

VENICE

Local Coastal Program

Land Use Plan

TABLE OF CONTENTS

VENICE COASTAL ZONE MAPS

LAND USE PLAN

- Chapter 1. Introduction
- Chapter 2. Land Use Plan Policies
 - I. Locating and Planning New Development/
Coastal Visual Resources and Special Communities
 - II. Shoreline Access
 - III. Recreation and Visitor-Serving Facilities
 - IV. Water and Marine Resources and Environmentally
Sensitive Habitat Areas
 - V. Public Works

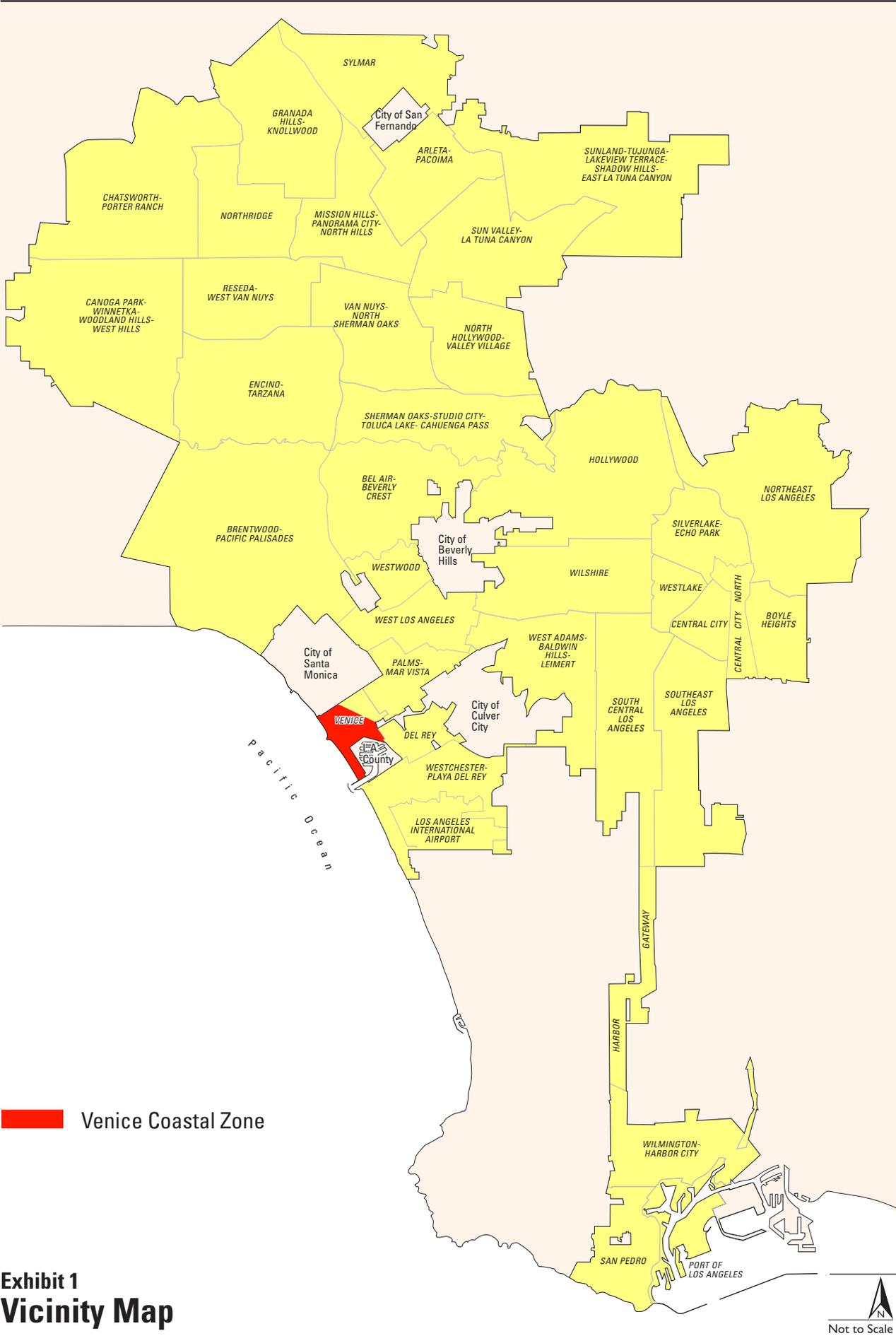


Exhibit 1
Vicinity Map

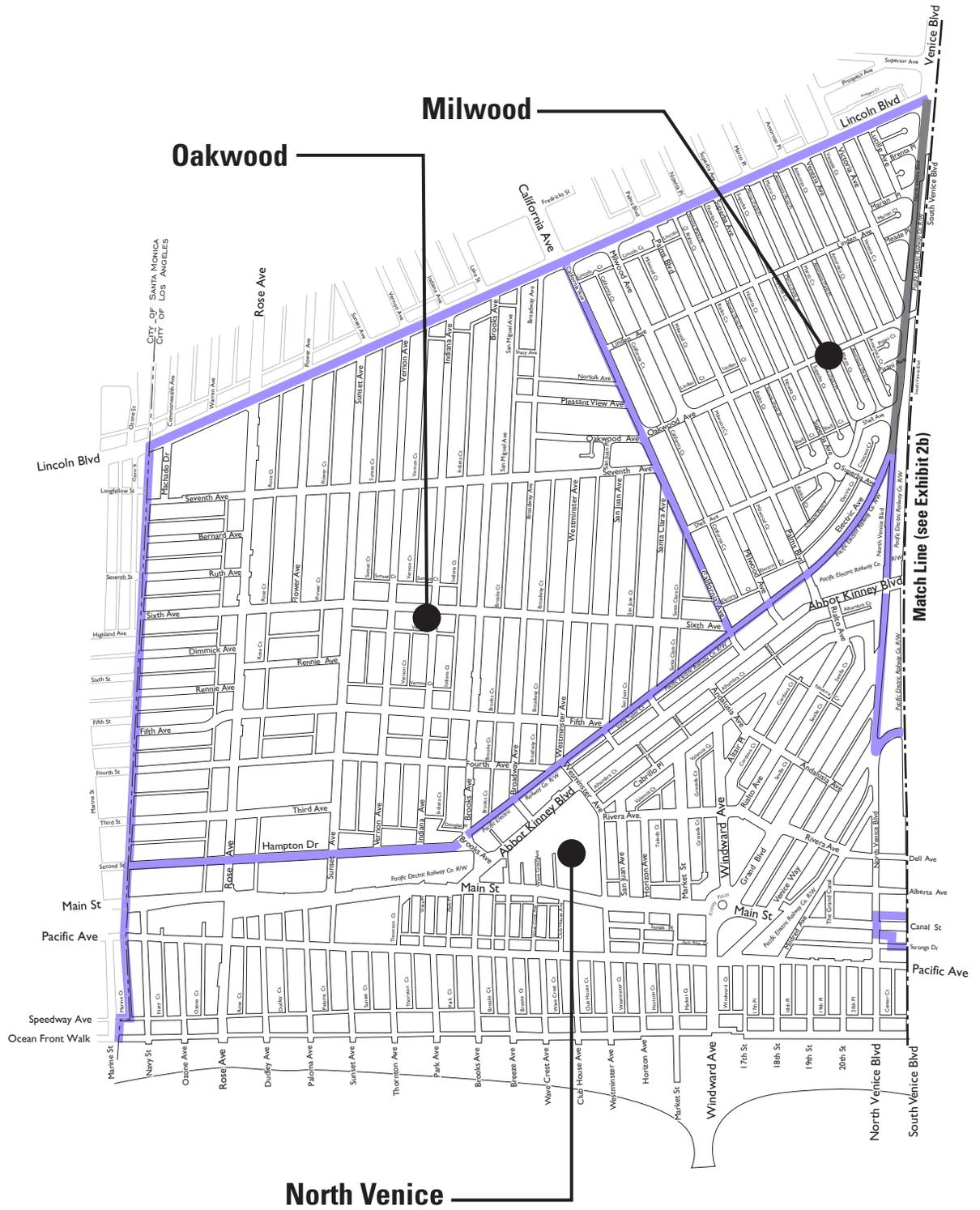


Exhibit 2a
Venice Coastal Zone

Note: Map does not show area of Palms • Del Rey portion of coastal zone that is located inland of Lincoln Boulevard.



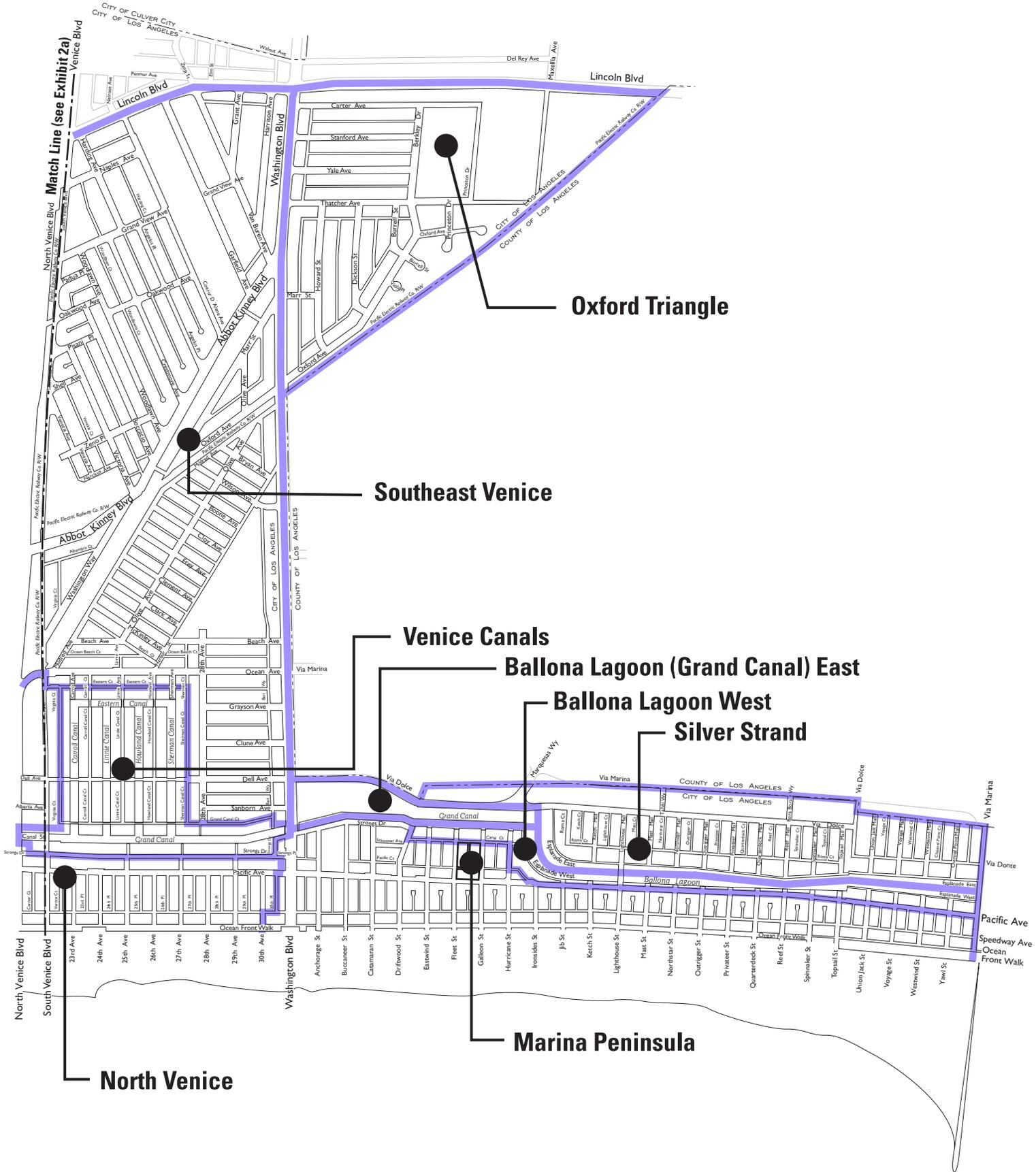


Exhibit 2b
Venice Coastal Zone

VENICE
ACTIVITY LOG

ADOPTION DATE	PLAN	CPC FILE No.	COUNCIL FILE No.
Oct. 29, 1999	Venice Local Coastal Program / Land Use Plan	1998-0119 LCP	1998-0518

ADOPTION DATE	AMENDMENT	CPC FILE No.	COUNCIL FILE
Nov. 14, 2000	Coastal Commission approves Plan w/ Modifications	1998-0119 LCP	1998-0518
Mar. 28, 2001	Council adopts Coastal Commission's Modifications	1998-0119 LCP	1998-0518
June 14, 2001	Coastal Commission certifies LCP/LUP	1998-0119 LCP	1998-0518

VENICE

Local Coastal Program

LAND USE PLAN

Chapter I

INTRODUCTION

THE COASTAL ACT

This plan has been prepared to comply with the California Coastal Act of 1976. The Coastal Act directs each local government lying wholly or partly within the Coastal Zone to prepare a Local Coastal Program (LCP) for those areas located in the State's designated Coastal Zone. The Venice Coastal Zone is the area generally bounded by Marine Street on the north, the City-County boundary, Washington Boulevard and Via Marina on the south, Lincoln Boulevard and Via Dolce on the east, and the Pacific Ocean on the west (see Exhibit 1, Vicinity Map and Exhibit 2, Venice Coastal Zone Map).

ORGANIZATION OF THE VENICE LOCAL COASTAL PROGRAM

The Local Coastal Program (LCP) consists of a local government's land use plans, zoning ordinances, zoning district maps, and other implementing actions which implement the provisions and policies of the California Coastal Act at the local level. The LCP contains a Land Use Plan (LUP) and a Local Implementation Plan (LIP).

The LUP consists of LCP Chapters 1 and 2, the maps entitled "Venice Coastal Land Use Plan Maps", and Exhibits 1 through 23 with the emphasis placed upon establishing plan goals and defining policy. It indicates the "kinds, location, and intensity of land uses, the applicable resource protection and development policies and, where necessary, a listing of implementing actions."

The LIP will consist of LCP Chapter 3 and will contain the regulatory controls and incentives for the systematic implementation of the LUP. The LIP will be comprised of a specific plan and related implementing ordinances and zoning map. The LIP will implement the certified LUP with specific zoning designations and development standards for all uses within the Venice Coastal Zone.

SUMMARY OF COASTAL ISSUES

Chapter 3 of the California Coastal Act outlines the following 14 policy groups which must be addressed, if applicable, in the LCP.

1. Shoreline Access
2. Recreation and Visitor-Serving Facilities
3. Housing
4. Water and Marine Resources
5. Diking, Dredging, Filling and Shoreline Structures
6. Commercial Fishing and Recreational Boating
7. Environmentally Sensitive Habitat Areas
8. Agriculture
9. Hazards
10. Forestry and Soils Resources
11. Locating and Planning New Development
12. Coastal Visual Resources and Special Communities
13. Public Works
14. Industrial and Energy Development

The City and California Coastal Commission seek the widest possible public input to identify local coastal issues. To this end, the Department of City Planning has had an ongoing program of citizen involvement. Starting in 1978 seven public meetings were held in both coastal and inland communities. The 14 policy groups were distributed at the meetings to inform the public of the general scope of the coastal issues. In addition, federal, state and local agencies were contacted for their input. City staff and Coastal Commission staff held several subsequent meetings to determine which of the 14 California Coastal Act policies applied in Venice, to identify the extent to which existing plans met Coastal Act requirements, and to delineate any potential conflicts between existing plans, development proposals and the policies of the Coastal Act. The resulting local issues were translated into a Work Program, which was approved in 1979 by the City and the California Coastal Commission. The Work Program issues are outlined in Exhibit 3. Coastal policy groups which were considered inapplicable to the Venice Coastal Zone are Commercial Fishing, Agriculture, Forestry and Soils, and Energy Development.

Since 1979, the Coastal Act has been amended to remove the policies that related to the protection of affordable housing in the coastal zone. The responsibility for carrying-out the provisions of Government Code Section 65915 (Affordable Housing) now rests with local government.

EXHIBIT 3

SUMMARY OF VENICE COASTAL ISSUES

Locating and Planning New Development

Residential Land Use and Development

- Preservation of existing housing stock, and discouragement of conversion of residential uses to commercial use where appropriate.
- Provision of very low, low, and moderate income housing for a cross-section of the population, including persons with special needs.
- Illegal conversion of residential uses to commercial uses and illegal provision of residential uses.
- Enforcement and regulation of encroachments into public rights-of-way.

Commercial Land Use and Development

- Encouragement of coastal development, recreation, neighborhood- and visitor-serving facilities.
- Regulation of development which is out of scale with existing community character.
- Regulation of open-air vendors along Ocean Front Walk.
- Over-development of the Coastal Zone resulting in traffic congestion.
- Over-intensification of commercial uses.

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

- Preservation of the existing industrial land use base and employment opportunities.
- Regulation of the location and types of non-coastal-dependent industrial uses.
- Appropriate use of railroad rights-of-way.

Development within Natural and Recreational Resource Areas/ Protection of Views

- Protection of existing natural and recreational resources, including the Venice Canals, Ballona Lagoon, Grand Canal south of Washington Boulevard, and Venice Beach.
- Protection of coastal views and vistas.

Preservation of Venice as a Special Coastal Community

- Preservation of community character, scale and architectural diversity.
- Development of appropriate height, density, buffer and setback standards.
- Development of a landscape plan.

Preservation of Cultural Resources

- Preservation and restoration, where feasible and necessary, of historical landmarks.
- Designation of historical sites as historic-cultural monuments.
- Preservation of significant archeological sites.

Shoreline Access

Parking

- Conflict between residential and beach visitor parking.
- Inadequate signage of available parking for beach visitors on weekends resulting in added traffic congestion.
- Inadequate parking provided by non-conforming uses.
- Inadequate off-street parking near or on the beach frontage for visitors and residents.
- Intrusion of non-resident vehicles on residential streets to locate available parking spaces.
- Preventing polluted stormwater runoff from parking lots from entering the Venice Canals and Ballona Lagoon.

Alternate Transit and Traffic Management

- Lack of adequate alternate public transportation systems, including shuttle systems; park and ride facilities; (bikeways;) and public bus services.
- Lack of an adequate traffic management program to facilitate coastal access to and within the Venice Coastal Zone.

Pedestrian and Bicycle Access

- Inadequate access to walkways due to lack of adequate parking facilities.
- Walk streets are often illegally used as private driveways and parking.
- Open areas in activity nodes and special districts are often completely surfaced with asphalt and concrete without provisions for pedestrian

relief from the sun's heat and reflected glare. Resting places or other people-oriented accommodations are seldom provided.

- The eastern sidewalk of Pacific Avenue from Via Marina to Jib Street and the western sidewalk of Pacific Avenue from Driftwood Avenue to Mildred Street is unimproved and cannot be used for public pedestrian uses due to encroachments on public right-of-way and requirements for buffers for habitat protection.
- Lack of pedestrian walkways along the banks of the Venice Canals where the deteriorated sidewalks have been withdrawn from public use,* and along the banks of the Ballona Lagoon.
- Lack of bicycle routes to complement existing and future transportation modes.
- Inadequate maintenance of walkways and bikeways.
- Lack of convenient and secure bicycle (parking/storage) facilities provided at public buildings, retail uses, parks and multiple family housing developments.
- Inadequate handicap access (e.g. vertical ramps) to the beach.

Recreation and Visitor-Serving Facilities

- C Inadequate public support facilities, such as bike racks and storage lockers, public restrooms, outdoor eating areas, trash cans, recycling bins, etc.
- C Inadequate visitor facilities on or near the Peninsula south of Washington Boulevard.
- C Utilization of vacant, publicly owned lots on the Peninsula for recreational purposes.
- C Identification, preservation and enhancement of existing recreational and visitor serving facilities, both private and public (including water faucets and restrooms).
- C Inadequate recreational opportunities and pedestrian amenities, such as walkways, bikeways, walk street improvements, open space and viewing areas.
- C Inadequate maintenance of public recreational facilities.

Water and Marine Resources, Environmentally Sensitive Habitat Areas

- C Enhancement and maintenance of habitat value, including foraging habitat for the Least Tern, an endangered species.
- C Invasion of non-native plant species along the banks of the Venice Canals, Ballona Lagoon and in the intertidal habitat zone.
- C Regulation of surface runoff into the canals and the provision of adequate drainage.*

- C Regulation of tidal exchange between Ballona Lagoon and the sea.
 - C Poor circulation and water stagnation in Ballona Lagoon.
 - C Contamination of Ballona Lagoon from accidental raw sewage discharge from the Venice Pumping Plant.*
 - C Erosion of the banks along Ballona Lagoon.
- Diking, Dredging, Filing, Shoreline Structures**
- C Provision of adequate regulation of diking, dredging and placement of fill in coastal waterways.
 - C Regulations regarding placement of shoreline structures.
 - C Prevention of hazards, such as liquefaction and flooding.
- Environmentally Sensitive Habitat Areas**
- C Identification of existing clam beds and domestic duck feeding and nesting areas, if any, in the Ballona Lagoon and adjoining canals, and protection and preservation of same.
- Public Works**
- C Adequacy of public facilities in terms of stormwater drainage, water supply, sewer capacity, and roadway capacity and maintenance.
 - C Lack of adequate and regular maintenance program for the Venice Canals* and Ballona Lagoon. Effluvium (odors) resulting from poor circulation, lack of maintenance, and occasional accidental sewage discharges in the Venice Canals* and Ballona Lagoon.
 - C Deteriorated canal sidewalks, currently withdrawn from public use, requiring restoration.*
 - C Development and implementation of a comprehensive streetscape plan.

* This issue has been resolved as indicated in the LUP text; it is mentioned for historical reference.

VENICE COASTAL ZONE SETTING

To facilitate discussion of issues, policies and development standards, the Venice Coastal Zone has been divided into eight (8) subareas, as follows:

- **Ballona Lagoon West Bank Subarea**, generally bounded by Driftwood Street on the north, Via Marina on the south, Ballona Lagoon and Grand Canal on the east, and Strongs Drive, Canal Court and Pacific Avenue on the west, as shown on Exhibit 4.
- **Ballona Lagoon (Grand Canal) East Bank Subarea**, generally bounded by Washington Boulevard on the north, the northern terminus of the Ballona Lagoon on the south, Via Dolce on the east, and Grand Canal on the west, as shown on Exhibit 4.
- **Silver Strand Subarea**, generally bounded by the eastern extension of Driftwood Street on the north, Via Marina on the south, the Los Angeles County line on the east, and Ballona Lagoon on the west, as shown on Exhibit 4.
- **Marina Peninsula Subarea**, generally bounded by Thirtieth Place and the Washington Boulevard Pier on the north, Via Marina on the south, Strongs Drive, Canal Court and Pacific Avenue on the east, and the Pacific Ocean on the west, as shown on Exhibit 4.
- **Venice Canals Subarea**, adjacent to Grand, Sherman, Howland, Linnie, Carroll and Eterna (Eastern) Canals, located south of Virginia Court, north of Washington Boulevard and Sherman Canal Court, east of Strongs Drive and west of Patricia Court and Grand Canal Court as shown on Exhibit 5b.
- **North Venice Subarea**, generally bounded by the City of Los Angeles boundary line on the north, Thirtieth Place, Virginia Court and North Venice Boulevard on the south, Hampton Drive, Electric Avenue, Ocean Avenue, Patricia Court, and Strongs Drive on the east and Ocean Front Walk on the west, as shown on Exhibits 5a and 5b.
- **Oakwood-Milwood-Southeast Venice Subarea**, generally bounded by the City of Los Angeles boundary line on the north, Washington Boulevard on the south, Lincoln Boulevard on the east, and Hampton Drive, Electric Avenue, Patricia Court, and Strongs Drive on the west, as shown on Exhibits 6a and 6b.
- **Oxford Triangle Subarea**, generally bounded by Washington Boulevard on the north, the Los Angeles City boundary on the southwest, and Lincoln Boulevard on the east, as shown on Exhibit 7.

These eight specific plan subareas roughly follow the boundaries of the older neighborhoods previously used by the City Council and neighborhood groups for public participation in neighborhood issues.

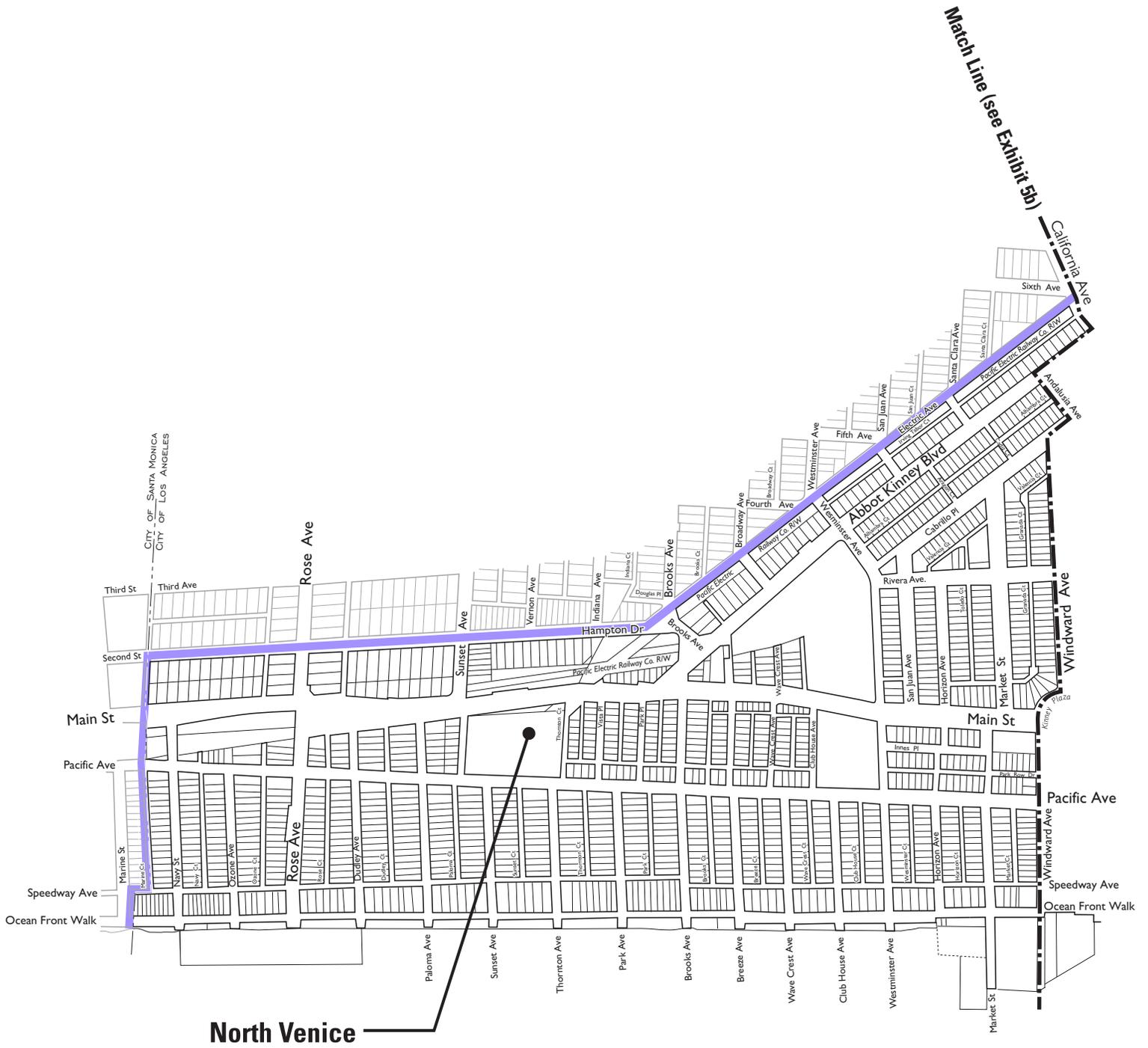


Exhibit 5a
Subarea: North Venice • Venice Canals



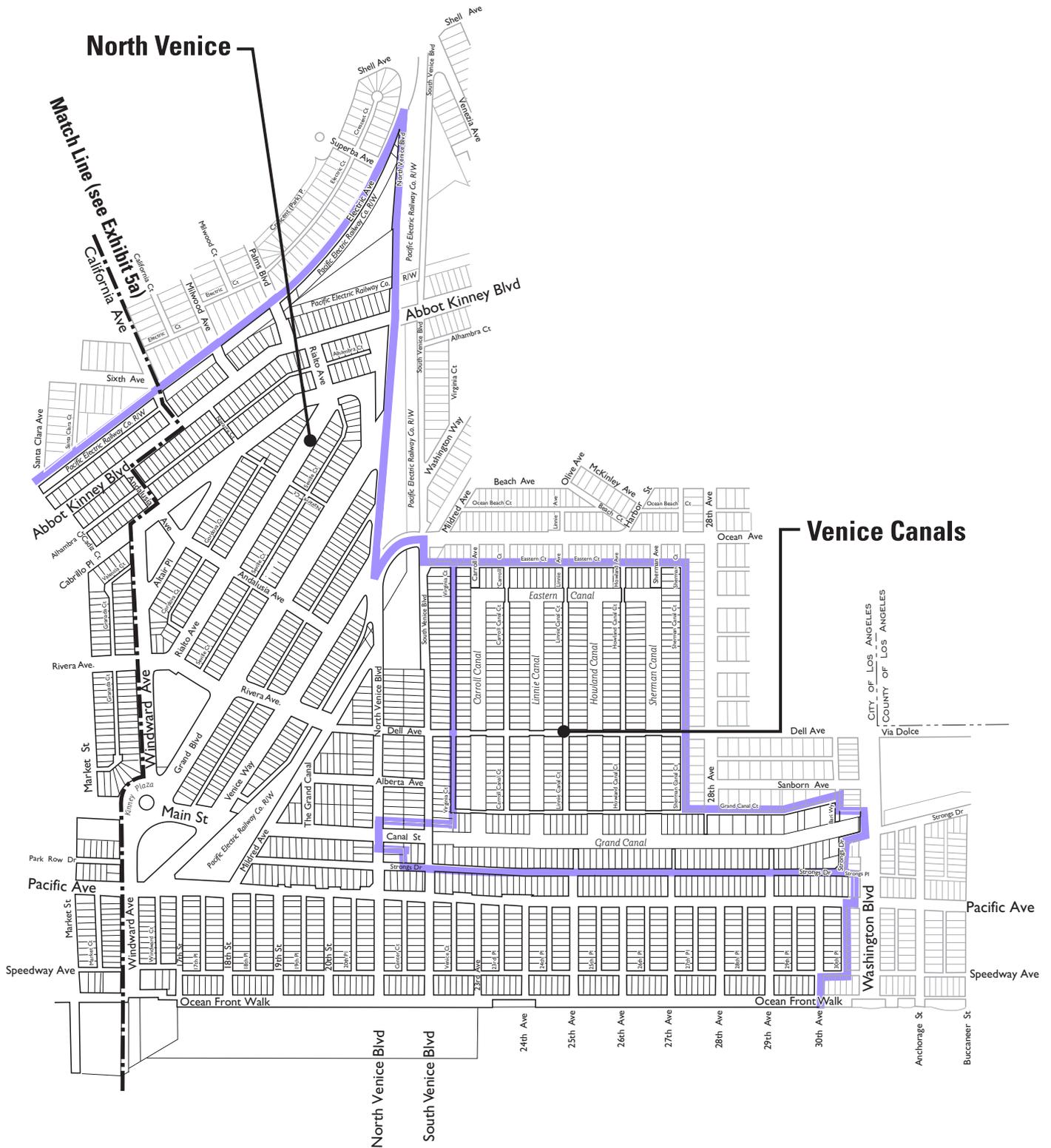


Exhibit 5b
Subarea: North Venice • Venice Canals





Exhibit 6a
Subarea: Oakwood • Milwood • Southeast Venice



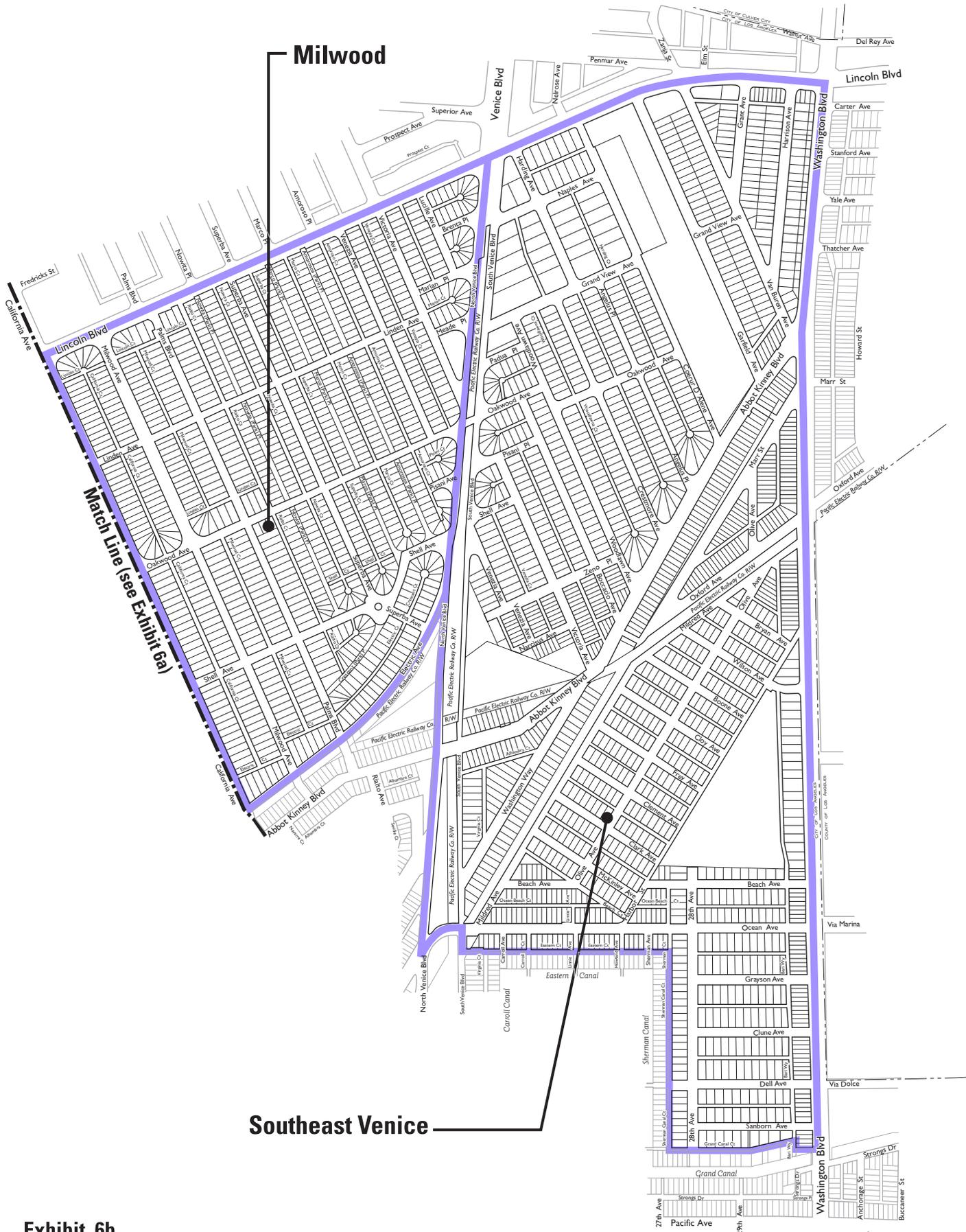


Exhibit 6b
Subarea: Oakwood • Milwood • Southeast Venice





Exhibit 7
Subarea: Oxford Triangle



RELATIONSHIP TO OTHER CITY PLANS AND PROCEDURES

The most effective means of addressing the largest number of issues identified in the work program is through the development of the Venice LCP and the associated general plan amendments and the adoption of implementing ordinances including a Venice specific plan. Detailed and specific coastal issues can be addressed in the LUP through general plan amendments including policy statements and specific programs. The LIP will contain a specific plan process to address development standards and other implementation tools to implement the policies of the LUP.

The Land Use Plan is adopted by means of a plan amendment to the Venice Community Plan. The specific plan ordinance adopts zoning and development standards which carry the full weight of zoning law. All new development within the boundaries of the specific plan must comply with the ordinance. The specific plan ordinance is an integral part of the Los Angeles Municipal Planning and Zoning Code, and is enforced accordingly.

Wherever the specific plan contains provisions which differ from provisions contained in Chapter I of the Los Angeles Municipal Code, the specific plan shall prevail and supersede the applicable provisions of the Code. In order to be certified by the Coastal Commission, the specific plan must conform to, and be adequate to carry out, the policies and land uses maps of the certified LUP.

