



Venice Neighborhood Council

PO Box 550, Venice, CA 90294
www.VeniceNC.org



MINUTES

Community Plan/Local Coastal Program Ad Hoc Committee Monday, May 20th, 2024 - 6:00 pm to 7:30 pm Venice Public Library at 501 S. Venice Boulevard

Si requiere servicios de traducción, favor de avisar al Concejo Vecinal 3 días de trabajo (72 horas) antes del evento. Por favor contacte, Secretaria, al por correo electrónico Secretary@VeniceNC.org para avisar al Concejo Vecinal.

Comments from the public on other matters not appearing on the agenda that are within the Committee's jurisdiction will be heard during the General Public Comment period. Please note that under the Brown Act, the Board is prevented from acting on a matter that you bring to its attention during the General Public Comment period; however, the issue raised by a member of the public may become the subject of a future Board meeting. Public comment is limited to one (1) minute per speaker, unless adjusted by the presiding officer of the Committee.

CALL TO ORDER: 6:05

ROLL CALL WITH DECLARATION OF EX PARTE COMMUNICATIONS AND CONFLICTS OF INTEREST, if any:

Naomi Nightingale (Chair)	Edward Ferrer	Alix Gucovsky
Mark Mack	Frank Murphy	Robin Rudisill
Richard Stanger	Steve Williams	

Mark Mack was absent..

APPROVAL OF MAY 13th MEETING MINUTES: *Approved.*

GENERAL PUBLIC COMMENTS – on topics not on the agenda

CHAIR REPORT: *Due to the Library undergoing termite mitigation the week of May 27th, the review of the Southwest Venice and Oxford Triangle subareas is postponed to May 24th.*

NEW BUSINESS:

Dr. Naomi Nightingale gave a PowerPoint presentation on the Oakwood subarea. (The review of this subarea was done by Dr. Nightingale, Steve Williams, and Richard Stanger.) Public comments included the possibility of limiting bonuses on each side of Reece apartments, and a concern about the Public Facilities designation of Pleasant View Avenue.

The working group presented a Motion to approve its recommended changes, below. The Motion was approved by a 4-2 vote.



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Richard Stanger then gave a PowerPoint presentation on the East Venice subarea. (The review of this subarea was done by Richard Stanger and Ed Ferrer with advice from Paola Pini of East Venice.) Public comments included the concern that the recommendation of zero lot consolidation within the Low Residential land use category would negatively affect the speakers property, and a concern that the Lincoln Blvd. Design Overlay may not be continued.

The working group presented a Motion to approve its recommended changes, below, with a correction of the stated density of 400 SF/LU for the Community Center land use designation to 800 SF/LU. The Motion was approved by a 5-1 vote.

Motion to Recommend Changes to City Planning's Proposed Land Use Parameters for the Oakwood Subarea

- 1) **Designated Low Medium Residential** (Existing RD2, RD1.5 north of Rose Avenue.):
 - Density: Proposed density of 2 DU/1,500 is okay.
 - Maximum height: 2 stories with a height limit of 25' flat roof/ 30' sloped roof.
 - FAR: Base 0.55 for single-family project, 0.75 for multi-family project; no bonus for SFR project, 1.25 for MFR project with bonus.
 - Lot coverage: 40%.
 - Lot consolidation: 2 only if for multi-family project (ADU does not count.)

- 2) **Recommended Low Medium Residential** (Existing R1.5 proposed Medium Residential by City Planning.):
 - Density: Recommendation: stay with existing 2 DU \leq 4,000, 1 DU for each 1,500 SF of lot above 4,000 SF.
 - Maximum height: 2 stories with a height limit of 25' flat roof/ 30' sloped roof.
 - FAR: Base 0.55 for single-family project, 0.75 for multi-family project, 1.25 with bonus.
 - Lot coverage: 40%.
 - Lot consolidation: 2 only if for multi-family project (ADU does not count.)

- 3) **Designated Neighborhood Center** (Existing C4 Rose Avenue from 4th to Lincoln Blvd.):
 - Density: Proposed 800 SF/Living Unit is okay.



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- Maximum Height: Base of 3 Stories ($\leq 33'$), 4 Stories ($\leq 44'$) with bonus.
- FAR: 1.25, bonus FAR to 1.5.
- Lot Coverage: 60% with increased buildable area not permitted under any circumstances (including bonus).
- Lot Consolidation: 2 lots.

4) **Designated Village** (Existing C2 along Lincoln Blvd.):

- Density: Proposed 400 SF/Living Unit is okay.
- Maximum Height: 3 Stories ($\leq 33'$), 5 Stories ($\leq 55'$) with bonus
Stepped-back transition heights as required adjacent to lower land uses (R1.5, RD2 zoned properties). No roof decks when adjacent to Low Medium Residential land uses.
- FAR: Base FAR to 1.25, 2.0 with bonus.
- Lot Coverage: 60% with increased buildable area not permitted under any circumstances including bonus.
- Lot Consolidation: Up to 3 lots.

5) **Designated Community Center** (Existing P and C2 lots on “Whole Foods” site.)

- Density: Change proposed minimum density to 800 SF/Living Unit.
- Maximum Height: 3 Stories ($\leq 33'$), 5 Stories ($\leq 55'$) with bonus;
Stepped-back transition heights as required adjacent to lower land uses (R1, R2, RD zoned properties).
No roof deck when adjacent to Low Residential land uses.
- FAR: Base FAR 1.25, 2.0 with bonus
- Lot Coverage: 50% with increased buildable area not permitted under any circumstances (including bonus).
- Lot Consolidation: Up to 3 lots.

