

PROPOSED

VENICE COASTAL INTERIM

CONTROL ORDINANCE

**NOTE:** The strike-out and underline format has been used to indicate proposed deletions and additions to the existing Venice Coastal Interim Control Ordinance, No. 163,472.



ORDINANCE NO. 163,472

An Ordinance establishing interim regulations relating to the issuance of building permits and the construction of new structures on lots located in whole or in part in that portion of the Venice Community Plan area located within the Coastal Zone, which is the area generally bounded by Marine Street on the north, the City/County boundary, Washington Street and Via Marina on the south, Lincoln Boulevard and Via Dolce on the east, and the Pacific Ocean on the west.

WHEREAS, Proposition 20, passed by the People of the State of California in 1972, declared the California coast a resource of statewide significance;

WHEREAS, the 1976 Coastal Act was promulgated to implement the goals of Proposition 20 and established basic goals to: (1) protect, maintain and, where feasible, enhance and restore the overall quality of the Coastal Zone environment; (2) assure balanced utilization of Coastal Zone resources; (3) maximize public access and recreational opportunities consistent with resource conservation principles and private property rights; (4) assure priority for coastal-dependent development over other development; and (5) encourage state and local efforts to coordinate planning for mutually beneficial uses;

WHEREAS, the Coastal Act requires local government to prepare a Local Coastal Program for that portion of the coast which lies within its jurisdiction;

WHEREAS, portions of the Venice Community Planning area lie within the Coastal Zone;

WHEREAS, the Local Coastal Program is intended to accomplish the Coastal Act objectives of preserving coastal amenities and increasing public access to the shoreline and to address the City's need to plan for the improvement of the physical, social and economic environment of its communities in an orderly and timely manner;

WHEREAS, the Statewide Interpretive Guidelines for the Coastal Act provide guidance in determining how the policies of the Coastal Commission shall be applied in the Coastal Zone prior to the certification of a Local Coastal Program;

WHEREAS, the California Coastal Commission has adopted the Los Angeles County Regional Interpretive Guidelines in order to supplement the Statewide Interpretive Guidelines;

WHEREAS, development occurring during an ongoing coastal planning effort within the Venice area may prejudice, impede or negate the goals and policies of the local coastal program;

WHEREAS, on August 7, 1987, the City Council adopted a motion to prepare and process an Interim Control Ordinance (ICO) for the entire Coastal Zone within Venice;

WHEREAS, on June 14, 1989, the Venice Coastal Interim Control Ordinance (No. 163,472) adopted by City Council on March 29, 1988 and effective on April 14, 1988 will expire, and

WHEREAS, on March 21, 1989, the City Council introduced a motion instructing the City Planning Department, in cooperation with the City Attorney and the Department of Building and Safety, to prepare an interim control ordinance which amends the existing Venice Coastal Interim Control Ordinance (No. 163,472) to reflect technical and substantive improvements including but not limited to: revised definitions of height, project and buffer strips; the semantic approach to describing prohibitions prescribed by the ICO; exceptions for projects already having City coastal approvals; revised allowances for additional residential density on larger lots; commercial project regulations; legal lot ties; measurement of setbacks and buffers along Ballona Lagoon; building separations; compact car parking ratios; Beach Impact Zone minimal requirements and in-lieu fee inflation adjustments; artist-in-residence parking requirements; designated walk streets; hardship exemption application processing; walk street height limits; vehicle trip table adjustments as per the Department of Transportation; definition and regulation on non-habitable rooms; and

WHEREAS, this new amending ordinance is necessary in order to maintain a continuous set of regulations in keeping with the intent of the California Coastal Act of 1976 that allow the widest possible range of land use choices and options to be preserved while the Local Coastal Program is developed, and



WHEREAS, this ICO will permit only development which is in conformance with regulations based substantially on the California Coastal Commission's interpretive guidelines for the area;

WHEREAS, this ICO will not prejudice the ability of the City of Los Angeles to develop an independent Local Coastal Program for the Coastal Zone in Venice;

WHEREAS, there currently exists a critical lack of parking in the Coastal Zone in Venice for residents and Coastal related recreation and commercial uses which serve visitors and residents;

WHEREAS, development within the Venice coastal zone may remove existing public parking spaces currently serving visitors, residents and business patrons;

WHEREAS, this parking shortage may be addressed by the establishment of a Venice Coastal Parking Impact Trust Fund; and

WHEREAS, payments into the Venice Coastal Parking Impact Trust Fund would be used to develop parking improvements in impacted neighborhoods;

NOW THEREFORE,

THE PEOPLE OF THE CITY OF LOS ANGELES

DO ORDAIN AS FOLLOWS:

Section 1. 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. **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.
- B. **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, Permit Amendment No. A-266-77 and Appeal No. A-266-77.
- C. **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, 6 and 8, of this Ordinance.
- D. **Change of Use.** A Change of Use is a change from (1) an existing residential use to a commercial or industrial use; or (2) an existing commercial use to a residential or industrial use; or (3) an existing industrial use to a residential or commercial use; or (4) an existing industrial use to a new industrial use; or (5) an existing commercial use to a new commercial use when an increase in the number of Trips

results from the new ~~commercial~~ use, as calculated by the Trip table attached as Appendix B.

→ E. Encroachment. Encroachment is any structure or building which projects into a right-of-way or required setback.

FENCES ON  
WALK STREETS

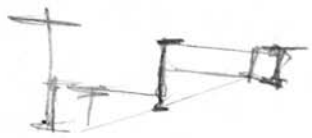
F. Fill. Fill includes earth or any other substance or material, including pilings, placed in a submerged area for the purposes of erecting structures thereon.

→ G. 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. ~~excluding chimneys, solar panels, vents in conjunction with mechanical systems, plant materials, antennae and roof deck railings that do not exceed 36 inches and are of an open design.~~ The exceptions for additional building height provided in Section 12.21.1 B 3 of the Los Angeles Municipal Code shall not apply. The allowances for additional building height permitted by the zoning code shall apply, except that residential stairwell enclosures shall be limited to a width of three feet, with landings limited to a maximum area of three feet by three feet; commercial stairwell enclosures shall be limited to a width of four feet, with landings limited to a maximum area of four feet by four feet.

FROM LINE  
ON SLOPE

Railings

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 midpoint of the centerline of the alleyway adjacent to the lot on which the Project is located.

WHO DETERMINES  
THE FRONT  
SPRINKLING/OFA

3. For each of the other subareas, ground level shall be the midpoint of the centerline of the street or alley upon which the lot fronts.

H. Lagoon Lot. A Lagoon Lot is a lot within the Silver Strand Residential Subarea shown on Exhibit 2 in Section 2 of this Ordinance which is immediately adjacent to the Ballona Lagoon.

I. 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.

J. Other Permits and Approvals. Other Permits and Approvals are any discretionary permits, approvals, or other entitlements of use, other than a coastal development permit, required to be issued by the City before a Project may proceed.

K. Project. A Project is the erection of, construction 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 Section 2 of this Ordinance, including any encroachment into a setback or buffer, or alterations of an existing building or structure. A Project does not include demolitions.