After certification of the LCP, permit processing procedures for coastal permits in the Venice Coastal Zone are controlled by the Coastal Act and the California Code of Regulations. The City's permit issuing ordinances must be certified as part of the Local Implementation Plan (LIP). After certification of the Local Coastal Program by the Coastal Commission, the authority of the Coastal Commission is limited to development within the retained, or original jurisdiction (i.e. Submerged lands, public trust lands and tidelands) and to appeals of locally issued coastal development permits. The Coastal Commission will also retain jurisdiction over amendments to coastal development permits that it approved before certification of the LCP. Section 30519(a) of the Coastal Act provides that, except for appeals to the Commission (as provided in Section 30603) after a LCP, or any portion thereof, has been certified and all implementing actions have become effective, the development review authority provided for in Chapter 7 (commencing with Section 30600) of the Coastal Act shall no longer be exercised by the Coastal Commission and shall at that time be delegated to the local government that is implementing the LCP. Section 30519(b) states that 30519(a) does not apply to development proposed or undertaken on any tidelands, submerged lands, or on public trust lands. The Commission also retains jurisdiction over coastal development permits that were previously approved by the Commission as well as amendments to such permits.

All development, land use and coastal-related activities (including but not limited to maintenance and recreational activities) in the Venice Coastal Zone will be required to be consistent with the certified LCP.

The Oxford Triangle Specific Plan (OTSP) (Ordinance 162,509) was adopted by the City Council on June 30, 1987 and includes the area bounded by Lincoln Boulevard, Washington Boulevard and the City-County of Los Angeles boundary. The OTSP established the C4(OX)-2-D zone. The primary purpose of the OTSP as it relates to the C4(OX)-2-D zone is to encourage mixed-use developments on properties designated for Community Commerce to create a lively urban environment. Upon adoption by the City Council and certification by the Coastal Commission, the Venice Local Coastal Program will incorporate the OTSP as part of the LUP. The OTSP may have to be modified in order to conform to and be adequate to carry out the policies of the certified LUP.

The Los Angeles Coastal Transportation Corridor Specific Plan (CTCSP) (Ordinance 168,999) was adopted by the City Council on August 4, 1993 and includes the areas governed by the Westchester-Playa Del Rey District Plan, the Palms-Mar Vista-Del Rey District Plan, the Venice Community Plan and the Los Angeles International Airport Interim Plan. The CTCSP may have to be modified in order to conform to and be adequate to carry out the policies of the certified LUP.

CITIZEN PARTICIPATION/ADOPTION PROCESS: LCP

The Department of City Planning has had an ongoing program of citizen involvement. (For more information refer to Chapter 1.C, Summary of Coastal Issues.) In 1988, a total of 27 public meetings and workshops were held to solicit information from the community and to present the Draft Venice Coastal Land Use Plan (LUP) which was released to the public in April 1988. Numerous public comments were received on the Draft LUP between April and August 1988. The comments were summarized and organized by coastal policy group in the document, "Summary of Community Comments Received on the Draft Venice Coastal Land Use Plan," dated January 1989.

A Preliminary LUP was prepared and released to the public in March 1990. The Preliminary LUP incorporated information contained in the April 1988 Draft LUP and the summary of comments, in addition to the following reports and documents identified in Exhibit 8.

A public workshop on the Preliminary LUP was held on March 19, 1990. The workshop was attended by approximately 100 persons. A public hearing on the Preliminary LUP was held by a Hearing Officer on March 28, 1990, during which 65 of the approximately 150 persons who attended, testified.

Ninety-six written communications were received at the public hearing and during the Preliminary LUP public review period held between March 5, 1990 and April 12, 1990. A summary of the comments raised during the public hearing and in the written communications, along with the Department of City Planning's response to those comments, are provided in the Preliminary LUP "Response Document," dated October 1990.

The Preliminary LUP was transmitted to the City Planning Commission on

January 3, 1991.

In the spring of the 1992, staff held several workshops with members of the community to discuss and clarify development standards for each of the eight subareas.

The Department of City Planning received the California Coastal Commission staff's comments on June 22, 1994.

The Department of City Planning continued the development of the proposed Venice LUP with several more public workshops and public hearings in 1998-99.

EXHIBIT 8

RELEVANT DOCUMENTS

1. Coastal Commission Findings for rejection of Venice Canals Marina Peninsula proposed LCP as submitted and approval of LCP with suggested modifications, July 28, 1983.
2. Venice Coastal Interim Control Ordinance (Ord. No. 172,019).
3. Coastal Conservancy Urban Waterfront Restoration Plan Policies.
4. North Venice B and C Areas Planning Committee report, Oct. 30, 1988.
5. Milwood Planning Committee report, Nov. 2, 1988.
6. Development Standards and the Local Coastal Program, Venice Neighborhood Study, Central Area, Nov. 5, 1988.
7. Planning Workshop Summary for Oakwood, Nov. 5, 1988.
8. Report of South-East Venice Specific Plan Study Group, Nov. 1988.
9. Oxford Triangle Neighborhood Study Presentation - Development Standards and the Local Coastal Program, Nov. 5, 1988.
10. Venice Neighborhood Design Workshop Standards and Recommendations for the Local Coastal Plan - North Beach Area "A", Nov. 2, 1988.
11. Preserving the Future, North Venice Beach Area 'A' Design Study Group Development Standards and the Local Coastal Program, Oct. 1988.
12. Development Standards and the Local Coastal Program, Venice Canals Neighborhood Study Group, Nov. 1988.
13. Marina Peninsula Development Outline, Nov. 1988.
14. Addendum from the Silver Side of Upper East Peninsula - Development Standards, Dec. 1988.
15. West Washington Boulevard Ad Hoc Sub-Committee - Venice Neighborhood Study - Local Coastal Program, Nov. 1988.
16. Preliminary Background Report, Venice Local Coastal Program, May 1988.
17. Venice Parking - Venice Area Parking Task Force Report, March 1987.

18. Draft Waterfront Restoration Plan, May 1990.
19. Venice Canals Rehabilitation Plan, 1991.
20. Community Working Papers, 1992.
21. Ballona Lagoon Enhancement Plan, 1992.
22. Walk Streets Preservation Committee Report, 1993.
23. Venice Beach Ocean Front Walk Refurbishment Plan, November 1995.

24. Venice Traffic and Parking Study: Prepared for City of Los Angeles, Department of City Planning. The study consists of the following working papers:
 - Venice Traffic and Parking Study, Existing Traffic Conditions Background Working Paper, May 1991.
 - Venice Traffic and Parking Study, Existing Parking Conditions Background Working Paper, May 1992.
 - Venice Traffic and Parking Study, Future Weekday Traffic Conditions Background Working Paper, June 1992.
 - Venice Traffic and Parking Study, Transportation Improvement Plan Working Paper, March 1995.
 - Venice Traffic and Parking Study, Final Report, April 1995.

DEFINITIONS

The following words or phrases, whenever used in this land use plan, shall be construed as defined in this section. Words and phrases not defined herein shall be construed as defined in Section 12.20.2B, 12.03 and 12.40 D of the Los Angeles Planning and Zoning Code (See Definitions Appendix). Words and phrases not defined therein shall be construed as defined in Chapter 4 of the Los Angeles Building Code, if defined therein.

Affordable Unit: Dwelling units or guest rooms for which rental or mortgage payments do not exceed the limits stated in Section 65915 of the California Government Code. Dwelling units or guest rooms designated for lower income households, as defined in Section 50079.5 of the California Health and Safety Code, shall have rents not exceeding 30 percent of 60 percent of the area median income as set forth in the rent schedule prepared by the City's Housing Department or its successor agency. In order for a development project to qualify as a project containing affordable housing units, the owner shall record a document with the Los Angeles County Recorder guaranteeing that these affordability criteria will be observed for at least 30 years from the issuance of the Certificate of Occupancy.

Architectural Features: Features including, but not limited to, sculpture, bas relief, mosaic, mural, vents, porch, balcony, chimney, window and doorway.

Athletic Facility: A facility which offers the use of the premises and equipment to the general public for physical exercise, dance, or sports activities.

Beach Impact Zone: The area which includes all lots located in the Marina Peninsula, Ballona Lagoon West Bank, Venice Canals and North Venice Subareas (see Exhibits 17a and 17b).

Blank Wall: A street wall or vehicular entry facing the street and having no architectural detailing, windows, doors or similar features.

Change in Intensity of Use: A change in intensity of use includes, but is not limited to, any addition, expansion or change in use on a site that involves: (a) a change in the total number of dwelling units; or (b) a change in the amount of floor area or customer area to a commercial or industrial use; or (c) a change in the number of trips as calculated by the Trip Table (See Appendix); or (d) a change in the number of provided or required parking spaces as calculated by the LUP parking requirements contained in LUP Policies II.A.3 and II.A.4.

Change of Use: A change from (a) an existing residential use to a new residential use resulting in an increase in the total number of dwelling units; or (b) an existing residential use to a commercial or industrial use; or (c) an existing commercial use to a residential use or industrial use; or (d) an existing industrial use to a residential use or commercial use; or (e) an existing industrial use to a new industrial use, when an increase in the number of trips results from the new use, as calculated by the Trip Table

(See Appendix); or (f) an existing commercial use to a new commercial use, when an increase in the number of Trips results from the new use, as calculated by the Trip Table (See Appendix), or when an increase in the number of required parking spaces results, as calculated by the LUP parking requirements contained in LUP Policies II.A.3 and II.A.4.

Coastal-Dependent Development or Use: Any development or use which requires a site on, or adjacent to the sea to be able to function at all (See Coastal Act Section 30101).

Coastal-Related Development: Any use that is dependent on a coastal-dependent development or use.

Coastal Development Permit: A permit for any development within the Coastal Zone that is required pursuant to subdivision (a) of Section 30600 of the California Coastal Act.

Development: (See Coastal Act Section 30106) "Development" means, on land, in or under water, the placement or erection of any solid material or structure; discharge or disposal of any dredged material or of any gaseous, liquid, solid, or thermal waste; grading, removing, dredging, mining, or extraction of any materials; change in the density or intensity of use of land, including, but not limited to, subdivision pursuant to the Subdivision Map Act (commencing with Section 66410 of the Government Code), and any other division of land, including lot splits, except where the land division is brought about in connection with the purchase of such land by a public agency for public recreational use; change in the intensity of use of water, or of access thereto; construction, reconstruction, demolition, or alteration of the size of any structure, including any facility of any private, public, or municipal utility; and the removal or harvesting of major vegetation other than for agricultural purposes, kelp harvesting, and timber operations which are in accordance with a timber harvesting plan submitted pursuant to the provisions of the Z'berg-Nejedly Forest Practice Act of 1973 (commencing with Section 4511).

As used in this section, "structure" includes, but is not limited to, any building, road, pipe, flume, conduit, siphon, aqueduct, telephone line, and electrical power transmission and distribution line. (PRC § 30106).

Encroachment: Any structure or building or portion of a structure or building which projects into a right-of-way or required setback.

Environmentally Sensitive Habitat Area: any area in which plant or animal life or their habitats are either rare or especially valuable because of their special nature or role in an ecosystem and which could be easily disturbed or degraded by human activities and developments.

Fill: Earth or any other substance or material, including pilings placed for the purposes of erecting structures thereon, placed in a submerged area.

Feasible: "Feasible" means capable of being accomplished in a successful manner within a reasonable period of time, taking into account economic, environmental, social, and technological factors.

Flat Roof: Any roof form which has a slope of 2 inches to 12 inches or less.

Height: Height shall be measured as the vertical distance from base elevation (as specified in LUP Exhibits 13 through 16) to the highest point of the roof or parapet wall, excluding roof deck railings that do not exceed 36 inches and are of an open design. Roof access structures may exceed the otherwise allowable height limit only as specified in LUP Exhibits 13 through 16.

Implementing Actions: The ordinances, regulations, zoning maps, and programs which implement the Land Use Plan portion of a certified Local Coastal Program.

Lagoon Buffer: The land area that separates the developable portion of a lot from the waters of Ballona Lagoon.

Lagoon Lot: Any lot which is immediately adjacent to the Ballona Lagoon (as shown on Exhibit 4 of this land use plan).

Lot Consolidation: Lot consolidation occurs when: (1) one or more structures are built over a lot line dividing two lots created in a previous subdivision; or (2) a lot line is abandoned, a lot line is adjusted, lots are merged, or other action is taken, for the purpose of allowing a structure to be built extending over what were previously two or more separate lots.

Permeable: A paving material that permits water penetration to a soil depth of 18 inches or more, including non-porous surface collectively comprising less than two-thirds of the total surface area of the lot and loosely laid materials, such as crushed stone or gravel.

Public Utilities: All production, storage, transmission, and recovery facilities for water, oil, gas, sewage, telephone, and other similar utilities owned or operated by any utility company subject to the jurisdiction of the Public Utilities Commission.

Public Works:

- a. All production, treatment, storage, transmission, conveyance, and recovery facilities for water, sewerage, stormwater, telephone, and other similar utilities owned or operated by a public agency.
- b. All public transportation facilities, including streets, roads, highways, streetlights, public parking lots and structures, ports, harbors, airports, railroads, and mass transit facilities and stations, bridges, trolley wires, and other related facilities.
- c. All publicly financed recreational facilities, all projects of the State Coastal Conservancy, and any development by a special district.
- d. All community college facilities.

Remodel: In the coastal zone, a remodel is an improvement to an existing structure in which no more than fifty percent (50%) of the exterior walls are

removed or replaced.

Replacement Unit: Any affordable housing unit to be provided as replacement for an existing unit on a project site.

Replacement Parking: Any parking space to be provided as replacement for an existing parking space on a project site.

Roof Access Structure: An enclosed stairway or elevator housing that provides access to a roof, but contains no storage, habitable or living area.

Sensitive Coastal Resource Areas: Those identifiable land and water areas within the Coastal Zone of vital interest and sensitivity, including the following:

- a. Special marine and land habitat areas, wetlands, lagoons, and estuaries as mapped and designated in Part 4 of the Coastal Plan.
- b. Areas possessing significant recreational value.
- c. Highly scenic areas.
- d. Archaeological sites referenced in the California Coastline and Recreation Plan or as designated by the State Historic Preservation Officer.
- e. Special communities or neighborhoods which are significant visitor destination areas.
- f. Areas that provide existing coastal housing or recreational opportunities for low- and moderate-income persons.
- g. Areas where divisions of land could substantially impair or restrict coastal access.

Service Floor: All areas where the customer can be served, except the bathroom, including the indoor and outdoor dining area, bar, waiting room and tavern.

Seven-Foot Contour: The mean sea level as defined by the U.S. Geological survey.

Silver-Strand Lagoon Buffer Strip: The strip of land (lagoon buffer) immediately adjacent to the Ballona Lagoon as approved in Coastal Commission Permit No. A-266-77, Permit Amendment No. A-266-77, and Appeal No. A-266-77.

Special Coastal Community: An area recognized as an important visitor destination center on the coastline, characterized by a particular cultural, historical, or architectural heritage that is distinctive, provides opportunities for pedestrian and bicycle access for visitors to the coast, and adds to the

visual attractiveness of the coast.

Street Wall: An exterior wall of a building that faces a street.

Subarea: One of the areas in the Venice Coastal Zone within which a project is located as defined in the "Locating and Planning New Development" Section of the Venice Land Use Plan, as shown in Exhibits 4 through 7.

Stepped Back Roofline: A roof on which the portion that exceeds the flat roof height limit is set back from the required front yard one foot for every foot in height above the flat roof height limit.

Trip: A single or one direction vehicle movement with either origin or destination (exiting or entering) generated by the use of a subject site.

Varied Roofline: Any roof which has a slope in excess of 2 inches to 12 inches, including but not limited to a sloped, curved, or stepped back roofline.

Venice Coastal Zone: The area within the Venice community planning area west of Lincoln Boulevard, including those lots fronting on the west side of Lincoln Boulevard (See Exhibits 2a and 2b of this Land Use Plan).

Walk Street: A public street in the Coastal Zone and/or beach area that has been improved for public pedestrian use over part of its width and is landscaped (privately or publicly) over the remainder, but which has not been improved for vehicular access.

Wetland: Wetland shall be defined as land where the water table is at, near, or above the land surface long enough to promote the formation of hydric soils or support the growth of hydrophytes, and shall include those types of wetlands where vegetation is lacking and soil is poorly developed or absent as a result of frequent and drastic fluctuations of surface water levels, wave action, water flow, turbidity or high concentrations of salts or other substances in the substrate. Such wetlands can be recognized by the presence of surface water or saturated substrate at some time during each year and their location within, or adjacent to, vegetated wetlands or deep-water habitats. Wetlands include saltwater marshes, freshwater marshes, open or closed brackish water marshes, swamps, mudflats, and fens.

Chapter II

LAND USE PLAN POLICIES

POLICY GROUP I.

LOCATING AND PLANNING NEW DEVELOPMENT/COASTAL VISUAL RESOURCES AND SPECIAL COMMUNITIES

INTRODUCTION

Developed as a beach resort, Venice was known as the Coney Island of the Pacific. Historically it has attracted people from all social and ethnic groups to the coast to live, work and play. While little remains of the “Venice of America” that was built by Abbot Kinney, Venice is still strongly influenced by its past. Each weekend hundreds of thousands of people are still attracted to the shore to enjoy the ambience of this coastal community. Kinney envisioned Venice to be more than a resort and today it is home to 32,270 permanent residents many of whom inhabit the small summer homes built on substandard lots along paved streets over canals. Others live on substandard lots (many are less than 3,000 square feet in area) that have been redeveloped with more substantial single-family homes and multi-unit structures. Yet Venice remains the quintessential coastal village where people of all social and economic levels are able to live in what is still, by Southern California standards, considered to be affordable housing. Diversity of lifestyle, income and culture typifies the Venice community. United by the term Venetians with all its connotative meanings, Venice is really a group of identifiable neighborhoods with unique planning and coastal issues.

As a result of prior development and changes in land use, there has emerged a blend of residential uses of various intensities, commercial uses and some minor industrial uses. Housing is located in single-family homes, multi-family dwellings, and mixed-use structures including live/work artist studios. Although many of the commercial uses are oriented to the automobile traffic, there are numerous instances of commercial uses which are more pedestrian oriented, particularly near the beach. While Venice contains traditional light industrial uses it also has a concentration of industrial structures which house artist galleries and live/work studios. Much of this unusual mixture of uses has its origin in the area’s initial amusement park activities.

The subdivision patterns in Venice are also unique, the layout of which still reflects the original canal system and rail lines. Lots range in size from less than 3,000 square feet near the beach to 5,000 square feet closer to Lincoln Boulevard. Few of the original canals remain. Most have been filled in and have become streets for vehicular traffic, while others are now part of the system of walk streets.

The requirements of the California Coastal Act, the historic development of the community, and the traffic study conducted for the LCP in conjunction with numerous planning workshops held in the community were among the factors considered in assigning Land Use Categories in the plan.

Residential land use densities in this LCP have been assigned in the Venice coastal area to reflect the year 2010 Venice population as projected by the Southern California Association of Governments (SCAG). Based on circulation and infrastructure limitations, the assigned Land Use Categories result in substantially lower build out densities than current zoning capacity. The development standards also define for each land use designation a density of housing units and lot coverage to maintain the scale and character of existing residential neighborhoods and minimize the impacts of building bulk and mass. New residential development is linked to the availability of public services and infrastructure, and in addition to traffic consideration, environmental and coastal access concerns as required by the Coastal Act.

Based upon the SCAG projections, the coastal zone within the Venice Community Plan area has a projected (year 2010) population of approximately 38,325 persons. This represents an increase of approximately 19 percent (or 6,055 persons) over the existing population of approximately 32,270 persons (as of 1990). This is based upon a constant rate of projected growth to all Los Angeles communities and assumes a projected growth which would occur if current trends remain unchanged.

Coastal Act Policies

The policy groups covered by this part of the LUP address the following Sections of the California Coastal Act, which are included as part of the Land Use Plan:

Section 30244. *Where development would adversely impact archaeological or paleontological resources as identified by the State Historic Officer, reasonable mitigation measures shall be required.*

Section 30250.

- a. *New residential, commercial, or industrial development, except as otherwise provided in this division, shall be located within, contiguous with, or in close proximity to, existing developed areas able to accommodate it or, where such areas are not able to accommodate it, in other areas with adequate public services and where it will not have significant adverse effects, either individually or cumulatively, on coastal resources. In addition, land divisions, other than leases for agricultural uses, outside existing developed areas shall be permitted only where 50 percent of the usable parcels in the area have been developed and the created parcels would be no smaller than the average size of surrounding parcels.*
- b. *Where feasible, new hazardous industrial development shall be located away from existing developed areas.*
- c. *Visitor-serving facilities that cannot feasibly be located in existing developed areas shall be located in existing isolated developments or at selected points of attraction for visitors.*

Section 30251. *The scenic and visual qualities of coastal areas shall be*

considered and protected as a resource of public importance. Permitted development shall be sited and designed to protect views to and along the ocean and scenic coastal areas, to minimize the alteration of natural land forms, to be visually compatible with the character of surrounding areas, and where feasible, to restore and enhance visual quality in visually degraded areas. New development in highly scenic areas such as those designated in the California Coastline Preservation and Recreation Plan prepared by the Department of Parks and Recreation and by local government shall be subordinate to the character of its setting.

Section 30252. *The location and amount of new development should maintain and enhance public access to the coast by:*

- 1. facilitating the provision or extension of transit service,*
- 2. providing commercial facilities within or adjoining residential development or in other areas that will minimize the use of coastal access roads,*
- 3. providing non-automobile circulation within the development,*
- 4. providing adequate parking facilities or providing substitute means of serving the development with public transportation,*
- 5. assuring the potential for public transit for high intensity uses such as high-rise office buildings and, by*
- 6. assuring that the recreational needs of new residents will not overload nearby coastal recreation areas by correlating the amount of development with local park acquisition and development plans with the provision of on-site recreational facilities to serve the new development.*

Section 30253. *New development shall:*

- 1. Minimize risks to life and property in areas of high geologic, flood, and fire hazard.*
- 2. Assure stability and structural integrity, and neither create nor contribute significantly to erosion, geologic instability, or destruction of the site or surrounding areas or in any way require the construction of protective devices that would substantially alter natural land forms along bluffs and cliffs.*
- 3. Be consistent with requirements imposed by an air pollution control district or the State Air Resources Control Board as to each particular development.*
- 4. Minimize energy consumption and vehicle miles traveled.*
- 5. Where appropriate, protect special communities and neighborhoods which, because of their unique characteristics, are popular visitor*

destination points for recreational uses.

Section 30254. *New or expanded public works facilities shall be designed and limited to accommodate needs generated by development or uses permitted consistent with the provisions of this division; provided, however, that it is the intent of the Legislature that State Highway Route 1 in rural areas of the coastal zone remain a scenic two-lane road. Special districts shall not be formed or expanded except where assessment for, and provision of, the services would not induce new development inconsistent with this division. Where existing or planned public works facilities can accommodate only a limited amount of new development, services to coastal-dependent land use, essential public services and basic industries vital to the economic health of the region, state, or nation, public recreation, commercial recreation, and visitor-serving land uses shall not be precluded by other development.*

Section 30255. *Coastal-dependent developments shall have priority over other developments on or near the shoreline. Except as provided elsewhere in this division, coastal-dependent developments shall not be sited in a wetland. When appropriate, coastal-related developments should be accommodated within reasonable proximity to the coastal-dependent uses they support.*

Section 30260. *Coastal-dependent industrial facilities shall be encouraged to locate or expand within existing sites and shall be permitted reasonable long-term growth where consistent with this division. However, where new or expanded coastal-dependent industrial facilities cannot feasibly be accommodated consistent with other policies of this division, they may nonetheless be permitted in accordance with this section and Section 30261 and 30262 if:*

- 1. alternative locations are infeasible or more environmentally damaging;*
- 2. to do otherwise would adversely affect the public welfare; and*
- 3. adverse environmental effects are mitigated to the maximum extent feasible.*



Exhibit 9
Land Use Plan (Map): Marina Peninsula • Silver Strand •
Ballona Lagoon West • Ballona Lagoon (Grand Canal) East



- Single Family Residential**
 - Low
 - Low Medium I
- Multiple Family Residential**
 - Low Medium I
 - Low Medium II
 - Medium
- Commercial**
 - Artcraft
 - General Commercial
 - Neighborhood Commercial
 - Community Commercial
- Industrial**
 - Limited Industry
- Open Space/Public Facilities**
 - Open Space
 - Public Facility

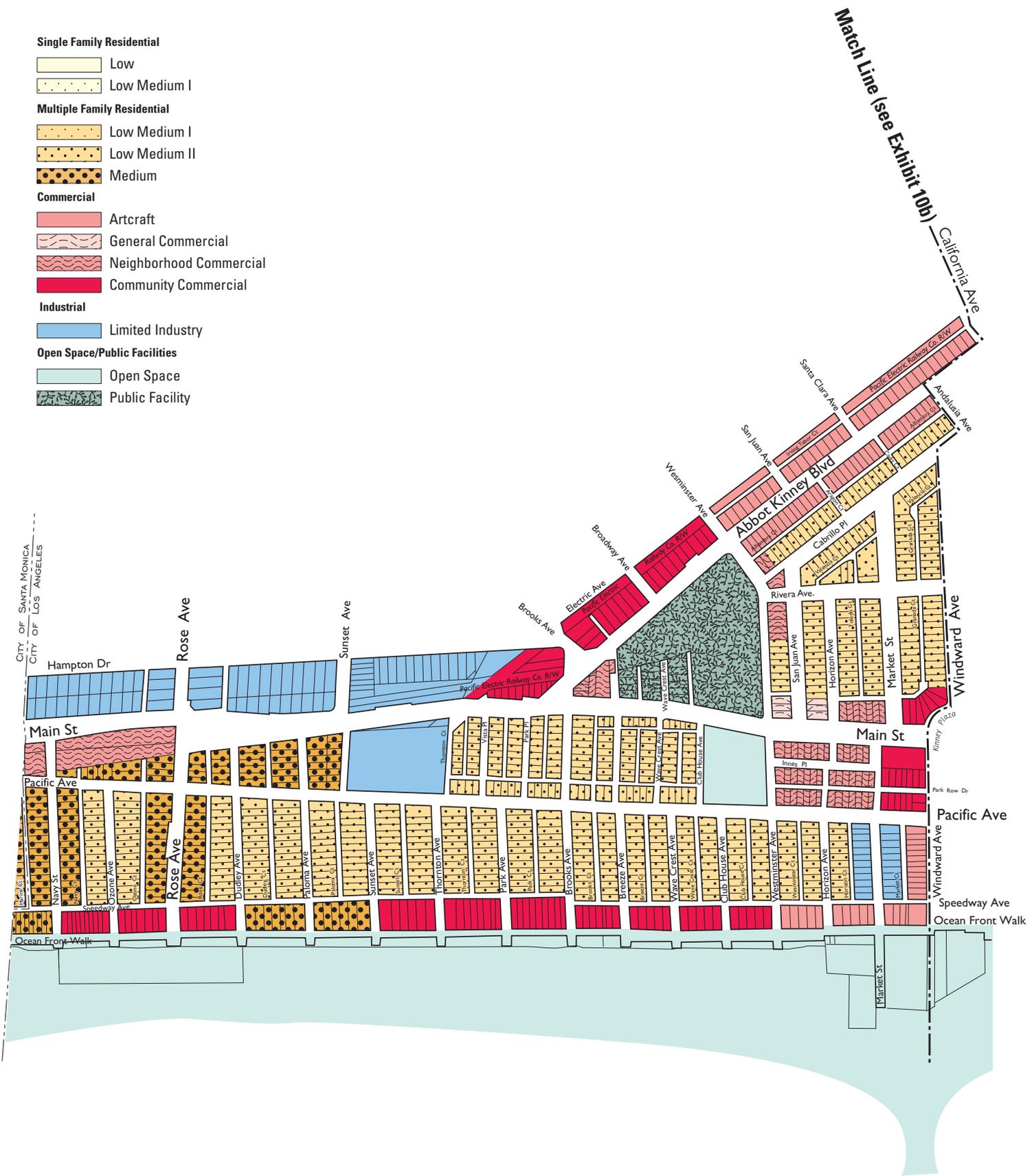


Exhibit 10a
Land Use Plan (Map): North Venice • Venice Canals



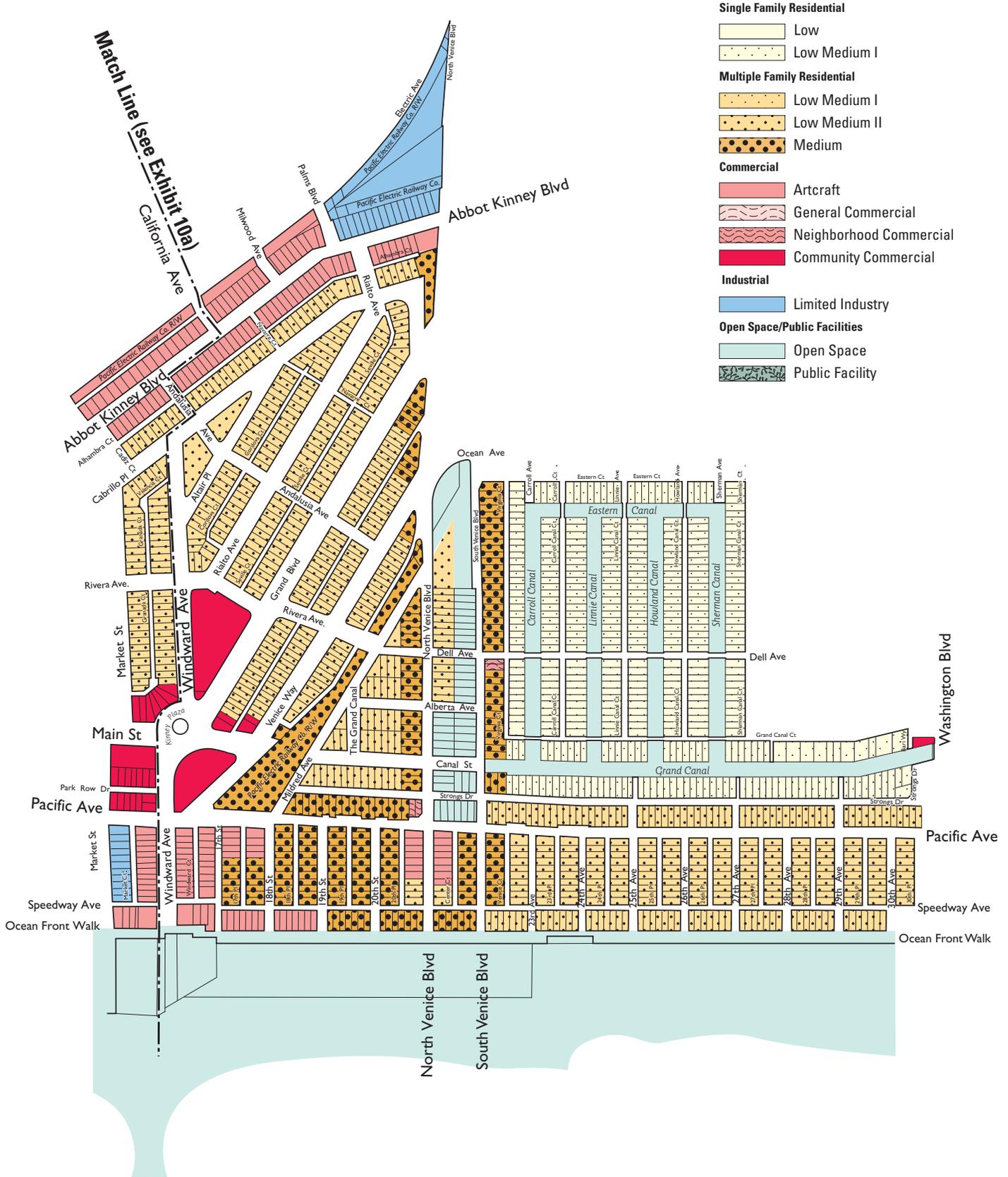


Exhibit 10b
Land Use Plan (Map): North Venice • Venice Canals



- Single Family Residential**
 - Low
 - Low Medium I
- Multiple Family Residential**
 - Low Medium I
 - Low Medium II
 - Medium
- Commercial**
 - Artcraft
 - General Commercial
 - Neighborhood Commercial
 - Community Commercial
- Industrial**
 - Limited Industry
- Open Space/Public Facilities**
 - Open Space
 - Public Facility

