

VENICE SPECIFIC PLAN
ORDINANCE NO. 172897

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

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

**Section 1. ESTABLISHMENT OF THE VENICE COASTAL ZONE
SPECIFIC PLAN**

A. The City Council hereby establishes this Venice Coastal Zone Specific Plan applicable to that area of the City of Los Angeles shown within the heavy black lines on the Specific Plan Area map, as shown on Exhibit 1a and b.

B. The Specific Plan area is divided into eight subareas, as shown by Exhibits 2 through 5.

- **Ballona Lagoon West Bank Subarea**, generally bounded by Driftwood Street on the north, Via Marina on the south, Ballona Lagoon on the east, and Strongs Drive, Canal Court and Pacific Avenue on the west, as shown on Exhibit 2.

- **Ballona Lagoon East Bank Subarea**, generally bounded by Washington Boulevard on the north, the northern terminus of the Ballona Lagoon on the south, Via Dolce on the east, and Grand Canal on the west, as shown on Exhibit 2.

- **Silver Strand Subarea**, generally bounded by the eastern extension of Driftwood Street on the north, Via Marina on the south, the Los Angeles County boundary on the east, and Ballona Lagoon on the west, as shown on Exhibit 2.

- **Marina Peninsula Subarea**, generally bounded by Thirtieth Place and the Washington Boulevard Pier on the north, Via Marina on the south, Strongs Drive, Canal Court and Pacific Avenue on the east, and the Pacific Ocean on the west, as shown on Exhibit 2.

- **Venice Canals Subarea**, adjacent to Grand, Sherman, Howland, Linnie, Carroll and Eterna (Eastern) Canals, located south of Virginia Court, north of Washington Boulevard and Sherman Canal Court, east of Strongs Drive and west of Patricia Court and Grand Canal Court as shown on Exhibit 3b.

- **North Venice Subarea**, generally bounded by the City of Los Angeles boundary line on the north, Thirtieth Place, Virginia Court and North Venice Boulevard on the south, Hampton Drive, Electric Avenue, Ocean Avenue, Patricia Court, and

Strongs Drive on the east and Ocean Front Walk on the west, as shown on Exhibits 3a and b.

- **Oakwood-Milwood-Southeast Venice Subarea**, generally bounded by the City of Los Angeles boundary line on the north, Washington Boulevard on the south, Lincoln Boulevard on the east, and Hampton Drive, Electric Avenue, Patricia Court and Strongs Drive on the west, as shown on Exhibits 4a and b.

- **Oxford Triangle Subarea**, generally bounded by Washington Boulevard on the north, the Los Angeles City boundary on the southwest, and Lincoln Boulevard on the east, as shown on Exhibit 5.

VENICE SPECIFIC PLAN

172897

POSTED

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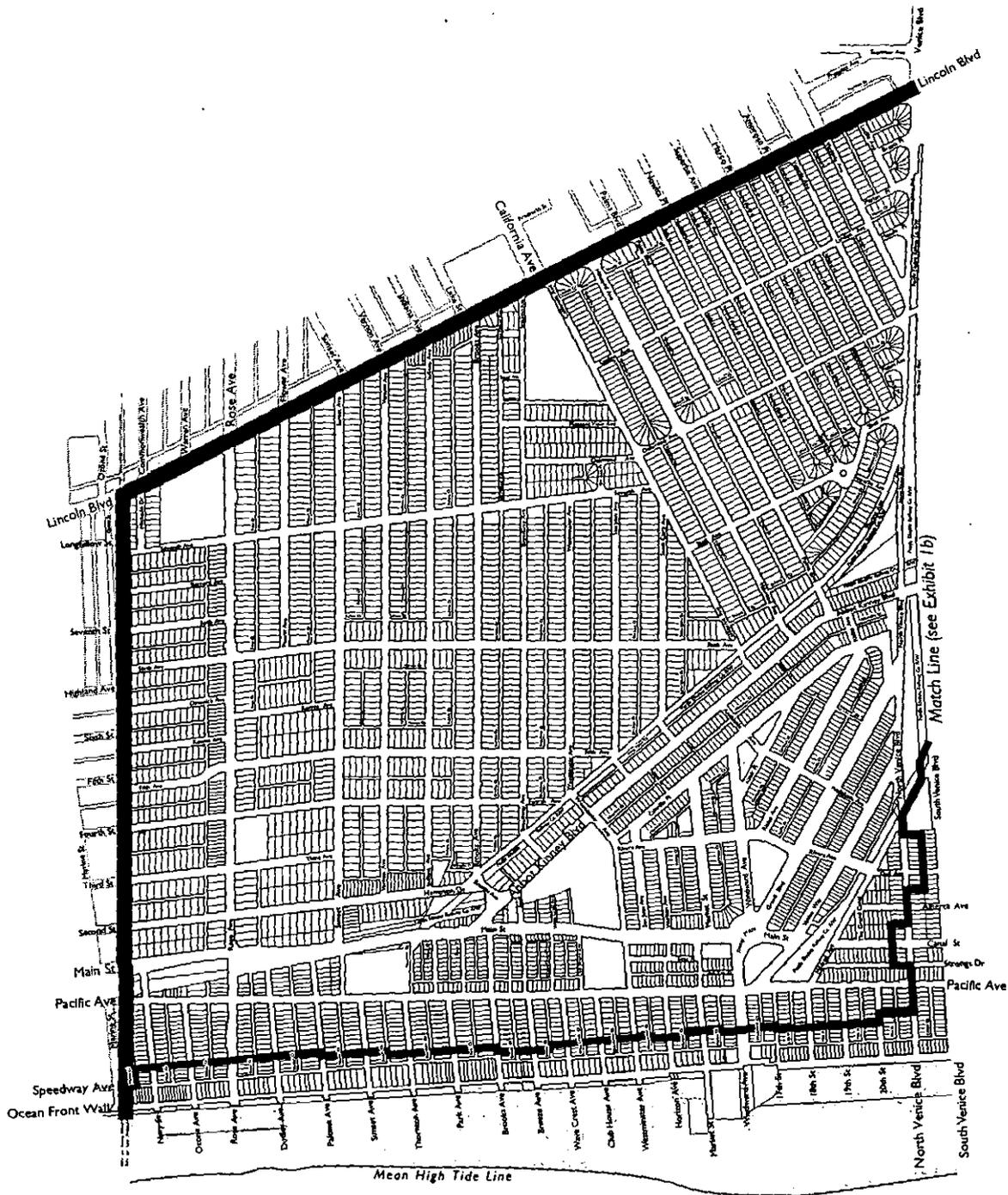
Appendix A

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Exhibit 1a and 1b	Venice Coastal Zone Specific Plan Area Map
Exhibit 2	Marina Peninsula, Silver Strand, Ballona Lagoon West Bank and Ballona Lagoon East Bank Subareas
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Exhibit 5	Oxford Triangle Subarea
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Exhibit 15	Buffer/Setback: North Venice and Venice Canals Subareas
Exhibit 16a and b	Walk Streets



**Exhibit 1a
Venice Coastal Zone**

- Venice Coastal Zone Specific Plan Area
- Dual Jurisdiction Zone

Dual Jurisdiction This area includes lands between the sea and the designated first public road paralleling the sea or 300' from the inland extent of any beach or of the mean high tide line if there is no beach, whichever is the greater distance. Also included are lands within 100' of streams and wetlands and lands within 100' of the top of the seaward face of coastal bluff.

If questions arise concerning the precise location of the boundary of any area defined in the above sections, the matter should be referred to the local government and/or the Executive Director of the Commission for clarification and information.

This plat may be updated as appropriate and may not include all lands where post-LCP certification permit and appeal jurisdiction is retained by the Commission.

