

DRAFT

East Venice Community Plan Proposed VNC Recommendations

August 2026

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

Link to City Planning's StoryMaps

[City Planning 2024 StoryMap](#)

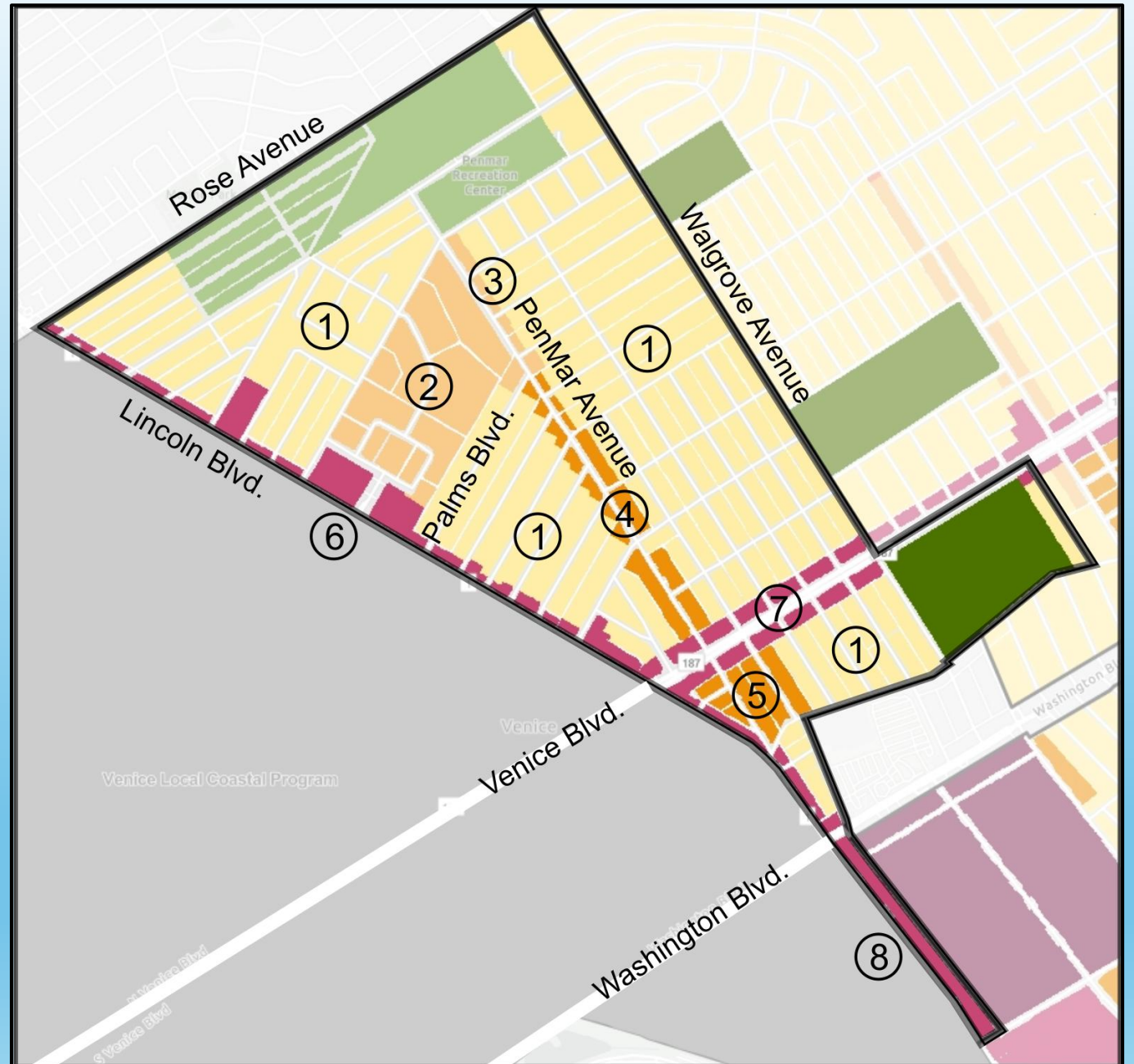
[City Planning 2026 StoryMap](#)

