

Proposed Venice Coastal **Specific Plan**

City of Los Angeles
Department of City Planning
July 1998

**PROPOSED
VENICE SPECIFIC PLAN**

- Section 1 Establishment of the Venice Coastal Zone Specific Plan
- Section 2 Purposes
- Section 3 Relationship to Other Provisions of the Los Angeles Municipal Code
- Section 4 Definitions
- Section 5 Requirement
- Section 6 Procedures Prior to Local Coastal Program Certification
- Section 7 Exemptions
- Section 8 General Regulations
- Section 9 Land Use and Development Regulations
 - A. Ballona Lagoon West Bank
 - 1. Land Use Limitation
 - 2. Height
 - 3. Setback/Buffer
 - 4. Fill
 - 5. Drainage
 - B. Ballona Lagoon East Bank
 - 1. Land Use Limitation
 - 2. Density
 - 3. Height
 - 4. Setback
 - 5. Fill
 - 6. Drainage
 - C. Silver Strand
 - 1. Density
 - 2. Height
 - 3. Setback/Buffer
 - 4. Fill

5. Drainage
6. Public Improvements
7. Public Access

D. Marina Peninsula

1. Land Use Limitation
2. Density
3. Height
4. Access

E. Venice Canals

1. Land Use Limitation
2. Height
3. Buffer/Yards
4. Drainage

F. North Venice

1. Land Use limitation
2. Density
3. Height
4. Setback
5. Access

G. Oakwood, Milwood, Southeast Venice

1. Land Use Limitation
2. Density
3. Height
4. Access

H. Oxford Triangle

1. Land Use Limitation
2. Density
3. Height

Section 10. Commercial and Industrial Project Design Standards

A. Commercial Development

1. Ground Level Commercial Development
 2. Abbot Kinney Boulevard Ground Level Commercial Development
 3. Floor Area Ratio
 4. Building Separation
 5. Landscaping
 6. Light
 7. Trash
 8. Signage
- B. Industrial Development
1. Ground Level Industrial Development
 2. Signage
- C. Parking Design Standards
- Section 11 Walk Streets
- Section 12 Parking
- A. Parking Requirements
 - B. Exemption
 - C. Parking Requirement Table
 - D. Beach Impact Zone Parking Requirements
 - E. Venice Coastal Parking Impact Trust Fund
- Section 13 Provision For Low and Moderate Income Housing
- Section 14 Severability
- Appendix A Walk Streets
- Appendix B Landscape Materials
- Appendix C Vehicle Trips Per Peak Hour

VENICE SPECIFIC PLAN
ORDINANCE NO. _____

An ordinance establishing a Specific Plan for the Venice Coastal Zone.

WHEREAS, Proposition 20, passed by the people of the State of California in 1972, declared the California Coastal Zone a resource of statewide significance; and

WHEREAS, the California Coastal Act of 1976, Public Resources Code Section 30000 et. Seq. (the "Coastal Act"), was promulgated to implement the goals of Proposition 20 and to establish certain basic goals, as follows:

1. To protect, maintain, enhance and, where feasible, restore the overall quality of the Coastal Zone environment;
2. To assure balanced utilization of Coastal Zone resources;
3. To maximize public access and recreational opportunities consistent with resource conservation principles and private property rights;
4. To assure priority for coastal-dependent over other development;
5. To encourage state and local efforts to coordinate planning for mutually beneficial uses; and

WHEREAS, the Coastal Act requires local government to prepare a Local Coastal Program for that portion of the Coastal Zone within its jurisdiction to assure that maximum public access to the coast and public recreation areas is provided, consistent with Chapter 3 of the Act; and

WHEREAS, the Venice Coastal area was identified as an area of special environmental significance which required zoning regulations beyond that of the traditional zone code as determined after conducting several public meetings in the community to identify coastal issues of major concern and after conducting numerous public workshop to develop a Work Program of tasks to address major issues; and

WHEREAS, the Venice Local Coastal Program was developed with the widest opportunity for public participation through a series of public meetings, public workshops, and public hearings; and

WHEREAS, all provisions of the Venice Coastal Program, although tailored to the particular conditions and circumstances of the local area, are consistent with the general policies of the adopted City of Los Angeles General Plan; specifically, all land use provisions are fully consistent with the standards and criteria described in Venice Community Plan; and

WHEREAS, the Specific Plan is intended to be the implementation portion of the Local Coastal Program.

THE PEOPLE OF THE CITY OF LOS ANGELES DO ORDAIN AS FOLLOWS:

Section 1. ESTABLISHMENT OF THE VENICE COASTAL ZONE SPECIFIC PLAN

- A. The City Council hereby establishes this Venice Coastal Zone Specific Plan applicable to that area of the City of Los Angeles shown within the heavy black lines on the Specific Plan Area map, Exhibit 1.
- B. The Specific Plan area is divided into eight (8) Sections, as shown by Exhibits 2 through 5.
- **Ballona Lagoon West Bank Subarea**, generally bounded by Driftwood Street on the north, Via Marina on the south, Ballona Lagoon on the east, and Strongs Drive, Canal Court and Pacific Avenue on the west, as shown on Exhibit 2.
 - **Ballona Lagoon East Bank Subarea**, generally bounded by Washington Street on the north, the northern terminus of the Ballona Lagoon on the south, Via Dolce on the east, and Grand Canal on the west, as shown on Exhibit 2.
 - **Silver Strand Subarea**, generally bounded by the eastern extension of Driftwood Street on the north, Via Marina on the south, the Los Angeles County line on the east, and Ballona Lagoon on the west, as shown on Exhibit 2.
 - **Marina Peninsula Subarea**, generally bounded by Thirtieth Place and the Washington Street Pier on the north, Via Marina on the south, Strongs

Drive, Canal Court and Pacific Avenue on the east, and the Pacific Ocean on the west, as shown on Exhibit 2.

- **Venice Canals Subarea**, adjacent to Grand, Sherman, Howland, Linnie, Carroll and Eterna (Eastern) Canals, located south of Virginia, north of Washington Boulevard and Sherman Canal Court, east of Strongs Drive and west of Patricia Court and Grand Canal Court as shown on Exhibit 3b.
- **North Venice Subarea**, generally bounded by the City of Los Angeles boundary line on the north, Thirtieth Place, Virginia Court and North Venice Boulevard on the south, Hampton Drive, Electric Avenue, Ocean Avenue, Patricia Court, and Strongs Drive on the east and Ocean Front Walk on the west, as shown on Exhibits 3a and b.
- **Oakwood-Milwood-Southeast Venice Subarea**, generally bounded by the City of Los Angeles boundary line on the north, Washington Street on the south, Lincoln Boulevard on the east, and Hampton Drive, Electric Avenue, Patricia Court and Strongs Drive on the west, as shown on Exhibits 4a and b.
- **Oxford Triangle Subarea**, generally bounded by Washington Street on the north, the Los Angeles City boundary on the southwest, and Lincoln Boulevard on the east, as shown on Exhibit 5.

