

## PLAN POPULATION AND DWELLING UNIT CAPACITY

Residential Land Use Category	Dwelling Units Per Net Acre Midpoint	Number of Dwelling Units*	Net Acres	Persons Per Dwelling Unit (2010)	Reasonable Exp. Population (2010)
<b>Low</b>	6.5 (4+ to 9)	2,178	335	2.47	5,380
<b>Low Medium I</b>	13.5 (9+ to 18)	1,776	135	1.96	3,481
<b>Low Medium II</b>	23.5 (18+ to 29)	7,881	331	1.96	15,447
<b>Medium</b>	42 (29+ to 55)	3,932	111	2.00	7,864
<b>High Medium</b>	82 (55+ to 109)	2,052	6	2.03	4,104
<b>TOTALS</b>		<b>17,819</b>	<b>918</b>		<b>36,276</b>

\* There are approximately 1,380 dwelling units developed at the south end of Lincoln Boulevard on commercially designated land (Marina Pointe apartments and condominiums) which are not reflected in this chart.

### GOAL 1

***A SAFE, SECURE, AND HIGH QUALITY RESIDENTIAL ENVIRONMENT FOR ALL COMMUNITY RESIDENTS.***

#### Objective 1-1

To provide for the preservation of the housing stock and its expansion to meet the diverse economic and physical needs of the existing residents and projected population of the Plan area to the year 2010.

#### **Policies**

1-1.1 Designate specific lands to provide for adequate multi-family residential development.

***Program:*** The Plan Map identifies specific areas where multi-family residential development is permitted.

1-1.2 Protect the quality of the residential environment and the appearance of communities with attention to site and building design.

***Program:*** Chapter V of the Plan text contains design policies for residential development which will implement this policy.

***Program:*** The Venice Coastal Zone Specific Plan sets height limits and other development standards for projects located in the Coastal Zone that carry out this policy.

1-1.3 Protect existing single-family residential neighborhoods from new out-of-scale development and other incompatible uses.

***Program:*** The Plan Map identifies lands where only single-family development is permitted. These areas are protected by designating appropriate transitional residential densities to serve as buffers and