

**REVISED DRAFT**

**October 18, 1988**

**PLANNING FOR THE FUTURE - A MORE HUMAN VENICE**

**by THE CREATIVE COMMUNITY**

The LCP must reflect the history, sociology and the phenomenon we know as Venice. Venice should not be designed by abstract planning.

A human plan should correspond to social goals which address the real needs of the community. We offer the following as the paramount social goals of the LCP:

1. Increase affordable housing options so a larger percentage of the population has the opportunity to live/remain near the ocean;
2. Increase parking for residents at an affordable rate;
3. Conform to the Coastal Act by improving public access and providing visitor serving uses on Ocean Front Walk.
4. Improve traffic circulation by expanding satellite parking programs and the shuttle bus linkage system and by providing easily accessible parking in North Beach area.
5. Preservation of historically significant buildings.
6. Allow interesting and varied architectural building through flexible height and setback restrictions.
7. Protection of the environment.

The goal of the LCP is to allow the flexibility of the creative community to accomplish these social goals. Strict abstract guidelines will turn Venice into an enclave for the rich. The only way to accomplish these social goals is to provide incentives to the development community. It is illusion to believe otherwise.

Listed below are our proposed LCP guidelines which we believe will accomplish these social goals:

I. Height\*

A. Residential Walk Streets

1. 28'
2. Provision may be made to increase height limit to comply with state law where a project providing 25% of the units for families of low and moderate income.

B. Drive Streets

1. 30' or
2. Average of 30' with maximum of 35' and 27' maximum at front yard setback.
3. Provision may be made to increase height limit to comply with state law where a project providing 25% of the units for families of low and moderate income.

C. Ocean Front Walk - Mixed-use

(Ground floor use to be visitor-serving and all floors above ground floor to be visitor-serving or residential).

1. 30' or
2. Average 30' with a maximum of 35', or
3. Provision may be made to increase height limit to comply with state law where a project providing 25% of the units for families of low and moderate income.

D. Commercial

1. 30' or
2. 30' average with maximum of 35'.
3. Provision may be made to increase height limit to comply with state law where a project providing 25% of the units for families of low and moderate income.

\* Any additional height allowed under section 12.21.1.b.3 is in addition to all maximum heights.

## II. Setbacks

### A. Walkstreets and Drive Streets (Residential)

- 1) Frontyard - 15 feet
- 2) Rearyard - Utilize Municipal Code Requirements which provides for a 15' (measured from center line of alley).
- 3) Side - Within the first 4' of elevation 0' setback if it is utilized for additional parking. 3 foot setback above 4' elevation. Otherwise city requirements.

### B. Commercial - 1 lot.

- 1) Front - 0'
- 2) Side and Rear - 0'. When abutting a residentially zoned property 0' setback on the first floor and 3' on the floors above ground level.

### C. Commercial - 2 or more lots.

See Lot Consolidation.

### D. Ocean Front Walk (Commercial & Residential)

- 1) Frontyard - 1' ordinance as per city requirements.

## III. Lot Consolidation

### A. Lot consolidations will be allowed if:

1. there exists no continuous wall greater in length than 60 feet without a 90 degree right angle.
2. the FAR does not exceed 1.3
3. front yard setback to be an average of 5' first floor, 10' second floor and 15' feet third floor
4. side yard setbacks to be 5' first floor, 7.5' second floor and 10' third floor
5. rear yard setback to be 5' first floor, 10' second floor and 10' third floor

**Note:** There will be no setback requirements for buildings providing subterranean or semi-subterranean (above grade) parking.

#### IV. Parking

Parking requirements in Appendix A of the Draft Venice Coastal Land Use Plan.

Lots other than single family, duplex, or 1 commercial lot not exceeding 30' shall have BIZ parking requirements.

Residential - 1 additional resident community parking space for every 1000 square feet of building footprint.

Commercial - 1 additional resident community parking space for every 640 square feet of building footprint.

Owners of buildings or homes with no parking or deficient parking should be assessed a fee to fund additional resident community parking spaces.

#### V. Density

25% density bonuses for projects providing 25% of units for families of low and moderate income.

#### VI. Use - Ocean Front Walk

1. All ground floor uses to be visitor-serving.
2. All floors above ground level to be visitor-serving, commercial or residential.
3. Elimination of open-air vending after adoption of the LCP as CUP permits expire.

#### VII. Other Items

1 ground floor entrance on all walk streets to be encouraged.

Trash enclosures - all trash should be out of sight of rights-of-way.

All commercial and multi-residential projects must register and have available to tenants recycling containers.