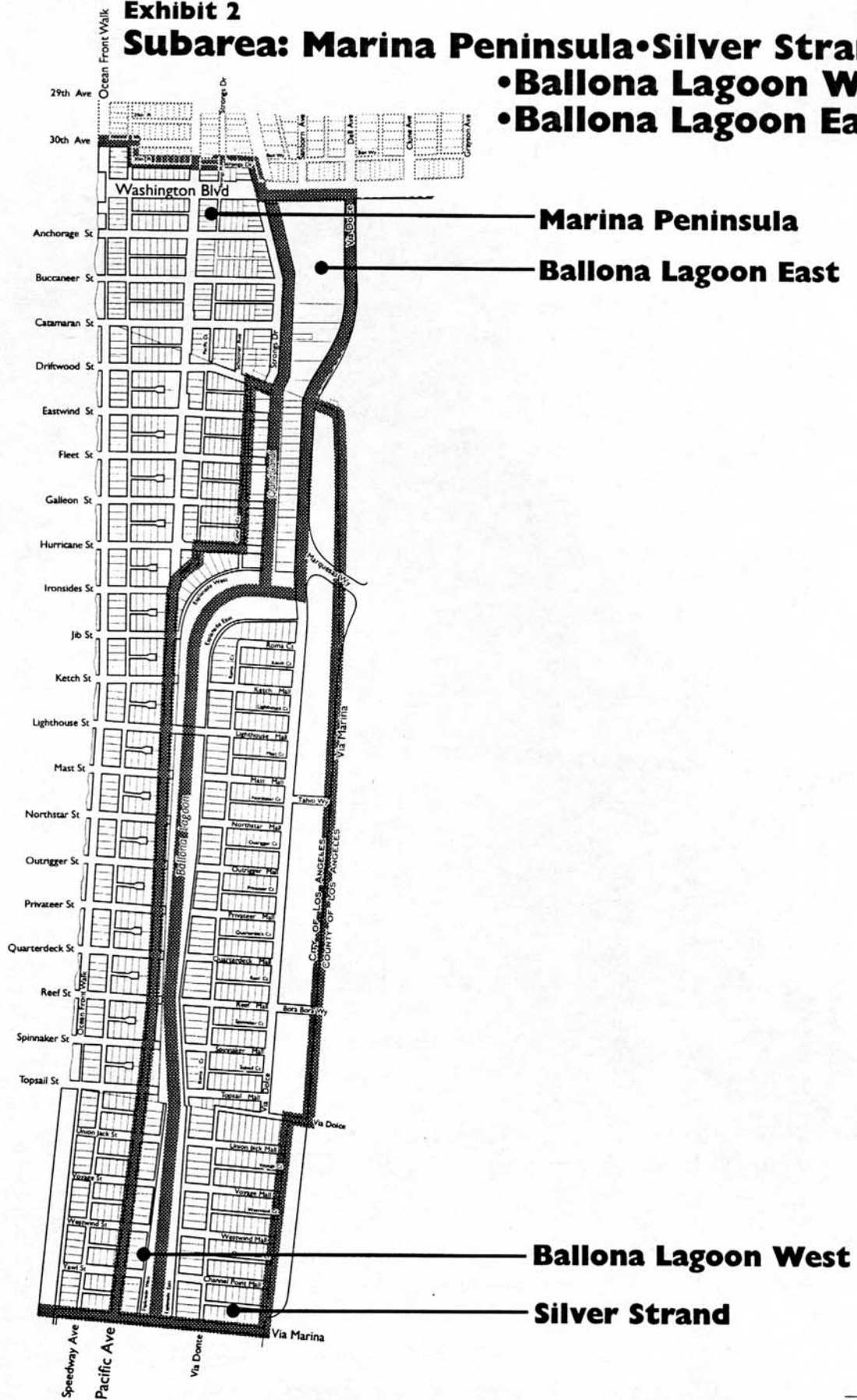


Exhibit 1
Venice Coastal Zone



Exhibit 2

**Subarea: Marina Peninsula • Silver Strand
• Ballona Lagoon West
• Ballona Lagoon East**



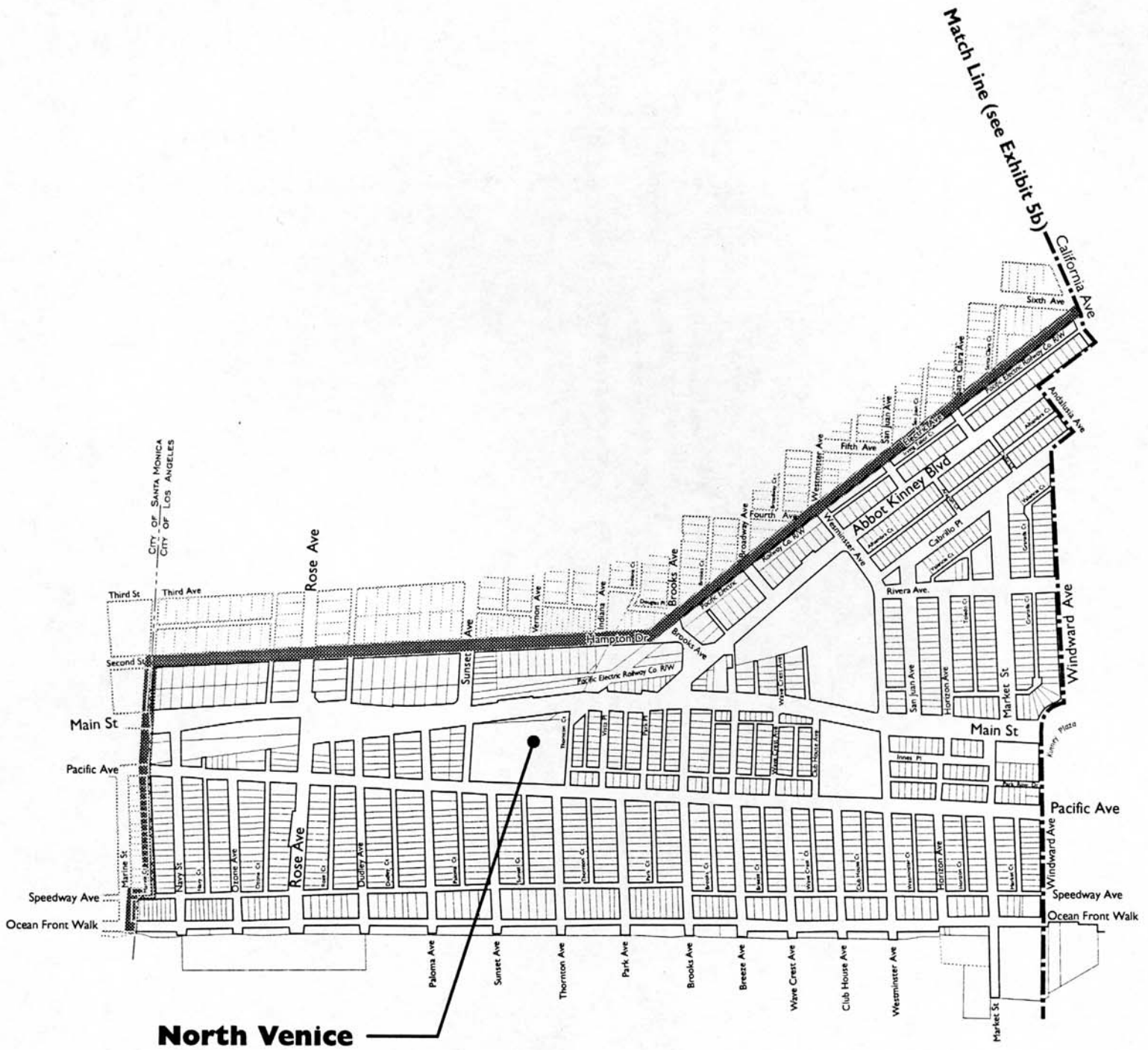


Exhibit 3a
Subarea: North Venice • Venice Canals



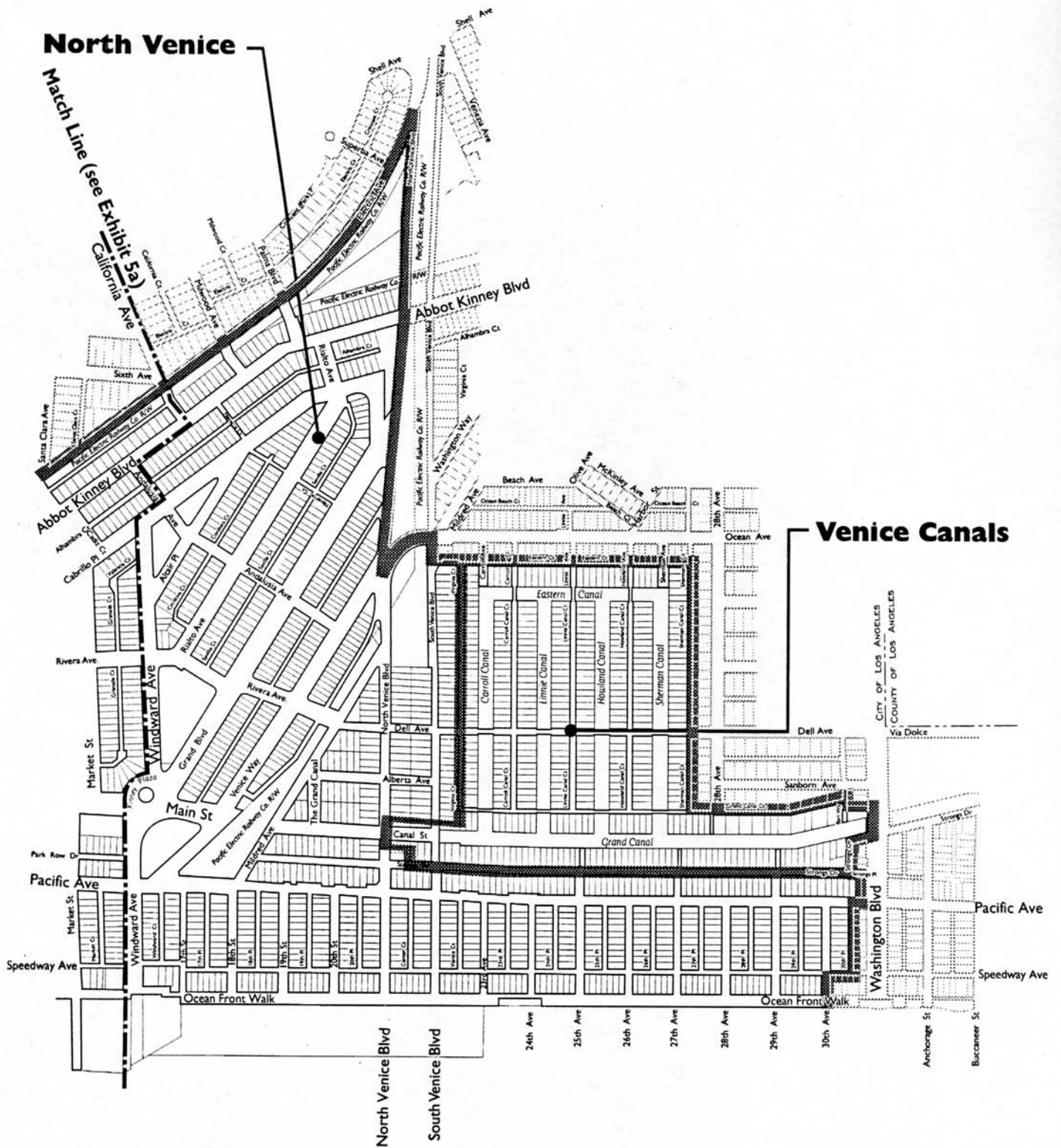


Exhibit 3b
Subarea: North Venice • Venice Canals



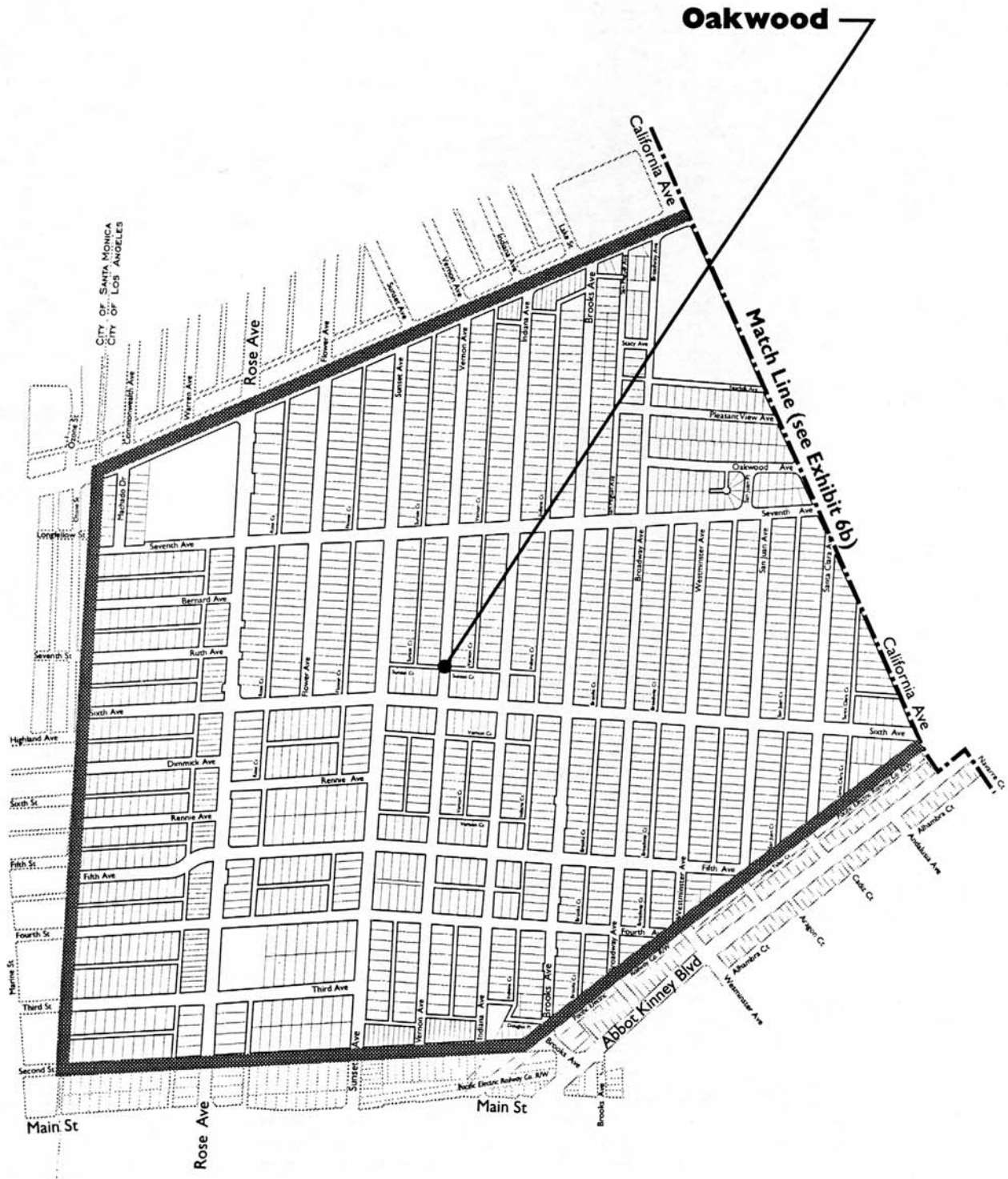


Exhibit 4a
Subarea: Oakwood • Millwood • Southeast Venice



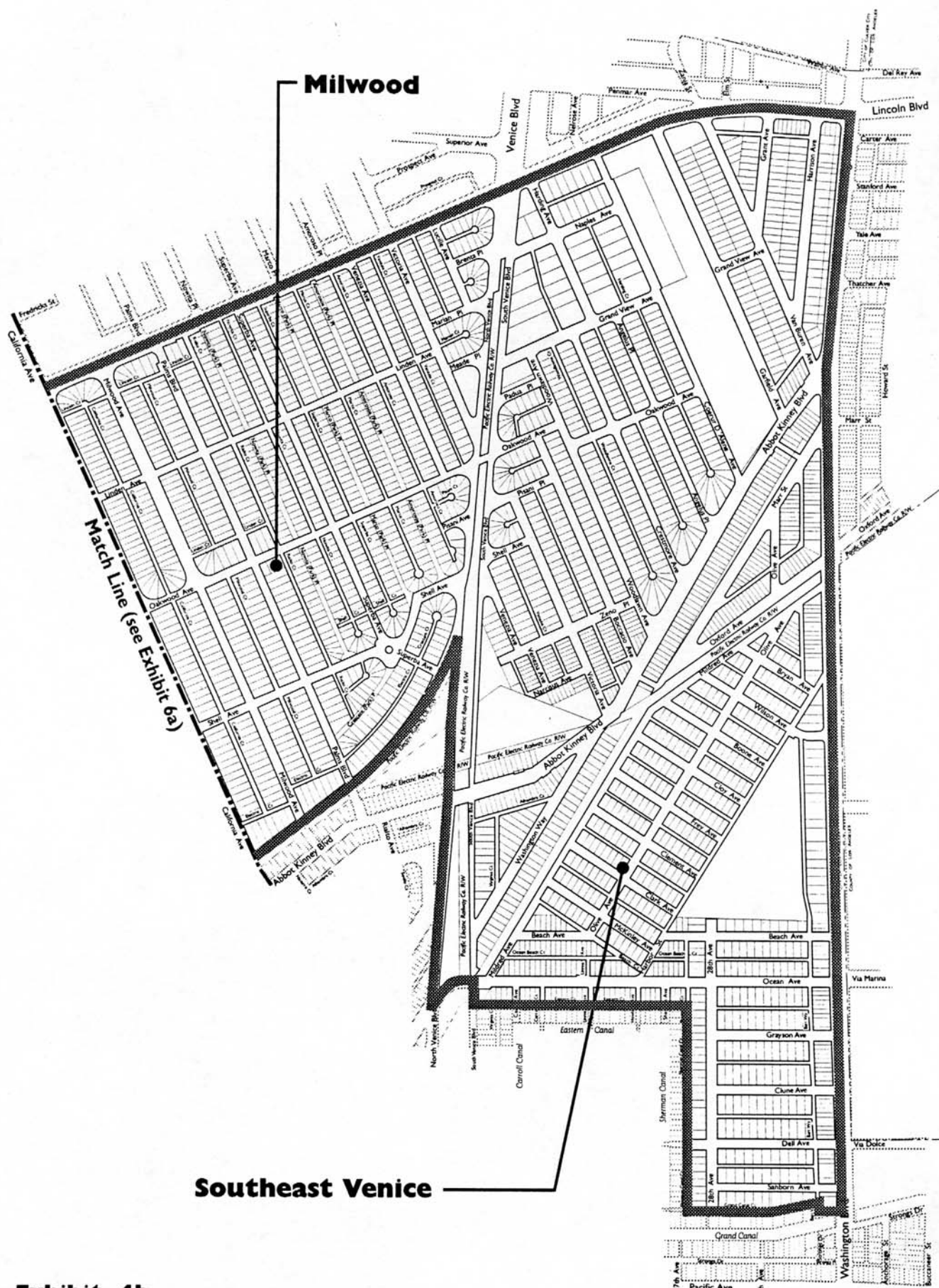
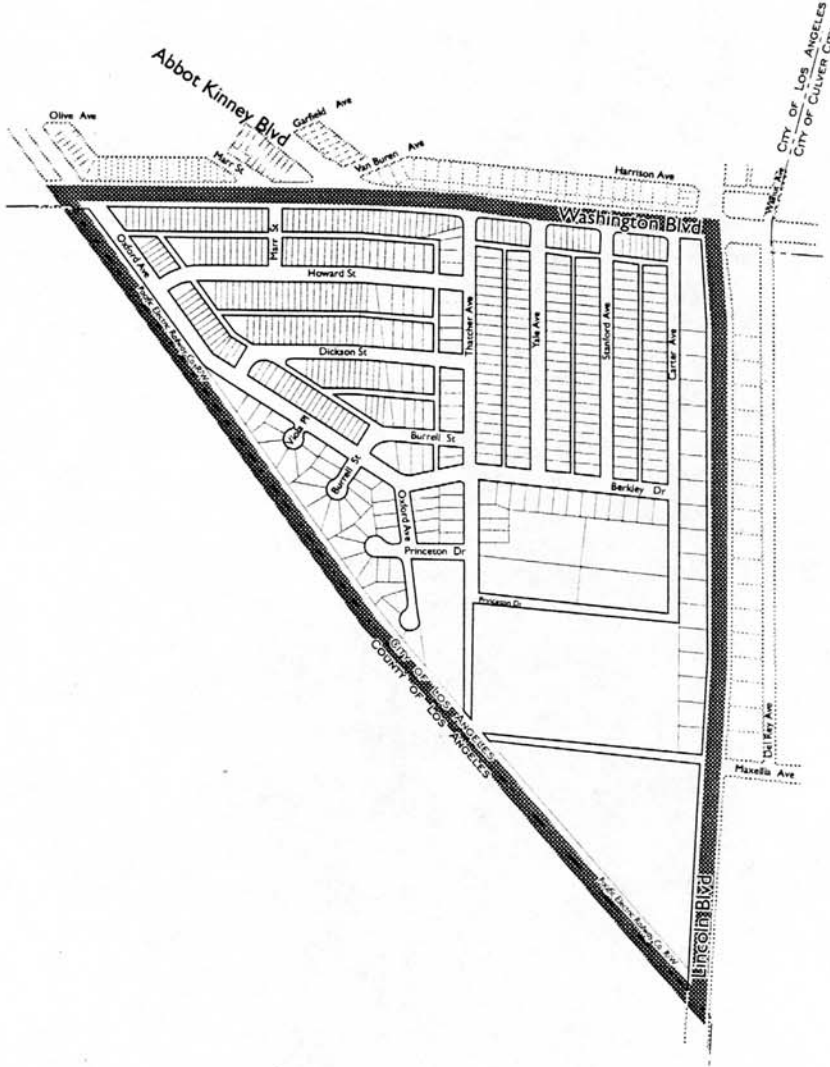


Exhibit 4b
Subarea: Oakwood•Milwood•Southeast Venice



Exhibit 5
Subarea: Oxford Triangle



Section 2. PURPOSES. The purposes of this Specific Plan are as follows:

- A. To implement the goals and policies of the Coastal Act.
- B. To implement the Local Coastal Program (LCP) for that portion of the Venice Community within the Coastal Zone as designated by the State Legislature.
- C. To protect, maintain, enhance and, where feasible, restore the overall quality of the Coastal Zone environment and its natural and man-made resources.
- D. To assure that public access to the coast and public recreation areas is provided as required by the Coastal Act and the LCP.
- E. To prepare specific provisions tailored to the particular conditions and circumstances of Venice Coastal Zone, consistent with the general policies of the adopted Los Angeles General Plan.
- F. To regulate all development, including use, height, density, setback, buffer zone and other factors in order that it be compatible in character with the existing community and to provide for the consideration of aesthetics and scenic preservation and enhancement, and to protect environmental sensitive areas.

Section 3. RELATIONSHIP TO OTHER PROVISIONS OF THE MUNICIPAL CODE

- A. The regulations of the Specific Plan are in addition to those set forth in the Planning and Zoning provisions of Chapter 1 of the Los Angeles Municipal Code (LAMC), as amended, and any other relevant ordinances, and do not convey any rights not otherwise granted under the provisions except as specifically provided herein.
- B. Wherever this Specific Plan provisions differ from provisions contained in Chapter 1 of the LAMC, (with regard to use, density, height of buildings or structures, setbacks,) this Specific Plan shall supersede such other provisions. Whenever this Specific Plan is silent, the provisions of the LAMC shall apply.
- C. The procedures for the granting of exceptions to the requirements of this Specific Plan are set forth in LAMC Section 11.5.7.D. In addition to the findings of Section 11.5.7.D, the City Planning Commission shall find that any action taken hereunder will be in conformity with the Coastal Act.
- D. After approval of a Venice Local Coastal Program by the California Coastal Commission, including the coastal post-certification procedures, Section 6 of this

ordinance shall be superseded by applicable post-certification procedures.

Section 4. DEFINITIONS. The following words, whenever used in this ordinance, shall be construed as defined in this Section. Words and phrases not defined herein shall be construed as defined in Section 12.03 of the Los Angeles Municipal Code, if defined therein.

- A. Architectural Features.** Architectural features include but are not limited to sculpture, bas relief, mosaic, mural, vents, porch, balcony, bay window, chimney, window and doorway.
- B. Blank Wall.** A Blank Wall is a Street Wall or vehicle entry which faces the street that has no architectural detailing, artwork, landscaping, windows, doors or similar features.
- C. Buffer Strip.** The Buffer Strip is the strip of land immediately adjacent to the Ballona Lagoon as approved in Coastal Commission Permit No. A-266-77 and Appeal No. A-266-77.
