

Review of City Planning's Proposed Land Use Parameters with Recommended Changes

VNC's Venice Community Plan and
Local Coastal Program Ad Hoc Committee

North Venice

Relevant Preference Survey Results

- 87% preferred 3-story height limits.
- 71% favored 3,000 SF size limit for single-family homes.
- 74% preferred 5,000 SF size limit for multi-family buildings.
- 60% favored growth outside inner neighborhoods.
- 68% favored 3-story height limits on Rose Avenue and Abbot Kinney Boulevard.
- 80% preferred that Ocean Front Walk remain as is or a mix of old and new.

Sampling of Public Comments

- North Venice gets more tourists and their parking than other parts of Venice. New **5-story** apartments with their traffic and parking implications should not be in this neighborhood.
- North Venice started out as 1-story, then a lot of 3-story structures were added that are out-of-character with some blocks; **5-stories** is way out-of-character.
- **5 stories** on Venice Boulevard (VEN-14) west of Abbot Kinney would stand out like a sore thumb and negative affect the canal residents on Carrol Canal.
- **5-story** buildings on Abbot Kinney will impact the lost canal neighborhood.

Resulting Mixed-Use Living Units Under Various Assumptions

Condition	Lot Size	Lot Coverage	# of Stories	FAR	Usable Sq. Feet	DU/SF of Lot or SF/LU	Living Units
Existing	4,000	60%	3	n/a	n/a	1 DU/1,500 SF	2
Proposed w/o Bonus	4,000	60%	3	1.25	5,000	800 SF/ LU	6
Proposed with Bonus	4,000	60%	4	1.75	7,000	800 SF/ LU	9
Proposal with Bonus	4,000	60%	4	1.75	7,000	400 SF/ LU	18

DENSITY AND SCALE/HEIGHT FOR EACH NEW CITY PLANNING'S LAND USE CATEGORY

Land Use Name	Density	Scale/Height	Notes
Residential:			
Low	1-2 Dwelling Units/Lot	1 - 2 Stories	Mainly single-family homes
Low Medium	1-2 Dwelling Units/Lot	1 - 2 Stories	Duplex to small-scale apartments
Low Neighborhood	1 Dwelling Unit/1,500 SF of Lot	1 - 2 Stories	May incorporate corner store, etc., adjacent to commercial
Medium	1 Dwelling Unit/800 SF of Lot	≤ 3 Stories	Larger apartment buildings
Medium Neighborhood	1 Dwelling Unit/800 SF of Lot	≤ 3 Stories	May incorporate corner store, etc., adjacent to commercial
Commercial (Mixed-Use):			
Neighborhood Center	800 SF/Living Unit	≤ 3 Stories	Includes smaller businesses Pedestrian-oriented
Village	800 SF/Living Unit	≤ 5 Stories	Includes restaurants, small offices
Community Center	400 SF/Living Unit	3 - 5 Stories	Broad range of activity Along commercial corridors
Regional Center	400 SF/ Living Unit	5 - 8 Stories	None in Venice
Other			
Light Industrial	Dwellings Not Allowed	≤ 3 Stories	Limited work/live possible
Hybrid Industrial	400 SF/ Living Unit	3 - 5 Stories	Limited residential

