

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

- 1) **Low Medium Residential:** (Existing R2-zoned lots)
 - Density: 2 DU (1 DU/2,500 SF if lot \geq 5,000 SF, 1 DU/1,500 SF if lot \geq 4,000 SF)
 - Maximum Height: 2 Stories (no bonus)/25' flat roof, 30' varied/stepped-back roofline
 - FAR: 0.8 (no bonus)
 - Lot Coverage: 45%
 - Lot Consolidation: 2

- 2) **Medium Residential:** (Lots along Venice Boulevard recommended to be changed from Neighborhood Center--see 5 below)
 - Density: 1 DU/1,200 SF of lot
 - Maximum Height: 3 Stories/ \leq 33' (4 stories no bonus)
 - FAR: 1.0 (1.5 no bonus)
 - Lot Coverage: 50%
 - Lot Consolidation: 2

- 3) **Villages:** Change to Neighborhood Center along Lincoln Blvd.

- 4) **Community Center:** Change on Harrison Ave to Medium Residential and change all other Community Center areas to Neighborhood Center.

- 5) **Neighborhood Center:** Change Neighborhood Center land use designation back to Medium Residential along the south side of Venice Blvd, between Shell and Naples, only for the Venice Blvd facing lots, with the remaining lots to Low Medium Residential (to conform with the current Housing Element proposal).
 - Maximum Height: 3 Stories/ \leq 33' (4 stories no bonus)
 - FAR: 1.5 (2 no bonus)
 - Lot Coverage: 65%
 - Lot Consolidation: 2

- 6) **Industrial:**
 - Density--not permitted
 - Maximum height: 25' flat roof, 30' varied/stepped back roofline
 - FAR--1.0 (no bonus)
 - Lot coverage--65%

- 7) **Other Recommended Changes (these may be errors):**
 - Maintain Venezia Ave between Zena Place and Venice Blvd as Medium Residential/R3 (no change to Industrial).
 - Maintain the center of Venice Blvd. as Open Space (no change to Public Facilities).