- D. Beach Impact Zone.** The Beach Impact Zone includes all lots located in the Marina Peninsula, Ballona Lagoon West Bank, Venice Canals and North Venice subareas described in Section 2, Exhibits 3, 4, and 5, of this ordinance.
- E. Change of Use.** A Change of Use is a change from (1) an existing residential use to a new residential use when an increase in the total number of dwelling units results; or (2) an existing residential use to a commercial or industrial use; or (3) an existing commercial use to a residential or industrial use; or (4) an existing industrial use to a residential or commercial use; or (5) an existing industrial use to a new industrial use, when an increase in the number of Trips results from the new use, as calculated by the Trip table attached hereto as Appendix B; or (6) an existing commercial use to a new commercial use when an increase in the number of Trips results from the new use, as calculated by the Trip table attached hereto as Appendix B or when an increase in the number of required parking spaces results, as calculated in the Parking Requirement Table contained in Section 12.C of this ordinance.
- F. Director.** The Director of Planning of the Department of City Planning, or his/her authorized designee.
- G. Director's Determination.** An approval issued by the Director pursuant to Section 6 of this ordinance.

- H. Dual Permit Jurisdiction Area.**
- I. Encroachment.** Encroachment is any structure or building which projects into a right-of-way or required setback.
- J. Fill.** Fill includes earth or any other substance or material, including pilings placed for the purposes of erecting structures thereon.
- K. Height.** Height shall be measured as the vertical distance from ground level, as specified below for each subarea, to a Height equal to the highest point of the roof or parapet wall, excluding roof deck railings that do not exceed 36 inches and are of an open design. Roof structures may exceed the otherwise allowable limit provided such structures conform to the provisions of Section 12.21.1 B 3 of the Los Angeles Municipal Code. Roof structures housing stairways shall be limited to the minimum area required to comply with municipal and state codes for stairways and landings plus an additional ten percent.
1. For the Lagoon Lots in the Silver Strand Residential Subarea, Ballona Lagoon West Bank Subarea and Ballona Lagoon East Bank Subarea, ground level shall be measured at the average existing natural grade.
 2. For the Venice Canals Subarea, ground level shall be the elevation of the centerline of the adjacent alleyway measured at the projection of the midpoint of the lot frontage, except where more than one building is being constructed, ground level for each building shall be measured at the projection of the midpoint of each building.
 3. For each of the other subareas, ground level shall be the elevation of the centerline of the street or alley or walk adjacent to the front lot line measured at the projection of the midpoint of the lot frontage, except where more than one building is being constructed, ground level for each building shall be measured at the projection of the midpoint of each building. In any case involving a through lot, ground level shall be measured from the centerline of whichever adjacent street is the lowest in elevation.
- L. Lagoon Lot.** A Lagoon Lot is a lot within the Silver Strand Residential Subarea shown on Exhibit 2 of this ordinance which is immediately adjacent to the Ballona Lagoon.
- M. Local Coastal Program.** Local Coastal Program includes land use plans,

zoning ordinances, zoning district maps, and within sensitive coastal resource areas, other implementing actions, which when taken together meet the requirements and provisions of the California Coastal Act.

