

City Planning's 2026 Proposed East Venice Community Plan

Presentation by the VNC's Community Plan/Local Coastal Program
Ad Hoc Committee

Link to City Planning's StoryMaps

[City Planning 2024 StoryMap](#)

[City Planning 2026 StoryMap](#)

Control+Click label, then zoom in and move to specific parcel. Click to get proposed land use measures.

Proposed City Planning Schedule:

City Planning is preparing an Environmental Impact Report on all Westside Community Plans together. This includes the East Venice portion of Venice, but not the portion of Venice in the Coastal Zone (west of Lincoln Blvd). City Planning's proposed schedule is as follows:

- Release of Westside Draft EIR – Spring 2027
- Release Public Hearing Draft Plans – Summer 2027

Height and FAR Bonuses:

These may be granted for the provision of various public benefits, including, but not limited to:

- Affordable Housing (Tier 1)
- Specific Community and Civic Facilities (e.g., Childcare Facilities, Full-Service Grocery Stores, Health Centers, Social Service Centers, Schools, and Libraries)
- Privately-Owned Public Space
- Transfer of Development Rights
- Other public benefits as outlined in the New Zoning Code.

Tier 1 and Tier 2 Bonuses:

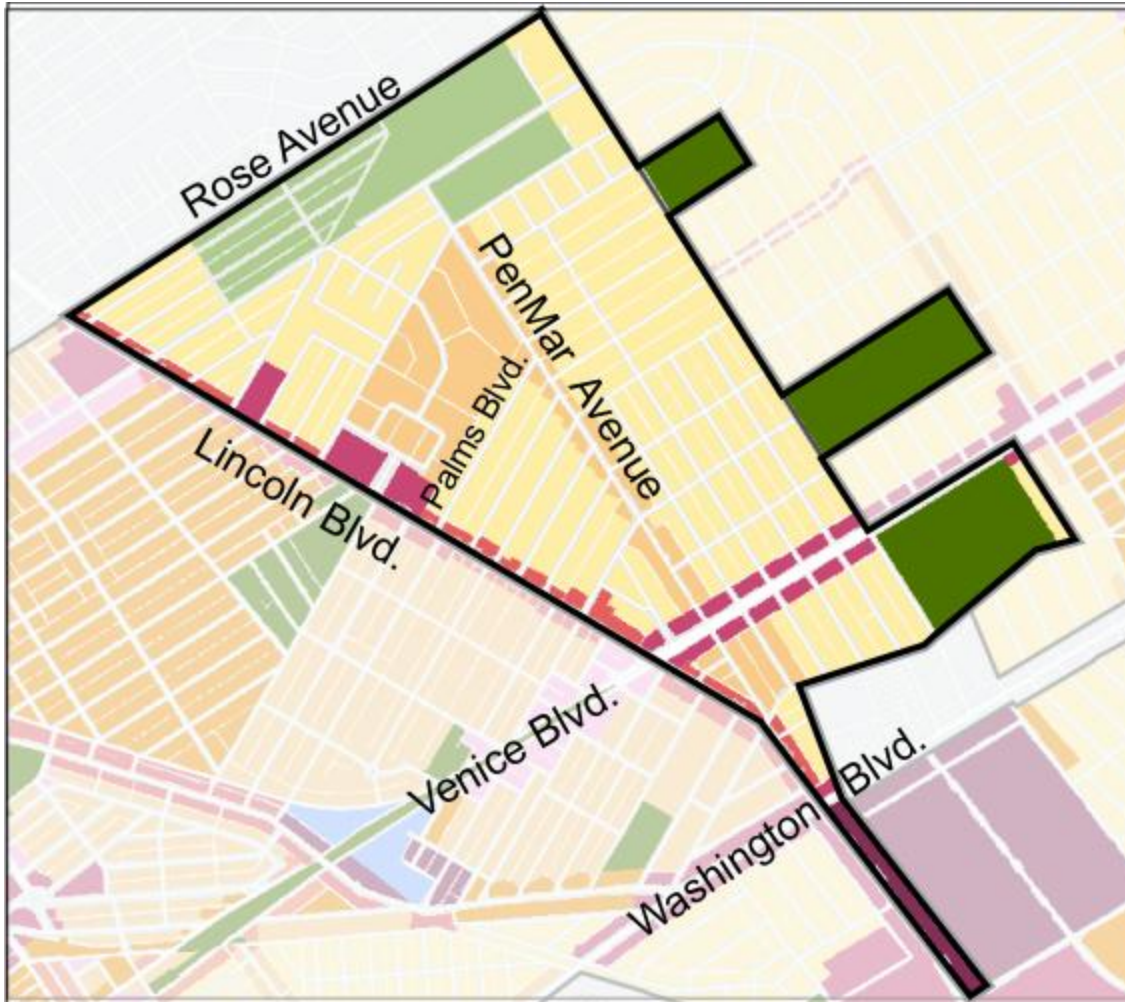
Tier 1 Bonus: A project may exceed the base FAR or height up to the maximum Tier 1 bonus by fulfilling the requirements of an applicable incentive program (such as providing required restricted affordable housing units).