Not to Scale



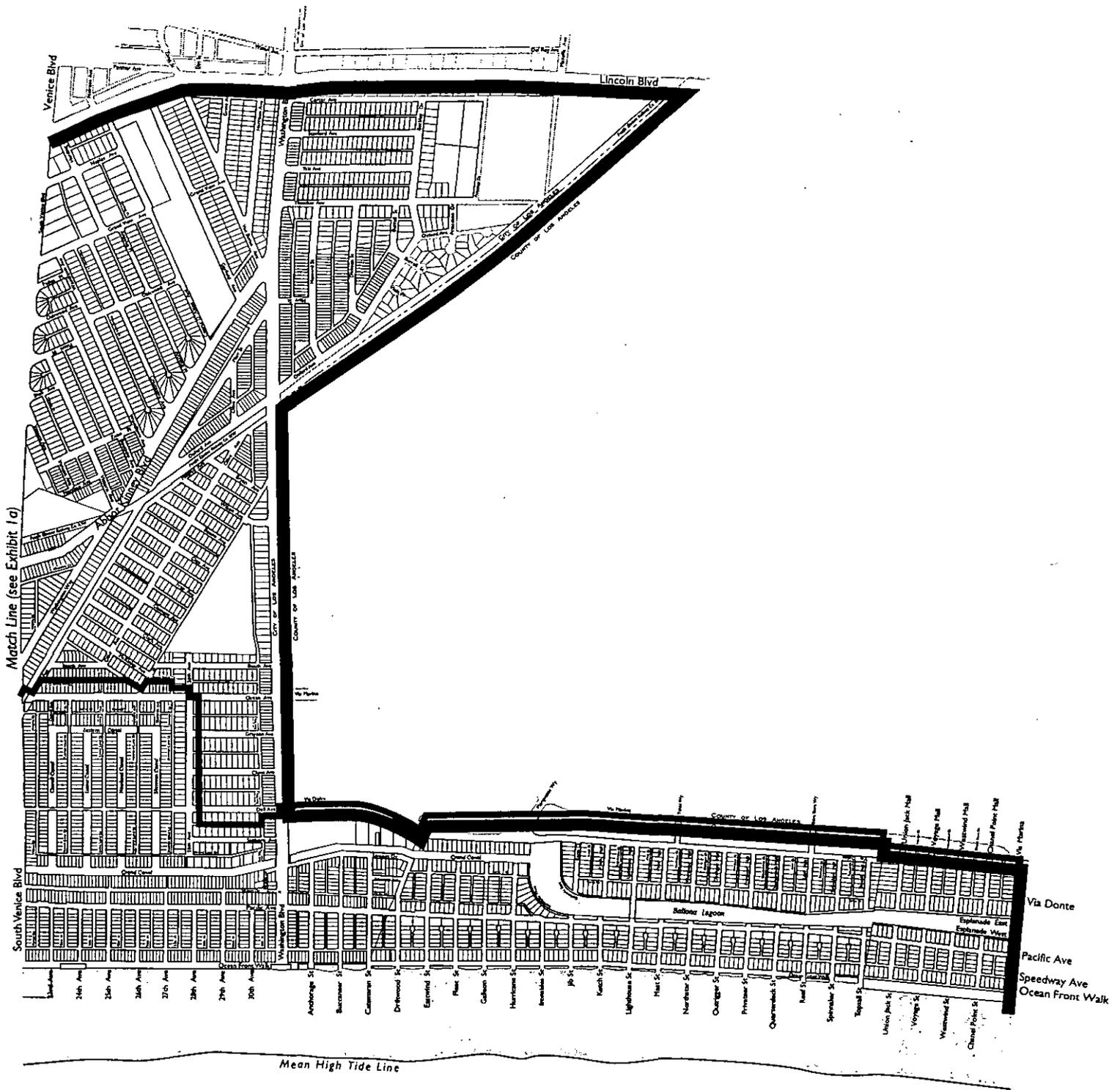


Exhibit 1b
Venice Coastal Zone

-  Venice Coastal Zone Specific Plan Area
-  Dual Jurisdiction Zone

Dual Jurisdiction This area includes lands between the sea and the designated first public road paralleling the sea or 300' from the inland extent of any beach or of the mean high tide line if there is no beach, whichever is the greater distance. Also included are lands within 100' of streams and wetlands and lands within 100' of the top of the seaward face of coastal bluff.

If questions arise concerning the precise location of the boundary of any area defined in the above sections, the matter should be referred to the local government and/or the Executive Director of the Commission for clarification and information.

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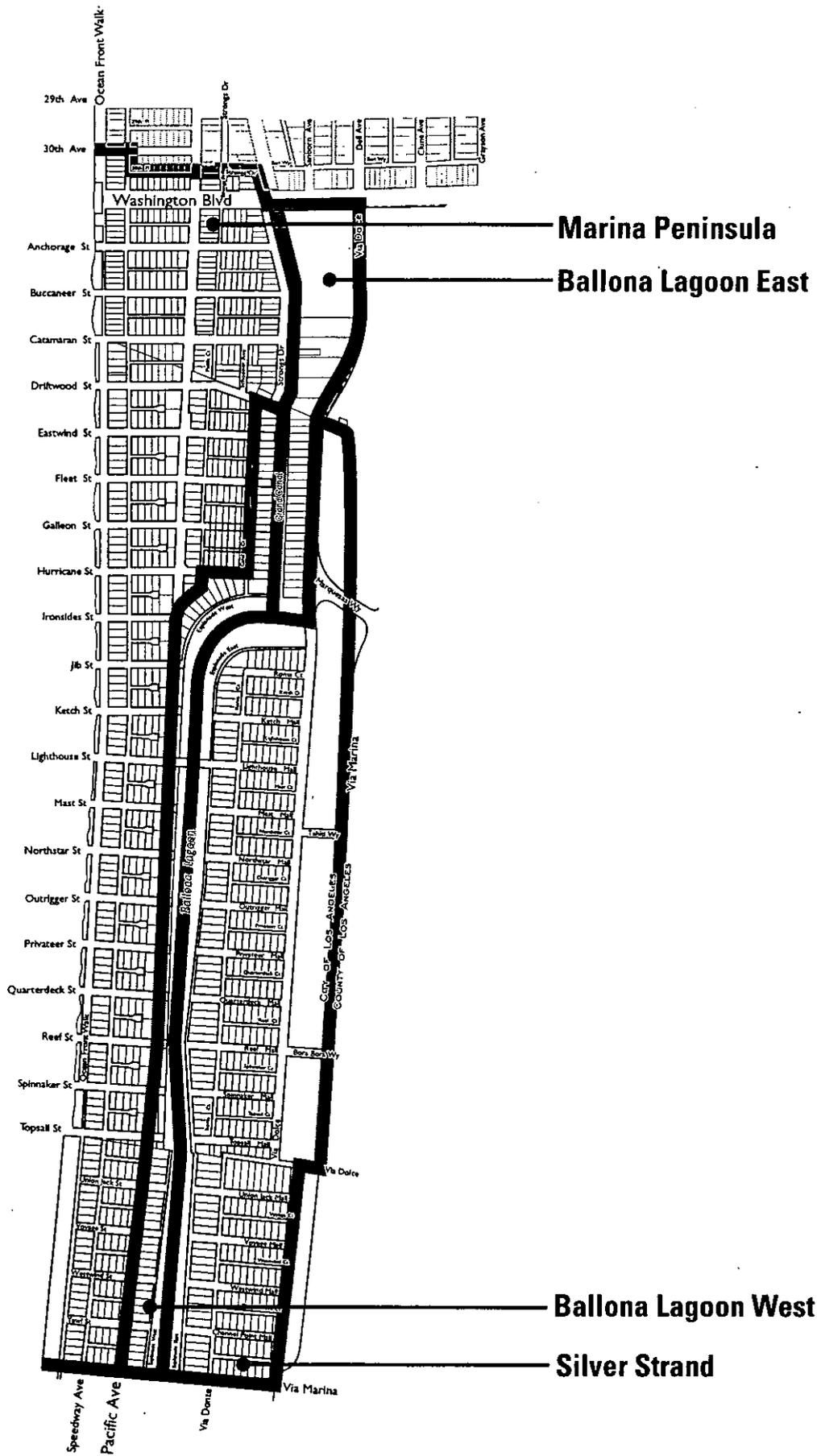
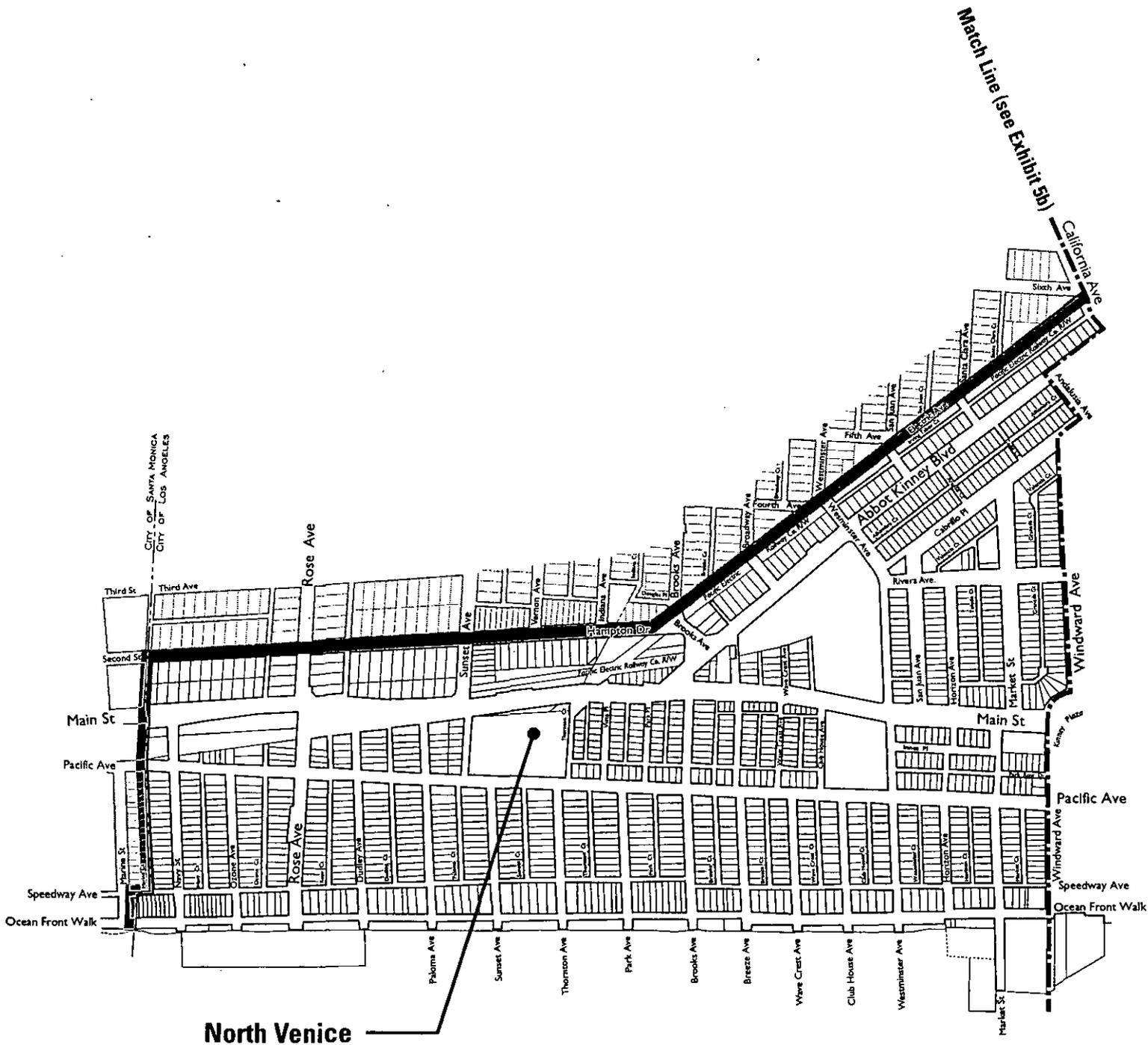


Exhibit 2
Subarea: Marina Peninsula • Silver Strand •
Ballona Lagoon West • Ballona Lagoon East