- N. Other Permit(s) and Approval(s).** Other Permits and Approvals are any discretionary permits, approvals, or other entitlement of use, other than a coastal development permit, required to be issued by the City before a Project may proceed.
- O. Permeable.** A paving material that permits water penetration to a soil depth of 18 inches or more, including non-porous surface collectively less than two-thirds of the total surface area of the lot and loosely laid materials, such as crushed stone or gravel.
- P. Project.** A Project is the erection of, construction of, demolition of, addition to or Change of Use of any building or structure on any lot , located in whole or in part within the areas identified in Exhibit 1 of this ordinance, including any encroachment, grading, or placement of fill into a setback or buffer required by this ordinance, or alterations of an existing building or structure.
- Q. Project Permit.** A Project Permit is a permit issued by the Office of Zoning Administration or City Planning Commission pursuant to Section 6 of this ordinance.
- Replacement Affordable Unit.** Any affordable housing unit to be provided as replacement for an existing unit on a project site.
- R. Replacement Parking Space.** Any parking space requirement imposed by the California Coastal Commission to be provided as replacement for an existing parking space on a Project site.
- S. Street Wall.** A Street Wall is an exterior wall of a building that faces a street.
- T. Trip.** A single or one direction vehicle movement with either origin or destination (existing or entering) inside the subject site.
- U. Venice Coastal Zone.** Venice Coastal Zone includes all lots within the Venice Community Planning area west of Lincoln Boulevard, including

those lots fronting on the west side of Lincoln Boulevard as shown on Exhibit 1 of this ordinance.

- V. **Walk Street.** A public street that has been improved for public pedestrian use over part of its width and is landscaped (publicly or privately) over the remainder, but which has not been improved for public vehicular access, as identified in Section 11 of this ordinance.

Section 5. REQUIREMENT.

- A. The Department of Building and Safety shall not issue a demolition, grading or building permit for any Project unless the Project complies with all of the requirements of this ordinance.
- B. No person shall erect, construct, add to, increase the floor area of, or change the use of any Project pursuant to a building permit issued on or after (CITY PLANNING COMMISSION action date) for which a vested right has not accrued, unless the Project complies with all of the requirements of this ordinance and any Project Permit or Director's Determination required by this ordinance has been approved for the Project.

Section 6. PROCEDURES PRIOR TO LOCAL COASTAL PROGRAM CERTIFICATION

The following procedures shall apply until the Local Coastal Program is approved and certified. This section shall be replaced by the post-certification ordinance when it is adopted by the City Council.

- A. **Project Permit.** A Project Permit shall be required for any Project which requires a coastal development permit or Other Permits and Approvals.
- B. **Director's Determination.** A Director's Determination shall be required for any residential Project which requires an approval in concept as required by the Coastal Act, for any Project located along a Walk Street as defined in Section 11 of this ordinance, and for any commercial or industrial Project which does not require a Project Permit.
- C. **Building and Safety Requirement.** For any residential Project which does not require either a Project Permit or a Director's Determination, the Department of Building and Safety shall determine that the project complies with the requirements of Sections 8, 9 and 12 of this Ordinance.

D. Applications.

1. An application for a Project Permit or Director's Determination shall be on the Master Land Use application form, along with the supplemental filing instructions.
- B. For all Projects which require a coastal development permit and Other Permits or Approvals, any applications for the Other Permits or Approvals shall be filed and processed concurrently with the coastal development permit and the Project Permit.
3. No application shall be accepted unless it is submitted simultaneously with the appropriate application for development within the Coastal Zone pursuant to City and State Coastal Commission permitting procedures.
4. The application and appeal fees shall be as follows:
 - a. The application fee for a Project Permit or Director's Determination shall be \$250.00 and the appeal fees shall be as set forth in Section 19.01 B of the Los Angeles Municipal Code.
 - b. Notwithstanding the provisions in paragraph 3.a above, no fees shall be required for appeals filed by the Councilmember of the District in which the project is located.

E. Authority and Appeals

1. **Project Permit.** The Zoning Administrator and the City Planning Commission shall have authority to issue Project Permits. Any approval or disapproval of a Project Permit application by the Zoning Administrator shall be appealable to the Board of Zoning appeals, and any action of the Board shall be appealable to the City Council. Any approval or disapproval of a Project Permit application by the City Planning Commission shall be appealable to the City Council.
2. **Director's Determination.** The Director of Planning shall have the authority to issue Director's Determinations. Any approval or disapproval of a Director's Determination shall be appealable to the City Planning Commission in the manner set forth in Section

16.05 H of the LAMC.

3. **Appeals.** The applicant, any aggrieved person or the Councilmember of the District in which the Project is located may appeal the determination of the Zoning Administrator, City Planning Commission or Director. An appeal of the initial decision on a Project Permit or Director's Determination application shall automatically constitute an appeal of the decision on the application for the Other Permits or Approvals.

F. Findings. In granting a Project Permit or Director's Determination, the Director, the Zoning Administrator, the City Planning Commission, or the Board of Zoning Appeals or the City Council on appeal, shall make each of the following findings:

1. That the project is compatible in scale and character with the existing neighborhood, as defined by the Coastal Commission Regional Interpretive Guidelines and that the project would not be materially detrimental to adjoining properties or the immediate neighborhood;
2. That the Project is consistent with the policies and provisions of the General Plan and all applicable Specific Plans;
3. That the project is consistent with the goals of the California Coastal Act, and that the Project will not prejudice the development, adoption or implementation of the Local Coastal Program from the Venice Coastal Zone;
4. That the project complies with all development requirements of this Ordinance;
5. That the applicant has guaranteed to keep the rent levels of any required replacement housing at an affordable level for the life of the proposed Project and to register the replacement housing units with the Los Angeles Department of Housing.

G. Project Permit Procedures. The procedural requirements for a Project Permit shall be the same as the procedural requirements, including appeal procedures, applicable to the coastal development permit and Other Permits or Approvals, as set forth in Section 12.20.2 of the Los Angeles Municipal Code, except for the following:

1. An application for a Project Permit not be set for public hearing if the Zoning Administrator makes written findings that the requested Project Permit: 1) will not have a significant effect on adjoining properties or on the immediate neighborhood; or 2) is not likely to invoke public controversy; or 3) the Office of Zoning Administration has received written evidence from all adjoining property owners that these owners have no objection to the Proposed Project.
2. In granting a Project Permit, the Zoning Administrator, the City Planning Commission, or the Board of Zoning Appeals or the City Council on appeal, may impose conditions on the same basis the Zoning Administrator or the City Planning Commission would in approving a conditional use enumerated in Section 12.24 D 5 of the Los Angeles Municipal Code.

G. Director's Determination Procedures.

1. The Director shall make a determination within 20 working days from the date of the filing of a complete application and payment of the applicable fee. This time may be extended by mutual agreement of the applicant and the Director.
2. If the Director or his or her designee fails to make a determination within the prescribed time period, the applicant may file a request for a transfer of jurisdiction to the City Planning Commission for a determination on the original application, in which case the Director shall lose jurisdiction. Such request shall be filed in the public office of the Department of City Planning. Thereupon, the request and the Department file shall be transmitted to the Commission. The Commission shall make a determination on the application pursuant to the provisions of this Ordinance.
3. A copy of the Director's Determination shall be mailed to the applicant, the owner of the property, the Councilmember in whose District the Project is located, the Department of Building and Safety, and any interested parties who have filed a written request therefore.
4. The Director's determination shall become effective and final 15 days after the date of mailing the Director's Determination to the

applicant, unless a written appeal is filed with the City Planning Commission within that period.

Section 7. EXEMPTIONS

The provisions of this ordinance shall not apply to:

- A. Any Projects for which a still-valid project permit or a hardship exemption was granted pursuant to the Venice Interim Control Ordinance (ICO), (Ordinance Nos. 166,986, 167,056, 168,122, 169,239, 170,556, 171,435, and 172,019), provided architectural and structural plans incorporating any and all conditions of the permit or exemption were accepted for plan check by the Department of Building and Safety and a fee paid not more than 365 days after the effective date of this ordinance and no subsequent changes occur on the plans which would cause the Project to exceed an provision of the permit or exemption .
- B. Any addition or alteration to an existing one-family dwelling or multiple family dwelling, including structures directly attached or accessory to the existing dwelling, if the dwelling or structure (a) is not located in the dual permit jurisdiction of the California Coastal Zone and does not result in more than a 10 percent increase in the height; or (b) is located in the dual permit jurisdiction and does not result in an addition of 10 percent or more to the floor area , and does not result in more than a 10 percent increase in the height, and does not encroach into a buffer/setback area required by Section 9 and depicted in Exhibits 14 and 15 of this ordinance.

However, in no case may the addition or alteration result in an addition of a dwelling unit.

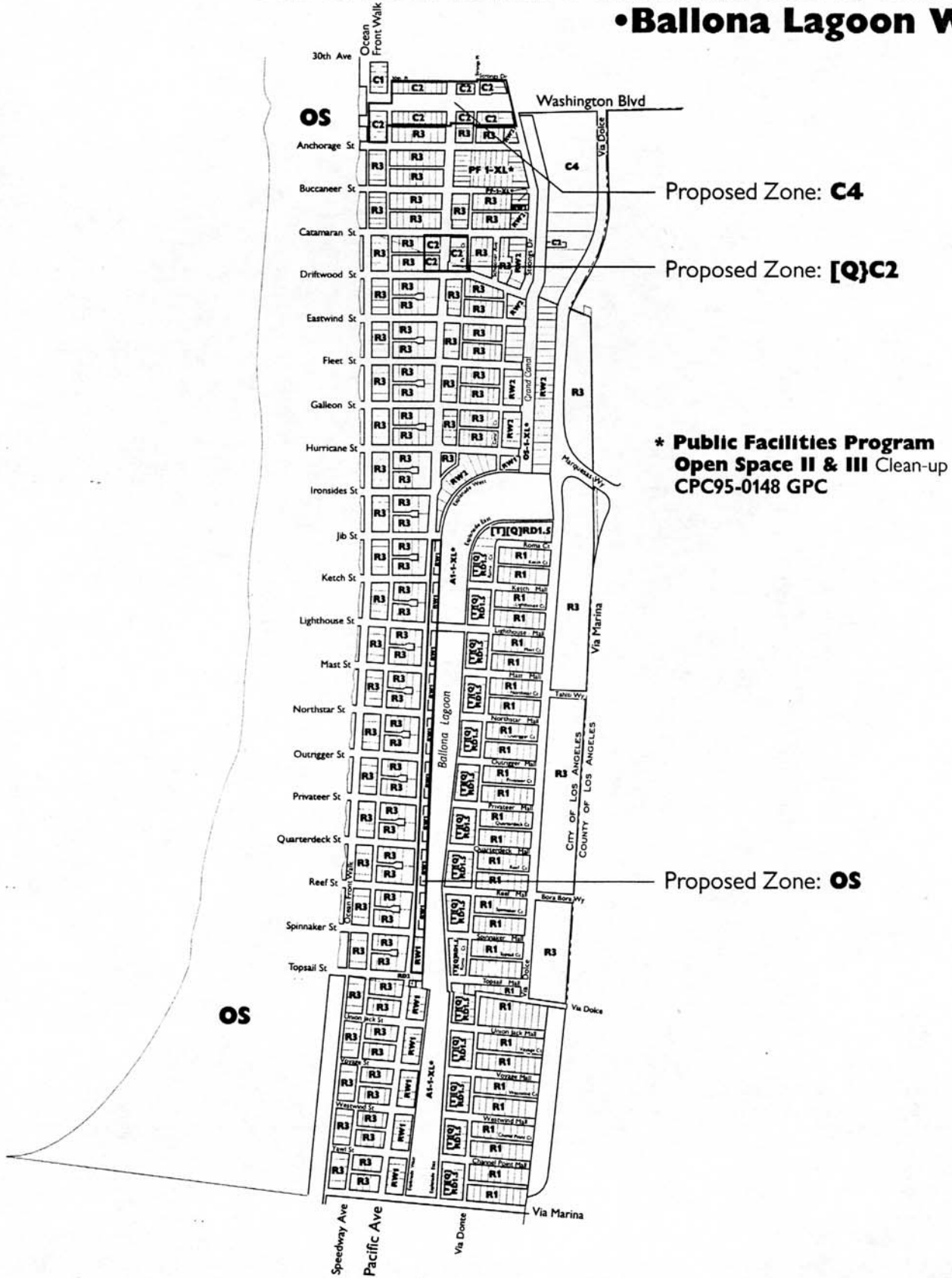
- C. Any additions or alterations to an existing commercial or industrial structure, including structures directly attached or accessory to the existing structure, if the structure (a) is not located in the dual permit jurisdiction area and does not increase the total occupant load; or (b) is located in the dual permit jurisdiction area and does not result in an addition of 10 percent or more to the floor area , does not result in more than 10 percent increase in the height and does not increase the total occupant load.

