

Community Plan and Local Coastal
Program Ad Hoc Committee
of the Venice Neighborhood Council

MARINA PENINSULA--Subarea Review

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June 3, 2024

Preference Survey Results for Marina Peninsula East

- The Marina Peninsula East subarea is the area south of Washington Boulevard between Via Marina and the Ballona Lagoon. That part west of Via Dolce is Venice's newest neighborhood having been developed only in the 1980's. Its character is entirely different from the rest of Venice with narrow lots mostly less than 3,000 SF in size, landscaped walk "streets", and wide alleys ("courts") acting as regular streets. The neighborhood's land use classification is Single-Family Residential-Low Medium; it is zoned R1. Between Via Dolce and Via Marina are large apartment structures classified as Multi-Family Residential-Medium and zoned R3.
- As expected, given the style of homes in Marina Peninsula East, there is a very strong preference for quite large single-family homes and a very strong preference for 1 living unit/lot (with a possible ADU). Three stories are fine for 79% of the responders with the rest fine with even four floors. Acceptable home sizes range beyond 5,000 SF.
- The issue of most concern is overwhelmingly traffic and parking, along with infrastructure and environmental.

Preference Survey Responses for Marina Peninsula West

- **Marina Peninsula West is the stretch of land between the Ballona Lagoon and the beach south of Washington Boulevard to the Marina Channel. This subarea includes a blend of apartment/condominiums and single-family homes and has many RSO living units. It is zoned almost entirely R3 and its current land use classification is Multi-Family Residential-Low Medium II.**
- **Somewhat surprisingly, therefore, 74% of responders prefer having their neighborhood with single-family homes (plus a possible ADU), perhaps because 80% of responders were homeowners. As for front yard walls/fence and hedges, slightly more favored low walls/fences and hedges, but slightly fewer thought tall fences and taller hedges are fine. There is a very strong preference for 2 parking spaces per living unit.**
- **The issues of most concern (beyond Homelessness and Safety & Security) are Traffic & Parking, with Changes to The Architectural and Neighborhood Character next.**

Public Comments Summary for Marina Peninsula East & West

- I looked at the attached diagrams and was alarmed to see the proposed density and height increases and the elimination of the height in feet as a measurement, substituted for height expressed in stories (from 3 - 5). I could reasonably predict that the proposed changes could be catastrophic for the character of our Peninsula West zone--a possible increase by one story or more with mezzanines, and a concomitant increase in vehicles, parking, congestion and density, and a radical decline in spatial variety, picturesque quality, ecological heterogeneity and all the values that I imagine residents of the 'zone' support.
- For VEN 3, 6, and 7, which are now single-family zoning, I don't understand why they are being changed to multi-family (Low Medium Residential), with an imposition of FAR on those lots where it doesn't exist, and a limit on stories or height that's less than what's currently built.
- It's clear that the number one objective of City Planning is to allow for as much housing as possible. It obviously makes no sense where you have single family residential in Marina Peninsula East that you would upgrade it to multifamily residential, because it's already built out as single family. Why would the city do that?
- Housing will materialize through all kinds of ways. One of them is production. We as a community need to participate in one way or another in accommodating these numbers. That being the case, it doesn't mean that the Peninsula is where you accommodate it. The Peninsula had the oil rigs 60 years ago and is now probably one of the most productive as far as housing of any area in Venice. Maybe we represent 14⁰% of the population of District 11 on 4.6% of the acreage. So, we have a disproportionately high population already.