North Venice

Exhibit 3a
Subarea: North Venice • Venice Canals



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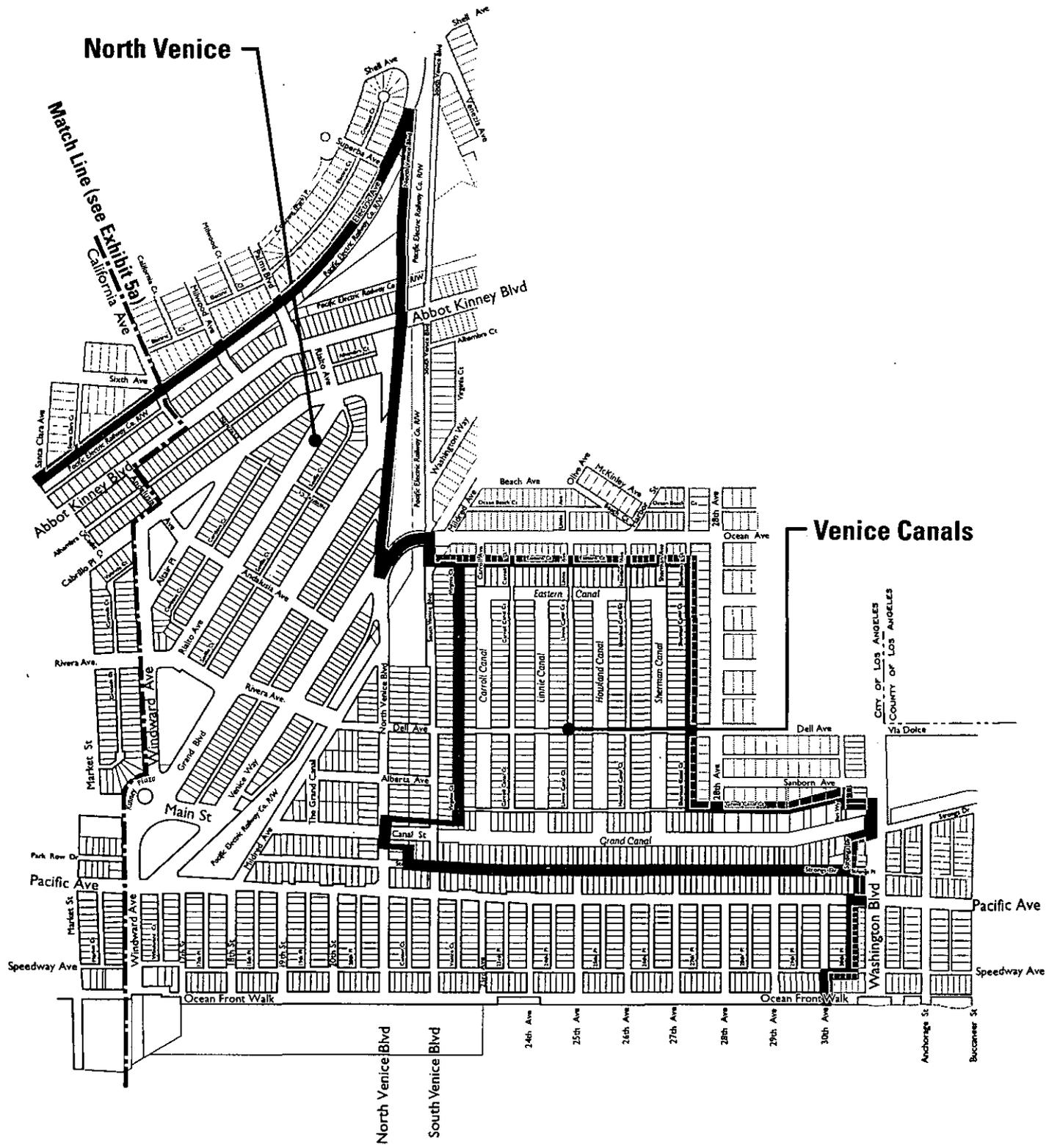