Tier 2 Bonus: A project may exceed the base FAR or height up to the maximum Tier 2 bonus by providing required restricted affordable units AND additional public benefits from the Public Benefits Menu.

[For More Information Click Here](#)

City Planning's 2024 and 2026 Proposals

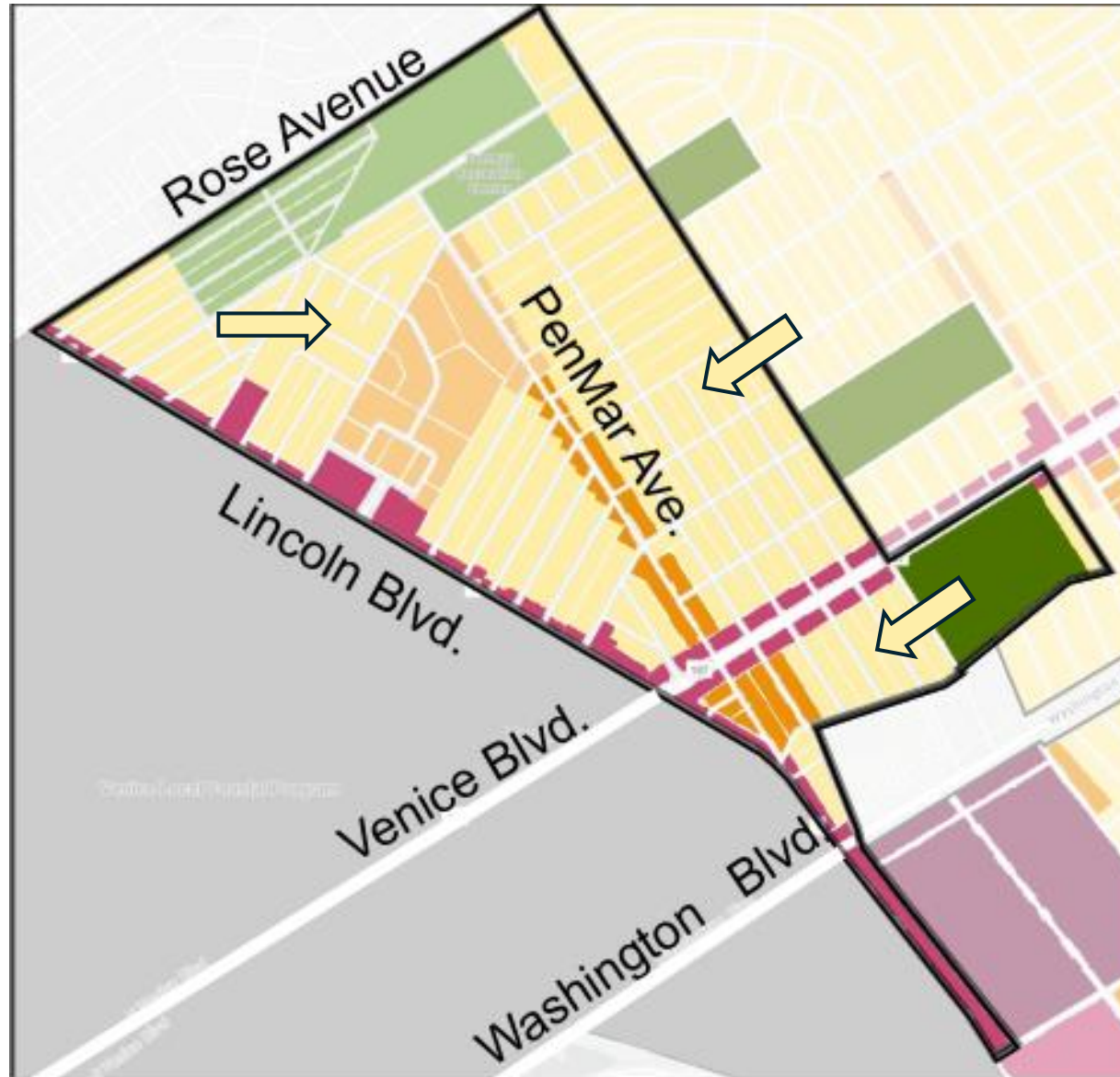
2024



2026



Low Residential Land Use:



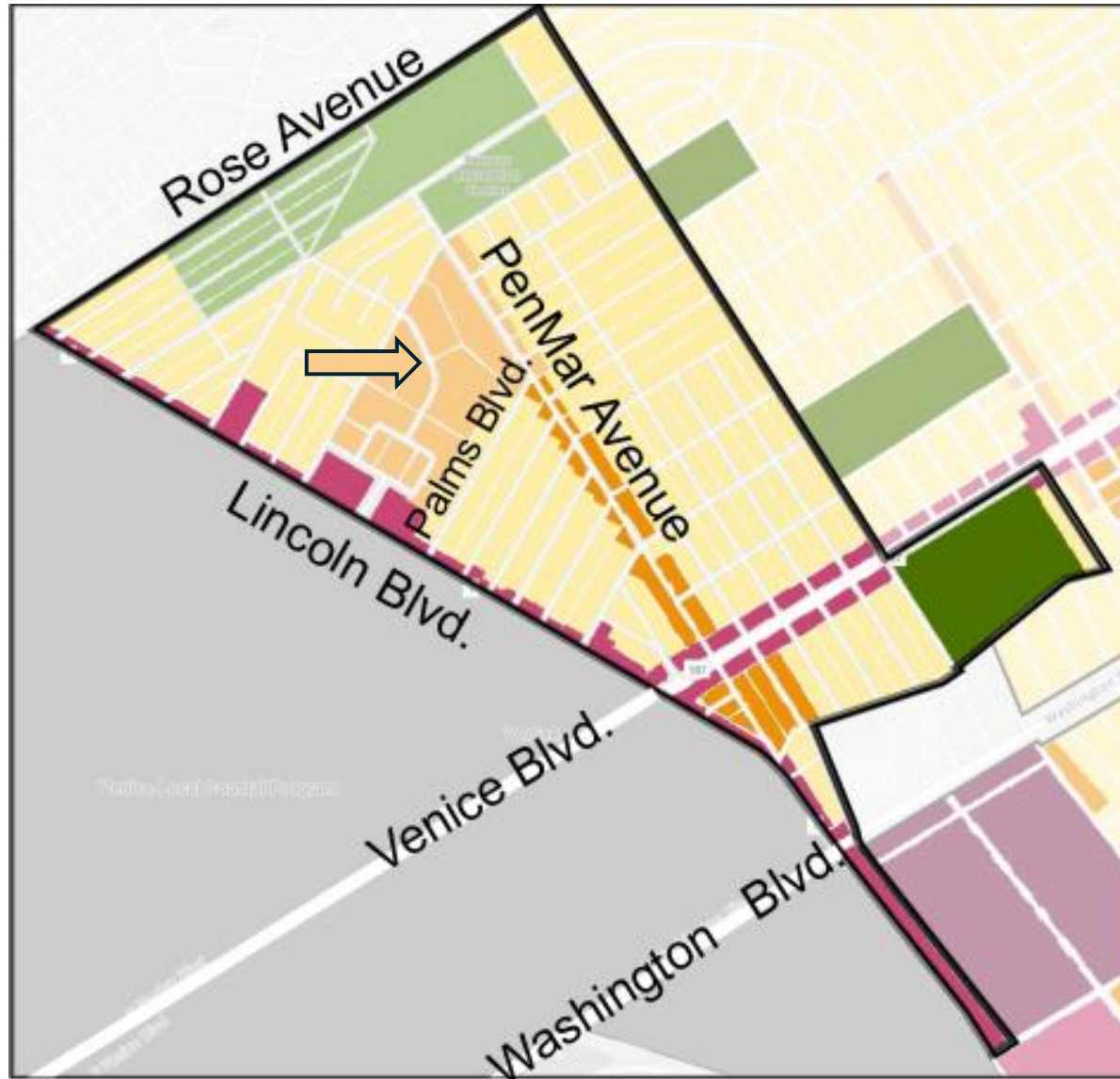
2026 City Planning Proposal for Low Residential

(All areas colored yellow on map.)