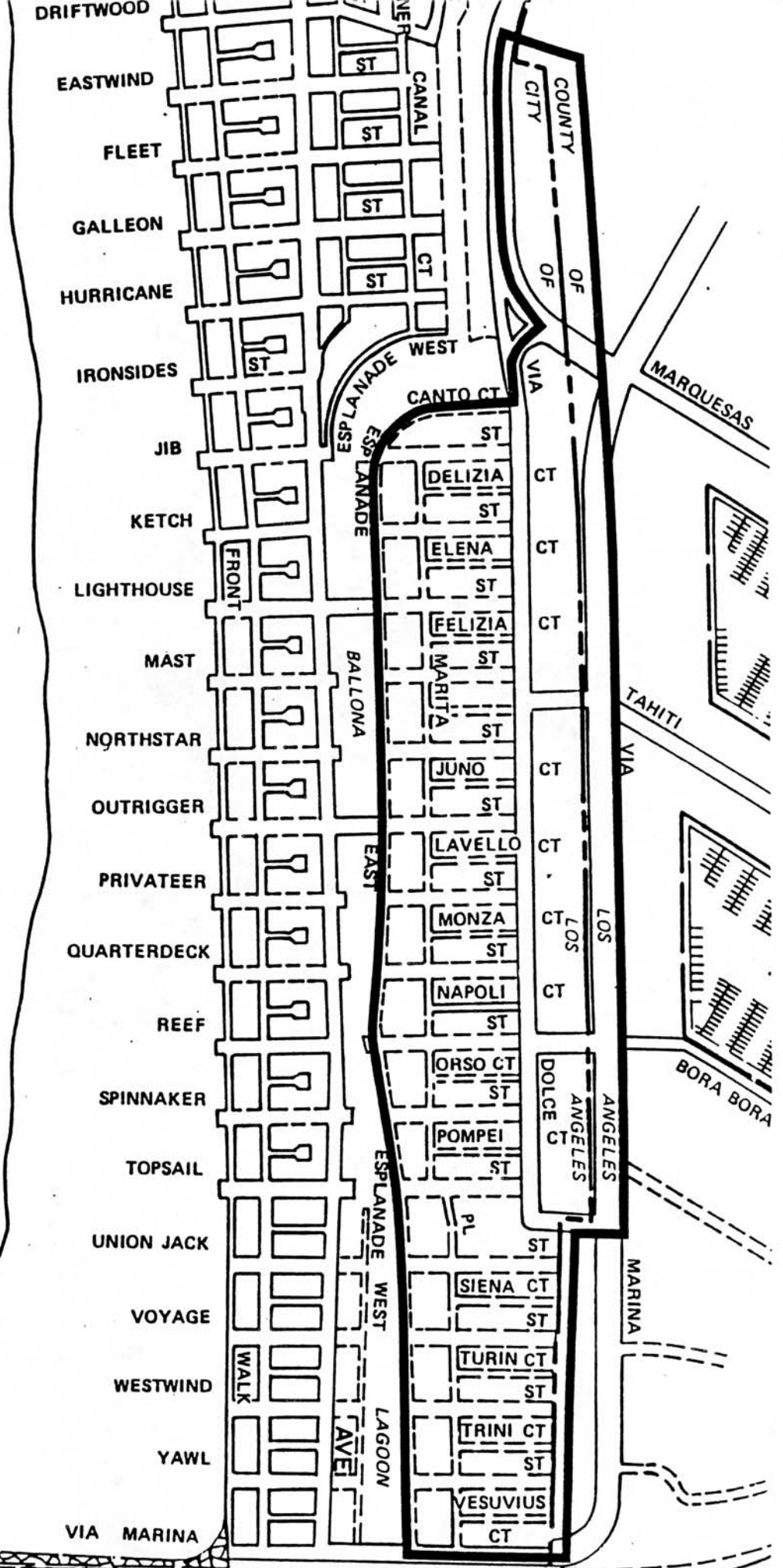
L. Project Permit. A Project Permit is a permit issued by the Office of Zoning Administration pursuant to the provisions set forth in Section 9 of this Ordinance.

- M. Replacement Parking Space. Any parking space requirement imposed by the California Coastal Commission to be provided in fulfillment of a replacement parking requirement.
- N. Street Wall. A Street Wall is an exterior wall of a building that faces a street.
- O. Trip. An arrival at, or departure from, any commercial use on any commercially zoned lot, or portion thereof, during the a.m. or p.m. peak hour, whichever is greater, by a motor vehicle. A single or 1 direction vehicle movement with either origin or destination (exiting or entering) inside the subject site.
- P. 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 in Section 2 of this Ordinance.
- Q. Walk Street. A Walk Street is the portion of each street identified in Section 8 of this Ordinance.

Sec. 2. INTERIM REGULATION AREA.

The provisions of this Ordinance shall apply to the areas bounded by Marine Street on the north, the City/County boundary, Washington Street and Via Marina on the south, Lincoln Boulevard and Via Dolce on the east, and the Pacific Ocean on the west, as shown within the inside edge of the heavy black lines on the following maps:

**EXHIBIT 2**  
**Silver Strand Residential**

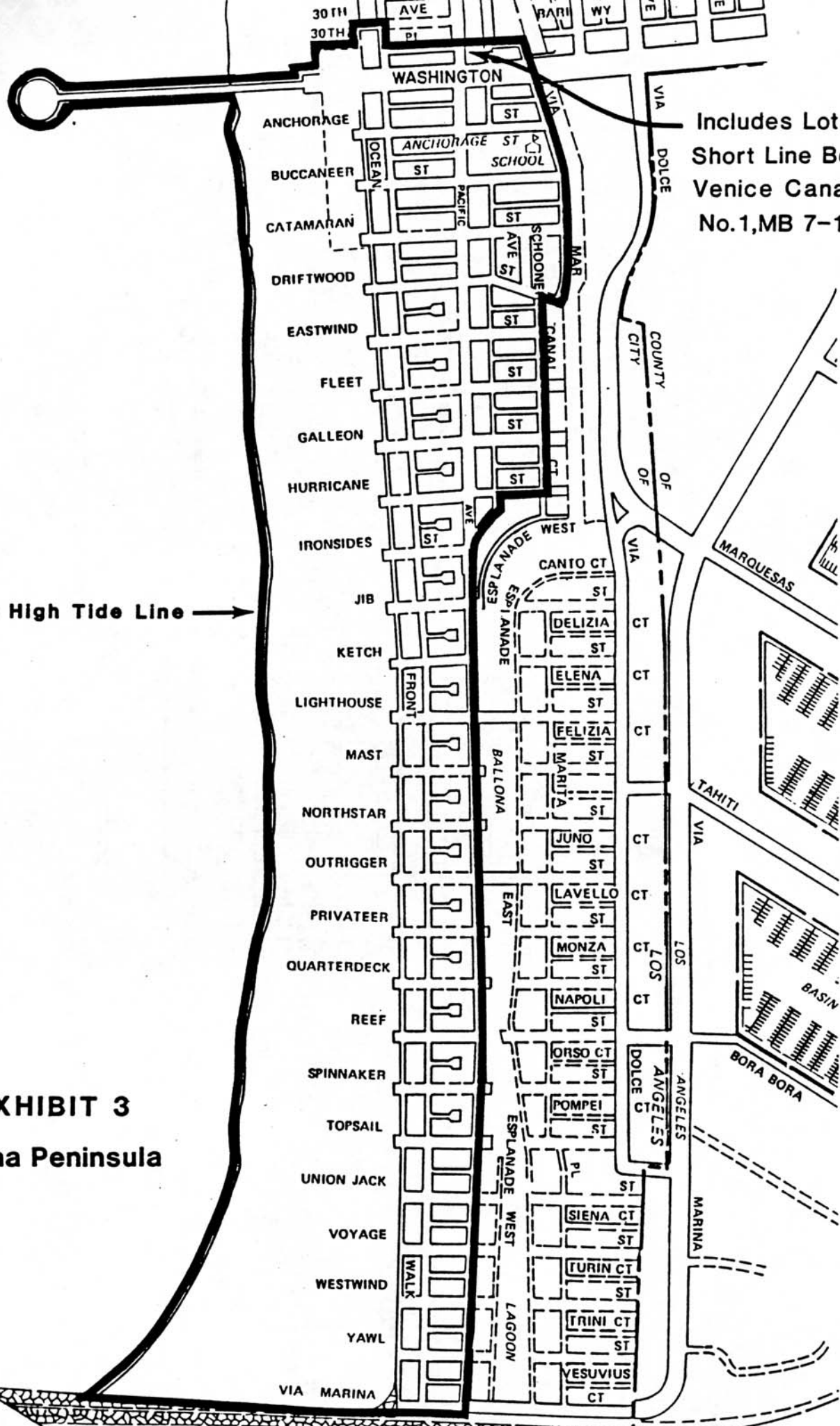


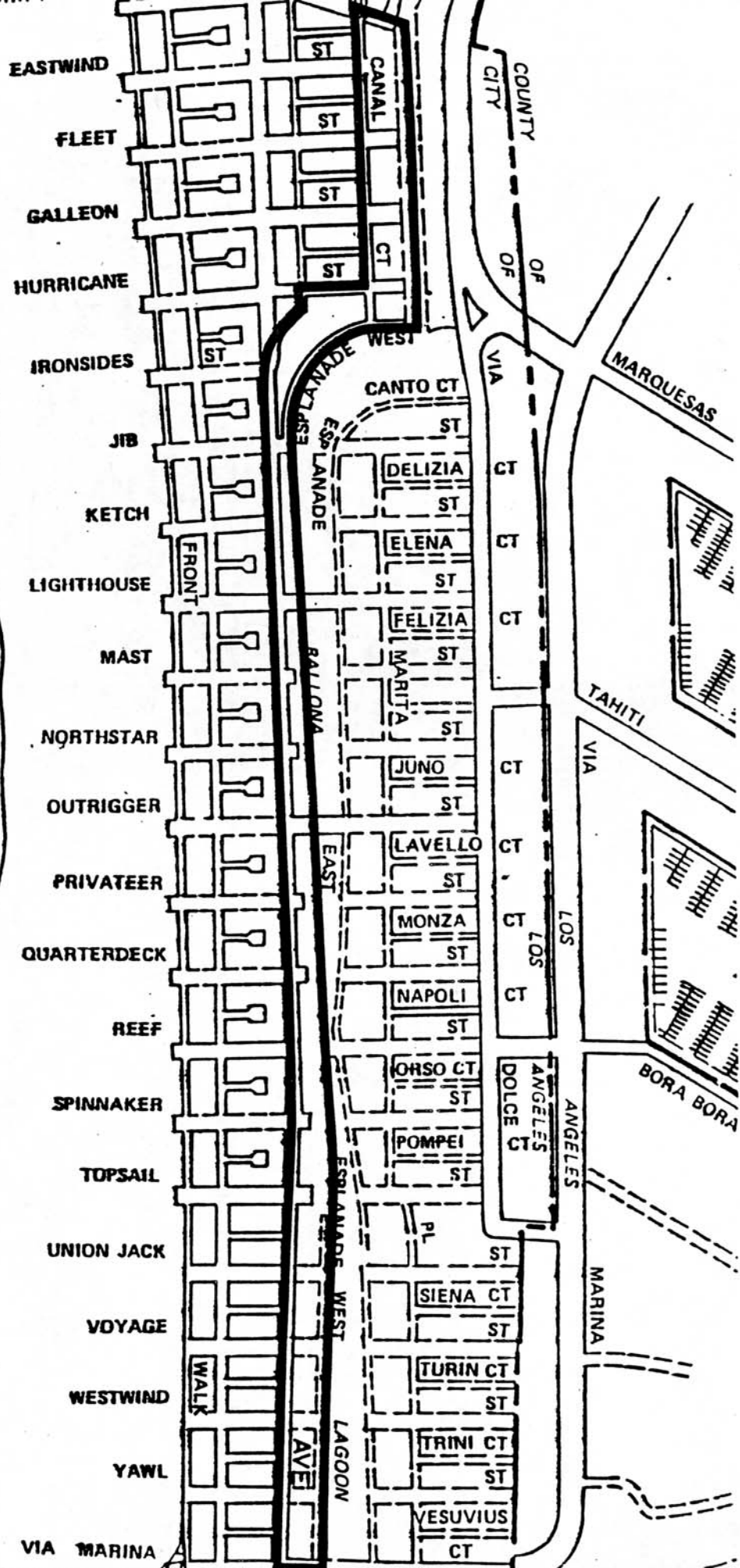


Mean High Tide Line →

**EXHIBIT 3**  
**Marina Peninsula**

Includes Lots 57 & 58,  
Short Line Beach  
Venice Canal Subdivision  
No.1, MB 7-126-127

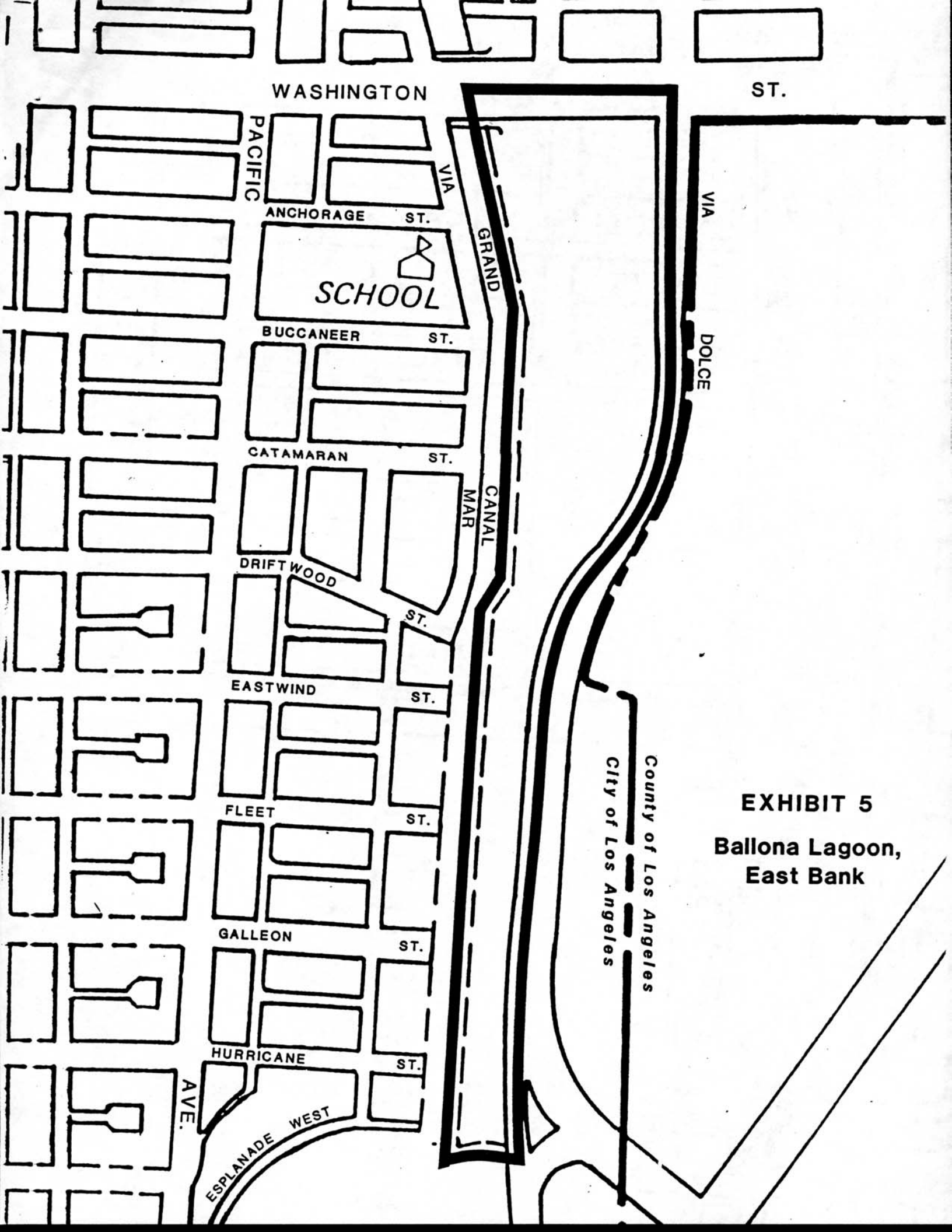




**EXHIBIT 4**

**Ballona Lagoon,  
West Bank**





WASHINGTON

ST.

PACIFIC

VIA

ANCHORAGE ST.

SCHOOL

GRAND CANAL

BUCCANEER ST.

VIA

DOLCE

CATAMARAN ST.

MAR CANAL

DRIFTWOOD ST.

EASTWIND ST.

FLEET ST.

GALLEON ST.

HURRICANE ST.

AVE.