Public Comments Summary for Marina Peninsula East & West, continued

- Think about what happens if there's an emergency. There's a tsunami, there's an electrical issue, there's a gas issue, and there're about 2,500 people living on the Peninsula, and another 1,500 people living on the Silver Strand. This is a peninsula surrounded by water. There're not a lot of options when you need to get out of Dodge quickly. Just imagine everyone on the Peninsula getting ready to go up Pacific or around Via Marina all at the same time. If you add bonus density you're going to turn the Marina into South Beach, which is essentially what this plan does, and you're going to add many more people into this equation.
- To reduce height and square footage allowances and to impose a FAR where there is none or reduce FAR where there is one existing is inappropriate. I should be allowed to build what the neighbor to my right and my left have already built, to maintain an existing look and feel. I don't think taking away what's currently allowed is appropriate.
- Increased height just destroys the character of the walk streets as does loss of proper setbacks.
- I'm looking at this map of a basically entirely constructed Peninsula, formerly a natural wetlands site, an estuary that is surrounded on all sides by water, and there's really not anywhere to easily divert runoff other than the surrounding ocean waters, tidal waters. It's a conundrum. And it makes the Peninsula an environmentally sensitive settlement just by the sake of where it is.
- On the Peninsula, telephone poles are really leaning. They're reinforced with little bits of metal, and they carry all the live wires. We've become so used to seeing them that we do nothing. And before we put a single person, one extra person, onto the Marina Peninsula, we have to make it safe for us.

Public Comments Summary for Marina Peninsula East & West, continued

- **The parcels at the Washington and Pacific intersection are quite small (west of Pacific 30'x63', east of Pacific 28'x83'). This is a busy intersection in part because there is a pedestrian scramble phase. There are no driveways in and out of these parcels now. They are 1-2 stories and rely mainly on walk-in traffic. If you have larger/taller buildings on these parcels (another difficulty given lot sizes) where are the on-site parking driveways? Driveways need to be as far away from such an intersection as possible. Otherwise, cars waiting for the light would block exiting or be caught up in right turn traffic or pedestrian traffic or both. Like on Windward Ave, the west end of Washington should be pedestrian-oriented with wider sidewalks, no street parking, and a lane in each direction to get to Speedway and beach parking. Any use that requires adding on-site parking, especially 4- to 5-story buildings, simply won't work in this area.**
- **You have the ocean on one side, so there's a low water table pushing underneath the land from the ocean, and you have the Canals on the other side. So, you have this high-water table, and you can't just start digging down to do underground parking. So where are you going to put all the cars for these 5 to 15 stories that people are talking about? We know what happens in the summer with parking and it all bleeds into the surrounding neighborhoods.**
- **It's hard for me to believe that the Coastal Commission will approve this kind of increased density because of sea level rise.**

Protection of RSO Units and Other Naturally Occurring Affordable Housing

While it is important to increase housing unit density in Los Angeles, it cannot be at the expense of naturally occurring affordable homes currently occupied by long-term community members who, if displaced for new development, are unable to relocate within their community or afford to return when the development is complete. RSO units play a crucial role in providing stability, cohesion and socioeconomic diversity for our communities as they safeguard tenants from displacement, exorbitant rent hikes and unjust evictions.

The possibility of eliminating RSO units and other naturally occurring affordable housing due to Planning's proposed increases in density significantly impacts the housing stability of vulnerable communities such as Venice. It also increases the potential for homelessness, especially as the relocation fees do not adequately cover ever increasing market rate rents, nor do they equitably accommodate larger households. We must not compromise the lives of our lower-income community members, many lifelong.

The Coastal Act states in section 30116 that areas that provide existing coastal housing for low- and moderate-income persons are "Sensitive Coastal Resource areas." The Coastal Act requires that sensitive coastal resources be protected. The certified Land Use Plan Policy I. E. 1. states that Venice's unique social diversity should be protected as a Special Coastal Community pursuant to Chapter 3 of the Coastal Act.

A "community plan" must not displace community members currently living in older housing stock that is RSO or otherwise affordable or lower cost housing. USC professor Manuel Pastor, co-author of the report Rent Matters, states "Housing stability matters because it is associated with physical, social, and psychological well-being; higher educational achievement by the young; and benefits for people of color." RSO and other naturally occurring affordable housing play a crucial role in providing stability, cohesion, and socioeconomic diversity for our communities.

The priority of the Venice Community Plan and LCP update must be the preservation and protection of existing RSO/rent-stabilized units, other naturally occurring affordable housing, and our existing unique, diverse community, which must take precedence, be the priority over, and supersede any zoning changes.