Comparison of VNC 2024 vs. City Planning 2026 ↓	Density - DU/lot (excluding ADUs)	Maximum Height: Tier 1 Bonus Tier 2 Bonus	Floor Area Ratio (FAR): Tier 1 Bonus Tier 2 Bonus
VNC Recommendation (2024)	1 DU/Lot	2 stories, ≤30' no bonuses	0.45 - 0.55 no bonuses
City Planning Proposed (2026)	1 DU/lot	33', no bonuses	0.45 - 0.57 no bonuses

Note: See StoryMap for details on specific parcels.

2026 City Planning Proposal for Lincoln Place:

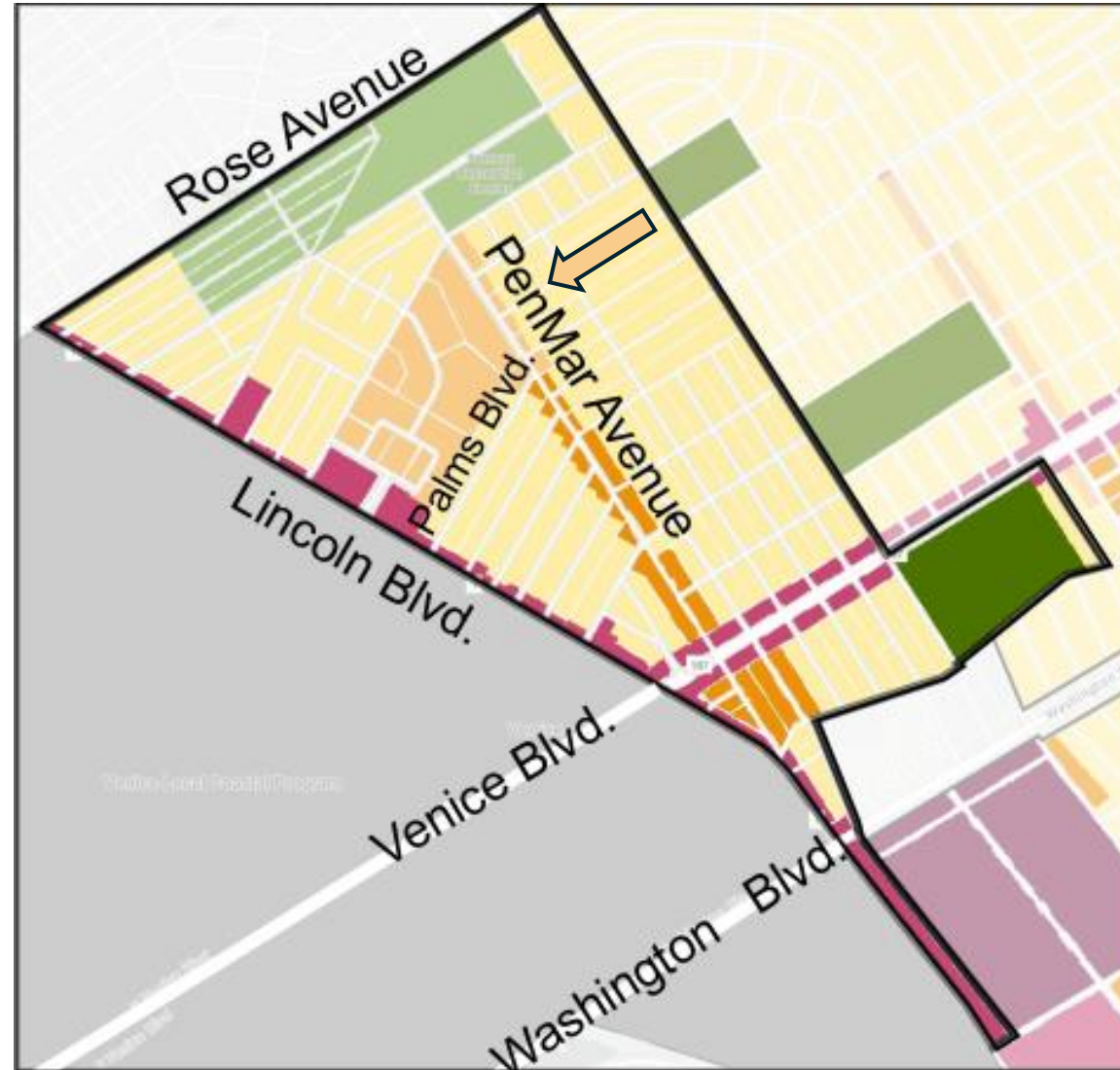


2026 City Planning Proposal for Lincoln Place