6) **Designated Hybrid Industrial** (Lots are SW of Rose Avenue & 4th Street.):

- Density: Proposed 800 SF/Living Unit is okay.
- Maximum Height: 3 Stories ($\leq 33'$), 4 Stories ($\leq 44'$) with bonus.
- Lot Coverage: 60% with increased buildable area not permitted under any circumstances (including bonus).
- Lot Consolidation: Up to 3 lots.



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7) **Light Industrial** (Existing M1 lots NW of Hampton Drive and Sunset Avenue.)

- Density: No Living Units allowed, maybe some artist work/live spaces
- Maximum Height: 3 Stories (no bonus)
- FAR: 1.25 (no bonus)
- Lot Coverage 65%
- Lot Consolidation: 2

8) **Public Facilities** (Oakwood Park and two block to the east.)

- Oakwood Park must remain Open Space.
- Residential blocks east of Oakwood Park along Oakwood and Pleasant View Avenues between Broadway and California Avenues are not Public Facilities, but must be classified as Low Medium Residential.

Motion to Recommend Changes to City Planning's Proposed Land Use Parameters for the East Venice Subarea

1) **Designated Low Residential** (Existing R1V2 - Single Family):

No changes from existing zoning requirements except:

- Lot coverage: 40% -50%.
- Lot consolidation: Not permitted.

2) **Designated Low Medium Residential** (Existing R2 on Walnut Ave.):

- Density: Proposed density of 2 DU/lot is okay.
- Maximum height: Change from 3 stories to 2 stories with a height limit of 25'.
- FAR: Proposed 0.75 is okay.
- Lot coverage: 50% with increased buildable area not permitted under any circumstances.
- Lot consolidation: Not permitted.

3) **Designated Low Medium Residential** (Existing RD1.5, RD2 and RD3 (along Penmar and Nelrose)):

- Density: Proposed 1 DU/1,500 -2,000 -3,000 SF of lot is okay.



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- Maximum height: change from 3 stories to 2 stories with a height limit of 25'.
- FAR: 0.9, bonus FAR to 1.0.
- Lot coverage: 50% with increased buildable area not permitted under any circumstances (including bonus).
- Lot consolidation: Not permitted.

4) **New Designation Village** (Existing RD4 along Venice Blvd):

- Density: Proposed 400 SF/Living Unit is okay.
- Maximum Height: Base of 3 Stories ($\leq 33'$) for north side of Venice Blvd., 4 Stories ($\leq 44'$) on south side. One story additional with bonus on both sides of Venice Blvd. No roof decks when adjacent to Low Residential land uses.
- FAR: 1.25, bonus FAR to 1.75.
- Lot Coverage: 60% with increased buildable area not permitted under any circumstances (including bonus).
- Lot Consolidation: 3 lots.

5) **Designated Village** (Existing C2 along Lincoln Blvd):

- Density: Proposed 400 SF/Living Unit is okay.
- Maximum Height: 3 Stories ($\leq 33'$), 4 Stories ($\leq 44'$) with bonus Stepped-back transition heights as required adjacent to lower land uses (R1, R2, RD zoned properties)
No roof decks when adjacent to Low Residential land uses.
- FAR: Base FAR to 1.25, 1.75 with bonus.
- Lot Coverage: 60% with increased buildable area not permitted under any circumstances including bonus.
- Lot Consolidation: Up to 3 lots.

6) **Designated Community Center** (Smart & Final, Ralphs, and Ross properties)

- Density: Change proposed minimum density to 800 SF/Living Unit.
- Maximum Height: 3 Stories ($\leq 33'$), 5 Stories ($\leq 55'$) with bonus; Stepped-back transition heights as required adjacent to lower land uses (R1, R2, RD zoned properties).
No roof deck when adjacent to Low Residential land uses.
- FAR: Base FAR 1.25, 2.0 with bonus



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- Lot Coverage: 50% with increased buildable area not permitted under any circumstances (including bonus).
- Lot Consolidation: Up to 3 lots.

7) Designated Hybrid Industrial (Existing M1 lots along Lincoln south of Washington):

- Density: Proposed 800 SF/Living Unit is okay.
- Maximum Height: 3 Stories ($\leq 33'$), 5 Stories ($\leq 55'$) with bonus.
- Lot Coverage: 60% with increased buildable area not permitted under any circumstances (including bonus).
- Lot Consolidation: Up to 3 lots.

ADJOURNMENT: 7:46

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Public Posting of Agendas -

The Venice Neighborhood Council agendas are posted for public review as follows:

- Beyond Baroque, 681 Venice Blvd., Venice, CA 90291
- www.VeniceNC.org
- Receive agendas by email, subscribe to L.A. City's [Early Notification System \(ENS\)](#)

Notice to Paid Representatives -

If you are compensated to monitor, attend, or speak at this meeting, City law may require you to register as a lobbyist and report your activity. See Los Angeles Municipal Code Section 48.01 et seq. More information is available at ethics.lacity.org/lobbying. For assistance, please contact the Ethics Commission at (213) 978-1960 or ethics.commission@lacity.org

Public Access of Records -

In compliance with Government Code section 54957.5, non-exempt writings that are distributed to a majority or all of the board in advance of a meeting may be viewed at our website: www.VeniceNC.org or at the scheduled meeting. In addition, if you would like a copy of any record related to an item on the agenda, please contact the VNC Secretary, email at: Secretary@VeniceNC.org.



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Reconsideration and Grievance Process -

For information on the NC's process for board action reconsideration, stakeholder grievance policy, or any other procedural matters related to this Council, please consult the NC Bylaws. The Bylaws are available at our website www.VeniceNC.org