

**Section 8. GENERAL REGULATIONS**

**CONSTRUCTION ON CONTIGUOUS LOTS.**

- A.** Commercial zoned lots abutting Lincoln Boulevard and Washington Boulevard east of Oxford Avenue are exempt from this section.
- B.** No building or structure shall be constructed on more than two contiguous lots, except that subterranean development shall not be held to this restriction. A lot tie agreement creating a single building site recorded after the effective date of this ordinance shall not be construed as authorizing the construction of a building or structure on more than two previously established lots; however, the construction on the single building site may combine the density of the two previously established lots.
- C.** In addition, except for lots fronting on Walk Streets, three lots may be consolidated if the Director of Planning, the Zoning Administrator or the Planning Commission determines that:
- a. the building is broken down into smaller, human scale components by providing visual breaks or any architectural details such as balconies, terraces, and a break in the plane or a change of material every 20 feet in horizontal length and every 15 feet in vertical length or any other architectural detail and;
  - b. any subterranean parking is accessed from an alley, where such alley exists, is invisible from the street and is fully depressed below natural grade.

**Section 9. LAND USE AND DEVELOPMENT REGULATIONS.**

The regulations of the property's zoning, as shown on Exhibits 6 through 9, and defined in the LAMC shall apply, except as provided for herein.

**A. BALLONA LAGOON WEST BANK**

**1. Land Use Limitation.**

Properties between Ironsides Street and Topsail Street, known as the Alphabet lots, shall be rezoned to Open Space and shall be used as such at the time lots are acquired by the City or other public agency.

**2. Height**

- a. Properties south of Ironsides Street.

Within 60 feet of the mean high tide of the Ballona Lagoon all projects shall be limited to a maximum height of 30 feet. Beyond 60 horizontal feet, one additional foot in height is permitted for each two additional horizontal feet to a maximum of height of 45 feet.

- b. Property north of Ironsides Street.

All projects shall be limited to a maximum height of 38 feet.

### **3. Lagoon Buffer and Setback**

- a. Properties south of Ironsides Street.

1) All projects located on lots south of Ironsides Avenue shall be set back a minimum of 25 feet from the inland edge of Esplanade West, or, where no Esplanade West exists, from the property line which separates the parcel from the west bank of the Ballona Lagoon.

2) Prior to issuance of the building permit for a new dwelling unit, the applicant shall prepare and execute four copies of a covenant and agreement (Planning Department General Form CP-6770) in a manner satisfactory to the Planning Department, binding the applicant and all successors to irrevocably offer to dedicate to a public agency or private association acceptable to the Planning Department an easement for public access and habitat protection. The easement shall comprise the easterly fifteen feet of the twenty five foot setback.

No disturbance of vegetation or development shall occur within the dedicated area, with the exception of landscaping with native vegetation compatible with the preservation of the wetland coastal strand environment and a public walkway, if approved by the Coastal Commission.

- b. All Projects located on lots north of Ironsides Avenue shall be set back a minimum of 20 feet from the easterly edge of Esplanade West, or, where no Esplanade West exists, from the property line which separates the parcel from Grand Canal.

- c. Ground level permeable decks, landscaping and railings and fences which do not exceed six feet in height may encroach into this setback provided they observe a minimum setback of 15 feet from the Esplanade West or Grand Canal.

**4. Fill**

No fill shall be permitted in the lagoon and buffer area.

**5. Drainage**

Prior to issuance of the Building Permit for a new construction or an expansion of the existing building foot print by more than 10%, the applicant shall submit drainage plans to the Department of Building & Safety for their approval. All drainage in the site shall be directed away from Ballona Lagoon.

**B. BALLONA LAGOON EAST**

**1. Land Use Limitation.**

The Specific Plan permits land uses allowed by the General Plan and the LAMC, as additionally restricted below:

Community Commercial: Mixed residential/commercial use with retail on the ground floor and personal service and residential on upper floors shall be permitted by right.

**2. Density**

Residential uses in commercial zones shall not exceed R3 density.

**3. Height**

All projects shall be limited to a maximum height of 38 feet.

**4. Setback**

All projects shall be setback 20 feet from the property line which separates the parcel from the east bank of the Grand Canal. Ground level permeable decks, landscaping and railings and fences which do not exceed six feet in height may encroach into this setback provided they observe a setback of 15 feet from the east bank of the Grand Canal.

**5. Fill**

No fill shall be permitted in the lagoon and buffer area.

**6. Drainage**

Prior to issuance of the building permit for a new project or an expansion of the existing building foot print by more than 10%, the applicant shall submit drainage plans to the Department of Building & Safety for their approval. All drainage in the site shall be directed away from Ballona Lagoon.

**C. SILVER STRAND**

**1. Density**

Low Medium I Residential:

R1 Zone. Notwithstanding the requirements of the LAMC, the lot area per dwelling unit shall not be less than 3000 square feet except the lots between Topsail Mall and Union Jack Mall which vary in size .

[Q]RD1.5 Zone. Notwithstanding the requirements of the LAMC, the lot area shall vary from 3000 square feet to 5600 square feet. In addition the development of all lots shall be limited to one dwelling unit per lot.

**2. Height**

Within 60 horizontal feet of the inland edge of Esplanade East all projects shall be limited to a maximum height of 30 feet. Beyond 60 horizontal feet, one additional foot in height is permitted for each additional two horizontal feet to a maximum height of 45 feet. Open decks, including railings, shall not extend more than six feet above the natural grade.

**3. Lagoon Buffer and Setback**

- a. **BUFFER.** No development shall be permitted within a 40 foot strip immediately adjacent to the Ballona Lagoon, as established in Coastal Permit No. A-266-77. An undeveloped City-owned area (Esplanade) comprises part of the forty foot wide buffer. The remainder is comprised of 24 to 30 foot wide portions of the

lagoon fronting lots which have been dedicated as Open Space and Public Access.

- b. Prior to issuance of the building permit for a new dwelling unit, the applicant shall prepare and execute four copies of a covenant and agreement (Planning Department General Form CP-6770) in a manner satisfactory to the Planning Department, binding the applicant and all successors to the following:

1) Participate with the other lot owners subject to Coastal Development Permits A-266-77, 5-86-641, and 5-87-112 on a fair and equitable basis in the responsibility for the maintenance of the public areas, lagoon buffers, and drainage devices prescribed by Coastal development Permit A-266-77, 5-86-641, and 5-87-112.

