure that public access and recreational opportunities are protected. Restaurant dining areas and other encroachments in front of commercial establishments on the inland side of Ocean Front Walk shall not be permitted to interfere with pedestrian access along the boardwalk.

Policy I. B. 11. Intensification of Commercial Uses. Intensification of existing commercial uses, including, but not limited to additions to commercial structures, expansion of indoor or outdoor dining areas, and conversions of retail uses to sit-down restaurants, shall be required to provide adequate parking to meet the demands of the intensification consistent with LUP Policies II.A.3 and II.A.4.

Policy I. B. 12. Parking Structures. Multi-level parking structures may be permitted in all commercially designated areas provided that the use, design, scale and height of the structure is compatible with adjacent uses and the neighboring community.

Industrial and Rights-of-Way Land Use and Development Standards

Policy I. C. 1. Industrial Land Use. The Land Use Plan designates approximately 53 acres of land for Limited Industry land uses. It is the policy of the City to preserve this valuable land resource from the intrusion of other uses, and to ensure its development with high quality industrial uses. Commercial use of industrially designated land shall be restricted. Artist studios with residences may be permitted in the Limited Industry land use category. Adequate off-street parking shall be required for all new or expanded industrial land uses consistent with Policies II.A.3 and II.A.4. The design, scale and height of structures in areas designated for industrial land uses shall be compatible with adjacent uses and the neighboring community.