Exhibit 3b
Subarea: North Venice • Venice Canals



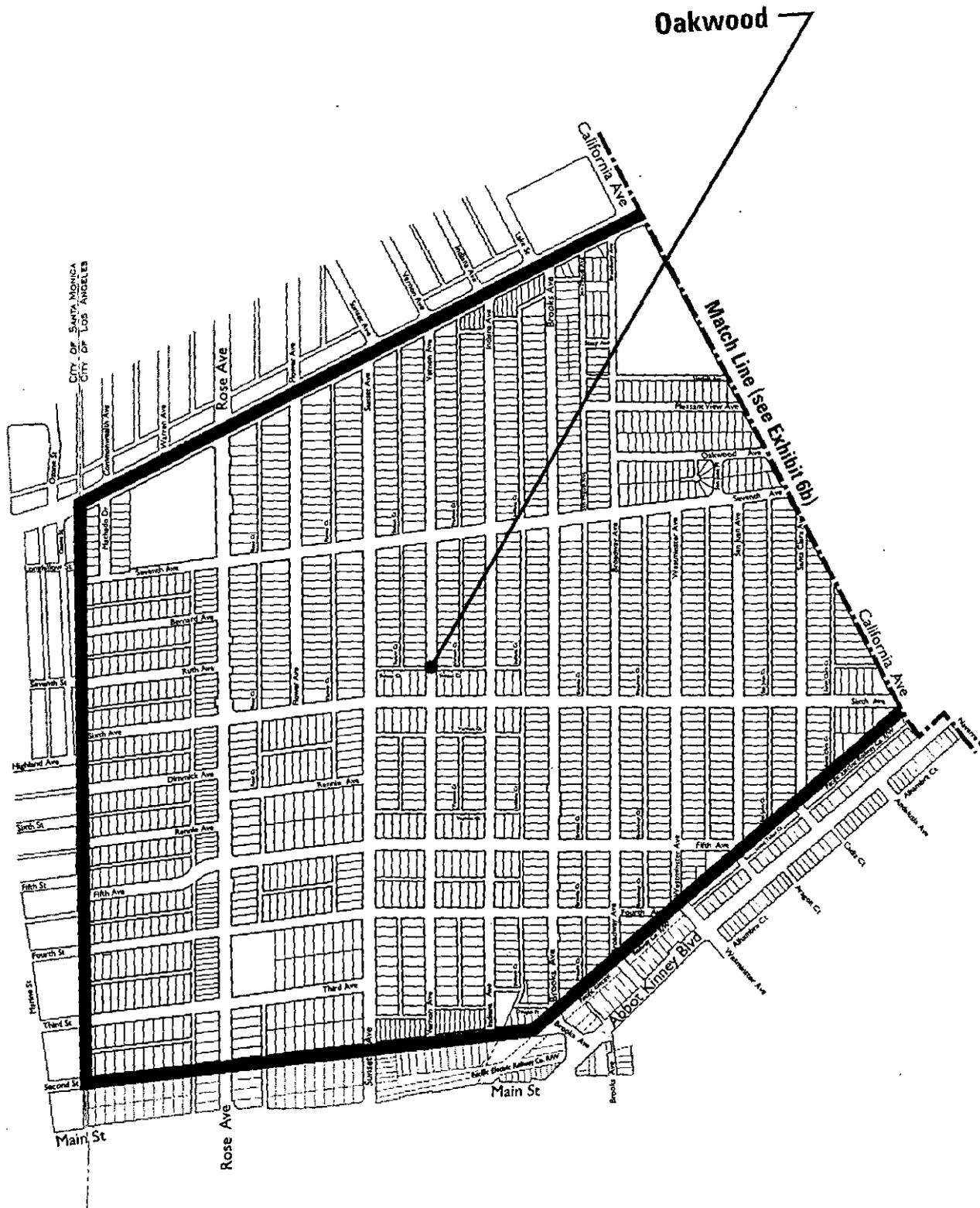


Exhibit 4a
Subarea: Oakwood • Milwood • Southeast Venice



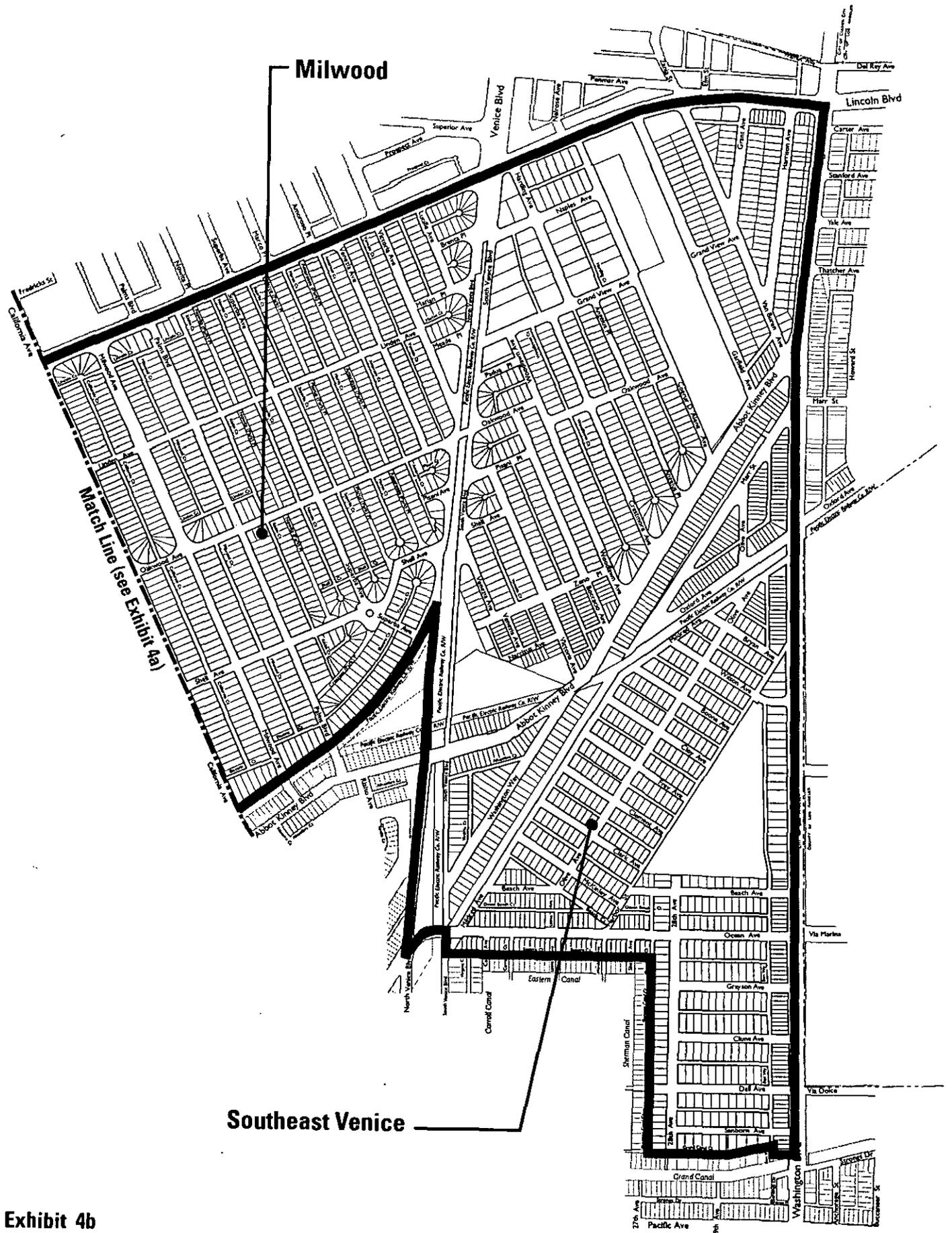


Exhibit 4b
Subarea: Oakwood • Milwood • Southeast Venice

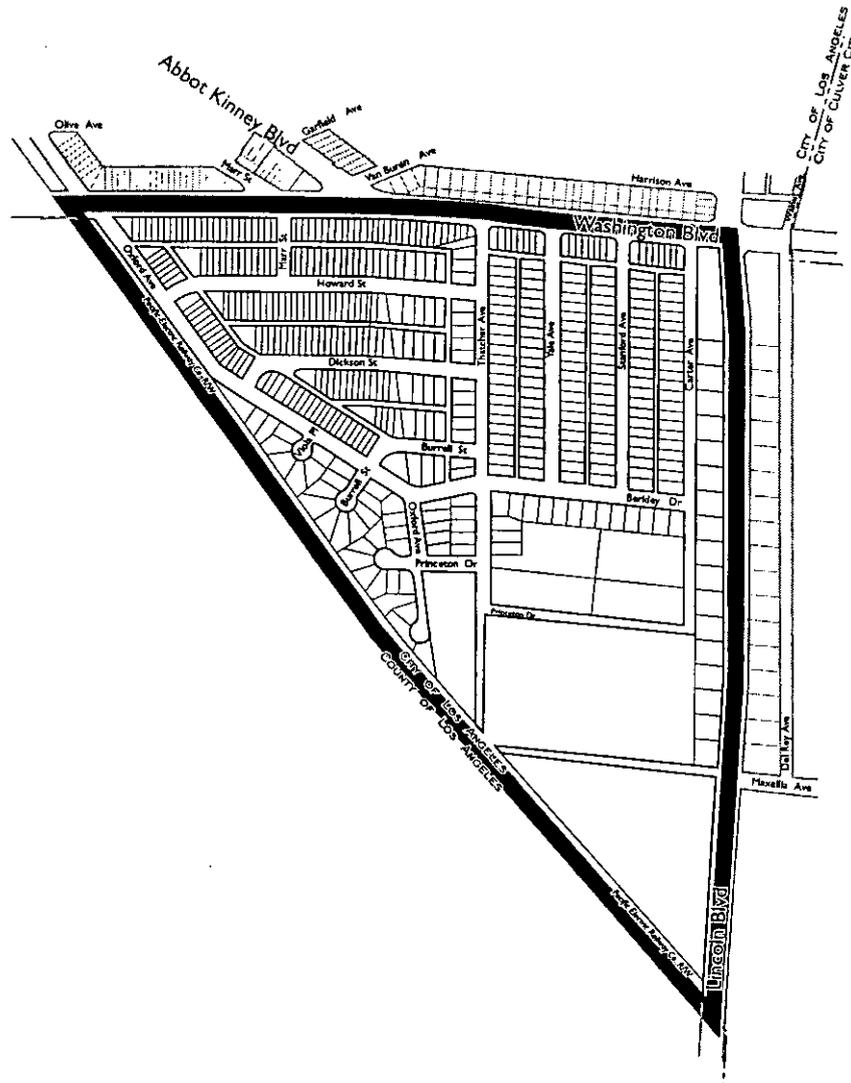


Exhibit 5
Subarea: Oxford Triangle



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

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

Sec. 3. RELATIONSHIP TO OTHER PROVISIONS OF THE MUNICIPAL CODE

- A. The regulations of the Specific Plan are in addition to those set forth in the Planning and Zoning provisions of Chapter 1 of the Los Angeles Municipal Code (LAMC), as amended, and any other relevant ordinances, and do not convey any rights not otherwise granted under those provisions except as specifically provided herein.
- B. Wherever provisions of this Specific Plan differ from provisions contained in Chapter 1 of the LAMC, (with regard to use, density, lot area, floor area ratio, height of buildings or structures, setbacks, yards, buffers, parking, drainage, fences, landscaping, design standards, light, trash and signage) this Specific Plan shall supersede those other provisions. Whenever this Specific Plan is silent, the provisions of the LAMC shall apply.
- C. The procedures for the granting of exceptions to the requirements of this Specific Plan are set forth in LAMC Section 11.5:7 D. In addition to the findings in Section 11.5.7 D, the City Planning Commission shall find that any action taken will be in conformity with the Coastal Act.

Sec. 4. DEFINITIONS. The following words, whenever used in this Specific Plan, shall be construed as defined in this Section. Words and phrases not defined here shall be construed as defined in LAMC Section 12.03 or 12.20.2.1, if defined there.

A. Architectural Features. Features including, but not limited to, sculpture, bas relief, mosaic, mural, vents, porch, balcony, chimney, window and doorway.

B. Blank Wall. A Street Wall or vehicle entry facing the street and having no architectural detailing, artwork, landscaping, windows, doors or similar features.

C. Buffer Strip. The strip of land immediately adjacent to the Ballona Lagoon as approved in Coastal Commission Permit No. A-266-77 and Appeal No. A-266-77.

D. Building Frontage. As defined in LAMC § 13.07 C.

E. Beach Impact Zone. All lots located in the Marina Peninsula, Ballona Lagoon West Bank, Venice Canals and North Venice subareas described in Section 1, Exhibits 2, 3a and b, of this Specific Plan.

F. Change of Use. A change from (1) an existing residential use to a new residential use resulting in an increase in the total number of dwelling units; or (2) an existing residential use to a commercial or industrial use; or (3) an existing commercial use to a residential or industrial use; or (4) an existing industrial use to a residential or commercial use; or (5) an existing industrial use to a new industrial use, when an increase in the number of Trips results from the new use, as calculated by the attached Trip Table, Appendix C; or (6) an existing commercial use to a new commercial use when an increase in the number of Trips results from the new use, as calculated by the attached Trip Table, Appendix C, or when an increase in the number of required parking spaces results, as calculated in the Parking Requirement Table contained in Section 11 C of this Specific Plan.

G. Development. As defined in LAMC § 12.20.2 B.

H. Director. The Director of Planning of the Department of City Planning, or his/her authorized designee.

I. Director's Determination. An approval issued by the Director pursuant to Section 7 of this Specific Plan.

J. Dual Permit Jurisdiction. The area designated on Exhibit 1a and b.

K. Encroachment. Any structure or building or portion of a structure or building which projects into a right-of-way or required setback.

L. Fill. Earth or any other substance or material, including pilings placed for the purposes of erecting a structure on it.

M. Flat Roof. Any roof form which has a slope of 2 inches to 12 inches or less.

N. Ground Floor. As defined in LAMC § 13.07 C.

O. Height. Height shall be measured as the vertical distance from ground level, as specified below for each subarea, to the highest point of the roof or parapet wall, excluding roof deck railings that do not exceed 36 inches and are of an open design.

Roof structures may exceed the otherwise allowable Height limit provided the structures conform to LAMC Section 12.21.1 B 3. Roof structures housing stairways shall be limited to the minimum area required to comply with city and state requirements for stairways and landings plus an additional ten percent.

1. For the Lagoon Lots in the Silver Strand, Ballona Lagoon West Bank and Ballona Lagoon East Bank Subareas, ground level shall be measured from the average existing natural grade.

2. For the Venice Canals Subarea, ground level shall be the elevation of the centerline of the adjacent alleyway measured from the projection of the midpoint of the lot frontage, except where more than one building is being constructed, ground level for each building shall be measured from the projection of the midpoint of each building.

3. For each of the other subareas, ground level shall be the elevation of the centerline of the street or alley or walk adjacent to the front lot line measured from the projection of the midpoint of the lot frontage, except where more than one building is being constructed, ground level for each building shall be measured from the projection of the midpoint of each building. In any case involving a through lot, ground level shall be measured from the centerline of whichever adjacent street is the lowest in elevation.

P. Lagoon Lot. A lot within the Silver Strand Subarea shown on Exhibit 2 of this Specific Plan which is immediately adjacent to the Ballona Lagoon.

Q. Local Coastal Program. A program which 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.

R. Other Permit(s) and Approval(s). Any discretionary permits, approvals, or other land use entitlements, other than a coastal development permit, required to be issued by the City before a Project may proceed.

S. Permeable. A paving material that permits water penetration to a soil depth of 18 inches or more, including a non-porous surface which is collectively less than two-thirds of the total surface area of the lot and loosely laid materials, such as crushed stone or gravel.

T. Premise. A building or portion thereof used as a location for a single business or non-commercial use.

U. Project. The erection of, construction of, demolition of, addition to or Change of Use of any building or structure on any lot located in whole or in part within the areas identified in Exhibit 1a and b of this Specific Plan, including any Encroachment, grading, or placement of Fill into a setback or buffer required by this Specific Plan, or alterations of an existing building or structure. On-site and off-site parking areas which serve a Project, including parking lots and parking structures, shall be considered a part of the Project.