Marina Peninsula – City Planning Proposed Residential Land Use Designations



Low Residential

Low Residential areas provide housing ranging from single family to fourplexes in various contexts, typically set away from centers of activity. The building form ranges from House Scale to Very Low Rise. The minimum size of each lot typically ranges from 5,000 square feet to 7,500 square feet. The residential density generally ranges from 1 unit per 6,000 square feet of lot area to 1 unit per 4,000 square feet of lot area; in some areas, the residential density may be limited to the number of units on a lot, from 1 unit per lot to 4 units per lot.



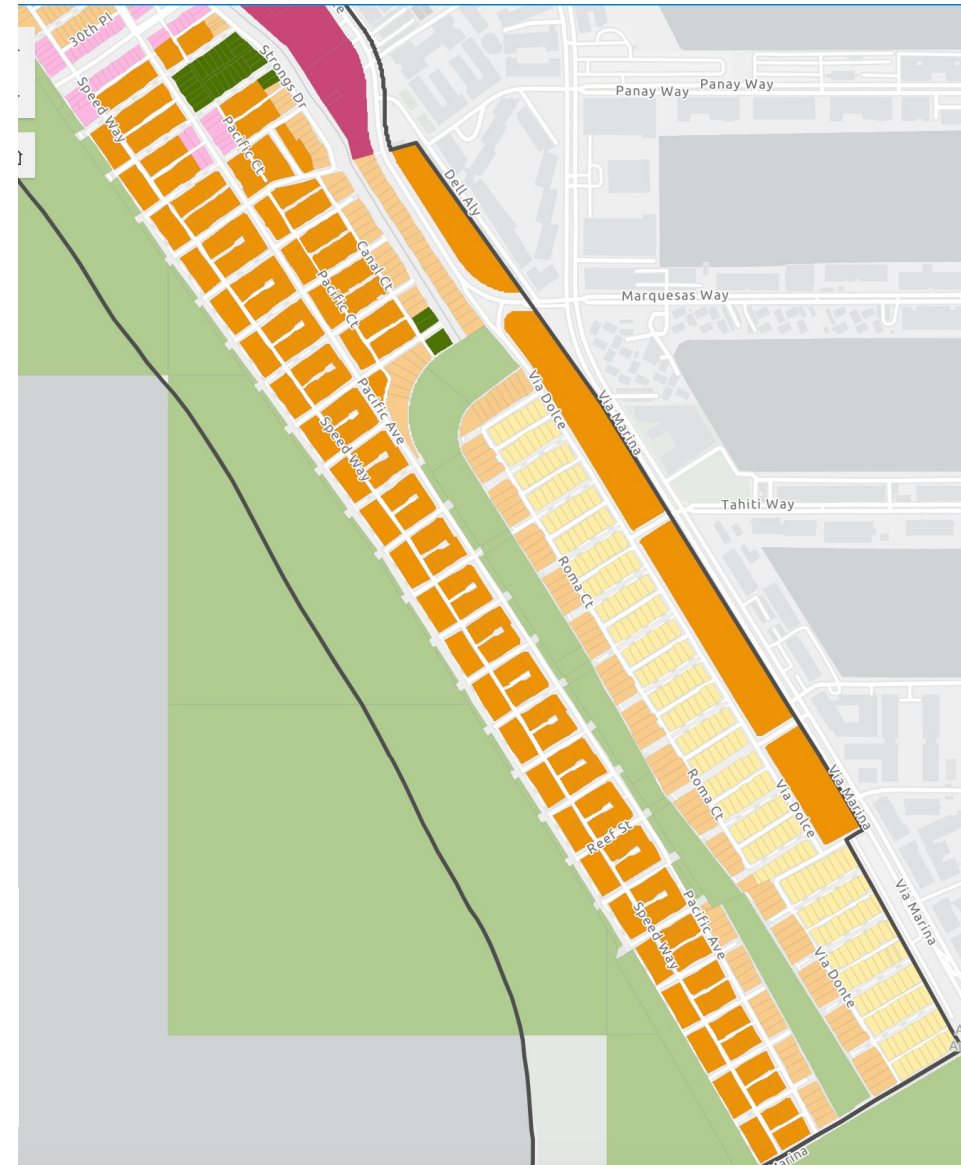
Low Medium Residential