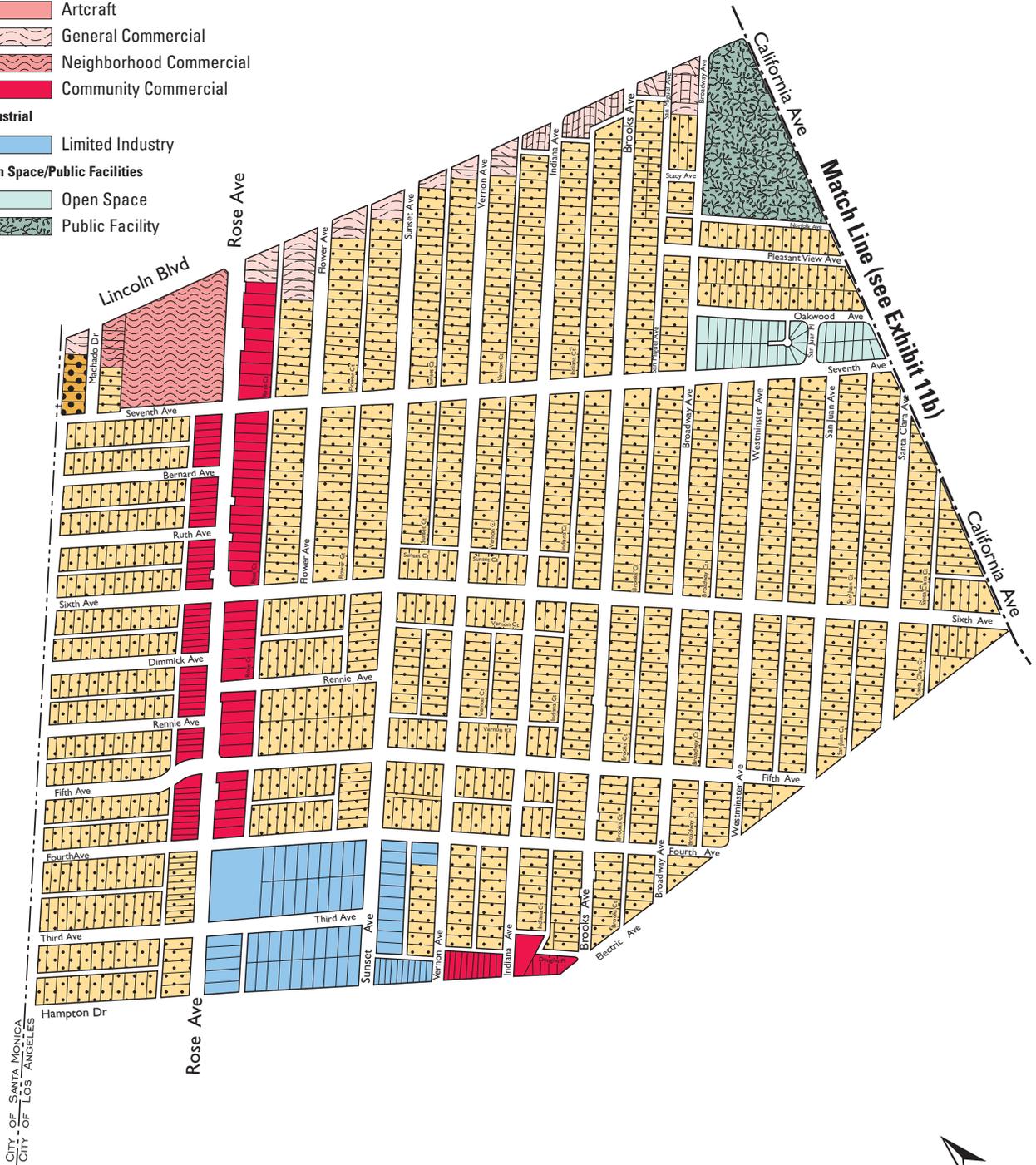


Exhibit 11a
Land Use Plan (Map): Oakwood • Milwood • Southeast Venice



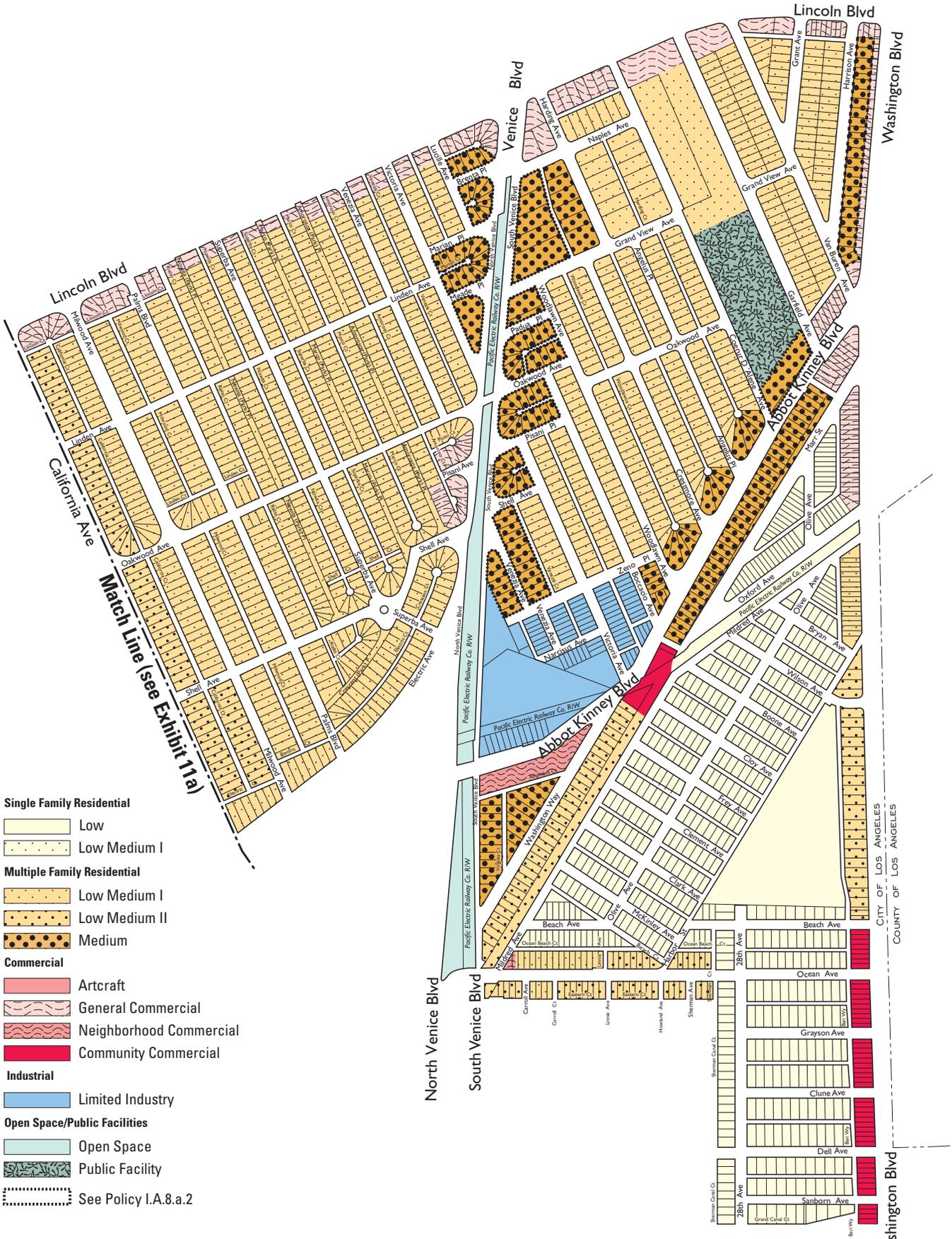


Exhibit 11b
Land Use Plan (Map): Oakwood • Milwood • Southeast Venice

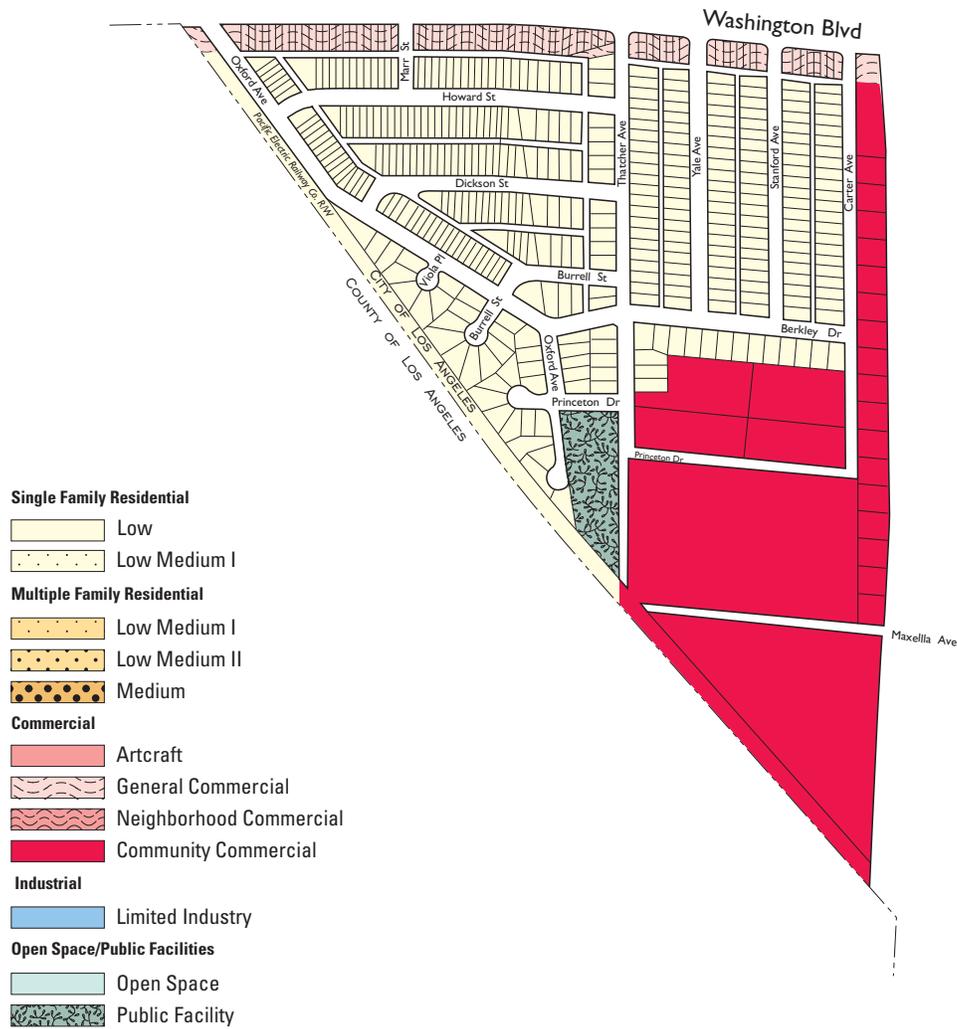
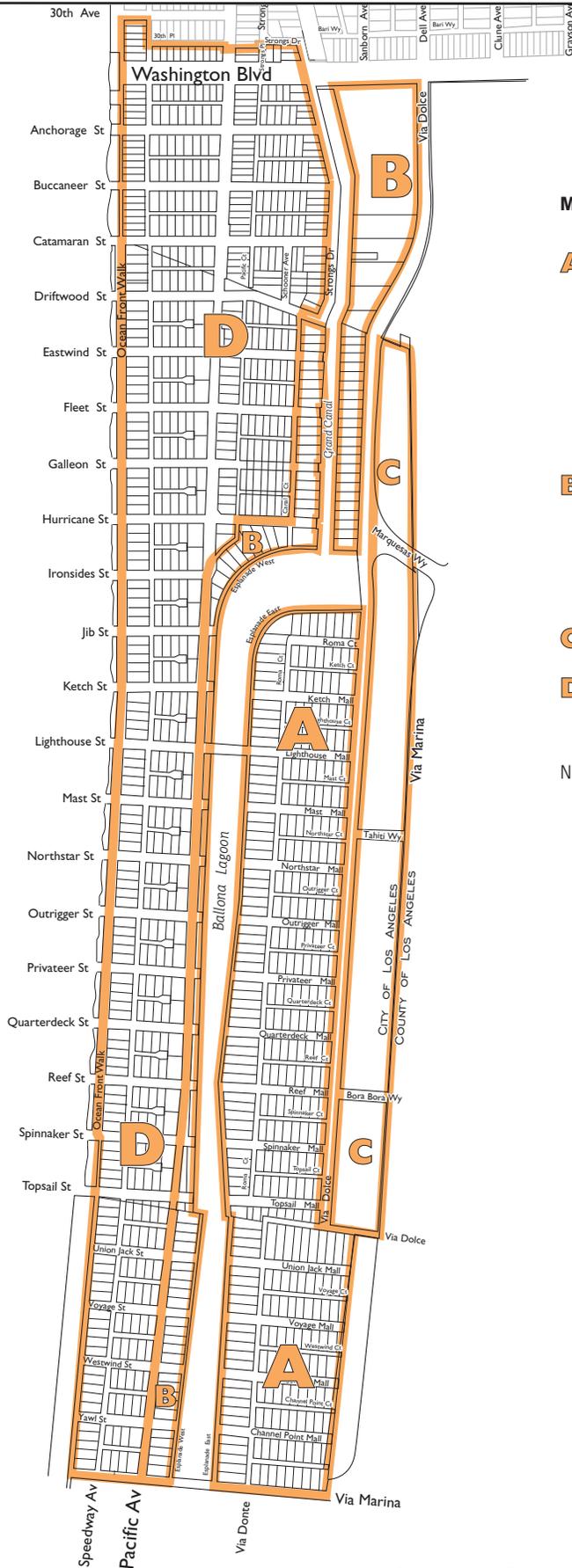


Exhibit 12
Land Use Plan (Map): Oxford Triangle





Maximum Building Height

- A** 30' within 60 horizontal feet of the mean high tide line of Ballona Lagoon or inland side of the Esplanade (City right-of-way), whichever is furthest from the water. Beyond 60 horizontal feet, one foot in additional height is permitted for each two additional horizontal feet to a maximum height of 45'. 45-foot limit for structures or portions of structures located further than 60 horizontal feet of the mean high tide line of Ballona Lagoon and the inland side of the Esplanade.
- B** 30' within 60 horizontal feet of the mean high tide line of Ballona Lagoon, Grand Canal or the inland side of the Esplanade (City right-of-way), whichever is furthest from the water. Beyond 60 horizontal feet, one foot in additional height is permitted for each two additional horizontal feet to a maximum height of 38 feet.
- C** 45'
- D** 35', 28' along Walk Streets.

Notes:

*All building heights shall be measured from the elevation of the fronting right-of-way, except on lagoon lots where all building heights shall be measured from the average existing natural grade.

*No portion of any structure (including roof access structures, roof deck railings and architectural features) shall exceed the 30' height limit within 60 horizontal feet of the mean high tide line of Ballona Lagoon, Grand Canal or the inland side of the Esplanade (City right-of-way).

*Notwithstanding other policies of this LUP, chimneys, exhaust ducts, ventilation shafts and other similar devices essential for building function may exceed the specified height limit in a residential zone by five feet.

*See Policy I.A.1 for policy limiting roof access structures.

*See Policy I.B.7 for commercial and mixed-use development standards.

**Exhibit 13
Height**

**Subarea: Marina Peninsula • Silver Strand •
Ballona Lagoon West • Ballona Lagoon (Grand Canal) East**



Maximum Building Height

- E** 22'-30'
- F** 30' with a flat roof
35' with varied or stepped back roofline
28' along walk streets

Notes:

*All building heights shall be measured from the elevation of the fronting right-of-way, except in the Venice Canal Subarea (E) where all building heights shall be measured from the elevation of the adjacent alley.

*Roof access structures shall be set back at least 60 horizontal feet from the mean high tide line of the fronting canal.

*Notwithstanding other policies of this LUP, chimneys, exhaust ducts, ventilation shafts and other similar devices essential for building function may exceed the specified height limit in a residential zone by five feet.

*See Policy I.A.1 for policy limiting roof access structures.

*See Policy I.B.7 for commercial and mixed-use development standards.

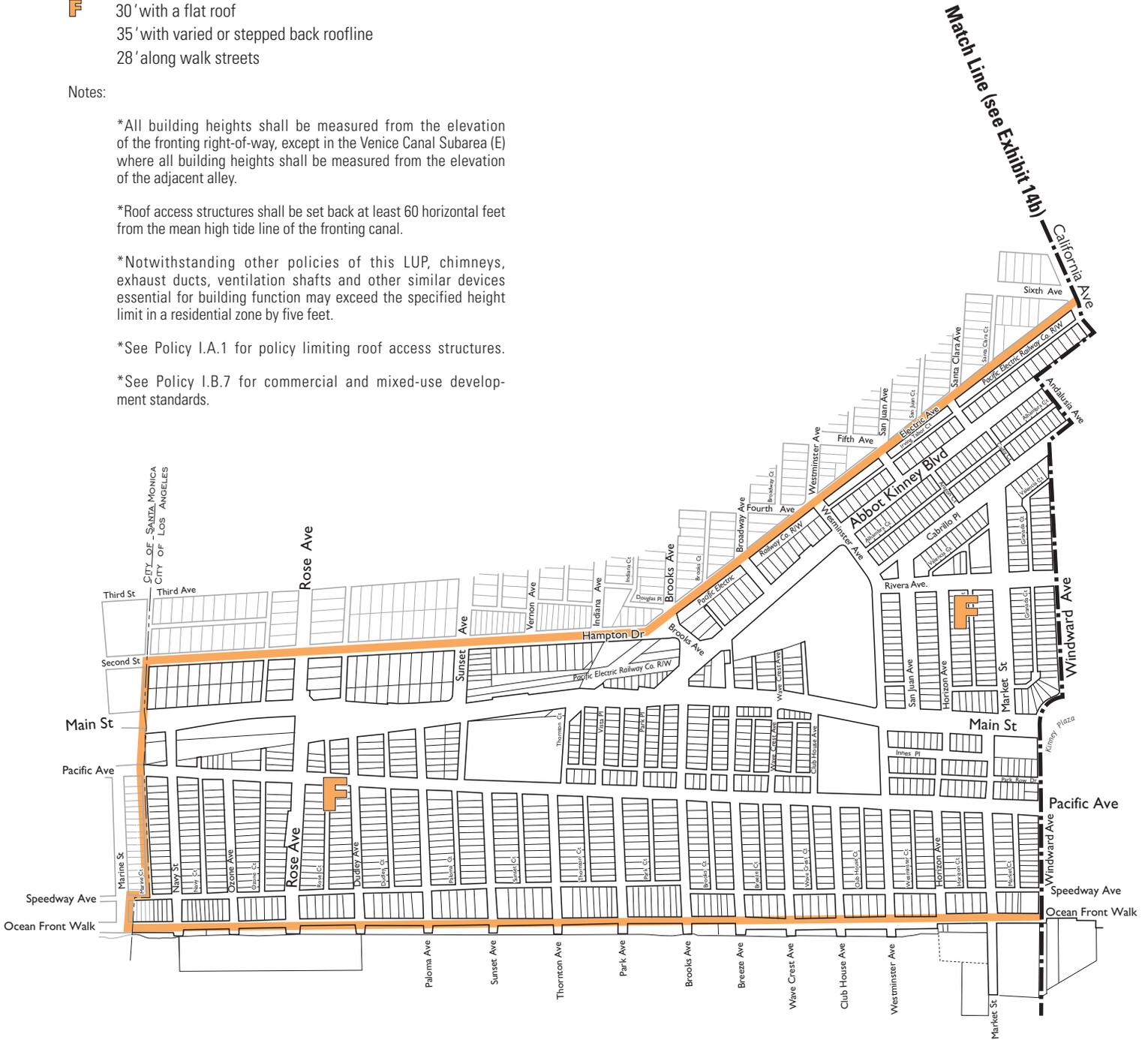


Exhibit 14a
Height
Subarea: North Venice • Venice Canals



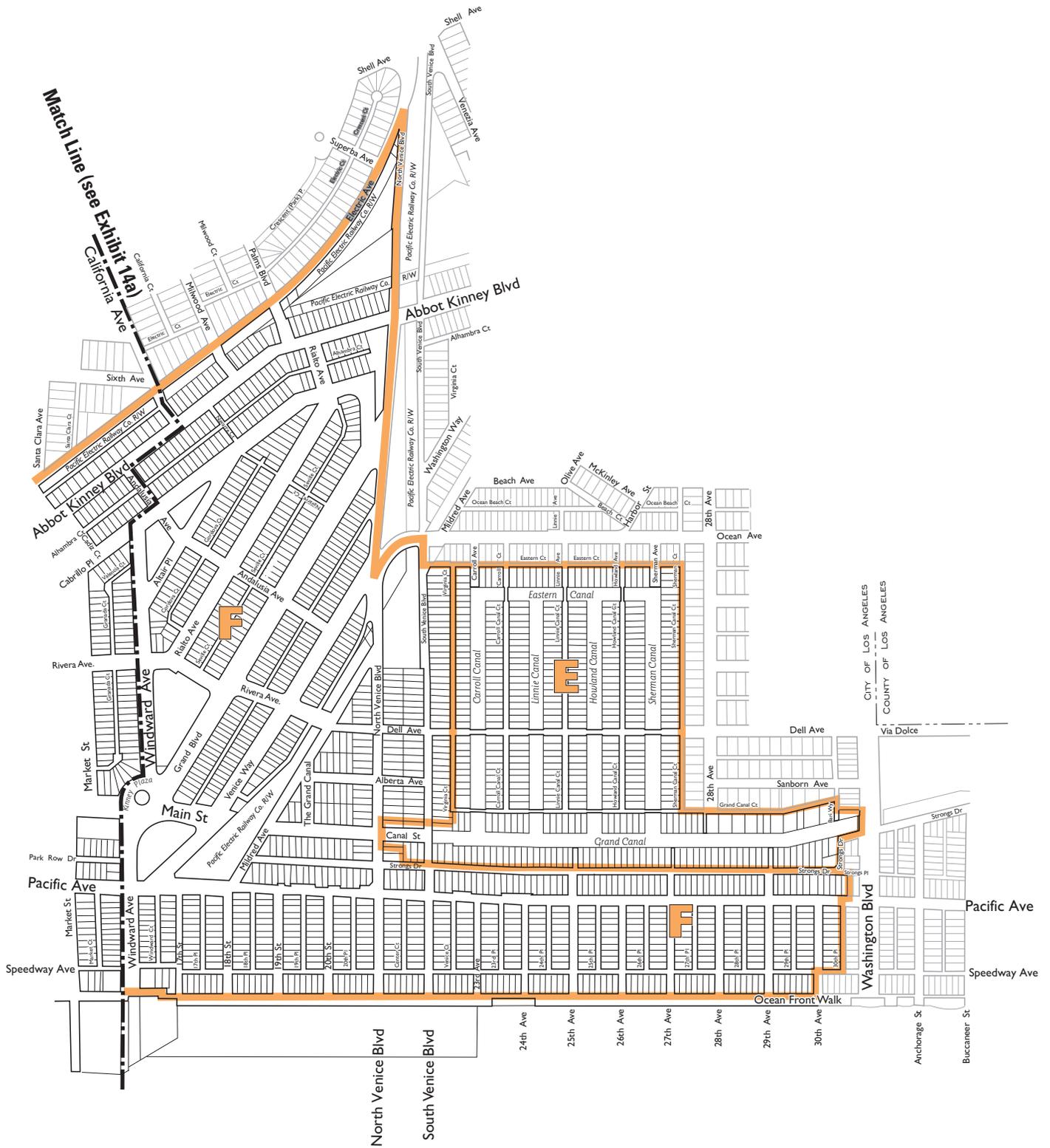


Exhibit 14b
Height
Subarea: North Venice • Venice Canals



Maximum Building Height

- G** 25' with a flat roof
- 30' with varied or stepped back roofline
- 28' along Walk streets

Notes:

*All building heights shall be measured from the elevation of the fronting right-of-way.

*Notwithstanding other policies of this LUP, chimneys, exhaust ducts, ventilation shafts and other similar devices essential for building function may exceed the specified height limit in a residential zone by five feet.

*See Policy I.A.1 for policy limiting roof access structures.

*See Policy I.B.7 for commercial and mixed-use development standards.



Exhibit 15a
Height
Subarea: Oakwood•Milwood•Southeast Venice



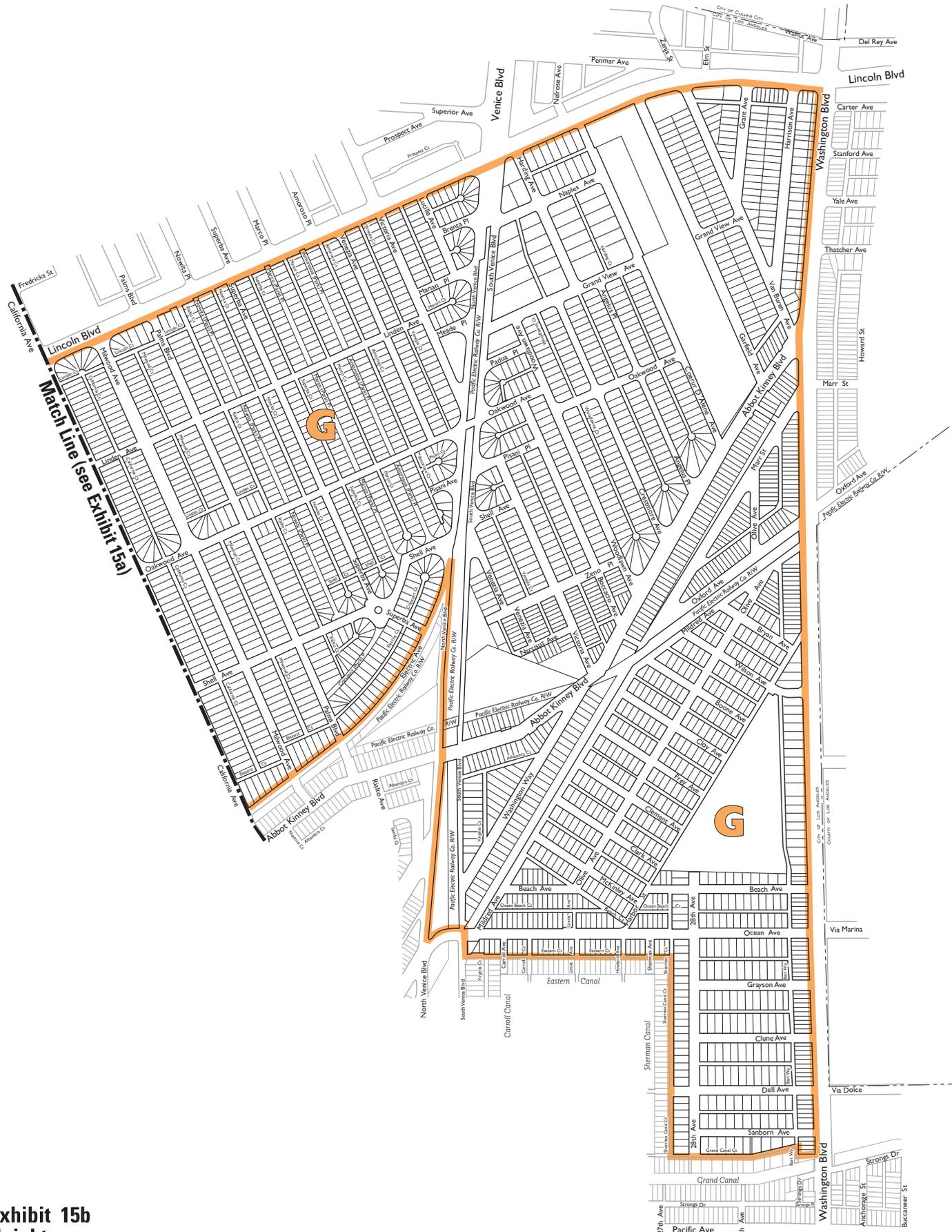
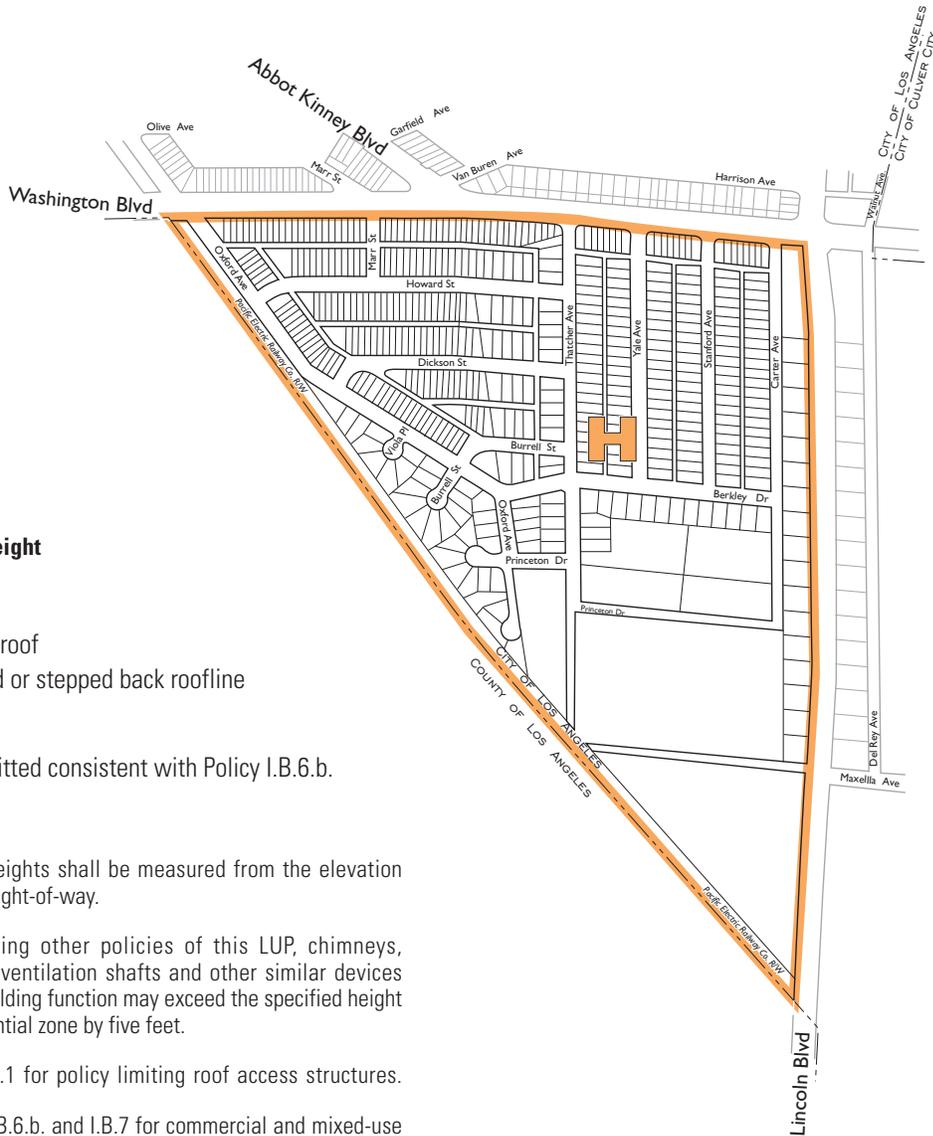


Exhibit 15b
Height
Subarea: Oakwood • Milwood • Southeast Venice



Maximum Building Height

- H** Residential
 - 25' with a flat roof
 - 30' with varied or stepped back roofline
- Commercial
 - 30' or as permitted consistent with Policy I.B.6.b.

Notes:

- *All building heights shall be measured from the elevation of the fronting right-of-way.
- *Notwithstanding other policies of this LUP, chimneys, exhaust ducts, ventilation shafts and other similar devices essential for building function may exceed the specified height limit in a residential zone by five feet.
- *See Policy I.A.1 for policy limiting roof access structures.
- *See Policies I.B.6.b. and I.B.7 for commercial and mixed-use development standards.

Exhibit 16
Height
Subarea: Oxford Triangle



LAND USE PLAN POLICIES AND IMPLEMENTATION STRATEGIES

Residential Land Use and Development Standards

Policy I. A. 1. Residential Development. The maximum densities, building heights and bulks for residential development in the Venice Coastal Zone shall be defined by the Land Use Plan Maps and Height Exhibits (Exhibits 9 through 16), and the corresponding land use categories and the development standards as described in this LUP. Refer to Policies II.C.10 for development standards for walk streets and to Policies II.A.3 and 4 for parking requirements.

- a. **Roof Access Structures.** Building heights and bulks shall be controlled to preserve the nature and character of existing residential neighborhoods. Residential structures may have an enclosed stairway (roof access structure) to provide access to a roof provided that:
- i. The roof access structure shall not exceed the specified flat roof height limit by more than 10 feet;
 - ii. The roof access structure shall be designed and oriented so as to reduce its visibility from adjacent public walkways and recreation areas;
 - iii. The area within the outside walls of the roof access structure shall be minimized and shall not exceed 100 square feet in area as measured from the outside walls; and,
 - iv. All roof access structures shall be set back at least 60 horizontal feet from the mean high tide line of Ballona Lagoon, Venice Canals, Grand Canal and the inland side of the Esplanade (City right-of-way).

Notwithstanding other policies of this LUP, chimneys, exhaust ducts, ventilation shafts and other similar devices essential for building function may exceed the specified height limit in a residential zone by five feet.

- b. **Residential Lot Consolidations.** In order to preserve the nature and character of existing residential neighborhoods, lot consolidations shall not be permitted in the Venice Canals and Silver Strand residential neighborhoods. No more than two lots may be consolidated in the Ballona Lagoon West, Ballona Lagoon (Grand Canal) East, Southeast Venice, Milwood, North Venice and Oxford Triangle neighborhoods and on walk streets. Lot consolidations of not more than three lots shall be permitted in the Oakwood and Marina Peninsula residential neighborhoods. Lot consolidations may be permitted only subject to the following limitations:
- i. No building or structure shall be constructed on what were more than two contiguous lots prior to lot consolidation with the exception of subterranean development that is entirely below street elevation.
 - ii. Building facades shall be varied and articulated to provide a

pedestrian scale which results in consistency with neighboring structures on small lots. Such buildings shall provide habitable space on the ground floor, a ground level entrance and landscaping and windows fronting the street. No increase in the number of units shall result from the lot consolidation.

- iii. Front porches, bays and balconies shall be provided to maximize architectural variety.

Single-Family Residential

The Venice LUP recognizes the importance of the existing pedestrian scale single-family residential neighborhoods and the need to conserve them. As most communities, the greater portion of Venice was originally developed with single-family homes for both permanent residents and as temporary resort housing. Today stable single-family neighborhoods continue to exist in portions of Venice. While the standard low density, one unit per 5,000 square foot lot is common in Venice, single-family homes on lots as small as 2,500 square feet are just as common and a reminder of the community's origin as a resort town. The maintenance of the character and density of these stable single-family neighborhoods is consistent with the objectives of the State Coastal Act and the City's General Plan.

Policy I. A. 2. Preserve Stable Single-Family Residential Neighborhoods. Ensure that the character and scale of existing single-family neighborhoods is maintained and allow for infill development provided that it is compatible with and maintains the density, character and scale of the existing development. A second residential unit or an accessory living quarter may be permitted on lots designated for single-family residence land uses, provided that the lot has a minimum lot area of 4,600 square feet in the Venice Canals subarea, or 10,000 square feet in the Silver Strand, Southeast Venice, or Oxford Triangle subareas, and all units conform to the height limit, parking requirements, and other development standards applicable to the site.

Policy I. A. 3. Single-Family Dwelling - Low Density. Accommodate the development of single-family dwelling units in areas designated as "Single-family Residential" and "Low Density" on the Venice Coastal Land Use Plan. (Exhibits 9 through 12). Such development shall comply with the density and development standards set forth in this LUP.

Southeast Venice and the Oxford Triangle

Use: Single-family dwelling / one unit per lot

Density: One unit per 5,000 square feet of lot area

Yards: Yards shall be required in order to accommodate the need for fire safety, open space, permeable land area for on-site percolation of stormwater, and on-site recreation consistent with the existing scale and character of the neighborhood.

Height: Not to exceed 25 feet for buildings with flat roofs or 30 feet for buildings with a varied or stepped back roof line. (See LUP Policy I.A.1 and LUP Height Exhibits 13-16).

Policy I. A. 4. Single-Family Dwelling - Low Medium I Density. Accommodate the development of single-family dwelling units in areas designated as “Single-family Residential” and “Low Medium I Density” on the Venice Coastal Land Use Plan (Exhibits 9 through 12). Such development shall comply with the density and development standards set forth in this LUP.

a. Venice Canals

Use: Single-family dwelling / one unit per lot

Density: One unit per 2,300 square feet of lot area. Lots smaller than 5,000 square feet shall not be subdivided. Lots larger than 2,300 square feet shall not be combined.

Buffer/Setback: In order to provide a setback for access, visual quality, and to protect the biological productivity of the canals, an average setback of 15 feet, but not less than 10 feet, shall be maintained in the front yard adjacent to the canal property line.

Yards: An open, permeable yard of at least 450 square feet for a 30-foot wide lot, and at least 600 square feet for a 40-foot wide lot, shall be maintained between the canal property line and the front of any structure. A minimum 10-foot front yard setback, with a required 15-foot setback average, shall provide the required permeable front yard area. No fill nor building extensions, including stairs and balconies, shall be placed in or over the required permeable front yard area with the exception of 42-inch high fences or permeable decks at grade (no more than 18” high).

Height: Not to exceed 22 feet for any portion within 10 feet from the canal property line. Thereafter, an ascending height equal to one half the horizontal depth from this 10-foot line with a maximum height of 30 feet. Roof access structures shall be set back at least 60 horizontal feet from the mean high tide line of the fronting canal. Notwithstanding other policies of this LUP, chimneys, exhaust ducts, ventilation shafts and other similar devices essential for building function may exceed the specified height limit in a residential zone by five feet. (See LUP Policy I.A.1 and LUP Height Exhibits 13-16).

b. Silver Strand

1. Lagoon Fronting Lots/Lots Adjacent to Esplanade East:

Use: Single-family dwelling / one unit per lot

Density: One unit per 4,000 square feet of lot area

Lagoon Buffer: No development other than public access improvements and habitat restoration shall be permitted within a 40-

foot strip immediately adjacent to the Ballona Lagoon, as established by amended Coastal Permit A-266-77. The City right-of-way (Esplanade) comprises part of the 40-foot wide buffer. The remainder is comprised of 24 to 30-foot wide portions of the lagoon fronting lots over which easements have been, or shall be, dedicated to the City for Open Space and public access per the requirements of amended Coastal Permit A-266-77. Easements shall be dedicated to the City to protect the lagoon buffer for public access and habitat as a condition of development.

Setback: All portions of a dwelling, except for a deck, shall be set back from the easterly edge of the Buffer Strip for a minimum setback of 10 feet or 15% of the depth of the lot excluding the Buffer Strip, whichever is greater, but such setback need not exceed 15 feet. The total combined height of any deck, deck railings, garden walls and/or fences situated within the 10 to 15-foot setback from the Buffer Strip shall not exceed 6 feet above the elevation of the Buffer Strip located immediately adjacent to the setback area.

Height: Not to exceed 30 feet for any portion within 60 horizontal feet of the mean high tide line of Ballona Lagoon or inland side of the Esplanade (City right-of-way), whichever is furthest from the water. Beyond 60 horizontal feet, one foot in additional height is permitted for each two additional horizontal feet to a maximum height of 45 feet. No portion of any structure (including roof access structures, roof deck railings and architectural features) shall exceed the 30-foot height limit within 60 horizontal feet of the mean high tide line of Ballona Lagoon or the inland side of the Esplanade, whichever is furthest from the water. Open decks including railings shall not extend more than six feet above natural grade. Notwithstanding other policies of this LUP, chimneys, exhaust ducts, ventilation shafts and other similar devices essential for building function may exceed the specified height limit in a residential zone by five feet. (See LUP Policy I.A.1 and LUP Height Exhibits 13-16).

Fill: No fill shall be placed in the lagoon. No fill shall be placed in the lagoon buffer except for the minimum amount necessary for habitat restoration and public access.

2. All other single-family lots:

Use: Single-family dwelling / one unit per lot

Density: One unit per 3,000 square feet of lot area

Yards: Yards shall be required in order to accommodate the need for fire safety, open space, permeable land area for on-site percolation of stormwater, and on-site recreation consistent with the existing scale and character of the neighborhood.

Height: Not to exceed 45 feet. (See LUP Policy I.A.1 and LUP Height Exhibits 13-16). Open decks including railings shall not extend more

than six feet above natural grade.

c. Ballona Lagoon West Bank Properties Between Topsail and Via Marina

Use: Single-family dwelling / one unit per lot

Density: One unit per 3,000 square feet of lot area

Lagoon Buffer: No development other than public access improvements and habitat restoration shall be permitted within 15 feet of the lot line located nearest the water. Easements shall be dedicated to the City as a condition of development to protect the lagoon buffer for public access improvements and habitat restoration.