Residential

Interpreted by: VNC Community Plan/Local Coastal Program Ad Hoc Committee

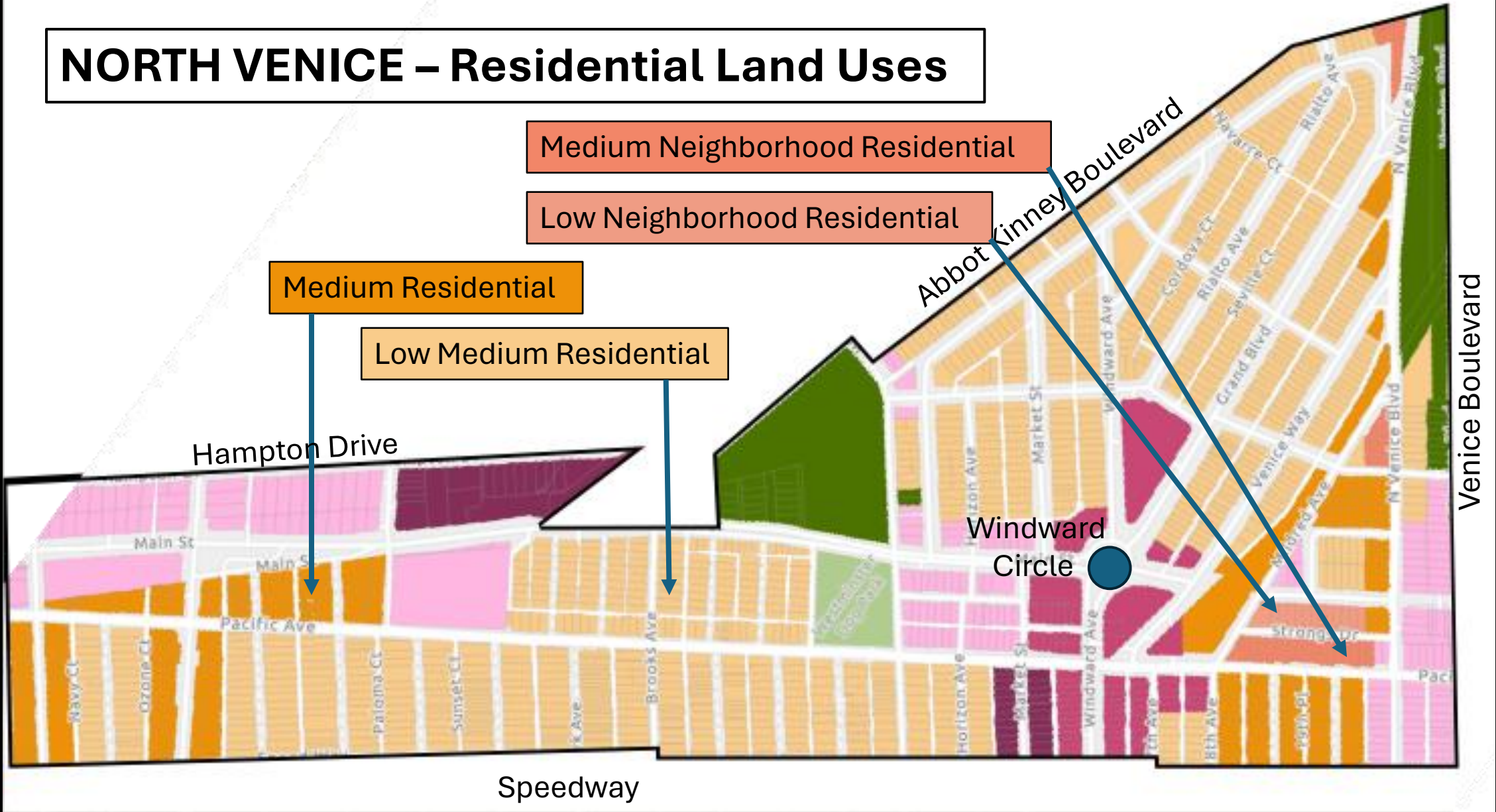
NORTH VENICE – Residential Land Uses

Medium Neighborhood Residential

Low Neighborhood Residential

Medium Residential

Low Medium Residential



Residential Land Uses - Proposed, Existing, and Recommended Changes

North Venice					
Factor	Low Medium Residential	Low Neighborhood Residential (Strongs & N. Venice)	Medium Residential (along Mildred & N. Venice Blvd.)	Medium Residential (north of Paloma & 18th-20th Place)	Medium Neighborhood Residential (Strongs Avenue)
Zoning	RD1.5-1, RD1.5-1-0	RD1.5-1-0	R3-1-0	R3-1, [Q]R3-1-0	RD3-1-0
Density - DU/Lot (excluding ADUs)	1 DU/1,500 SF of lot 2 DU≤4,000, 1 DU/2,000 >4,000	1 DU/1,500 SF of lot 2 DU≤4,000, 1 DU/1,200 >4,000	1 DU/800 SF of lot 2 DU≤4,000, 1 DU/1,200 >4,000	1 DU/800 SF of lot 2 DU≤4,000, 1 DU/1,200 >4,000	1 DU/800 SF of lot 2 DU≤4,000, 1 DU/2,000 >4,000