2) The lots fronting the Lagoon allow the State Coastal Conservancy, and its successors in lagoon buffer, the right to enter, restore, and maintain the lagoon buffer. The public areas shall be identified in the covenant and agreement. The covenant and agreement shall run with the land, binding on all heirs and assigns of the applicant.

- c. SETBACK. All portions of a dwelling, except for ground level decks, shall be set back from the easterly edge of the Buffer Strip a minimum of at least 10 feet or 15% of the depth of the lot, excluding the Buffer Strip, whichever is greater, but such setback need not exceed 15 feet.

**4. Fill**

No fill shall be permitted in the lagoon and buffer area

**5. Drainage**

Lots fronting the Lagoon. Prior to issuance of the building permit for a new project or an expansion of the existing building foot print by more than 10%, the applicant shall submit drainage plans to the Department of Building & Safety for their approval. All drainage in the site shall be directed away from Ballona Lagoon. The applicant and all successors in interest shall maintain the approved development consistent with the drainage plans approved by the Department of Building & Safety.

**6. Public Improvements**

Prior to issuance of a Certificate of Occupancy, the applicant shall complete the proposed improvement of the Malls right-of-way for public access as approved under Coastal Development Permits A-266-77, 5-86-641, and 5-87-112.

**7. Public Access**

All landscaped pedestrian malls, the public streets and alleys, all public parking spaces at the paved streets ends, and the Ballona Lagoon public access path, shall remain open and available for use by the general public.

**D. MARINA PENINSULA**

**1. Land Use Limitations.**

The Specific Plan permits land uses allowed by the General Plan and the Zoning Code, as additionally restricted below..

- a. The area zoned C2-1; between Catamaran and Driftwood Streets, along Pacific Avenue, shall be rezoned to [Q]C2.

[Q] Qualified classification condition:

The use of the area shall be limited to mixed-use commercial/residential or residential uses.  
Residential uses shall be limited to R3 density.

- b. Community Commercial: The area zoned C2 shall be rezoned to C4. Mixed residential/commercial use with retail on the ground floor and personal service and residential on upper floors shall be permitted by right

**2. Density**

- a. On commercially zoned lots, no residential or mixed use project shall exceed a density of that allowed in the R3 zone.
- b. On R3 zoned lots, maximum of two dwelling units per lot shall be permitted and the lot area per dwelling unit shall not be less than 1200 square feet.

**3. Height**



- a. All projects shall be limited to a maximum height of 35 feet; except that,
- b. Structures located along Walk Streets are limited to a maximum height of 28 feet.

**4. Access**

- a. Driveways and vehicular access to projects in lots adjacent to Ocean Front Walk shall be provided from Speedway only, unless the Department of Transportation determines that it is not possible.
- b. Vehicular access to projects located adjacent to Pacific Avenue shall be provided from streets other than Pacific, unless the Department of Transportation determines that it is not possible.
- c. Vehicular access to projects located adjacent to Walk Streets shall be provided from streets or alleys other than Walk Streets.

**E. VENICE CANALS**

**1. Land Use Limitations**

Open Space: Recreational boating use of Venice Canals shall be limited to non-commercial shallow-bottom non-motorized boats, such as canoes and rafts.

**2. Height**

A maximum height of 22 feet shall be permitted for any portion of a project which is 10 feet from the canal property line. Thereafter, an ascending height equal to one half the horizontal depth from this 10 feet line shall be permitted to a maximum height of 30 feet.

**3. Buffer/Yard**

- a. BUFFER/SETBACK - An average setback of 15 feet, but not less than 10 feet, shall be maintained in the front yard adjacent to the canal property line.
- b. YARD. An open, permeable yard of at least 450 square feet for a 30-foot wide lot, and at least 600 square feet for a 40-foot wide lot, shall be maintained between the canal property line and the front of

any structure. No fill nor building extensions, including stairs and balconies, shall be placed in or over the required pervious front yard area with exception of fences up to 42" in height or permeable decks at grade level.

#### **4. Drainage**

Prior to issuance of the building permit for a new dwelling unit or an expansion of the existing foot print by more than 10%, the applicant shall submit drainage plans, subject to the review and approval of the Department of Building & Safety, for a one hundred cubic foot french drain or other water filtering device which provides equivalent on-site percolation. The french drain or other water filtering device must be constructed and maintained as shown on the final approval plans.

### **F. NORTH VENICE**

#### **1. Land Use Limitations**

The Specific Plan permits land uses allowed by the General Plan and the Zoning Code, as additionally restricted below:

##### Commercial Land Use:

a. Community Commercial. Ocean Front Walk, north of Westminster Avenue and around Kinney Plaza.

Mixed use with retail and/or personal services on the ground floor and personal service and residential on upper floors shall be permitted by right.

b. Commercial Artcraft. Properties located along Abbot Kinney Boulevard from North Venice Boulevard to Westminster, along Windward Avenue from Ocean Front Walk to Pacific Avenue, and along Ocean Front Walk between Westminster Avenue and 19th street.

Artcraft activities including mixed-use, combining residential and commercial uses which emphasize artist-in-residence uses, small business, light industrial and artisan activities shall be permitted in these areas.



c. Neighborhood Commercial between Pacific Avenue and Main Street, and between Westminster Avenue and Market Street. The area shall be rezoned to C4.

(i) Drive through uses shall be prohibited.

(ii) Mixed use with retail and/or personal services in ground floor with either residential or personal services on upper floors shall be permitted by right.

d. General Commercial along Abbot Kinney. Drive-thru facilities are permitted subject to a Conditional Use Permit according to Section 12.24.C.59 to ensure adequate site access, traffic flow and to mitigate impact on adjacent neighborhood including the school site across Abbot Kinney Boulevard.

## **2. Density**

a. Residential Zone. A maximum of two dwelling units per lot shall be permitted for all projects on multiple family residentially zoned properties. However, the lot area per dwelling unit shall not be less than 1500 square feet on RD1.5 zoned properties and 1200 square feet on R3 zoned properties; except that

Lots greater than 4000 square feet are permitted one unit for each 1500 square feet on RD1.5 zoned properties or one unit for each 1200 square feet on R3 zoned properties in excess of 4000 square feet if the unit is a replacement affordable unit reserved for low income person.

b. Commercial Zone. On all commercially zoned lots, residential projects shall exceed a density of that allowed in R3.