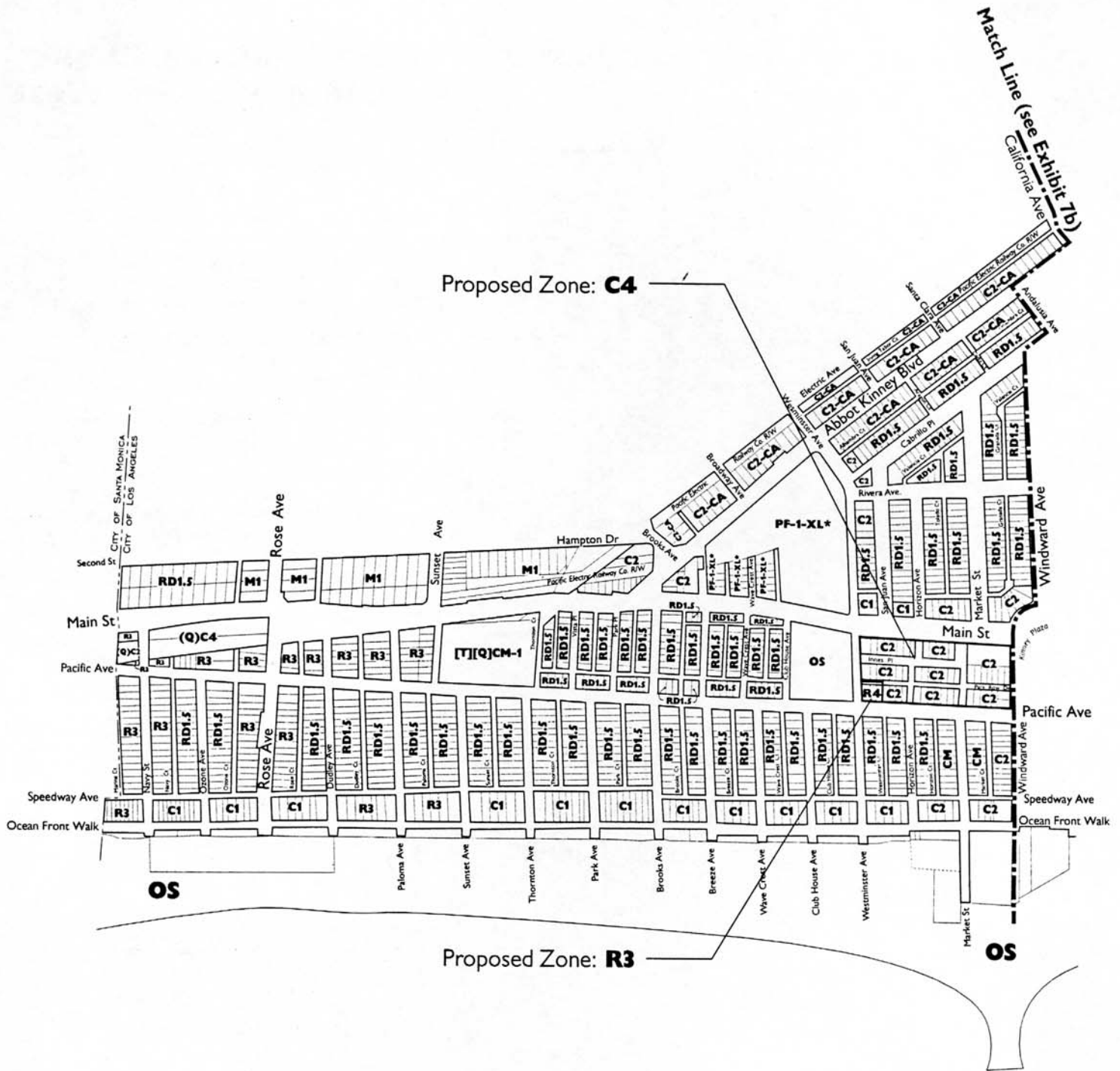
However, in no case may the addition or alteration result in an addition of a dwelling unit.

- D. Any project which receives an exemption pursuant to the Coastal Act of 1976, other than a CALVO exemption as set forth in the Coastal Act of 1976.
- E. Demolitions required by the Department of Building and Safety.
- F. Any Project for which a building permit is required to replace or restore a building or structure which was damaged or partially destroyed by fire, flood, wind, earthquake, or other natural disaster (per Section 12.23.A.4); provided, however, that the construction does not increase the height or the floor area of the original building and the building permit is obtained within a period of two years from the date of such damage or destruction.
- G. Any Project for which a building permit is required in order to comply with an order issued by the Department of Building and Safety to repair an unsafe or substandard condition, provided, however, that the construction does not increase the height or floor area of the original building.