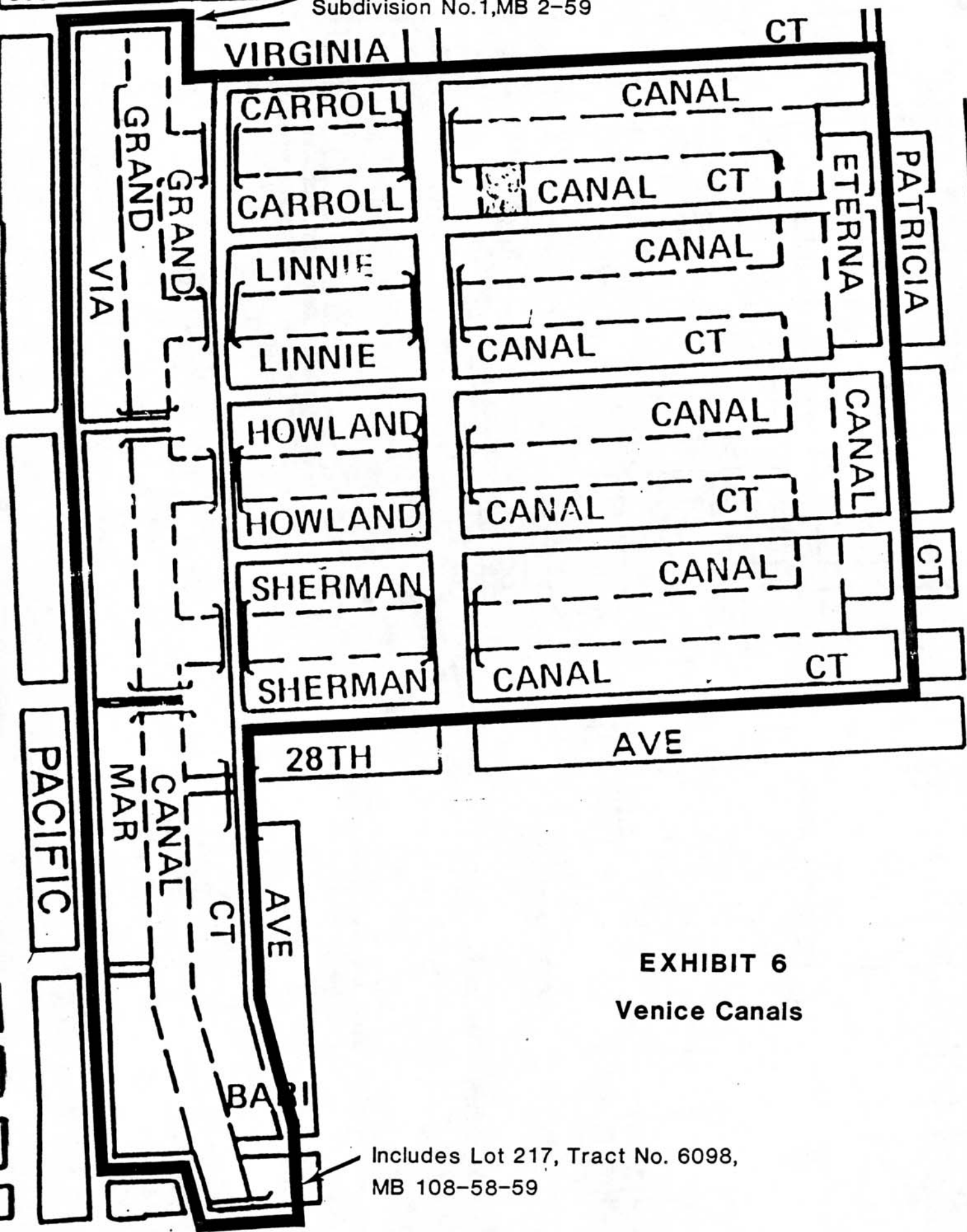
ESPLANADE WEST

County of Los Angeles  
City of Los Angeles

**EXHIBIT 5**  
**Ballona Lagoon,**  
**East Bank**

SOUTH VENICE BLVD.

Includes Lots 1, Short Line Beach  
Subdivision No.1,MB 2-59



**EXHIBIT 6**  
**Venice Canals**

Includes Lot 217, Tract No. 6098,  
MB 108-58-59



City of Santa Monica

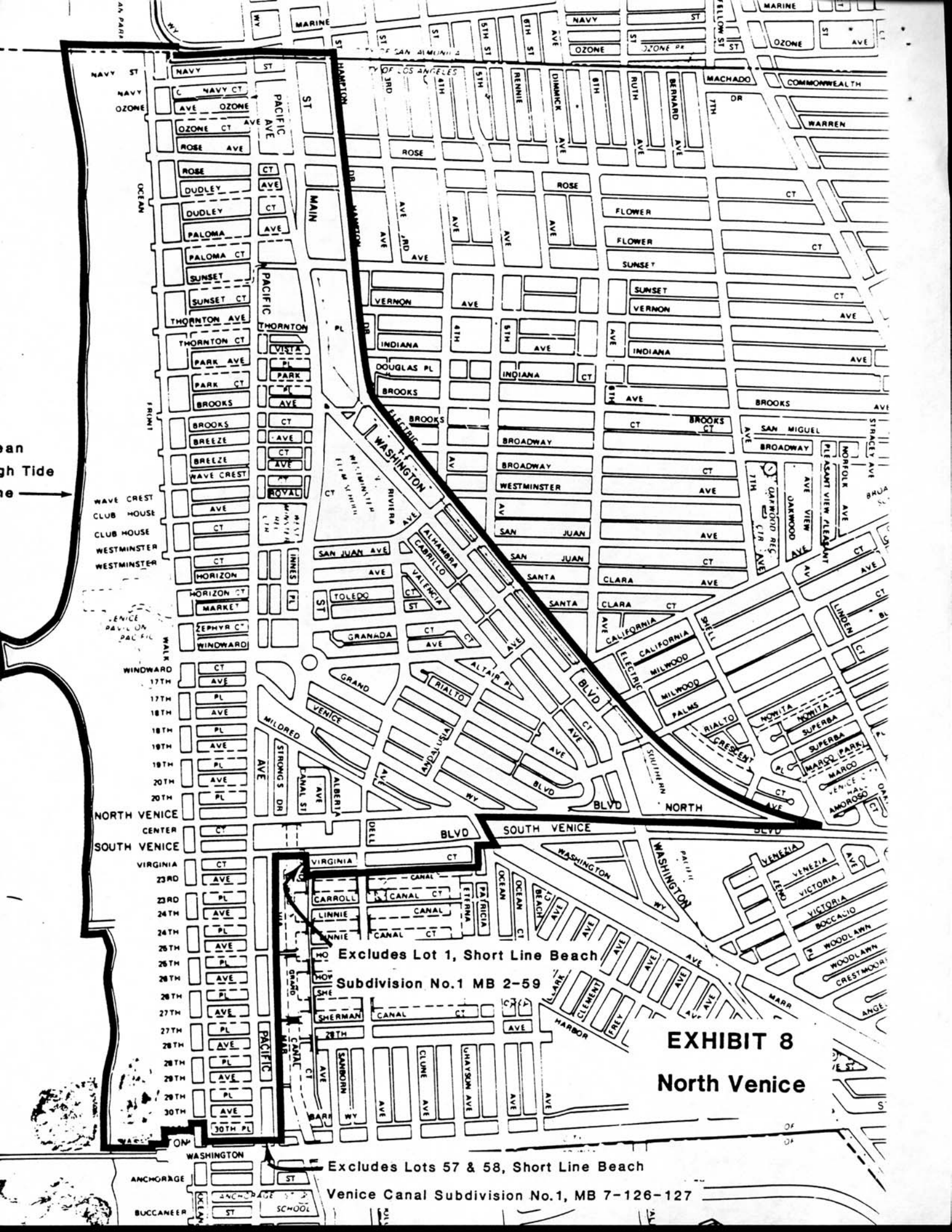
City of Los Angeles  
County of Los Angeles

Excludes Lot 217,  
Tract No. 6098,  
MB 108-58-59

# EXHIBIT 7

## Oakwood-Milwood-Southeast Venice





Ocean High Tide  
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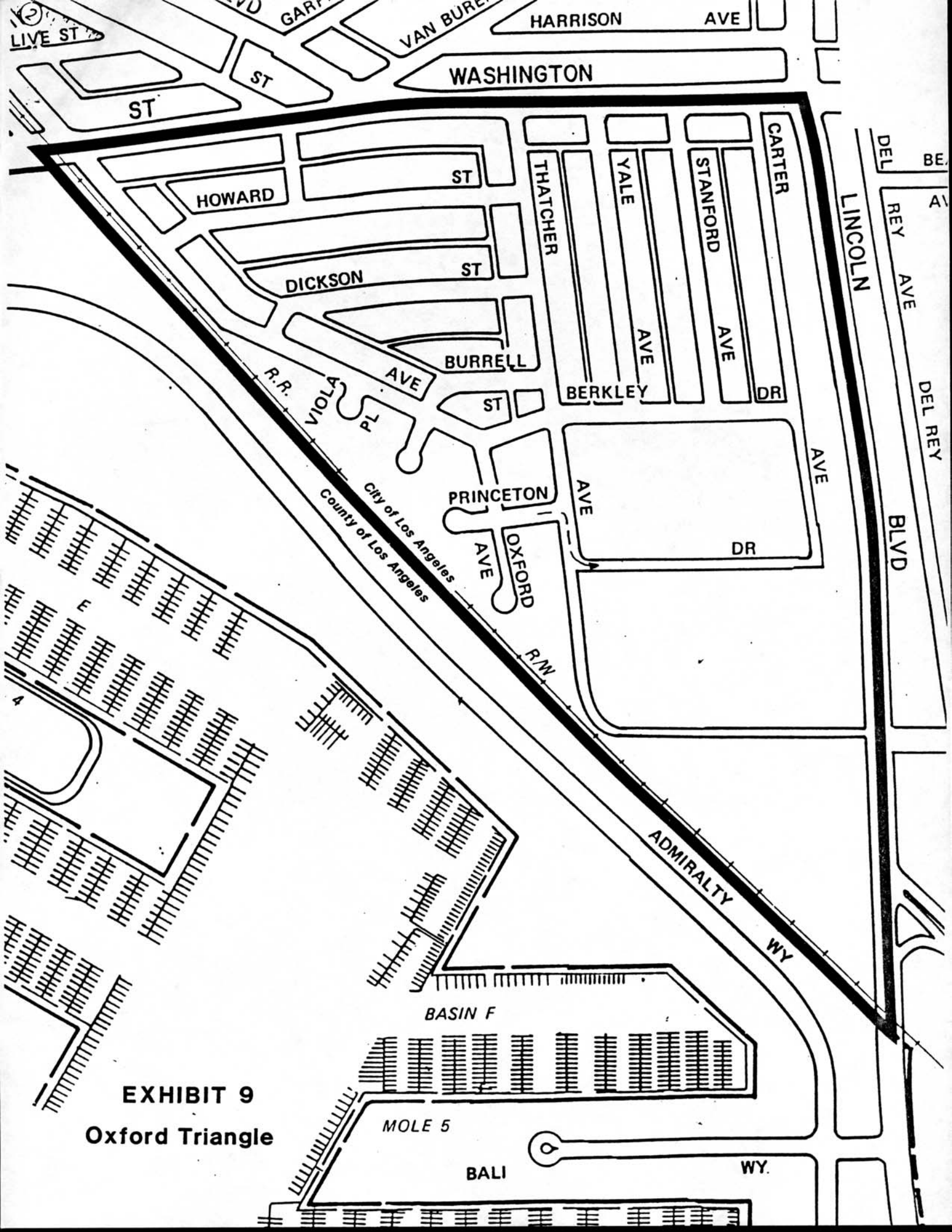
Excludes Lot 1, Short Line Beach