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

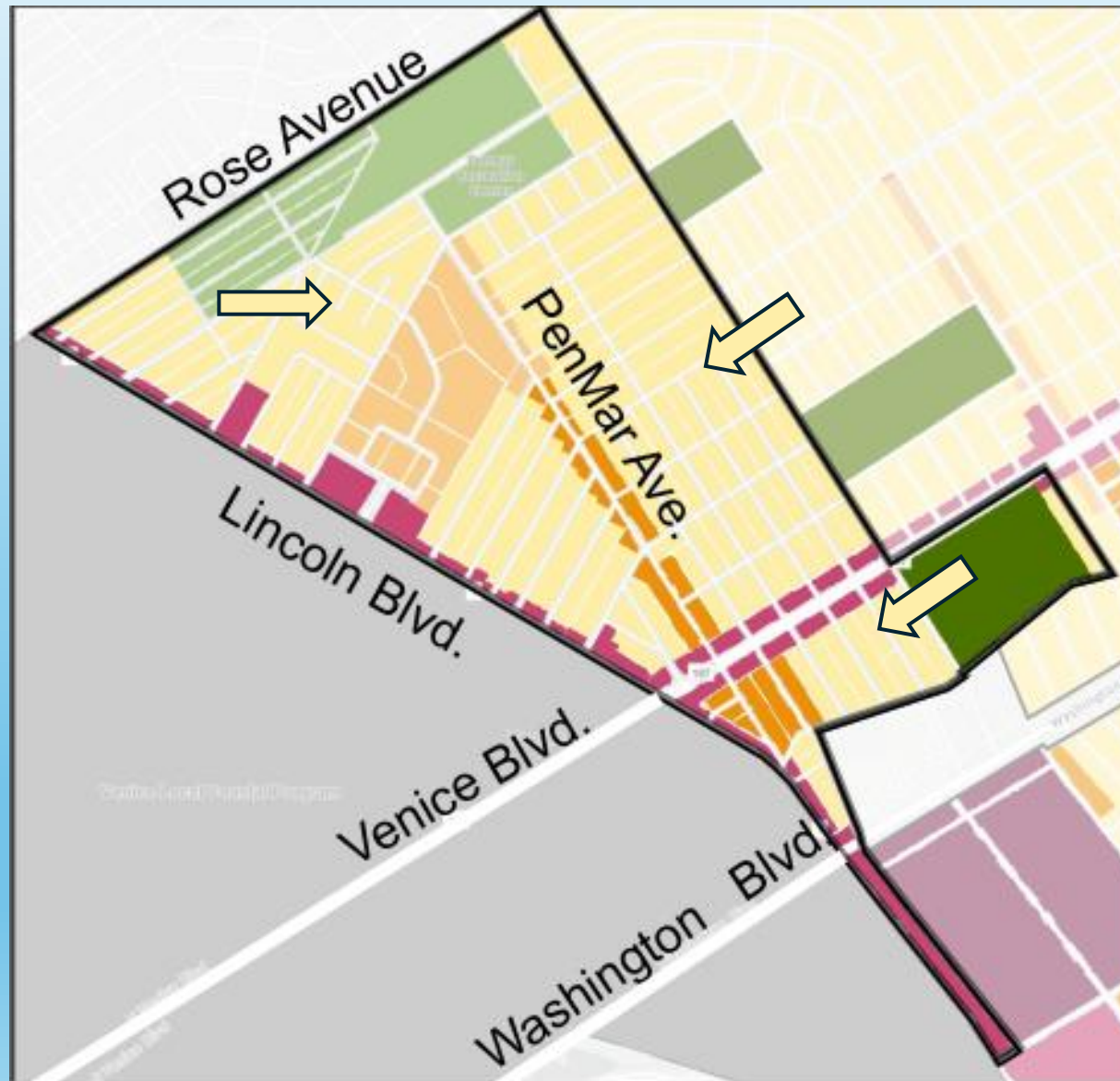
Primary Recommendations:

- **Lincoln Place** - leave alone, not subject to 4-story redevelopment
- **Penmar Avenue** – at most 3-story apartments, not 7-8 stories
- **Lincoln Boulevard** – at most 8-story structures, not 8-10 stories, and then only on the very largest lots.

- 1) Low Residential – Most parcels in East Venice
- 2) Low-Medium Residential – Lincoln Place
- 3) Low-Medium Residential – Along Penmar Avenue adjacent to Lincoln Place
- 4) Medium Residential – Along Penmar Avenue south of Palms Avenue to Venice Boulevard
- 5) Medium Residential – In the Walnut-Penmar neighborhood south of Venice Boulevard
- 6) Commercial Center – Along Lincoln Boulevard from Rose to Washington Boulevard
- 7) Commercial Center - Along Venice Boulevard
- 8) Commercial Center – Along Lincoln Boulevard between Washington Avenue and Maxella