Setback: All portions of a dwelling, except for a ground level deck (no more than 18" high), shall be set back a minimum of 25 feet from the inland edge of Esplanade West, or where no Esplanade exists, from the property line which separates the parcel from the west bank of Ballona Lagoon. Ground level permeable decks, landscaping and railing and fences may encroach ten feet into the setback. The remaining 15 feet of the setback area nearest the water (lagoon buffer) shall be protected for public access and habitat restoration.

Height: Not to exceed 30 feet within 60 horizontal feet of the mean high tide of the lagoon or inland side of the Esplanade (City right-of-way), whichever is furthest from the water. Beyond 60 horizontal feet, one additional foot in height is permitted for each two additional horizontal feet to a maximum height of 38 feet. No portion of any structure (including roof access structures, roof deck railings and architectural features) shall exceed the 30-foot height limit within 60 horizontal feet of the mean high tide line of Ballona Lagoon or the inland side of the Esplanade, whichever is furthest from the water. Notwithstanding other policies of this LUP, chimneys, exhaust ducts, ventilation shafts and other similar devices essential for building function may exceed the specified height limit in a residential zone by five feet. (See LUP Policy I.A.1 and LUP Height Exhibits 13-16).

Fill: No fill may be placed in the lagoon. No fill may be placed in the lagoon buffer except for the minimum amount necessary for habitat restoration and public access.

d. Ballona Lagoon West Bank Properties South of Ironsides to Topsail.

These properties, commonly known as the Alphabet Lots, consist of the lagoon lots located between Ironsides and Topsail Streets. The City shall retain ownership of these parcels adjacent to the environmentally sensitive habitat area. The use of the subject parcels shall be permanent Open Space with restoration of the native vegetation. Non-intrusive public access amenities may be permitted in a manner that protects the environmentally sensitive habitat area.

Fill: No fill may be placed in the lagoon and buffer except for the minimum necessary for wetland restoration and public access.

Duplex/Multi-Family Residential

It is the intent of Venice LUP to maintain existing stable multi-family residential neighborhoods. In those stable neighborhoods characterized by a mix of densities and dwelling types, permitted densities may be reduced to levels consistent with the character of the entire area in order to minimize impacts on infrastructure, services, and to maintain or enhance the residents' quality of life. The loss of potential units in these locations can be offset by the provision of new housing opportunities via bonuses for the replacement of affordable housing and in mixed-use development.

Policy I. A. 5. Preserve and Protect Stable Multi-Family Neighborhoods. Preserve and protect stable multi-family residential neighborhoods and allow for growth in areas where there is sufficient public infrastructure and services and the residents' quality of life can be maintained and improved.

Policy I. A. 6. Multi-Family Residential - Low Medium I Density. Accommodate the development of duplexes and multi-family dwelling units in the areas designated as "Multiple Family Residential" and "Low Medium I" on the Venice Coastal Land Use Plan (Exhibits 9 through 12). Such development shall comply with the density and development standards set forth in this LUP.

Southeast Venice and Milwood

Use: Two units per lot, duplexes and multi-family structures

Density: One unit per 2,500 square feet of lot area. Lots smaller than 5,000 square feet are limited to a maximum density of two units per lot.

Replacement Units/Bonus Density: Lots greater than 5,000 square feet can add extra density at the rate of one unit for each 2,000 square feet in excess of 5,000 square feet in lot area if the unit is a replacement affordable unit reserved for low and very low income persons. (See LUP Policies I.A.9 through I.A.16).

Yards: Yards shall be required in order to accommodate the need for fire safety, open space, permeable land area for on-site percolation of stormwater, and on-site recreation consistent with the existing scale and character of the neighborhood.

Height: Not to exceed 25 feet for buildings with flat roofs, or 30 feet for buildings with stepped back or varied rooflines. (See LUP Policy I.A.1 and LUP Height Exhibits 13-16).

Policy I. A. 7. Multi-family Residential - Low Medium II Density. Accommodate the development of multi-family dwelling units in the areas

designated as “Multiple Family Residential” and “Low Medium II Density” on the Venice Coastal Land Use Plan (Exhibits 9 through 12). Such development shall comply with the density and development standards set forth in this LUP.

a. Ballona Lagoon (Grand Canal) East Bank

Use: Two units per lot including duplexes

Density: One unit per 1,500 square feet of lot area

Grand Canal Esplanade: The Esplanade (City right-of-way) shall be maintained and improved in order to provide for continuous public pedestrian access along the Grand Canal waterway.

Grand Canal Buffer/Setback: In order to provide a setback for public access, visual quality, and to protect the biological productivity of the canals, an average setback of 15 feet, but not less than 10 feet, shall be maintained in the front yard adjacent to the canal property line.

Yards: Minimum side yard of 3 ½ feet. An open, permeable yard of at least 450 square feet for a 30-foot wide lot, and at least 600 square feet for a 40-foot wide lot, shall be maintained between the canal property line and the front of any structure. A minimum 10-foot front yard setback, with a required 15-foot setback average, shall provide the required permeable front yard area. No building extensions, including stairs and balconies, shall be placed in or over the required permeable front yard area with the exception of permeable decks. The total combined height of any deck, deck railings, garden walls and/or fences situated within the required permeable front yard area shall not exceed 6 feet above the elevation of the adjacent public walkway.

Height: Not to exceed 30 feet within 60 horizontal feet of the inland side of the Esplanade (City right-of-way). Beyond 60 horizontal feet, one foot in additional height is permitted for each two additional horizontal feet to a maximum height of 38 feet. No portion of any structure (including roof access structures, roof deck railings and architectural features) shall exceed the 30-foot height limit within 60 horizontal feet of the inland side of the Esplanade (City right-of-way). Notwithstanding other policies of this LUP, chimneys, exhaust ducts, ventilation shafts and other similar devices essential for building function may exceed the specified height limit in a residential zone by five feet. (See LUP Policy I.A.1 and LUP Height Exhibits 13-16).

Fill: No fill shall be permitted in Grand Canal.

b. Ballona Lagoon and Grand Canal West Bank Properties North of Ironside

Use: Two units per lot including duplexes.

Density: One unit per 1,500 square feet of lot area

Esplanade: The Esplanade (City right-of-way) shall be maintained and improved in order to provide for continuous public pedestrian access along Ballona Lagoon and the Grand Canal waterway.

Grand Canal and Lagoon Buffer/Setback: In order to provide a setback for public access, visual quality, and to protect the biological productivity of the canals, an average setback of 15 feet, but not less than 10 feet, shall be maintained in the front yard adjacent to the property line nearest the water.

Yards: Minimum side yard of 3 ½ feet. An open, permeable yard of at least 450 square feet for a 30-foot wide lot, and at least 600 square feet for a 40-foot wide lot, shall be maintained between the lagoon/canal property line and the front of any structure. A minimum 10-foot front yard setback, with a required 15-foot setback average, shall provide the required permeable front yard area. No building extensions, including stairs and balconies, shall be placed in or over the required permeable front yard area with the exception of permeable decks. The total combined height of any deck, deck railings, garden walls and/or fences situated within the required permeable front yard area shall not exceed 6 feet above the elevation of the adjacent public walkway.

Height: Not to exceed 30 feet within 60 horizontal feet of the mean high tide line of Ballona Lagoon, Grand Canal or inland side of the Esplanade (City right-of-way), whichever is furthest from the water. Beyond 60 horizontal feet, one foot in additional height is permitted for each two additional horizontal feet to a maximum height of 38 feet. No portion of any structure (including roof access structures, roof deck railings and architectural features) shall exceed the 30-foot height limit within 60 horizontal feet of the mean high tide line of Ballona Lagoon, Grand Canal or inland side of the Esplanade (City right-of-way), whichever is furthest from the water. Notwithstanding other policies of this LUP, chimneys, exhaust ducts, ventilation shafts and other similar devices essential for building function may exceed the specified height limit in a residential zone by five feet. (See LUP Policy I.A.1 and LUP Height Exhibits 13-16).

Fill: No fill shall be permitted in the lagoon. No fill may be placed in the lagoon buffer except for the minimum amount necessary for habitat restoration and public access.

c. Marina Peninsula

Use: Two units per lot, duplexes and multi-family structures.

Density: One unit per 1,200 square feet of lot area. Lots smaller than 4,000 square feet are limited to a maximum density of two units per lot.

Yards: Yards shall be required in order to accommodate the need for fire safety, open space, permeable land area for on-site percolation of

stormwater, and on-site recreation consistent with the existing scale and character of the neighborhood.

Height: Not to exceed 35 feet. Structures located along walk streets are limited to a maximum height of 28 feet. (See LUP Policy I.A.1 and LUP Height Exhibits 13-16).

d. Oakwood, Milwood, Southeast and North Venice

Use: Duplexes and multi-family structures.

Density: One unit per 1,500-2,000 square feet of lot area. Lots smaller than 4,000 square feet are limited to a maximum density of two units.

Replacement Units/Bonus Density: Lots greater than 4,000 square feet can add extra density at the rate of one unit for each 1,500 square feet of lot area in excess of 4,000 square feet on parcels zoned RD1.5, or one unit for each 2,000 square feet of lot area in excess of 4,000 square feet on parcels zoned RD2, if the unit is a replacement affordable unit reserved for low and very low income persons. (See LUP Policies I.A.9 through I.A.16).

Yards: Yards shall be required in order to accommodate the need for fire safety, open space, permeable land area for on-site percolation of stormwater, and on-site recreation consistent with the existing scale and character of the neighborhood.

Height:

Oakwood, Milwood, and Southeast Venice: Not to exceed 25 feet for buildings with flat roofs; or 30 feet for buildings utilizing a stepped back or varied roofline. The portion that exceeds 25 feet in height shall be set back from the required front yard one foot for every foot in height above 25 feet. Structures located along walk streets are limited to a maximum of 28 feet. (See LUP Policy I.A.1 and LUP Height Exhibits 13-16).

North Venice: Not to exceed 30 feet for buildings with flat roofs; or 35 feet for buildings utilizing a stepped back or varied roofline. The portion that exceeds 30 feet in height shall be set back from the required front yard one foot for every foot in height above 30 feet. Structures located along walk streets are limited to a maximum height of 28 feet. (See LUP Policy I.A.1 and LUP Height Exhibits 13-16).

Policy I. A. 8. Multi-Family Residential - Medium Density.

Accommodate the development of multi-family dwelling units in the areas designated as "Multiple Family Residential" and "Medium Density" on the Venice Coastal Land Use Plan (Exhibits 9 through 12). Such development shall comply with the density and development standards set forth in this LUP.

a. Southeast Venice

1. For all multi-family residential lots designated Medium Density Residential except the ones defined below in Policy I.A.8.a.2 (See LUP Exhibit 11b).

Use: Two units per lot, duplexes and multi-family structures.

Density: One unit per 1,200 square feet of lot area. Lots smaller than 4,000 square feet in lot area are limited to a maximum density of two units per lot.

Replacement Units/Bonus Density: Lots greater than 4,000 square feet can add extra density at the rate of one unit for each 1,200 square feet in excess of 4000 square feet of lot area if the unit is a replacement affordable unit reserved for low and very low income persons. (See LUP Policies I.A.9 through I.A.16).

Yards: Yards shall be required in order to accommodate the need for fire safety, open space, permeable land area for on-site percolation of stormwater, and on-site recreation consistent with the existing scale and character of the neighborhood.

Height: Not to exceed 25 feet for buildings with flat roofs, or 30 feet for buildings with stepped back or varied rooflines. The portion that exceeds 25 feet in height shall be set back one horizontal foot from the required front yard for every foot in height above 25 feet. (See LUP Policy I.A.1 and LUP Height Exhibits 13-16).

2. The lots designated Medium Density Residential north of North Venice Boulevard and south of Victoria Avenue; lots south of South Venice Boulevard and north of Harding and Woodlawn Avenues, east of Zeno Place only; and the lots north of Washington Boulevard, and south of Van Buren and Harrison Avenues (See LUP Exhibit 11b).

Uses: Multi-family structures.

Density: One unit per 800-1,200 square feet of lot area.

Height: Not to exceed 25 feet for buildings with flat roofs, or 30 feet for buildings with stepped back or varied rooflines. (See LUP Policy I.A.1 and LUP Height Exhibits 13-16).

b. Silver Strand

Use: Multi-Family structures.

Density: One unit per 800-1,200 square feet of lot area.

Height: Not to exceed 45 feet. (See LUP Height Exhibits 13-16).

c. North Venice

Use: Two units per lot, duplexes and multi-family structures.

Density: One unit per 1,200 square feet of lot area. Lots smaller than 4,000 square feet are limited to a maximum density of two units per lot.

Replacement Units/Bonus Density: Lots greater than 4,000 square feet can add extra density at the rate of one additional unit for each 1,200 square feet in excess of 4000 square feet of lot area if the unit is a replacement affordable unit reserved for low and very low income persons. (See LUP Policies I.A.9 through I.A.16).

Height: Not to exceed 30 feet for buildings with flat roofs or 35 feet for buildings utilizing stepped back or varied rooflines. The portion of the structure that exceeds 30 feet in height shall be set back one horizontal foot for every foot in height above 30 feet. Structures located along walk streets are limited to a maximum height of 28 feet. (See LUP Policy I.A.1 and LUP Height Exhibits 13-16).

Implementation Strategies

Specific regulations for the implementation of the development standards for new residential developments shall be contained in the LIP.

Replacement of Affordable Housing

Policy I. A. 9. Replacement of Affordable Housing. Per the provisions of Section 65590 of the State Government Code, referred to as the “Mello Act”, the conversion or demolition of existing residential units occupied by persons and families of low or moderate income shall not be permitted unless provisions have been made for replacement of those dwelling units which result in no net loss of affordable housing in the Venice Community in accordance with Section 65590 of the State Government Code (Mello Act).

Policy I. A. 10. Location of Replacement Housing. The replacement units shall be located in one or more of the following areas, listed in order of priority: 1) on the site of the converted or demolished structure; 2) within the site’s Venice coastal subarea; 3) within the Venice Coastal Zone; 4) within the Venice Community Plan area east of Lincoln Boulevard; and, 5) within a three mile radius of the affected site.

Policy I. A. 11. Replacement Ratios for Replacement Units. Replacement ratios shall be at a minimum of 1:1 (one unit replaced for each unit removed). Replacement ratios shall increase according to how far from the affected site replacement units are located as defined in the Mello Act.

Policy I. A. 12. Displaced Residents Priority. Displaced residents shall be given right of first refusal on the new replacement units.

Policy I. A. 13. Density Bonus Applications. Required replacement

dwelling units shall be counted as reserved units in any related State-mandated density bonus application for the same project. In order to encourage the provision of affordable housing units in the areas designated as "Multiple Family Residential" and in mixed-use developments, the City may grant incentives such as reduced parking, additional height or increased density consistent with Government Code Section 65915 provided that the affordable housing complies with the following:

- a. This is an incentive program that allows developers of any one of the types of residential projects described in Government Code Section 65915(b), and which complies with all standards set forth in Government Code Section 65915, to build no more than 25 percent more units than a property's zoning would ordinarily allow. In exchange for this density bonus, the owners must make the units affordable for 30 years if an incentive is utilized in addition to a density bonus specified in Government Code Section 65915(b) or for 10 years if a second incentive is not utilized.
- b. In accordance with Government Code Section 65915(f), the density bonus shall be calculated based on the otherwise maximum allowable residential density under the applicable zoning ordinance and land use element of the general plan. In the Coastal Zone, the otherwise maximum allowable residential density shall mean the maximum density determined by applying all site-specific environmental development constraints applicable under the coastal zoning ordinances and land use element certified by the Coastal Commission. The density bonus shall be applicable to housing development consisting of five or more units.
- c. In the coastal zone, any housing development approved pursuant to Government Code Section 65915 shall be consistent, to the maximum extent feasible and in a manner most protective of coastal resources, with all otherwise applicable certified local coastal program policies and development standards. If the City approves development with a density bonus, the City must find that the development, if it had been proposed without the 25 percent density increase, would have been fully consistent with the policies and development standards of the certified local coastal program. If the City determines that the means of accommodating the density increase proposed by the applicant do not have an adverse effect on coastal resources, the City shall require that the density increase be accommodated by those means. If, however, the City determines that the means for accommodating the density increase proposed by the applicant will have an adverse effect on coastal resources, before approving a 25 percent density increase, the City shall identify all feasible means of accommodating the 25 percent density increase and consider the effects of such means on coastal resources. The City shall require implementation of the means that are most protective of significant coastal resources.
- d. The City may prepare an LCP amendment for certification by the Commission for specific areas or subregions within the planning area where density bonuses in excess of 25 percent may be permitted

based on a finding that no adverse impacts on coastal resources would result.

- e. In addition to a 25 percent density bonus, a qualifying housing development shall receive one of the incentives identified in Government Code Section 65915(h), unless it is found that the additional incentive is not required in order to provide for affordable housing costs or rents. If the City determines that the additional development incentive requested by an applicant pursuant to this section will not have any adverse effects on coastal resources, the City may grant the requested incentive. If the City determines that the requested incentive will have an adverse effect on coastal resources, the City shall consider all feasible alternative incentives and the effects of such incentives on coastal resources. The City may grant one or more of those incentives that do not have an adverse effect on coastal resources. If all feasible incentives would have an adverse effect on coastal resources, the City shall grant only that additional incentive which is most protective of significant coastal resources.
- f. For the purposes of this section, "coastal resources" means any resource which is afforded protection under the policies of Chapter 3 of the Coastal Act, California Public Resources Code section 30200 *et seq.*, including but not limited to public access, marine and other aquatic resources, environmentally sensitive habitat, and the visual quality of coastal areas.

Policy I.A.14. Parking Requirements for Affordable Housing.

Reduced parking is permitted for low income units only if: a) the project is consistent with LUP policy I.A.13; and b) it is demonstrated that the prospective occupants of the project will have a reduced demand for parking. However, if a unit changes its status from low or low-moderate income to market rate unit, parking should be provided for market rate units according to the parking standards listed in LUP Policies II.A.3 and II.A.4.

Policy I. A. 15. In-Lieu Credits for Replacement Housing. In-lieu of construction of the required affordable replacement units as set forth above, residential projects shall be permitted to pay a fee, equivalent to the cost to subsidize each required dwelling unit. The in-lieu fee shall be set forth in the Citywide guidelines for the implementation of the Mello Act.

Policy I. A. 16. Exceptions. No exceptions to the replacement housing policies of this LUP shall be permitted within the Venice Coastal Zone except as permitted by Section 65590 of the State Government Code (Mello Act).

Policy I. A. 17. Youth Hostels and Hotels. Development of temporary housing opportunities, such as hotels and youth hostels, shall be permitted through the conditional use permit/coastal development permit process in the Medium Density Residential and Community Commercial categories. The capacity of the proposed youth hostel shall be a factor of consideration for residential zones. Overnight visitor-serving uses, such as hotels and youth hostels, are preferred uses in Community Commercial and General

Commercial land use categories.

Implementation Strategies

Specific conditions in lieu fees, and findings for the replacement of affordable housing have been proposed by the City Planning Department, Citywide Division, to implement the requirements of the Mello Act. As permitted by the Mello Act and where appropriate, the City may set forth more restrictive replacement housing criteria and enforcement procedures in the LIP in order to ensure the continued availability of affordable housing in the Venice Coastal Zone.

The criteria contained in the Citywide guideline shall set forth a maximum time period during which the replacement dwelling units shall be provided and available for use following the date work commenced on the conversion or demolition of the residential dwelling unit, and shall set forth minimum time periods which the affordable units are to remain reserved. The Mello Act and any additional affordable housing policies shall be enforced by the City Departments of Building and Safety and Planning.

To preserve existing rental housing stock and prevent excessive conversion of permanent rental housing to youth hostels, the LIP may set forth a maximum number of youth hostel units (based on a percentage of total number of existing rental units) permissible in the Venice Coastal Zone.

Commercial Land Use and Development Standards

Policy I. B. 1. Commercial Intensity. New commercial development in the Venice Coastal Zone shall be located as defined by the Land Use Policy Maps (Exhibits 9 through 12). The LUP designates approximately 160 acres of commercial and related parking uses in the following commercial land use categories: Commercial Artcraft, General Commercial, Neighborhood Commercial and Community Commercial. The land uses permitted within these categories are set forth in this section within each category. Development standards and intensities are set forth in Policy I.B.7. Parking is a permitted use in all commercial land use categories.

Mixed-Use Development

Mixed-use development provides an on-site mix of housing, retail, jobs and recreational opportunities consistent with the character of the Venice commercial areas, the City's General Plan Framework Element and Coastal Act Policy Section 30252. The Venice Community has many structures both older and newer containing various forms of mixed use development. This is particularly true in the Commercial Artcraft districts where artisans live and work in their studios.

Policy I. B. 2. Mixed-Use Development. Mixed-use residential-commercial development shall be encouraged in all areas designated on the Land Use Policy Map for commercial use. Residential density in commercial land use designations shall not exceed one unit per 800-1200 square feet of lot area and shall comply with the Floor Area Ratio (FAR) limits set forth in Policy I.B.7. The design of mixed-use development is

intended to help mitigate the impact of the traffic generated by the development on coastal access roads and reduce parking demand by reducing the need for automobile use by residents and encouraging pedestrian activity. Such development shall comply with the density and development standards set forth in this LUP.

Implementation Strategy

The LIP (Specific Plan) shall include specific standards which provide for mixed-use development in commercial areas.

Mixed-Use - Commercial Artcraft Designation

Policy I. B. 3. Commercial Artcraft Land Use Designation. The purpose of this land use designation is to create enclaves in which the artisan segments of the population may live, create, and market their work, to maintain the variety and distinctiveness of Venice's lifestyles. Residential density in the Commercial Artcraft designation shall not exceed one unit per 800-1200 square feet of lot area.

Land designated Commercial Artcraft in the Venice Coastal Zone shall include the following areas:

North Venice: As indicated on the Land Use Policy Maps (Exhibits 10a and 10b), properties located along Abbot Kinney Boulevard from North Venice Boulevard to Westminster Avenue, along Windward Avenue from Ocean Front Walk to Pacific Avenue, and along Ocean Front Walk in that vicinity, including a small site at North Venice Boulevard and Pacific Avenue.

Uses: Artcraft activities including mixed-use, combining residential and commercial uses which emphasize artist-in-residence uses, small businesses, light industrial and artisan activities are permitted in these areas. Drive-thru facilities and billboards shall be prohibited in the Commercial Artcraft land use designation.

General Commercial Areas

Policy I. B. 4. General Commercial Land Use. This land use designation is intended to maintain the uses, density, and character of existing low intensity commercial areas. Neighborhood commercial facilities shall also be encouraged within designated General Commercial corridors which are adjacent to residential neighborhoods. This designation primarily occurs at the intersections of major and secondary streets, or as low rise, low density linear "strip" development along major and secondary streets, and includes areas identified as "Mixed-Use Boulevards". Land designated for General Commercial in the Venice Coastal Zone is shown on Exhibits 9 through 12.

Additional restrictions for General Commercial designated properties along both sides of Washington Boulevard.

Prohibited Uses: The following uses shall be prohibited: adult entertainment, automobile repair and testing, fraternity/sorority houses, rescue missions, car wash, drive-thru restaurants, dance halls, motels or hotels, nightclubs or bars, convenience stores, gas stations, recyclable materials collection, freestanding commercial sales or establishments dispensing alcoholic beverages for consumption off-site, grocery stores, billboards, and video arcades.

Neighborhood Commercial Areas

Policy I. B. 5. Neighborhood Commercial Land Use. The Neighborhood Commercial designation is intended to accommodate local neighborhood commercial facilities and services which provide daily convenience goods and services to persons living in nearby residential areas. Small scale neighborhood stores and community services shall be preserved and encouraged. Neighborhood retail goods and services include, but are not limited to the following: art galleries; barber shops or beauty parlors; dry cleaners; laundry services; shoe repair; tailors; florists; hardware stores; drug stores; food/grocery stores; newsstands; medical facilities; and job service centers. Drive-thru facilities and billboards shall be prohibited on properties designated as neighborhood commercial. Community services include day-care, community-meeting rooms, recreational, religious or cultural facilities and similar uses. The clustering of uses minimizes multiple vehicle trips and encourages walking to and from adjacent residential neighborhoods. Areas designated for Neighborhood Commercial Land Use are shown in Exhibits 9 through 12.

Physically, Neighborhood Commercial areas are generally characterized by one and two story low-rise structures. Pedestrian activities shall be encouraged by the emphasis on local serving uses, design of buildings, and the incorporation of streetscape amenities.

Community Commercial Areas

Policy I. B. 6. Community Commercial Land Use. The areas designated as Community Commercial on the Land Use Policy Map (Exhibits 9 through 12) will accommodate the development of community-serving commercial uses and services, with a mix of residential dwelling units and visitor-serving uses. The Community Commercial designation is intended to provide focal points for local shopping, civic and social activities and for visitor-serving commercial uses. They differ from Neighborhood Commercial areas in their size and intensity of business and social activities. The existing community centers in Venice are most consistent with, and should be developed as, mixed-use centers that encourage the development of housing in concert with multi-use commercial uses. The integration and mixing of uses will increase opportunities for employees to live near jobs and residents to live near shopping. Overnight visitor-serving uses, such as hotels and youth hostels, are preferred uses in the Community Commercial land use category.

Uses/Density: Community commercial uses shall accommodate neighborhood and visitor-serving commercial and personal service

uses, emphasizing retail and restaurants; and mixed residential/commercial use with retail on the ground floor and personal services and residential uses on upper floors. Drive-thru facilities and billboards shall be prohibited in the Community Commercial land use category. On a commercial lot, residential uses shall not exceed one unit per 800-1200 square feet of lot area.

Community Commercial Areas of Special Interest

- a. **Marina Peninsula [Washington Blvd.] (Exhibit 9).** The commercial frontage on Washington Boulevard from Ocean Front Walk to Via Dolce is a mix of retail, restaurants, and small offices with an eight-story office structure. Office uses shall be discouraged in this popular coastal recreation area in favor of visitor-serving commercial uses.
- b. **Oxford Triangle Community Commercial (Exhibit 12).** The scenic and visual qualities of the Oxford Triangle subarea shall be considered and protected. The intent of the Oxford Triangle Community Commercial designation is to protect the existing single-family residential neighborhood located in the Oxford Triangle subarea from adjacent incompatible and more intense scale and uses. Mixed-use development shall be encouraged within Oxford Triangle Community Commercial designated area to create a lively urban environment; to maximize residential development potential and take advantage of the transportation infrastructure; and to encourage innovative design integrating residential, retail, recreational and commercial uses. Incentives such as increased floor area ratios (3:1 for mixed use projects and 1.5:1 for commercial-only projects) and building heights may be granted within the Oxford Triangle Community Commercial designated area in order to encourage these goals. However, a progressive height limitation shall be imposed within the Oxford Triangle Community Commercial designated area in order to buffer the single-family residential neighborhood located in the Oxford Triangle subarea from higher buildings and more intense commercial uses.
- c. **North Venice Community Commercial.** Properties located along Ocean Front Walk from 17th Avenue to the Santa Monica City Line (Exhibit 10).

Uses: Visitor-serving and personal services emphasizing retail and restaurants. Mixed-use with retail and/ or personal services on the ground floor with either residential or personal services on upper floors.

- d. **Oakwood Community Commercial.** Properties located along Rose Avenue between Fourth and Seventh Avenues (Exhibit 11a).

Uses: Residential use, neighborhood retail and services, personal services, and small scale businesses oriented to the local community.

Policy I. B. 7. Commercial Development Standards. The following standards shall apply in all commercial land use designations, unless specified elsewhere within this Land Use Plan.

Density/Intensity: Maximum Floor Area Ratio (FAR)

- 0.5 to 1 for retail only (including restaurants)
- 1.0 to 1 for retail / office
- 1.5 to 1 for retail and/or office and residential

Parking: See Land Use Plan Policies II.A.3 and II.A.4.

Lot Consolidation. Two commercial lots may be consolidated, or three with subterranean parking with the following restrictions:

1. Methods for insuring that the structure does not look consolidated (breaks in front wall of ten feet minimum) shall be utilized.
2. Subterranean parking shall be fully depressed with roof at natural grade.

Exception: Lot consolidation of more than two lots shall be permitted for mixed-use projects which conform to the existing scale and character of the surrounding community and provide adequate on-site parking.

Building Separation: A minimum of five feet between commercial and residential buildings (except for mixed-use projects).

Yards: Per the following Ground Level Development Policy which requires that commercial development be designed in scale with, and oriented to, the adjacent pedestrian accessways (i.e. sidewalks).

Ground Level Development: Every commercial structure shall include a Street Wall, which shall extend for at least 65% of the length of the street frontage, and shall be located at the property line or within five feet of the property line, except on Ocean Front Walk, where all commercial buildings shall have the Street Wall set zero (0) feet from the building line. The required Street Wall at sidewalk level shall be a minimum of 13 feet high. (A Street Wall is the exterior wall of a building that faces a street.)

Street Walls adjacent to a sidewalk café, public plaza, retail courtyard, arcade, or landscaped area may be setback a maximum of 15 feet along the project which consists of the sidewalk café, public plaza, retail courtyard, arcade, or landscaped area. Such areas shall not be considered in calculating the buildable area of a project but, with the exception of areas used only for landscaping, shall be considered in calculations for required parking.

At least 50% of the area of the ground floor Street Wall shall be devoted to pedestrian entrances, display windows, and/or windows affording views into retail, office, gallery, or lobby space.

Blank walls shall be limited to segments of 15 feet in length, except

that walls containing a vehicle entry shall be limited to the width of the door plus five feet.

All projects shall provide at least one pedestrian entrance into each business or use for each street frontage.

Landscaping:

Where possible, parkways shall be created as buffer zones between commercial and residential properties.

Any portion of the lot not used for parking, buildings, driveways or other features shall be landscaped.

A landscape development plan prepared by a State licensed landscape architect, architect or landscape contractor shall be submitted to the City Planning Department for review and approval.

Access: Driveways and vehicular access to projects shall be provided from alleys unless the Department of Transportation determines that it is not possible. New and existing curb cuts shall be minimized in order to protect and maximize public on-street parking opportunities.

Driveways and vehicular access to projects adjacent to Ocean Front Walk shall be provided from Speedway, unless the Department of Transportation determines that it is not possible. In no case shall vehicular access be permitted from Ocean Front Walk.

Driveways and vehicular access to projects adjacent to Pacific Avenue shall be provided from streets other than Pacific, unless the Department of Transportation determines that it is not possible.

Trash: Projects shall be required to provide and maintain trash enclosures for all trash including recyclables.

Light: Lighting from commercial projects shall be directed away from residential properties and environmentally sensitive habitat areas (Exhibit 22).

All lighting equipment installed in the public right-of-way shall be designed to minimize glare and light trespass. Equipment will be approved by the Bureau of Street Lighting.

Signage: No roof top or billboard signs.

All sign lighting shall be designed to minimize glare and prevent light pollution.

Implementation Strategies

Specific regulations for the implementation of development standards for new commercial development shall be contained in the LIP.

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

Policy I. B. 8. Weekend Arts and Crafts Fair. To reinforce the intent of the artcraft 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.

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

marine support industry, as they are considered a coastal-related use and are particularly suitable for the industrially designated lands in the Venice Coastal Zone, shall be encouraged.

Policy I. C. 3. Coastal-dependent industrial facilities, multi-company use of existing industrial facilities, hazardous industrial development and the expansion and location of non-coastal-dependent industrial development shall be placed in appropriate land use categories and maintained or eliminated when appropriate.

Policy I. C. 4. Accessory Retail Use. On-site retail sale of goods produced in industrially designated lands and in areas recommended for aircraft shall be encouraged. Adequate off-street parking shall be required for all uses consistent with Policies II.A.3 and 4.

Policy I. C. 5. Oil Wells. All idle, non-operational oil wells shall be safely removed.

Policy I. C. 6. Hazardous Uses. Hazardous industrial uses shall not be located adjacent to residential uses.

Policy I. C. 7. Bus Yard Redevelopment. Should the site become available, priority uses for the future redevelopment of the former MTA (formerly Southern California Rapid Transit District (RTD)) bus service maintenance and storage facility, located on Main Street, between Sunset Avenue and Thornton Place, include affordable housing, which may be a mixed-use residential-commercial project, and public parking structure as a measure to improve public access.

Policy I. C. 8. Railroad Rights-of-Way. Abandoned railroad rights-of-way in the Venice Coastal Zone shall be developed with public transit including bikeways, residential uses, parking and/or open space uses, subject to a discretionary review by means of a coastal development permit. Compatibility with adjacent land uses and potential as a coastal resource shall be factors considered in evaluating use permits for railroad rights-of-way.

Policy I. C. 9. Public Rights-of-Way. Public rights-of-way in the Venice Coastal Zone shall be reserved for public transportation uses including use by private vehicles, pedestrians and bicyclists. Uses that do not interfere with coastal access, transportation and visual quality may be permitted, subject to a discretionary review by means of a coastal development permit. Vacations of public rights-of-way shall not be permitted in the area between the first public road and the sea, Ballona Lagoon or any canal except for public purposes consistent with all applicable local, state and federal laws.

**Development Within
Natural and
Recreational Resource
Areas/Protection of
Views**

Policy I. D. 1. Canals and Ballona Lagoon Waterways. The Venice estuaries and wetlands including the Ballona Lagoon, Venice Canals, and Grand Canal south of Washington Boulevard, are designated in the Land Use Plan as natural and coastal recreational resources, and are rezoned to the "Open Space" designation.

Adjacent Use/Development: The only permitted development adjacent to the canals and lagoon shall be habitat restoration, single-family dwellings, public parks and walkways, subterranean or surface public parking lots, maintenance activities and emergency repairs. Surface public parking lots shall be permitted only where sufficient access and roadway capacity exists to accommodate such parking. New construction along the Canals, and Ballona Lagoon shall comply with standards for setbacks, noise barriers, landscape plan, pervious surfacing with drainage control measures to filter storm run-off and direct it away from environmentally sensitive habitat areas, buffer areas in permanent open space, land dedication for erosion control, and wetland restoration including off-site drainage improvements. For more details refer to the provisions contained in Policy Group I.A., Residential Land Use and Development Standards, and Policies IV.C.1 and IV.C.2, Stormwater Runoff and Circulation.

Policy I. D. 2. Venice Beach. Venice Beach stretches along the coast from Navy Street on the north to the entrance channel of Marina Del Rey.

Use/Density: The beach shall be zoned Open Space and used for public recreation. There should be no further construction on the beach other than police substation, City's and County's operational and management offices, recreational and accessory facilities such as playground equipment, athletic facilities, restrooms, lifeguard stations, bikeways, related short-term bicycle parking, walkways, lighting facilities where appropriate, and necessary expansion of existing or installation of new infrastructure. Reconstruction and rehabilitation of existing facilities shall be encouraged. Development shall be sited to protect Least Tern nesting areas and other environmentally sensitive habitat areas.

Policy I. D. 3. Views of Natural and Coastal Recreation Resources. The scale of development shall comply with height limits, setbacks and standards for building massing specified in Policy Groups I.A and I.B, Residential and Commercial Land Use and Development Standards of this LUP, in order to protect public views of highly scenic coastal areas and vista points, including, but not limited to, the canals, lagoon, jetty, pier, Ocean Front Walk, walk streets and pedestrian oriented special communities.

Policy I. D. 4. Signs. Roof top signs and billboards are prohibited in all land use categories. Business identification signs shall comply with the height limits and development standards specified in the LUP to ensure they do not adversely affect view sheds and view corridors.

Preservation of Venice as a Special Coastal Community

Policy I. E. 1. General. Venice's unique social and architectural diversity should be protected as a Special Coastal Community pursuant to Chapter 3 of the California Coastal Act of 1976.

Policy I. E. 2. Scale. New development within the Venice Coastal Zone shall respect the scale and character of community development. Buildings which are of a scale compatible with the community (with respect to bulk,

height, buffer and setback) shall be encouraged. All new development and renovations should respect the scale, massing, and landscape of existing residential neighborhoods. Lot consolidations shall be restricted to protect the scale of existing neighborhoods. Roof access structures shall be limited to the minimum size necessary to reduce visual impacts while providing access for fire safety. In visually sensitive areas, roof access structures shall be set back from public recreation areas, public walkways, and all water areas so that the roof access structure does not result in a visible increase in bulk or height of the roof line as seen from a public recreation area, public walkway, or water area. No roof access structure shall exceed the height limit by more than ten (10') feet. Roof deck enclosures (e.g. railings and parapet walls) shall not exceed the height limit by more than 42 inches and shall be constructed of railings or transparent materials. Notwithstanding other policies of this LUP, chimneys, exhaust ducts, ventilation shafts and other similar devices essential for building function may exceed the specified height limit in a residential zone by five feet.