Maximum Height:	3 Stories (no bonus) 30' flat roofs, 35' sloped 30' flat roof, 35' sloped	3 Stories (no bonus) 30' flat roofs, 35' sloped 30' flat roof, 35' sloped	3 Stories (4 Stories) 30' flat roofs, 35' sloped 3 Stories (no bonus) 30' flat roof, 35' sloped	3 Stories (no bonus) 30' flat roofs, 35' sloped 30' flat roof, 35' sloped	3 Stories (no bonus) 30' flat roofs, 35' sloped 30' flat roof, 35' sloped
Floor Area Ratio (FAR):	1 (1.5) N/A 0.75 (1.0)	1 (1.5) N/A 1 (1.25)	1.25 (1.75) N/A 1 (1.25)	1 (1.5) N/A 1 (1.25)	1 (1.5) N/A 1 (1.25)
Lot Coverage:	50%	60%	60%	60%	60%
Lot Consolidation:	2	2	2	2	2

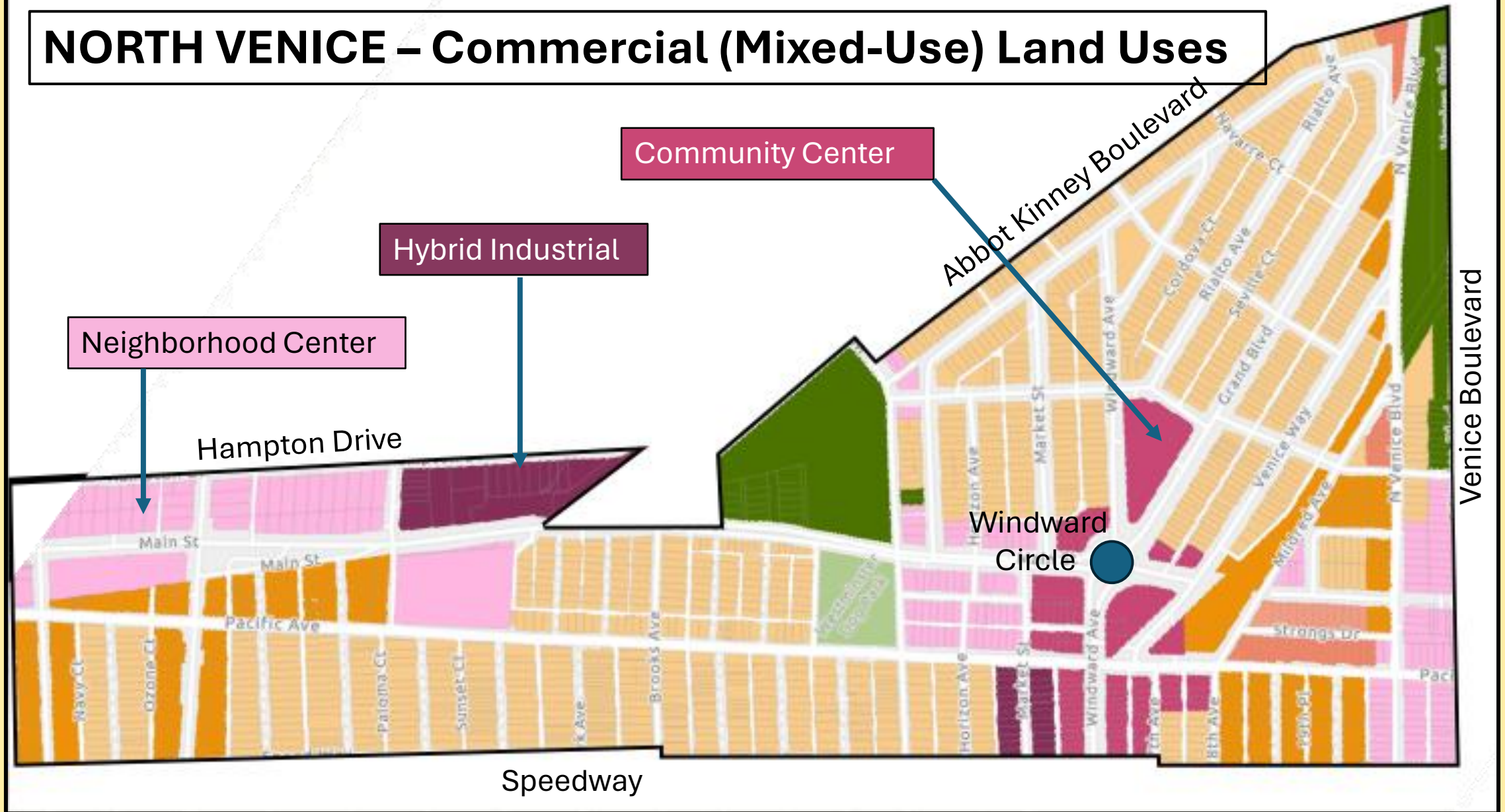
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Commercial

