

DRAFT LETTER TO CITY PLANNING

March 20, 2026

Mr. Vince Bertoni, Director of Planning
Department of City Planning
200 North Springs Street
Los Angeles, CA 90012-4801

Dear Mr. Bertoni:

The purpose of this letter is to seek clarification on the inclusion of the Venice Community Plan in City Planning's *Notice of Preparation for the Environmental Impact Report for the Westside Community Plans Update* published February 19, 2026. The Venice Neighborhood Council (VNC) strongly opposes the Venice's inclusion in that proposed EIR.

The VNC established the Community Plan/Local Coastal Program Ad Hoc Committee in 2023 to work with City Planning on updating the Venice Community Plan. Between January and March 2024 the Committee held a series of nine public meetings to review City Planning's proposed land use plans with stakeholders from each Venice subarea (neighborhood). In March, however, City Planning came out with a new 2024 StoryMap format. That caused the Committee to start again to explain the new StoryMap plans to the community and receive feedback in another eleven public meetings between April and June 2024. That July, the VNC adopted and submitted to City Planning a 32-page report with detailed land use recommendations for each subarea including for East Venice. Details of the report for the East Venice neighborhood are included is attached.

Over the next fourteen months we heard nothing back from City Planning staff.

Then in September 2025, City Planning staff informed the Committee that they had decided to stop the community planning process within the Venice Coastal Zone. Rather, updating the Community Plan would follow the updating of the 2001 Venice Land Use Plan as part of the LCP process. We have heard nothing from City Planning staff in the six months since.

Now, City Planning tells us, through a general email blast, that it will be preparing an EIR that includes the Venice Community Plan. How can that be? There is no updated Venice Community Plan, nor will there be one for some time. East Venice is not within the Coastal Zone. Nevertheless, preparing an EIR on the Community Plan for that Venice neighborhood is also premature. There has been no indication by Planning staff that the July 2024 recommended changes to the March 2024 StoryMap the VNC has submitted have been reviewed. In short, there is no presented, much less agreed, Venice Community Plan, even for East Venice.

From our point of view, the updating of the important Venice Land Use Plan and the Venice Community Plan has been chaotic. Completing an EIR on plans that are nowhere near vetted by the community or completed appears to be an end-run around the planning process itself. Please do not include the Venice Community Plan for its Coastal Zone and East Venice in the proposed Environmental Impact Report.

Sincerely,

David Feige, President
Venice Neighborhood Council

Cc: Councilmember Traci Park

Mr. Sean Silva
Venice Field Deputy

Los Angeles Department of City Planning:

Mr. Kevin Keller
Executive Officer, Strategic Communications and Budget

Ms. Shana Bonstin
Deputy Director, Community Planning

Ms. Kiran Rishi
Senior City Planner, West Section Community Plan Updates

Mr. Nick Vasuthasawat,
City Planner, LCP Unit Head

California Coastal Commission:

Steve Hudson
District Director, South Central Coast, South Coast, Los Angeles County

Ms. Shannon Vaughn
Coastal Program Manager

Jennifer Doyle
Coastal Program Analyst

Venice Neighborhood Council:

Dr. Naomi Nightingale
Chair, Community Plan/Local Coastal Program Ad Hoc Committee

➤ East Venice Recommended Changes:

Low Residential: (Existing R1V2 - Single Family):

- Lot coverage: 40% -50%.
- Lot consolidation: Not permitted.

Low Medium Residential: (Existing R2 on Walnut Ave.)

- Maximum height: 2 stories with a height limit of 25'.
- Lot coverage: 50% with increased buildable area not permitted (including bonus)
- Lot consolidation: Not permitted.

Low Medium Residential: (Existing RD1.5, RD2 and RD3 (along Penmar and Nelrose))

- Maximum height: 2 stories with a height limit of 25'.
- FAR: 0.9, bonus FAR to 1.0.
- Lot coverage: 50% with increased buildable area not (including bonus).
- Lot consolidation: Not permitted.

Village: (Existing RD4 along Venice Blvd)

- Maximum Height: Base of 3 Stories ($\leq 33'$) for north side of Venice Blvd., 4 Stories ($\leq 44'$) on south side. One story additional with bonus on both sides of Venice Blvd. No roof decks when adjacent to Low Residential land uses.
- FAR: 1.25, bonus FAR to 1.75.
- Lot Coverage: 60% with increased buildable area not (including bonus).
- Lot Consolidation: 3 lots.

Village: (Existing C2 along Lincoln Blvd)

- Maximum Height: 3 Stories ($\leq 33'$), 4 Stories ($\leq 44'$) with bonus; stepped-back transition heights as required adjacent to lower land uses (R1, R2, RD zoned properties); no roof decks when adjacent to Low Residential land uses.
- FAR: Base FAR to 1.25, 1.75 with bonus.
- Lot Coverage: 60% with increased buildable area not permitted (including bonus).
- Lot Consolidation: 3 lots.