Policy I. C. 2. Coastal Industry. Boat building, servicing, supply, and

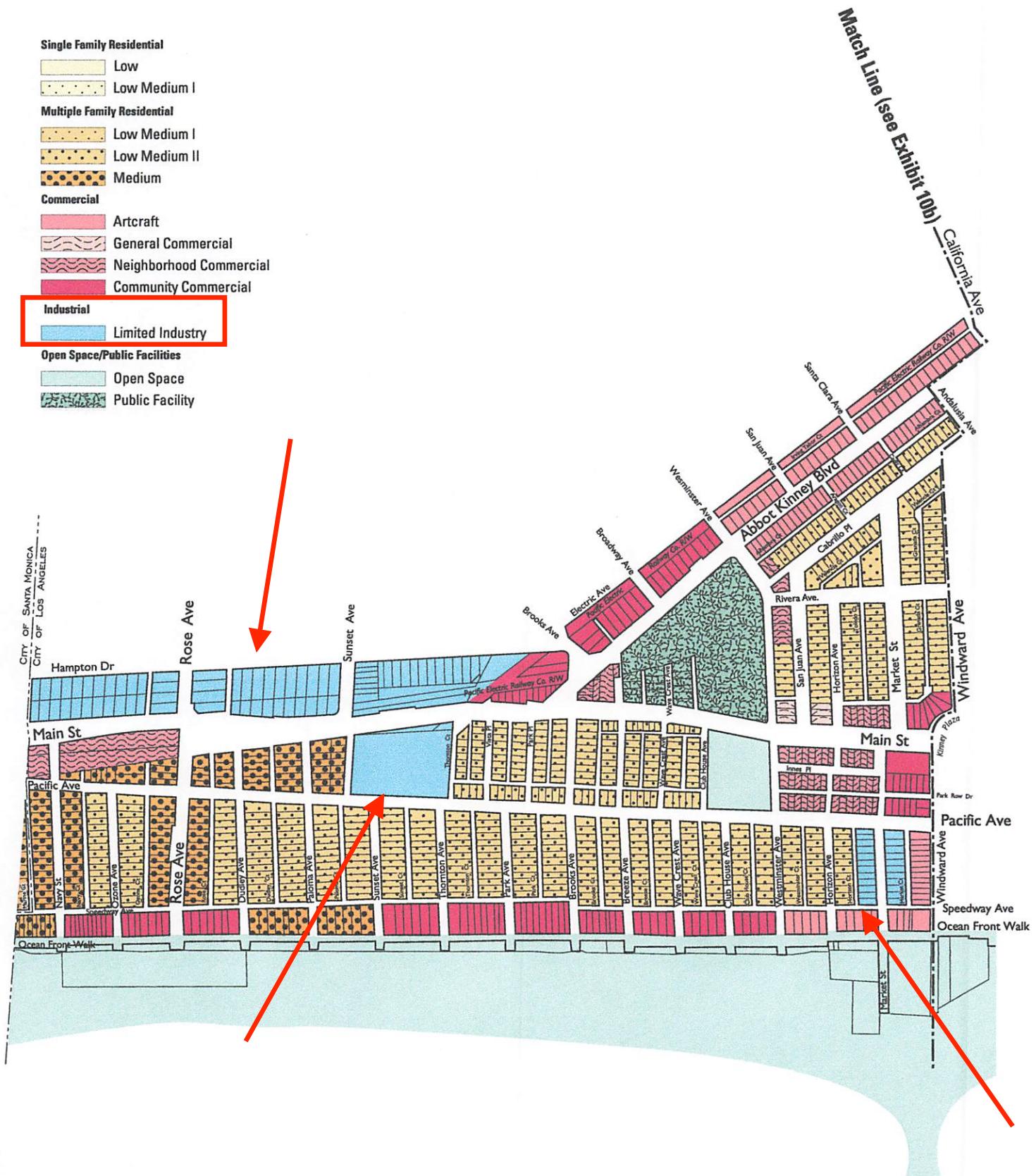


Exhibit 10a

Land Use Plan (Map): North Venice • Venice Canals

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Not to Scale