**Exhibit 6
Existing Zoning**

**Subarea: Marina Peninsula • Silver Strand
• Ballona Lagoon West**

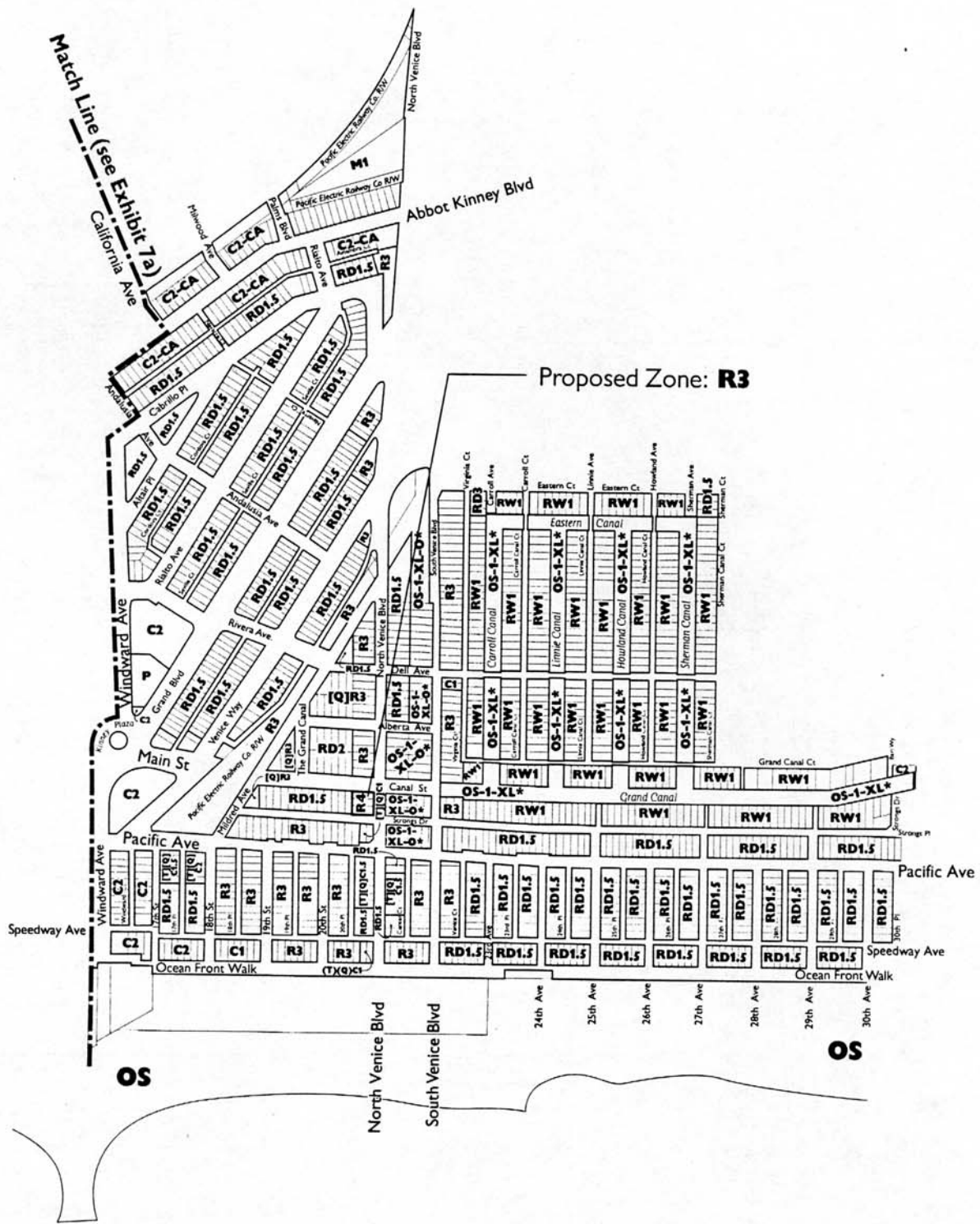




* Public Facilities Program
 Open Space II & III Clean-up
 CPC95-0148 GPC

Exhibit 7a
Existing Zoning
Subarea: North Venice • Venice Canals



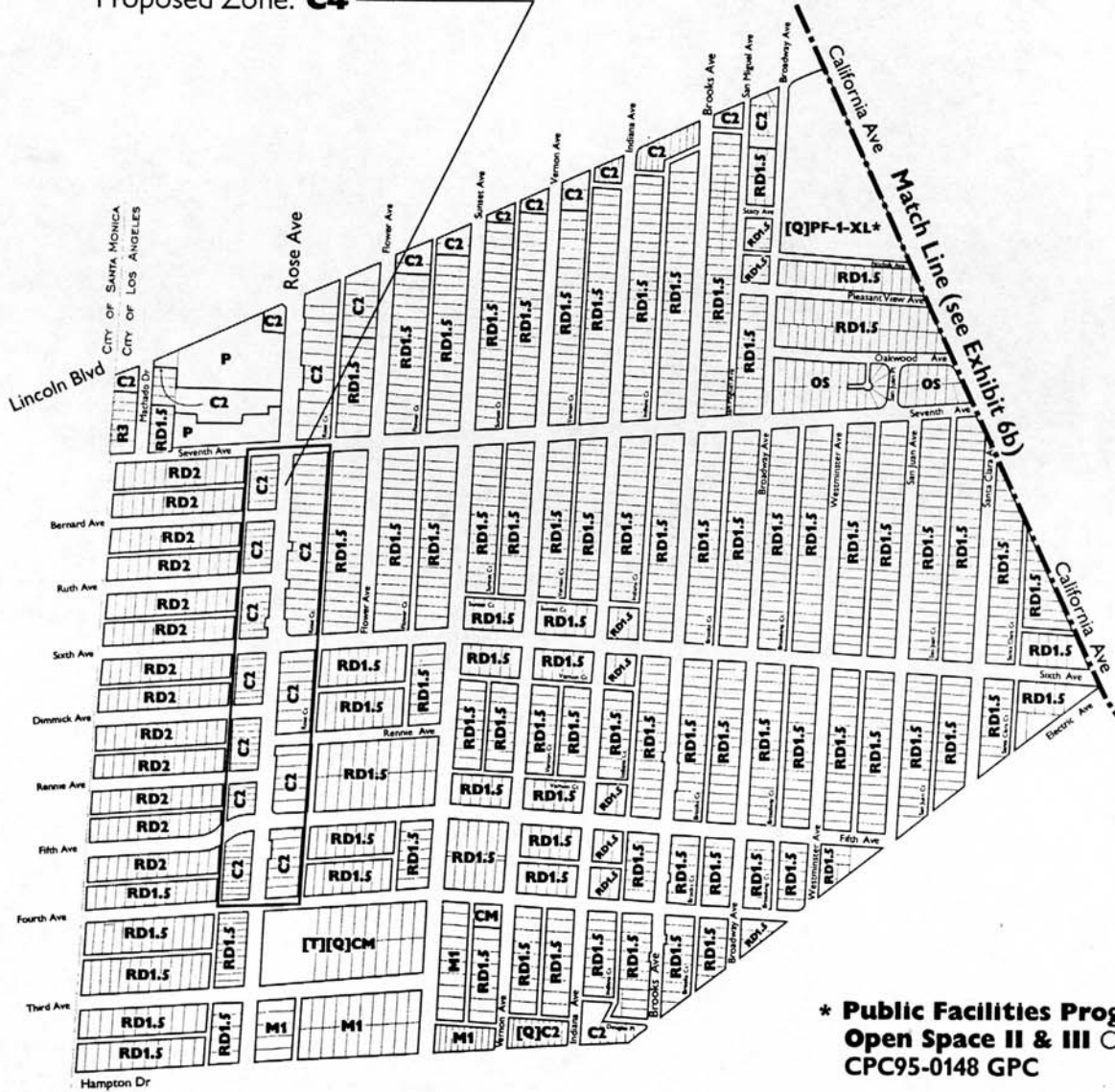


* Public Facilities Program
 Open Space II & III Clean-up
 CPC95-0148 GPC

Exhibit 7b
Existing Zoning
Subarea: North Venice • Venice Canals



Proposed Zone: **C4**



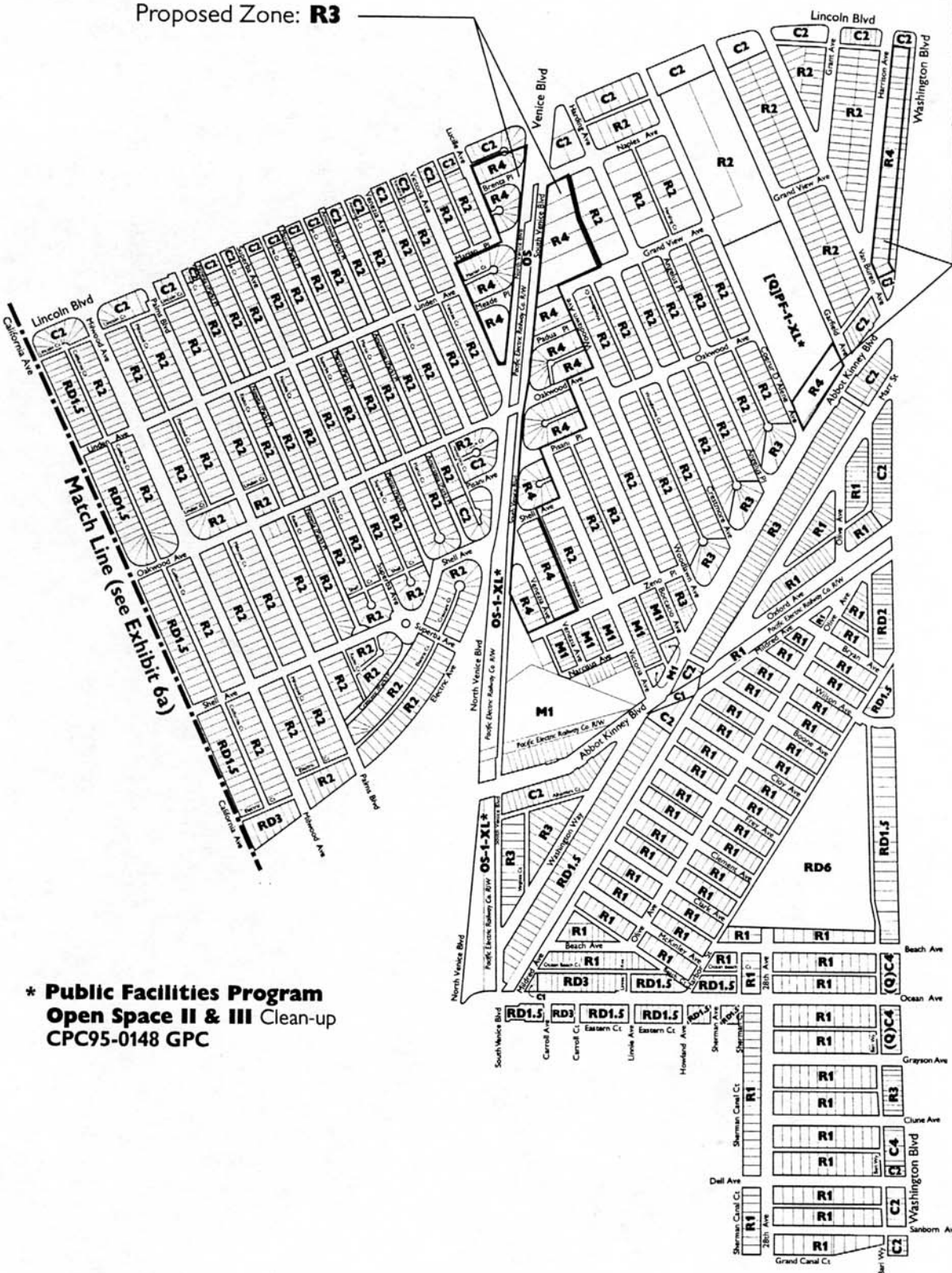
* Public Facilities Program
 Open Space II & III Clean-up
 CPC95-0148 GPC

Exhibit 8a
Existing Zoning
Subarea: Oakwood • Millwood • Southeast Venice



Proposed Zone: **R3**

Proposed Zone: **R3**

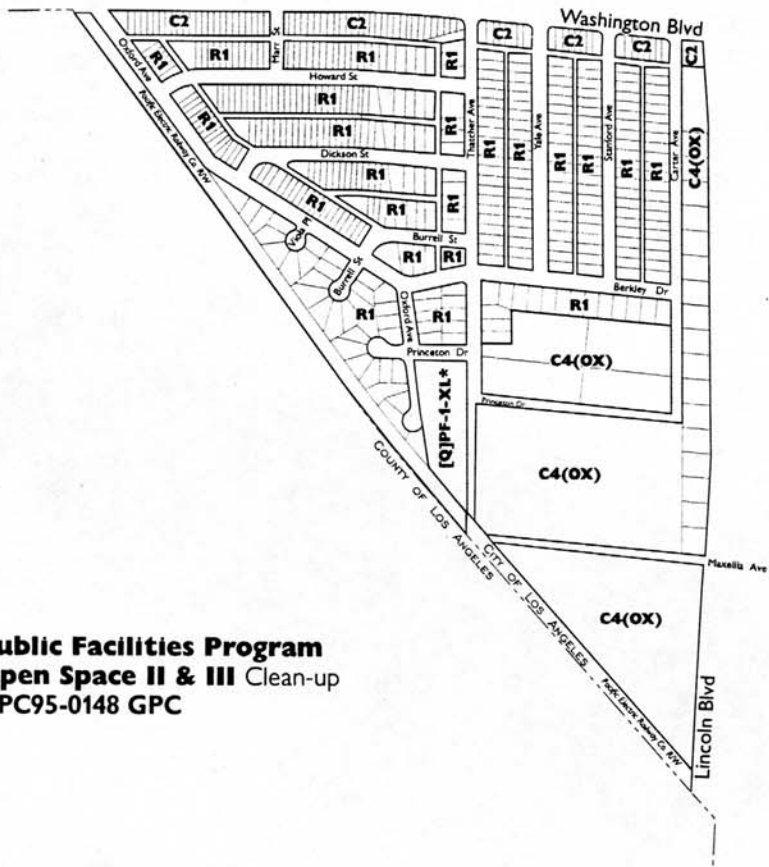


* **Public Facilities Program**
Open Space II & III Clean-up
 CPC95-0148 GPC

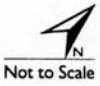
Exhibit 8b
Existing Zoning
Subarea: Oakwood • Millwood • Southeast Venice



Exhibit 9
Existing Zoning
Subarea: Oxford Triangle



*** Public Facilities Program**
Open Space II & III Clean-up
CPC95-0148 GPC

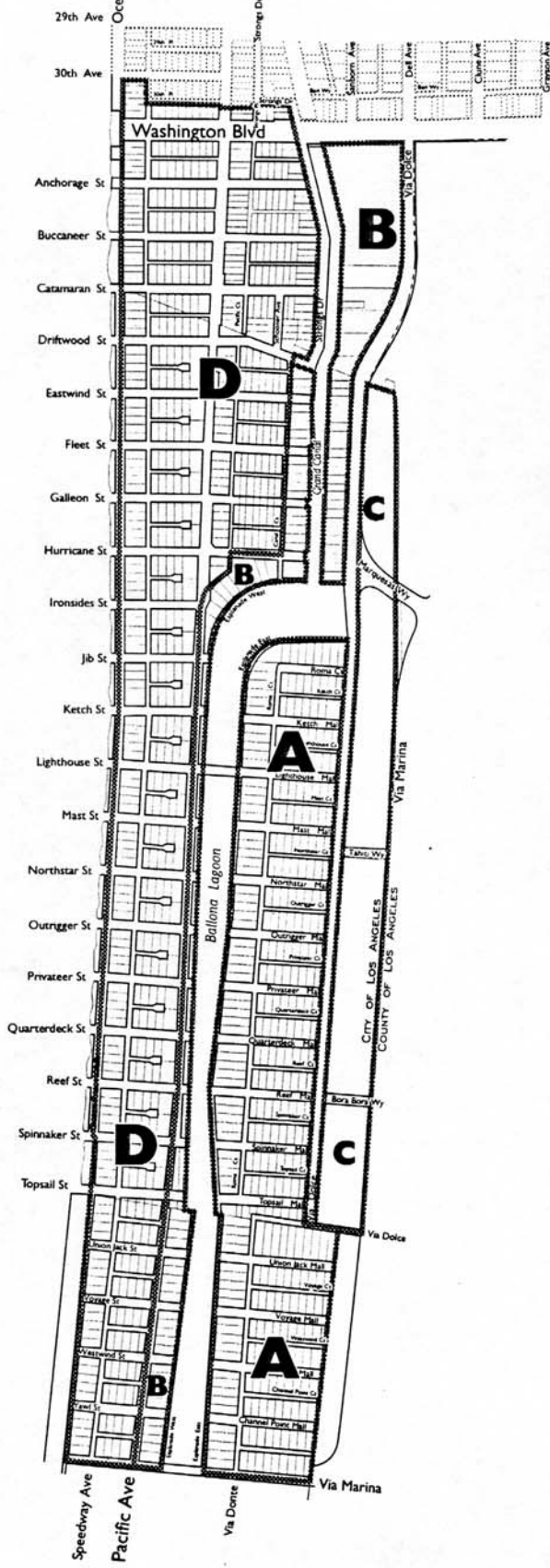


Not to Scale

**Exhibit 10
Height**

Subarea: Marina Peninsula • Silver Strand

- Ballona Lagoon West
- Ballona Lagoon East



Maximum Building Height

- A** 30'–45'
- B** 38' North of Ironsides St
30'–45' South of Ironsides St
- C** 45'
- D** 35'
28' along Walk Streets



