

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

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

Oxford Triangle Subarea Review

Prepared by: Steve Williams and Richard Stanger

Main Results from Preference Survey:

- 68% of responders preferred 2-story single-family homes.
- 53% wanted a maximum 3,000 SF size limit, another 21% a 4,000 SF limit.
- 54% wanted a 4-story height limit on Washington Blvd., another 29% were okay with a 5-story limit.
- 71% were okay with a 5-story height limit on Lincoln Blvd.,
- 96% were okay with a 4-story height limit on Abbot Kinney Blvd.

Public Comments:

- Parking is scarce in the Oxford Triangle, especially on the northern end, because of all the business parking and people going to the restaurants, during the evening as well as during the day. There is also traffic that comes from the beach. It's nearly impossible sometimes to get in and out of the Oxford Triangle.
- The Oxford Triangle should have the protection of FAR limits. The Oxford Triangle is very low density, single-family residential, for a reason. We need significant protection that we don't presently have, to protect the type of neighborhood that it is.
- Oxford Triangle is experiencing a dearth of forest canopy and green space.

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

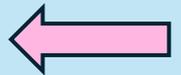
Land Use Name	Density	Scale/Height	Notes
Residential:			
Low	1-2 Dwelling Units/Lot	1 - 2 Stories	Mainly single-family homes
Low Medium	1-2 Dwelling Units/Lot	1 - 2 Stories	Duplex to small-scale apartments
Low Neighborhood	1 Dwelling Unit/1,500 SF of Lot	1 - 2 Stories	May incorporate corner store, etc., 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

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

Residential

Commercial
(Mixed-Use)

Industrial



City Planning's Proposed Land Uses

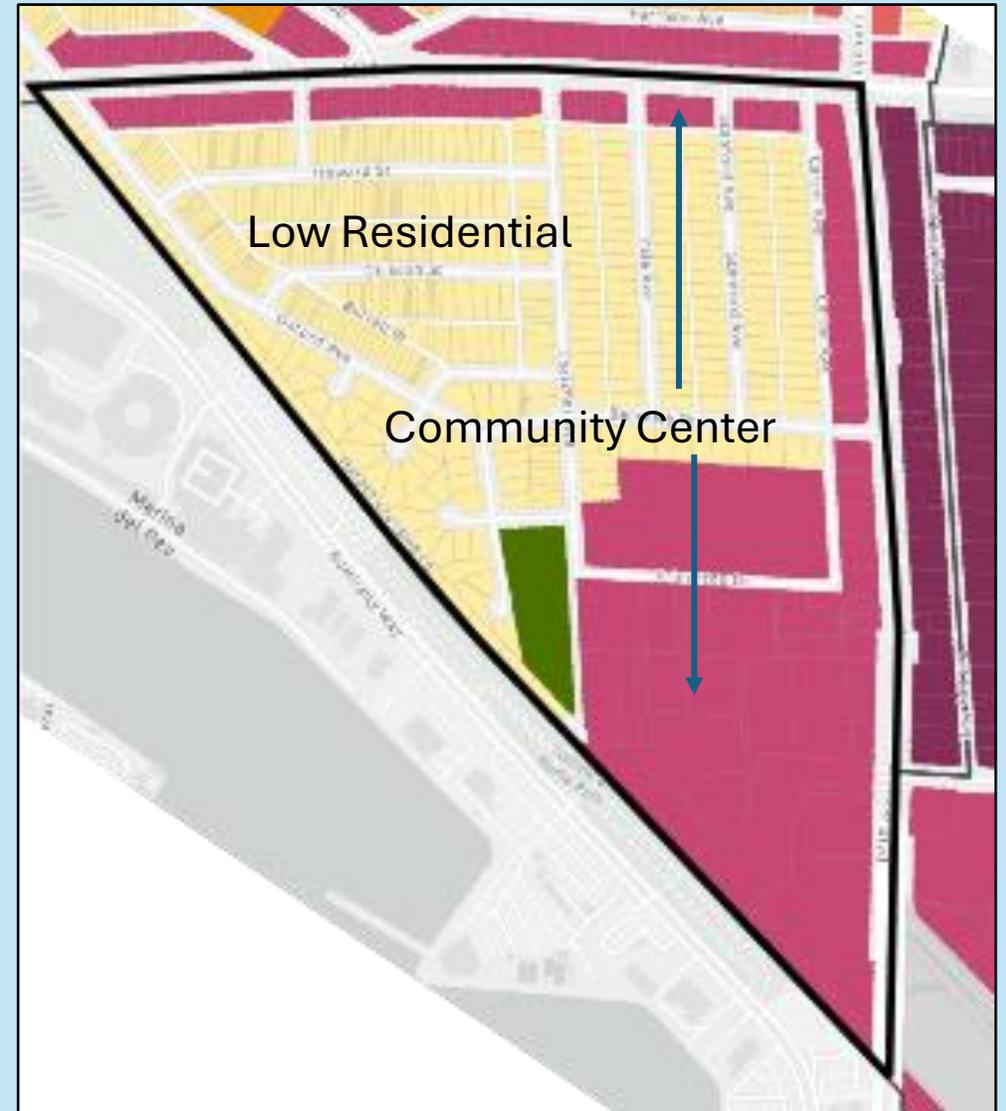
Proposed:

Low Residential	was	SFR-Low
Community Center	was	General Commercial (on Washington Blvd.) Community Commercial (on Lincoln Blvd.)

Recommended Change:

Community Center	to	Neighborhood Center
(on Washington Blvd.)		

Status of Oxford Triangle Overlay not clear.



Residential Land Uses - Proposed, Existing, and Recommended Changes

Note: No recommended change means City Planning's proposal is acceptable.

Subarea	Oxford Triangle				
Factor	Land Use Type	Low Residential	Community Center Neighborhood Center (along Washington and Lincoln Maxella Ave)	Community Center (north of Princeton Drive)	Community Center (south of Princeton Drive)
City Planning Color Code					
Zoning		R1-1	C2-1	C4(OX)-2D	C4(OX)-2D
Density - DU/Lot (excluding ADUs)		1L (1 DU/lot)	400SF/LU (None) 50% > 400 SF/LU	800SF/LU (O.T. Specific Plan)	FA (O.T. Specific Plan))
Maximum Height:		33' (25' flat roof, 30' sloped) 25' flat roof, 30' sloped	3 Stories (8 Stories) 3 Stories (5 Stories)	3 Stories (6 Stories) Retain O.T. Specific Plan Requirements	No Limit (No Limit) Retain O.T. Specific Plan Requirements
Floor Area Ratio (FAR):		0.45 (N/A)	1.5 (5) 1.25 (2.0)	1.5 (4) 1.25 (2.5)	1.5 (6)
Lot Coverage:		40%	60%	60%	60%
Lot Consolidation:		0	2	?	?

Oxford Triangle Specific Plan:

The height of buildings on a C4(OX)-2-D zoned lot within the area designated as the Oxford Triangle shall not exceed the height limits set forth below when located within the distances specified from a lot classification in the R1 Zone:

Distance: 0 to 49 feet	Height: 25 feet
Distance: 50 to 99 feet:	Height: 33 feet
Distance: 100 to 199 feet:	Height: 61 feet

Baseline Mansionization Ordinance:

For parcels classified "Single-Family Residential-Low" in Los Angeles, FARs are 0.45 to 0.65 based on lot size. FARs have not been allowed in the Venice Coastal Zone.

The Venice Coastal Zone's similarly-zoned neighborhoods were exempted by City Council because they were under the purview of the Coastal Commission.

Recommend: Oxford Triangle and Southwest Venice join East Venice under the BMO.

Recommended Changes to City Planning's Proposed Parameters

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

- Maximum Height: 25' flat roof, 30' sloped roof
- Floor Area Ratio: 0.55
- Lot coverage: 40%.
- Lot Consolidations: 0.