## **3. Height**

a. A maximum height of 30 feet shall be permitted for projects with a flat roof; or 35 feet if the portion that exceeds 30 feet is set back from the required front yard one foot for every foot in height above 30 feet.

b. Along Ocean Front Walk, and Windward Avenue, west of Kinney Plaza Architectural features which do not exceed 200 sq. ft. in area may occur to a maximum height of 38 feet. Architectural features may not be occupied by individuals, goods, materials or equipment and may not be used for warehousing or office purposes.

- c. Walk Streets. Structures located along Walk Streets are limited to a maximum height of 28 feet.

**4. Setback**

- a. All residential projects shall have a front yard setback of not less than 5 feet. Except that ground level patios, decks, landscaping and railings, wall and fences which do not exceed 6 feet in height may encroach into this setback provided they observe a setback of one foot.
- b. Commercial projects along Ocean Front Walk may set their front yard at building line.

**5. Access**

- a. Driveways and vehicular access to projects shall be provided from alleys, unless the Department of Transportation determines that it is not feasible.
- b. Vehicular access to projects located adjacent to Pacific Avenue shall be provided from streets other than Pacific, unless the Department of transportation determines that it is not feasible.
- c. Vehicular access to projects located adjacent to Walk Streets shall be provided from streets or alleys other than Walk Streets.

**G. OAKWOOD, MILWOOD, SOUTHEAST VENICE**

**1. Land Use Limitation**

The Specific Plan permits land uses allowed by the General Plan and the Code, as additionally restricted below.

- a. All R4 zones shall be rezoned to R3.
- b. Community Commercial along Rose Avenue, between Seventh and Fourth Avenues, shall be rezoned to C4. In addition, no second floor retail use is permitted.

**2. Density**

a. Residential Zone

1) R2 Zone. A maximum of two dwelling units per lot shall be permitted on lots less than 5000 square feet.

Lots greater than 5000 Square feet are permitted one additional unit for each 2000 square feet in excess of 5000 square feet if unit is a replacement affordable unit.

2) RD1.5 and RD2 Zones. A maximum of two dwelling units per lot shall be permitted for lots less than 4000 square feet.

Lots greater than 4000 square feet can add one unit for each 1500 square feet on RD1.5 or each 2000 square feet on RD2 zoned properties in excess of 4000 square feet if unit is a replacement affordable unit.

3) R3 Zone.

(I) Lots north of North Venice Boulevard and south of Victoria Avenue; lots south of South Venice Boulevard and north of Harding and Woodlawn Avenues, east of Zero Place only; and lots north of Washington Boulevard, and south of Van Buren and Harrison Avenues shall be developed as permitted by R3 zone.

(ii) All other lots. A maximum of two dwelling units per lot shall be permitted. The lot area per dwelling unit shall not be less than 1200 square feet.

Lots greater than 4000 square feet can add one unit for each 1200 square feet in excess of 4000 square feet if unit is a replacement affordable unit reserved for low and very low income persons.

b. Commercial Zone. On all commercially zoned lots, no residential project shall exceed a density of that allowed in R3 Zone

**3. Height**

a. A maximum height of 25 feet shall be permitted for all projects with a flat roof; or 30 feet if the portion that exceeds 25 feet is set back from the required front yard one foot for every foot in height above 25 feet.

- b. Walk Streets. Structures located along Walk Streets are limited to a maximum height of 28 feet.

**4. Access**

- a. Driveways and vehicular access to projects shall be provided from alleyways, unless the Department of Transportation determines that it is not possible.
- b. Vehicular access to projects located adjacent to Walk Streets shall be provided from streets or alleys other than Walk Streets.

**H. OXFORD TRIANGLE.**

Notwithstanding any provision of Ordinance No. 162,509 to the contrary, the following provisions shall apply to the Oxford Triangle Subarea.

**1. Use**

- a. Residential Use. Any use permitted by the property's underlying zoning, as shown on Exhibit 8, shall be allowed.
- b. Community Commercial. C4 (OX) 2D Zone shall comply with all provisions of Oxford Triangle Specific Plan, Ordinance No. 162,509.

**2. Density**

Commercial Zone. No residential project shall exceed a density that allowed in the R3 Zone except as permitted by Oxford Triangle Specific Plan.

**3. Height**

- a. R-1 Residential Zone. A maximum height of 25 feet shall be permitted for projects with a flat roof; or 30 feet for projects with varied rooflines.
- b. Commercial Zone. A maximum height of 30 feet shall be permitted on all C2 zoned property.

**Section 10. COMMERCIAL AND INDUSTRIAL DESIGN STANDARDS.**

The following standards shall not apply to additions or alterations to an existing building or structure which do not result in an increase in total occupant load by more than ten percent, or a Change in Use which results in no more than a ten

percent increase in Trips.

**A. Commercial Development.** The following standards shall apply to all commercial Projects on commercially zoned lots.

**1. Ground Level Commercial Development.** The following regulations shall apply in all commercial Projects which are new buildings or additions, except that commercial lots along Lincoln Boulevard, Washington Boulevard east of Oxford Avenue and in Oxford Triangle are exempt from the following requirements:

- a. The Project shall include a Street Wall, which shall extend for at least 65 percent of the length of the street frontage, and shall be located at the property line or within five feet of the property line. Adjacent to a sidewalk cafe, public plaza, retail courtyard, arcade, or landscaped area, the required Street Wall may be set back a maximum of 15 feet along the portion of the project which consists of the cafe, plaza, courtyard, landscaping or arcade. The required Street Wall at the sidewalk level shall have a minimum height of 13 feet.
- b. At least 50 percent of the area of the ground floor Street Wall of a commercial Project shall be devoted to pedestrian entrances, display windows or windows offering views into retail, office gallery or lobby space.
- c. Blank walls shall be limited to segments of 15 feet in length, except that blank walls which contain a vehicle entry door shall be limited to the width of the door plus five feet.
- d. All Projects shall provide at least one pedestrian entrance into each business or use for each street frontage, substantially at ground level.
- e. Ground floor exterior building walls that face rear parking areas shall provide a pedestrian entrance into the building.