Comparison of VNC 2024 vs. City Planning 2026 ↓	Density - DU/Lot (excluding ADUs)	Maximum Height: Tier 1 Bonus Tier 2 Bonus	Floor Area Ratio (FAR): Tier 1 Bonus Tier 2 Bonus
VNC Recommendation (2024)	1 DU/1,500 SF of lot	2 stories, ≤25' no bonuses	0.9 (1.0 with bonus)
City Planning Proposed (2026)	1 DU/1,500 SF of lot	3 stories (Tier 1 bonus = 4)	1.5 (Tier 1 bonus = 2.0)

Note: See StoryMap for details on specific parcels.

Low Medium Residential Land Use:



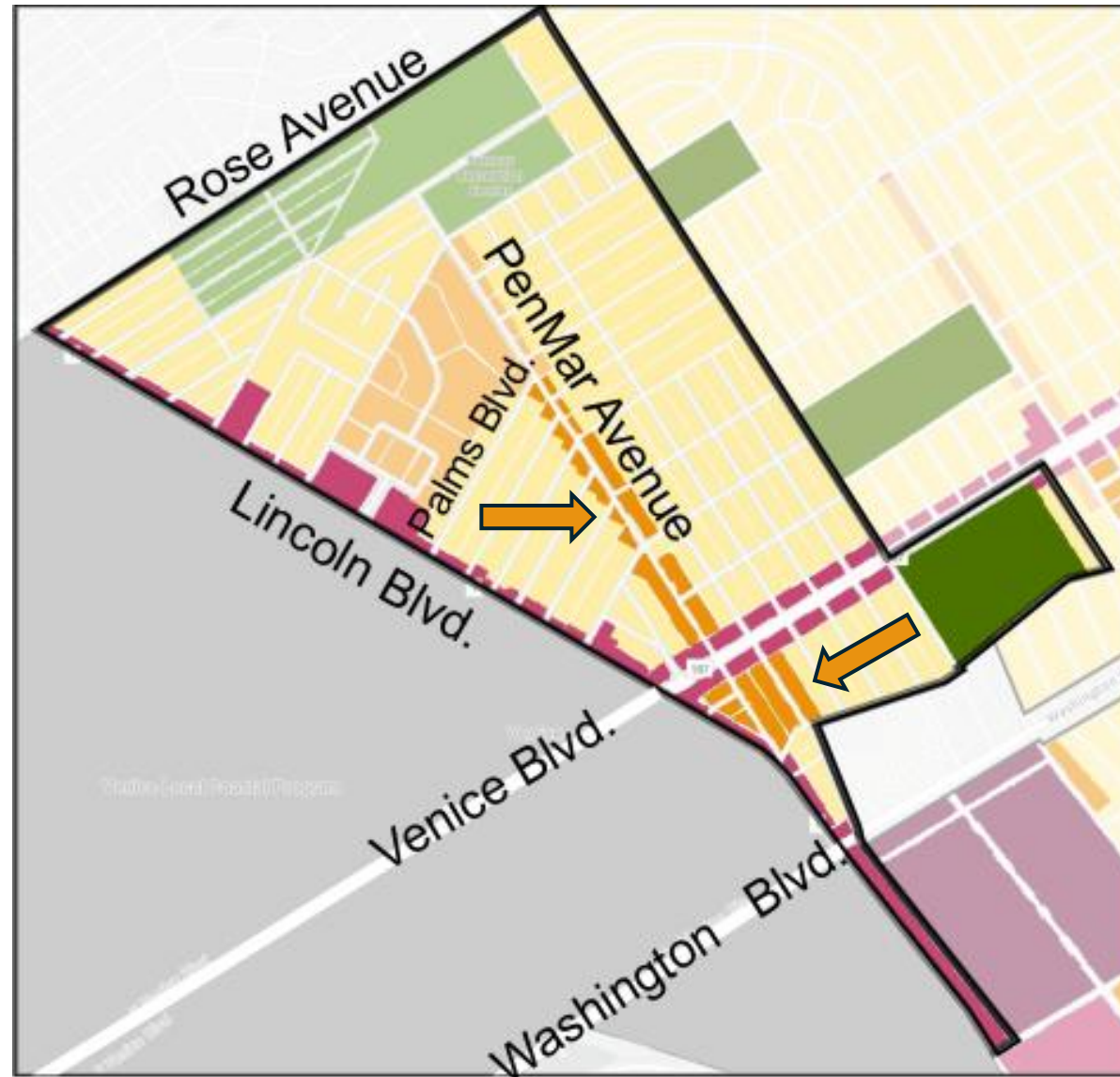
2026 City Planning Proposal for Low Residential