Implementation Strategies

The LIP shall include development regulations and procedures (with respect to bulk, scale, height, setbacks, density, landscaping and types of use) to implement these policies.

Policy I. E. 3. Architecture. Varied styles of architecture are encouraged with building facades which incorporate varied planes and textures while maintaining the neighborhood scale and massing.

Policy I. E. 4. Redevelopment. Projects involving large-scale land acquisition and clearance shall be discouraged in favor of rehabilitation, restoration and conservation projects, especially those involving single-family dwellings.

Policy I. E. 5. Nonconforming Structures. Where extensive renovation of and/or major addition to a structure is proposed and the affected structure is nonconforming or there is another nonconforming structure on the site, or a project is proposed that would greatly extend the life of a nonconforming structure or that eliminates the need for the nonconformity, the following shall apply:

Unless the City finds that it is not feasible to do so, the project must result in bringing the nonconforming structure into compliance with the current standards of the certified LCP, unless in its nonconformity it achieves a goal associated with community character (i.e. the reuse and renovation of a historic structure) or affordable housing that could not be achieved if the structure conforms to the current standards of the certified LCP.

Policy I. E. 6. Constitution. This LUP/LCP is not intended, and shall not be construed, as authorizing the City to exercise its power to grant or deny a permit in a manner which will constitute an unconstitutional taking of private property for public use. This policy is not intended to increase or

decrease the rights of any owner of property under the Constitution of the State of California or the United States.

Preservation of Cultural Resources

Policy I. F. 1. Historic and Cultural Resources. The historical, architectural and cultural character of structures and landmarks in Venice should be identified, protected and restored where appropriate, in accordance with historical preservation guidelines.

The following buildings, streets, and trees have been identified through the coordinated efforts of surveys performed by the Venice Historical Society, Venice Community, State Coastal Conservancy and City of Los Angeles as significant architectural, historical and cultural landmarks in the Venice Coastal Zone.

Venice City Hall
Lighthouse Street Bridge
Eastwind Community Gardens
Crown Arms (Catamaran St.)
Bay Cities Laundry
Sidewalk Café (1915)
Waldorf Hotel (1913)
St. Charles Hotel (1905) - (St. Marks Annex).
Abbot Kinney Boulevard between Venice Boulevard and Brooks Avenue
Old Venice Jail
Breakwater (1905)
Brick Street - 18th Street
64-72 Market Street (1913-14)
Canals Bridges
Old Venice Library
The Windward area, including the Windward Colonnades, Windward Apartments (1906), 52 Windward Avenue and 80 Windward Avenue (constructed in 1905 and housed the Venice First National Bank).
Walk streets (as shown in the LUP on Exhibit 19, Pedestrian Access and Bicycle Trails).

Policy I. F. 2. Reuse and Renovation of Historic Structures. Wherever possible, the adaptive reuse and renovation of existing historic structures shall be encouraged so as to preserve the harmony and integrity of historic buildings identified in this LUP. This means:

- a. Renovating building facades to reflect their historic character as closely as possible, and discouraging alterations to create an appearance inconsistent with the actual character of the buildings.
- b. Protecting rather than demolishing historic or culturally significant properties by finding compatible uses which may be housed in them that require a minimum alteration to the historic character of the structure and its environment.

- c. Rehabilitation shall not destroy the distinguishing feature or character of the property and its environment and removal or alteration of historical architectural features shall be minimized.
- d. The existing character of building/house spaces and setbacks shall be maintained.
- e. The existing height, bulk and massing which serves as an important characteristic of the resource shall be retained.

Implementation Strategies

Where appropriate, historic preservation overlay zones, historic districts or historic-cultural monuments shall be designated within the Venice Coastal Zone, which will be afforded special regulations governing demolition or alteration. Nominated significant historic sites for official designation as City Historic-Cultural Monuments shall be processed through the City's Cultural Heritage Commission.

Properties not eligible for monument status, as well as monuments, will be flagged for review by the Department of Building and Safety and the Cultural Heritage Commission for all building and demolition permits.

Guidelines providing for the protection and restoration of these resources shall be developed to protect architecture and historic character of buildings. These guidelines shall include provisions for rehabilitation and new construction, demolition controls and use regulation.

Policy I. F. 3. Venice Canals. The historic integrity of the Venice Canals shall be preserved. The canals are deemed to be significant as an early example of community recreational planning in a coastal marshlands area. Included in the historic district are the six canals, their associated sidewalks and a number of pedestrian and vehicular bridges. The Venice Canals are listed on the National Register of Historic Places as an historic district (August 30, 1982). Additionally, the City of Los Angeles Cultural Heritage Commission declared the Venice Canal System a Los Angeles City Historic-Cultural Monument (HCM No. 270, August 2, 1983).

Policy I. F. 4. Windward Historic Arcade. The Windward Historic Arcade District boundaries are the south side of Market Street between Pacific Avenue and Ocean Front Walk on the north, the east side of Ocean Front Walk between Horizon Avenue and the 17th Avenue on the West, both sides of Windward Avenue between Pacific Avenue and Ocean Front Walk on the south, and the east side of Pacific Avenue between Market Street and Windward Avenue on the east. New development shall maintain and preserve the historical arcade area of Venice and be required, where feasible, to restore or replicate the arcade if they fall within the historic arcade locations.

Implementation Strategy

Guidelines for arcade location and design, street widths and designation and development standards for the building in the Windward Historic Arcade District shall be developed in the LIP.

Policy I. F. 5. Historic Street Lighting. Consideration shall be given as to whether ornamental street lighting shall be refurbished and/or reinstalled to preserve the character of the community, in addition to providing adequate lighting for motorists and pedestrians.

Policy I. F. 6. Archaeological Resources. Significant archaeological resources shall be protected from permanent loss. A preliminary cultural resources record search to determine the existence of significant archeological sites shall be required for developments which require more than minimal grading. Mitigation plans for the protection of such resources shall be required. If, during construction, any archaeological resources are discovered, work shall be stopped to prevent further disturbance of the resources, and the proper authorities shall be immediately notified.

Implementation Strategy

Prior to the issuance of coastal development permits, grading, demolition, or building permits, applicants of all projects located in the Venice Coastal Zone which propose to grade more than one cubic yard of material shall submit a preliminary cultural resources record search from the South Central Coast Archeological Information Center. If this search reveals that cultural resources may be located on the site, the applicant shall file an Environmental Assessment Form (EAF) with the Planning Department and be subject to the applicable provisions of the California Environmental Quality Act.

POLICY GROUP II. SHORELINE ACCESS

Introduction - Setting

Shoreline resources in the Venice Coastal Zone are: Venice Beach, Ballona Lagoon, the Venice Canals, and the Marina del Rey north jetty which lies partly in the jurisdiction of the City of Los Angeles.

Public access to the shoreline is provided through a variety of transportation modes as shown on Exhibits 17a through 19b. Regional access is provided through a network of three freeways: the Santa Monica Freeway (Interstate 10), the San Diego Freeway (Interstate 405), and the Marina Freeway/Expressway (State Route 90). In addition, Lincoln Boulevard (State Highway No. 1), Venice Boulevard, and Washington Boulevard serve as major routes into and out of the Venice Coastal Zone. Detailed descriptions of the principal highways and streets serving the area, including number of lanes, roadway widths, median types, intersection controls, on-street parking and speed limits, are contained in the Venice Traffic and Parking Study, Existing Traffic Conditions Background Working Paper, dated May 1991. Local shoreline access is provided by local streets, walk streets, pedestrian walkways and paths, and bikeways. Venice Beach is a publicly owned sandy beach which provides direct access to the entire oceanfront shoreline. (Refer also to Policy Section II.C, the Pedestrian and Bicycle Access Section of this LUP.)

The Venice Coastal Zone is serviced by the regional transit lines. In addition, the area is serviced by a local shuttle service "LADOT" in summer time. The regional service is provided by four bus operators and consists of the following:

Los Angeles County Metropolitan Transportation Authority (MTA).

Santa Monica Municipal Bus Lines (SMMBL), also known as the "Big Blue Bus".

Culver City Municipal Bus (CCMB), also known as the "Culver City Bus".

Los Angeles Department of Transportation (LADOT).

As shown on Exhibit 18, these operators collectively provide a total of ten regional lines serving the Venice Coastal Zone, with the majority of these primarily operating along Pacific Avenue, Main Street, Lincoln Boulevard, and Washington Boulevard. (For more information, including hours of operation and ridership data, refer to the Venice Traffic and Parking Study, Final Report, dated April 1995.) Along with the regional transit service, a local shuttle service operated by LADOT serves the area. The LADOT DASH was designed explicitly to provide beach access from a remote parking lot. (Exhibit 18a and b, Existing Public Transit Routes.)

According to the parking study (inventory in Summer 1991), a total of approximately 18,153 parking spaces were found to exist within the Venice Coastal Zone. Of these, about 11,486 were on-street and 6,667 were off-street. Of the 11,486 on-street parking spaces, 10,253 were unmetered and unrestricted, 543 were unmetered but had limitations on length of stay, and 690 were metered with limitations on length of stay. Of the 6,667 off-street spaces, 2,555 were available for public use (consisting of 1,393 spaces in publicly-owned lots and 1,162 spaces in privately-owned lots open to the public) while 4,112 were for customer parking only. The publicly-owned lots include the Los Angeles County lots located on the beach at the ends of Rose Avenue (289 spaces), Venice Boulevard (321), Washington Boulevard (302), and parking along the Marina and Pacific Avenues (60 spaces); and lots owned by the City of Los Angeles between North and South Venice Boulevards and at Pacific Avenue and Windward Avenue. Additional data regarding the locations, restrictions, and types of on-street and off-street parking spaces is contained in the Venice Traffic and Parking Study, Existing Parking Conditions Background Working Paper, dated March 1992.

As a result, the Venice Coastal Zone is one of the most heavily utilized beach recreation areas in Southern California. The County Department of Beaches and Harbors estimates that Venice Beach is visited by 250,000 people on a typical summer weekend.

The intent of the Shoreline Access Section of the LUP is to insure and improve this continued accessibility while minimizing negative impacts on the residential and business community. The shoreline access issues in the Venice Coastal Zone include on-street and off-street parking near or on the beach frontage for visitors and residents, conflicts between residential and beach visitor parking, signage of available parking on weekends, intrusion of non-resident vehicles on residential and business streets, alternative transportation modes, walkway and street access points to beach areas, and use of publicly-owned parcels as beach access points.

This section presents policies and implementation strategies to maintain and enhance public shoreline access, including portions devoted to parking improvements, public transportation, traffic management solutions, non-vehicular coastal access, pedestrian access, and bicycle ways and skate ways.

The land use and development standard policies in Section I of the LUP also relate directly to shoreline access issues, since they involve controls on development density. Required parking provisions for private development are addressed in this Section (Policies II.A.3 and 4).

The Venice Parking and Traffic Study was prepared to determine the extent of existing traffic capacity, the degree of congestion on local streets, the adequacy of off-street parking, the effectiveness of the public transportation system, and to define a range of possible mitigation measures. The study defines and analyses traffic and parking conditions in the Beach Impact Zone and Expanded Beach Impact Zone (See Exhibit 17a and 17b). The Beach Impact Zone (BIZ) is defined as the area west of Main Street from Marine Street to Abbot Kinney Boulevard, southeast on Abbot Kinney Boulevard to Venice Boulevard, west along South Venice Boulevard to

Eternal (Eastern) Canal, south to the Sherman Canal, west to the Grand Canal, and south along the Esplanade to the Marina del Rey Channel entrance. The Expanded Beach Impact Zone includes the Beach Impact Zone plus the area bounded by North and South Venice Boulevards from Abbot Kinney Boulevard east to Lincoln Boulevard. The implementation strategies outlined in this section of the LUP are partially based on the recommendations of the study.

Coastal Act Policies

The policy groups covered by this section of the LUP address the following Coastal Act Policies, which are included as part of the Land Use Plan:

Section 30210. *In carrying out the requirement of Section 4 of Article 4 of Article X of the California Constitution, maximum access, which shall be conspicuously posted, and recreational opportunities shall be provided for all the people consistent with public safety needs and the need to protect public rights, rights of private property owners, and natural resources areas from overuse. (Amended by Ch, 1075, Stats. 1978)*

Section 30211. *Development shall not interfere with the public's right of access to the sea where acquired through use or legislative authorization, including, but not limited to, the use of dry sand and rocky coastal beaches to the first line of terrestrial vegetation.*

Section 30212. *Public access from the nearest public roadway to the shoreline and along the coast shall be provided in new development projects except where:*

1. *it is inconsistent with public safety, military security needs, or the protection of fragile coastal resources,*
2. *adequate access exists nearby, or*
3. *agriculture would be adversely affected. Dedicated access way shall not be required to be opened to public use until a public agency or private association agrees to accept responsibility for maintenance and liability of the access way.*

Nothing in this division shall restrict public access nor shall it excuse the performance of duties and responsibilities of public agencies which are required by section 66478.1 to 66478.14, inclusive, of the Government Code and by Section 4 of Article X of the California Constitution.

(Amended by Ch. 1075, Stats, 1978.)

(Amended by Ch. 919, Stats, 1979.)

(Amended by Ch. 744, Stats, 1983.)

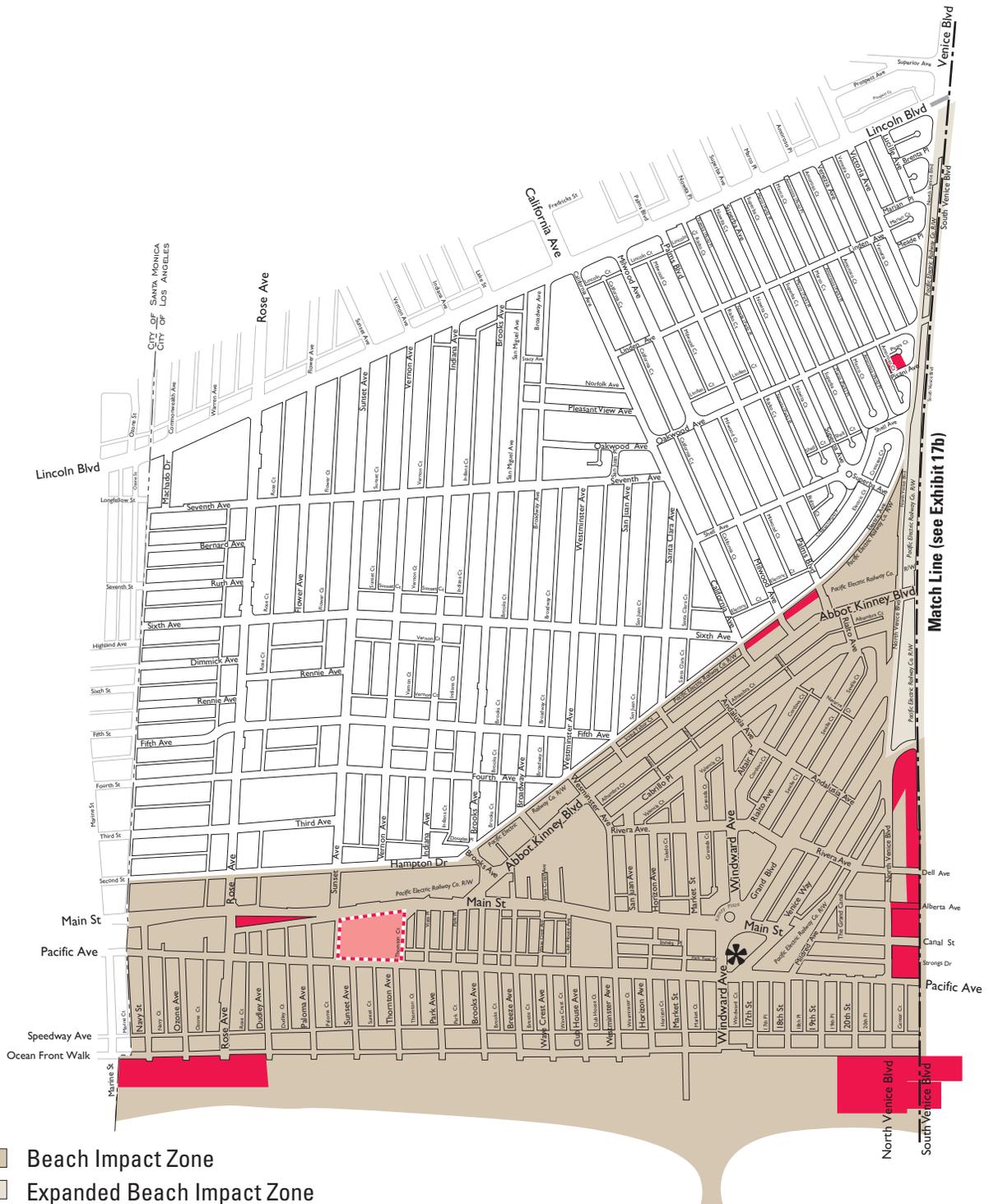
Section 30214.

- a. *The public access policies of this article shall be implemented in a manner that takes into account the need to regulate the time, place, and manner of public access depending on the facts and circumstance in each case including, but not limited to, the following:*

1. *Topographic and geologic site characteristics.*
 2. *The capacity of the site to sustain use and at what level of intensity.*
 3. *The appropriateness of limiting public access to the right to pass and repass depending on such factors as the fragility of the natural resources in the area and the proximity for the collection of litter.*
- b. *It is the intent of the Legislature that the public access policies of this article be carried out in a reasonable manner that considers the equities and that balances the rights of the individual property owner with the public's constitutional right of access pursuant to Section 4 of Article X of the California constitution. Nothing in this section or any amendment thereto shall be construed as a limitation on the rights guaranteed to the public under Section 4 of Article X of the California Constitution.*
- c. *In carrying out the public access policies of this article, the commission, regional commissions, and any other responsible public agency shall consider and encourage the utilization of innovative access management techniques, including, but not limited to, agreements with private organizations which would minimize costs and encourage the use of volunteer programs.*

(Amended by Ch, 919, Stats., 1979.)

Section 30252. *The location and amount of new development should maintain and enhance public access to the coast by (1) facilitating the provision or extension of transit service, (2) providing commercial facilities within or adjoining residential development or in other areas that will minimize the use of coastal access roads, (3) providing non automobile circulation within the development, (4) providing adequate parking facilities or providing substitute means of serving the development with public transportation, (5) assuring the potential for public transit the potential for public transit for high intensity uses such as high-rise office buildings, and by (6) assuring that the recreational needs of new residents will not overload nearby coastal recreation areas by correlating the amount of development with local park acquisition and development plans with the provision of on-site recreational facilities to serve the new development.*



- Beach Impact Zone
- Expanded Beach Impact Zone
- Existing Public Parking
- Potential New or Expanded Surface Parking Site
- Potential Public Parking Structure Site
- ✱ Privately Owned Public Parking

Exhibit 17a
Coastal Access Map
Parking and Beach Impact Zone





Exhibit 17b
Coastal Access Map
Parking and Beach Impact Zone





- Big Blue Bus • Santa Monica
- Culver City Bus
- Metropolitan Transit Authority (MTA)
- Los Angeles Department of Transportation (LADOT)
Including Existing DASH Routes
- - - Proposed LADOT DASH additional route (The **DASH** is a Summer-only transit service)
- ✱ Remote beach parking served by DASH

Exhibit 18a
Existing Public Transit Routes



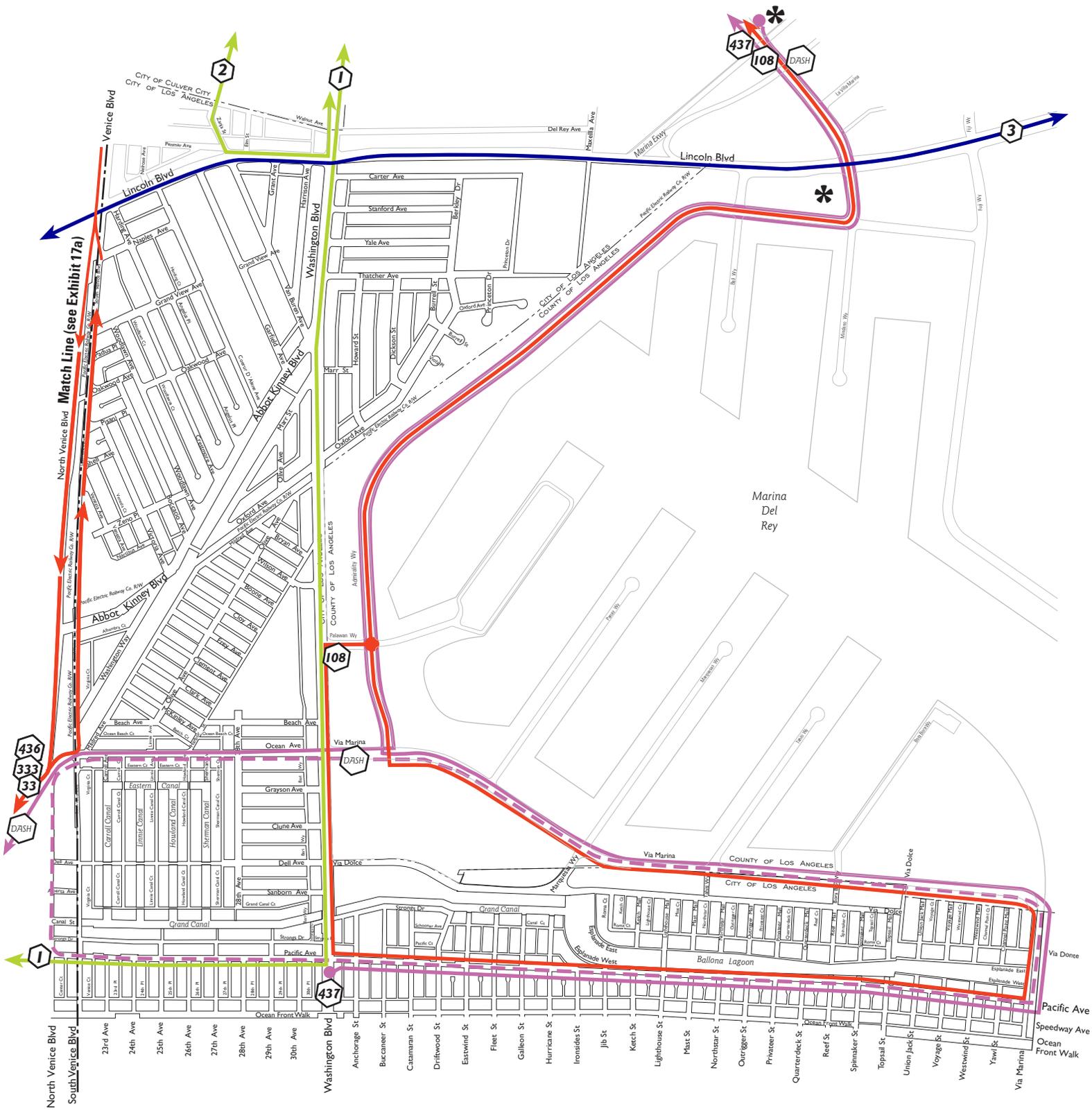
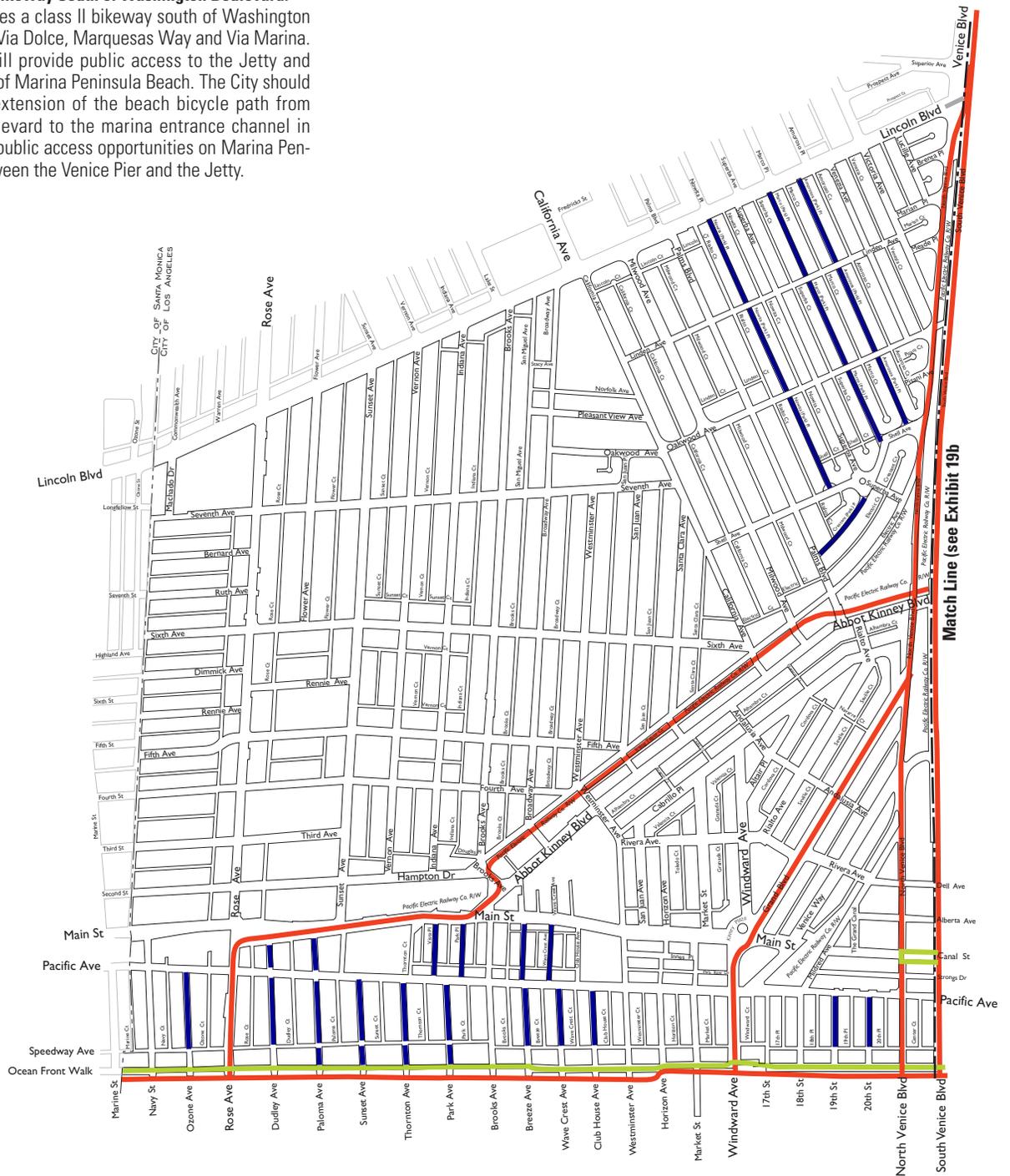


Exhibit 18b
Existing Public Transit Routes

• Policy II. C. 14. Bikeway South of Washington Boulevard.
 The LUP designates a class II bikeway south of Washington Boulevard, along Via Dolce, Marquesas Way and Via Marina. This bike path will provide public access to the Jetty and to the south part of Marina Peninsula Beach. The City should provide for the extension of the beach bicycle path from Washington Boulevard to the marina entrance channel in order to improve public access opportunities on Marina Peninsula beach between the Venice Pier and the Jetty.



- Coastal Accessways
- Walkstreets
- Existing Bikeways
- Proposed Bikeway

Exhibit 19a
Coastal Access Map
Pedestrian Access and Bikeways





Exhibit 19b
Coastal Access Map
Pedestrian Access and Bikeways



Parking

Policy II. A. 1. General. It is the policy of the City to provide increased parking opportunities for both visitors and residents of Venice, and improve summer weekend conditions with respect to Venice Beach parking and traffic control.

A comprehensive package of parking measures and strategies that addresses the needs and balances the competing demands of residents and beach visitors is proposed. Parking facilities shall be increased, subject to the availability of funding, to meet existing unmet needs for residents and beach visitors in order to improve public access opportunities and reduce conflicts between residential and beach visitor parking. Parking facilities for beach overload parking shall be located outside of the Beach Impact Zone. To facilitate ingress and egress to the beach area, a shuttle system that serves outlying parking areas, lots or structures should be developed and maintained. The development of parking facilities shall be consistent with Coastal Act policies.

The City's policy is to provide sufficient parking for beach goers outside of local streets, and encourage the use of this parking (simply restricting use of on-street parking without providing an alternative would diminish public access to the beach). An integrated plan should contain the following types of measures:

- Provision of new parking supply for beach goers;
- Measures to encourage beach goers to use the new supply;
- Measures to reduce parking demand; and
- Management and coordination of the parking and traffic system.

Policy II. A. 2. Expansion of Public Beach Parking Supply. The construction of new public parking facilities should be implemented, as well as maximizing the use of existing ones by restriping existing parking lots or converting them to multi-level structures where consistent with other Coastal Act policies. The parking lots located west of the Ocean Front Walk shall remain surface parking lots. In no case shall such structures obstruct ocean views or be inconsistent with other Coastal Act or LUP Policies.

Implementation Strategies

Public use of private parking facilities currently underutilized on weekends (i.e. serving office buildings) within the Beach Impact Zone shall be negotiated and included in the signing and advertising program (See Policy II.A.4). An example would be the existing 414-space subterranean parking garage serving the 330 Washington Boulevard office building (on the southwest corner of Washington Boulevard and Via Dolce). Public use of existing private parking facilities has the advantage of requiring little or no capital cost.

The site of the Los Angeles County Metropolitan Authority (MTA) bus maintenance yard located between Main Street and Pacific Avenue south of Sunset Avenue is a potential site for public parking. It is estimated that about 350 spaces could be provided on the approximately 3-acre site. This site affords good walking access to the beach, and good vehicular access via Main Street and Pacific Avenue.

School parking lots and playgrounds may be used as parking areas during periods of high beach use providing vehicular access to such lots is sufficient. In the off-season, the existing parking areas may be used for resident-serving needs, such as basketball courts and farmers' markets.

The established Venice Coastal Parking Impact Trust Fund, into which in-lieu parking fees shall be paid, will continue to be utilized for expenditure on improvement and development of public parking facilities that improve public access to the Venice Coastal Zone as specified in the LUP.

Policy II. A. 3. Parking Requirements. The parking requirements outlined in the following table shall apply to all new development, any addition and/or change of use. The public beach parking lots and the Venice Boulevard median parking lots shall not be used to satisfy the parking requirements of this policy. Extensive remodeling of an existing use or change of use which does not conform to the parking requirements listed in the table shall be required to provide missing numbers of parking spaces or provide an in-lieu fee payment into the Venice Coastal Parking Impact Trust Fund for the existing deficiency. The Venice Coastal Parking Impact Trust Fund will be utilized for improvement and development of public parking facilities that improve public access to the Venice Coastal Zone.

PARKING REQUIREMENT TABLE

RESIDENTIAL USES	OFF-STREET PARKING REQUIRED
Single-family dwelling	2 spaces; except projects in the Silver Strand and Venice Canals Residential Subareas, where three spaces are required.
Single-family dwelling on lots of 40 feet or more in width, or 35 feet or more in width if adjacent to an alley	3 spaces
Artist in residence (no sales)	2 spaces for each dwelling unit.
Multiple dwelling	2 spaces for each dwelling unit.
Multiple dwelling and duplex on lots 40 feet or more in width, or 35 feet or more in width if adjacent to an alley	2 spaces for each dwelling unit; plus a minimum of 1 (one) guest parking space for each 4 (four) or fewer units (i.e. 2.25 spaces per unit; always round-up to highest whole number of spaces). Exception: For projects where all required parking spaces are fully enclosed, any required guest spaces may be paid for at the same in lieu fee rate defined for BIZ parking.
Mobile Home Park	2 spaces for each mobile home space.
Hotel	2 spaces; plus 2 spaces for each dwelling unit; plus 1 space for each guest room or each suite of rooms for the first 30; plus 1 space for each two guest rooms or suites of rooms in excess of 30 but not exceeding 60; plus 1 space for each three guest rooms or suites of rooms in excess of 60; plus 1 space for each 100 square feet of floor area used for consumption of food or beverages, or public recreation areas; plus 1 space for each five fixed seats and for every 35 square feet of seating area where there are no fixed seats in meeting rooms or other places of assembly.
Motel or Motor Hotel	1 space for each guest room; plus 2 spaces for each dwelling unit
Boarding and Lodging House	2 spaces for each three guest rooms.

PARKING REQUIREMENT TABLE (Cont.)

HEALTH USES	OFF-STREET PARKING REQUIRED
Veterinary Hospital	1 space for each 150 square feet of floor area.
Medical or Dental or Clinic	See office uses.
Health Studio or Club	1 space for each 150 square feet of floor area. (For purposes of these provisions, swimming pool area shall be counted as floor area).
EDUCATIONAL AND CULTURAL USES	
Child Care Center, Day Nursery, Preschool or Nursery School	1 space for each 500 square feet of floor area.
Business, Professional or Trade School	1 space for each 25 square feet of floor area.
RECREATIONAL USES	
Theater, Auditorium	1 space for each two fixed seats and for every 21 square feet of seating area where there are no fixed seats.
Dance Hall, Pool or Billiard Parlor, Roller or Ice Skating Rink, Exhibition Hall and Assembly Hall without fixed seats, including Community Center, Private Club, Lodge Hall and Union Headquarters	1 space for each 75 square feet of floor area.
OFFICE USES	
Commercial Bank, Savings and Loan Office, other Financial Institutions, Public or Private Utility Office, Ticket Agency, other similar Window Service Offices	1 space for each 225 square feet of floor area of the main floor.
Professional Offices of Doctors, Dentists or similar professions	1 space for each 150 square feet of floor area.
General Office and other Business, Technical Service, Administrative or Professional Offices	1 space for each 250 square feet of floor area.

PARKING REQUIREMENT TABLE (Cont.)

BUSINESS AND COMMERCIAL USES	OFF-STREET PARKING REQUIRED
Personal Service Establishment, Including Cleaning or Laundry Agency or similar use	1 space for each 250 square feet of floor area.
General Retail Store, except as otherwise provided	1 space for each 225 square feet of floor area.
Shopping Center	1 space for each 200 square feet of floor area within the center, or as otherwise required for each individual use within the center, whichever is greater.
Food Store, Grocery Store, Supermarket, or similar use	1 space for each 225 square feet of floor area.
Open Air Vending, Swap Meet	1.25 spaces per vending stall or sales space.
Restaurant, Night Club, Bar, and similar establishments and for the sale or consumption of food and beverages on the premises	1 space for each 50 square feet of service floor area (including outdoor service areas).
Drive-in and Window Service Restaurant providing Outdoor Eating Area or Walk-up or Drive-up Window Service	1 space for each 50 square feet of floor area, but not fewer than 10 spaces. The above may be modified for walk-up facilities with no seating area and beachfront walk-up with seating depending on the particulars of the individual case.
Laundromat and Coin-operated Cleaners	1 space for each 150 square feet of floor area
MANUFACTURING AND RELATED USES	
Manufacturing and Industrial Establishment, including Offices and other than incidental operations	3 spaces; plus 1 space for each 350 square feet of floor area.
Software, music, film and video manufacturing	3 spaces; plus 1 space for each 350 square feet of floor area.
Laboratory and Research Establishment	3 spaces; plus 1 space for each 300 square feet of floor area.
Warehouse Storage Building	3 spaces; plus 1 space for each 1,000 square feet of floor area.

PARKING REQUIREMENT TABLE (Cont.)

OTHERS USES NOT LISTED	OFF-STREET PARKING REQUIRED
Public Utility Facility not having a Business Office on the premises	2 spaces; plus 1 space for each 500 square feet of floor area.
	Parking shall be provided pursuant to a detailed parking study that demonstrates that the project will provide adequate parking to meet the needs of the development without causing negative impacts to coastal access or access to public recreational facilities.

Policy II. A. 4. Parking Requirements in the Beach Impact Zone. Any new and/or any addition to commercial, industrial, and multiple-family residential development projects within the Beach Impact Zone shall provide additional (in addition to parking required by Policy II.A.3) parking spaces for public use or pay in-lieu fees into the Venice Coastal Parking Impact Trust Fund.

