

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

- 1) **Low Medium Residential:** (existing RD2, RD1.5 north of Rose Ave):
 - Maximum height: 2 stories/25' flat roof, 30' varied/stepped back roofline
 - FAR: 0.55 for single-family (no bonus), 0.75 for multi-family (1.0 no bonus)
 - Lot coverage: 40%
 - Lot consolidation: 2 only if multi-family project (ADU does not count)

- 2) **Low Medium Residential:** (recommend existing RD1.5 south of Rose Ave proposed Medium Residential by City Planning to remain Low Medium Residential):
 - Density: 2 DU (1 DU/1,500 SF if lot \geq 4,000 SF)
 - Maximum height: 2 stories/25' flat roof, 30' varied/stepped back roofline
 - FAR: 0.55 for single-family (no bonus), 0.75 for multi-family (1.25 no bonus)
 - Lot coverage: 40%
 - Lot consolidation: 2 only for multi-family project (ADU does not count)

- 3) **Neighborhood Center:** (existing C4 Rose Ave from 4th Ave to Lincoln Blvd.):
 - Maximum Height: 25' flat roof, 30' varied/stepped back roofline (no bonus) Base of 3 Stories (\leq 33'), 4 Stories (\leq 44') with bonus
 - FAR: 1.0 commercial only, 1.5 residential/commercial (no bonus) 1.25, bonus FAR to 1.5
 - Lot Coverage: 60% with increased buildable area not permitted
 - Lot Consolidation: 2 lots

- 4) **Villages:** (existing C2 along Lincoln Blvd):
 - Maximum Height: 3 Stories/ \leq 33' (5 Stories/ \leq 55'), 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
 - FAR: 1.25 (2.0)
 - Lot Coverage: 60% with increased buildable area not permitted
 - Lot Consolidation: Up to 3 lots

- 5) **Community Center:** (existing P and C2 lots on "Whole Foods" site)
 - Density: 800 SF/Living Unit
 - Maximum Height: 3 Stories/ \leq 33' (5 stories/ \leq 55'), stepped-back transition heights as required adjacent to lower land uses (R1, R2, RD zoned properties), no roof decks when adjacent to Low Medium Residential

- FAR: 1.25 (2.0)
 - Lot Coverage: 50% with increased buildable area not permitted
 - Lot Consolidation: Up to 3 lots
- 6) **Hybrid Industrial:** (existing Limited Manufacturing lots SW of Rose Ave & 4th Street)
- Maximum Height: 3 Stories/≤33' (4 Stories/≤44' no bonus)
 - FAR: 1.25 (2.0 no bonus)
 - Lot Coverage: 60% with increased buildable area not permitted
 - Lot Consolidation: Up to 3 lots
- 7) **Light Industrial:** (existing Limited Manufacturing lots NW of Hampton Drive & Sunset Ave)
- Density: No Living Units allowed, artist work/live as allowed by existing code
 - Maximum Height: 3 Stories/≤33' (no bonus)
 - FAR: 1.25 (no bonus)
 - Lot Coverage: 65%
 - Lot Consolidation: 2
- 8) **Public Facilities:** (Oakwood Park and two block to the east)
- Maintain Oakwood Park as Open Space (no change to Public Facilities)
 - Maintain residential blocks east of Oakwood Park along Oakwood and Pleasant View Avenues between Broadway and California Avenues as Low Medium Residential (no change to Public Facilities)
- 9) **Affordable Housing sources:**
- Baptist Church site
 - Extend contract for 15 Section 8 buildings

Note: Rather than using the “by right” bonuses in the future Zoning Code (for which City Planning cannot explain the methodology), in the Coastal Zone the Density Bonus law would be used, which applies to projects with 5 or more total units and permits development “bonuses” in return for providing a specified percentage of total units as affordable housing, in a manner that is consistent with both the Density Bonus law and the Coastal Act.