(PenMar Ave. north of Palms Ave. but not Lincoln Place.)

Comparison of VNC 2024 vs. City Planning 2026 ↓	Density - DU/Lot (excluding ADUs)	Maximum Height: Tier 1 Bonus Tier 2 Bonus	Floor Area Ratio (FAR): Tier 1 Bonus Tier 2 Bonus
VNC Recommendation (2024)	1 DU/1,500-3,000 SF of lot	2 stories, ≤25' no bonuses	0.9 (1.0 with bonus)
City Planning Proposed (2026)	1 DU/2,000 SF of lot	3 stories (no bonuses)	1.0 (Tier 1 bonus = 1.5)

Note: See StoryMap for details on specific parcels.

Medium Residential Land Use:



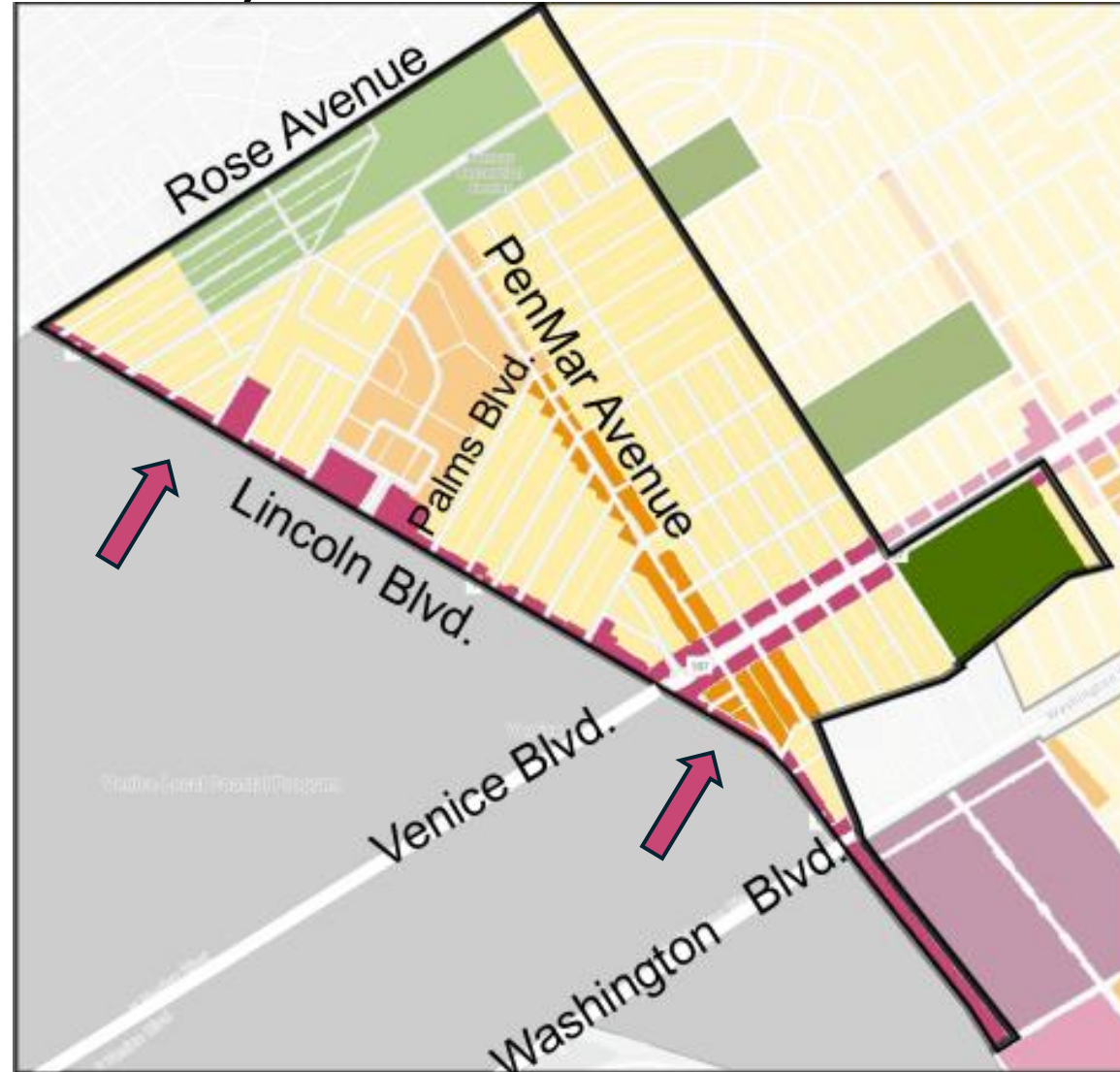
2026 City Planning Proposal for Medium Residential