1. Single-Family Residences (Low Residential)

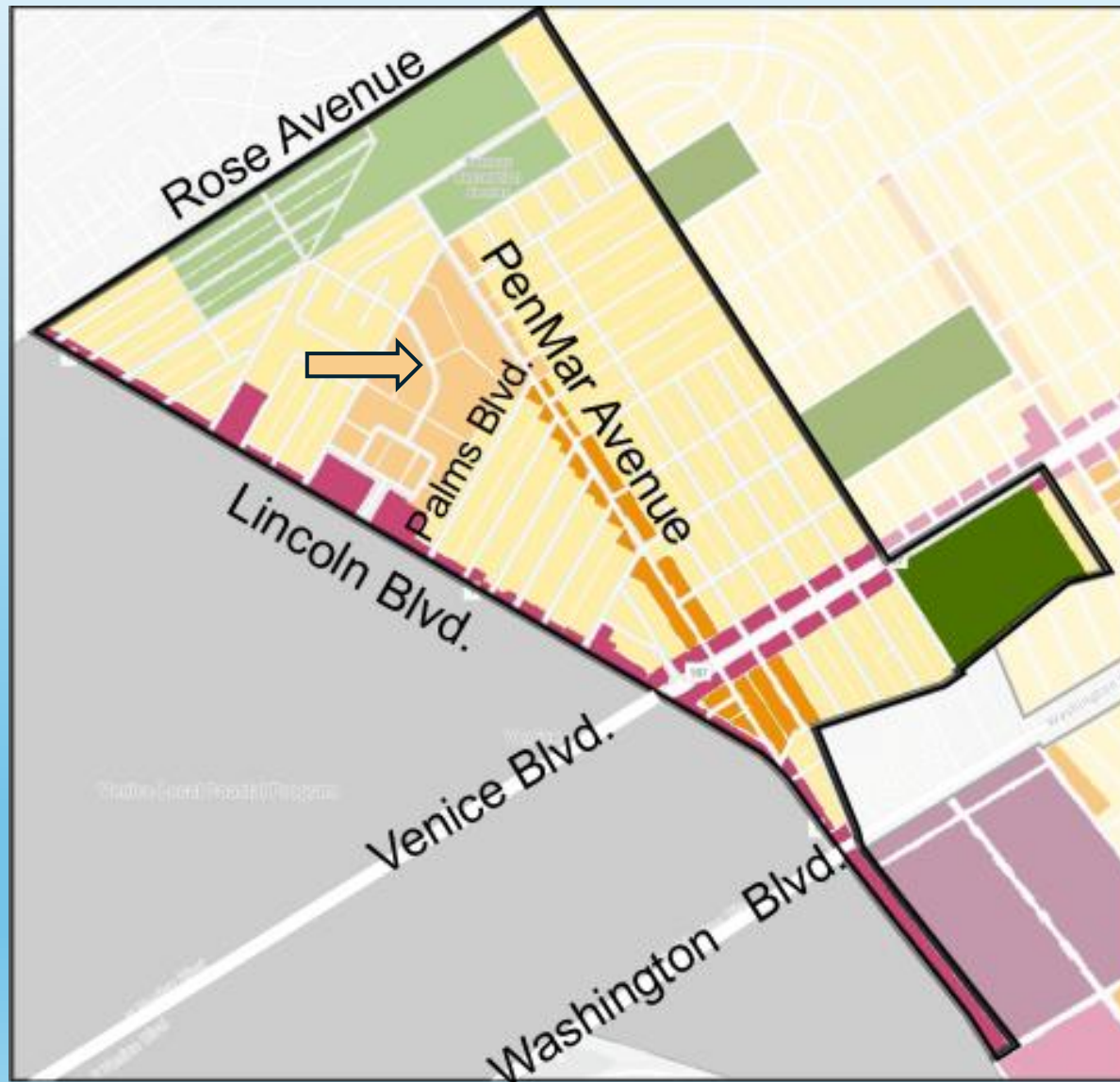


1. Single-Family Residences (Low Residential)

Comparison of VNC 2024, City Planning 2026, and VNC 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
Revised VNC Recommendation (2026)	1 DU/lot	2 stories, ≤30' no bonuses	0.45 – 0.55 no bonus

Change from 2024 VNC Recommendation – no change

2. Lincoln Place (Low Medium Residential)

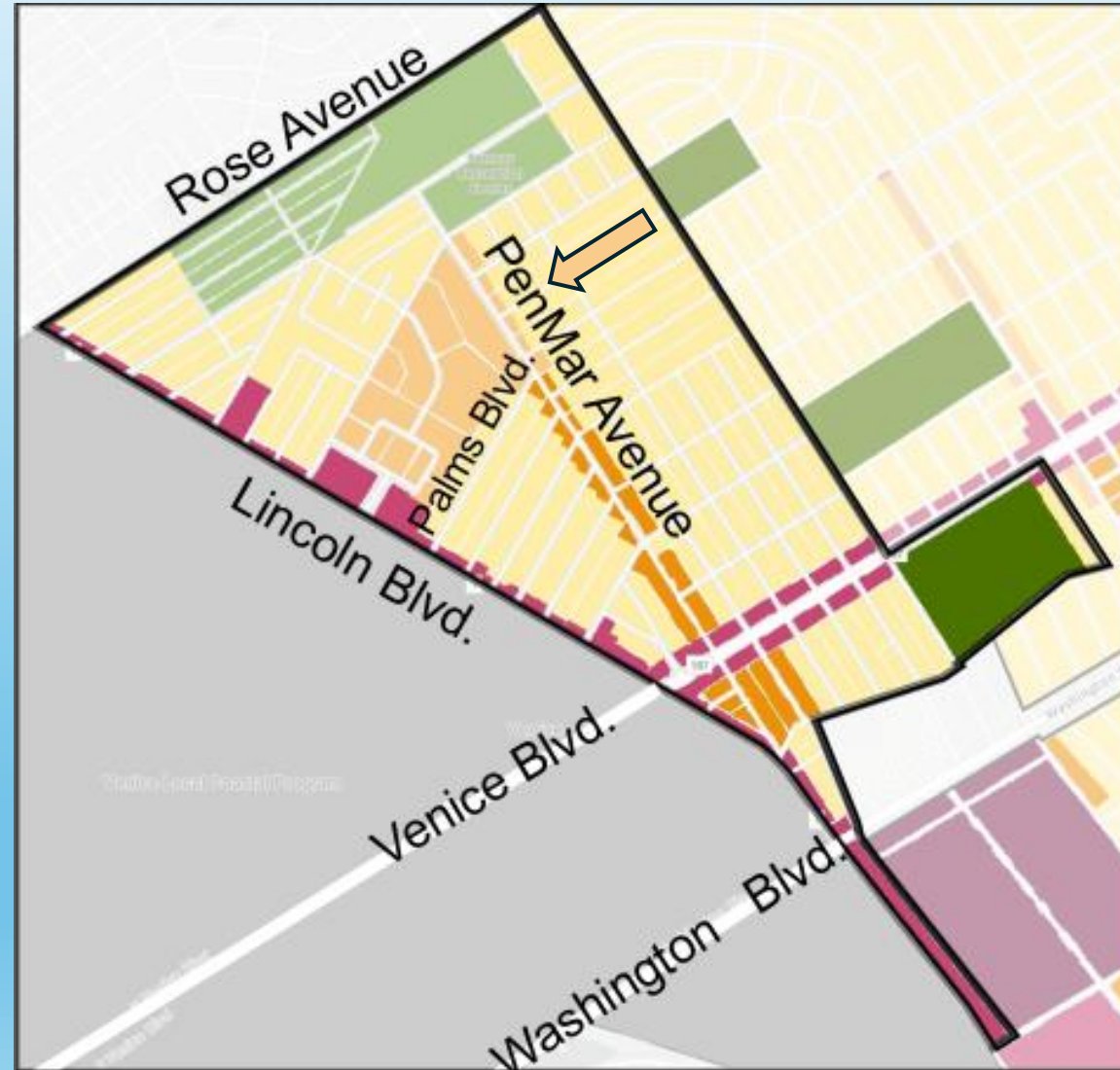


2. Lincoln Place (Low Medium Residential)

Comparison of VNC 2024, City Planning 2026, and VNC 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)
Revised VNC Recommendations (2026)	1 DU/1,500 SF of lot	2 stories, ≤25' (no bonuses)	0.9 (no bonuses)