Low Medium Residential areas provide multi-unit housing, ranging from duplexes to small scale apartments, generally near neighborhood-serving uses. The building form ranges from House Scale to Very Low Rise. The residential density generally ranges from 1 unit per 3,000 square feet of lot area to 1 unit per 1,000 square feet of lot area.

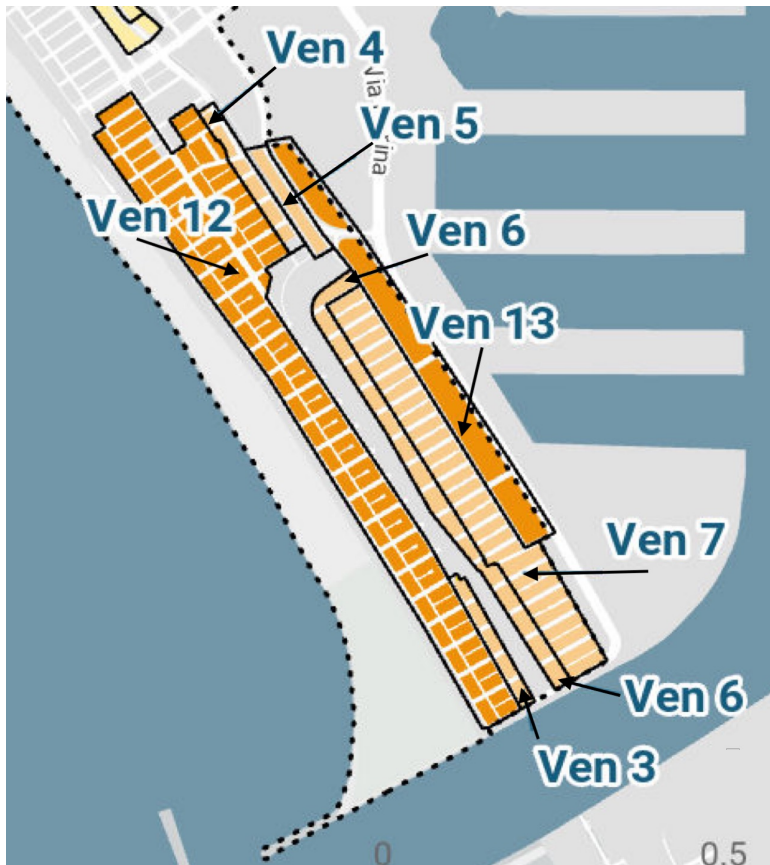


Medium Residential

Medium Residential areas provide a concentration of multi-unit housing and are typically located near commercial or employment centers. Supportive institutional uses may also be provided in certain Residential Use Districts. The building form ranges from Very Low Rise to Low Rise. The residential density generally ranges from 1 unit per 1,000 square feet of lot area to 1 unit per 400 square feet of lot area.



