

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

Venice Canal Subarea

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

Main Results from Preference Survey

- 94% a maximum height as 3 stories.
- 70% preferred 1 living unit (plus ADU). 83% were owners.
- Single-family homes $\leq 3,000$ SF were favored by 58% of responders, but another 33% were okay with 4,000 SF homes.
- Only 18% wanted homes to go to alleys.
- 54% preferred low walls and fences.
- 46% wanted 3-story building maximum on Venice Blvd., but another 43% were okay with a 4-story limit.
- Change in architectural character and very large homes sizes were the most concern after safety and homelessness.

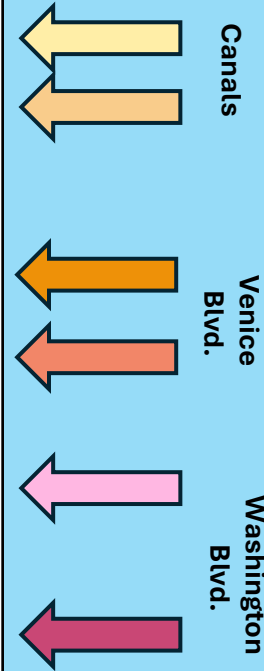
Main Points of Public Comments:

- Existing requirements for height, setbacks, and 2nd story setbacks are fine.
- Infrastructure within canals is in poor shape; the canals may not be able to handle heavy rains.
- There needs to be more permeable areas on lots to help avoid more flooding.
- The Carroll Canal alley is too narrow. It needs to be widened its entire length. Home opposite the alley on Venice Blvd. should not increase density and height.
- Homes across our outside alleys should be in the Venice Canal subarea.
- Venice is a historic area and unique resource that should be protected from overbuilding.

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

In Subarea







Residential

Commercial (Mixed-Use)



Industrial

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

Proposed Residential Land Uses:

Low Residential	
Low Medium Residential	
Medium Residential	
Medium Neighborhood Residential	

Proposed Commercial (Mixed-Use) Land Uses:

Neighborhood Center	
Community Center	



Recommended Changes to City Planning's Proposed Residential Land Use Parameters:

Subarea	Venice Canals				
Factor	Land Use	Low Residential (Venice Canals)	Low Medium Residential	Medium Residential	Medium Neighborhood Residential
StoryMap Color					
Zoning		RW1-1-0	RW1-1-0	R3-1-0	R3-1-0
Density - DU/Lot (excluding ADUs)		1DU 1DU	4DU 1DU	1 DU/800 SF of lot 2 DU<4,000SF + 1LU/1,200 SF>4,000	1 DU/400 SF of lot 2 DU<4,000SF + 1LU/1,200 SF>4,000 1 DU/800 SF of lot
Maximum Height:		36' (no bonus) 22'-30' 22' - 33' (no bonus)	36' (no bonus) (22'-30') 22' - 33' (no bonus)	3 Stories (4 Stories) 30' flat roofs, 35' sloped 3 Stories, 33' (4 Stories, 44')*	3 Stories (4 Stories) 30' flat roofs, 35' sloped 3 Stories, 33' (4 Stories, 44')*
Floor Area Ratio (FAR):		1 N/A 1.25	1 N/A 1.25	1.25 (1.75) N/A 1.25 (1.5)	1.25 (1.75) N/A 1.25 (1.5)
Lot Coverage:		60%	60%	60%	60%
Lot Consolidation:		0 0	2 2	2 2	2 2

* Bonuses should include extra setback requirement for the front and rear yard setback.