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NORTH VENICE – Commercial (Mixed-Use) Land Uses



Commercial Land Uses - Proposed, Existing, and Recommended Changes

North Venice					
Factor	Neighborhood Center (Along N. Main St. & near Venice Blvd.)*	Neighborhood Center (NW of Market/Main)	Community Center (Near Windward Circle)	Hybrid Industrial (Along Main St.) Change to Neighborhood Center	Hybrid Industrial (Market St.) Retain Light Industrial
Zoning	C4-1, OS-1XL-0, [T][Q]C1.5-1-0-CA, M1-1, [Q] C1-1-0, Q)C4-2D, (Q)C2-1	C4-1, C1-1, [Q]R3-1-0, C2-1-0	C2-1-0, R3-1-0, C2-1-CA, [T][Q]C2-1-0-CA	M1-1	CM-1
Density - SF/LU	800 SF/LU 2 DU ≤4,000, 1 DU/1,200 >4,000	800 SF/LU 2 DU ≤4,000, 1 DU/1,200 >4,000	400 SF/LU 1 LU/800-1,200 SF of lot	800 SF/LU May be artist studios	800 SF/LU May be artist studios May be artist studios
Maximum Height:	3 Stories (5 Stories) 30' flat roof, 35' sloped 3 Stories (no bonus) 30' flat roof, 35' sloped	2 Stories (4 Stories) 30' flat roof, 35' sloped 2 Stories (3 Stories) 30' flat roof, 35' sloped	3 Stories (5 Stories) 30' flat roof, 35' sloped 3 Stories (4 Stories) ** 30' flat roof, 35' sloped	3 Stories (5 Stories) Unlimited 3 Stories (no bonus) 30' flat roof, 35' sloped	3 Stories (5 Stories) Unlimited 3 Stories
Floor Area Ratio (FAR):	1.5 (3) N/A 1.25 (2.0)	1.5 (2.5) N/A 0.75 (1.25)	1.5 (5) 0.5 - 1.5 based on use 1.25 (2.0)	1 (1.5) N/A 1.25 (2.0)	1 (1.5) N/A N/A
Lot Coverage:	60%	60%	60%	60%	65%
Lot Consolidation:	2	2	2	2	2