Beach Impact Zone (BIZ) Parking Impact Trust Fund criteria:

- a. Commercial and industrial projects in the BIZ shall provide one additional parking space for each 640 square feet of floor area of the ground floor. Up to 50% of the total number of these additional parking spaces required in this section may be paid for in lieu of providing the spaces.
- b. Multiple family residential projects in the BIZ shall provide an additional parking space for each 1,000 square feet of floor area of the ground floor for multiple dwelling projects of three units or more. Up to 100% of the total number of these additional parking spaces required in this section may be paid for in lieu of providing the spaces. The recommended rates shall be established based upon the development cost study of the area.
- c. All in-lieu fees shall be paid into the Venice Coastal Parking Impact Trust Fund to be administered by the City of Los Angeles Department of Transportation for improvement and development of public parking facilities that support public access to the Venice Coastal Zone.
- d. In no event shall the number of BIZ parking spaces (over and above those spaces required by the parking requirements set forth in Policy II.A.3) required for projects of three or more dwelling units, or commercial or industrial projects, be less than one (1) parking space for residential projects and two (2) parking spaces for commercial and industrial projects.

Implementation Strategies

The in lieu fee for a BIZ parking space shall be established in the (LIP) at a rate proportional to the cost of providing a physical parking space.

Policy II. A. 5. Intercept Parking Lots. A limited number of large intercept parking facilities at remote locations shall be provided and connected to the beach with a shuttle bus service operated on summer weekend days and holidays, with a signing and advertising program to direct beach goers to the intercept parking lots.

Implementation Strategies

This measure should build upon the current system (which, in the summer of 1994, consisted of a Venice DASH shuttle bus service operating at 10-minute headway connecting a single remote lot located at the Marina Business Center on Glencoe Avenue near the Marina Freeway), by potentially adding more lots and modifying the shuttle routes accordingly. (Refer also to Implementation Strategies for Policy II.B.3, Shuttle System.)

The intercept parking lots may be public lots or private lots which are underutilized during weekends (i.e. office building parking) and should be located along major access streets, not within residential neighborhoods. Possible locations could include continued use of the Marina Business Center lot on Glencoe Avenue served by the existing Venice DASH shuttle service, future parking to be provided by the Channel Gateway project in accordance with its development agreement or other sites to be determined. (See Policy II.B.3 for further discussion of shuttle operations.)

The capital cost to implement this measure could be low, if the intercept lots are located at existing parking lots or City-owned parcels, or vacant parcels are leased. However, ongoing operating costs would be higher due to the operating and maintenance costs of the shuttle service. If private lots are to be used, their use would either have to be compelled through development agreements/developer requirements or negotiated with the owner, and the City may have to assume liability risk.

Policy II. A. 6. Preferential Parking. Establishment of residential preferential parking districts shall be contingent upon replacing displaced public parking spaces with new public parking at a minimum one-to-one ratio.

Implementation strategies

To provide adequate visitor parking, the preferential parking district(s) should be operated as follows:

- Parking restriction shall not be less than 4-hour within designated residential district(s); meters, if provided, shall be priced and enforced to encourage use of off-street lots and shall accept payment for time increments up to 4 hours.
- Require that the general public maintain the right to buy a day-permit allowing parking on all streets within the zone.

Policy II. A. 7. Metered Parking on Abbot Kinney Boulevard. The City shall install 4-hour parking meters in the commercial district along Abbot Kinney Boulevard to encourage turnover and discourage long-term beach parking, which in turn should help to increase parking availability for short-term commercial customers.

Policy II. A. 8. Signage and Management of Public Beach Parking. The availability of alternative beach parking shall be advertised via ads and/or signs at the Venice beach and boardwalk, flyers distributed at local businesses and on the boardwalk.

To facilitate public parking, adequate signage with directions shall be installed to inform beach goers of the availability of public beach parking facilities and remote lots with shuttle service. A tiered system of lots shall be established, with beach goers directed to each tier in turn until it is full.

The use of traffic controls, special signing, and advance publicity in regional media will be utilized to direct traffic to the standby reservoir of inland parking facilities during peak holidays and to facilitate shuttle service to visitor-serving areas.

Implementation Strategies

A beach parking signage program will consist of the following:

Fixed guide signs on major arrival routes entering the Venice area (e.g. Lincoln Boulevard from the north and south, Marina Freeway from the east, Washington Boulevard from the east, Venice Boulevard from the east and possibly Main Street and Pacific Avenue from the north) identifying locations of and routes to alternative beach parking lots.

The tiered system of lots should operate as follows:

- 1st Tier - Public lots located on the beach (i.e. existing City-owned, County-leased beach parking lots located at the ends of Rose Avenue, Venice Boulevard and Washington Boulevard) and the existing City-owned public parking lots between North and South Venice Boulevards east of Pacific Avenue.
- 2nd Tier - Other public lots within the Beach Impact Zone (i.e. proposed new public parking lot on the former MTA bus yard site, private parking facilities with negotiated agreements for public use).
- 3rd Tier - Intercept/remote lots.

As the 1st tier lots fill up, the manually-operated guide signs at the respective lot and on Rose Avenue, Venice Boulevard, and Washington Boulevard (as appropriate) shall be changed to direct beach goers to the 2nd tier lots.

As the 2nd tier lots fill up, signs shall be posted at each lot in turn as it fills up directing beach goers to the 3rd tier lots. Also, the manually-operated guide signs at the tier 1 lots and on Rose Avenue, Venice Boulevard, Washington Boulevard, and the existing City-owned public parking lots between North and South Venice Boulevard (as appropriate) shall be changed to direct beach goers to 3rd tier lots rather than to the 2nd tier lots.

Hands-on operation of the management and signing program shall be required during the critical period between 10 A.M. and 2 P.M., when most people arrive and lots fill up.

Operation of County-owned beach parking lots with existing and/or new City-provided lots shall be coordinated. Parking lot attendants at both County-owned and City-provided lots shall keep track of how full the lots are, and report this information to the senior traffic enforcement officer in charge of the program.

Policy II. A. 9. Protection of Public Parking. The following policies shall be implemented and enforced in order to protect and enhance public parking opportunities provided on public rights-of-way and in off-street parking areas:

- a. **Beach Parking Lots.** The beach parking lots located at Washington Boulevard, Venice Boulevard and Rose Avenue shall be protected for long-term (4-8 hours) public beach parking. No parking spaces in the

beach parking lots shall be used to satisfy the parking requirements of Policies II.A.3 and II.A.4. The temporary short-term lease or reservation of parking spaces in the beach parking lots may be permitted if the proposed temporary use of the parking supply does not conflict with the need for public parking by beach goers. Any proposal to allow overnight residential parking in the beach parking lots shall include provisions to enforce a prohibition against the storage of vehicles in the lots during the daylight hours by non-beach goers.

- b. Street Ends.** It is the policy of the City to not permit privatization of street ends. Public parking opportunities shall be protected and encouraged at improved and unimproved street-ends that abut Ocean Front Walk and/or the beach.
- c. Rights-of-Way.** In order to maintain and increase the public parking supply, the City shall maximize and protect the availability of public parking opportunities on City streets that currently accommodate vehicular traffic.
- d. Curb Cuts.** In order to protect on-street parking opportunities, curb cuts shall not be permitted where vehicular access can be provided from an alley. When vehicular access cannot be safely provided from an alley, curb cuts shall be limited to the minimum amount necessary to provide safe vehicular access to a site. Old curb cuts shall be restored to curbside public parking when feasible.
- e. Private Parking.** Existing ordinances shall be enforced to ensure that parking areas situated on street-ends and on public rights-of-way are protected for public use and shall not be privatized or posted for private use.

Policy II. A. 10. Valet Parking. Valet parking programs may be permitted and implemented in order to increase the amount of available public parking in parking impacted areas. In order to ensure that any valet parking program that is permitted to operate in the Venice Coastal Zone does not negatively impact coastal access opportunities, all approved valet parking programs shall comply with the following policies:

- a.** The use of public parking areas for valet vehicle Drop-off/Pick-up stations shall be limited to the minimum area necessary and occupy the fewest number of public parking spaces.
- b.** Vehicle Storage/Parking. The storage of vehicles by valets is prohibited in public parking lots, on public rights-of-way and in on-street parking spaces (except for loading and unloading) unless it is determined that use of the public parking area will not conflict with the need for public parking by beach goers.
- c.** A valet parking program that utilizes public property in the coastal zone shall be available for use by the general public with no preference granted to any group or type of use (i.e., restaurant customers vs. beach goers).

Policy II. A. 11. Shared Parking. Shared parking arrangements may be permitted to accommodate new commercial uses and intensification of

Alternative Transit and Traffic Management

existing commercial uses provided that a detailed parking study demonstrates that the proposed shared parking arrangement will not negatively affect coastal access or access to public recreational facilities. Public beach parking lots shall not be used for shared parking arrangements.

Policy II. B. 1. Public Transportation. It is necessary to maintain existing and develop new public transportation facilities to facilitate coastal access in Venice.

The City shall pursue establishment of a subregional transit system. The subregional system shall include Venice as one of the interconnecting destinations. Those portions of the system located within the Venice LCP area should be linked to those portions located within the County's Marina del Rey LCP area, to ensure a single, integrated system.

A public transit service within and to Venice to meet recreational needs is of prime importance and shall be maintained and expanded, subject to available funding. The City Department of Transportation (LADOT) shall work with the regional bus operators, such as the Metropolitan Transportation Authority (MTA), Santa Monica Municipal Bus Lines, and Culver City Municipal Bus, inter-operator fare integration task force to provide peak period and event scheduling of bus services for the area and to develop park-and-ride lots.

Implementation Strategies

The funding and resources of various jurisdiction, such as Proposition A/C Local Discretionary Funds, shall be coordinated to maximize beach transit service.

Policy II. B. 2. Beach Bus Service. Special beach bus service from targeted areas to Venice Beach shall be provided. The objective of the beach bus service would be to provide specialized bus service to the Venice beach area and offer beach goers an alternative means of accessing the beach.

Implementation Strategies

The beach bus service would be provided during summer weekends and holidays by using school buses or LADOT commuter express buses which are otherwise not utilized on weekends. High schools located in the targeted areas could serve as the pick-up/drop-off points for the beach bus service.

Policy II. B. 3. Shuttle System. The City shall develop a comprehensive shuttle (DASH) system for the Venice Coastal Zone as a transit alternative to the automobile for use by beach visitors. Shuttles should be located along well-utilized routes to the beach to ensure adequate use of the system.

To serve Marina Peninsula, the current Venice DASH shuttle bus route shall be modified to operate along Pacific Avenue, south of Washington Boulevard to the Marina Jetty.

Implementation Strategies

The Venice intercept parking shuttle route(s) shall be designed to interface with regional transit routes. For example, the current Venice DASH shuttle bus route travels along Mindanao Way, Admiralty Way, Ocean Avenue and Venice Way to Pacific Avenue, interfacing with MTA line 33 via stops along Venice Way and with Culver City Municipal Bus line 1 and Santa Monica Municipal Bus Line 2 at Pacific Avenue. Adding stops within Marina del Rey along Admiralty Way and on Mindanao Way near Lincoln Boulevard would also allow transfers to/from MTA line 108 and Santa Monica Municipal Bus Line 3. If the shuttle route is modified or new shuttle routes are provided to serve new intercept parking lots, the new or modified routes should also coordinate with regional transit services. (See Exhibits 18a and 18b).

The shuttle system should be implemented as follows:

1. Shuttle bus operation on Venice Boulevard between beach and inland parking areas, including: (a) Venice Boulevard Median Lot expansion; (b) new Venice Branch Library lot; and (c) Electric Avenue lots.
2. Shuttle bus operation on Washington Boulevard between a prospective lot at Mildred Avenue, the Venice Pier, and the beach, with potential stops at existing available parking facilities (e.g., the 400-space Washington Square garage at Via Dolce and Washington Boulevard).
3. Other shuttle bus routes to connect inland standby parking facilities (e.g. school sites) during peak days (e.g. summer and holidays). Shuttle buses would operate on summer weekends and holidays plus other days that might be identified as periods of high public beach demand.

New commercial developments shall be required to contribute to the cost of funding a Venice coastal shuttle system. The City should support coordination and participation of privately operated shuttle systems.

Subject to availability of funding, the City should establish park-and-ride lots along regional bus line routes that could be served by commuters on weekdays and which could also be utilized by visitors to recreational areas on weekends.

Subject to availability of funding, the City should establish park-and-ride lots parallel to the Santa Monica Freeway route which could be utilized by car-poolers traveling to metropolitan Los Angeles on weekdays, and which could also be linked to the coastal area by a shuttle service on weekends.

The City shall continue coordination efforts with CALTRANS to design a park-and-ride lot on the median of the Marina Freeway.

Policy II. B. 4. Traffic Management. The City shall develop and implement traffic management programs to improve and facilitate coastal access in Venice. This includes development of a Transportation Demand Management (TDM) program to more efficiently utilize available parking and street capacities and to encourage beach visitors to alter their mode of travel. It also should include the implementation of improvements to the

street system and reduction of automobile congestion, including intersection signalization and improvement of traffic lane efficiency.

Implementation Strategies

The City shall submit the Coastal Transportation Corridor Specific Plan (CTCSP) (Ord. No. 168,999, which replaced Ord. No. 160,394) adopted by the Los Angeles City Council on August 13, 1993, as part of the LIP. The CTCSP is, in part, an effort to ensure implementation of transportation improvements with planned commercial and industrial development. The CTCSP is intended to provide for coastal access and to coordinate comprehensive transportation plans and programs with other jurisdictions and public agencies. Developers of commercial and industrial projects are required to contribute traffic impact assessment fees for transportation improvements to offset increased traffic demand. The coastal transportation plan will be periodically updated and revised to reflect current costs of proposed improvements and the feasibility thereof. The Coastal Transportation Corridor Trust Fund fees are levied by the City at the time of issuance of the local building permit and will be used to mitigate traffic impacts of new development to the maximum extent feasible.

Potential Traffic Mitigation Measures: Potential mitigation measures which could be implemented to alleviate project traffic impacts at the analyzed intersections are described below. (For detailed information refer to Draft Final Report, Venice Traffic and Parking Study, April, 1995.)

1. Signalization Improvements: The City is in process of implementing Automated Traffic Surveillance and Control (ATSAC) at the following 20 locations:
 - Pacific Avenue & Rose Avenue
 - Pacific Avenue & Brooks Avenue
 - Pacific Avenue & Westminster Avenue
 - Pacific Avenue & Windward Avenue
 - Pacific Avenue & North Venice Boulevard
 - Pacific Avenue & South Venice Boulevard
 - Pacific Avenue & Washington Boulevard
 - Main Street & Rose Avenue
 - Main Street & Abbot Kinney Boulevard/Brooks Avenue
 - Dell Avenue/Via Dolce & Washington Boulevard
 - Ocean Avenue/Via Marina & Washington Boulevard
 - Palawan Way & Washington Boulevard (includes installation of traffic signal)
 - Abbot Kinney Boulevard & Venice Boulevard
 - Mildred Avenue & Washington Boulevard
 - Abbot Kinney Boulevard & Washington Boulevard
 - Lincoln Boulevard & Brooks Avenue/Lake Street
 - Lincoln Boulevard & California Avenue
 - Lincoln Boulevard & Superba Avenue
 - Ocean Avenue/Venice Way & North Venice Boulevard
 - Ocean Avenue/Venice Way & South Venice Boulevard

2. Physical Mitigation Measures: The City shall implement restriping and lane improvements within existing pavement widths at the following locations, as recommended in the Venice Traffic and Parking Study.

Public transportation and bicycle transportation opportunities shall be integrated into roadway designs.

- Pacific Avenue & Rose Avenue - Provide an exclusive left -turn on the westbound Rose Avenue approach.
- Pacific Avenue & Westminster Avenue - Restripe the eastbound Westminster Avenue approach to provide an exclusive left-turn lane.
- Pacific Avenue & North Venice Boulevard - Provide an additional northbound through lane on Pacific Avenue by restriping the northbound left-turn lane as a shared left-turn/through lane.
- Pacific Avenue & South Venice Boulevard - Provide an additional northbound through lane on Pacific Avenue by restriping the northbound approach for one through lane and a shared through/right- lane.
- Main Street & Rose Avenue - Restripe the westbound Rose Avenue approach to provide an exclusive left-turn lane.

Potential Revenue Sources: Potential revenue sources to finance Implementation Strategies as recommended in the Venice Traffic and Parking Study may include the following:

1. Developer in-lieu parking fees to help fund new public parking facilities (i.e. fees paid into the Venice Coastal Parking Impact Trust Fund).
2. Charge for parking in new City-provided beach parking lots in the Beach Impact Zone.
3. Charge for parking in intercept lots and/or to ride Venice intercept parking shuttle system (recent experience with the current Venice DASH system, however, indicates that farebox recovery is likely to be low).
4. Revenue from new parking meters installed as part of plan in both residential and commercial districts.
5. City parking meter fund.
6. Preferential parking permit fees (fee level should be set and used to offset administrative costs of issuing permits only).
7. Coastal Transportation Corridor Trust Fund.
8. City general fund.
9. Other cities served by potential sponsored beach bus service.
10. Fares for sponsored beach bus service (fare box recovery likely to be very low, however, if fares are to be set at an affordable level).
11. Benefit assessment district.

12. Los Angeles County (relative to signage improvements at the County-owned beach parking lots).
13. Proposition A and Proposition C local return funds.
14. Revenues available through MTA's biannual Multi-Year Call for Projects, including:
 - Proposition A and Proposition C discretionary funds
 - Flexible Congestion Relief (FCR) and Transportation System Management (TSM) funds (Propositions 108 and 111)
 - Federal Intermodal Surface Transportation Efficiency Act (ISTEA) funds

Pedestrian and Bicycle Access

Venice Beach is readily accessible to pedestrians and cyclists. Pacific Avenue is the major paralleling street to the area. Direct access from the east is via Rose Avenue, Venice Boulevard, and Washington Boulevard.

The walk streets in North Venice, Marina Peninsula and Milwood neighborhoods are among the most pleasant pedestrian amenities in Los Angeles and provide excellent vertical access to the beach. The Venice Boardwalk extends approximately 1.5 miles along the sand, providing immediate access to the beach. (See Exhibit 19a and 19b).

A segment of the Los Angeles South Bay bicycle trail runs through Venice for 1.5 miles along the beach, from the City boundary in the north to the Washington Boulevard parking lot.

Ballona Lagoon is accessible through a decomposed granite pedestrian path with a double rail wood fence along the entire eastern shoreline of the lagoon. The path is accessible at either end from Via Marina or Via Dolce and from numerous walk streets/malls within the existing development to the east of the lagoon.

The walkways along the banks of the Venice Canals (north of Washington Boulevard) were restored in 1996 and they provide public pedestrian access to and along the canals. The public walkways along Grand Canal (south of Washington Boulevard) also provide public pedestrian access along both sides of the waterway, but are in need of substantial repairs. The City is currently planning a Grand Canal rehabilitation project to improve the neglected walkways.

Policy II. C. 1. General Non-Vehicular Coastal Access Policy. Pedestrian and bicycle access ways are identified on Exhibit 19. Pedestrian Access and Bicycle Trails shall be developed, protected and maintained, and new development adjacent to the coast and coastal waterways shall be required to provide public access in a manner that is consistent with the policies of the Coastal Act.

A network of pedestrian and bicycle routes shall be developed, enhanced and maintained to provide linkages within residential neighborhoods and between visitor-serving commercial areas and coastal recreational access

points, transit routes, existing and projected parking facilities, and areas of historical significance to facilitate circulation of visitors within the heavily congested areas in Venice.

Implementation Strategies

Public Works Projects

To enhance pedestrian access, improvements should establish and reinforce pedestrian connections between Ocean Front Walk, existing walk streets, the Venice Canals, Grand Canal and Ballona Lagoon, West Washington Boulevard, and streets that were part of the original Kinney Canals.

Private Developments:

Development standards in this LUP and the LIP for the walkways along the canals, lagoon, and designated walk streets shall focus on preserving pedestrian orientation by preserving the walkways and limiting height and types of development permitted adjacent to the walkways. (For more detailed information refer to Policy II.C.10 and 11).

Policy II. C. 2. Grand Canal Pedestrian Access. The three existing public rights-of-way from the Grand Canal to Strongs Drive and Pacific Avenue shall be improved and appropriately signed. South of Washington Boulevard, the public walkways that provide public pedestrian access along both sides of Grand Canal shall be improved and appropriately signed.

Policy II. C. 3. Ballona Lagoon Enhancement Plan (Pedestrian Access). Pedestrian access and interpretative overlooks to the Ballona Lagoon shall be enhanced without invading the privacy of adjoining residents. The existing public walkway on the east bank of Ballona Lagoon, and the overlook on the southern end of the lagoon near Via Marina, shall be maintained and protected for public access. (Refer also to Policy IV.B.1).

Implementation strategies

Eastern Shore:

The existing public path along the eastern shore is presently maintained by the homeowners association. (Refer to the Ballona Lagoon Enhancement Plan for specific proposals.) The portion of the restored Ballona Lagoon buffer that is situated between the public path and the water is maintained by the City pursuant to Coastal Commission Coastal Development Permit 5-95-152 and amendments.

North Lagoon:

1. The new sidewalk installed along the edge of Via Dolce where it fronts the lagoon shall be maintained and protected for public access. The sidewalk connects the existing decomposed granite path at the eastern shore to the public path at the northeastern edge of the lagoon.

2. At the end of Canal Court a secondary access point shall be provided to the western access paths.
3. The existing footpath shall be improved along the northwest shore of the lagoon from the Canal Court access point to Pacific Avenue where it is intersected by Jib Street and continue south along Pacific Avenue to Lighthouse Street. As elsewhere, regulatory signs and trash receptacles should be placed intermittently along the trail.

Western Shore:

Because of the steep embankment and the need to provide some buffering from the automobile traffic on Pacific Avenue, the strategy along the western shore is to limit physical access. A future study shall be done, as part of the Ballona Lagoon Enhancement Plan, before any public access along the western shore is improved.

Policy II. C. 4. Venice Canals. The Venice Canals Walkways have been fully rehabilitated and shall be maintained for public access. The Department of Transportation shall provide signs on Venice Boulevard which direct the public to the Venice Canals Historic District and the existing Venice Canals Walkways.

Policy II. C. 5. Ocean Front Walk. It is the policy of the City to complete a continuous public pedestrian walkway that extends from the boundary with City of Santa Monica to the Marina del Rey entrance jetty as indicated on Exhibit 19. Ocean Front Walk shall be preserved and enhanced for public access including but not limited to improvements, such as repaving and landscaping along Ocean Front Walk, development of a pedestrian plaza along Washington Boulevard and provision of landscaping and decorative treatments at Windward Avenue as outlined in the 1995 Venice Beach Ocean Front Walk Refurbishment Plan.

Implementation Strategies

Conservancy Waterfront Restoration Plan and 1995 Venice Beach Ocean Front Walk Refurbishment Plan. Using the Proposition A money, the City of Los Angeles Recreation and Parks Department will implement the 1995 Venice Beach Ocean Front Walk Refurbishment Plan components designed to enhance pedestrian access.

Policy II. C. 6. Disabled/Elderly Access Paths. Access paths should be provided across beach lands to the shoreline for use primarily by the elderly and disabled persons. Such paths should be located in the vicinity of the Venice Pier and be compatible with the Least Tern nesting ground. The existing public access path on the Marina del Rey north entrance jetty shall be maintained and enhanced, and may also include a shaded overlook area, provided that public views are not significantly impaired.

Policy II. C. 7. Walk Streets. Designated walk streets shall be preserved and maintained at their present widths for public pedestrian access to the shoreline and other areas of interest and to preserve views along and from the public right-of-way. Vehicular access on walk streets shall be restricted to emergency vehicles. The minimum width of the pedestrian path shall be 10-12 feet in the North Venice and Peninsula areas

and 4½ feet in the Milwood area. The remaining public right-of-way shall be limited to grade level uses including landscaping, patios, gardens and decks.

The following streets are designated as walk streets (as shown on Exhibit 19):

West of Pacific Avenue and east of Ocean Front Walk:

- | | |
|--------------------------|---------------------|
| a. Sunset Avenue | j. Thirtieth Avenue |
| b. Thornton Avenue | k. Galleon Street |
| c. Park Avenue | l. Privateer Street |
| d. Twenty-Third Avenue | m. Reef Street |
| e. Twenty-Fourth Avenue | n. Spinnaker Street |
| f. Twenty-Sixth Avenue | o. Westwind Street |
| g. Twenty-Seventh Avenue | p. Yawl Street |
| h. Twenty-Eighth Avenue | q. Via Marina |
| i. Twenty-Ninth Avenue | |

Between Lincoln Boulevard and Shell Avenue:

- a. Nowita Place
- b. Marco Place
- c. Amoroso Place

West of Main Street and east of Speedway:

- a. Dudley Avenue
- b. Breeze Avenue
- c. Wave Crest Avenue

West of Main Street and east of Ocean Front Walk:

- a. Paloma Avenue

West of Main Street and east of Pacific Avenue:

- a. Park Place
- b. Vista Place

West of Pacific Avenue and east of Speedway:

- | | |
|------------------------|-----------------------|
| a. Ozone Avenue | i. Jib Street |
| b. Club House Avenue | j. Ketch Street |
| c. Nineteenth Avenue | k. Mast Street |
| d. Twentieth Avenue | l. Northstar Street |
| e. Twenty-fifth Avenue | m. Outrigger Street |
| f. Eastwind Street | n. Quarterdeck Street |
| g. Fleet Street | o. Union Jack Street |
| h. Ironsides Street | p. Voyage Street |

West of Via Dolce and east of Esplanade East:

- | | |
|---------------|---------------------|
| a. Ketch Mall | f. Quarterdeck Mall |
| b. Mast Mall | g. Reef Mall |

- c. Northstar Mall
- d. Outrigger Mall
- e. Privateer Mall
- h. Spinnaker Mall
- i. Topsail Mall

East of Speedway and west of Pacific Court:

- a. Buccaneer Street
- b. Catamaran Street

West of Los Angeles County boundary and east of Esplanade East:

- a. Union Jack Mall
- b. Voyage Mall
- c. Westwind Mall
- d. Channel Point Mall

And:

- a. Crescent Place between Palms Boulevard and Shell Avenue.
- b. Lighthouse Street between Esplanade East and Pacific Avenue
- c. Anchorage Street between Ocean Front Walk and Pacific Court

Policy II. C. 8. Emergency Vehicle Access. Adequate access for emergency vehicles shall be provided and maintained at all times to residences on walk streets while preserving the integrity and character of the walk streets to the extent feasible.

Policy II. C. 9. Alley Access and Improvements. Alleyways shall remain clear of all vehicles, structures, storage and debris at all times so that fire apparatus may service all residences on walk streets. The alleyways may be used solely for ingress and egress to garages and to private parking areas. New development shall incorporate any improvements necessary to upgrade or retain alleys to current standards and to enhance public safety.

Policy II. C. 10. Walk Streets -- Residential Development Standards. New residential development along walk streets shall enhance both public access and neighborhood character.

Building materials, colors, massing and scale of new structures shall complement those of existing structures in the neighborhood. Building facades shall be varied and articulated to provide visual interest to pedestrians. Primary ground floor residential building entrances and frequent windows shall face the walk streets. Front porches, bays, and balconies shall be encouraged. In case of duplexes and low density multiple-family buildings, entries shall be located in the exterior building facade for each residential unit, shall face walk streets, and be well-defined and separate.

Policy II. C. 11. Encroachments into Walk Street Right-of-Way. Encroachments into City right-of-way shall be limited to grade level uses including gardens, patios, landscaping, ground level decks and fences.

The gardens/patios in the right-of-way, between the fences and the buildings, shall be permitted to provide a transitional zone between the public path ways and private dwellings.

To create a defensible space, the planting along the walk streets shall not impede the view of walkways by the residents and the view of the gardens by the pedestrian.

Creative use and arrangement of permeable paving materials shall be encouraged.

Any fence, wall or hedge erected in the public right-of-way shall not exceed 42 inches in height as measured from the existing grade of the public right-of-way. The use of decorative fence patterns such as split rail, picket and rustic is encouraged. New fences shall be located in line with existing fences on the same side of the street.

Implementation Strategies

As part of the LIP, an ordinance should be adopted amending Bureau's Standard Plan D-22459 and creating a standard street category for walk streets. The Street Standards Committee should adopt improvement standard for walk streets.

The following criteria are recommended for walk streets:

- a. The City of Los Angeles Department of Public Works, Fire Department, Department of City Planning, Department of Recreation and Parks, and Department of Cultural Affairs shall work cooperatively to maintain and enhance these walk streets as pedestrian rights-of-way.
- b. No financing is currently allocated to improve the walk streets. Any improvements are likely to be the result of assessment financing or development conditions.
- c. The City shall seek funding for regular maintenance (including tree trimming) and cleaning of walk streets shall be regulated.

Permanent encroachments within the existing public right-of-way of a designated walk street shall be permitted only by obtaining a revocable encroachment permit from the City Department of Public Works.

The City shall investigate the feasibility of purchasing special fire fighting vehicles and equipment which would permit the Fire Department to access structures along walk streets with narrower than 28-foot-wide rights-of-way.

The City Department of Transportation shall investigate and install as appropriate 'No Parking' signs in public alleyways adjacent to walk streets to keep alleyways clear for emergency vehicles.

For eventual undergrounding of all wires in alleyways, the Department of Building and Safety shall require that for a permit for new construction and/or major remodeling a conduit be undergrounded in anticipation of later hook-up connection.

Policy II. C. 12. Ocean Front Walk Pedestrian Amenities. In order to support pedestrian activities along Ocean Front Walk, commercial development should include design elements aimed at providing for pedestrian safety and convenience, such as shade, seating, directional signs, courtyards and walkways.

Implementation Strategy

Implementation strategies will be set forth in the LIP to encourage pedestrian activity. These implementation strategies shall include, but are not limited to, the following:

- Require that new commercial developments be consistent with the Development Standards for Ground-Level Development (See Policy I.B.7.)
- Support a Business Improvement District (BID) comprised of visitor-serving commercial properties. Funds obtained from this assessment district would be designated specifically for the Ocean Front Walk area and used for maintenance, improvement and development of public pedestrian amenities.

Policy II. C. 13. Bikeways. The City shall develop and maintain those bikeways delineated on Exhibits 19a and 19b, Pedestrian Access and Bikeways and continue to identify future bikeway locations for potential bicycle trip demand.

Implementation Strategies

Bikeways shall be integrated with those in the communities of Westchester, Playa Vista, Palms, Mar Vista, Los Angeles County, Culver City, the City of Santa Monica and with existing and proposed recreation facilities.

Bikeways shall be selected to complement other present and future transportation modes such as, but not limited to walking, automobiles, buses, commuter rail and rapid transit.

To the extent feasible, complete separation of motor vehicle traffic from bicycle traffic should be achieved by making use of off-street rights-of-way, such as those associated with electric power transmission, drainage, public land and abandoned railways for class I bikeways (bike paths). Where the bikeway must be in the usable roadway and the pavement is sufficiently wide, a lane for the exclusive use of bicycles class II bikeways (bike lanes) should be designated and identified by striping and signs.

Bikeways and bicycle support facilities are funded primarily through Transportation Development Act (TDA) Article 3 funds; additional potential funding sources include Los Angeles County Proposition A as well as State and Federal programs for recreational bikeway development. (Refer also to the City of Los Angeles Bicycle Plan.)

Policy II. C. 14. Bikeway South of Washington Boulevard. The LUP designates a class II bikeway south of Washington Boulevard, along Via Dolce, Marquesas Way and Via Marina. This bike path will provide public access to the Jetty and to the south part of Marina Peninsula Beach. The

City should provide for the extension of the beach bicycle path from Washington Boulevard to the marina entrance channel in order to improve public access opportunities on the Marina Peninsula beach between the Venice Pier and the Jetty.

Policy II. C. 15. Bicycle Support Facilities. Convenient and secure bicycle parking and storage facilities shall be provided at transit centers and public buildings, retail developments, theaters, parks and similar trip generators. Bike racks should be provided at the western terminus of streets at Ocean Front Walk and at the Jetty.

Landscaping and Lighting: Class I bikeways (bike paths) shall be landscaped whenever feasible. Landscaping may be used to emphasize the separation from motor traffic or from pedestrian traffic, but shall not impede coastal views. Where bike paths are isolated, as recommended by the Los Angeles Police Department, safety measures such as security lighting shall be included in their design.

Implementation Strategies

The LIP shall include standards for requiring new non residential development to provide additional bicycle access and support facilities, including bikeways, bike racks, public restrooms, bike lockers, drinking fountains, trash cans, recycling bins, seats, etc.

The City shall investigate the feasibility of providing a "park-and-bike" lot on the abandoned Pacific Electric right-of-way along Mildred Avenue west of Washington Boulevard, as this lot could be linked with the beach bike path and Venice Pier via the bike lane along Washington Boulevard.

Policy II. C. 16. The City shall work with the Metropolitan Transportation Authority (MTA) and other public transit agencies to provide the capability to transport bicycles to and in the area aboard public transit.

Temporary Events

Policy II. D. 1. Temporary Events. Activities or events that involve the reservation or exclusive use of any public beach parking area or sandy beach area shall be regulated in order to protect public access to the shoreline and public access to parking supplies that support recreational opportunities. Public access and recreation shall have priority over other uses on the beach and in the public beach parking areas.

POLICY GROUP III.

RECREATION AND VISITOR-SERVING FACILITIES

Introduction

Recreation and visitor-serving facilities in the Venice Coastal Zone include the opportunities offered by Venice Beach, Ocean Front Walk, and the bike path; the restaurants and shops along Ocean Front Walk and Main Street; and the walkways and waterways of the Venice Canals and Ballona Lagoon which offer sightseeing, birdwatching and boating. Existing recreation and visitor-serving facilities are shown in Exhibits 19a through 21b.

Venice Beach is acknowledged as one of the most popular attractions in Southern California. It extends along the coast from Navy Street to the Marina del Rey jetty and entrance channel, providing 2.9 miles of ocean frontage and 238 acres of sandy beach. The beach area, bike path and Ocean Front Walk are used by local, county-wide residents, and visitors from around the world. Summertime attendance is estimated to average 100,000 on Saturday and 150,000 on Sunday (County of Los Angeles, Department of Beaches and Harbors). According to the same source, annual attendance has been estimated to be around 5.5 million (1993). The beach is owned by the City of Los Angeles and operated by the county of Los Angeles.

The beach area is a vast, integrated recreation facility, providing free or low-cost opportunities for those who bike, skate, jog, walk, fly kites, picnic, swim, fish and sunbath along the Pacific shore. For participants and spectators, there are public courts for basketball, volleyball, handball and paddle tennis; weight lifting equipment, and children's play areas. Ocean Front Walk is a paved walkway located at the inland edge of the beach, used by pedestrians, roller skaters and skateboarders. Recreational and visitor support facilities along the beach and Ocean Front Walk include five restroom buildings, twenty lifeguard towers, concession stands, bicycle and roller skate rentals, drinking fountains, and refuse containers. (See Exhibit 21a and 21b).

Private businesses such as retail shops, restaurants and vendors along Ocean Front Walk and Main Street are also an attraction and service for residents and visitors alike. Hotels, motels and hostels are located within a walking distance from the beach and are also considered visitor-serving uses.

The Los Angeles County South Bay Bicycle Trail runs from Santa Monica to Torrance. Through Venice, a bike path runs 1.5 miles along the beach from the City boundary on the north, stopping at the Washington Boulevard parking lot. In order to continue across the Marina channel, cyclists continue inland to Lincoln Boulevard via bike lanes on Venice Boulevard or Washington Boulevard.

The Venice Pier, located at the terminus of Washington Boulevard, was constructed in 1964 and was used for concession, fishing, bait, and fishing equipment. The pier was closed in 1989 due to structural deficiencies, and was slated for demolition by the City. However, in response to strong community sentiment to save the pier, the City Department of Recreation and Parks renovated and reopened the Venice Pier in 1997 using funding

from Proposition A (See Coastal Commission Coastal Development Permit 5-95-293).

In general, public use of the beach in the Marina Peninsula south of Washington Boulevard is less intensive than that of the North Venice Beach portion. Uses are primarily sunbathing, swimming, picnicking, active recreational uses on the sand, and fishing from the Marina Channel jetty. More intensive use is limited due to restricted access, parking, and lack of recreation facilities. The area provides a respite from the activity of the northern portion and a more serene coastal experience.

In 1988, the State Coastal Conservancy initiated a collaborative planning and design project with the City of Los Angeles and the Venice community focused on improving public facilities and enhancing significant community spaces and recreational facilities. In May 1990, the State Coastal Conservancy released a draft Waterfront Restoration Plan. The draft plan presents conceptual design alternatives for improvements to the Venice Pier, the Venice Pavilion, Ocean Front Walk and related beach facilities, Windward Avenue Circle, Washington Boulevard, and Venice Boulevard median.