**2. Abbot Kinney Boulevard Ground Level Commercial Development.** In addition to Section 10.A.1 of this ordinance, the following requirements shall apply to all commercial projects which are new buildings or additions along Abbot Kinney Boulevard between Brooks Avenue and Palm Boulevard.

At the ground level, continuous and unarticulated glass curtain walls shall not be permitted. Facades of buildings with identified pedestrian uses shall be divided into individual store fronts.

1) Large expanses of glass shall be subdivided into units not larger than 6 feet wide.

2) No store front windows shall be lower than 12 inches above sidewalk grade. They shall have a solid base surfaced with high quality materials, such as a ceramic tile, marble, granite, limestone, slate, brick, wood or similar materials approved by the Planning Director. The top of the window shall not extend to the ceiling height, and shall be capped with an architectural device.

3. **Floor Area Ratio.** In all commercial zones floor area ratio (FAR) shall be limited to:
  - .5 to 1 for retail only
  - 1.0 to 1 for retail/office
  - 1.5 to 1 for retail and/or office and residential
4. **Building Separation.** A minimum of five feet shall be provided between commercial and residential buildings.
5. **Landscaping**
  - a. Any open portion of the lot on which the Project is located that is not used for buildings, parkways, driveways, or other access features shall be landscaped. A list of applicable plant materials appears in the attached Appendix A.
  - b. A landscape development plan prepared by a State licensed landscape architect, State licensed architect or landscaped contractor shall be submitted to the Director of Planning or the Director's designee for its review and approval. This Plan shall include the location of a permanent underground sprinkler system designed to insure complete coverage of all plant materials.
6. **Light.** Lighting from commercial Projects shall be directed away from residential projects.
7. **Trash.** Projects shall have trash enclosures for regular and recyclable



trash.

8. **Signage.** No rooftop signs or billboards shall be permitted.

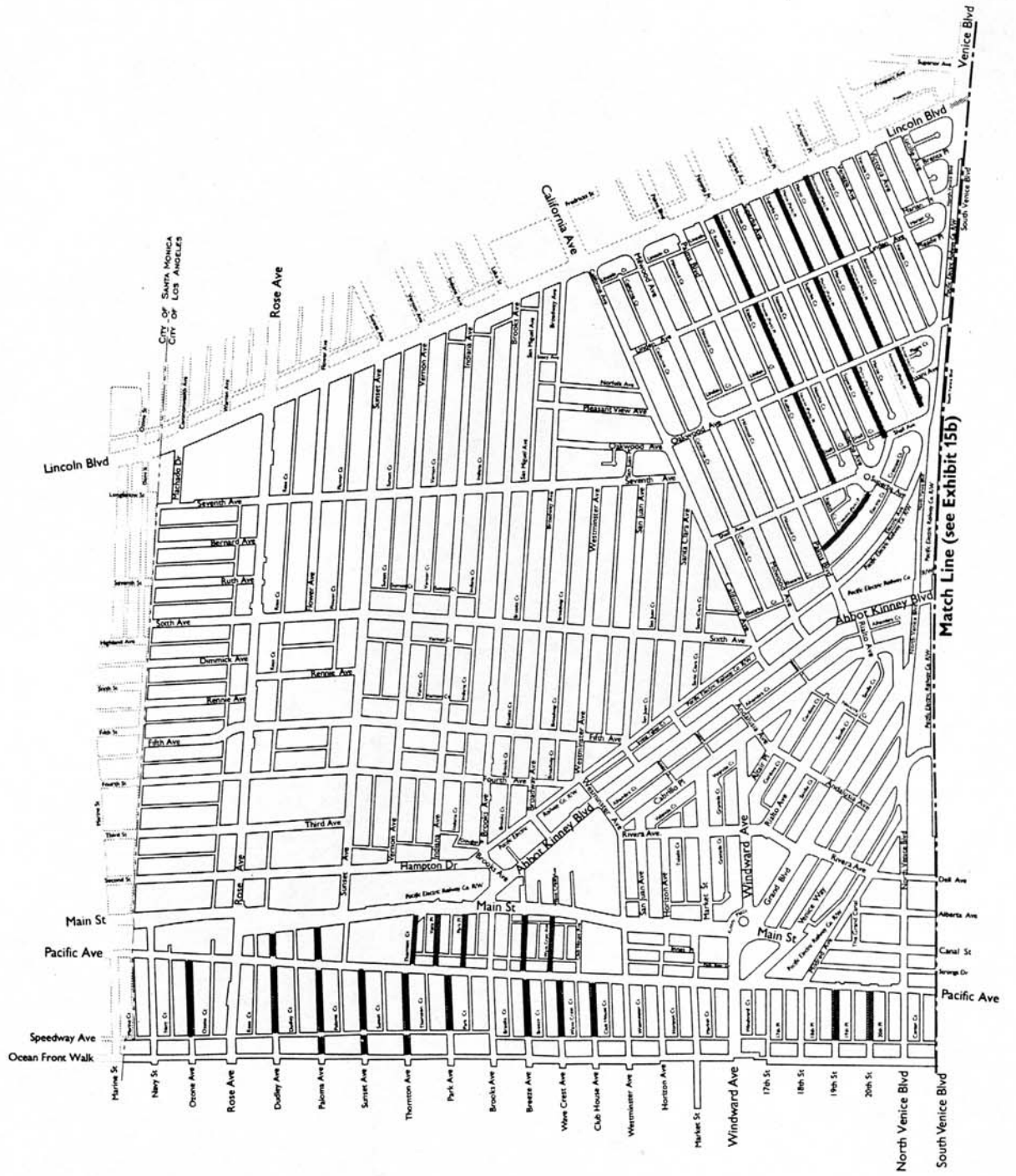
**B. Industrial Development.** The following standards shall apply to all industrial Projects.

1. **Ground Level Industrial Development** At least 65% of the total width for the first 12 feet of elevation of any new building, addition or reconstructed building, parallel to and facing the street, shall be devoted to entrances, eye-level displays, a contrast in wall treatment, an offset wall line, decorative features. Outdoor seating, and or, landscaping shall be used to enhance visual interest and pedestrian vitality.
2. **Signage.** No rooftop signs or billboards shall be permitted.