Change from 2024 VNC Recommendation – no change

3. Penmar Ave Adjacent to Lincoln Place (Low Medium Residential)



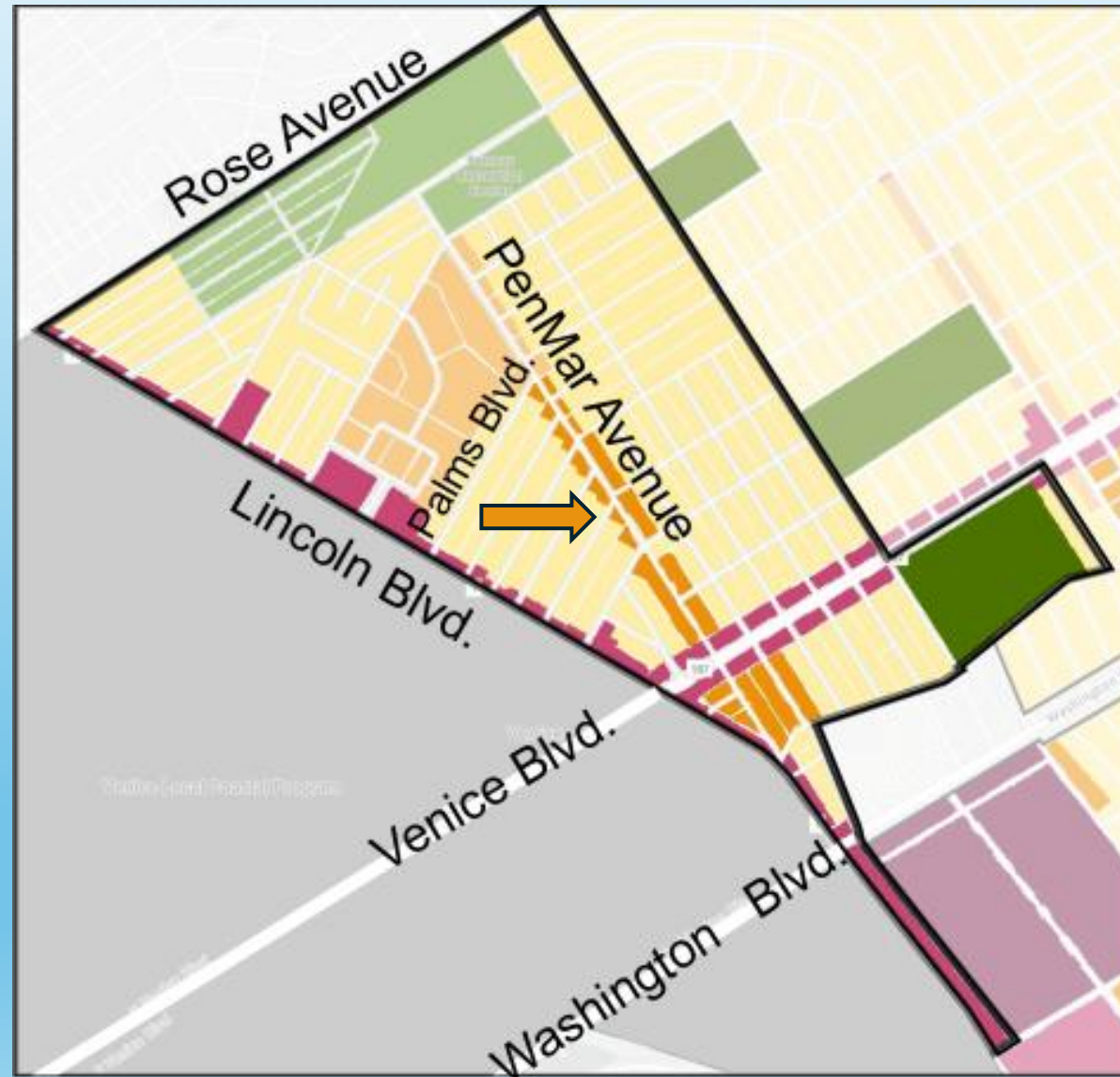
3. Penmar Avenue Adjacent to Lincoln Place (Low Medium Residential)

Comparison of VNC 2024, City Planning 2026, and VNC 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)
Revised VNC Recommendations (2026)	1 DU/2,000 SF of lot	2 stories, ≤25' (no bonuses)	0.9 (Tier 1 bonus = 1.0)