V. Project Permit. A permit issued pursuant to Section 7 of this Specific Plan.

W. Replacement Affordable Unit. Any affordable housing unit, as defined in LAMC Section 12.22 A 25(b), to be provided as replacement for an existing unit on a Project site.

X. Service Floor. All areas where the customer can be served, except the bathroom, including the indoor and outdoor dining area, bar, waiting room and tavern.

Y. Store Frontage. The length of a Premise abutting the exterior public access level walkway that serves the Premise.

Z. Street Wall. An exterior wall of a building that faces a street.

aa. Trip. A single or one direction vehicle movement with either origin or destination (exiting or entering) inside the Project site.

bb. Varied Roofline. Any roof which has a slope in excess of 2 inches to 12 inches, including but not limited to a sloped, curved, or stepped back roofline.

cc. Venice Coastal Zone. That portion of the City of Los Angeles shown within the heavy black lines on the Specific Plan Area map, Exhibit 1a and b.

dd. Walk Street. A public street that has been improved for public pedestrian use over part of its width and is landscaped (publicly or privately) over the remainder, but which has not been improved for public vehicular access, as identified in Appendix A of this Specific Plan and as shown on Exhibits 16 a and b.

Sec. 5. PROHIBITION

A. No demolition, grading or building permit shall be issued for any Project unless a Project Permit, Director's Determination or Building and Safety Determination has been issued pursuant to Section 7 of this Specific Plan.

B. No Project Permit, Director's Determination or Building and Safety Determination shall be issued unless the Project complies with all applicable provisions of this Specific Plan.

Sec. 6. EXEMPTIONS

The provisions of this Specific Plan shall not apply to:

A. Any Project for which a still-valid project permit or a hardship exemption was granted pursuant to the Venice Interim Control Ordinance (ICO), (Ordinance Nos. 166,986, 167,056, 168,122, 169,239, 170,556, 171,435, and 172,019), provided architectural and structural plans incorporating any and all conditions of the permit or exemption were accepted for plan check by the Department of Building and Safety and a fee paid not more than 365 days after the effective date of this Specific Plan and no subsequent changes occur on the plans which would cause the Project to exceed any provision of the permit or previously granted exemption.

B. Any addition or alteration to an existing one-family dwelling or multiple family dwelling, including structures directly attached or accessory to the existing dwelling, if the dwelling or structure (a) is not located in the Dual Permit Jurisdiction of the California Coastal Zone and does not result in more than a ten percent increase in the Height; or (b) is located in the Dual Permit Jurisdiction and (i) does not result in an addition of ten percent or more to the floor area, and (ii) does not result in more than a ten percent increase in the Height, and (iii) does not encroach into a buffer/setback area required by Section 8 and depicted in Exhibits 14 and 15 of this Specific Plan.

However, in no case may the addition or alteration result in an increase in the total number of dwelling units.

C. Any addition or alteration to an existing commercial or industrial structure, including structures directly attached or accessory to the existing structure, if the structure (a) is not located in the Dual Permit Jurisdiction and does not increase the total occupant

load; or (b) is located in the Dual Permit Jurisdiction and (i) does not result in an addition of ten percent or more to the floor area, and (ii) does not result in more than a ten percent increase in the Height and (iii) does not increase the total occupant load.

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

D. Any Project which receives an exemption, other than a CALVO exemption, pursuant to the Coastal Act of 1976.

E. Demolitions required by the Department of Building and Safety.

F. Any Project for which a building permit is required to replace or restore a building or structure which was damaged or partially destroyed by fire, flood, wind, earthquake, or other natural disaster (pursuant to LAMC Section 12.23 A 4); provided, however, that the construction does not increase the Height or the floor area of the original building and the building permit is obtained within a period of two years from the date of the damage or destruction.

G. Any Project for which a building permit is required in order to comply with an order issued by the Department of Building and Safety to repair an unsafe or substandard condition; provided, however, that the construction does not increase the Height or floor area of the original building.

Sec. 7. PROCEDURES

A. Project Permit. A Project Permit shall be required for any Project which requires a coastal development permit pursuant to LAMC § 12.20.2 or which requires Other Permits and Approvals.

B. Director's Determination. A Director's Determination that the Project is consistent with Sections 8 through 11, as applicable, shall be required (i) for any Project which requires an approval in concept as required by the California Coastal Act; (ii) for any residential Project located along a Walk Street as defined in Section 10 of this Specific Plan and (iii) for any commercial or industrial Project which does not require a Project Permit.

C. Building and Safety Determination. For any residential Project which does not require either a Project Permit or a Director's Determination, the Department of Building and Safety shall determine that the project complies with the requirements of Sections 8 and 11 of this Specific Plan.

D. Authority

1. Project Permit. The Zoning Administrator and the City Planning Commission shall have authority to issue Project Permits. Any approval or disapproval of a Project Permit application by the Zoning Administrator shall be appealable to the Board of Zoning Appeals, and any action of the Board shall be appealable to the City Council. Any approval or disapproval of a Project Permit application by the City Planning Commission shall be appealable to the City Council.

2. Director's Determination. The Director of Planning shall have the authority to issue a Director's Determination. Any approval or disapproval of a Director's Determination shall be appealable to the City Planning Commission in the manner set forth in LAMC Section 16.05 H.

E. Applications.

1. An application for a Project Permit or Director's Determination shall be filed with the Director of Planning upon the Master Land Use application form.

2. For all Projects which require either a coastal development permit or Other Permits or Approvals, any applications for the Other Permits or Approvals shall be filed and processed concurrently with the coastal development permit and the Project Permit.

3. No application shall be accepted unless it is submitted simultaneously with the appropriate application for development within the Coastal Zone pursuant to City and State Coastal Commission permitting procedures.

4. The application and appeal fees shall be as follows:

a. The application fee for a Project Permit or Director's Determination shall be \$250.00 and the appeal fees shall be as set forth in LAMC Section 19.01 B.

b. Notwithstanding the provisions in paragraph 4 a above, no fees shall be required for appeals filed by the Councilmember of the District in which the Project is located.

F. Project Permit Procedures. The procedural requirements for a Project Permit shall be the same as the procedural requirements, including appeal procedures, applicable to a coastal development permit as set forth in Section 12.20.2 of the Los Angeles Municipal Code. If a coastal development permit is not required for a

Project, then the Project Permit shall be processed in the same manner as Other Permits or Approvals. Notwithstanding the above, the following exceptions shall apply:

1. An application for a Project Permit before the Zoning Administrator shall not be set for public hearing if the Zoning Administrator makes written findings that the requested Project Permit: i) will not have a significant effect on adjoining lots or on the immediate neighborhood; or ii) is not likely to invoke public controversy; or iii) the Office of Zoning Administration has received written evidence from all adjoining property owners that these owners have no objection to the Proposed Project.

2. In granting a Project Permit, the Zoning Administrator, the City Planning Commission, or the Board of Zoning Appeals or the City Council on appeal, may impose conditions on the same basis the Zoning Administrator or the City Planning Commission would in approving a conditional use as enumerated in LAMC Section 12.24 D 5.

G. Director's Determination Procedures.

1. The Director shall make a determination within 20 working days from the date of the filing of a complete application and payment of the applicable fee. This time may be extended by mutual agreement of the applicant and the Director.

2. If the Director fails to make a determination within the prescribed time period, the applicant may file a request for a transfer of jurisdiction to the City Planning Commission for a determination on the original application, in which case the Director shall lose jurisdiction. This request shall be filed in the public office of the Department of City Planning. The Department shall transmit the request and the Department file to the Commission. The Commission shall make a determination on the application in the manner set forth in LAMC Section 16.05 G 5.

3. A copy of the Director's Determination shall be mailed to the applicant, the owner of the property, the Councilmember in whose District the Project is located, the Department of Building and Safety, and any interested parties who have filed a written request.

4. The Director's determination shall become effective and final 15 days after the date of mailing the Director's Determination to the applicant, unless a written appeal is filed with the City Planning Commission within that period.

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

1. That the Project is compatible in scale and character with the existing neighborhood, as defined by the Coastal Commission Regional Interpretive Guidelines, and that the Project would not be materially detrimental to adjoining lots or the immediate neighborhood;

2. That the Project is consistent with the policies and provisions of the General Plan and all applicable Specific Plans;

3. That the Project is consistent with the goals of the California Coastal Act, and that the Project will not prejudice the development, adoption or implementation of the Local Coastal Program in the Venice Coastal Zone;

4. That the Project complies with all development requirements of this Specific Plan;

5. That the applicant has guaranteed to keep the rent levels of any Replacement Affordable Unit at an affordable level for the life of the proposed Project and to register the Replacement Affordable Units with the Los Angeles Department of Housing;

6. That the Project is consistent with the special requirements for low and moderate income housing units in the Venice Coastal Zone as mandated by California Government Code Section 65590 (Mello Act).

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

Sec. 8. LAND USE AND DEVELOPMENT REGULATIONS.

In addition to the regulations contained in Chapter 1 of the LAMC and as shown on Exhibits 6-15, the following regulations shall apply:

A. CONSTRUCTION ON CONTIGUOUS LOTS.

1. 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 Specific Plan 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.

2. In addition, except for lots fronting on Walk Streets, a maximum of three lots may be consolidated if the Director of Planning, the Zoning Administrator or the Planning Commission determines that:

a. the building is designed with visual breaks or any Architectural Features, including balconies or terraces, with a change of material or a break in the plane every 20 feet in horizontal length and every 15 feet in vertical length, and;

b. access to any subterranean parking is from an alley, where an alley exists, and the subterranean parking is invisible from the street and is fully below natural grade.

3. Commercially zoned lots abutting Lincoln Boulevard and Washington Boulevard and located east of Oxford Avenue are exempt from this Section.

B. BALLONA LAGOON WEST BANK

1. Height

a. Lots located south of Ironsides Street.