2) **Community Center**: Along Washington Blvd. and Lincoln Blvd to Maxella Ave.:
Change to Neighborhood Center

- Density: 50% > 400 SF/Living Unit.
- Maximum Height: 3 Stories, 33' (5 stories, 55')).
- FAR: 1.25 (2.0).
- Lot Coverage: 60%.
- Lot Consolidation: 2 lots.

3) **Community Center**: North and south of Princeton:

- Retain requirements of Oxford Triangle Specific Plan.

End

Southwest Venice Subarea Review

Prepared by: Steve Williams and and Richard Stanger

Main Results from Preference Survey

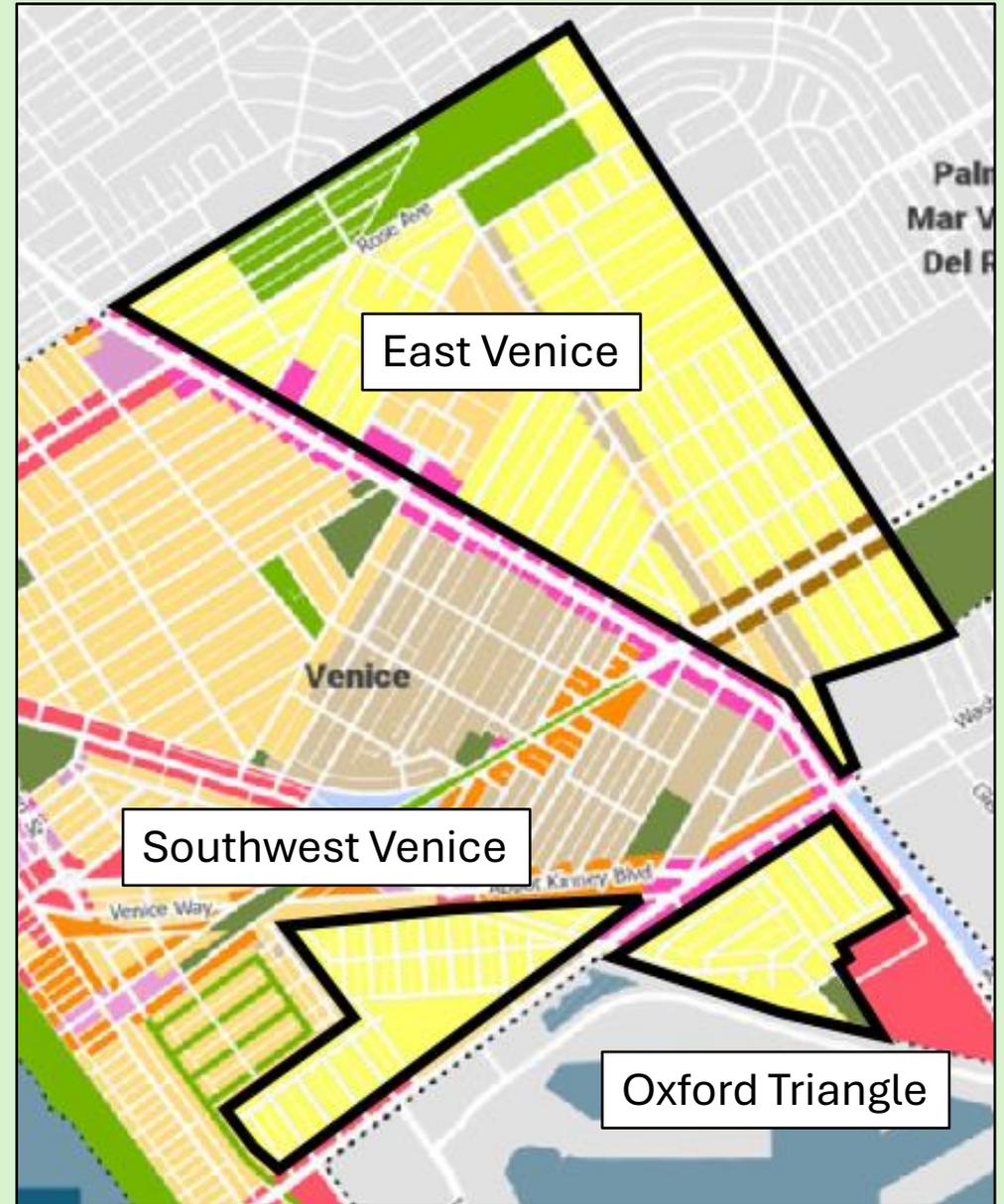
- 74% of responders preferred for 1 living unit/lot (plus a possible ADU).
- 69% preferred 2-story height maximums and larger rear yards.
- 74% were okay with maximum 3,000 SF homes.
- 89% wanted future growth outside inner neighborhoods.
- 57% preferred a 3-story height limit on Washington and Venice Boulevards.
- 78% preferred a 3-story height limit on Rose Avenue and Abbot Kinney Boulevard.