(Penmar Ave. south of Palms Ave. and area south of Venice Blvd.)

Comparison of VNC 2024 vs. City Planning 2026 ↓	Density - DU/Lot (excluding ADUs)	Maximum Height: Tier 1 Bonus Tier 2 Bonus	Floor Area Ratio (FAR): Tier 1 Bonus Tier 2 Bonus
VNC Recommendation (2024)	1 DU/1,500 SF of lot and 2 DU/lot	2 stories, ≤25' no bonuses	0.75 (1.0 bonus, exc. Walnut)
City Planning Proposed (2026)	1 DU/1,000 SF of lot, 1DU/3,000 SF of lot in places	3 floors (Tier 1 bonus = 7) (Tier 2 bonus = 8)	1.5 (Tier 1 bonus = 4.5) (Tier 2 bonus = 5.0)

Note: See StoryMap for details on specific parcels.

Village and Community Center Land Use (no Village Land Use:)



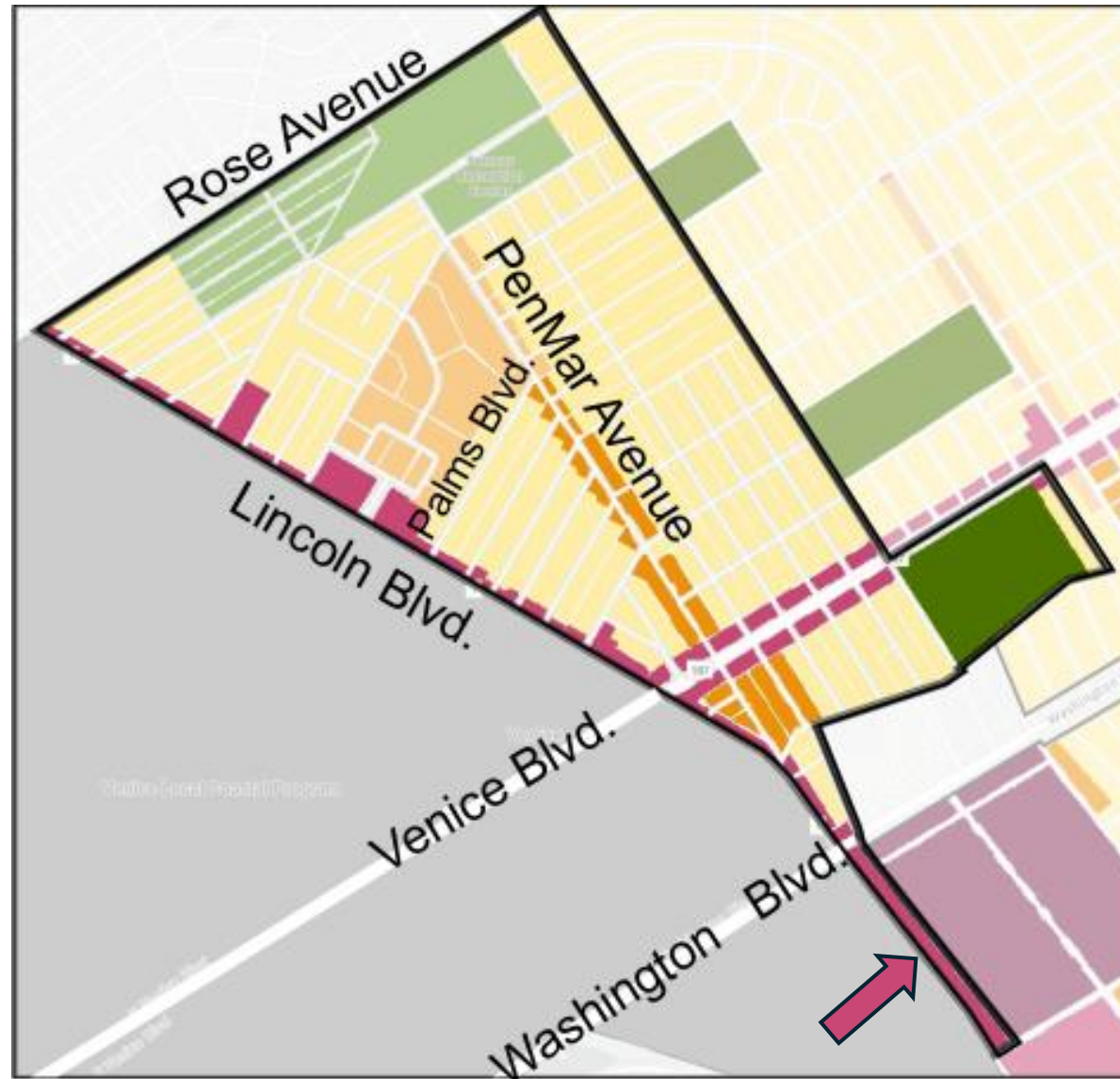
2026 City Planning Proposal for Community Center

(Along Lincoln Blvd. and Venice Blvd. See note.)

Comparison of VNC 2024 vs. City Planning 2026 ↓	Density - DU/Lot (excluding ADUs)	Maximum Height: Tier 1 Bonus Tier 2 Bonus	Floor Area Ratio (FAR): Tier 1 Bonus Tier 2 Bonus
VNC Recommendation (2024)	800SF/DU	3 stories, ≤33' (5 stories, ≤55' with bonus)	1.25 (2.0 with bonus)