City Planning Low Medium Residential Zoning Changes in last revision

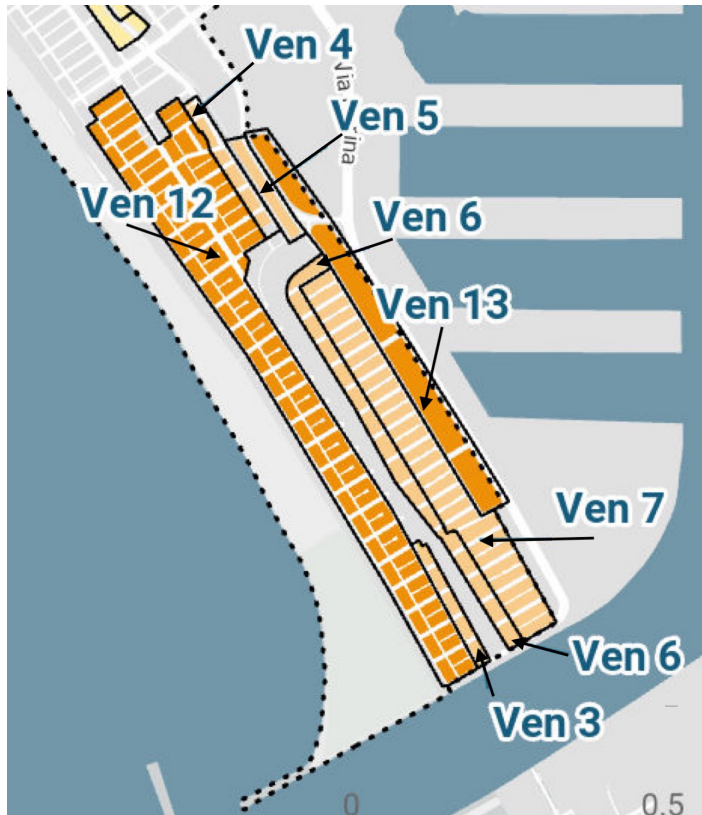


 Low Medium Residential

	Existing	Proposed	Proposed w/Bonus
<u>VEN 4,5—North lagoon front</u>			
Height	30' to 38' *	33'	n/a
FAR	None	0.75	n/a
Base Density	1 unit/1,500 SF of lot area	2 units per lot	n/a
<u>VEN 3—West Lagoon front between Topsail & Via Marina</u>			
Height	30' to 38' *	3 stories	4 stories None
FAR	None	1.0	1.25 1.5
Base Density	1 unit/3,000 SF of lot area	1 unit/1,500 SF of lot area	
<u>VEN 6—Silver Strand lagoon front</u>			
Height	30' to 45' *	3 stories	4 stories None
FAR	None	1.0	1.25
Base Density	1 unit/4,000 SF of lot area	1 unit /1,500 SF of lot area	
<u>VEN 7—Silver Strand all other</u>			
Height	45'	33' 36'	n/a
FAR	None	0.75 1.0	n/a
Base Density	1 unit/3,000 SF of lot area	2 units per lot 1 unit per lot	n/a

* 30' within 60 horizontal feet of the mean high tide line of the lagoon or inland side of the Esplanade, whichever is furthest from the water. Beyond 60 horizontal feet, one foot in additional height is permitted for each two additional horizontal feet to maximum height indicated.

City Planning Medium Residential Zoning Changes in last revision



 Medium Residential

	Existing	Proposed	Proposed w/Bonus
<u>VEN 12—Marina Peninsula West</u>			
Height	35' (28' on walk streets)	3 2 stories	5 4 stories
FAR	None	1.5	2.5
Base Density	1 unit/1,200 SF of lot area, lots smaller than 4,000 SF limited to max of 2 units	1 unit/800 SF of lot area	
<u>VEN 13—Along Via Marina</u>			
Height	45'	3 2 stories	5 4 stories
FAR	None	1.5	2.5
Base Density	1 unit/800-1,200 SF of lot area	1 unit/800 SF of lot area	

March 2024 Planning Proposal **Currently Allowed** **Recommended**

(with Bonus)

Subarea	Marina Peninsula East		
RESIDENTIAL--City Planning Proposed Land Use Designations	Low Residential VEN 7 Silver Strand	Low Medium Residential VEN 6 Silver Strand Lagoon Front	Medium Residential VEN 13 Along Via Marina
StoryMap Color			
Existing Zoning/Land Use Designation	R1-1 SF Low Medium I	[T][Q]RD1.5-1 SF Low Medium I	R3 MF Medium
Density - DU/Lot (excluding ADUs)	1 DU/lot 1 unit/3,000 SF of lot area 1 DU/lot	1 DU/1,500 SF of lot area 1 unit/4,000 SF of lot area 1 DU/1,500 SF of lot area	1 DU/800 SF of lot area 1 unit/800-1,200 SF of lot area 1 DU/800 SF of lot area
Maximum Height	36' 45' 36'	3 Stories (none) 30' to 45' * 30' to 36' *	2 Stories (4 Stories) 45' 45'
Floor Area Ratio (FAR)	1.0 None 1.0	1.0 (1.25) None 1.25 (none)	1.5 (2.5) None 1.5 (?)
Lot Coverage	65%	65%	65%
Lot Consolidation	3 0	3 0	3 3

