

Recommendations for Parking Requirements in Fehr & Peers Report

City Planning's *Parking Utilization and Transportation Management Strategies Report, Venice Coastal Zone Report* by Fehr & Peers

Table 34: Automobile Parking Requirements (Potential Updates and Existing)

Land Use Type	Potential Updates Venice Coastal Zone ²⁵	Existing Venice Coastal Zone (2004 Specific Plan)
Residential Uses		
Single Family Dwelling, except as listed below:	2/du	2/du
Single Family Dwelling in Silver Strand	3/du	3/du
Single Family Dwelling in Venice Canals	3/du	3/du
Single Family Dwelling with lot width > 40 ft	3/du	3/du
Multi-family Dwelling, as listed below:		
1-2 Habitable Rooms	1/du	2/du + 0.25/du for guests
3 Habitable Rooms	1.5/du	2/du + 0.25/du for guests
4+ Habitable Rooms	2/du	2/du + 0.25/du for guests
Accessory Dwelling Unit*	1/du	---
Hotel***, as listed below:		
First 30 rooms	1/guest room	2 spaces plus 1/guest room
Next 30 rooms	0.5/guest room	0.5/guest room
Remaining rooms	0.25/guest room	0.33/guest room
Mobile home Park	See Title 25 of the CA Administrative Code	2 spaces per mobile home space
Homeless Shelter	2/shelter	---
Public and Institutional Uses		
Civic	2/1,000 SF	---
Counseling and Referral Facility	2/1,000 SF	---
House of Worship	20/1,000 SF or 0.2/fixed seat	---
School, except as listed below:	2/1,000 SF	2/1,000 SF
Pre-school/Childcare	1/1,000 SF	2/1,000 SF
Post-secondary	20/1,000 SF	40/1,000 SF

²⁵ The recommended ratios are based on a comprehensive review of the existing parking inventory, the findings presented in this study, as well as Parking Set E of the new Zoning Code. All references to the new Zoning Code and Parking Set E reflect the most current draft (June 2021) of the new Zoning Code, which may be subject to future changes.

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Land Use Type	Potential Updates Venice Coastal Zone ²⁵	Existing Venice Coastal Zone (2004 Specific Plan)
General Commercial Uses		
Animal Sales and Service	2/1,000 SF	6.6/1,000 SF (1/150 SF)
Eating and Drinking Establishment including Rooftop Dining and Outdoor Dining, as listed below:		
Bar	10/1,000 SF	20/1,000 SF of Service Floor Area
Counter Service	4/1,000 SF	20/1,000 SF of Service Floor Area
Restaurant	5/1,000 SF	20/1,000 SF of Service Floor Area
Drive-in and Window Service Restaurant providing Walk-up or Drive-up Window Service (No Seating or Service Floor Area)	---	1/50 SF 10 minimum
Entertainment Venue, including Theater or Auditorium	25/1,000 SF	48/1,000 SF + 0.5/fixed seat
Financial Services (Commercial Bank, Savings and Loan Office, other Financial Institutions, Public or Private Utility Office, Ticket Agency, and other similar Window Service Offices)	2/1,000 SF	4.4/1,000 SF (1/225 SF)
Medical Facility, except as listed below:	2/1,000 SF	6.6/1,000 SF (1/150 SF)
Office (General Office and other Business, Technical Service, Administrative or Professional Offices)	2/1,000 SF	4/1,000 SF
Personal Services (Including Cleaning and Laundry Agency or similar use)	2/1,000 SF	4/1,000 SF
Private Club (Dance Hall, Pool or Billiard Parlor, Roller or Ice Skating Rink, Exhibit Hall, and Assembly Hall without fixed seats, including Community Center, Private Club, Lodge Hall, and Union Headquarters)	10/1,000 SF	13.3/1,000 SF (1/75 SF)
Recreation, Indoor, except as listed below:	10/1,000 SF	13.3/1,000 SF (1/75 SF)
Retail (General Retail Store), except as listed below:	4/1,000 SF	4.4/1,000 SF (1/225 SF)
Shopping Center	1/200 SF within the center, or as otherwise required for each individual use within the center, whichever is greater	1/200 SF within the center, or as otherwise required for each individual use within the center, whichever is greater
Food Store, Grocery Store, Supermarket	4/1,000 SF	4.4/1,000 SF (1/225 SF)

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Open Air Vending, Swap Meet	1.25 spaces per vending stall or sales space	1.25 spaces per vending stall or sales space
Laundromat and Coin-Operated Cleaners	6.6/1,000 SF (1/150 SF)	6.6/1,000 SF (1/150 SF)
Heavy Commercial Uses		
Motor Vehicle Services	2/1,000 SF	---
Motor Vehicle Sales and Rental	2/1,000 SF	---
Light Industrial Uses		
Manufacturing and Industrial Establishment	2/1,000 SF (for 1 st 10,000 SF) + 0.2/1,000 SF after	3 spaces + 1 space for each 350 SF
Storage (Indoor)	2/1,000 SF (for 1 st 10,000 SF) + 0.2/1,000 SF after	3 spaces + 1 space for each 1,000 SF

Notes:

* Any ADU within 1/2 mile of transit stop is exempt from parking requirements under state law.

**The number of existing parking spaces shall count as the number of parking spaces required for the site for up to 8 Joint Living and Work Quarters units.

*** In addition to the requirements outlined above, Hotels are required to provide 1 space for each 100 square feet of floor area used for consumption of food or beverages, or public recreation use, plus 1 space for each 5 fixed seats and for every 35 square feet of seating area where there are no fixed seats in meeting rooms or other places of assembly.

**** Beach Impact Zone (BIZ) parking requirements are not shown in this table. BIZ parking is only required in the Beach Impact Zone, as shown in Exhibit 17a and 17b of the Venice Land Use Plan. Commercial & industrial projects require an additional parking space for each 640 square feet of floor area of the ground floor, with a minimum of 2 spaces. Multi-family residential projects require an additional parking space for each 1,000 square feet of ground floor for projects with three units or more, with a minimum of 1 space.