**C. Parking.** The following shall apply to all public and private non-residential surface parking and parking structures.

- a. All parking areas shall be improved and landscaped in accordance with Section 12.21.A.6 of the Los Angeles Municipal Code.
- b. For any surface parking lot which abuts a public street, or located across an alleyway from an R1 or more restrictive zone, except at pedestrian or vehicle entrances, a three-foot wide area shall be provided along the perimeter of the portion of the lot abutting the public street and shall be softscaped. In addition, a three foot wall, measured from the finish grade of the higher side, shall be located between the parking lot and the landscaped area if a three-foot high landscaped berm is not used. This wall shall be constructed of solid material such as decorative masonry wall. Vines and shrubs shall be planted along the sides of the wall facing the street to screen the wall without blocking visibility into the parking area as required by Section 12.21A. 6(f) of the Code.
- c. All surface parking abutting an R1 zone shall be screened by a decorative masonry wall, a minimum of five feet and nine inches and a maximum of eight feet in Height, measured from the finished grade of the higher side. The wall shall have a top cap, and the split-face side shall face the adjacent residential zone. The wall shall be placed immediately adjacent to the R1 zone.
- d. **Parking Structures.** In multi-level parking structures, where there

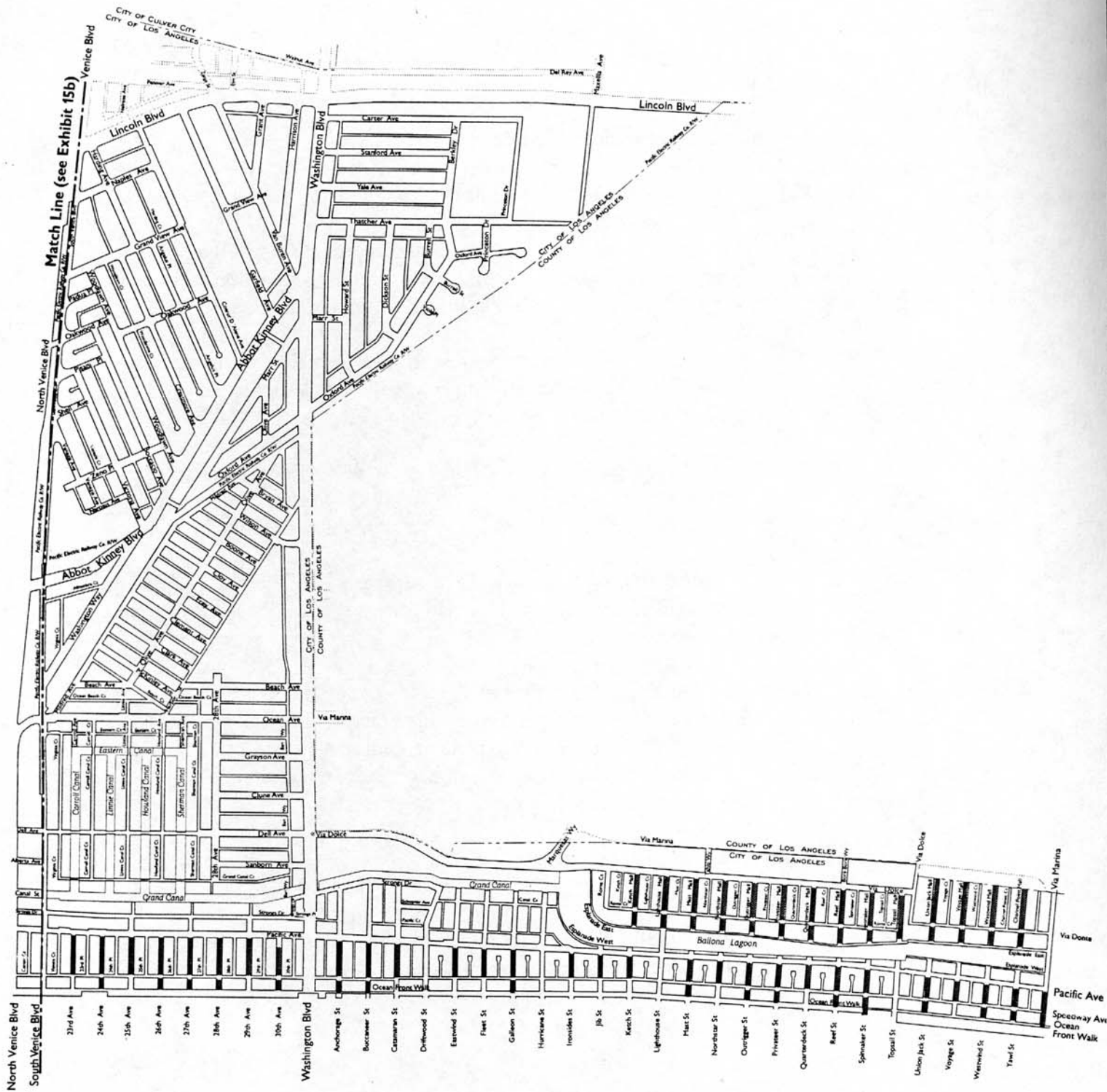
is parking on the first floor, 70 percent of the frontage of the first story along the property line which adjoins a public streets, shall contain financial services, neighborhood retail, neighborhood services or other related uses permitted by the zone and determined by the Director of planning.



— Walkstreets

**Exhibit 16a  
Walkstreets**





Walkstreets

**Exhibit 16b  
Walkstreets**



## **Section 11. WALK STREETS**

### **A. Residential Development Standards.**

1. Building materials, colors, massing and scale of new structures shall complement those of existing structures in the neighborhoods. Building facades shall be varied and articulated to provide visual interest to pedestrians. Ground floor residential building entrances and frequent windows shall face the Walk Streets. Front porches, bays, and balconies shall be encouraged. In case of two family dwellings and low density multiple-family buildings, entries shall be located in the exterior building facade for each residential unit, and shall face Walk Streets and be well-defined and separate.
2. The existing gardens/patios within the public right of way, between the fences and the property line, shall be preserved to provide a transitional zone between the public path ways and private dwellings.
3. No shrub or hedges in the right of way shall be higher than 42 inches. The bottom of tree canopy shall be maintained at least 8 feet above from the existing grade.
4. Any fence, erected in the public right-of-way shall not exceed 42 inches in height as measured from the existing grade of the public right-of-way. The use of decorative fence patterns such as split rail, picket and rustic is recommended. New fences shall be located in straight line with existing fences on the same side of the street.

