

# FACT SHEET

## Westside Community Plans Update

### Subarea Refinements: Venice Community Plan

#### Summary

Throughout 2023, City Planning showcased Subarea Maps to demonstrate Change Areas as part of the Community Plan Updates. The Subareas included draft General Plan Land Use Designations and draft zoning metrics, such as Height Limits, Floor Area Ratio (FAR) regulations, and allowed Density. Based on feedback and comments received over the last year, City Planning has made adjustments and refinements to the drafts. As part of the Community Plan Updates, every property within a Community Plan will be rezoned to implement the New Zoning Code. However, in many instances, there will not be a change to the density or intensity of what can be built on a property.

In the most recent draft maps published in Early 2024, City Planning has mapped “equivalent zones” for the areas of the Community Plan that were not identified as Subareas. The tables below demonstrate where Subareas from the 2023 drafts have been refined, removed, or added, to adequately address the input received. If a Subarea is not listed here, there has not been a substantial change to the GPLU and zoning in that Subarea since the 2023 drafts. For detailed information about what is proposed for individual properties, please visit our interactive [StoryMap](#), where you can search by address and find specific land use and zoning regulations for each property.

#### Subarea Refinements

Subarea ID (2023)	2023 Draft Land Use	2024 Draft Land Use	Summary of Changes
Ven 1	Low Medium Residential	Low Residential	Increase proposed height and FAR to match on the ground conditions.
Ven 2	Low Medium Residential	Low Medium Residential	Increase proposed height and density to match on the ground conditions.

Ven 8	Low Medium Residential	Low Medium Residential	Increase proposed density, right sizing form, match on the ground conditions.
Ven 11	Medium Residential	Medium Residential	Increase proposed density, right sizing form, match on the ground conditions
Ven 12	Medium Residential	Medium Residential	Reduce proposed height, match on the ground conditions.
Ven 13	Medium Residential	Medium Residential	Reduce proposed height, match on the ground conditions.
Ven 14	Medium Residential	Medium Residential	Reduce proposed bonus density. Identified as Growth area/ new housing opportunity /opportunity area.
Ven 23	Community Center	Villages	Reduce proposed height and FAR, match on the ground conditions.
Ven 24	Community Center	Community Center	Refined, base/bonus height addressed by height transition standards.
Ven 26	Community Center	Community Center	Reduce proposed height and FAR (abuts specific plan)
Ven 31	Light Industrial	Light Industrial	Refined, base/bonus height addressed by height transition standards

## Subareas Removed

Subarea ID (2023)	2023 Draft Land Use	2024 Draft Land Use	Summary of Changes
Ven 9	Low Neighborhood Residential	Low Residential	Proposed zoning density refined to reflect existing zoning conditions. Corner store use removed.
Ven 10	Low Neighborhood Residential	Low Medium Residential	Proposed zoning density refined to reflect

			existing zoning conditions. Corner store use removed.
Ven 7	Low Medium Residential	Low Residential	Proposed Density reduced (direct translation)

## Subareas Added

New Subarea ID	2024 Draft Land Use	Summary of Changes
Ven 44 (Interior Parcels- Presidents Row)	Low Medium Residential	New subarea created, increase proposed density but reduce FAR/Height.
Ven 45 (Mildred/Pacific/ Venice)	Neighborhood Center	New subarea created, Low Med II Residential to Neighborhood Center. Use change, residential and commercial alignment and growth area.
Ven 46 (Lincoln Blvd- North of Washington)	Community Center	New subarea created, further refining Subarea 23. Reduces proposed 2023 draft land use base height but Identifies large shop front.
Ven 47 (Lincoln Blvd- South of Washington)	Community Center	New subarea created, further refining Subarea 23. Reduces proposed 2023 draft land use base height, abuts specific plan.