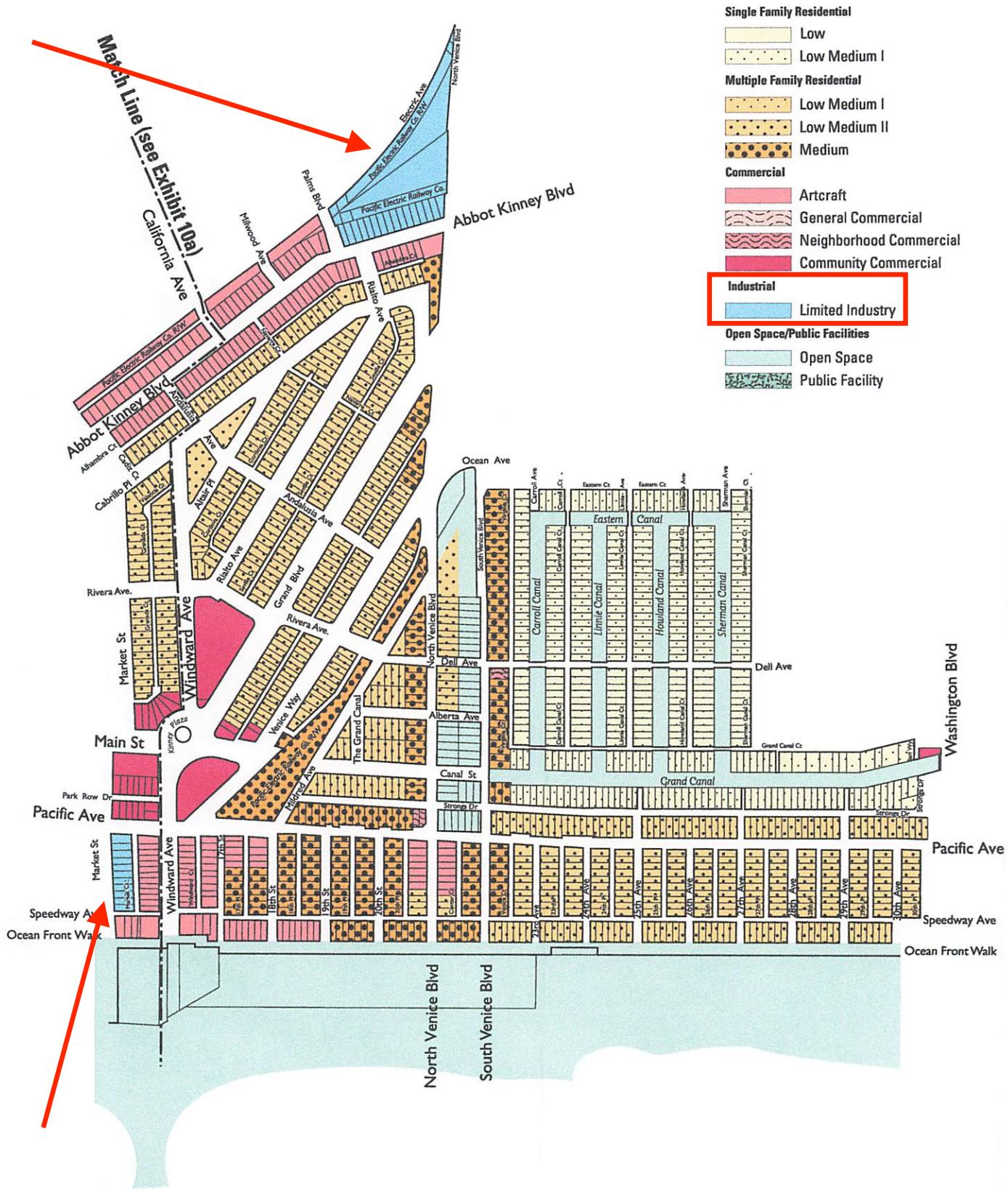


Exhibit 10b

Land Use Plan (Map): North Venice • Venice Canals

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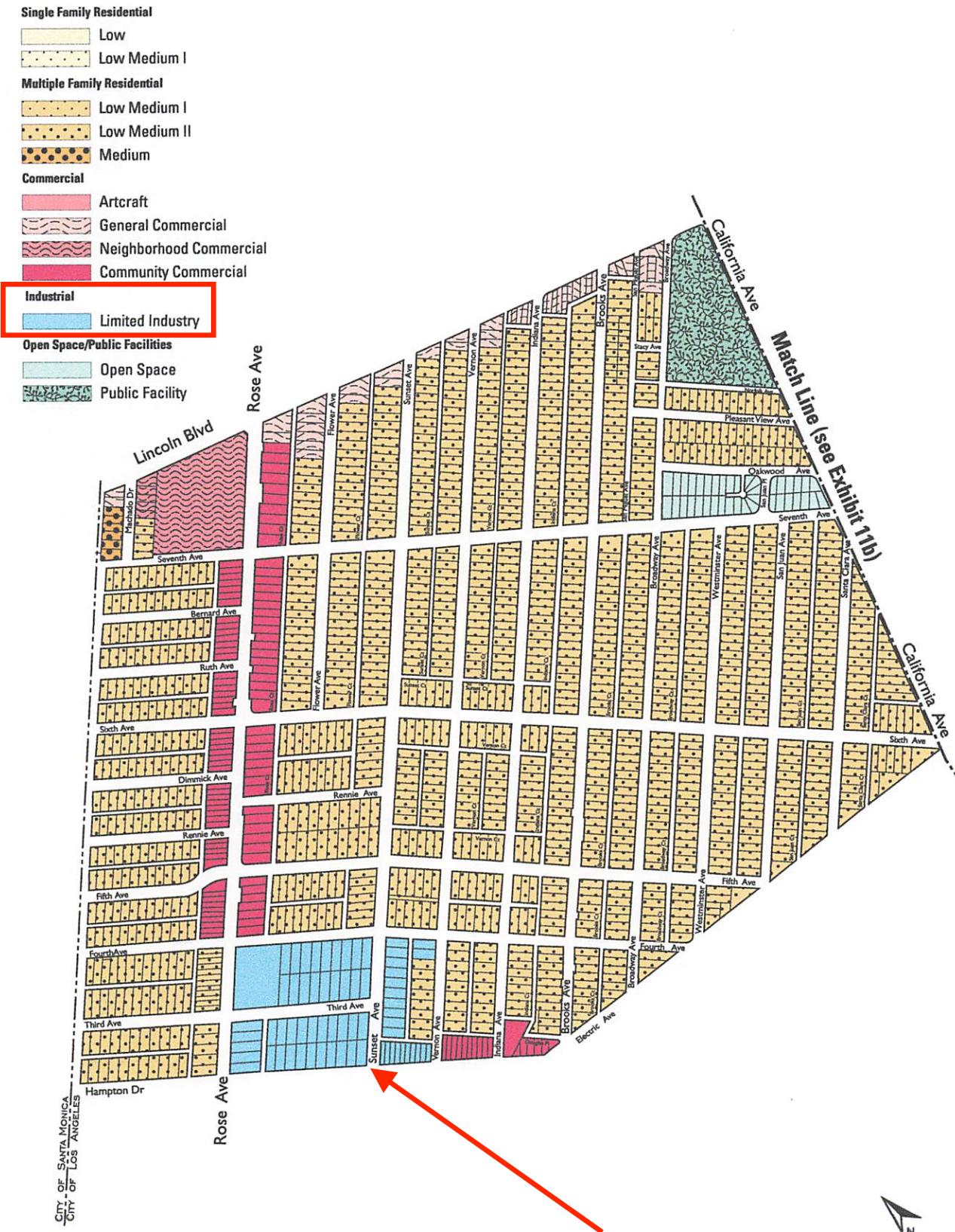
