

# Draft Commercial Land Use Tables Based on City Planning’s StoryMap Information

By: VNC’s Community Planning/Local Coastal Program Ad Hoc Committee

## City Planning Proposed Commercial Land Use Parameters

### East Venice Subarea

Color Legend: **Blue Lettering = March 2024 Planning Proposals**

**Black Lettering = Zoning Regulations Updated March 2024**

**Red Lettering = Initial Results of Reference Survey**

**Grey Shading = No City Planning Guidance**

**( ) = Bonus Amounts**

Subarea	East Venice		
Factor	Commercial Type	Villages	Community Center Hybrid Industrial (Lincoln south of Washington)
Zoning		[Q]C2-1-CDO	[Q]C2-1-CDO [Q]M1-1-CDO
Density - LU/Lot		4	4 8
Maximum Height:			
Flat Roofs:		3 Stories (5 Stories)	3 Stories (5 Stories)
Sloped Roofs with Ridgeline:		3 Stories (8 Stories)	3 Stories (5 Stories)
Roof Decks:			
Lot Coverage:			
Floor Area Ratio (FAR):		1.5 (3)	1.5 (5) 1 (1.5)
Lot Consolidation:			

# City Planning Proposed Commercial Land Use Parameters

## Oakwood & Milwood Subareas

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Subarea	Oakwood			Milwood		
Factor	Commercial Type	Villages	Community Center (Lincoln north of Rose)	Neighborhood Center	Villages (along Lincoln)	Neighborhood Center
Zoning		[Q]C2-1-CDO	[Q]C2-1-CDO	C4-1, R3-1, M1-1	[Q]C2-1-CDO	R3-1, C4-1, M1-1
Density - LU/Lot		4	4	8	4	8
<b>Maximum Height:</b>						
Flat Roofs:		3 Stories	3 Stories	3 Stories	3 Stories	3 Stories
Sloped Roofs with Ridgeline:		(5 Stories)	(8 Stories)	(5 Stories)	(5 Stories)	(5 Stories)
Roof Decks:						
Lot Coverage:						
Floor Area Ratio (FAR):		1.5 (3)	1.5 (5)	1.5 (3)	1.5 (3)	1.5 (3)
Lot Consolidation:						

# City Planning Proposed Commercial Land Use Parameters

## Southeast Venice & Oxford Triangle Subareas

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Subarea		Southeast Venice			Oxford Triangle		
Factor	Commercial Type	Villages	Community Center	Neighborhood Center	Community Center (along Washington)	Community Center (north of Princeton Drive)	Community Center (south of Princeton Drive)
Zoning		C1-1, C2-1-0	[Q]C2-1-CDO, R3-1	C4-1, R3-1, M1-1	C2-1	C4(OX)-2D	C4(OX)-2D
Density - LU/Lot		8	4	8	4	8	FA
<b>Maximum Height:</b>							
Flat Roofs:		3 Stories	3 Stories	3 Stories	3 Stories	3 Stories	No Limit
Sloped Roofs with Ridgeline:		(5 Stories)	(8 Stories)	(5 Stories)	(8 Stories)	(6 Stories)	(No Limit)
Roof Decks:							
Lot Coverage:							
Floor Area Ratio (FAR):		1.5 (3)	1.5 (5)	1.5 (3)	1.5 (5)	1.5 (4)	1.5 (6)
Lot Consolidation:							

# City Planning Proposed Commercial Land Use Parameters

## Southwest Venice, Venice Canals, Marina Peninsula E & W Subareas

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Subarea	Southwest Venice & Venice Canals		Marina Peninsula, E & W		
Factor	Commercial Type	Villages	Community Center	Neighborhood Center	Community Center
Zoning		C2-1-0	[Q]C2-1-CDO, R3-1	C4-1, C4-1-0	RW1-1-0
Density - LU/Lot		4	4	8	4
<b>Maximum Height:</b>					
Flat Roofs:		3 Stories	3 Stories	3 Stories	3 Stories
Sloped Roofs with Ridgeline:		(5 Stories)	(8 Stories)	(5 Stories)	(6 Stories)
Roof Decks:					
Lot Coverage:					
Floor Area Ratio (FAR):		1.5 (3)	1.5 (5)	1.5 (3)	1.5 (4)
Lot Consolidation:					

# City Planning Proposed Commercial Land Use

## North Venice Subarea

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Subarea	North Venice					
Factor	Commercial Type	Villages	Community Center	Neighborhood Center	Neighborhood Center (NW of Market/Main)	Hybrid Industrial (Market Street)
Zoning		C2-1	Many	Many	C4-1, C1-1	CM-1
Density - LU/Lot		8	4	8	8	8
<b>Maximum Height:</b>						
Flat Roofs:		3 Stories	3 Stories	3 Stories	2 Stories	3 Stories
Sloped Roofs with Ridgeline:		(5 Stories)	(5 Stories)	(5 Stories)	(4 Stories)	(5 Stories)
Roof Decks:						
Lot Coverage:						
Floor Area Ratio (FAR):		1.5 (3)	1.5 (5)	1.5 (3)	1.5 (2.5)	1 (1.5)
Lot Consolidation:						

# City Planning Proposed Commercial Land Use Parameters

## Ocean Front Walk & Abbot Kinney Boulevard Subareas

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Subarea	Ocean Front Walk			Abbot Kinney Boulevard			
Factor	Commercial Type	Villages	Villages (1 block N & S of Windward)	Community Center	Villages	Hybrid Industrial	Light Industrial
Zoning		Many	C2-1-CA	C2-1-CA, C2-1, C4-1	C2-1-0-CA	M1-1-0	M1-1-0
Density - LU/Lot		8	8	4	8	8	N
<b>Maximum Height:</b>							
Flat Roofs:		3 Stories	3 Stories	3 Stories	3 Stories	3 Stories	No Limit
Sloped Roofs with Ridgeline:		(5 Stories)	(6 Stories)	(5 Stories)	(5 Stories)	(5 Stories)	(No Limit)
Roof Decks:							
Lot Coverage:							
Floor Area Ratio (FAR):		1.5 (3)	1.5 (3)	1.5 (5)	1.5 (3)	1 (1.5)	1 (3)
Lot Consolidation:							