

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

Residential Land Uses:

- 1) **Low Medium Residential:** (bulk of North Venice)
 - Density: 2 DU < 4,000 SF of lot, 1 DU/2,000 SF if lot > 4,000 SF
 - Maximum Height: 3 stories & 30' flat roof/35' varied/stepped back roofline, Walk Streets 28' (no bonus)
 - FAR: 0.75 (no bonus)
 - Lot Coverage: 50%, increased buildable area not permitted
 - Lot Consolidation: 2 lots

- 2) **Low Neighborhood Residential:** (block between Strongs Ave & Canal St., between N. Venice Blvd & Mildred)
 - Change to Low Medium Residential Land Use Designation

- 3) **Medium Residential:** (along Mildred Ave & N. Venice Blvd, various blocks north of Sunset Ave, 18th to 20th Ave blocks)
 - Density: 2 DU < 4,000 SF of lot, 1 DU/1,200 SF if lot > 4,000 SF
 - Maximum Height: 3 stories & 30' flat roof/35' varied/stepped back roofline (no bonus), Walk Streets 28'
 - FAR: 1.25 (no bonus)
 - Lot Coverage: 60%, increased buildable area not permitted
 - Lot Consolidation: 2 lots

- 4) **Medium Neighborhood Residential:** (block between Pacific & Strongs, between North Venice & Mildred)
 - Change to Low Medium Residential Land Use Designation

Commercial (Mixed-Use) Land Uses:

- 5) **Neighborhood Center:** (along Main Street north of Abbot Kinney Blvd and those proposed Neighborhood Center properties south of Windward Avenue except MTA Site and Venice Median Site)
 - Density: 2 DU < 4,000 SF of lot, 1 DU/1,200 SF if lot > 4,000 SF
 - Maximum Height: 3 stories & 30' flat roof/35' varied/stepped back roofline (no bonus)
 - FAR: 1.25 (no bonus)
 - Lot Coverage: 60%, 10' front yard setback, increased buildable area not permitted
 - Lot Consolidation: 2 lots

- 6) **Neighborhood Center:** (properties generally northwest of Windward)
 - Density: 2 DU < 4,000 SF of lot, 1 DU/1,200 SF if lot > 4,000 SF
 - Maximum Height: 2 stories & 30' flat roof/35' varied/stepped back roofline (no bonus)
 - FAR: 0.75 (no bonus)

- Lot Coverage: 60%, 10' front yard setback, increased buildable area not permitted
 - Lot Consolidation: 2 lots
- 7) **Community Center:** (properties near Windward Circle. Any development must preserve/replace historic character of Windward including its arches and provide enhanced pedestrian amenities.)
- Density: 1 LU/800-1,200 SF of lot
 - Maximum Height: 3 stories & 30' flat roof/35' varied/stepped back roofline (no bonus)
 - FAR: 1.25 (no bonus)
 - Lot Coverage: 60%, 10' front yard setback, increased buildable area not permitted
 - Lot Consolidation: 2 lots
- 8) **Hybrid Industrial:** (along Main Street just north of Abbot Kinney Blvd and on Market Street between Pacific Ave and Speedway)
- Land Use Classification: Change Hybrid Industrial along Main Street to Neighborhood Center, Hybrid Industrial on Market Street to Light Industrial (no living units)
 - Maximum Height: 3 stories & 30' flat roof/35' varied/stepped back roofline (no bonus)
 - FAR: 1.25 (no bonus)
 - Lot Coverage: 60%, 10' front yard setback, increased buildable area not permitted
 - Lot Consolidation: 2 lots
- 9) **MTA Site:** 4 stories if 30% or more affordable (with minimum 15% Very Low Income), 3 stories if 25% affordable (with minimum 15% Very Low Income), and façade on all sides must be same height as block across.
- 10) No changes from residential to commercial zoning for any lots, and 100% residential use must be maintained/preserved as residential even if the lot is zoned commercial.
- 11) **Storage Use Site on Rose Ave:** consider replacing with affordable housing.
- 12) **USPO Site:** change to Medium Residential or other non-commercial land use designation.
- 13) **Windward Circle island:** change to Open Space.
- 14) **Venice Median Site:** expand beach parking supply as per certified Land use Plan Policy II.A.2. by restriping and/or converting to a multi-level structure.
- 15) No TOC projects in North Venice.