Community Center: (Smart & Final, Ralphs, and Ross properties)

- Density: 800 SF/Living Unit.
- Maximum Height: 3 Stories ($\leq 33'$), 5 Stories ($\leq 55'$) with bonus; stepped-back transition heights as required adjacent to lower land uses (R1, R2, RD zoned properties); no roof deck when adjacent to Low Residential land uses.
- FAR: Base FAR 1.25, 2.0 with bonus
- Lot Coverage: 50% with increased buildable area not permitted (including bonus).
- Lot Consolidation: 3 lots.

Hybrid Industrial: (Existing M1 lots along Lincoln south of Washington)

- Maximum Height: 3 Stories ($\leq 33'$), 5 Stories ($\leq 55'$) with bonus.
- Lot Coverage: 60% with increased buildable area not permitted (including bonus).
- Lot Consolidation: 3 lots.

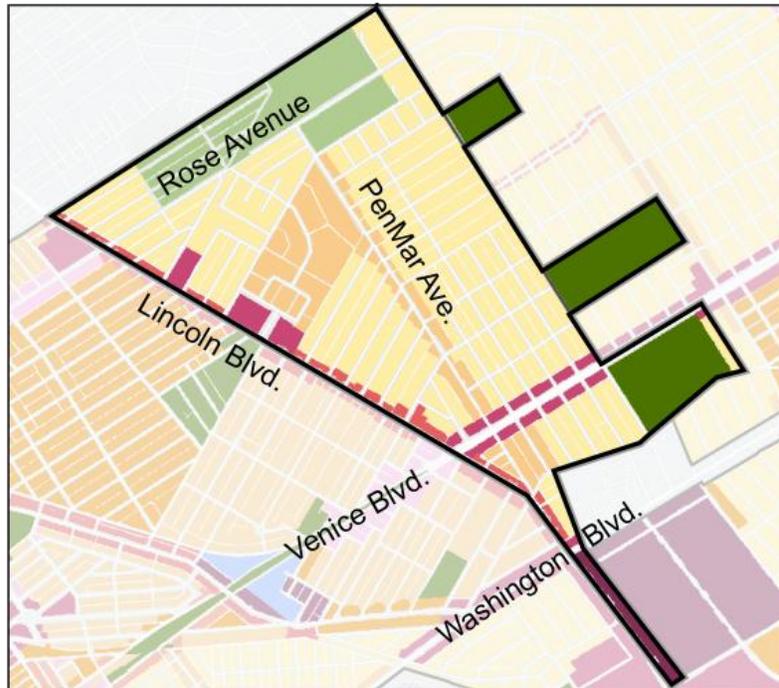
D. Detailed Land Use Information by Subarea:

➤ East Venice:

City Planning's Proposed Land Uses

Low
Low Medium
Low Neighborhood
Medium
Medium Neighborhood
Neighborhood Center
Village
Community Center
Regional Center
Light Industrial
Hybrid Industrial
Public Facilities

East Venice



Residential Land Uses - Proposed, Existing, and Recommended Changes

Note: No recommended change means City Planning's proposal is acceptable.

Subarea	East Venice		
Factor Residential Type	Low Residential	Low Medium Residential Penmar and Lincoln Place (north of Venice)	Low Medium Residential Penmar, Nelrose, Walnut (south of Venice)
Existing Zoning/Land Use Designation	R1V2 SFR-Low	[Q]RD3-1XL, [Q]RD2-1XL, [Q] RD1.5-1XL MFR-Low Medium	RD1.5-1, R-2-1 MFR-Low Medium
Density - DU/Lot (excluding ADUs)	1DU/lot (1 DU/lot)	1 DU/1,500-3,000 SF of lot (1DU/1,500-3,000 SF)	1DU/1,500 SF of lot and 2DU/lot (1DU/1,500- 2,500 SF)
Maximum Height:	33' (30') 2 Stories, ≤ 30' (stay as is)	3 Stories (no bonus) (30') 2 Stories, ≤ 25'	3 Stories (no bonus) (30' - 33') 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) and 0.75 (WA) 3.0 0.75 (1.0) and 0.75 (WA)
Lot Coverage:	40% - 50% existing 40%	50%	50%
Lot Consolidation:	0	0	0

Commercial Land Uses - Proposed, Existing, and Recommended Changes
Note: No recommended change means City Planning's proposal is acceptable.

Subarea		East Venice		
Factor	Type	Villages Change lots on Venice Blvd. to Villages	Community Center (A few lots along Lincoln Blvd and Alt Venice Blvd)	Hybrid Industrial (Lincoln south of Washington)
Existing Zoning/Land Use Designation		[Q]C2-1-CDO MFR-Medium	[Q]C2-1-CDO General Commercial	[Q]M1-1-CDO Light Industrial
Density - SF/Lot		400SF/LU (400SF/Unit to none)*	400SF/LU (400SF/Unit to none)* 800SF/LU	800SF/LU (None)**
Maximum Height:		3 Stories (5 Stories) (no limit) 3 Stories, ≤33' (4 Stories, ≤44')	3 Stories (8 Stories) (no limit) 3 Stories, ≤33' (5 Stories, ≤55')	3 Stories (5 Stories) (no limit) 3 Stories, ≤33' (5 Stories, ≤55')
Floor Area Ratio (FAR):		1.5 (3) 1.25 (1.75)	1.5 (5) 1.25 (2)	1 (1.5)
Lot Coverage:		None 60%	None 50%	None 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