Within 60 feet of the mean high tide of the Ballona Lagoon, as determined by a licensed surveyor, 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 Height of 45 feet.

b. Lots located north of Ironsides Street.

All Projects shall be limited to a maximum Height of 38 feet.

2. Lagoon Buffer and Setback

a. Lots located 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 lot line which separates the lot from the west bank of the Ballona Lagoon.

2) The California Coastal Commission has jurisdiction to review development proposals for lots located in the areas adjacent to the Ballona Lagoon. The Commission has generally required public access, maintenance of public areas, public parking and measures for habitat protection (CDP Nos. 5-87-112; 5-86-641; and A-266-77).

No landscaping shall occur within the easterly fifteen-foot portion of the twenty-five foot required set back 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 lot line which separates the lot 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.

3. Fill

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

4. Drainage

Prior to issuance of a building permit for a new Project or an expansion of the existing building footprint by more than ten percent, the applicant shall submit drainage plans to the Department of Building and Safety for its approval. All drainage for new construction 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 and Safety.

C. BALLONA LAGOON EAST

1. Density

Residential uses in commercial zones shall not exceed R3 density.

2. Height

All Projects shall be limited to a maximum Height of 38 feet.

3. Setback

All Projects shall be set back 20 feet from the lot line which separates the lot 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.

4. Fill

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

5. Drainage

Prior to issuance of a building permit for a new Project or an expansion of the existing building footprint by more than ten percent, the applicant shall submit drainage plans to the Department of Building and Safety for its approval. All drainage for new construction 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 and Safety.

D. SILVER STRAND

1. Density

In the R1 and [Q]RD1.5 zones, all Projects shall be limited to a maximum density of 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.** The California Coastal Commission has jurisdiction to review development proposals for lots located in the areas adjacent to the Ballona Lagoon. The Commission has generally required public access, maintenance of public areas, public parking and measures for habitat protection (CDP Nos. 5-87-112; 5-86-641; and A-266-77).

b. **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 ten 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 in the lagoon and buffer area.

5. Drainage

Prior to issuance of a building permit for a new Project or an expansion of the existing building footprint by more than ten percent for lots fronting the Lagoon, the applicant shall submit drainage plans to the Department of Building and Safety for its approval. All drainage for new construction 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 and Safety.

6. Public Improvements

The California Coastal Commission has jurisdiction to review development proposals for lots located in the areas adjacent to the Ballona Lagoon. The Commission has generally required public access, maintenance of public areas, public parking and measures for habitat protection (CDP Nos. 5-87-112; 5-86-641; and A-266-77).

7. Public Access

All landscaped pedestrian malls in public rights-of-way, public streets and alleys and all public parking spaces shall remain open and available for use by the general public to the extent the Board of Public Works determines that it is reasonable and feasible.

E. MARINA PENINSULA

1. Density

a. On commercially zoned lots, no residential or commercial/residential mixed use Project shall exceed a density as permitted in the R3 zone.

b. On R3 zoned lots, a 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.

2. Height

a. All Projects shall be limited to a maximum Height of 35 feet.

b. Notwithstanding a above, structures located along Walk Streets are limited to a maximum Height of 28 feet.

3. Access

a. Driveways and vehicular access to Projects on lots adjacent to Ocean Front Walk shall be provided from Speedway only, unless the Department of Transportation determines that it is not feasible.

b. Vehicular access to Projects on lots located adjacent to Pacific Avenue shall be provided from streets other than Pacific Avenue, unless the Department of Transportation determines that it is not feasible.

c. Vehicular access to Projects on lots located adjacent to Walk Streets shall be provided from streets or alleys other than Walk Streets.

F. VENICE CANALS

1. Land Use Limitations

Pursuant to LAMC Section 63.50, 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 within ten feet from the property line that faces the canal. Thereafter, an ascending

Height equal to one half the horizontal depth from this ten 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 ten feet, shall be maintained in the front yard adjacent to the property line which faces the canal.

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 property line which faces the canal and the front of any structure. If this open yard is located more than 20 feet from the property line which faces the canal, it shall not be counted as part of this requirement. No Fill nor building extensions, including stairs and balconies, shall be placed in or over the required Permeable front yard area with exception of fences up to 42" in Height or Permeable decks at grade level.

4. Drainage

Prior to issuance of a building permit for a new dwelling unit or an expansion of the existing footprint by more than ten percent, the applicant shall submit drainage plans, subject to the review and approval of the Department of Building and Safety, for a 100 cubic foot french drain or other water filtering device which provides equivalent on-site percolation. The french drain or other water filtering device shall be constructed and maintained as shown on the final plans. The applicant and all successors in interest shall maintain the approved development consistent with the drainage plans approved by the Department of Building and Safety.

G. NORTH VENICE

1. Land Use Limitations

a. Commercial Artcraft. Lots located along Abbot Kinney Boulevard from North Venice Boulevard to Westminster Avenue, along Woodward 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.

b. Neighborhood Commercial. Lots located between Pacific Avenue and Main Street, and between Westminster Avenue and Market Street. Drive-through uses shall be prohibited.

c. General Commercial. Lots located along Abbot Kinney and designated General Commercial in the Land Use Plan. Drive-through facilities are permitted subject to a Conditional Use Permit according to LAMC Section 12.24 C 59 to ensure adequate site access, traffic flow and to mitigate impact on the 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 lots. However, the lot area per dwelling unit shall not be less than 1500 square feet on RD1.5 zoned lots and 1200 square feet on R3 zoned lots; except that

Lots greater than 4000 square feet are permitted one unit for each 1500 square feet on RD1.5 zoned lots or one unit for each 1200 square feet on R3 zoned lots, in excess of 4000 square feet, if all units beyond the first two are Replacement Affordable Units.

b. Commercial Zones. No residential Project on a commercially zoned lot shall exceed the density as permitted in the R3 zone.

3. Height

a. Projects with a Flat Roof shall not exceed a maximum Height of 30 feet; or 35 feet for Projects with Varied Rooflines, provided that any portion that exceeds 30 feet is set back from the required front yard at least one foot in depth for every foot in Height above 30 feet.

b. Along Ocean Front Walk, and Windward Avenue, west of Kinney Plaza, notwithstanding a above, Projects with Architectural Features, when each Feature does not exceed 200 square feet in area as measured from the outside surface of the Architectural Features, may extend to a maximum Height of 38 feet. The Architectural Features shall not be occupied by individuals, goods, materials or equipment and shall not be used for warehousing or office purposes.

c. Walk Streets. Projects located along Walk Streets shall not exceed a maximum Height of 28 feet.

4. Setback

a. All residential Projects shall have a front yard setback of not less than five feet. Ground level patios, decks, landscaping and railings, wall and fences which do not exceed six 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 the 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 Avenue, 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.

H. OAKWOOD, MILWOOD, SOUTHEAST VENICE

1. Land Use Limitation

Community Commercial. Lots located along Rose Avenue, between Seventh and Fourth Avenues. 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 in area.

For lots greater than 5000 square feet in area, one additional dwelling unit shall be permitted for each 2000 square feet of lot area in excess of 5000 square feet if the dwelling unit is a Replacement Affordable Unit.

2) RD1.5 and RD2 Zones. A maximum of two dwelling units per lot shall be permitted for all lots; provided, however, that

where a lot has a lot area in excess of 4000 square feet, one additional dwelling unit shall be permitted for each 1500 square feet of lot area in excess of 4000 square feet in the RD1.5 zone, and one additional dwelling unit shall be permitted for each additional 2000 square feet of lot area in excess of 4000 square feet in the RD2 zone, provided the additional dwelling unit is a Replacement Affordable Unit.

3) R3 Zone.

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

One additional dwelling unit shall be permitted on lots greater than 4000 square feet for each 1200 square feet of lot area in excess of 4000 square feet if the dwelling unit is a Replacement Affordable Unit.

b. Commercial Zone. No residential Project on a commercially zoned lot shall exceed a density of that allowed in the R3 Zone.

3. Height

a. Projects with a Flat Roof shall not exceed a maximum Height of 25 feet. Projects with a Varied Roofline shall not exceed a maximum Height of 30 feet, provided that any portion that exceeds 25 feet is set back from the required front yard at least one foot in depth for every foot in Height above 25 feet.

b. Walk Streets. Projects located along Walk Streets shall not exceed 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 feasible.

b. Vehicular access to Projects located adjacent to Walk Streets shall be provided from streets or alleys other than Walk Streets.

I. OXFORD TRIANGLE.

1. Density

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

2. Height

a. R-1 Residential Zone. Projects with a Flat Roof shall not exceed a maximum Height of 25 feet. Projects with a Varied Roofline shall not exceed a maximum Height of 30 feet.

b. Commercial Zone. Projects shall not exceed a maximum Height of 30 feet on all C2 zoned lots.