Public Comment:

- For Southwest Venice, we've seen a couple of major developments that snuck through that really stick out like a sore thumb. And that is a single-family, low-density neighborhood that requires probably the most protection of all. So, we need to consider what we can do to protect that neighborhood from overdevelopment.

Existing SFR-Low Neighborhoods:

- East Venice – Has been under the City’s Baseline Mansionization Ordinance (BMO) and is proposed to have same requirements.
- Oxford Triangle – Proposed to have same BMO requirements.
- Southwest Venice – Proposed not to have same BMO requirements. Recommend BMO requirements.



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

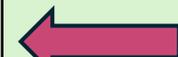
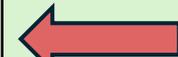
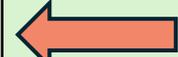
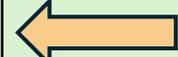
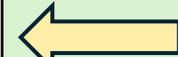
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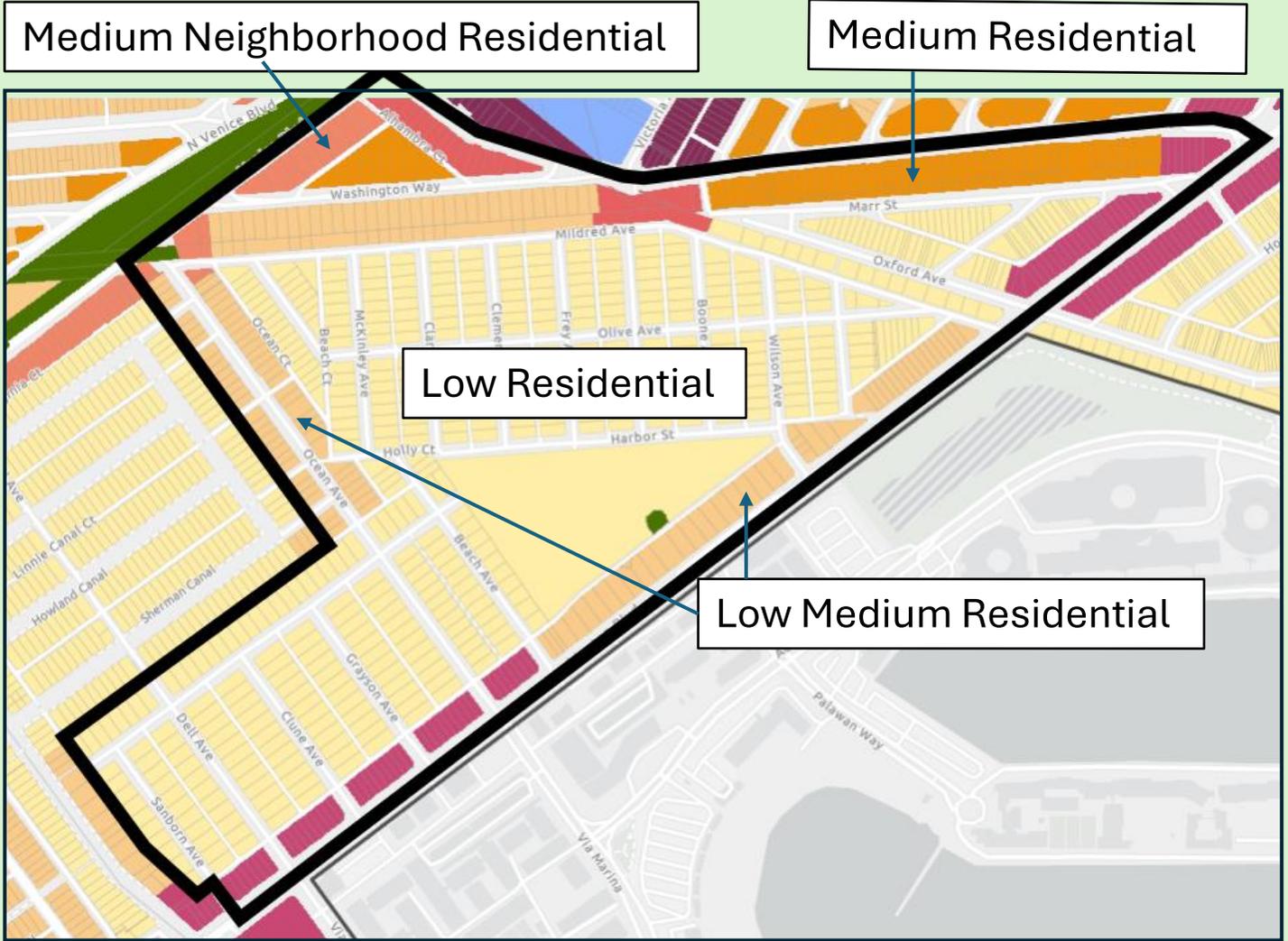
Residential