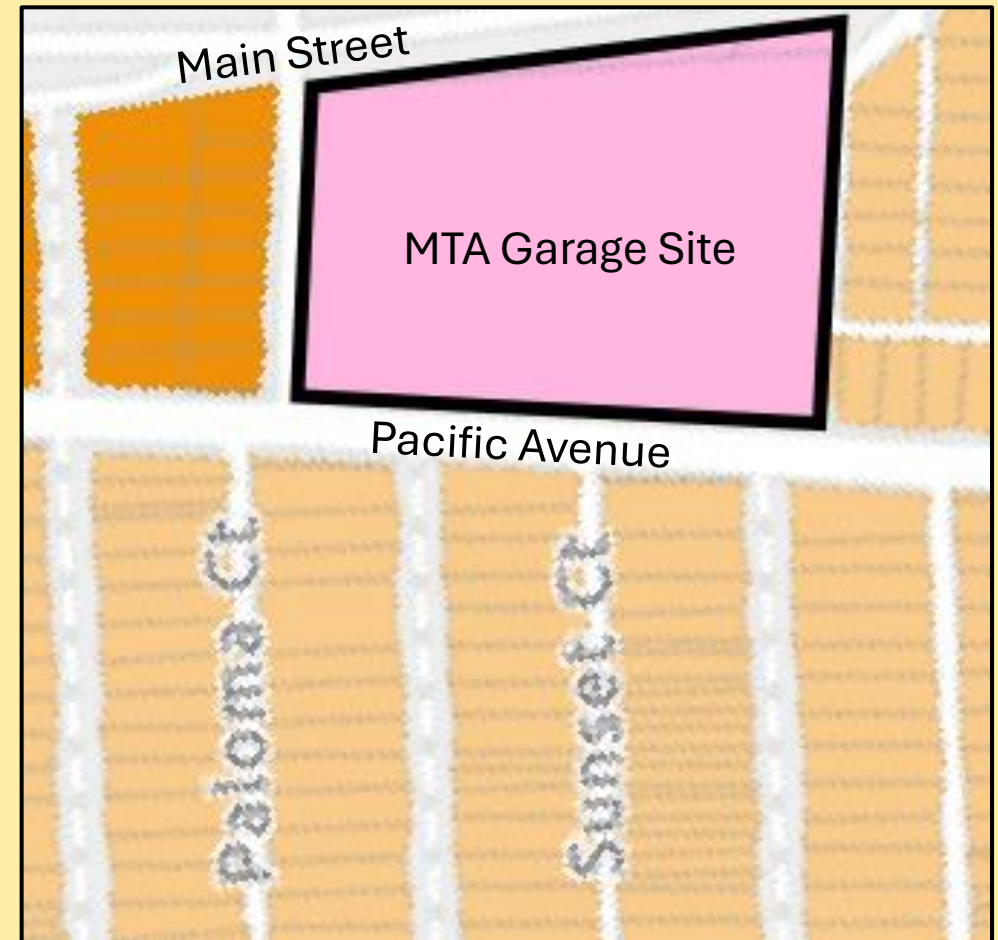
* Except MTA Bus Garage Site and Venice Median Project

** Any development must preserve/replace historic character of Windward including its arches and provide enhanced pedestrian amenities.