Change from VNC 2024 Recommendation – no change

4. Penmar Avenue South of Palms Avenue (Medium Residential)



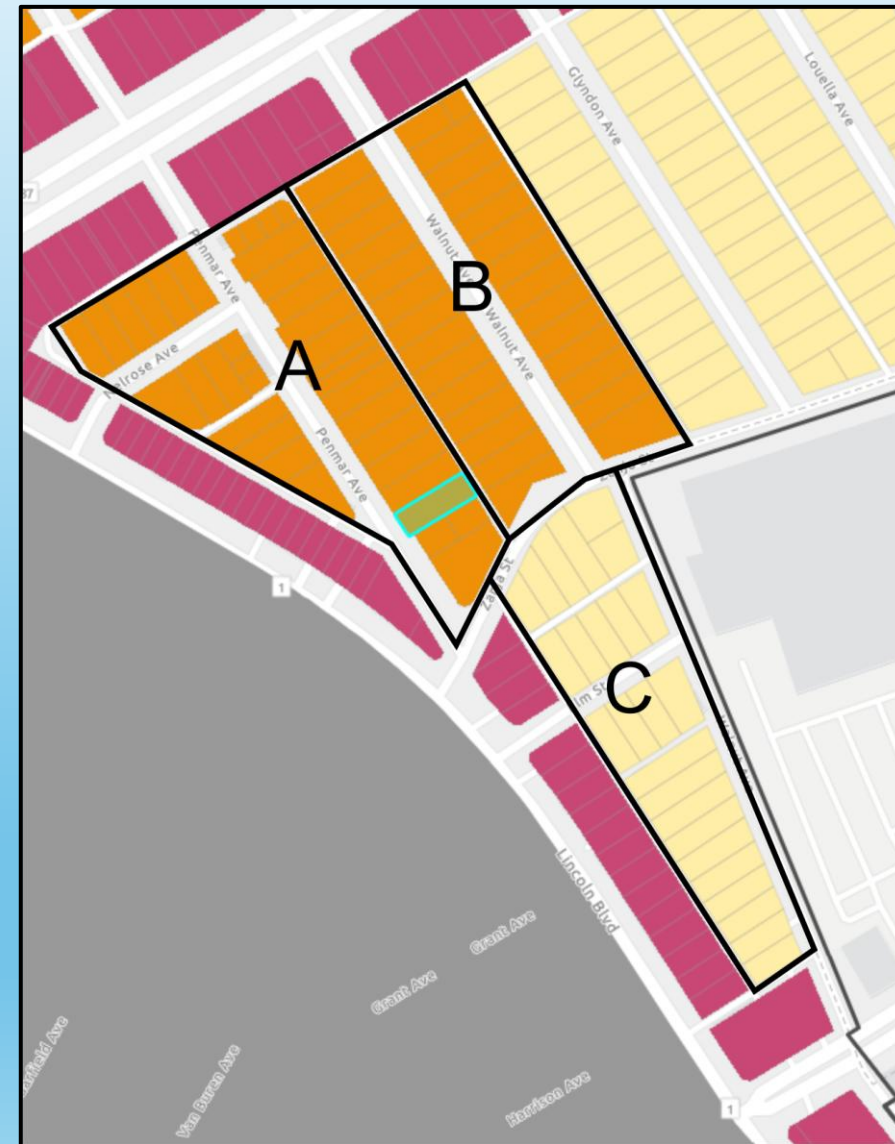
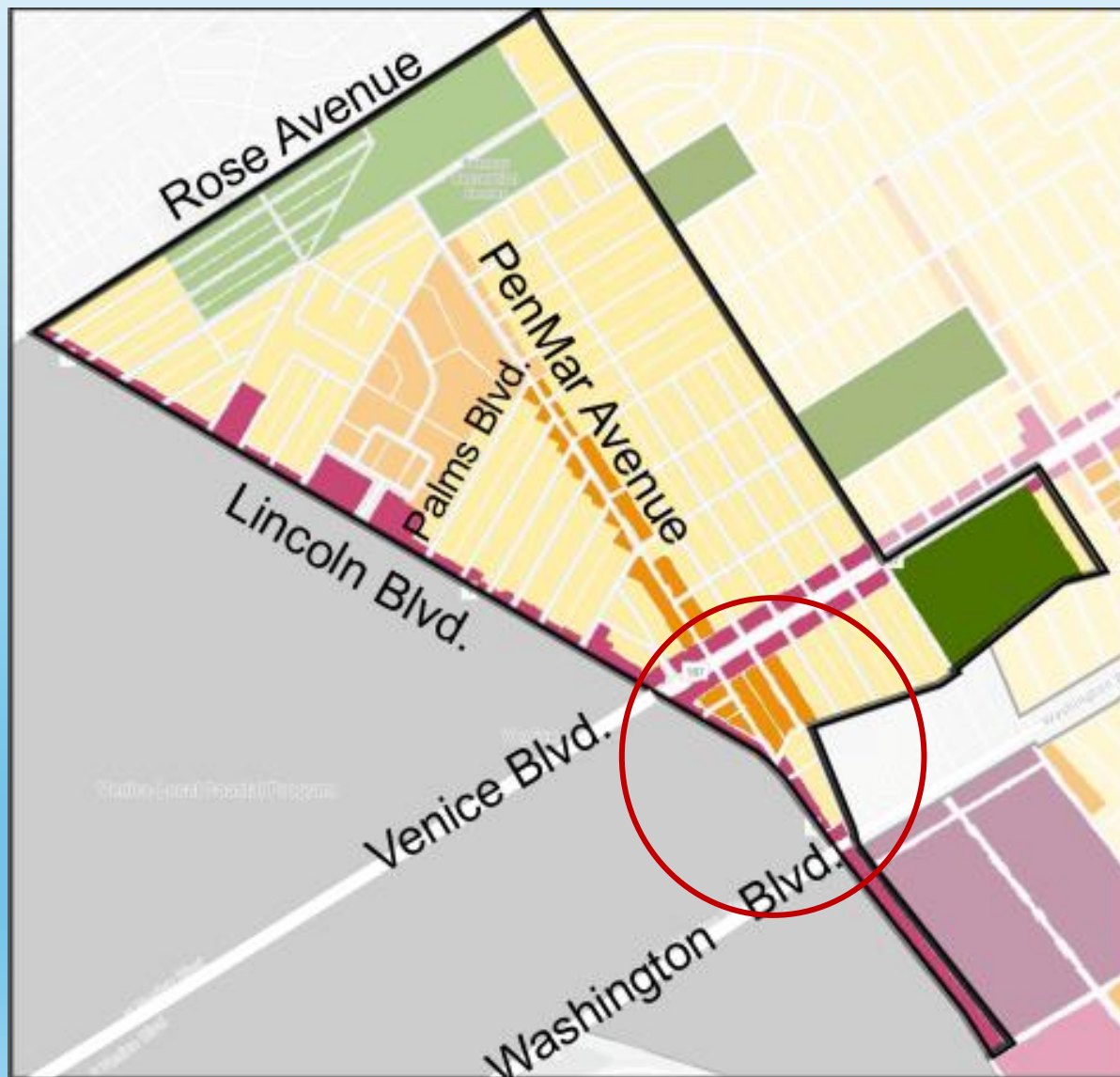
4. Penmar Avenue South of Palms Blvd to Venice Blvd