Subdivision No.1 MB 2-59

**EXHIBIT 8**  
**North Venice**

Excludes Lots 57 & 58, Short Line Beach

Venice Canal Subdivision No.1, MB 7-126-127



LIVE ST

ST

ST

AVD GARY

VAN BURE

HARRISON

AVE

WASHINGTON

HOWARD

ST

THATCHER

YALE

STANFORD

CARTER

DEL

BE

REY AVE

DEL REY

BLVD

LINCOLN

DICKSON

ST

BURRELL

ST

BERKLEY

AVE

DR

R.R. VIOLA

PL

AVE

City of Los Angeles  
County of Los Angeles

PRINCETON

AVE

OXFORD

AVE

DR

AVE

R.W.

ADMIRALTY WY

WY

BASIN F

EXHIBIT 9

Oxford Triangle

MOLE 5

BALI

WY.

Sec. 3. PROHIBITION.

Notwithstanding any provision of the Los Angeles Municipal Code to the contrary, for a period of two-hundred and seventy (270) ~~three hundred and sixty-five (365)~~ days from the expiration effective date of ~~this~~ Ordinance No. 163,472, or until the Local Coastal Program for the Venice Coastal Zone is adopted and becomes effective, whichever occurs first:

- A. Except as otherwise provided by this Ordinance, no person shall erect, construct, add to or change the use of any building or structure on any lot located in whole or in part within the areas identified in Section 2 of this Ordinance pursuant to a building permit for which a vested right has not accrued prior to April 14, 1988 unless the permit is issued in conformance with the restrictions set forth in Sections 5, 6, 7 and 8 of this Ordinance.
- B. Except as otherwise provided by this Ordinance, no building permit shall be issued after April 14, 1988 for any Project on any lot located in whole or in part within the areas identified in Section 2 of this Ordinance, unless it conforms to the restrictions set forth in Sections 5, 6, 7 and 8 of this Ordinance.

Sec. 4. EXCEPTIONS.

The provisions of this Ordinance shall not apply to:

- A. Any Project (1) for which architectural and structural plans sufficient for a complete plan check for the Project were accepted by the Department of Building and Safety on or before March 11, 1988; and (2) for which a plan check fee was collected on or before March 11, 1988; and (3) for which no subsequent changes are made to

those plans which increase or decrease the Height, floor area or occupant load by more than five percent; or (4) for which all required permits from the Coastal Commission have been obtained prior to March 11, 1988; or (5) for which a valid coastal ~~development~~ clearance permit from the City was obtained prior to March 11, 1988.

- B. Any additions or alterations to an existing single-family dwelling, including structures directly attached or accessory to the existing dwelling, if the dwelling or structure (1) is not located in the dual permit jurisdiction area of the California Coastal Zone; or (2) is located in the dual permit jurisdiction area of the California Coastal Zone and (a) does not result in an addition of 10 percent or more to the enclosed floor area or (b) does not result in more than a 10 percent increase in the Height.

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 multiple dwelling, commercial or industrial structure, including structures directly attached or accessory to the existing dwelling or structure, if the dwelling or structure (1) is not located in the dual permit jurisdiction area of the California Coastal Zone and does not increase the total occupant load; or (2) is located in the dual permit jurisdiction area of the California Coastal Zone and (a) does not result in an addition of 10 percent or more to the enclosed floor area or (b) does not result in more than a 10 percent increase in the Height or (c) 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. Demolitions required by the Department of Building and Safety.
- E. 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; provided, however, that the construction does not increase the Height or floor area of the original building.
- F. 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.
- G. Any Project for which an approved Project Permit has been issued pursuant to Section 9 of this Ordinance.
- H. Any Project which meets all development requirements as set forth in Sections 5, 6, 7, and 8 of this Ordinance as determined by the Office of Zoning Administration, and which qualifies for an administrative permit as set forth in Section 30610 of the California Coastal Act.
- I. Any Project which meets all development requirements as set forth in Sections 5, 6, 7, and 8 of this Ordinance as determined by the Office of Zoning Administration, and which qualifies for a Calvo Exemption as set forth in Section 30610 of the California Coastal Act.

Sec. 5. DEVELOPMENT REQUIREMENTS.

- A. This subsection is applicable to the Silver Strand Residential 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 in Section 2 of this Ordinance.

1. Height. A maximum Height of 30 feet shall be permitted for all Projects within 60 horizontal feet of the inland edge of Esplanade East. Beyond 60 horizontal feet, a maximum of one additional foot in Height shall be permitted for each two additional horizontal feet to a maximum Height of 45 feet. Open decks, including railings, shall not extend more than six feet above the natural ground level.
2. Buffer. No Project or landscaping shall be permitted within the Buffer Strip.
3. Setback from Buffer Strip. All portions of a dwelling, except for decks, shall be set back from the easterly edge of the Buffer Strip at least 10 feet, or 15 percent 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.

B. This Subsection is applicable to the Marina Peninsula Subarea generally bounded by Thirtieth Place and the Washington Street Pier on the north, Via Marina on the south, Via Mar, Canal Court and Pacific Avenue on the east, and the Pacific Ocean on the west, as shown on Exhibit 3 in Section 2 of this Ordinance.

1. Height. The maximum Height of a Project shall not exceed 35 feet. ~~except on Walk Streets, where the maximum Height of a Project shall not exceed 28 feet.~~

2. Density. A maximum of two dwelling units per lot shall be permitted for on all Projects on residentially zoned property. For all lots zoned for multiple dwellings which are greater than 4,000 square feet in size, one additional dwelling unit shall be permitted for each additional 2,000 square feet in excess of 4,000 square feet.
3. Access.
  - a. Driveways and vehicular access to Projects on lots adjacent to Ocean Front Walk shall be provided from Speedway only, if possible, as determined by the Department of Transportation.
  - b. Vehicular access to Projects located adjacent to Pacific Avenue shall be provided from streets other than Pacific, if possible, as determined by the Department of Transportation.
  - c. Driveways and vehicular access shall be provided from alleys, if possible, as determined by the Department of Transportation.
  - d. No Project shall be permitted on the beach or on the Washington Street Pier.
4. Lots. No building or structure shall be constructed on more than two contiguous lots. In no event shall the separation provided between buildings be less than 6 feet. between a residential building and a commercial building on a commercially zoned lot be less than five feet. No lot tie agreement legally filed after March 11, 1988 shall be recognized as valid for the purposes of this Ordinance.

5. Commercial Projects. All commercial Projects on commercially zoned lots are subject to all applicable ~~the~~ provisions set forth above and in Section 6 of this Ordinance.

C. This Subsection is applicable to the Ballona Lagoon West Bank Subarea generally bounded by Driftwood Street on the north, Via Marina on the south, Ballona Lagoon on the east, and Via Mar, Canal Court and Pacific Avenue on the west, as shown on Exhibit 4 in Section 2 of this Ordinance.

1. Height. A maximum Height of 30 feet shall be permitted for all Projects within 60 horizontal feet of the seaward ~~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 or Grand Canal, whichever is applicable. Beyond 60 horizontal feet, a maximum of one additional foot in Height shall be 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 ground level.