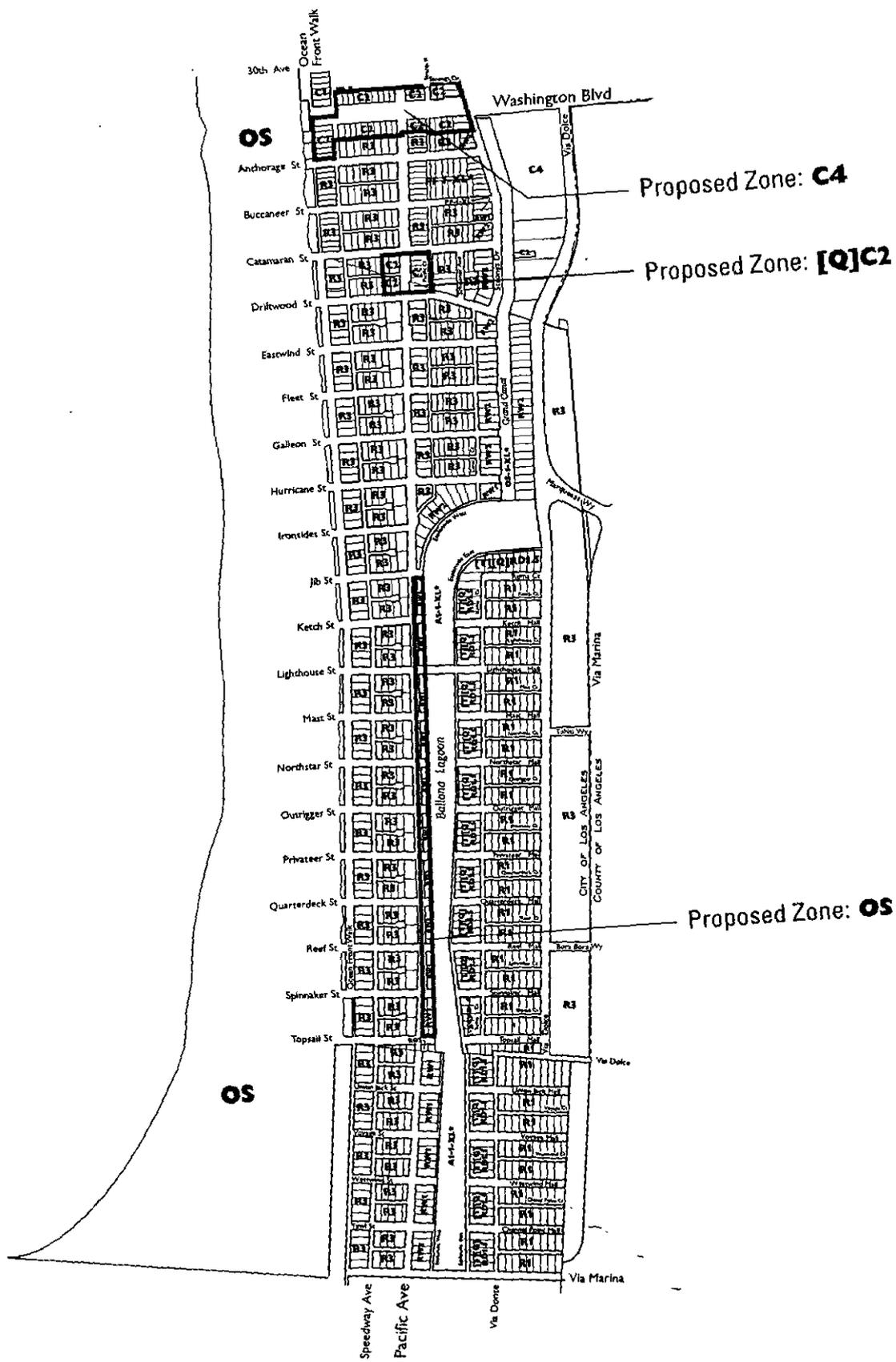


Exhibit 6
Existing Zoning
Subarea: Marina Peninsula • Silver Strand •
Ballona Lagoon West • Ballona Lagoon East

• Public Facilities Program Open Space II & III Clean-up CPC95-0148 GPC
 •• Does not include Height Districts



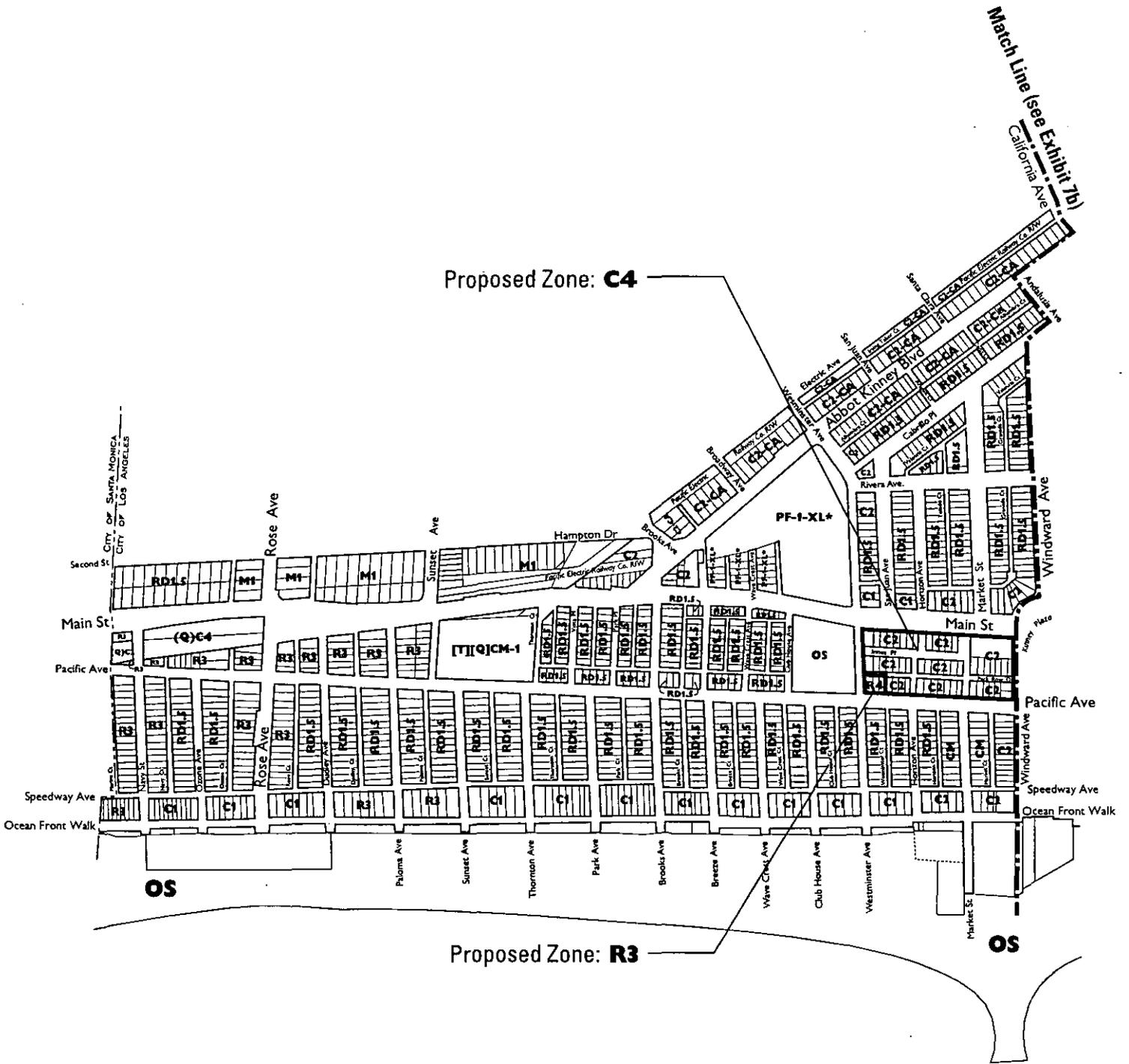


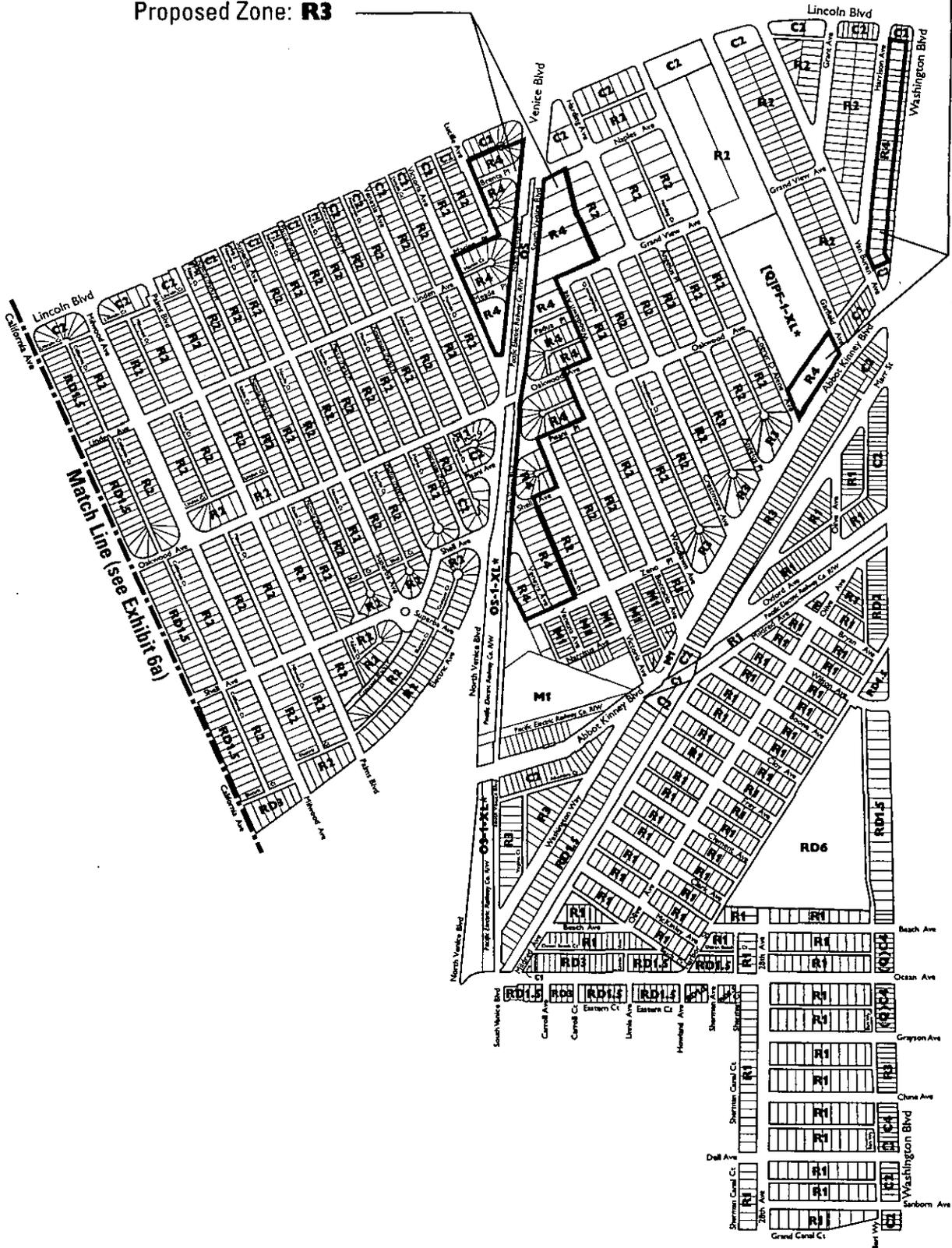
Exhibit 7a.
Existing Zoning
Subarea: North Venice • Venice Canals