MTA Bus Garage Site and Venice Median Project

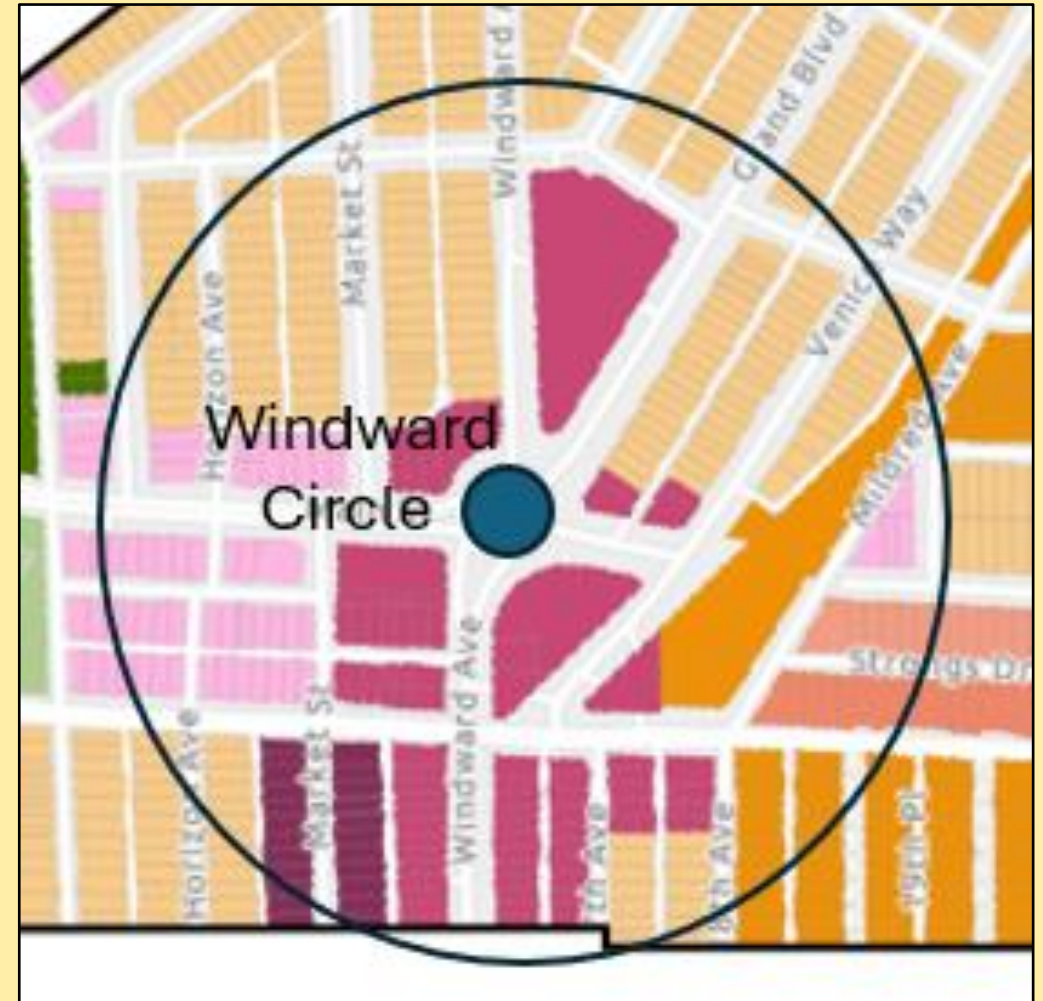
- City Planning proposes 3 stories, 5 stories with undefined bonuses.
- MTA retained architect proposes up to 7 stories.
- Recommendation:
3 stories and bonuses to 5 stories only with 60% affordable units.

Venice Median Project is zoned open space. VNC has already dealt with is matter and this Committee won't comment on it.



Windward Circle Area

- Historic Center of Venice
- Windward Ave should be pedestrian-only zone with adjacent transit center.
- New development must preserve or replace look of old Venice including iconic arches.
- Old structures were 3-4 stories.