In March of 1995, the City of Los Angeles Recreation and Parks Department retained a team of private consultants to prepare a plan for the refurbishment of approximately 1.7 miles of Ocean Front Walk. (Refer to Venice Beach Ocean Front Walk Refurbishment Plan, November 3, 1995.) The improvements recommended in this plan are in keeping with the overall vision, goals and recommendation of Coastal Conservancy Waterfront Restoration Plan. The Refurbishment Plan was implemented and completed in 2000 (See Coastal Commission Coastal Development Permits 5-96-176 and 5-99-427).

In addition to the beach area, the walkways and waterways along the Venice Canals and Ballona Lagoon provide opportunities for more passive recreational and educational uses such as birdwatching, nature study, strolling, and sightseeing. Non-motorized boating is permitted in the Venice Canals. The waterways are a sensitive environmental habitat, and the Land Use Plan balances recreation uses with the need for habitat protection (See Sections I and IV for additional policies related to the Canals and Lagoon.)

Parking and access issues, including bikeways, are further discussed in Section II.

Coastal Act Policies

The policy groups covered by this section of the LUP address the following Coastal Act Policies, which are included as part of the Land Use Plan:

Section 30212.5. *Wherever appropriate and feasible, public facilities, including parking areas or facilities, shall be distributed throughout an area so as to mitigate against the impacts, social and otherwise, or overcrowding or overuse by the public of any single area.*

Section 30213. *Lower cost visitor and recreational facilities shall be protected, encouraged and where feasible, provided. Development providing public recreational opportunities are preferred.*

Neither the commission nor any regional commission shall either: (1) require that overnight room rentals be fixed at an amount certain for any privately owned and operated hotel, motel or other similar visitor-serving facility located on either public or private lands; or (2) establish or approve any method for the identification of low- or moderate-income persons for the purpose of determining eligibility for overnight room rentals in any such facilities.

Section 30220. *Coastal areas suited for water-oriented recreational activities that cannot readily be provided at inland water areas shall be protected for such uses.*

Section 30221. *Oceanfront land suitable for recreational use shall be protected for recreational use and development unless present and foreseeable future demand for public or commercial recreational activities that could be accommodated on the property is already adequately provided for in the area.*

Section 30222. *The use of private lands suitable for visitor-serving commercial recreational facilities designed to enhance public opportunities for coastal recreational shall have priority over private residential, general industrial, or general commercial development, but not over agriculture or coastal-dependent industry.*

Section 30223. *Upland areas necessary to support coastal recreational uses shall be reserved for such uses, where feasible.*

Section 30224. *Increased recreational boating use of coastal waters shall be encouraged, in accordance with this division, by developing dry storage areas, increasing public launching facilities, providing additional berthing space in existing harbors, limiting non-water-dependent land uses that congest access corridors and preclude boating support facilities, providing harbors of refuge, and by providing for new boating facilities in natural harbors, new protected water areas, and in areas dredged from dry land.*

Section 30250. *(c) Visitor-serving facilities that cannot feasibly be located in existing developed areas shall be located in existing isolated developments or at selected points of attraction for visitors.*



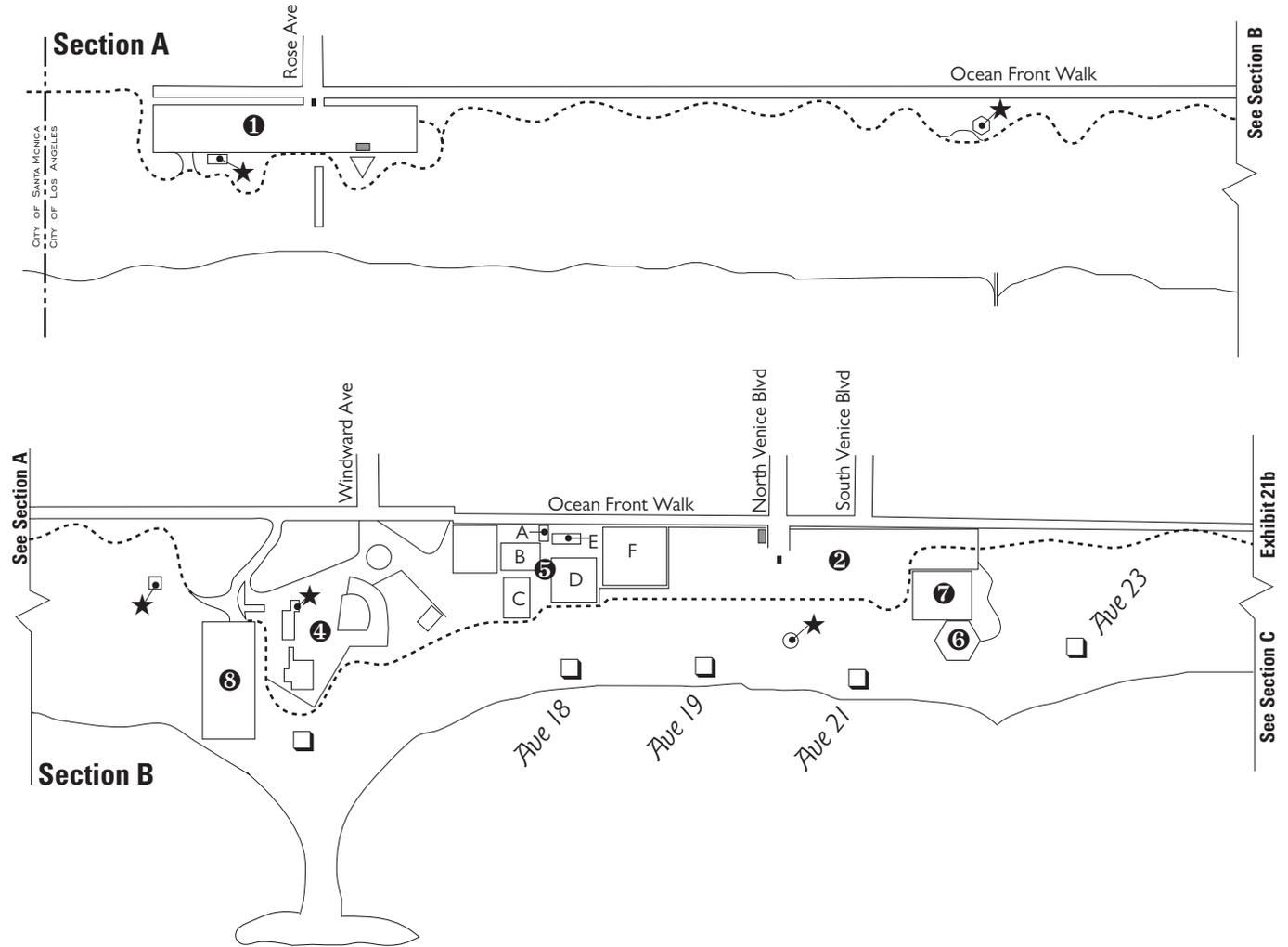
- Shoreline Recreational Area
- Coastal Waterways
- Park Facilities
- Pedestrian Paths and Improved Walkways along Ballona Lagoon, Grand Canal and Venice Canals
- Public Boat Launch

Exhibit 20a
Recreation and Visitor Serving Facilities





Exhibit 20b
Recreation and Visitor Facilities



- Parking Booths
- ▽ Covered Picnic Areas
- Lifeguard Towers
- ★ Restrooms
- Bike Rentals
- ⋯ Bike Path
- ① Rose Ave. Parking Lot
- ② Venice Blvd. Parking Lot
- ③ Washington St. Parking (L.A. City Dept. of Parks and Recreation)
- ④ Venice Pavillion
- ⑤ Venice Athletic Center
 - A Office/Restroom
 - B Basketball
 - C Handball
 - D Swings
 - E Weight Yard
 - F Tennis
- ⑥ Lifeguard Headquarters
- ⑦ Maintenance Yard
- ⑧ Oil Drilling Area

Exhibit 21a
Existing Shoreline Recreational Area
 Source: Los Angeles County Department of Beaches and Harbors



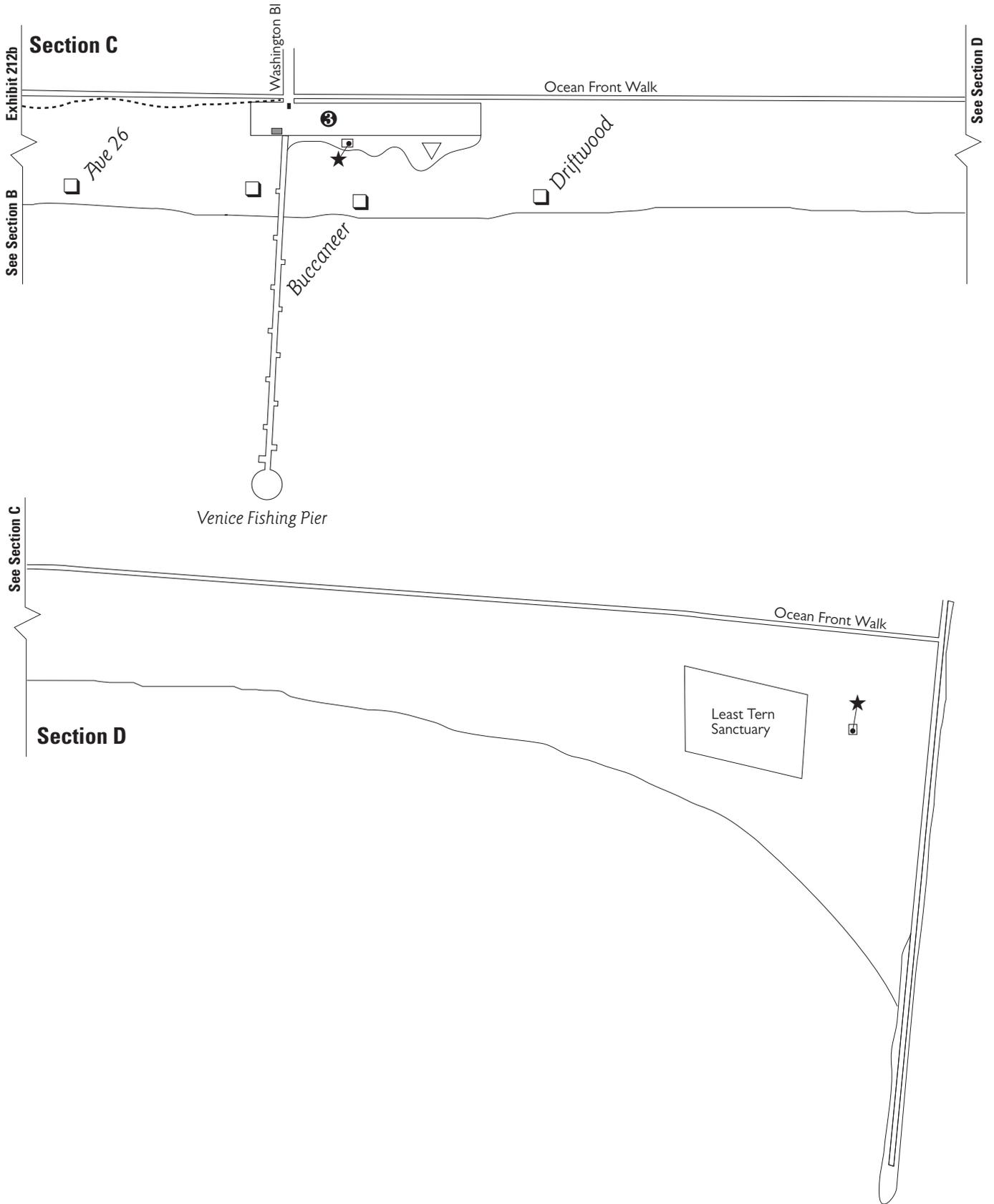


Exhibit 21b
Existing Shoreline Recreational Area
Source: Los Angeles County Department of Beaches and Harbors



LAND USE PLAN POLICIES AND IMPLEMENTATION STRATEGIES

Recreational Opportunities

Policy III. A. 1. General. New recreational opportunities should be provided, and existing recreational areas, shown on Exhibits 19a through 21b, shall be protected, maintained and enhanced for a variety of recreational opportunities for both residents and visitors, including passive recreational and educational activities, as well as active recreational uses.

- a. Recreation and visitor-serving facilities shall be encouraged, provided they retain the existing character and housing opportunities of the area, and provided there is sufficient infrastructure capacity to service such facilities.
- b. Acquisition, expansion and improvement of parks and facilities throughout the Venice Coastal Zone shall be encouraged and accelerated, subject to the availability of funds.
- c. Where feasible and compatible with the surrounding neighborhood, recreational uses shall be located in conjunction with other new public facilities, such as public parking lots.
- d. Recreation facilities shall be refurbished and constructed to maximize recreational opportunities.
- e. Beach Hours: Public access and recreational opportunities on the sandy beach shall be protected and encouraged. Any limitations to public access, including changes to the hours of operation, shall be subject to a coastal development permit.

Implementation Strategies

The City shall designate and zone public recreation areas shown on Exhibits 20a and 20b, including Ocean Front Walk, as Open Space use.

The City shall maintain an inventory of vacant land suitable for potential acquisition as public open space, and shall encourage continuing efforts by County, State and Federal agencies to acquire such land and work with the Coastal Conservancy towards this end. Potential funding sources include: Quimby funds, the Tide-Lands Oil Trust Funds, and the Venice Surplus Real Property Fund. Unutilized or underutilized public land (including rights-of-way), particularly publicly-owned lands having potential for multiple uses, such as school playgrounds, should be made available for park and recreational uses.

Citizen groups and merchants' associations shall be encouraged to undertake private action for community improvements, such as: business improvement district's (BID's) initiation of programs by property owners and merchants to increase off-street parking facilities serving adjacent shopping areas, promoting street tree planting programs, sponsoring clean-up and beautification programs to improve the general environment, and, development and maintenance of small parks.

North Venice

The Coastal Conservancy's 1990 Draft Waterfront Restoration Plan is a

comprehensive program of public beach and related pedestrian, circulation and community improvements which could be developed over the next several years, subject to available funding. The 1990 Draft Waterfront Restoration Plan identifies conceptual design options and provides preliminary estimates of project costs. The Coastal Conservancy and City agencies will continue to refine conceptual designs based on costs, funding, design and engineering studies, and community and City priorities. The 1995 Venice Beach Ocean Front Walk Refurbishment Plan, prepared for the Department of Recreation and Parks, is a detailed plan for North Ocean Front Walk and bike paths. The 1995 Refurbishment Plan is an extension of the Coastal Conservancy's 1990 Plan, and they are not mutually exclusive plans. The 1995 Refurbishment Plan is the guiding document for implementation and refurbishment of the north segment of the Venice Beach Ocean Front Walk

Policy III. B. 1. 1990 Waterfront Restoration Plan and 1995 Venice Beach Ocean Front Walk Refurbishment Plan. The City shall support implementation of the Coastal Conservancy Waterfront Restoration Plan and related studies, such as the 1995 Venice Beach Ocean Front Walk Refurbishment Plan, which complements the Venice LUP policies for public and recreational facilities.

The two plans address the following facilities:

Ocean Front Walk: The 1990 Draft Waterfront Restoration Plan provided design options and concepts for Ocean Front Walk from North Venice to the Venice Pier at Washington Boulevard.

The 1995 Venice Beach Ocean Front Walk Refurbishment Plan is the plan prepared for the City Department of Recreation and Parks, which includes design plans for North Ocean Front Walk and bike paths. The Plan proposes relocation, expansion of some existing recreational facilities and addition of new ones along North Ocean Front Walk and the adjoining beach area. Proposed improvements, approved pursuant to Coastal Commission Coastal Development Permit 5-96-176 and amendment, include:

- Ocean Front Walk resurfacing and lighting, street furniture, sand wall and trash and recycling containers.
- A new separate 10-14 foot bikepath west of the existing bikepath; allowing use of existing path for joggers and skaters.
- Relocation and expansion of the existing children's play area and creation of a new children's play area near the Rose Avenue parking lot.
- Handicapped access to the beach.
- Skate dance area, grandstand basketball court, resurfacing and lighting of existing basketball courts, handball court improvements and expansion.
- Reconstruction and addition of new restrooms.

- Pagoda restoration.

Venice Pavilion: The Venice Pavilion was demolished and the area restored to sandy beach and landscaped public park with public recreation improvements pursuant to Coastal Commission Coastal Development Permit 5-99-427/A5-99-449 (Jan. 2000).

Windward Avenue and Circle: In response to community support to create a pedestrian oriented environment in the area of Windward Avenue and Circle, the 1990 Draft Waterfront Restoration Plan proposes several conceptual designs. This would involve providing better linkage between the Ocean Front Walk and Pavilion area on the beach, and Windward Avenue from Speedway to Windward Circle. The Draft Plan would create a formal plaza between Speedway and Ocean Front Walk, create an enhanced pedestrian area from Speedway to Pacific Avenue, and establish pedestrian connections along Windward Avenue to Main Street at Windward Circle. The improvements to the Circle would establish it as a central focus for pedestrians and vehicles.

The 1995 Venice Ocean Front Walk Refurbishment Plan supported the idea of creating a formal plaza between Speedway and Ocean Front Walk and proposed a plaza park at this location which forms a staging area and pedestrian drop-off zone at Speedway.

A continuation of the arcaded-facade Venetian architecture is assumed in future restoration or new construction on Windward Avenue.

Washington Boulevard: The Draft Waterfront Restoration Plan has prepared conceptual illustrations of a redesigned Washington Boulevard between Pacific Avenue and the beach parking lot at the Venice Pier. The improvements are designed to provide better connections between the existing beach facilities, including the pier and beach parking lot, and Washington Boulevard.

Implementation Strategies

Proposition A, approved by the voters of Los Angeles County in November 1992, included \$10 million specifically for the Venice Beach area. The City Department of Recreation and Parks will implement the 1995 Refurbishment Plan components designed to enhance pedestrian access, as approved pursuant to Coastal Commission Coastal Development Permit 5-96-176 and amendment.

Policy III. B. 2. Venice Pier. The Venice Pier has been restored and open since November 1997. The pier shall remain open to the public. Free unobstructed public access and recreational fishing access shall be provided and maintained to and upon the Venice Pier, subject only to temporary limitations for public safety necessitated by unsafe conditions (See Coastal Commission Coastal Development Permit 5-95-293).

Implementation Strategies

The Coastal Conservancy Waterfront Restoration plan found strong community sentiment for restoration and reopening of the Pier (providing

there is no intensification of use over previous pier operation). Coastal Development Permit 5-95-293, approved by the Coastal Commission in 1996 for the restoration and reopening of the Venice Pier, has been issued and implemented. The terms and conditions of Coastal Commission Coastal Development Permit 5-95-293 remain in effect and still apply to the operation of the pier.

Policy III. B. 3. Venice Pier Parking Lot. The public beach parking lot located south of Venice Pier may be renovated and improved in its current location, but shall not be expanded outside of its 1982 footprint. Any private encroachments over the portion of the Ocean Front Walk right-of-way abutting this parking lot shall be removed concurrently with the improvement of the parking lot in order to restore public pedestrian access to the Ocean Front Walk right-of-way. The placement of riprap or other hard shoreline protection device on the beach between the parking lot and the sea shall be discouraged. The operation and any improvements to this parking lot shall be consistent with the water quality and public access policies of this LUP.

Marina Peninsula

Policy III. C. 1. Visitor Serving Facilities. Additional visitor-serving recreation facilities shall be encouraged and provided on the Marina Peninsula south of Washington Boulevard. A minimum of one additional restroom facility including drinking fountains, trash receptacles, and bicycle racks shall be constructed on the Peninsula Beach, preferably within the vicinity of the mid-beach area, to support beach access and protect the public health.

Implementation Strategies

The City shall request that the County of Los Angeles Department of Public Works or other appropriate entity construct a minimum of one additional restroom facility on the Peninsula Beach.

Policy III. C. 2. Least Tern Nesting Area. No development permits shall be granted for development which would have a potential significant impact on the Least Tern nesting ground in the vicinity of the jetty at the Marina Channel.

Policy III. C. 3. Marina del Rey Entrance Jetty. Public access, public parking, and fishing opportunities shall be protected, encouraged and maintained on the Marina del Rey entrance jetty. Any changes or limitations to public access shall be subject to a coastal development permit.

Coastal Waterways

Policy III. D. 1. General. Existing bodies of water, including the Venice Canals, Grand Canal south of Washington Boulevard, Ballona Lagoon, and the Pacific Ocean and beaches, shall remain open to the public for recreational uses, as specified in this LUP.

Policy III. D. 2. Boating Use of Canals and Lagoon. Recreational boating use of the Venice Canals shall be limited to non-commercial shallow-bottom, non-motorized boats such as canoes and rafts, in order to permit recreation while protecting the environmentally sensitive habitat area and maintain a quiet ambience within the neighborhoods of the plan area.

No boating shall be permitted in Ballona Lagoon and the portion of Grand Canal south of Washington Boulevard.

A public boat launch facility was built as part of the Venice Canals Rehabilitation Project at the Grand Canal and North Venice Boulevard. The City shall protect the public's ability to access the canals by boat by maintaining public access to the Grand Canal public boat launch. The facility shall provide adequate on-site public parking consistent with the sizes and types of boats to be launched and frequency of launching pursuant to the County Department of Small Craft Harbors standards.

Policy III. D. 3. Venice Canals Boat Docks. Construction of small non-commercial private boat docks along the restored canal banks may be permitted, subject to the approval of the Department of Public Works and a coastal development permit, to provide boating access while protecting habitat along the banks.

Policy III. D. 4. Boating and Recreational Use of Pacific Ocean and Adjacent Beaches. The Pacific Ocean and adjacent beaches may be used for boating; however, no boat launching will be permitted from sandy beaches. Swimming, surfing, water sports, picnicking and sunbathing are encouraged on the beaches. Fishing from the piers and jetty shall be allowed.

Policy III. D. 5. Educational and Passive Recreational Use of Waterways. Educational use of coastal waterways by schools and other groups shall be encouraged. Passive educational and recreational opportunities shall be maintained and enhanced via a public walkway along the Grand Canal and lagoon wetlands. The City shall establish observation areas with seating and shade, subject to the availability of sufficient space and funding, to provide opportunities for passive recreation in the lagoon and canals in such a manner as to provide public access, consider the privacy of adjacent residences, and to protect public views.

Implementation Strategies

Venice Canals: Canals Rehabilitation Project (Department of Public Works). (Refer to Policy IV.A.I, Water and Marine Resources and Environmentally Sensitive Habitat Areas, of this LUP for a detailed discussion). The recently restored walkways in the canal area are open to the public for passive recreation and educational activities such as bird watching, strolling and sightseeing (Exhibit 20b, Recreation and Visitor-Serving Facilities). The Department of Transportation will maintain signs on Venice Boulevard to direct the public to the Venice Canals Walkways. (See Coastal Commission Coastal Development Permit 5-91-584).

Ballona Lagoon and Grand Canal south of Washington Boulevard: Ballona Lagoon Enhancement Plan (Ballona Lagoon Marine Preserve California State Coastal Conservancy, August, 1992). (Refer to Policy IV.B.1 of this LUP for a detailed discussion.) A 40-foot wide dedicated open space with a pedestrian trail has been provided adjacent to the east banks of the Ballona Lagoon in the Silver Strand Subarea, for passive recreational activities. This buffer strip shall be maintained by the City and the homeowners association. (See Coastal Commission Coastal Development Permit 5-95-152 and amendments).

Policy III. D. 6. Venice Canals Parks. New parks, with parking to the rear, shall be considered on some of the City-owned lots on the canals, provided that such facilities are compatible with the existing residential use of the area.

POLICY GROUP IV.

WATER AND MARINE RESOURCES, ENVIRONMENTALLY SENSITIVE HABITAT AREAS, AND HAZARDS

Introduction

This section of the LUP addresses water and marine resource issues relating to regulation of storm water runoff, tidal circulation, and protection and enhancement of environmentally sensitive habitat areas within the Venice Coastal Zone.

The environmentally sensitive habitat areas in the Venice Coastal Zone include Ballona Lagoon and Grand Canal south of Washington Boulevard, Venice Canals north of Washington Boulevard, habitat buffer areas on the east and west banks of Ballona Lagoon, and the California Least Tern nesting areas, as identified on the Environmentally Sensitive Habitat Area Map (Exhibits 22 a, b and c). The existing and potential sensitive values in these areas shall be protected, enhanced, and where feasible, restored.

The Venice Canals, along with the adjacent Ballona Lagoon, support some of the last remaining pockets of coastal wetland habitat in Los Angeles County. The Venice Canals are part of the Ballona Lagoon sea water system and are connected with Ballona Lagoon via Grand Canal. For sixty years the canals waterways had been subject to bank erosion, runoff and stagnant water conditions. The Venice Canals Rehabilitation Project was completed in 1993 to rectify these conditions. In September 1986, a supplemental environmental impact report was prepared for the Venice Canals Rehabilitation Project (City of Los Angeles, Department of Public Works). According to this report, six species of fish were present in the canal system: topsmelt, California killifish, arrow goby, bay pipefish, longjaw mudsucker and diamond turbot. According to the same study, a great array of bird species have been identified in the immediate vicinity of the canal system. Most of these species are observed in the southern portion of Ballona Lagoon. The majority of the bird utilization of the Venice Canals is by domestic birds such as ducks and geese. Yet, occasionally individual California Least Terns are observed in the canal area.

Ballona Lagoon is an easily accessible natural area of estuarine and intertidal habitat. Currently, the lagoon environment is degraded by bank erosion, poor water quality, inadequate tidal exchange, and invasion of non-native plant species. An enhancement plan has been prepared for the lagoon to improve water quality and habitat values, and provide public access. The plan also includes measures to increase biological productivity of the lagoon and Grand Canal. The following information relating to Ballona Lagoon is from this plan.

There are two vegetation types around Ballona Lagoon: upland terrestrial vegetation and intertidal salt marsh vegetation. The upland vegetation is dominated by exotic species, especially ice plant. Native plants include alkali weed, sand verbena, and alkali health. The intertidal salt marsh vegetation is dominated by pickleweed, with jaumea prevalent at the north end of the lagoon. The lagoon is also rich in invertebrate and fish species, some of which are easily observable from the shore.

Mudflats in Ballona Lagoon are especially important to shorebirds, which forage there in the fall and winter in surprisingly high numbers considering the small size of the lagoon and the limited mudflats available. Open water in the lagoon is utilized by grebes, herons, egrets, gulls, and terns, all of which forage on fish. The green-backed heron, which is uncommon in the region, but occurs regularly on the lagoon, fishes from the shore in shallow water. Some waterfowl species, such as bufflehead and red-breasted mergansers, also forage for fish, while mallards feed on aquatic vegetation. (For more detail on existing water conditions, vegetation, wildlife and coastal strand habitat refer to the Ballona Lagoon Enhancement Plan and Coastal Commission Coastal Development Permit 5-95-152 and amendments.)

The California Least Tern (*Sterna albifrons browni*), is a Federal-and-State-listed endangered bird species. Although the Least Tern formerly nested on upper beaches at numerous locations along the California coast, breeding is now limited to a small number of managed sites in Southern California and around San Francisco Bay. Least Terns forage for small fish in the marina, Ballona Creek, Ballona Lagoon and the canals, and nest on a State-owned portion of Venice Beach just north of the Marina Del Rey main channel from late April to August. The Least Tern is afforded Federal and State protection under the Endangered Species Act of 1973 and the U.S. Fish and Wildlife Coordination Act of 1976.

The Venice Coastal Zone, except the area approximately north of Rose Avenue between Second and Sixth Avenues, is susceptible to liquefaction.

The area approximately west of Ocean Front Walk, between Marine Street on the north and Via Marina on the south, is in a 100-Year Flood Plain area according to the Federal Emergency Management Agency (FEMA) Flood Insurance Map.

Flood control along Grand Canal and Ballona Lagoon involves two mechanisms. Water from the ocean enters the lagoon and canals system through a set of gates between the lagoon and the Marina Entrance Channel. This gate is owned and operated by the County Department of Public Works. A second set of gates, on Grand Canal at Washington Boulevard, owned and operated by the City, regulates water levels in the Venice Canals.

The second mechanism is the network of drainage features and devices located in the land adjacent to Grand Canal and Ballona Lagoon. The Bureau of Engineering requires that drainage facilities be part of a private development in subdivisions or lot-splits. Runoff enters Grand Canal through several outlets that must be designed to be non-erosive. Dwellings in the area are generally elevated and inundation by floodwaters is limited to a few garages.

Coastal Act Policies

This part of the LUP addresses the following sections of the California Coastal Act, which are included as part of the Land Use Plan:

Section 30230. *Marine resources shall be maintained, enhanced, and where feasible, restored. Special protection shall be given to areas and species of special biological or economic significance. Uses of the marine environment shall be carried out in a manner that will sustain the biological*

productivity of coastal waters and that will maintain healthy populations of all species of marine organisms adequate for long-term commercial, recreational, scientific, and educational purposes.

Section 30231. *The biological productivity and the quality of coastal waters, streams, wetlands, estuaries, and lakes appropriate to maintain optimum populations of marine organisms and for the protection of human health shall be maintained and, where feasible, restored through, among other means, minimizing adverse effects of waste water discharges and entrainment, controlling runoff, preventing depletion of ground water supplies and substantial interference with surface water flow, encouraging waste water reclamation, maintaining natural vegetation buffer areas that protect riparian habitats, and minimizing alteration of natural streams.*

Section 30236. *Channelizations, dams, or other substantial alterations of rivers and streams shall incorporate the best mitigation measures feasible, and be limited to (1) necessary water supply projects, (2) flood control projects where no other method for protection is necessary for public safety or to protect existing development, or (3) developments where the primary function is the improvement of fish and wildlife habitat.*

Section 30240.

- a. *Environmentally sensitive habitat areas shall be protected against any significant disruption of habitat values, and only uses dependent on such resources shall be allowed within such areas.*
- b. *Development in areas adjacent to environmentally sensitive habitat areas and parks and recreation areas shall be sited and designed to prevent impacts which would significantly degrade such areas, and shall be compatible with the continuance of such habitat areas.*

Section 30411.

- b. *The Department of Fish and Game, in consultation with the Commission and the Department of Boating and Waterways, may study degraded wetlands and identify those which can most feasibly be restored in conjunction with development of a boating facility as provided in subdivision (a) of Section 30233. Any such study shall include consideration of all of the following:*
 - 1. *Whether the wetland is so severely degraded and its natural processes so substantially impaired that it is not capable of recovering and maintaining a high level of biological productivity without major restoration activities.*
 - 2. *Whether a substantial portion of the degraded wetland, but in no event less than 75 percent, can be restored and maintained as a highly productive wetland in conjunction with a boating facilities project.*
 - 3. *Whether restoration of the wetland's natural values, including its biological productivity and wildlife habitat features, can most feasible be achieved and maintained in*

conjunction with a boating facility or whether there are other feasible ways to achieve such values.

Section 30233.

- a. *The diking, filling, dredging of open coastal waters, wetlands, estuaries, and lakes shall be permitted in accordance with other applicable provisions of this division, where there is no feasible less environmentally damaging alternative, and where feasible mitigation measures have been provided to minimize adverse environmental effects, and shall be limited to the following:*
 1. *New or expanded port, energy, and coastal-dependent industrial facilities, including commercial fishing facilities.*
 2. *Maintaining existing, or restoring previously dredged, depths in existing navigational channels, turning basins, vessel berthing and mooring areas, and boat launching ramps.*
 3. *In wetland areas only, entrance channels for new or expanded boating facilities; and in a degraded wetland, identified by the Department of Fish and Game pursuant to subdivision (b) of Section 30411, for boating facilities if, in conjunction with such boating facilities, a substantial portion of the degraded wetland is restored and maintained as a biologically productive wetland. The size of the wetland area used for boating facilities, including berthing space, turning basins, necessary navigation channels, and any necessary support service facilities, shall not exceed 25 percent of the degraded wetland.*
 4. *In open coastal waters, other than wetlands, including streams, estuaries, and lakes, new or expanded boating facilities and the placement of structural pilings for public recreational piers that provide public access and recreational opportunities.*
 5. *Incidental public service purposes, including but not limited to, burying cables and pipes or inspection of piers and maintenance of existing intake and outfall lines.*
 6. *Mineral extraction, including sand for restoring beaches, except in environmentally sensitive areas.*
 7. *Restoration purposes.*
 8. *Nature study, aquaculture, or similar resource-dependent activities.*
- b. *Dredging and spoils disposal shall be planned and carried out to avoid significant disruption to marine and wildlife habitats and water circulation. Dredge spoils suitable for beach replenishment should be transported for such purposes to appropriate beaches or into suitable long shore current systems.*

- c. *In addition to the other provisions of this section, diking, filling, or dredging in existing estuaries and wetlands shall maintain or enhance the functional capacity of the wetland or estuary. Any alteration of coastal wetlands identified by the Department of Fish and Game, including, but not limited to, the 19 coastal wetlands identified in its report entitled, "Acquisition Priorities for the Coastal Wetlands of California", shall be limited to very minor incidental public facilities, restorative measures, nature study, commercial fishing facilities in Bodega Bay, and development in already developed parts of south San Diego Bay, if otherwise in accordance with this division.*

- d. *Erosion control and flood control facilities constructed on water courses can impede the movement of sediment and nutrients which would otherwise be carried by storm runoff into coastal waters. To facilitate the continued delivery of these sediments to the Littoral Zone, whenever feasible, the material removed from these facilities may be placed at appropriate points on the shoreline in accordance with other applicable provisions of this division, where feasible mitigation measures have been provided to minimize adverse environmental effects. Aspects that shall be considered before issuing a coastal development permit for such purposes are the method or placement, time of year of placement, and sensitivity of the placement area.*

Section 30235. *Revetments, breakwaters, groins, harbor channels, seawalls, cliff retaining walls, and other such construction that alters natural shoreline processes shall be permitted when required to serve coastal-dependent uses or to protect existing structures or public beaches in danger from erosion, and when designed to eliminate or mitigate adverse impacts on local shoreline sand supply. Existing marine structures causing water stagnation contributing to pollution problems and fish kills should be phased out or upgraded where feasible.*

Section 30253. *New development shall:*

- 1. *Minimize risks to life and property in areas of high geologic, flood, and fire hazard.*

- 2. *Assure stability and structural integrity, and neither create nor contribute significantly to erosion, geologic instability, or destruction of the site or surrounding areas or in any way require the construction of protective devices that would substantially alter natural land forms along bluffs and cliffs.*