Recommended Changes to City Planning's Proposed Commercial (Mixed-Use) Land Use Parameters:

Subarea	Venice Canals	
Factor	Land Use	Community Center Change to Neighborhood Center
StoryMap Colors		
Zoning	C1-1-0, C4-1-0	[Q]C2-1-CDO, R3-1
Density -SF/LU	400 SF/LU 2 DU < 4,000 SF + 1 LU / 1,200 SF > 4,000 800 SF/LU	400 SF/LU 1 LU / 800-1,200 SF of lot
Maximum Height:	3 Stories (5 Stories) 30' flat roofs, 35' sloped 22' - 33' (no bonus)	3 Stories (8 Stories) 30' flat roofs, 35' sloped
Floor Area Ratio (FAR):	1.5 (3) N/A 1.25	1.5 (5) 1.5
Lot Coverage:	60%	
Lot Consolidation:	2 2	2, >2 if meets MSC

City Planning Proposals for Residential Land Uses:

Proposed:

Low Residential:

Height: 36'

FAR: 1.0

Density: 1 Dwelling Unit

Low Medium Residential:

Height: 36'

FAR: 1.0

Density: 4 Dwelling Units

Medium Residential and

Medium Neighborhood Res.:

Height: 3 Stories (4 Stories)

FAR: 1.25 (1.75)

Density: 800 SF/Living Unit

Recommended changes:



3 Stories, 33'

1.25

okay



3 Stories, 33'

1.25

okay



3 Stories, 33' (4 stories) 44'

okay

okay



City Planning Proposals for Commercial Land Uses:

Proposed:

Neighborhood Center:
Height: 3 Stories (5 Stories)
FAR: 1.5 (3.0)
Density: 400 SF/Living Unit


Community Center


Change to

Neighborhood Center:

Height: 3 Stories (8 Stories)
FAR: 1.5 (5.0)
Density: 400 SF/ Living Unit

Recommended changes:


22' - 33' (no bonus)
1.25
800 SF/Living Unit


22' - 33' (no bonus)
1.25
800 SF/Living Unit



Recommended Changes to City Planning's Proposed Land Use Parameters for the Venice Canal Subarea

1) Low Residential (Existing RW1-1-0 - Single Family):

No changes from existing zoning requirements except:

- Maximum Height: 22' to 33'
- Floor Area Ratio: 1.25
- Lot coverage: 65%.

2) Low Medium Residential (Existing RW1-1-0):

- Maximum Height: 22' to 33'.
- Floor Area Ratio: 1.25
- Lot coverage: 60%.

3) Medium Residential (Existing R3-1-0 along Venice Blvd):

- Maximum Height: Base of 3 Stories 3 Stories, 33 (4 Stories, 44').
- FAR: 1.25, (bonus FAR: 1.5).
- Lot Coverage: 60%.

4) **Medium Neighborhood Residential** (Existing R3-1-0 along Washington Blvd.):

Increase front and rear yard setbacks.

- Density: 1 DU/800 SF of lot.
- Maximum Height: 3 Stories, 33', (4 Stories 44').
- FAR: 1.25 (1.5)
- Lot Coverage: 60%.
- Lot Consolidation: 2 lots.

5) **Neighborhood Center** (East corner of Canal and Washington Blvd. and West corner of Dell and Venice Blvd.):

- Density: 800 SF/Living Unit.
- Maximum Height: 3 Stories, 33' (no height bonus).
- Lot Coverage: 60%.
- Lot Consolidation: 2 lots.

6) **Community Center** (Lots on NE corner of Canal and Washington):

- Change Land Use to Neighborhood Center.

All canal facing lots must also meet the following existing requirements:

- Height is not to exceed 22 feet for any portion within 10 feet from the canal property line. Thereafter, an ascending height equal to one half the horizontal depth from this 10-foot line with a maximum height of 30 feet.
- An open, permeable yard of at least 450 square feet for a 30-foot-wide lot, and at least 600 square feet for a 40-foot-wide lot, shall be maintained between the canal property line and the front of any structure. A minimum 10-foot front yard setback, with a required 15-foot setback average, shall provide the required permeable front yard area. No fill nor building extensions, including stairs and balconies, shall be placed in or over the required permeable front yard area, with the exception of 42-inch-high fences or permeable decks at grade (no more than 18" high).