2. Setback. All Projects ~~and landscaping~~ located on lots south of Ironsides Avenue shall be set back 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. Only ground level permeable decks, landscaping and railings and fences which do not exceed 6 feet in height may encroach into this setback a distance not to exceed 10 feet. All Projects ~~and all landscaping~~ located on lots north of Ironsides Avenue shall be set back 20 feet from

the seaward inland edge of Esplanade West, or, where no Esplanade West exist, from the property line which separates the parcel from Grand Canal. Only ground level permeable decks, landscaping and railings and fences which do not exceed three and one-half feet in height may encroach into this setback a distance not to exceed 5 feet.

3. Density. A maximum of two dwelling units per lot shall be permitted for all Projects. ~~For all lots zoned for multiple dwellings which are greater than 4,000 square feet in size, one additional dwelling unit shall be permitted for each additional 2,000 square feet in excess of 4,000 square feet.~~

4. Fill. No Fill shall be permitted.

5. Lots. No building or structure shall be constructed on more than two contiguous lots. ~~In no event shall the separation provided between buildings be less than 6 feet.~~ No lot tie agreement legally filed after March 11, 1988 shall be recognized as valid for the purposes of this ordinance.

D. This Subsection is applicable to the Ballona Lagoon, East Bank Subarea generally bounded by Washington Street on the north, the northern terminus of the Ballona Lagoon of the south, Via Dolce on the east, and Grand Canal on the west, as shown on Exhibit 5 of Section 2 of this Ordinance.

1. Height. A maximum Height of 30 feet shall be permitted for all Projects.

2. Setback. All Projects and landscaping shall be set back 20 feet from the property line which separates the parcel from the East Bank of Grand Canal.
  3. Density. A maximum of two dwelling units per lot shall be permitted for all Projects. For all lots zoned for multiple dwellings which are greater than 4,000 square feet in size, one additional dwelling unit shall be permitted for each additional 2,000 square feet in excess of 4,000 square feet.
  4. Fill. No Fill shall be permitted.
  5. Lots. No building or structure shall be constructed on more than two contiguous lots. ~~In no event shall the separation provided between buildings be less than 6 feet.~~ In no event shall the separation between a residential building and a commercial building on a commercially zoned lot be less than five feet. No lot tie agreement legally filed after March 11, 1988 shall be recognized as valid for the purposes of this Ordinance.
  6. Commercial Projects. All commercial Projects on commercially zoned lots are subject to all applicable ~~the~~ provisions set forth above and in Section 6 of this Ordinance.
- E. This Subsection is applicable to the Venice Canals Subarea adjacent to Grande, Sherman, Howland, Linnie, Carroll and Eterna Canals, located south of South Venice Boulevard, north of Washington Boulevard, east of Pacific Avenue and west of Ocean Avenue, as shown on Exhibit 6 in Section 2 of this Ordinance.

1. Height. A maximum Height of 20 feet shall be permitted for any portion of a Project which is 10 feet from the front lot line. Thereafter, an ascending Height equal to one half the horizontal depth from this 10 foot line shall be permitted to a maximum of 30 feet.
  2. Buffer. No Project shall be permitted within the first 10 horizontal feet from the front lot line.
  3. Yards. A 450 square foot permeable yard area shall be maintained between the canal property line and the front of any structure, and shall be open and unobstructed to the sky. No Fill shall be permitted in this yard area. No Project shall be permitted in this required yard with the exception of permeable decks at grade and fences which do not exceed 42 inches in Height. In no case shall this yard be less than 10 feet wide.
  4. Use. Only single-family dwellings and parking shall be permitted in this area.
- F. This Subsection is applicable to the Oakwood-Milwood-Southeast Venice Subarea generally bounded by the City of Los Angeles limit line on the north, Washington Street on the south, Lincoln Boulevard on the east, and Hampton Drive, Electric Avenue, Patricia Court, and Grand Court on the west, as shown on Exhibit 7 in Section 2 of this Ordinance.
1. Height.
    - a. Oakwood and Milwood (bounded by Lincoln Boulevard, North Venice Boulevard, Electric Avenue, Hampton Drive and the City of Santa Monica): All Projects on lots zoned for single-family dwellings shall be limited to a maximum Height of 25 feet. All

Projects on lots zoned for multiple dwellings shall be limited to a maximum Height of 30 feet, except on Walk Street, where a maximum Height of 28 feet shall be permitted. All Projects on lots zoned for commercial and industrial development shall be limited to a maximum Height of 30 feet.

b. Southeast Venice (bounded by Lincoln Boulevard, Washington Street, Grand Court, 28th Avenue, Patricia Court and North Venice Boulevard): All Projects on lots zoned for single-family dwellings shall be limited to a maximum Height of 25 feet. All Projects on lots zoned for multiple dwellings, commercial and industrial development shall be limited to a maximum Height of 30 feet.

2. Access. Driveways and vehicular access to Projects shall be provided from alleyways, if possible as determined by the Department of Transportation.
3. Density. A maximum of two units per lot shall be permitted on lots zoned for multiple dwellings, except for Projects on lots in Oakwood (bounded by Hampton Drive, Electric Avenue, California Avenue, Lincoln Boulevard and the Los Angeles City boundary) where a maximum of three units per lot shall be permitted.

For all lots zoned for multiple dwellings which are greater than 4,000 square feet in size, one additional dwelling unit shall be permitted for each additional 2,000 square feet in excess of 4,000 square feet.



However, on those lots currently zoned R-4 with a high-medium density residential plan land use designation, no Project shall exceed a density of that allowed in the R-3 zone.

4. Lots. No building or structure shall be constructed on more than two contiguous lots. In no event shall the separation provided between buildings be less than 6 feet, between a residential building and a commercial building on a commercially zoned lot be less than five feet. No lot tie agreement legally filed after March 11, 1988 shall be recognized as valid for the purposes of this Ordinance.
5. Commercial Projects. All commercial Projects on commercially zoned lots are subject to all applicable ~~the~~ provisions set forth above and in Section 6 of this Ordinance.
- G. This Subsection is applicable to the North Venice Subarea generally bounded by the City of Los Angeles limit line on the north, Thirtieth Place, Virginia Court and North Venice Boulevard on the south, Hampton Drive, Electric Avenue, Ocean Avenue, Patricia Court, and Via Mar on the east, and Ocean Front Walk on the west, as shown on Exhibit 8 in Section 2 of this Ordinance.
  1. Height. A maximum Height of 30 feet shall be permitted for all Projects. ~~except on Walk Streets, where a maximum Height of 28 feet shall be permitted.~~
  2. Access. Driveways and vehicular access to Projects shall be provided from alleys, if possible, as determined by the Department of Transportation. Vehicular access to Projects



located adjacent to Pacific Avenue shall be provided from streets other than Pacific, if possible, as determined by the Department of Transportation. No Project shall be permitted on the beach or on the Washington Street Pier.

3. Setback. All residential Projects shall have a front yard setback of not less than 5 feet.
4. Density. A maximum of two dwelling units per lot shall be permitted on lots which are less than 4,000 square feet in size and which are zoned for multiple dwellings. For all lots zoned for multiple dwellings which are greater than 4,000 square feet in size, one additional dwelling unit shall be permitted for each additional 1,500 ~~2,000~~ square feet in excess of 4,000 square feet.
5. Lots. No building or structure shall be constructed on more than two contiguous lots. In no event shall the separation provided between buildings be less than 6 feet. between a residential building and a commercial building on a commercially zoned lot be less than five feet. No lot tie agreement legally filed after March 11, 1988 shall be recognized as valid for the purposes of this Ordinance.
6. Commercial Projects. All commercial Projects on commercially zoned lots are subject to all applicable ~~the~~ provisions set forth above and in Section 6 of this Ordinance.

H. This Subsection is applicable to the 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 9 in Section 2 of this Ordinance.

1. Height. A maximum Height of 25 feet shall be permitted for all Projects on residentially zoned lots. A maximum height of thirty (30) feet shall be permitted on all C2 zoned property. A maximum Height of 45 feet shall be permitted for all Projects on lots zoned C4(OX) 2 D. However, for those lots adjacent to Lincoln Boulevard, the maximum permissible Height for Projects shall be 30 feet for a distance of 118 feet from Lincoln Boulevard.

~~2. Parking. Where the C4(OX) 2 D Zone is located immediately adjacent to the R1 Zone and is located across a lot line, public easement, street or alley, all required parking shall be placed immediately adjacent to the R1 Zone. Parking shall be provided pursuant to Section 7 of this Ordinance.~~

2. Commercial Projects. All commercial Projects on commercially zoned lots are subject to all applicable the provisions set forth above and in Section 6 of this Ordinance.