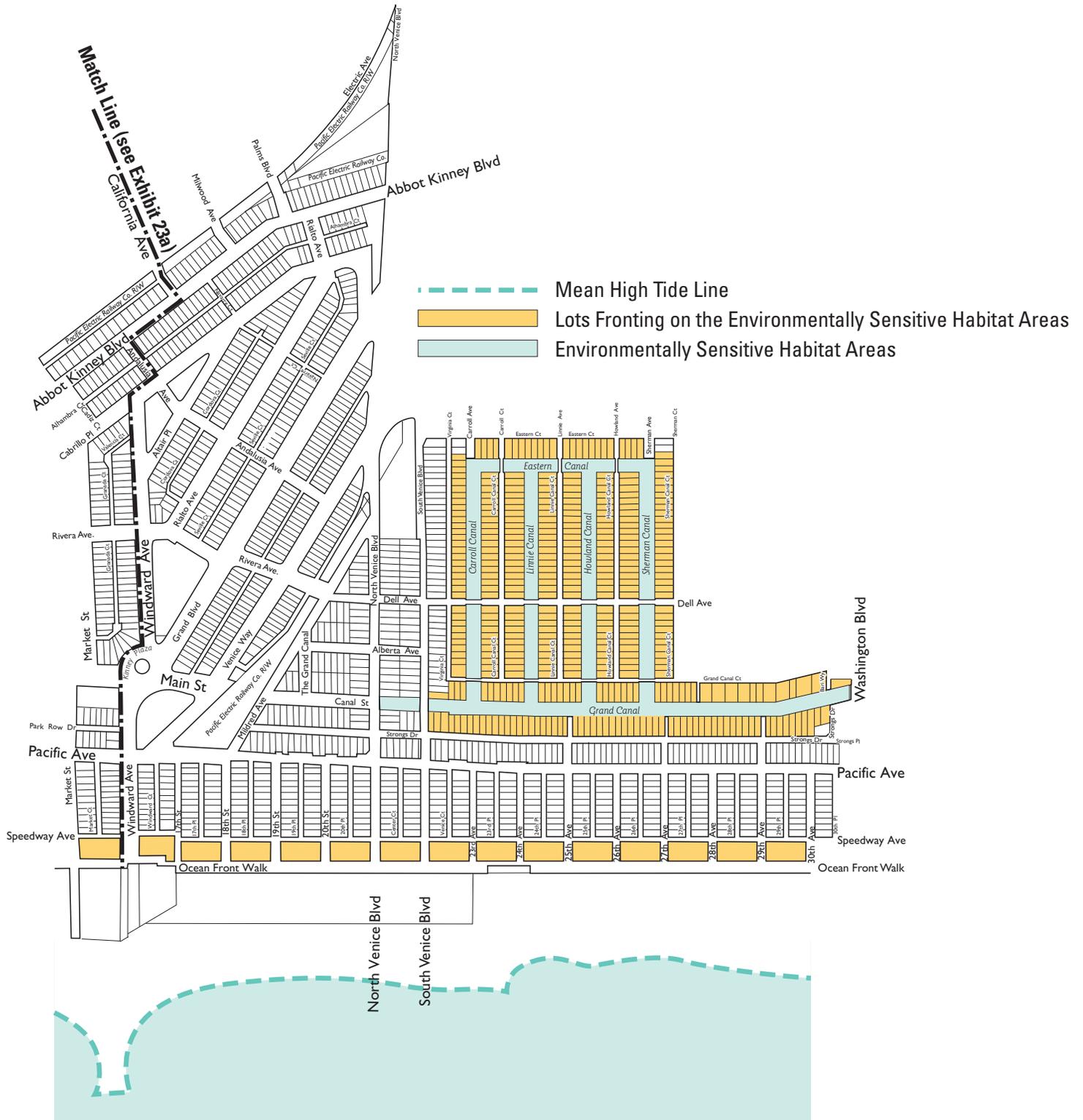


Exhibit 22b
Environmentally Sensitive Habitat Areas

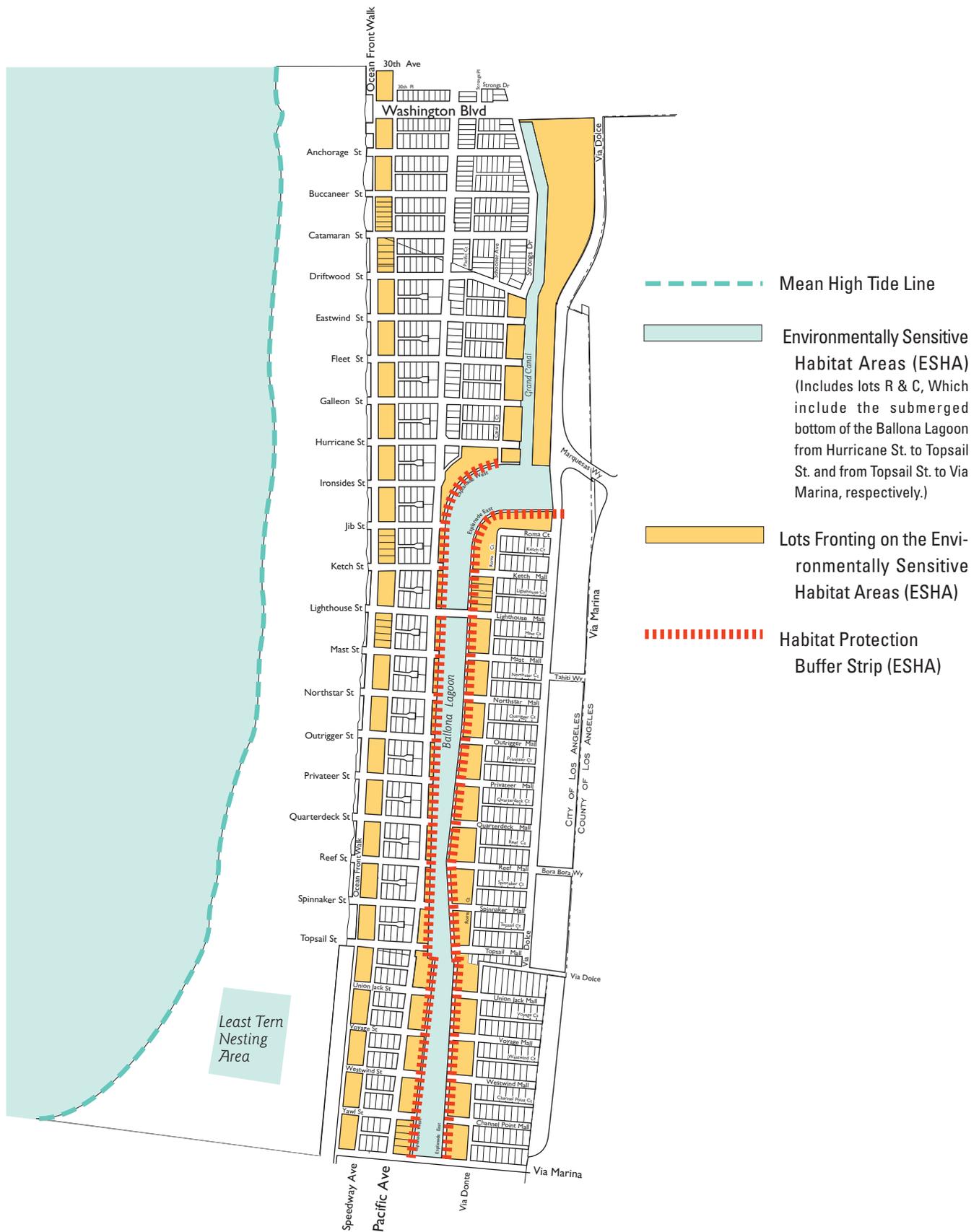


Exhibit 22c
Environmentally Sensitive Habitat Areas

LAND USE PLAN POLICIES AND IMPLEMENTATION STRATEGIES

Venice Canals (Exhibit 22b)

The Venice Canals Rehabilitation Plan, proposed by the City of Los Angeles, Department of Public Works was approved by the Coastal Commission in 1991 (See Coastal Commission Coastal Development Permit 5-91-584). The rehabilitation project, completed in December 1993, involved dredging of the canals, construction of new canal banks and new public walkways along the banks, reconstruction of several bridges and revegetation along the canal banks. The restoration of the Venice Canals was completed by the Bureau of Engineering. The Board of Public Works awarded a contract for regular maintenance of the waterways, landscaping and removal of litter and debris. The best approach to long-term maintenance of the canals is still being studied at this time. Prior to the rehabilitation project, the Bureau of Street Maintenance (BSM) maintained the canals. This responsibility fell to them because the canals are considered "streets". During construction, maintenance was handled by the Bureau of Engineering (BOE), through a restoration project contractor. BSM has indicated that they do not want to resume maintenance responsibility. BOE does not generally perform maintenance activities and does not have the appropriate staff for this operation. The Department of Recreation and Parks may have personnel that are adequately trained and equipped to maintain wetland habitat; however, they do not have funding.

The formation of a maintenance assessment district has been suggested but is controversial within the community. Ultimately, the City is responsible, under a Coastal Permit, for maintaining the canals. The Department of Public Works will continue to work on this issue with the community, the Council Office and California Coastal Commission staff. It should be noted that the Coastal Commission retains permit jurisdiction for tidelands and submerged lands.

Policy IV. A. 1. Canals Rehabilitation Project. The canal area north of Washington Boulevard shall continue to be maintained as a unique coastal, environmental and social resource, as provided by the Venice Canals Rehabilitation Plan approved by Coastal Commission Coastal Development Permit 5-91-584. The goals and objectives of the rehabilitation plan shall continue to be implemented in order to improve water quality, bank stability, public access, and biological productivity. The canal tidal gates located beneath the Washington Boulevard bridge shall be operated in a manner that sustains and enhances biological productivity in the canals by ensuring maximum water circulation.

Policy IV. A. 2. Permitted Uses. Uses permitted in or adjacent to the canals shall be implemented in a manner to protect the biological productivity of marine resources and maintain healthy populations of marine organisms. Such uses as open space, habitat management, controlled nature study and interpretation, and passive public recreation use of walkways for birdwatching, photography, and strolling shall be encouraged and promoted.

Policy IV. A. 3. Venice Canals Landscape Buffer. To protect the marine habitat, a one and one-half to two-foot-wide safety landscape buffer strip shall continue to be provided and maintained between the canal banks and sidewalks. Landscaping in the buffer strip shall consist of native

coastal strand marshland or wetland vegetation as specified in the Venice Canals Rehabilitation Plan approved by Coastal Commission Coastal Development Permit 5-91-584.

Policy IV. A. 4. Venice Canals Setback and Yard Area. In order to provide a setback for access, to protect visual quality and the biological productivity of the canals, and to limit water runoff, a setback with an average depth of 15 feet (and a minimum depth at any point of 10 feet) shall be provided and maintained in the front yard areas of private residences (adjacent to the canal property line). This setback shall provide a permeable yard with an area at least 15 feet times the width of the lot line at the canal side. (See also Policy I.A.4a for details).

Policy IV. A. 5. Canal Zoning. The canal waterways are rezoned Open Space (OS). This zoning designation serves to protect the recreational, residential and scenic uses of this coastal area while providing for other uses which would benefit the public without significant impairment of the recreational and residential uses.

**Ballona Lagoon and
Grand Canal South of
Washington Boulevard
(Exhibit 22c)**

Ballona Lagoon is an easily accessible natural area of estuarine and intertidal habitat. Currently, the lagoon environment is degraded by bank erosion, poor water quality, inadequate tidal exchange, and invasion of non-native plant species. In March 1988, the State Coastal Conservancy authorized a grant to the Ballona Lagoon Marine Preserve (BLMP) to prepare a resource enhancement plan for Ballona Lagoon. The Ballona Lagoon Enhancement Plan was completed on August 1992 and adopted by the Coastal Conservancy in October 1993. The overall goal of the Enhancement Plan is to clean up the lagoon for wildlife, fisheries and people. (See Coastal Commission Coastal Development Permit 5-95-152 and amendments).

The public streets, landscaped public pedestrian malls, public parking facilities, and infrastructure for the lots located east of the lagoon, in the Silver Strand Subarea (Exhibit 4), are subject to the requirements of Coastal Development Permit (CDP) Nos. A-266-77, 5-87-112, and 5-86-641 and amendments issued by the Coastal Commission. These permits have been granted subject to the conditions to ensure that the new development around the lagoon area conforms to the public access and habitat protection policies of the Coastal Act. The development approved by these permits has occurred. Refer to the Land Use and Development Standards Section (Policy Group I) of this LUP.

The portion of Grand Canal between Hurricane Street and Washington Boulevard has not been included in either the Venice Canals Rehabilitation Plan or the Ballona Lagoon Enhancement Plan. The Bureau of Engineering is working with the Sixth District Council Office, the Ballona Lagoon Marine Preserve and the State Coastal Conservancy to improve this section of Grand Canal for improved public access and habitat protection.

Policy IV. B. 1. Ballona Lagoon.

- a. **Ballona Lagoon Enhancement Plan.** The Ballona Lagoon shall be restored, protected and maintained for shallow tidal and intertidal marine habitat, fisheries and public access as provided in the Ballona

Lagoon Enhancement Plan (See Coastal Commission Coastal Development Permit 5-95-152 and amendments). The plan is intended to improve water quality and tidal flushing; reduce the amount of garbage, sediment and other pollutants in the lagoon; maintain and expand habitat values for the endangered least tern, shorebirds and fisheries; restore native vegetation; protect banks from erosion; maintain and if possible increase the existing 50-year flood protection; and enhance public trails and interpretative overlooks without invading the privacy of adjoining residents. The goals and policies of the Enhancement Plan shall be carried out in a manner consistent with the policies of this LUP. The Ballona Lagoon tidal gates located beneath Via Marina shall be operated in a manner that sustains and enhances biological productivity in the lagoon by ensuring maximum water circulation.

- b. Permitted Uses.** Only uses compatible with preservation of this habitat shall be permitted in and adjacent to the lagoon. Uses permitted in or adjacent to the lagoon shall be carried out in a manner to protect the biological productivity of marine resources and maintain healthy populations of marine organisms. Such uses as open space, habitat management, controlled nature study and interpretation, and passive public recreation such as birdwatching, photography, and strolling shall be encouraged and promoted. No fill shall occur in Ballona Lagoon unless it is consistent with Coastal Act Section 30233 and is the least environmentally damaging alternative. No untreated runoff shall be directed into the lagoon.

Implementation Strategies

The California Coastal Commission reviewed the Enhancement Plan and on January 10, 1996, granted Coastal Development Permit No.5-95-152, for restoration of Ballona Lagoon and lagoon bluffs along the east bank, subject to conditions.

Policy IV. B. 2. Ballona Lagoon Buffer Strip. The City shall implement methods of permanent protection of the lagoon, including acceptance of all outstanding and future offers to dedicate open space and public access buffer strips along the east and west banks.

- a. East Bank.** The habitat protection buffer strip, a 40-foot wide dedicated open space and public easement shall continue to be provided and maintained adjacent to the east bank of Ballona Lagoon, in the Silver Strand Subarea, as required by Coastal Development Permit (CDP) Nos. A-266-77, 5-87-112, and 5-86-641. For additional details, see Policy I.A.4b.
- b. West Bank.** A habitat protection buffer strip shall be provided and maintained between the lagoon and all development permitted on the properties situated on the west bank of Ballona Lagoon. Because of the steep embankment and the need to provide some buffering from the automobile traffic on Pacific Avenue, the strategy along the western shore is to limit physical access. Most of the lots located on the west side of the lagoon, particularly between Ironsides and Topsail Streets, are quite narrow. Given the location and size of these parcels, first priority for use of these parcels is permanent open space.

However, in case of any development, all structures located south of Ironsides Street to Via Marina shall be set back at least twenty-five feet from the property line nearest the lagoon. North of Ironsides Street, an average setback of 15 feet, but not less than 10 feet, shall be maintained. (See LUP Policies I.A.4.c, I.A.4.d and I.A.7.b for specific lagoon buffer and setback requirements).

- c. West Bank Properties South of Ironsides Street to Topsail Street.** These properties, commonly known as the Alphabet Lots, consist of the vacant lots located on the west bank of Ballona Lagoon between Ironsides Street and Topsail Street. The use of these parcels shall be permanent Open Space with restoration of the native vegetation. Non-intrusive public access may be permitted in a manner that protects the environmentally sensitive habitat areas (See also Policy I.A.4.d).
- d. Permitted Uses.** Permitted uses within the buffer strip shall be limited to open space, habitat management, nature study and interpretation for educational purposes and pedestrian walkways for passive recreation such as birdwatching, photography and strolling. Landscaping in the buffer strip shall consist of native plants and shrubs. Non-native species shall be phased out and the area restored as feasible. (For more detailed, refer to the Ballona Lagoon Enhancement Plan.)

Policy IV. B. 3. Ballona Lagoon Development Standards. The setbacks and height of buildings adjacent to the lagoon shall continue to be limited as provided in Policies I.A.4b, c, and d so that development is compatible with the continuance of the environmentally sensitive habitat area and avoids adverse impacts on avian flight patterns.

Implementation Strategies

The lagoon waterway from Hurricane Street south to the Marina del Rey entrance channel, known as Lots R and C, has been recorded as permanent recreational open space and shall be maintained as a permanent conservation open space easement.

The City shall maintain ownership of the vacant lots along the west side of the lagoon, between Ironsides and Topsail Streets, known as the Alphabet Lots, for preservation as permanent open space. Most of these lots are narrow, between 3 feet and 30 feet wide. The Department of Fish and Game has consistently required a 30-40 foot wide minimum buffer along both sides of Ballona Lagoon to protect its habitat value. The development of these lots is difficult because of the buffer requirement, the narrowness of the lots and the steepness of the slope. The City shall keep these sites for habitat conservation.

Policy IV. B. 4. Lagoon and Grand Canal Zoning. The lots beneath the waterways of the Ballona Lagoon and Grand Canal south of Washington Boulevard shall be rezoned as Open Space (OS). This zone protects recreational and scenic uses of the coastal area while providing for other uses which would benefit the public without significant impairment of the recreational and residential uses.

Policy IV. B. 5. Boating Prohibited. Boating shall not be permitted within the lagoon because of its disruption to wildlife utilizing this resource.

Policy IV. B. 6. Domestic Animals. A program should be developed to protect the wetland area of Ballona Lagoon and the Grand Canal south of Washington Boulevard from intrusion by domestic animals and pets, particularly cats and dogs.

Policy IV. B. 7. Grand Canal Rehabilitation. The Grand Canal between Hurricane Street and Washington Boulevard shall be restored and maintained in order to improve water quality, aquatic habitat, and public pedestrian access along the waterway in a manner that is sensitive to the privacy of adjoining residents.

Storm Water Runoff and Circulation

Policy IV. C. 1. Stormwater Runoff. All new public and private development, substantial rehabilitation, redevelopment or related activity, which discharges stormwater runoff into the Ocean, Ballona Lagoon, Grand Canal south of Washington Boulevard or the Venice Canals shall be designed and conducted in compliance with the County-wide Municipal National Pollution Discharge Elimination System (NPDES) Stormwater Permit, issued by the California Regional Water Quality Control Board (RWQCB), the RWQCB approved Standard Urban Stormwater Mitigation Plan, and the NPDES General Permit for Stormwater Discharges Associated with Construction Activity, issued by the State Water Resources Control Board (SWRCB), where applicable. Methods to improve water quality, such as the mitigation of the first-flush stormwater runoff entering coastal waterways, shall be imposed as conditions of development by the City of Los Angeles in accordance with SWRCB and RWQCB recommendations and regulations, and the Santa Monica Bay Restoration Project Action Plan in order to protect, restore, and where feasible, enhance the water quality and habitat of these waterways.

Policy IV. C. 2. Water Quality. The methods to improve water quality, recommended in California's Plan for the Control of Non-Point Source Pollution (January 2000), such as watershed planning and management programs, and habitat restoration projects, shall be considered and implemented by the City of Los Angeles where feasible opportunities exist. Selected Best Management Practices (BMPs) or suites of BMPs shall be designed to treat, infiltrate or filter the stormwater runoff from each runoff event up to and including the 85th percentile, 24-hour runoff event for volume based BMPs and/or the 85th percentile, 1 hour event, with an appropriate safety factor, for flow-based BMPs.

Implementation Strategies

Prior to issuance of building permits for all developments adjacent to the canals area, Grand Canal and Ballona Lagoon, a grading and drainage plan indicating that low flow surface runoff is prevented from traveling directly from the lot into the coastal waterways by one or more of the following methods are recommended:

Installation of green strip filters or equivalent pollution-reducing devices in all new private and public parking areas adjacent to the canals and lagoon; upgrading of existing illicit storm drain connections with french

drains; surface runoff directed to an existing storm drain; lot sloped to drain toward the alley; and, front yards adjacent to the canals and lagoon shall be required to have a permeable surface, or where the surface is not permeable, provide a drainage system to prevent runoff directly into the lagoon or canals. An engineering and soils report to determine suitability of soils for french drains may be required.

The Bureau of Sanitation's Stormwater Management Division is the lead City agency regarding the municipal NPDES requirements of the Federal Clean Water Act. This permit commits the City to a variety of activities designed to address stormwater issues, including the preparation of Citywide Stormwater Management Plans. These plans, in part, will address stormwater-related development issues, including a discussion of various regulatory options such as standards. Development activities within the Venice coastal area will be subject to the applicable provisions of this plan. Activities within the Venice coastal area will also be subject to statewide plan(s) generated under the Coastal Zone Management Act (CZMA) reauthorization of 1990. The required plan(s) will address stormwater management issues; the Coastal Commission is the lead agency for the State.

Improvement of the water quality of storm drain runoff entering the canals, as well as the ocean from the drainage pipes at Thorton Avenue and Market Street, shall be achieved as part of the citywide Stormwater Management Program through the implementation plans and use of various Best Management Practices (BMPs). Funding is derived from various fees and grants.

The City is an active member of the Santa Monica Bay Restoration Project, and is working to implement the Project's Action Plan. This plan includes many BMP's designed to reduce pollution from storm drain runoff into the Santa Monica Bay, Venice Canals and Ballona Lagoon.

California Least Tern

Policy IV. D. 1. Venice Canals Habitat. The Venice Canals have been identified by the Least Tern Recovery Team as a foraging habitat for the Least Tern. Development within or adjacent to the canals that might affect this foraging habitat shall not be permitted.

Policy IV. D. 2. Ballona Lagoon Habitat. The Ballona Lagoon has been identified by the Least Tern Recovery Team as a critical habitat for the Least Tern for feeding. Development within or adjacent to the lagoon that might adversely impact the quality of this foraging habitat shall not be permitted.

Policy IV. D. 3. Venice Beach. The Least Tern nesting habitat on Venice Beach shall be preserved and shall not be disturbed by encroachments of public improvements and activities.

Implementation Strategies

The California Department of Fish and Game and the U.S. Fish and Wildlife Service shall make the final determination as to whether or not there is an adverse impact to the habitat in accordance with the Endangered Species Act of 1973 and the U.S. Fish and Wildlife Coordination Act of 1976.

The City shall seek funding from various sources to implement the Ballona Lagoon Enhancement plan proposals which would enhance foraging habitat values.

The LUP contains appropriate development and activity regulations (e.g. setback requirements, restrictions on boating, etc.) for those areas adjacent to the Least Tern critical habitat.

Maintenance

Policy IV. E. 1. The banks, waterways and public walkways of the Venice Canals, Ballona Lagoon and Grand Canal south of Washington Boulevard shall be periodically maintained by the City or other appropriate entity, to keep these areas free of accumulated trash and wastes, thereby maintaining the biological, water quality, recreational and aesthetic resources of these areas.

Implementation Strategies

The City shall seek permanent sources of funding to be used to provide cleanup and maintenance of the banks, waterways, and public walkways along the Venice Canals, Grand Canal south of Washington Boulevard and Ballona Lagoon.

Programs for public participation in periodic cleanup of these areas shall be encouraged, and the coastal shall explore opportunities for establishing permanent maintenance agreements with appropriate entities such as non-profit groups, Conservation Corps, etc.

The Department of Public Works shall continue to fund a maintenance contract for regular maintenance of the waterways, landscaping and removal of litter in Venice Canals area.

The Isthmus Landowners Association or their designee or successor shall maintain the 40-foot buffer strip and the trail area along east side of Ballona Lagoon in Silver Strand subarea.

Diking, Dredging, Filling and Shoreline Structures

Policy IV. F. 1. Diking, dredging and fill shall be permitted only in conjunction with an approved restoration plan and maintenance activity consistent with Coastal Act Section 30233. No construction shall be permitted on sandy beaches, except for construction in conjunction with approved recreational, ecological, and erosion control facilities. No fill shall be permitted in coastal waterways or below the seven foot contour for structures adjacent to the lagoon unless it is consistent with Coastal Act Section 30233 and is the least environmentally damaging alternative.

Implementation Strategies

All diking and dredging shall be done in strict compliance with applicable State and Federal regulations. Further, diking and dredging is likely to occur in the area of retained Coastal Commission jurisdiction.

Hazards

Policy IV. G. 1. Flood Setback. Potential flood hazard to residents along the west bank of the Ballona Lagoon and the east bank of the Grand

Canal shall be alleviated by increasing the development setback in the Silver Strand area and along the banks of the Grand Canal and Ballona Lagoon (see Policies I.A.4 and 7), and by controlling erosion along the banks by the use of native flora.

Implementation Strategies

Regulations regarding the use of native flora, setbacks, and higher floor and driveway elevations to mitigate potential for erosion and flooding, and to provide for habitat protection, shall be consistent with the Venice Canals Rehabilitation Plan approved by Coastal Commission Coastal Development Permit 5-91-584, and the Ballona Lagoon Enhancement Plan approved by Coastal Commission Coastal Development Permit 5-95-152 and amendments.

Policy IV. G. 2. Hazard Mitigation for New Construction. Special development standards shall be developed for those areas within the Venice Coastal Zone which present potential flood and liquefaction hazards.

Implementation Strategies

A pre-grading inspection, subject to the satisfaction of the City of Los Angeles Department of Building and Safety, shall be required for those areas in the Venice Coastal Zone subject to potential liquefaction hazards.

The Department of Building and Safety (B&S) is responsible for determining that a possibility of inundation exists; B&S refers the applicant to Bureau of Engineering (BOE) who completes an inundation report; and B&S obtains any necessary waivers.

Potential flood areas shall be subject to the Flood Insurance Rate Maps published by the Federal Emergency Management Agency (FEMA).

Policy IV. G. 3. Shoreline Protection. The City shall study potential hazards to oceanfront properties caused by wave erosion, tsunamis and flooding. No new shoreline protection projects shall be approved until such studies are completed.

POLICY GROUP V. PUBLIC WORKS

Introduction

This section addresses the following issues: the appearance of streets, landscape, street improvements (including street lighting), public services and utilities (roadways, drainage, domestic water and sewer systems), and the competing needs of residents and visitors for roadway capacities. Public works issues related to the Venice Canals, Ballona Lagoon and stormwater management are discussed in Policy Group IV.

The adequacy of public facilities falls under the jurisdiction of a number of different City agencies. Water and electricity supply are within the purview of the Department of Water and Power (DWP); sewer capacity is evaluated by the Bureau of Engineering (BOE); roadway capacity is determined by the Department of Transportation (DOT); roadway maintenance falls to the Bureau of Street Maintenance (BSM) for minor repairs (potholes), and to BOE/BSM for other maintenance needs; roadway and sidewalk construction is regulated by the BOE; street lighting installation and maintenance is under jurisdiction of the Bureau of Street Lighting; law enforcement is provided by the City of Los Angeles Police Department; Fire protection is provided by the City of Los Angeles Fire Department; the Venice Coastal Zone is served by the Los Angeles Unified School District. Policies and implementation strategies in this section are provided by and shall be implemented by the appropriate City agencies.

The Venice Traffic and Parking Study projected and evaluated Year 2000 traffic conditions for three different land use alternatives. These alternatives consist of: 1) build out of the current zoning code; 2) build out of Alternative A, for a more intense level of office/commercial and residential uses (as compared with the current zoning alternative); 3) build out of Alternative B, for a less intense development of residential dwelling units (as compared with the current zoning alternative) and less office/commercial uses. Alternative B results in substantially lower build out densities than current zoning. The traffic impacts of total build out of the Venice Coastal Zone under current zoning cannot be mitigated. Therefore, Alternative B has been selected as the project alternative and its traffic impact, for the Year 2000 has been analyzed. (Refer to Venice Parking and Traffic Study (April 1995) for details.) The streets and highway designations to accommodate the anticipated traffic levels are identified on the Circulation Map, Exhibit 23.

Coastal Act Policy

The policies in this section of the LUP address the following Coastal Act Policy, which is included as part of the Land Use Plan:

Section 30254. *New or expanded public works facilities shall be designed and limited to accommodate needs generated by development or uses permitted consistent with the provisions of this division; provided, however, that it is the intent of the Legislature that State Highway Route 1 in rural areas of the coastal zone remain a scenic two-lane road. Special districts shall not be formed or expanded except where assessment for, and provision of, the service would not include new development inconsistent with this division. Where existing or planned public works facilities can accommodate only a limited amount of new development, services to coastal dependent land use, essential public services and basic industries*

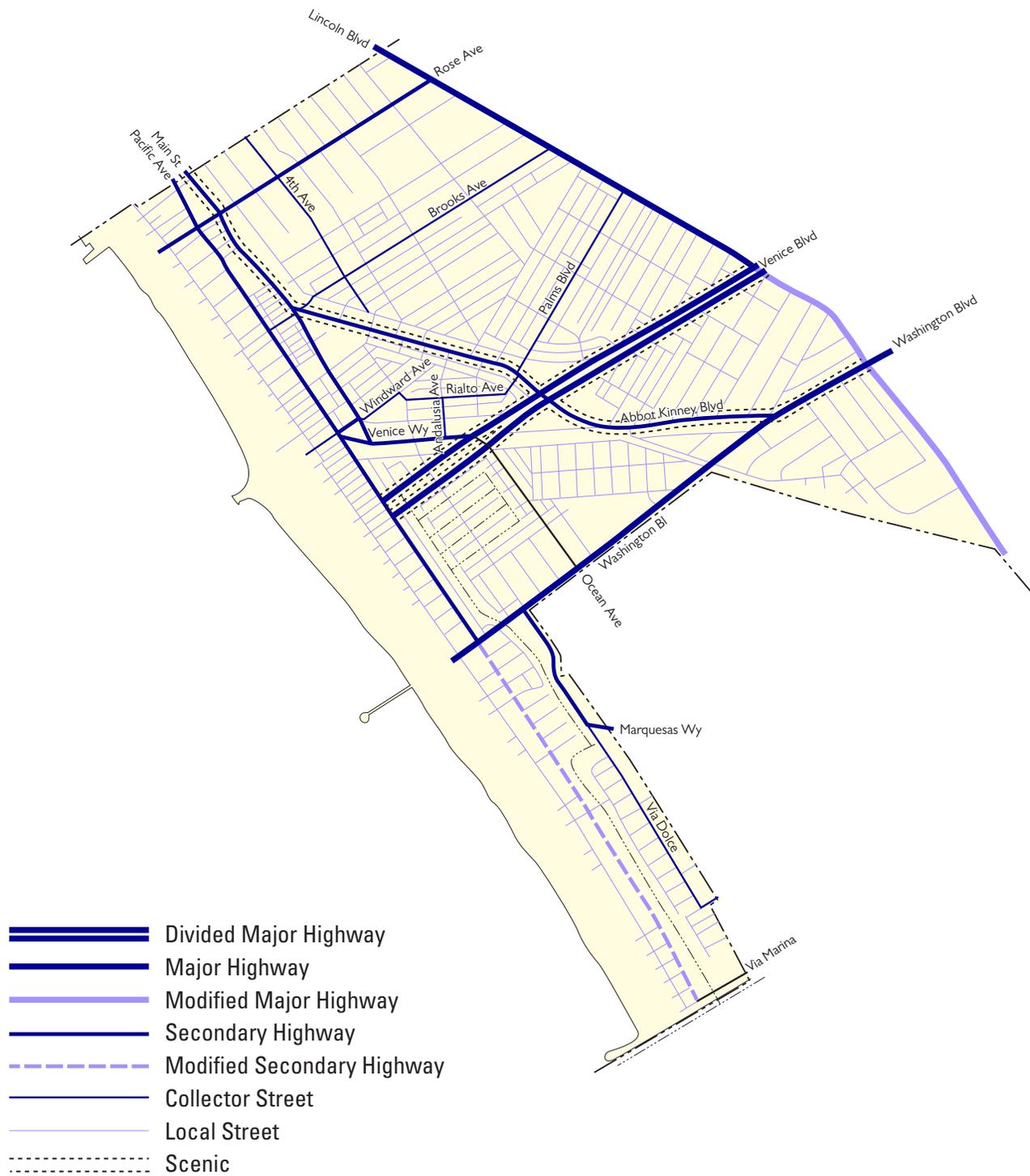


Exhibit 23
Circulation Map

vital to the economic health of the region, state, or nation, public recreation, commercial recreation, and visitor-serving land uses shall not be precluded by other development.

Land Use Plan Policies and Implementation Strategies

Policy V. A. 1. General. Public services shall consider the competing needs of residents and visitors for use of roadways, existing parking, service systems, domestic water, public restrooms, etc., and shall allocate resources to expand the use of these existing facilities and create new facilities where necessary in a manner that they do not adversely affect residents. Public works projects shall be reviewed for consistency with the Coastal Act and the Venice Land Use Plan through the coastal development permit process as required by the Coastal Act.

Policy V. A. 2. Street and Highway Improvements. Streets and highways shall be designed and improved to adequately accommodate development and to enhance public access to the shoreline. (Refer to Circulation Map, Exhibit 23, and to Policy II.B.4 for street and highway improvements).

Implementation Strategies

Street improvement projects can be divided into three general categories: capital improvement projects, assessment projects, and private development projects. Capital improvements are wholly financed by public monies and are generally restricted to non-local streets. Improvements to local streets must generally be paid for by local residents through one of several types of assessment proceedings. Private developers may be required to fund street improvements for subdivisions, parcel maps, zone changes or conditional use permits.

In no case shall any density increase be effectuated by a zone change unless appropriate consideration has been given to adequately accommodate the traffic generated thereby on the local streets and major and secondary highways serving the property involved. Only that density shall be permitted that is consistent with this LUP. Additional density considerations for affordable units shall be permitted along or near secondary and major highways.

Policy V. A. 3. Infrastructure. New sewer, storm drain, and water lines shall be installed using the least environmentally disturbing method feasible. The City of Los Angeles Department of Public Works shall develop a comprehensive citywide Storm Water Management Program, as discussed further in Implementation Strategy of Policy IV.C.1 of this LUP, to control stormwater run-off from new public and private developments and, where feasible, to remove pollutants from that run-off. Development of infrastructure shall precede or be constructed concurrently with the construction of developments or in lieu-fee should be paid.

Implementation Strategies

The adequacy of existing infrastructure for all proposed developments shall be investigated during the environmental documentation stage. A full disclosure of all capacity inadequacies shall be discussed within the

individual project environmental documents, together with activities and impact associated with appropriate mitigation measures.

The City of Los Angeles Department of Public Works shall study problems associated with salt water intrusion into sewer pipes and rectify identified problems where economically feasible.

The City of Los Angeles Department of Public Works shall coordinate the citywide Clean Water Program, which is a comprehensive 10-year plan to modernize and renovate the entire wastewater system, thereby enhancing and protecting coastal water quality.

The program includes a broad scope of projects and studies all focused on improving the quality of water returned to the environment by the mid-to-late 1990's. Included in the program are the following: (a) replacement of deteriorated sewer lines; (b) upgrading wastewater treatment plant to provide at least secondary treatment; (c) sealing some existing sewer lines to prevent stormwater and groundwater inflow from leaking into and over filling the lines; and, (d) recycling or recovery of biosolids and water; and expanding monitoring and enforcement programs.

Policy V. A. 4. Conservation Programs. Conservation programs for public works services within the Venice coastal zone shall be encouraged and developed.

Implementation Strategies

Conservation policies that will facilitate efficient use of current public works capacities shall include, but not be limited to:

1. The citywide Water Conservation Ordinance, under the purview of the Department of Water and Power, promotes or requires:
 - a. Low-flush toilets
 - b. Low-flow shower heads
 - c. Xeriscape (drought resistant low water landscaping)
 - d. Mandatory recycling of water in water features.
2. The Bureau of Sanitation oversees recycling activities including the following:
 - a. Mandatory recycling facilities in new developments.
 - b. Establishment of a community-wide recycling program, including curbside recycling.
 - c. Recycling or recovery of biosolids and water as proposed in the citywide Clean Water Program.
3. Encouraging use of native plants as a water-saving methodology.

Policy V. A. 5. Streetscapes. Streetscape improvements throughout the Venice Coastal Zone shall be maintained and enhanced to enhance pedestrian activity and contribute to a high quality of life and visual image for residents and visitors.

Public and private developments within the Venice Coastal Zone shall be required to include elements that will contribute to and enhance streetscape improvements in accordance with a Venice Coastal Zone streetscape plan.

Implementation Strategies

A streetscape plan for public and private developments should be developed for the Venice Coastal Zone in conjunction with the Bureaus of Engineering, Street Maintenance, and other Departments with jurisdiction over street design should include the following:

“It is the intent of the City that whenever a ... street ... is to be improved, complete street improvements should be installed whenever feasible whether a project is initiated by a public agency or a private party.... Any item may be eliminated from an improvement project if the item would not contribute to the safety or welfare of the community, or if unusual conditions make its installation impractical or unnecessary.”

The Venice coastal zone streetscape plan should also include the following:

1. Consideration of roadway and sidewalk widths based on pedestrian and vehicular needs.
2. Promotion of pedestrian and bicycle access and transit use emphasizing circulation along major retail corridors, as well as establishing and reinforcing connections between the beach, walk streets, canals and lagoon, and other areas of pedestrian activity.
3. Provision of amenities for pedestrians, cyclists and transit users such as street trees, mini parks, improved lighting, special paving, graphics, and street furniture.
4. A boulevard beautification program should be included in the Local Implementation Plan involving street tree planting, landscaping, or construction of gardens. Trees which are a minimum of 24-inch box size are encouraged. Trees should be drought tolerant and associated with California coastal areas. A distinction should be made on the plan map between the species of trees to be planted along all major and secondary highways and local and collector streets. The following streets should be targeted for the beautification program.
 - a. Lincoln Boulevard
 - b. Rose Avenue
 - c. Pacific Avenue
 - d. Venice Boulevard
 - e. Washington Boulevard
 - f. Abbot Kinney Boulevard

- g. Main Street
 - h. Venice Way
5. Require that all surface parking lots incorporate landscaping in their interior and along their perimeter.
 6. Require that all new development in the Venice coastal zone provide open space and landscaping which contributes to a high quality visual environment. New residential developments should incorporate landscaping that supplements and enhances existing deficient landscaping or complements the existing landscape where a high visual quality exists. Commercial developments should provide landscaping along their street frontages such that it is designed to enhance pedestrian activity.

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Rick Tuttle, Controller

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