(Low Medium Residential)

Comparison of VNC 2024, City Planning 2026, and VNC 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)
City Planning Proposed (2026)	1 DU/1,000 SF of lot, 1DU/3,000 SF of lot in places	3 stories (Tier 1 bonus = 7) (Tier 2 bonus = 8)	1.5 (Tier 1 bonus = 4.5) (Tier 2 bonus = 5.0)
Revised VNC Recommendation (2026)	1 DU/1,500 SF of lot	2 stories, ≤25' (Tier 1 bonus = 3, ≤33') (no Tier 2 bonus)	0.75 (Tier 1 bonus = 1.5) (no Tier 2 bonus)

Change from VNC 2024 Recommendation - increased height to 3 stories, no bonuses

5. Neighborhood South of Venice Blvd and North of Washington Blvd (Varies)



Neighborhood South of Venice Blvd and North of Washington Blvd

(A. Medium, B. Low Medium, C. Medium Residential)

Comparison of VNC 2024, City Planning 2026, and VNC 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 DU/lot (Walnut)	2 stories, ≤25' no bonuses	0.75 (1.0 bonus, exc. Walnut)
City Planning Proposed (2026)	1 DU/1,000 SF of lot	3 stories (Tier 1 bonus = 7) (Tier 2 bonus = 8)	1.5 (Tier 1 bonus = 4.5) (Tier 2 bonus = 5.0)

A. Penmar Avenue and Nelrose Avenue north of Zanja Street (Low Medium Residential)



VNC Recommendations (2026)	1 DU/1,000 SF of lot	2 stories, ≤25' (Tier 1 bonus = 3, ≤33') (no Tier 2 bonus)	0.75 (Tier 1 bonus = 1.5) (no Tier 2 bonus)
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B. Walnut Avenue north of Zanja Street (Low Residential)



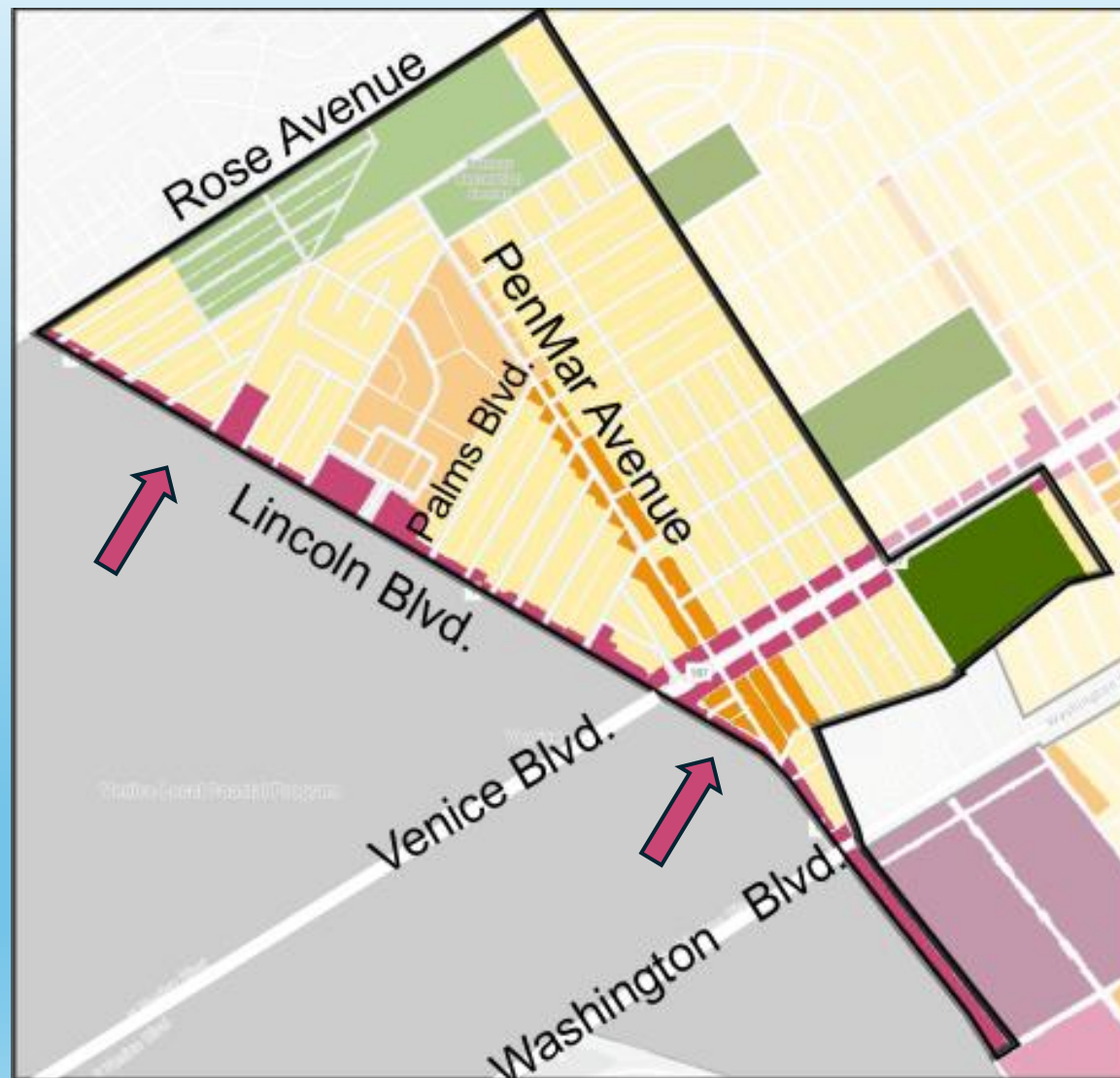
VNC Recommendations (2026)	1 DU/1,500 SF of lot	2 stories, ≤30' (no bonuses)	0.75 (no bonuses)
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C. Walnut Avenue and Elm Street South of Zanja Street (Medium Residential)