~~3. *Gilbach*~~

#### Sec. 6. COMMERCIAL PROJECT REQUIREMENTS.

Except as otherwise provided herein, the following requirements shall apply to commercial Projects on all commercially zoned lots.

##### A. Ground Level Development.

1. Every commercial 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, ~~or~~ arcade, or fully landscaped area, the required Street Wall may be set back no more than 15 feet along the portion of the Project which consists of the cafe, plaza, courtyard, ~~or~~ landscaping or arcade. The required Street Wall at the sidewalk level shall have a minimum Height of 13 feet.

2. 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 affording views into retail, office gallery or lobby space.
3. 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.
4. All Projects shall provide at least one pedestrian entrance into each business or use for each street frontage.

B. Parking.

- ~~1. All required surface parking shall be located between the Project and the rear lot line.~~
1. All parking areas shall be improved and landscaped in accordance with Section 12.21 A 6 of the Los Angeles Municipal Code.

C. Walls.

1. All surface parking located across a local street or alleyway from an R1 or more restrictive zone shall be screened by a split-face, solid-grouted decorative masonry block wall, three

feet and six inches high, 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 separated from any street by a minimum continuous width of five feet of landscaped area.

2. All surface parking located across a lot line or public easement from an R1 Zone shall be screened by a split-face, solid-grouted decorative masonry block 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 shall face the adjacent residential zone. The wall shall be placed immediately adjacent to the R1 Zone or public easement.
3. All above-grade parking spaces visible from a public right-of-way must be architecturally screened or enclosed.

D. Landscaping.

1. Projects shall be landscaped with trees planted 15 feet on center, 10 feet tall at the time of planting. Plant materials shall be placed between trees in sufficient amounts so as to cover the area between the trees. Plant materials purchased in gallon containers which are used to satisfy this requirement shall be a minimum of 5 gallons in size at the time of planting. A list of acceptable plant materials appears in the attached Appendix.
2. A landscape development plan prepared by a State licensed landscape architect, State licensed architect or landscape contractor shall be submitted to the Office of Zoning

Administration 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.

E. Density.

The maximum residential density shall be that allowed in the R3 Zone.

F. Access.

No Project shall be permitted on the beach or on the Washington Street Pier.

Sec. 7. PARKING STANDARDS.

A. Except as otherwise provided herein, the parking standards set forth in the "Parking Requirement Table" apply to all Projects.

B. Any additions or alterations to an existing single-family or multiple dwelling located within the dual permit jurisdiction of the California Coastal zone shall not be required to comply with the parking standards set forth in the Parking Requirement Table and Subsection D below. However, if the addition or alteration results in an additional dwelling unit, the Parking Requirement Table and Subsection D shall apply.

G. All parking spaces shall be provided consistent with the requirements of Section 12.21 A 4 (g), A 4 (n) and A 5 of the Los Angeles Municipal Code.

C. In addition to the above requirements, all Projects located within the Beach Impact Zone shall provide parking spaces as follows. These parking spaces are not intended to supplant any Replacement Parking Space requirement, but may be counted toward the fulfillment of a replacement parking requirement.

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 \$25,000.00 ~~\$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 Venice Coastal Parking Impact Trust Fund.
3. In no event shall the number of Beach Impact Zone parking spaces required be less than one (1) for residential Projects and two (2) for commercial Projects.

PARKING REQUIREMENT TABLE

STRUCTURES

OFF-STREET PARKING REQUIRED

RESIDENTIAL USES:

Single family dwelling

2 spaces; except Projects in the Silver Strand Residential Subarea, where 3 spaces are required.

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.

Multiple dwelling on lots of 40 feet or more in width, or 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 Sec. 7.C(1) (2).

Mobile Home Park

2 spaces for each mobile home space.

Hotel

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.



Motel or Motor Hotel 1 space for each guest room; plus 2 spaces for each dwelling unit.

Boarding and Lodging House 2 spaces for each three guest rooms.

HEALTH USES:

Veterinary Hospital 1 space for each 150 square feet of floor area.

Medical or Dental or Clinic see office uses.

Health Studio or Club 1 space for each 150 square feet of floor area. (For purposes of this provision, swimming pool area shall be counted as floor area.)

EDUCATIONAL AND CULTURAL USES:

Child Care Center, Day Nursery, Preschool or Nursery School 1 space for each 500 square feet of floor area.

Business, Professional Trade School 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 sets.

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 otherwise provided 1 space for each 225 square feet of floor area.

Shopping Center 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 establishments and for the sale or consumption of food and beverages on the premises 1 space for each 50 square feet of service floor area.

Drive-in and Window Service Restaurant providing Outdoor Eating Area or Walk-up or Drive-up Window Service 1 space for each 50 square feet of floor area, but not fewer than 10 spaces. The above may be modified for walk-up facilities with no seating area and beachfront walk-up with seating depending on the particulars of the individual case.

Laundromat and Coin-operated Cleaners 1 space for each 2 machines.

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.

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.

Sec. 8. WALK STREETS.

A. The following streets are designated as Walk Streets:

1. That portion of each of the following streets located west of Main Street and east of Speedway:

- |                                 |                                    |
|---------------------------------|------------------------------------|
| a. Ozone Avenue                 | b. Dudley Avenue                   |
| <del>e. Paloma Avenue</del>     | <del>d. Sunset Avenue</del>        |
| <del>e. Thornton Avenue</del>   | <del>f. d. Park Avenue</del>       |
| <del>g. c. Breeze Avenue</del>  | <del>h. f. Wave Crest Avenue</del> |
| <del>i. Club House Avenue</del> | <u>g. Park Place</u>               |
| <u>e. Vista Place</u>           |                                    |

2. That portion of each of the following streets located west of Main Street and east of Ocean Front Walk:

- a. Paloma Avenue  
b. Thornton Avenue

- 2-3. That portion of each of the following streets located west of Pacific Avenue and east of Speedway:

- |                                      |                                    |
|--------------------------------------|------------------------------------|
| a. Nineteenth Avenue                 | b. Twentieth Avenue                |
| c. Twenty-third Avenue               | <del>d. Twenty fourth Avenue</del> |
| e. Twenty-fifth Avenue               | <del>f. Twenty-sixth Avenue</del>  |
| <del>g. Twenty-seventh Street</del>  | <del>h. Twenty-eighth Avenue</del> |
| <del>i. g. Twenty-ninth Street</del> | <del>j. Thirtieth Avenue</del>     |
| <del>k. l. Catamaran Street</del>    | <del>i. d. Eastwind Street</del>   |
| <del>m. k. Fleet Street</del>        | <del>n. r. Galleon Street</del>    |
| <del>o. l. Ironsides Street</del>    | <del>p. f. Jib Street</del>        |
| <del>q. r. Mast Street</del>         | <del>r. h. Northstar Star</del>    |
| <del>s. r. Outrigger Street</del>    | <del>t. r. Privateer Street</del>  |
| <del>u. m. Quarterdeck Street</del>  | <del>v. r. Spinnaker Street</del>  |
| <del>w. r. Anchorage Street</del>    | <del>x. r. Union Jack Street</del> |
| <del>y. r. Buccaneer Street</del>    | <del>z. j. Voyage Street</del>     |
| <del>aa. n. Ketch Street</del>       | <del>bb. r. Westwind Street</del>  |
| <del>cc. r. Reef Street</del>        | <del>dd. r. Yawl Street</del>      |
| <u>o. Park Place</u>                 |                                    |

4. That portion of the following streets located west of Pacific Avenue and east of Ocean Front Walk:

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

5. That portion of each of the following streets located between Lincoln Boulevard ~~Oakwood Place~~ and Shell Avenue ~~Place~~:

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

6. Crescent Place between Palms Boulevard and Shell Avenue ~~Place~~.

B. The following regulations apply to Walk Street:

- ~~1. Height. No Project shall exceed a Height of 28 feet.~~
1. Density. A maximum of two dwelling units per lot shall be permitted for all Projects.
2. Encroachment. No Encroachments, including fences, walls, hedges or other accessory structures, shall be permitted within 5 feet of the centerline of the existing public right-of-way. Encroachments shall not exceed 42 inches above natural grade, and shall not impede emergency vehicular access required by the Los Angeles City Fire Department, except for decks or paved areas which shall not extend higher than 12 inches above natural grade.

Sec. 9. PROJECT PERMITS.

A. The Zoning Administrator shall have the authority to issue Project Permits.

B. Applications.

1. An application for a Project Permit shall be in a form prescribed by the Office of Zoning Administration. For all Projects that require a coastal development permit and Other Permits and Approvals, all applications for the Permits and Approvals shall be filed and processed concurrently with the application for a Project Permit. The procedural requirements governing the Project Permit shall be the same as the procedural requirements, including appeal procedures, applicable to the Other Permits and Approvals, provided that the Project complies with the minimum requirements specified in Sections 5, 6, 7, and 8 of this Ordinance. An appeal of the initial decision on a Project Permit application pursuant to these procedural requirements shall automatically constitute an appeal of the decision on the application for the Other Permits and Approvals.