### **B. Permanent Encroachments.**

1. Permanent encroachments within the existing public right-of-way of a designated Walk Street shall be limited to grade level uses including gardens, patios, landscaping, ground level decks, fences and shall be permitted only by obtaining a revocable encroachment permit from the City Department of Public Works.
2. No encroachments, including fences, hedges or other accessory structures, shall be permitted within five (5) feet of the centerline of the existing public right-of-way except in the Milwood area where fences shall be permitted in stringline with the existing fences.. Encroachments shall not exceed 42 inches above natural grade.

**Section 12. PARKING**

- A. Parking Requirements.** Except as otherwise provided herein, the parking standards set forth in the "Parking Requirement Table apply to all Projects.
- B. Exception.** Any additions or alterations to an existing single-family or multiple dwelling shall not be required to comply with the parking standards set forth in this Section. However, if the addition or alteration results in an additional dwelling unit, the Parking Requirement Table and Subsection D shall apply.

**C. PARKING REQUIREMENT TABLE**

**STRUCTURES**

**OFF-STREET PARKING REQUIRED**

**RESIDENTIAL USES**

Single family dwelling on lots less than 40 feet in width, or less than 35 in width adjacent to an alley.

2 spaces; except projects in the Silver Strand and Venice Canals Residential Subareas, where 3 spaces are required. In Venice Canals Subarea, the third space may be located in the garage driveway within required year yard.

Single family dwelling on lots of 40 feet or more in width, or 35 feet or more in width if adjacent to an alley

3 spaces

Multiple dwelling/artist in residence

2 spaces for each dwelling unit

**RESIDENTIAL USES**

Multiple dwelling and duplex on lots of 40 feet or more in width, or for 35 feet or more in width if adjacent to an alley

2 spaces for each dwelling unit; plus a minimum of 1 (one) guest parking space for each 4 (four) units (or fraction thereof); except that for Projects where all required parking spaces are fully enclosed, any required guest spaces may be paid for at the same in lieu fee rate defined for BIZ parking under Section 12.D (1) (2) of this ordinance.



## **STRUCTURES**

Mobile Home Park

Hotel

Motel or Motor Hotel

Boarding and Lodging House

## **HEALTH USES**

Veterinary Hospital

Medical or Dental or clinic

Health Studio or Club

## **EDUCATIONAL & CULTURAL USES**

Child Care Center, Day Nursery, Preschool or  
Nursery School

## **OFF-STREET PARKING REQUIRED**

2 spaces for each mobile home space

2 spaces; plus

2 spaces for each dwelling unit; plus

1 space for each guest room or each suite of  
rooms for the first 30; plus

1 space for each two guest rooms or suites of  
rooms in excess of 30 but not exceeding 60;  
plus

1 space for each three guest rooms or suites or  
rooms in excess of 60; plus

1 space for each 100 square feet of floor area  
used for consumption of food or beverages, or  
public recreation areas; plus

1 space for each five 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.

1 space for each guest room; plus

2 spaces for each dwelling unit

2 spaces for each three guest rooms

1 space for each 150 square feet of floor area

See office uses

1 space for each 150 square feet of floor area.  
(For purposes of this provisions, swimming  
pool area shall be counted as floor area.

1 space for each 500 square feet of floor area

## **STRUCTURES**

Business, Professional or Trade School

## **OFF-STREET PARKING REQUIRED**

1 space for each 25 square feet of floor area

## **RECREATIONAL USES**

Theater, Auditorium

1 space for each two fixed seats and for every 21 square feet of seating area where there are no fixed seats.

Dance Hall, Pool or Billiard Parlor, Roller or Ice Skating Rink, Exhibition Hall and Assembly Hall without fixed seats, including Community Center, Private Club, Lodge Hall and Union Headquarters

1 space for each 75 square feet of floor area

## **OFFICE USES**

Commercial Bank, Savings and Loan Office, other Financial Institutions, Public or Private Utility Office, Ticket Agency, other similar Window Service Offices

1 space for each 225 square feet of floor area of the main floor

Professional Offices of Doctors, Dentists or similar professions

1 space for each 150 square feet of floor area

General Office and other Business, Technical Service, Administrative or Professional Offices

1 space for each 250 square feet of floor area

## **BUSINESS AND COMMERCIAL USES**

Personal Service Establishment, Including Cleaning or Laundry Agency or similar use

1 space for each 250 square feet of floor area

General Retail Store, except as otherwise provided

1 space for each 225 square feet of floor area

## **STRUCTURES**

Shopping Center

## **OFF-STREET PARKING REQUIRED**

1 space for each 200 square feet of floor area within the center, or as otherwise required for each individual use within the center, whichever is greater

Food Store, Grocery Store, Supermarket, or similar use

1 space for each 225 square feet of floor area

Open Air Vending, Swap Meet

1.25 spaces per vending stall or sales space

Restaurant, Night Club, Bar and similar area establishments and for the sale or consumption of food and beverages on the premises

1 space for each 50 square feet of service floor

## **STRUCTURES**

### **BUSINESS & COMMERCIAL USES**

Drive-in and Window Service Restaurant not providing Outdoor Eating Area or Walk-up or Drive-up Window Service

1 space for each 50 square feet of floor area, but fewer than 10 spaces. The above may be modified for walk-up facilities with no seating area and beach front walk-up with seating depending on the particulars of the individual case.

Laundromat and Coin-Operated Cleaners

1 space for each 150 square feet of floor area

### **MANUFACTURING AND RELATED USES**

Manufacturing and Industrial Establishment, including Offices and other than incidental operations

3 spaces; plus  
1 space for each 350 square feet of floor area

Laboratory and Research Establishment

3 spaces; plus  
1 space for each 300 square feet of floor area

Warehouse Storage Building

3 spaces; plus  
1 space for each 1,000 square feet of floor area

## STRUCTURES

## OFF-STREET PARKING REQUIRED

Public Utility Facility not having a Business Office on the premises	2 spaces; plus 1 space for each 1,000 square feet of floor area
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**D. Beach Impact Zone Parking Requirements.** In addition to the above requirements, all Projects located within the Beach Impact Zone shall provide parking spaces in accordance with this Subsection.