VNC Recommendations (2026)	1 DU/1,000 SF of lot	3 stories, ≤33' (Tier 1 = 6 stories) (Tier 2 = 7 stories)	1.5 (Tier 1 bonus = 3.5) (Tier 2 bonus = 4.0)
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6. Lincoln Blvd from Rose Ave to Washington Blvd (Community Center)

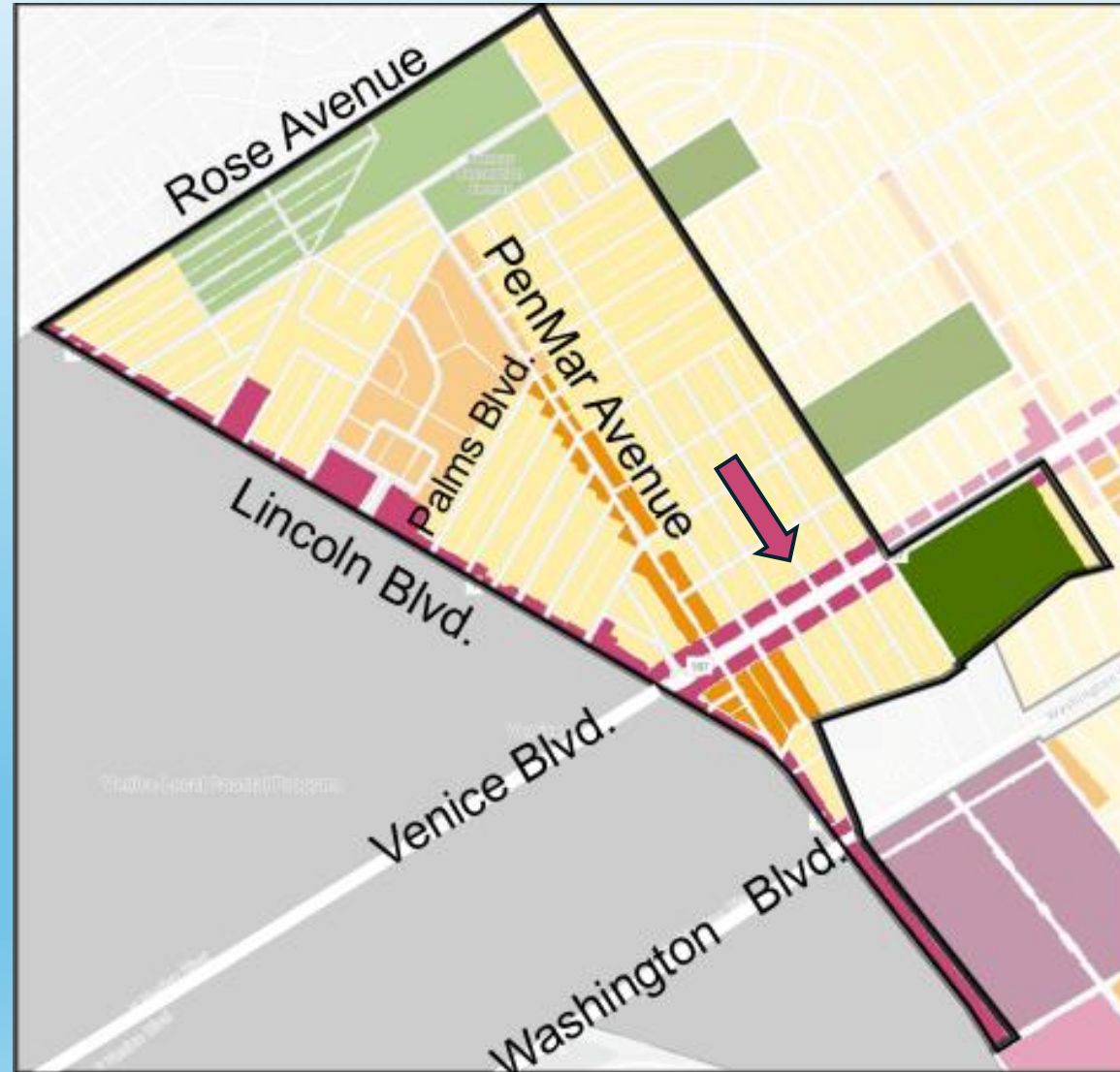


Lincoln Blvd from Rose Ave to Washington Blvd (Village & Community Center)