Commercial
(Mixed-Use)

Industrial



City Planning's Proposed Residential Land Uses



Residential Land Uses - Proposed, Existing, and Recommended Changes

Note: No recommended change means City Planning's proposal is acceptable.

Subarea		Southwest Venice				
Factor	Type	Low Residential	Low Medium Residential	Low Medium Residential (east of Bryan Ave.)	Medium Residential	Medium Neighborhood Residential
StoryMap Color						
Zoning		R1-1-0	RD1.5-1-0, RD3-1-0	R2-1	RD1.5-1-0, RD3-1-0	R3-1-0
Density - DU/Lot (excluding ADUs)		1L (1 DU/lot)	1 DU/ 1,500 SF of lot 2 DUs/lot	2 DUs 2 DUs/lot 1 DU/ 1,500 SF of lot	1 DU/ 400 SF of lot 2 DUs/lot 4 DU/lot	1 DU/800 SF of lot 2 DUs/lot 2 DU/lot
Maximum Height:		33' (25' flat, 30' sloped) 2 Stories (25' flat, 30' sloped)	3 Stories (no bonus) (25' flat, 30' sloped) (25' flat, 30' sloped)	33' (25' flat, 30' sloped) 3 Stories, 33' (no bonus)	3 Stories (4 Stories) (25' flat, 30' sloped) 3 Stories, 33' (4 Stories, 44')	3 Stories (6 Stories) (25' flat, 30' sloped) (25' flat, 30' sloped)
Floor Area Ratio (FAR):		0.75 (N/A) 0.55 (BMO)	1 (1.5) (N/A) 1.0	0.75 (N/A) 1 (1.5)	1.25 (1.75) (N/A) 1.25 (1.75 if affordable units>25%)	1.25 (1.75) (N/A) 0.65
Lot Coverage:		45%	50%	60%	60%	60%
Lot Consolidation:		0	2 (if for MFR)	2 (if for MFR)	2 (if for MFR)	2