1. One parking space for each 640 square feet of the floor area of the ground floor for commercial and industrial Projects. In lieu of physically providing the spaces, a fee of \$18,000.00 per space may be paid for up to 50 percent of the total number of parking spaces required in this subdivision. Provided, however, that no payment shall be allowed in lieu of any parking space required by the Los Angeles Municipal Code. All fees shall be paid into the Venice Coastal Parking Impact Trust Fund.
2. One parking space for each 1,000 square feet of the floor area of the ground floor for multiple dwelling projects of three units or more. In lieu of physically providing the space, a fee of \$18,000.00 per space may be paid for up to 100 percent of the total number of parking spaces required in this subdivision. Provided, however, that no payment shall be allowed in lieu of any parking space required by the Los Angeles Municipal Code. All fees shall be paid into the Venice Coastal Parking Impact Trust Fund.
3. In no event shall the number of Beach Impact Zone parking spaces required for projects of 3 or more dwelling units, or commercial or industrial projects be less than one (1) parking space for residential projects and two (2) parking spaces for commercial and industrial projects.

**E. Establishment of the Venice Coastal Parking Impact Trust Fund.**

1. There is hereby established within the Treasury of the City of Los Angeles a fund entitled "The Venice Coastal Parking Impact Trust Fund."
2. The Fund shall be used for the purpose of acceptance and retention of funds by the Department of Transportation for expenditure only on parking mitigation measures in or adjacent to the Beach Impact Zone, which shall include but not be

limited to:

- a. Venice Boulevard median public parking facility improvement, including land acquisition and construction.
  - b. Development of public parking facilities on the former railroad right-of-way at Electric Avenue.
  - c. Development of public parking facilities on City-owned lots in the Venice Coastal Zone.
  - d. Development of public parking facilities on the site of the Los Angeles County Metropolitan Authority (MTA) located between Main Street and Pacific Avenue south of Sunset Avenue.
  - e. Operation of shuttle buses to remote/intercept parking lots.
3. The Controller, at the request of the General Manager of the Department of Transportation, may designate accounts to be established within the Fund for the classification of various types of receipt or disbursement.
  4. The Fund shall be administered by, and shall be under the jurisdiction and control of the Department of Transportation. Expenditures shall be authorized by the General Manager of the Department or the designee of the General Manager in accordance with established City practice. No expenditures shall be made from such Fund for purposes which are contrary to the budgetary policy for the Department as established by the Mayor and the City Council.

**Section 13: PROVISION FOR LOW AND MODERATE INCOME HOUSING.**

Special requirements for low and moderate income housing units in all Venice Coastal Zone are mandated by Section 65590 of the California Government Code (Mello Act). Applicability of such requirement to all projects proposed within this specific plan's boundaries shall be determined and dealt with according to the Citywide Mello Act procedure.

**Section 14: SEVERABILITY**

If any provision of this Specific Plan or the application thereof to any person or circumstance is held to be unconstitutional or otherwise invalid by any court of competent jurisdiction, such invalidity shall not affect other Specific Plan provisions, clauses or application thereof which can be implemented without the invalid provisions, clause or application, and, to this end, the provisions and clauses of this ordinance are

declared to be severable.

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## APPENDIX A

### Walk Streets

The following streets are designated as walk streets.

West of Pacific Avenue and east of Ocean Front Walk:

- |    |                       |    |                   |
|----|-----------------------|----|-------------------|
| a. | Twenty-fourth Avenue  | j. | Galleon Street    |
| b. | Twenty-sixth Avenue   | k. | Mast Street       |
| c. | Twenty-seventh Avenue | l. | Outrigger Street  |
| d. | Twenty-eighth Avenue  | m. | Privateer Street  |
| e. | Thirtieth Avenue      | n. | Reef Street       |
| f. | Anchorage Avenue      | o. | Spinnaker Street  |
| g. | Buccaneer Street      | p. | Union Jack Street |
| h. | Catamaran Street      | q. | Westwind Street   |
| i. | Sunset Avenue         | r. | Yawl Street       |
|    |                       | s. | Via Marina        |

Between Lincoln Boulevard and Shell Avenue:

- |    |              |    |               |
|----|--------------|----|---------------|
| a. | Nowita Place | c. | Amoroso Place |
| b. | Marco Place  |    |               |

West of Main Street and east of Speedway:

- |    |               |    |                   |
|----|---------------|----|-------------------|
| a. | Dudley Avenue | c. | Wave Crest Avenue |
| b. | Breeze Avenue |    |                   |

West of Main Street and east of Ocean front Walk:

- |    |               |    |                 |
|----|---------------|----|-----------------|
| a. | Paloma Avenue | b. | Thornton Avenue |
|----|---------------|----|-----------------|

West of Main Street and east of Pacific Avenue:

- |    |            |    |             |
|----|------------|----|-------------|
| a. | Park Place | b. | Vista Place |
|----|------------|----|-------------|

West of Pacific Avenue and east of Speedway:

- |    |                     |    |                    |
|----|---------------------|----|--------------------|
| a. | Nineteenth Avenue   | i. | Catamaran Street   |
| b. | Twentieth Avenue    | j. | Voyager Street     |
| c. | Twenty-third Avenue | k. | Fleet Street       |
| d. | Eastwind Street     | l. | Ironsides Street   |
| e. | Twenty-fifth Avenue | m. | Quarterdeck Street |
| f. | Jib Street          | n. | Ketch Street       |
| g. | Twenty-ninth Avenue | o. | Park Avenue        |
| h. | Northstar Street    | p. | Club House Avenue  |
|    |                     | q. | Ozone Avenue       |

West of Via dolce and east of Esplanade East:

- |    |                  |    |                  |
|----|------------------|----|------------------|
| a. | Ketch Mall       | f. | Northstar Mall   |
| b. | Light House Mall | g. | Privateer Mall   |
| c. | Mast Mall        | h. | Quarterdeck Mall |
| d. | Spinnaker Mall   | i. | Reef Mall        |
| e. | Outrigger Mall   | j. | Topsail Mall     |