Comparison of VNC 2024, City Planning 2026, and VNC 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)
VNC Recommendations (2026) for lots ≤20,000SF	1 DU/400 SF of lot	3 stories, ≤33' (Tier 1 bonus = 6 stories, ≤66') (Tier 2 bonus = 7 stories, ≤77')	2.5 (Tier 1 bonus = 3.5) (Tier 2 bonus = 4.0)
VNC Recommendations (2026) for lots ≥20,000SF	1 DU/400 SF of lot	3 stories, ≤33' (Tier 1 bonus = 7 stories, ≤77') (Tier 2 bonus = 8 stories, ≤88')	2.0 (Tier 1 bonus = 4.0) (Tier 2 bonus = 4.5)

Change from VNC 2024 Recommendation – added height, 2-step bonus, and FAR increase

7. Venice Blvd from Walgrove Ave to Lincoln Blvd (Community Center)

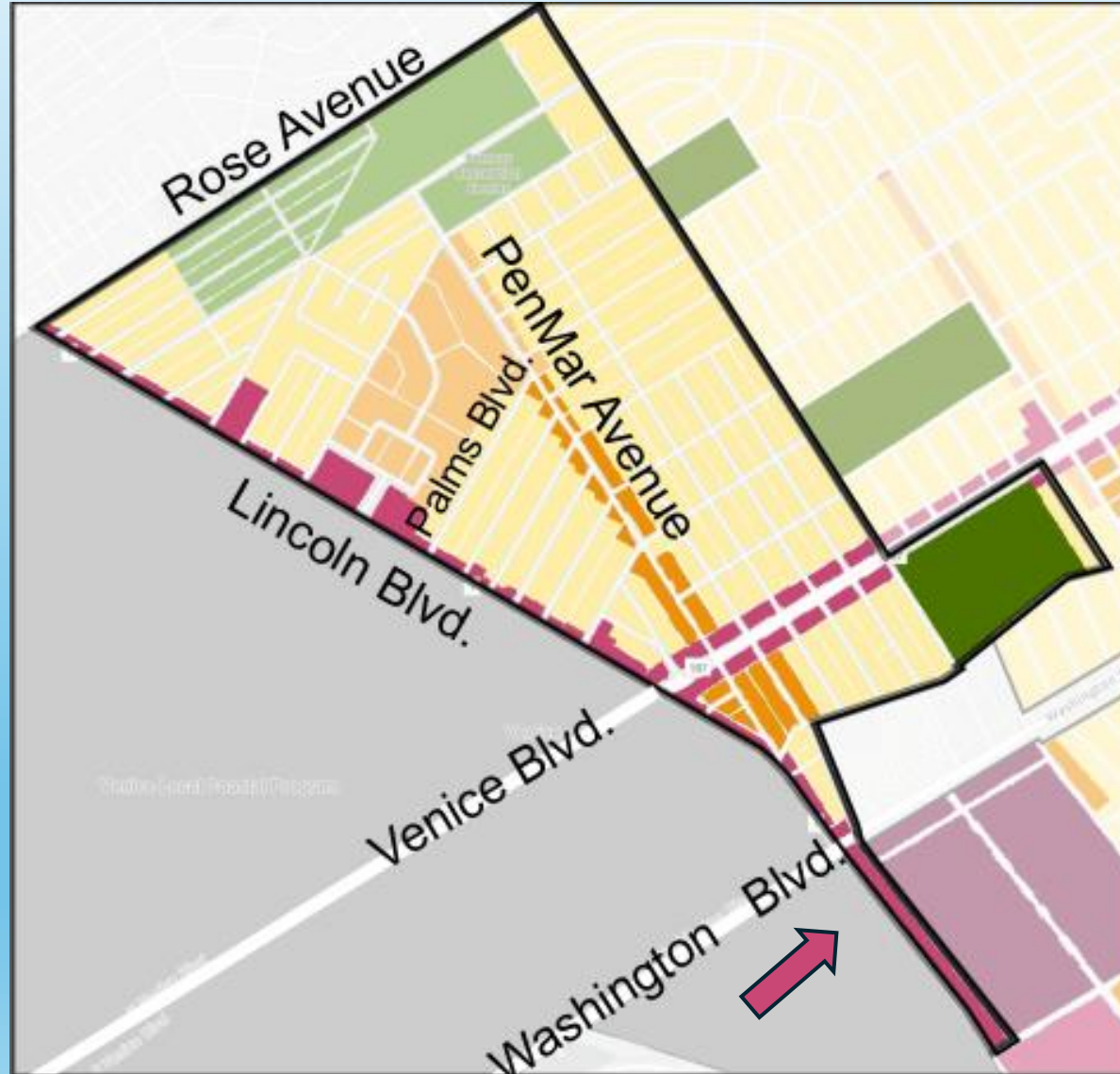


7. Venice Boulevard from Walgrove Ave to Lincoln Blvd (Neighborhood Center)

Comparison of VNC 2024, City Planning 2026, and VNC 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)
Revised VNC Recommendations (2026)	800SF/DU	3 stories, ≤33' (Tier 1 bonus = 5 stories, ≤55')	1.25 (Tier 1 bonus = 3.0)

Change from VNC 2024 Recommendation – no change

8. Lincoln Blvd from Washington Blvd to Maxella Ave (Community Center)



8. Lincoln Blvd between Washington Blvd and Maxella Ave (Community Center)

Comparison of VNC 2024, City Planning 2026, and VNC 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)
Revised VNC Recommendations (2026)	800SF/DU	3 stories (Tier 1 bonus = 6) (Tier 2 bonus = 8)	1.5 (Tier 1 bonus: 3.5) (Tier 2 bonus: 5.0)

Change from VNC 2024 Recommendation – increased to 8 stories, 5 FAR

End