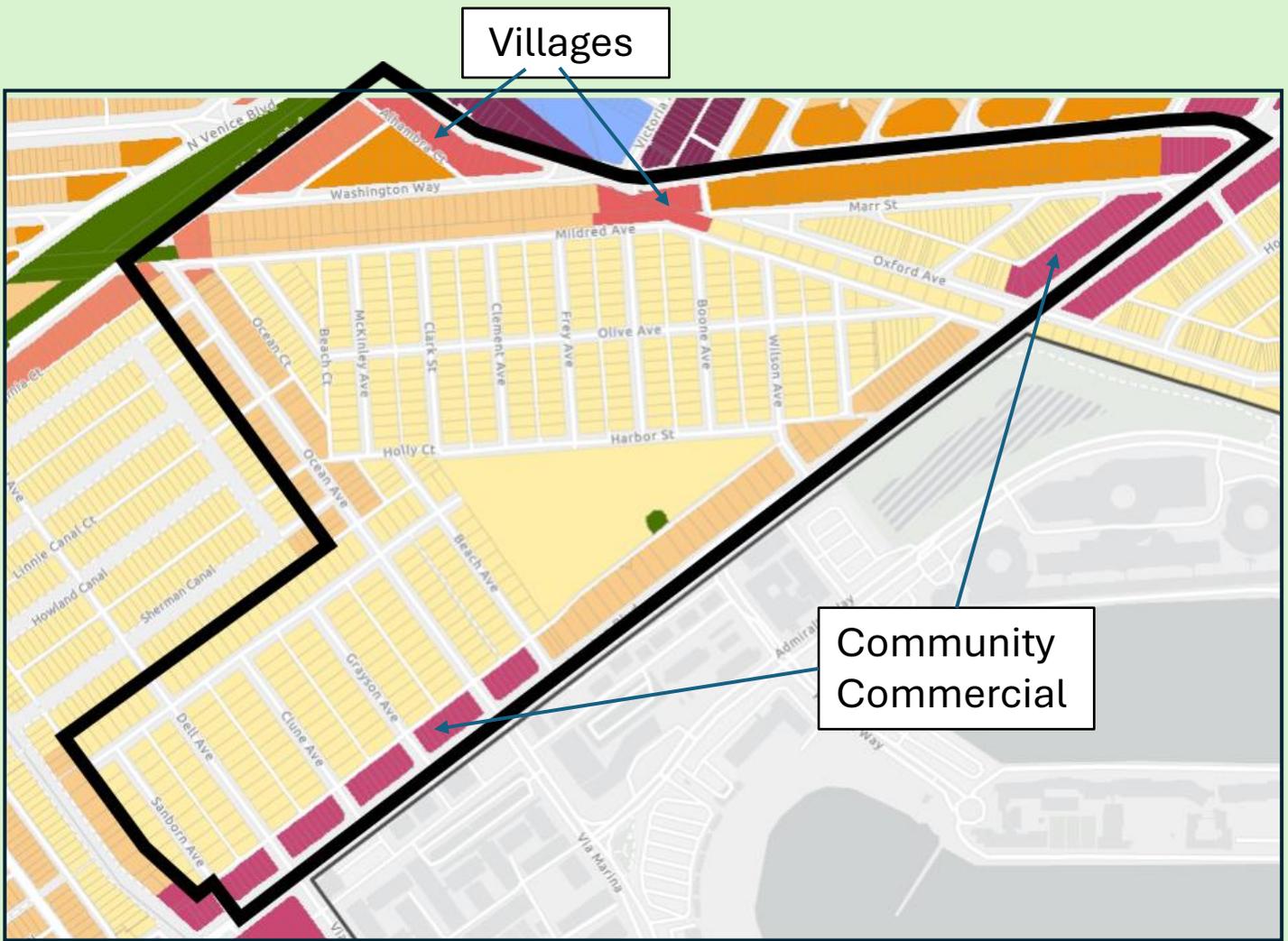
Baseline Mansionization Ordinance:

For parcels classified as “Single-Family Residential-Low” in Los Angeles, FARs are 0.45 to 0.65 based on lot size. FARs have not allowed in the Venice Coastal Zone.