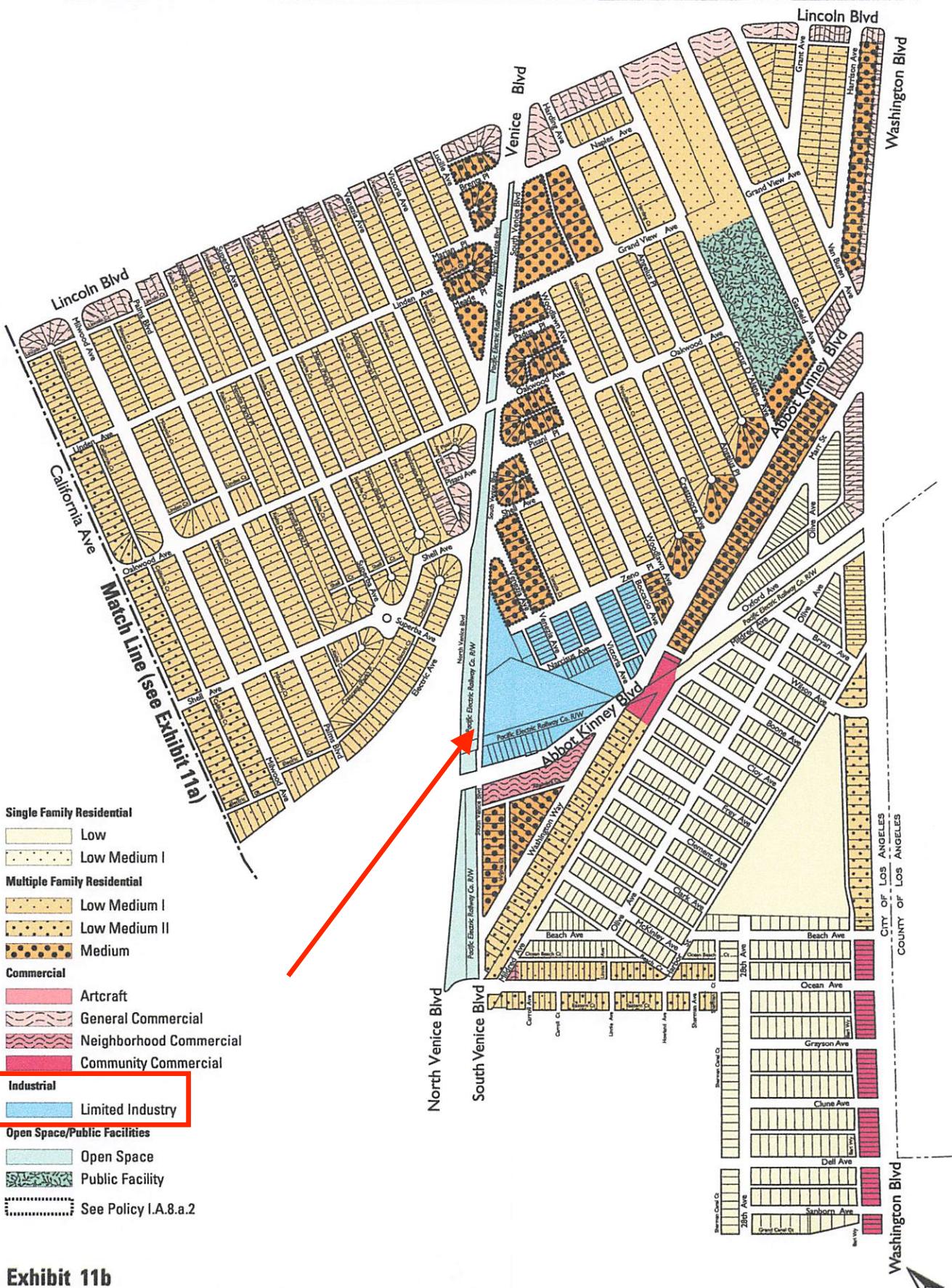


Exhibit 11a
Land Use Plan (Map): Oakwood • Milwood • Southeast Venice



Not to Scale



**Exhibit 11b
Land Use Plan (Map): Oakwood • Milwood • Southeast Venice**