West of Via Dolce and east of Via Donte:

- |    |                 |    |                    |
|----|-----------------|----|--------------------|
| a. | Union Jack Mall | c. | Westwind Mall      |
| b. | Voyager Mall    | d. | Channel Point Mall |

And:

- a. Crescent Place between Palms Boulevard and Shell Avenue

APPENDIX B

Landscape Materials

All required plant materials shall be selected from this list:

TREES

Fern Leaf Acacia  
Deodar Cedar  
Western Rosebud  
Arizona Cypress  
Eucalyptus (many varieties)  
European Olive  
Toyon  
Palms (many varieties)  
Italian Stone Pine  
Alleppo Pine  
Canary Island Pine  
California Pepper  
California Live Oak  
Valley Oak  
Cork Oak  
Salt Cedar  
Silk Oak  
Carob  
Cataline Ironwood  
African Sumac  
Giant Sequoia  
Flaxleaf Paperbark  
Loquat  
California Black Walnut  
Rhus Lancia  
Geijera Parvifolia  
Lucust

SHRUBS

Strawberry Tree  
Ceanothus

California Lilac  
Hopseed Bush  
Junipers (many varieties)  
Oregon Grape  
Shiny Xylosma  
Sugar Bush  
Yucca  
Yarrow  
Agave  
Wormwood  
Saltbush  
Contauroa  
Gymnocarpa  
Elaegnus  
Pittosporum  
Elephant's Food  
Dusty Miller

#### VINES

Bougainvillea  
Wisteria  
Cup-of-Gold Vine  
Patato Vine  
Cape Honeysuckle  
Vitis Vinifera (Wine Grape Vine)  
Trumpet Creeper

#### GROUND COVERS

Dwarf Coyote Brush  
Junipers (many varieties)  
Rosemary  
Ice Plant (many varieties)  
Gazania  
African Daisy  
Creeping St.  
Johnswort

#### FLOWERING

Red Valerian  
Bush Morning Glory  
Pampas Grass  
Coreopsis  
Verticallata  
Smoke Tree  
Broom  
Escallonia  
Buckwheat  
Garray Eliptica  
Red-Hot Poker  
Lavender  
Sea Lavender  
Mickey Mouse Plant  
Fountain Grass  
Cape Plumbago  
Bird of Paradise  
Marilija Poppy  
Winter Savory  
Bush Germander  
Oleander  
Lemon Bottlebrush  
Rockrose  
Price of Madeira  
Aloe  
Feathery Cassia  
Lantana  
Fremontia

APPENDIX C

LAND USE

VEHICLE TRIPS PER PEAK HOUR

Shopping Center (A group of architecturally combined commercial establishments built on a site which is planned, developed, and managed as a unit.)

More than 300,000 sq. ft. of Gross Floor Area	5.5 per 1,000 sq. ft. of Gross Floor Area
200,000 to 300,000 sq. ft. of Gross Floor Area	4.8 per 1,000 sq. ft. of Gross Floor Area
100,000 to 200,000 sq. ft. of Gross Floor Area	5.9 per 1,000 sq. ft. of Gross Floor Area
50,000 to 100,000 sq. ft. of Gross Floor Area	7.8 per 1,000 sq. ft. of Gross Floor Area
Less than 50,000 sq. ft. of Gross Floor Area	14.4 per 1,000 sq. ft. of Gross Floor Area

Commercial establishments not in a Shopping Center:

**Automobiles Uses**

Car Wash	110.0 per car wash
Gas Station	3.6 per pump
Repair/Service	6.0 per service stall

**Banking Uses**

Walk-in Bank	16.7 per 1,000 sq. ft. of Gross Floor Area
With Drive-through	25.3 per 1,000 sq. ft. of Gross Floor Area
Savings & Loan	5.3 per 1,000 sq. ft. of Gross Floor Area
With Drive-through	6.8 per 1,000 sq. ft. of Gross Floor Area

**Supermarket**

(larger than 5,000 sq. ft. of Gross Floor Area)	8.8 per 1,000 sq. ft. of Gross Floor Area
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**Convenience Market**

(5,000 sq. ft. of Gross Floor Area or smaller)	54.8 per 1,000 sq. ft. of Gross Floor Area
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<b>Wholesale Market</b>	0.5 per 1,000 sq. ft. of Gross Floor Area
<b>Movie Theater</b>	0.15 per seat
<b>Hospital</b>	
General	1.2 per bed
Convalescent	0.2 per bed
<b>Church or Synagogue</b>	3.6 per 1,000 sq. ft. of Gross Floor Area
<b>Storage (Household Goods)</b>	0.3 per 1,000 sq. ft. of Gross storage area
<b>Lodging</b>	
Hotel, Motel or Apartment Hotel	0.85 per guest room or dwelling unit
<b>Offices</b>	
Commercial Office under 100,000 sq. ft. of Gross Floor Area	2.8 per 1,000 sq. ft. of Gross Floor Area
Commercial Office 100,000 sq. ft. or greater of Gross Floor Area	2.0 per 1,000 sq. ft. of Gross Floor Area
Government Office	5.9 per 1,000 sq. ft. of Gross Floor Area
Medical Office	3.9 per 1,000 sq. ft. of Gross Floor Area
<b>Parking Lot-Commercial</b>	0.0 trips
<b>Parking in Excess of City Requirements</b>	0.0 trips
<b>Artist in Residence</b>	0.7 trips per dwelling unit, plus 5 trips per 1,000 sq. ft. of other than habitable floor area.
<b>Restaurants</b>	
Low turnover (sit-down restaurant with no	6.1 per 1,000 sq. ft. of Gross Floor Area

counter service)	
High turnover (sit-down restaurant with counter service)	47.5 per 1,000 sq. ft. of Gross Floor Area
Fast food (high turnover restaurant with automobile service)	89.9 per 1,000 sq. ft. of Gross Floor Area
<b>Other Commercial Establishments</b>	5.0 per 1,000 sq. ft. of Gross Floor Area
<b>Warehouse</b>	1.6 trips per 1,000 sq. ft.
<b>Manufacturing</b> (transforming raw materials into finished products)	0.8 trips per 1,000 sq. ft.
<b>General industrial</b>	1.0 trips per 1,000 sq. ft.