The Venice Coastal Zone’s similarly-zoned neighborhoods were exempted by City Council because they were under the purview of the Coastal Commission.

Recommendation: Southwest Venice and Oxford Triangle join East Venice under the BMO.

City Planning's Proposed Commercial Land Uses



Commercial Land Uses - Proposed, Existing, and Recommended Changes

Note: No **recommended change** means **City Planning's proposal** is acceptable.

Subarea	Southwest Venice	
Factor Commercial Type	Villages (Note) (along A Kinney)	Community Center (along Washington) Change to Villages
StoryMap Color		
Zoning	C2-1-0	[Q]C2-1-CDO, R3-1
Density - LU/Lot	400SF/LU (None) 50% > 400 SF/LU	400SF/LU (None) 50% > 400 SF/LU
Maximum Height:	3 Stories (5 Stories) 25' flat, 30' sloped 3 Stories, 33' (4 Stories, 44')	3 Stories (8 Stories) 25' flat, 30' sloped 3 Stories, 33' (4 Stories, 44')
Floor Area Ratio (FAR):	1.5 (3) 1.25 (1.75)	1.5 (5) 1.5 (2)
Lot Coverage:	60%	60%
Lot Consolidation:	2 (>2 if conforms to MSC)	2 (>2 if conforms to MSC)
Note: "Village" lots on Mildred Ave contain condominiums and should be Low Medium Residential		

Recommended Changes to City Planning's Parameters

1) **Low Residential** (Existing R1-0, R1-1-0):

- Maximum Height: 25' flat roof, 30' sloped roof
- Floor Area Ratio: 0.45
- Lot coverage: 45%.
- Lot Consolidations: 0.

2) **Low Medium Residential:** (Existing R1.5-1-0)

- Maximum Height: 25' flat roof, 30' sloped roof
- Floor Area Ratio: 1.0
- Lot coverage: 50%.
- Lot Consolidations: 2, if for multi-family residential project.

3) **Low Medium Residential:** (Existing R2-0 east of Bryan along Washington)

- Maximum Height: 25' flat roof, 30' sloped roof
- Floor Area Ratio: 1.0
- Lot coverage: 60%.
- Lot Consolidations: 2, if for multi-family residential project.

Recommended Changes to City Planning's Parameters

4) **Medium Residential:** (Along Abbot Kinney and Washington Way)

- Density: 4 DU/lot
- Maximum Height: 3 Stories, 33', (4 Stories, 44')
- Floor Area Ratio: 1.25 (1.75 if affordable units > 25%)
- Lot coverage: 60%.
- Lot Consolidations: 2, if for multi-family residential project.

5) **Medium Neighborhood Residential:** (Along Venice Blvd.)

- Density: 2 DU/lot
- Maximum Height: 25' flat roof, 30' sloped roof
- Floor Area Ratio: 0.65
- Lot coverage: 60%.
- Lot Consolidations: 2

Recommended Changes to City Planning's Parameters

6) **Villages:** (Along Abbot Kinney and part of Mildred Ave.*)

- Density: 50% >400 SF/Living Unit
- Maximum Height: 3 Stories, 33', (4 Stories, 44')
- Floor Area Ratio: 1.25 (1.75)
- Lot coverage: 60%.
- Lot Consolidations: 2 (>2 if conforms to mass, scale character)