* 30' within 60 horizontal feet of the mean high tide line of the lagoon or inland side of the Esplanade, whichever is furthest from the water. Beyond 60 horizontal feet, one foot in additional height is permitted for each two additional horizontal feet to maximum height indicated.

March 2024 Planning Proposal **Currently Allowed** **Recommended**

(with Bonus)

Subarea	Marina Peninsula West		
RESIDENTIAL--City Planning Proposed Land Use Designations	Low Medium Residential VEN 3 West Lagoon front between Topsail & Via Marina	Low Medium Residential VEN 4, 5 North Lagoon front between Driftwood & Hurricane	Medium Residential VEN 12 Marina Peninsula West
StoryMap Color			
Existing Zoning/Land Use Designation	RW1-1 SF Low Medium I	RW2-1 MF Low Medium II	R3-1 MF Low Medium II
Density - DU/Lot (excluding ADUs)	1 DU/1,500 SF of lot area 1 unit/3,000 SF of lot area 1 unit/3,000 SF of lot area	2DU/lot 1 unit/1,500 SF of lot area 2 DU/lot	1 DU/800 SF of lot area 2 DU (1 DU/1,200 SF if lot > 4,000 SF) 1 DU/800 SF of lot area
Maximum Height	3 Stories (none) 30' to 38' * 30' to 38' *	33' (none) 30' to 38' * 30' to 38' *	2 Stories (4 Stories) 35' (28' on walk streets) 35' (28' on walk streets)
Floor Area Ratio (FAR)	1.0 (1.5) None 1.0 (none)	0.75 (none) None 1.0 (none)	1.5 (2.5) None 1.5 (none)
Lot Coverage	65%	65%	65%
Lot Consolidation	3 0	3 0	3 3

* 30' within 60 horizontal feet of the mean high tide line of the lagoon or inland side of the Esplanade, whichever is furthest from the water. Beyond 60 horizontal feet, one foot in additional height is permitted for each two additional horizontal feet to maximum height indicated.

Marina Peninsula – City Planning Proposed Commercial Land Use Designations



Neighborhood Center

Neighborhood Center areas are focal points for surrounding residential neighborhoods and include uses that serve the needs of residents and employees. The building form ranges from Very Low Rise to Low Rise, and is characterized by pedestrian-scale commercial development. Uses generally include a mix of residential and commercial uses, such as local businesses and services. The residential density generally ranges from 1 unit per 1,200 square feet of lot area to 1 unit per 400 square feet of lot area.

Community Center

Community Centers are vibrant places of activity typically located along commercial corridors, in concentrated nodes, or adjacent to major transit hubs. The building form ranges from Low Rise to Mid Rise, and may extend to Moderate Rise in the Downtown Community Plan. The use range is broad and may include commercial, residential, institutional facilities, cultural and entertainment facilities, and neighborhood-serving uses. The residential density generally ranges from 1 unit per 800 square feet of lot area to 1 unit per 200 square feet of lot area; residential density may also be limited by floor area.