2. No Project Permit 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.

3. The application and appeal fees for a Project Permit shall be as follows:

a. For Project Permits for Projects which also require coastal development permits or Other Permits and

Approvals, the fee shall be one-half ( $\frac{1}{2}$ ) the amount of the coastal development permit fee for each application and appeal, as set forth in Section 19.06 A of the Los Angeles Municipal Code.

- b. For Project Permits for Projects which meet the requirements of Section 4 H and 4 I of this Ordinance, the fee for each application and appeal shall be as provided in Section 19.06 A 12 of the Los Angeles Municipal Code.
- c. Notwithstanding the provisions in paragraphs a and b above, no fees shall be required for appeals filed by the Councilmember of the District in which the Project is located.
- d. Notwithstanding the provisions in paragraphs a and b above, the fee shall be \$50.00 for an appeal filed by a person other than the applicant, his representative or the owner of lessee of the property involved in the application.

C. Appeals and Procedures.

- 1. 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.
- 2. Any approval or disapproval of a Project Permit application by the Zoning Administrator pursuant to this Ordinance shall be appealable to the Board of Zoning Appeals, and any action of the Board shall be appealable to the City Council.



3. In approving or disapproving a Project Permit application, the Zoning Administrator, or the Board of Zoning Appeals or the City Council on appeal, shall follow the same process as they would in approving a conditional use enumerated in Section 12.24 C 1.1 of the Los Angeles Municipal Code, except for the following:

An application for a Project Permit need 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 evoke 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.

4. In granting a Project Permit, the Zoning Administrator, or the Board of Zoning appeals or the City Council on appeal, may impose conditions on the same basis the Zoning Administrator would in approving a conditional use enumerated in Section 12.24 C 1.1 of the Los Angeles Municipal Code.
5. In granting a Project Permit, the Zoning Administrator, or the Board of Zoning Appeals or the City Council on appeal, shall make each of the following findings:
  - a. That the Project is compatible in scale and character with the existing neighborhood, and that the project would not be materially detrimental to adjoining properties or the immediate neighborhood.

- b. That the Project is consistent with the policies and provisions of the General Plan and all applicable Specific Plans;
- c. 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 a Local Coastal Program for the Venice Coastal Zone.
- d. That the Project complies with all development requirements for its subarea as set forth in Section 5 of this Ordinance.

6. A copy of these findings shall be mailed to the applicant.

Sec. 10. ESTABLISHMENT OF THE VENICE COASTAL PARKING IMPACT TRUST FUND.

- A. There is hereby established within the Treasury of the City of Los Angeles a fund entitled "The Venice Coastal Parking Impact Trust Fund".
- B. 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 the Beach Impact Zone.
- C. 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 receipts or disbursement.

D. 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.

Sec. 11. APPLICABILITY OF THE ZONING CODE AND THE BUILDING CODE.

The regulations of this Ordinance are in addition to those set forth in the provisions of Chapters 1 and 9 of the Los Angeles Municipal Code and any existing Specific Plans in the Venice Coastal Zone, including the Coastal Transportation Corridor Specific Plan, and do not contain any rights not otherwise granted under the provisions and procedures contained in those Chapters and Plans.

Sec. 12. EXTENSION OF INTERIM REGULATION ORDINANCE.

The City Council, by resolution, may extend the provisions of this Ordinance for a one-additional period not to exceed one-hundred-eighty (180) ~~sixty- (60)~~ days, if it makes the following findings:

A. It is reasonably foreseeable that a termination of this Ordinance may permit development in the areas identified in Section 2 of this Ordinance which would undermine the effectiveness of the ongoing Local Coastal Program study by the Planning Department, and the implementation of any recommendations resulting therefrom; and

- B. Any burden on the affected property owners caused by the extension of this Ordinance for a period of sixty (60) days is more than justified by the necessity of avoiding development which may negate the effectiveness of any proposed amendment to the General Plan and ongoing planning efforts to prepare a Local Coastal Program for the subject area; and
- C. The appropriate City agencies and officials are exercising due diligence to assure that the Venice Local Coastal Program, which includes a Land use plan and 3 separate Specific Plans, ~~Specific Plan~~ is expeditiously processed.

Sec. 13. SEVERABILITY.

If any provision of this Ordinance is found to be unconstitutional or otherwise invalid by any court of competent jurisdiction, such invalidity shall not affect the remaining provisions of this Ordinance which can be implemented without the invalid provision, and, to this end, the provisions of this Ordinance are declared to be severable.

Sec. 14. HARDSHIP EXEMPTION.

The City Council, acting in its legislative capacity, may, by resolution, grant exemptions from the provisions of this Ordinance in cases of hardship duly established to the satisfaction of the City Council.

An application for a hardship exemption shall be filed with the Department of City Planning on forms provided by the Department and shall be accompanied by a fee of \$500.00.

Prior to the scheduling of the Planning and Environment Committee public hearing on the hardship exemption, the Department of City Planning shall prepare a staff report on the application.

Written notification of the public hearing in accordance with the provisions of Section 12.24 B 3 of the Los Angeles Municipal Code, shall be mailed to all owners, tenants and leases of property within a 300 foot radius of the proposed site at least 24 days prior to the date of the hearing.

*MAXIMUM CYCLE TIME*

Sec. 15. URGENCY CLAUSE.

The City Council finds and declares that this Ordinance is required for the immediate protection of the public peace, health and safety for the following reasons:

This Ordinance will prevent potentially irreversible development in violation of the policies and objectives of the Venice Community Plan. Such development will create serious problems resulting from increased land use density, including traffic congestion, a shortage of on-street parking and other problems adverse to the public health and safety. These problems will in turn result in excess noise and air pollution inimical to the health of City residents. In addition, this increased density will overtax the City's ability to provide adequate police, fire and sanitation services to the detriment of the health and safety of City residents. The increase in traffic will prevent emergency vehicles from passing safely to the detriment of the health and safety of City residents. In addition, this Ordinance will ensure that the ongoing planning process is not prejudiced by developments which are incompatible with the objectives of the California Coastal Act of 1976 and will allow for the timely completion of the Local Coastal Program for the Venice Coastal Zone. Therefore, this Ordinance shall become effective upon publication pursuant to Section 281 of the Los Angeles City Charter.

APPENDIX A

Landscape Materials

All required plan 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 Sequioa  
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



APPENDIX A

SHRUBS

Agave  
Wormwood  
Saltbush  
Contauroa  
Gymnocarpa  
Elaegnus  
Pittosporum  
Elephant's Food  
Dusty Miller

VINES

Bougainvillea  
Wisteria  
Cup-of-Gold Vine  
Potato 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

APPENDIX A

FLOWERING

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 B

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

Commercial establishments not in a Shopping Center:

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

Convenience Market	54.8 per 1,000 sq. ft.
(5,000 sq. ft. of Gross	of Gross Floor Area
Floor Area or smaller)	

Wholesale Market	0.5 per 1,000 sq. ft.
	of Gross Floor Area

Movie Theater	0.15 per seat
---------------	---------------

Hospital

General	1.2 per bed
Convalescent	0.2 per bed

Church or Synagogue	3.6 per 1,000 sq. ft. of Gross Floor Area
Storage (Household Goods)	0.3 per 1,000 sq. ft. of Gross Floor Area
Lodging	
Hotel, Motel or Apartment Hotel	0.85 per guest room or dwelling unit
Offices	
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
Parking Lot-Commercial	0.0 trips
Parking in Excess of City Requirements	0.0 trips

Artist in Residence

0.7 trips per dwelling unit, plus 5  
trips per 1,000 square feet of  
other than habitable floor area.

Restaurants

Low turnover (sit-down  
restaurant with no  
counter service)

6.1 per 1,000 sq. ft.  
of Gross Floor Area

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

Other Commercial Establishments

5.0 per 1,000 sq. ft.  
of Gross Floor Area



C. In addition to the above requirements, all Projects located within the Beach Impact Zone shall provide parking spaces as follows. These parking spaces are not intended to supplant any Replacement Parking Space requirement, but may be counted toward the fulfillment of a replacement parking requirement.

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 \$25,000.00 ~~\$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 Venice Coastal Parking Impact Trust Fund.
3. In no event shall the number of Beach Impact Zone parking spaces required be less than one (1) for residential Projects and two (2) for commercial Projects.