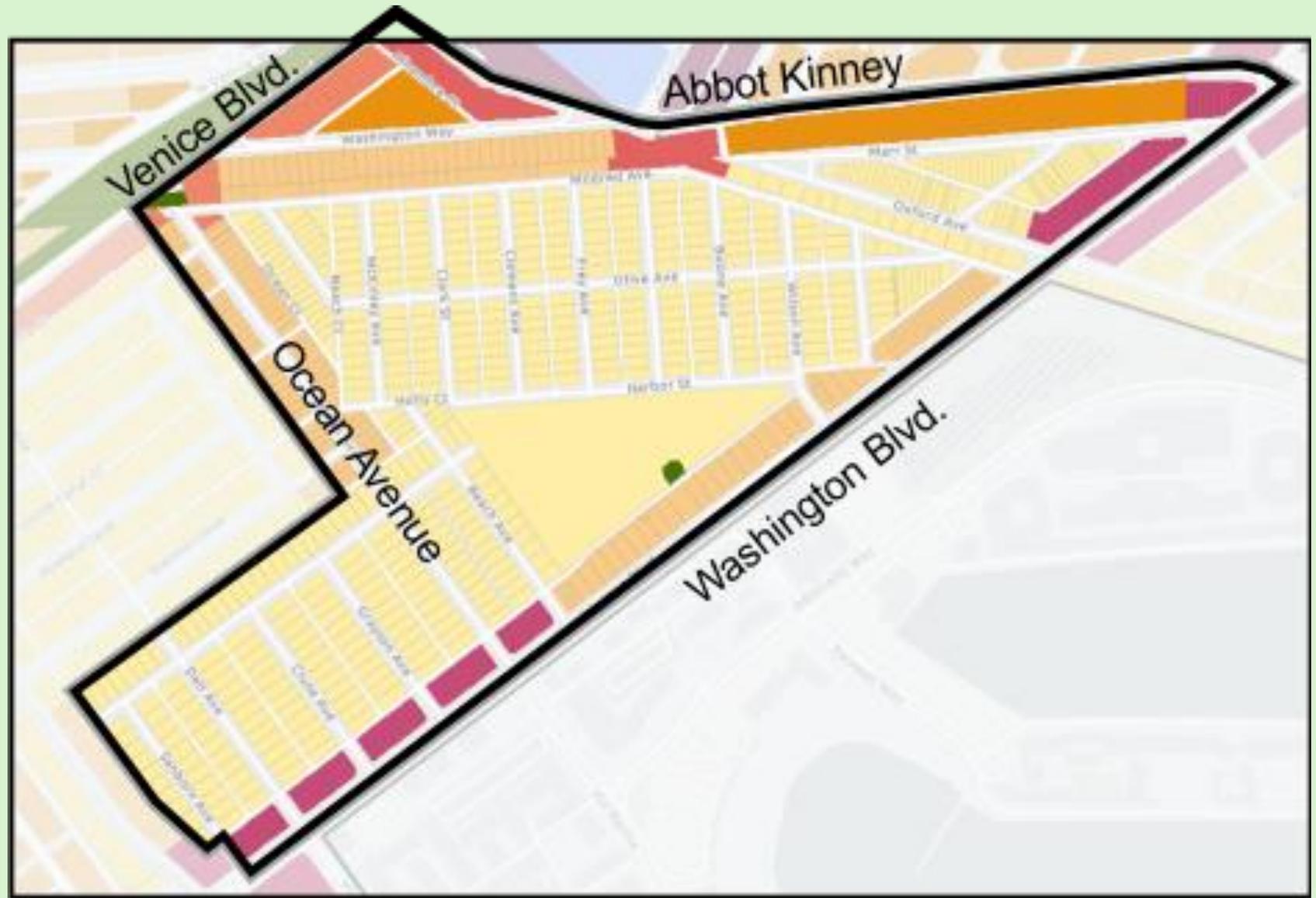
* "Village" lots on Mildred Ave contain condominiums and should be Low Medium Residential

7) ~~Community Center:~~ (Along Washington Blvd.)

Change to **Villages:**

- Density: 50% >400 SF/Living Unit

Low
Low Medium
Low Neighborhood
Medium
Medium Neighborhood
Neighborhood Center
Village
Community Center
Regional Center
Light Industrial
Hybrid Industrial
Public Facilities



End