City Planning Proposed (2026)	1 DU/400 SF of lot	3 stories (Tier 1 bonus = 7 or 8) (Tier 2 bonus = 8 or 10)	1.5 (Tier 1 bonus: 4.5 or 5.0) (Tier 2 bonus: 5.0 or 5.5)

Note: Maximum Heights and FARs vary along Lincoln Blvd. and Venice Blvd. See StoryMap for details for a specific parcel.

Hybrid Industrial Land Use (now Community Center):



2026 City Planning Proposal for Community Center

(Along Lincoln Blvd. south of Washington Blvd.)

Comparison of VNC 2024 vs. City Planning 2026 ↓	Density - DU/Lot (excluding ADUs)	Maximum Height: Tier 1 Bonus Tier 2 Bonus	Floor Area Ratio (FAR): Tier 1 Bonus Tier 2 Bonus
VNC Recommendation (2024)	800SF/DU	3 stories, ≤33' (5 stories, ≤55' with bonus)	1.0 (1.5 with bonus)
City Planning Proposed (2026)	1 DU/400 SF of lot	3 stories (Tier 1 bonus = 6)	1.5 (Tier 1 bonus = 4.0)

Note: See StoryMap for details on specific parcels.

Lot Coverage and Lot Consolidation:

- The VNC recommended how much of a lot could be covered by structure to assure more open space.
- The VNC also recommended the number of lots that could be consolidated to lessen inappropriately large developments.
- City Plannings' proposals include neither one.

End