March 2024 Planning Proposal **Currently Allowed** **Recommended**

(with Bonus)

Subarea	Marina Peninsula		
COMMERCIAL--City Planning Proposed Land Use Designations	Neighborhood Center (Washington Square)	Community Center (behind lots fronting Washington between Grand Canal & Via Dolce)	Community Center (lots fronting Washington)
StoryMap Color			
Existing Zoning/Land Use Designation	C-1, C4 Community Commercial	C4 Community Commercial	C4 Community Commercial
Density - SF/LU	800 SF/LU 1 unit/800-1,200 SF of lot area 800 SF/LU	400 SF/LU 1 unit/800-1,200 SF of lot area 800 SF/LU	400 SF/LU 1 unit/800-1,200 SF of lot area 400 SF/LU
Maximum Height	3 Stories (5 Stories) 35' 3 Stories (?)	3 Stories (6 Stories) 35' 3 Stories (?)	3 Stories (6 Stories) 35' 3 Stories (?)
Floor Area Ratio (FAR)	1.5 (3.0) 1.5 w/residential 2.75 (?)	1.5 (4.0) 1.5 w/residential 2.75 (?)	1.5 (4.0) 1.5 w/residential 2.75 (?)
Lot Coverage	90%	90%	90%
Lot Consolidation	2 (>2 if conform to MSC) 2 (>2 if conform to MSC)	2 (>2 if conform to MSC) 2 (>2 if conform to MSC)	2 (>2 if conform to MSC) 2 (>2 if conform to MSC)

The Venice Neighborhood Council recommends the following changes for the Marina Peninsula subarea to Planning's current proposal for the Venice Community Plan:

Low Residential (VEN 7) Silver Strand

- Lot Coverage: 65%
- Lot Consolidation: 0

Low Medium Residential (VEN 6) Silver Strand Lagoon Front

- Maximum Height: 30' to 36' *
- FAR: 1.25 (none)
- Lot Coverage: 65%
- Lot Consolidation: 0

Medium Residential (VEN 13) Along Via Marina

- Maximum Height: 45'
- FAR: 1.5 (?)
- Lot Coverage: 65%
- Lot Consolidation: 3

* 30' within 60 horizontal feet of the mean high tide line of the lagoon or inland side of the Esplanade, whichever is furthest from the water. Beyond 60 horizontal feet, one foot in additional height is permitted for each two additional horizontal feet to maximum height indicated.

The Venice Neighborhood Council recommends the following changes for the Marina Peninsula subarea to Planning's current proposal for the Venice Community Plan, continued:

Low Medium Residential (VEN 3) West Lagoon front between Topsail & Via Marina

- Density: 1 unit/3,000 SF of lot area
- Maximum Height: 30' to 38' *
- FAR: 1.0 (none)
- Lot Coverage: 65%
- Lot Consolidation: 0

Low Medium Residential (VEN 4, 5) North Lagoon front between Driftwood & Hurricane

- Maximum Height: 30' to 38' *
- FAR: 1.0 (none)
- Lot Coverage: 65%
- Lot Consolidation: 0

Medium Residential (VEN 12) Marina Peninsula West

- Maximum Height: 35' (28' on walk streets)
- FAR: 1.5 (none)
- Lot Coverage: 65%
- Lot Consolidation: 3

* 30' within 60 horizontal feet of the mean high tide line of the lagoon or inland side of the Esplanade, whichever is furthest from the water. Beyond 60 horizontal feet, one foot in additional height is permitted for each two additional horizontal feet to maximum height indicated.

The Venice Neighborhood Council recommends the following changes for the Marina Peninsula subarea to Planning's current proposal for the Venice Community Plan, continued:

Neighborhood Center (Washington Square)

- **Maximum Height: 3 Stories (?)**
- **FAR: 2.75 (?)**
- **Lot Coverage: 90%**
- **Lot Consolidation: 2 (>2 if conform to MSC)**

Community Center (behind lots fronting Washington between Grand Canal & Via Dolce)

- **Density: 800 SF/LU**
- **Maximum Height: 3 Stories (?)**
- **FAR: 2.75 (?)**
- **Lot Coverage: 90%**
- **Lot Consolidation: 2 (>2 if conform to MSC)**

Community Center (lots fronting Washington)

- **Maximum Height: 3 Stories (?)**
- **FAR: 2.75 (?)**
- **Lot Coverage: 90%**
- **Lot Consolidation: 2 (>2 if conform to MSC)**

The End