Maximum Building Height

- F** 30' with a Flat Roof
- 35' with a Pitched Roof
- 28' along Walk Streets
- 38' Architectural Features

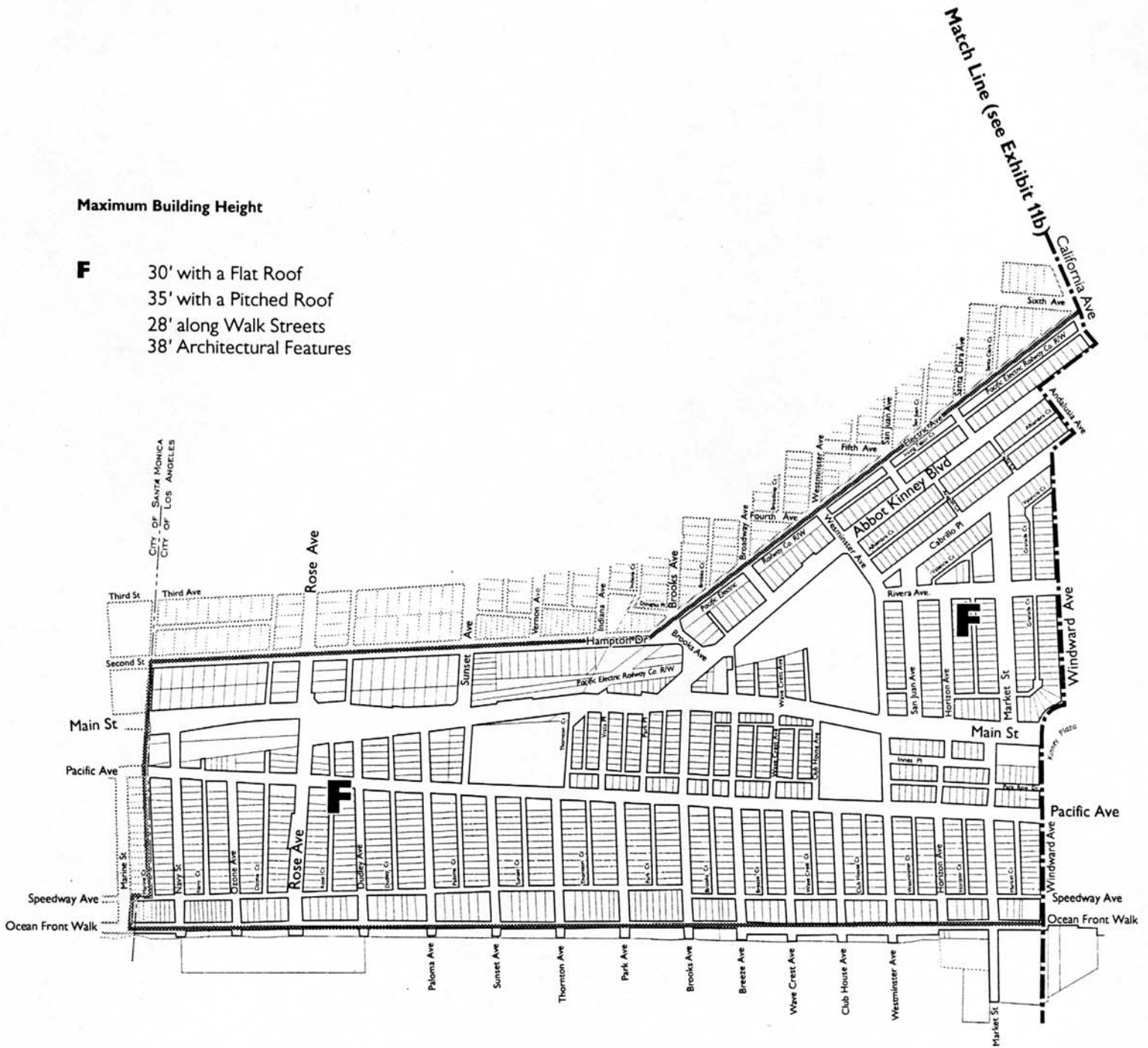
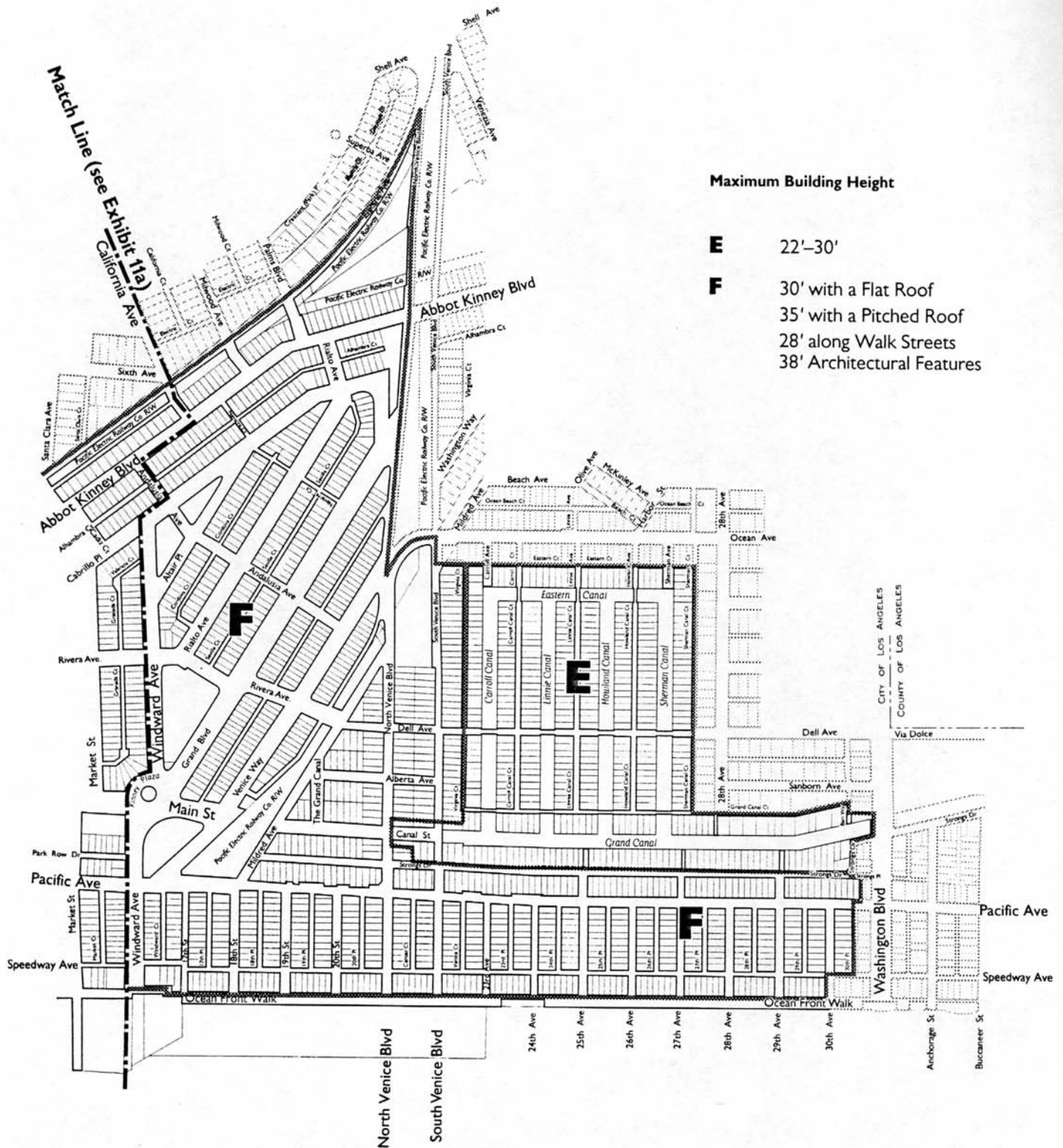


Exhibit 11a
Height
Subarea: North Venice • Venice Canals





Maximum Building Height

- E** 22'-30'
- F** 30' with a Flat Roof
35' with a Pitched Roof
28' along Walk Streets
38' Architectural Features