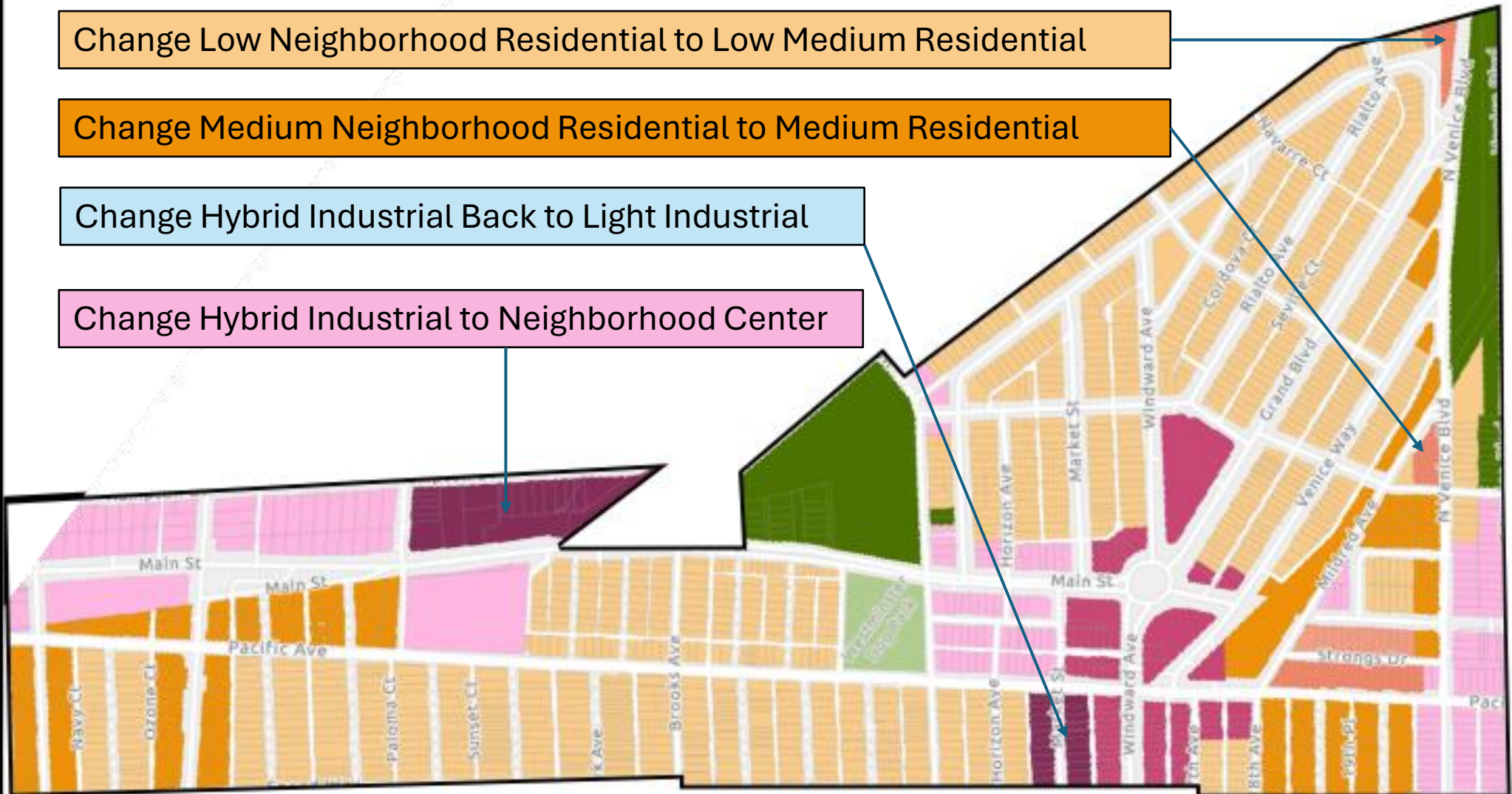
Recommended Land Use Changes

Change Low Neighborhood Residential to Low Medium Residential

Change Medium Neighborhood Residential to Medium Residential

Change Hybrid Industrial Back to Light Industrial

Change Hybrid Industrial to Neighborhood Center



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Recommended Changes:

Residential Land Uses (see Residential Table for details):

- No height bonuses for any residential land use.
- Limit height of all residential buildings to 3-stories & existing “30’ flat roof/35’ varied/stepped-back” maximum height.
- Reduce proposed FARs to conform to preferred size from Survey.
- Change land use designation for Low Neighborhood Residential along Venice Boulevard to Low Residential.
- Recommend lot coverages and lot consolidations.

Commercial (Mixed-Use) Land Uses (see Commercial (Mixed-Use) Table for details):

- Limit height of Neighborhood Center land uses north of Abbot Kinney to 3 stories existing 30’/35’ maximum height except for MTA Garage site.
- For MTA Garage site, allow 5-story height limit in return for 60% affordable units.
- Reduce proposed FARs to conform to preferred size from Survey.
- Change Hybrid Industrial: along MainStreet to Neighborhood Center on Market Street to Light Industrial.

End