Exhibit 11b
Height
Subarea: North Venice • Venice Canals



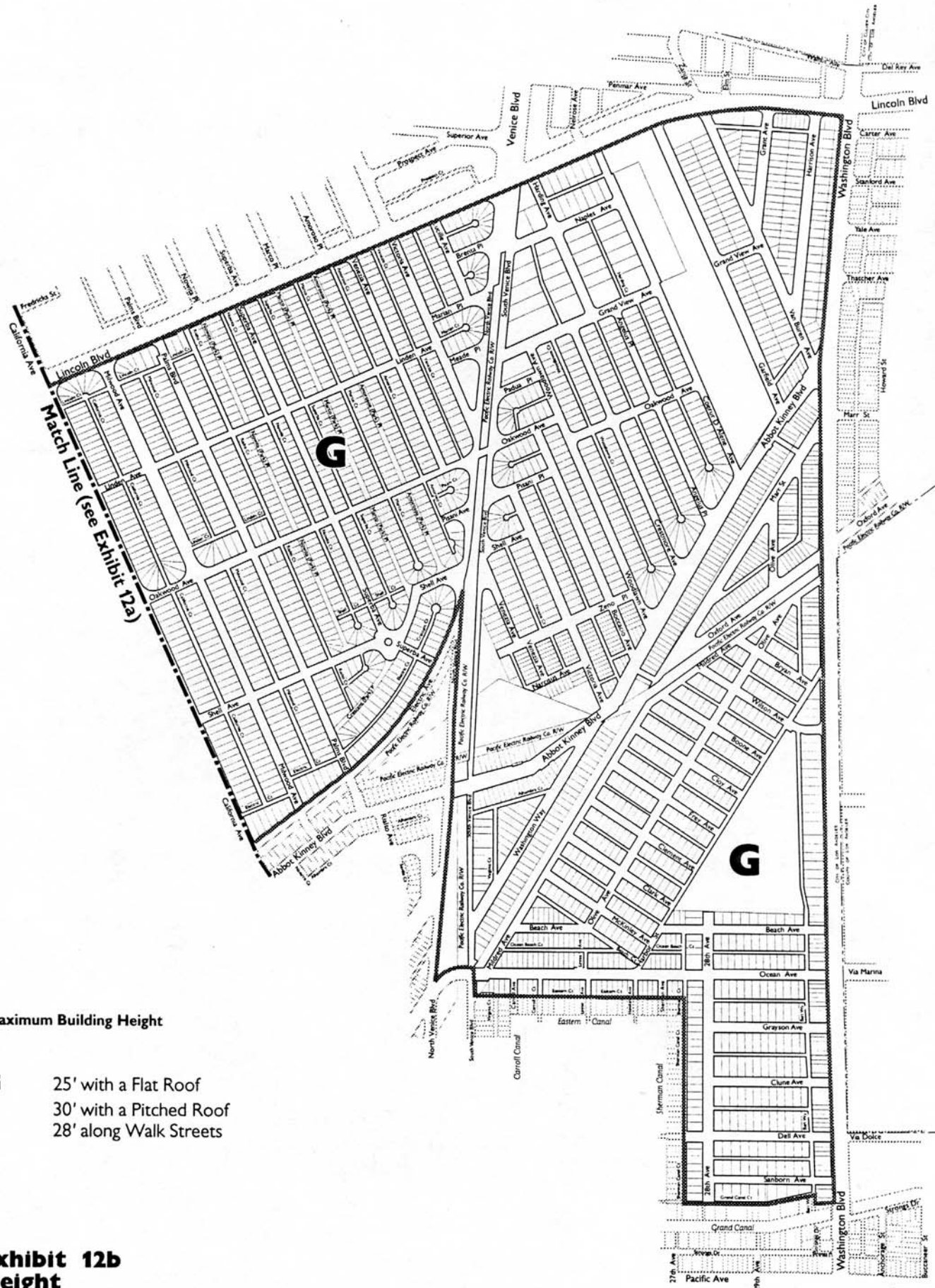


Maximum Building Height

- G** 25' with a Flat Roof
- 30' with a Pitched Roof
- 28' along Walk Streets

Exhibit 12a
Height
Subarea: Oakwood • Millwood • Southeast Venice





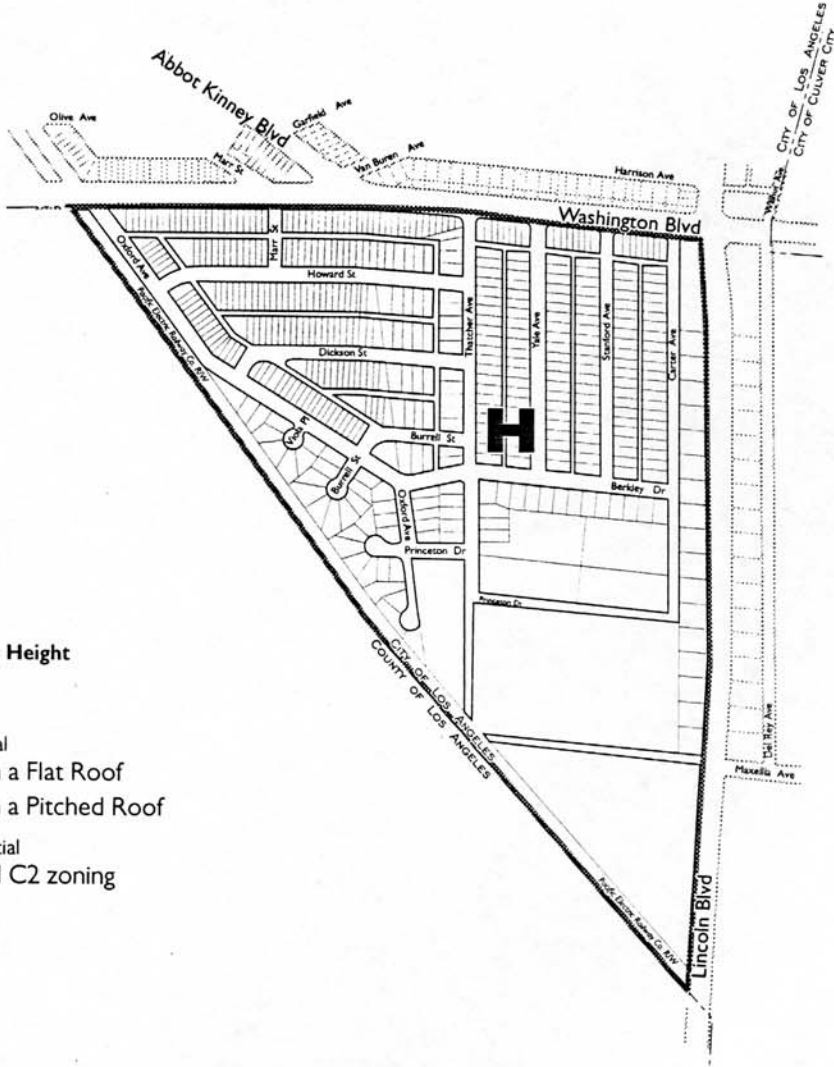
Maximum Building Height

- G** 25' with a Flat Roof
- 30' with a Pitched Roof
- 28' along Walk Streets

**Exhibit 12b
Height
Subarea: Oakwood•Millwood•Southeast Venice**



**Exhibit 13
Height
Subarea: Oxford Triangle**



Maximum Building Height

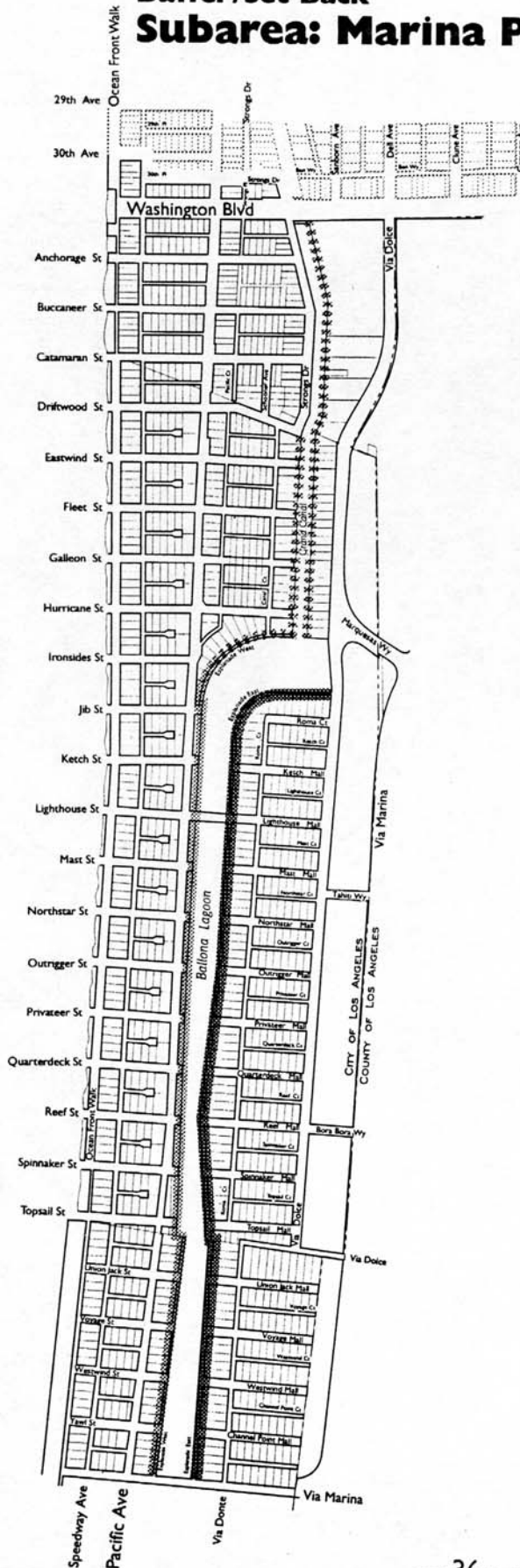
- H** Residential
 - 25' with a Flat Roof
 - 30' with a Pitched Roof
- Commercial
 - 30' in all C2 zoning



Not to Scale

**Exhibit 14
Buffer/Set Back**

**Subarea: Marina Peninsula • Silver Strand
• Ballona Lagoon West**



Buffer/Set Back

⋮⋮⋮⋮⋮⋮ A minimum of 20' set back

▨▨▨▨▨▨▨▨ A minimum of 25' set back

▣▣▣▣▣▣▣▣ 40' strip buffer with 10-15' set back

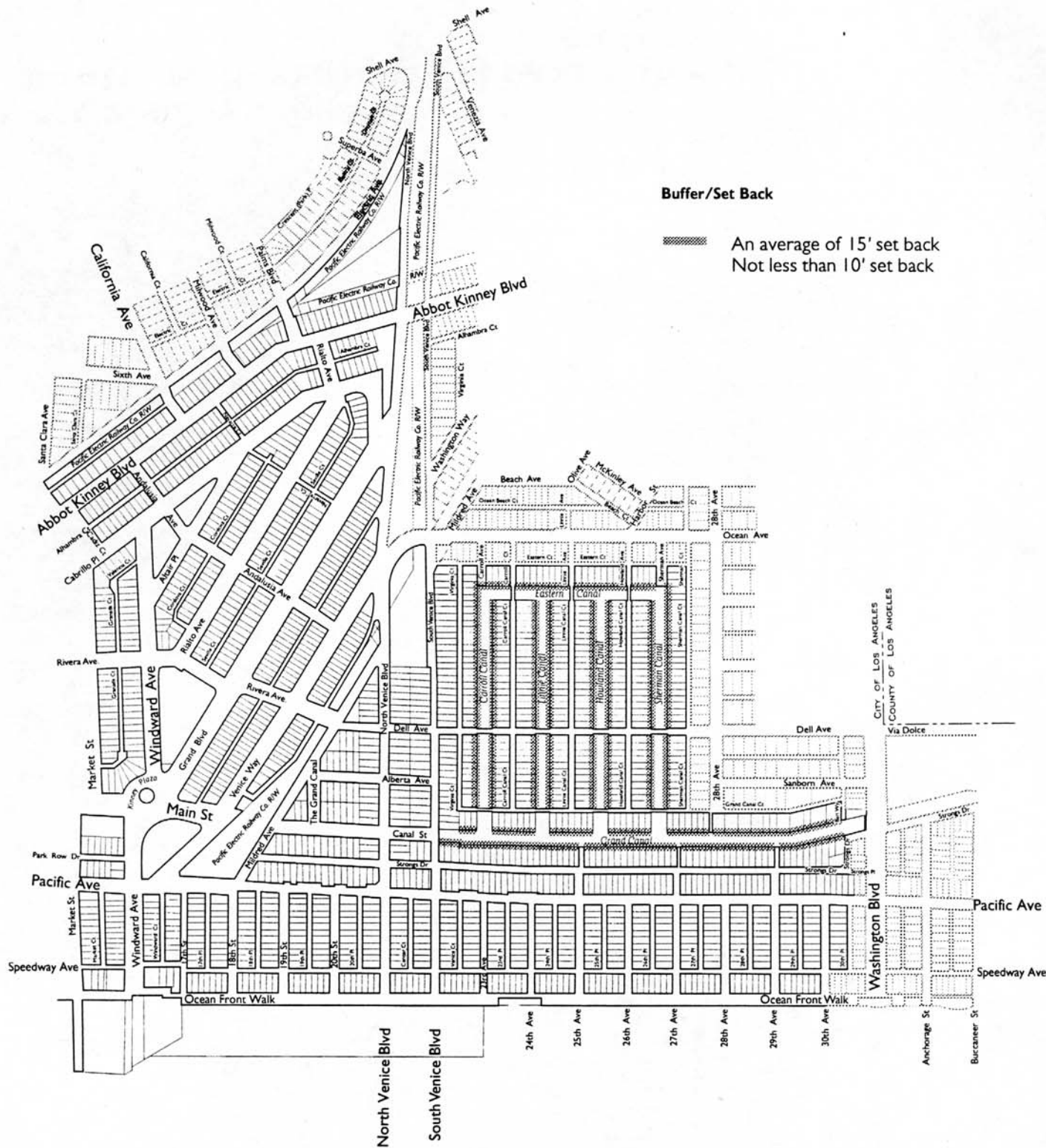


Exhibit 15
Buffer/Set Back
Subarea: North Venice • Venice Canals