- Public Facilities Program Open Space II & III Clean-up CPC95-0148 GPC
- Does not include Height Districts



Proposed Zone: **R3**

Proposed Zone: **R3**



**Exhibit 8b
Existing Zoning**

Subarea: Oakwood • Milwood • Southeast Venice

• Public Facilities Program Open Space II & III Clean-up CPC95-0148 GPC
•• Does not include Height Districts



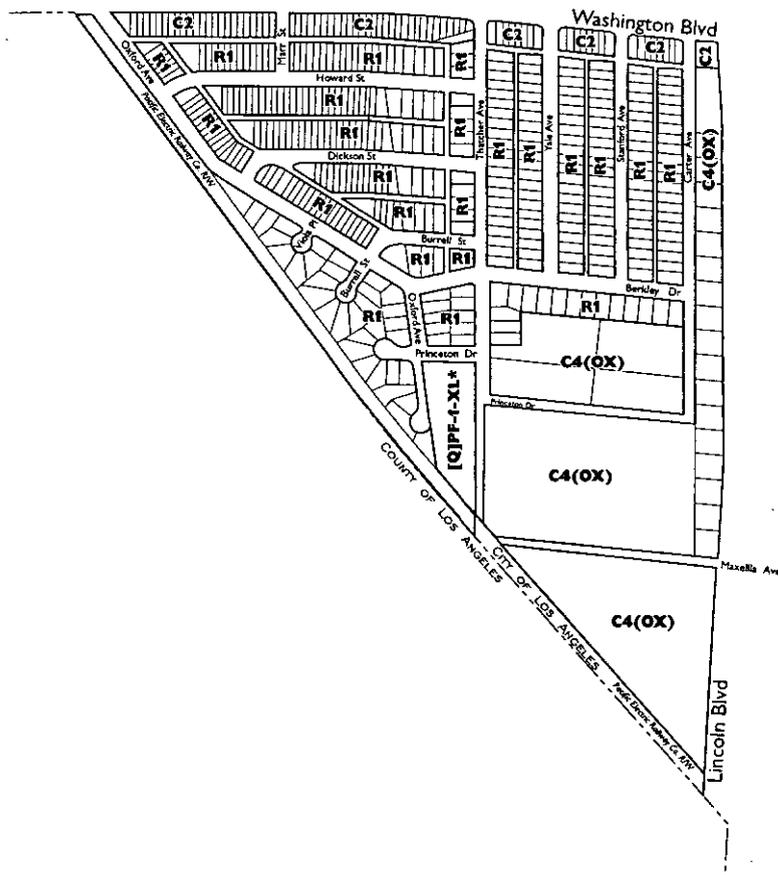
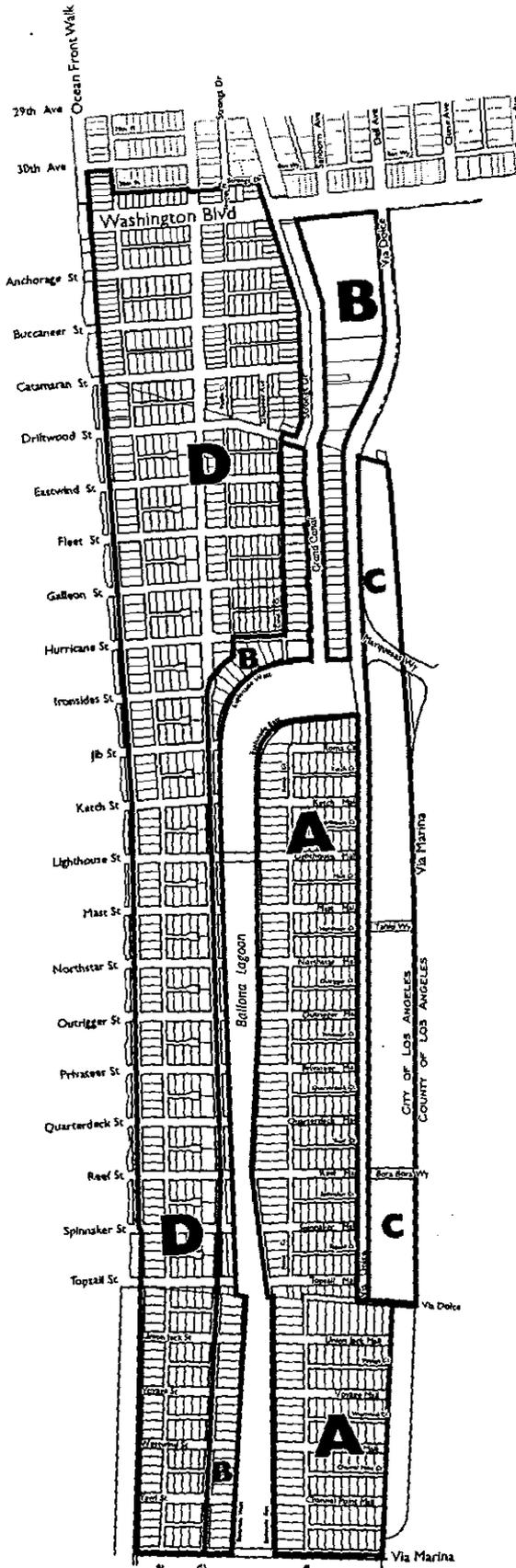


Exhibit 9
Existing Zoning
Subarea: Oxford Triangle

- Public Facilities Program Open Space II & III Clean-up CPC95-0148 GPC
- Does not include Height Districts





Maximum Building Height

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

**Exhibit 10
Height**

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



Maximum Building Height

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

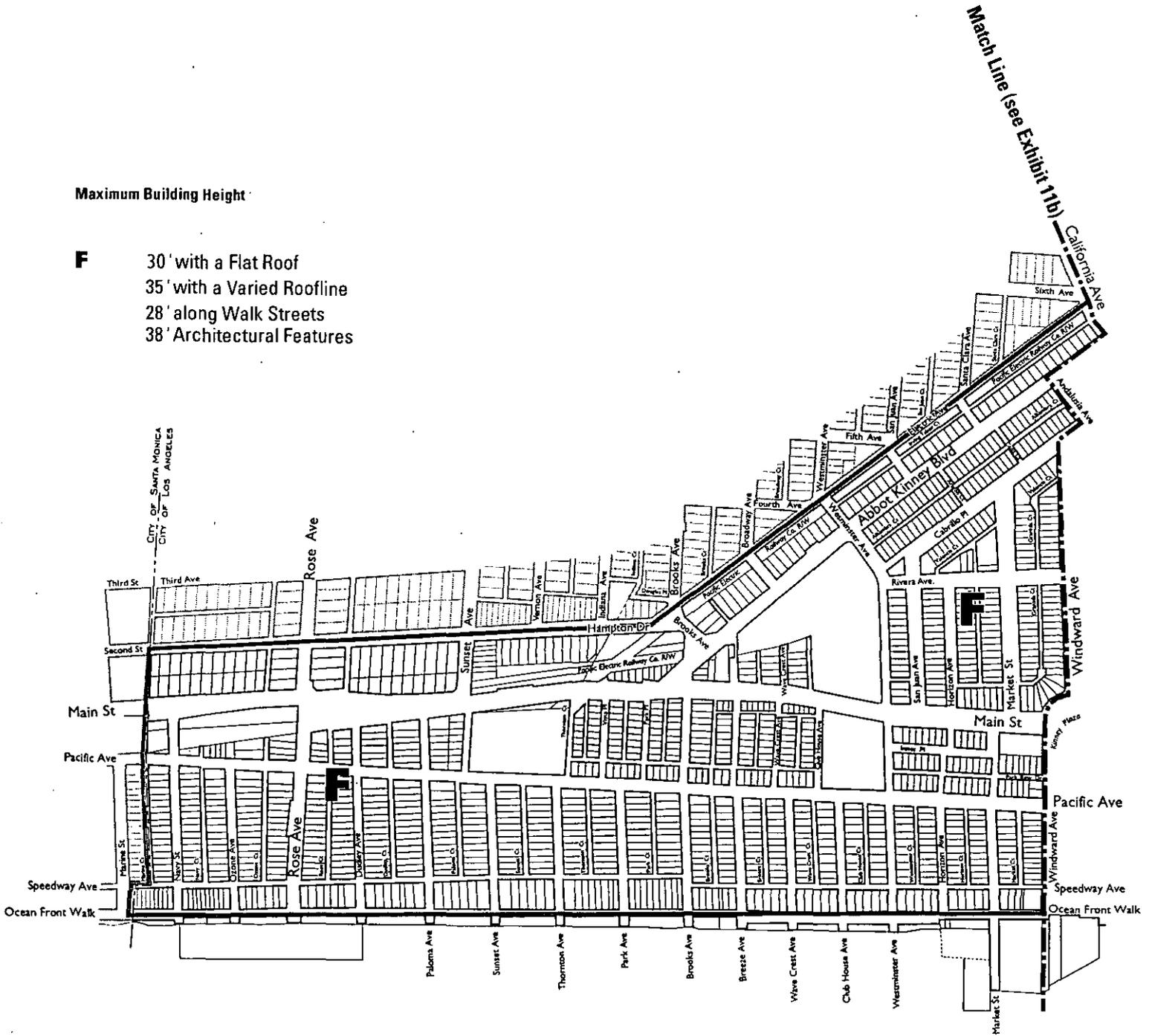


Exhibit 11a
Height
Subarea: North Venice • Venice Canals



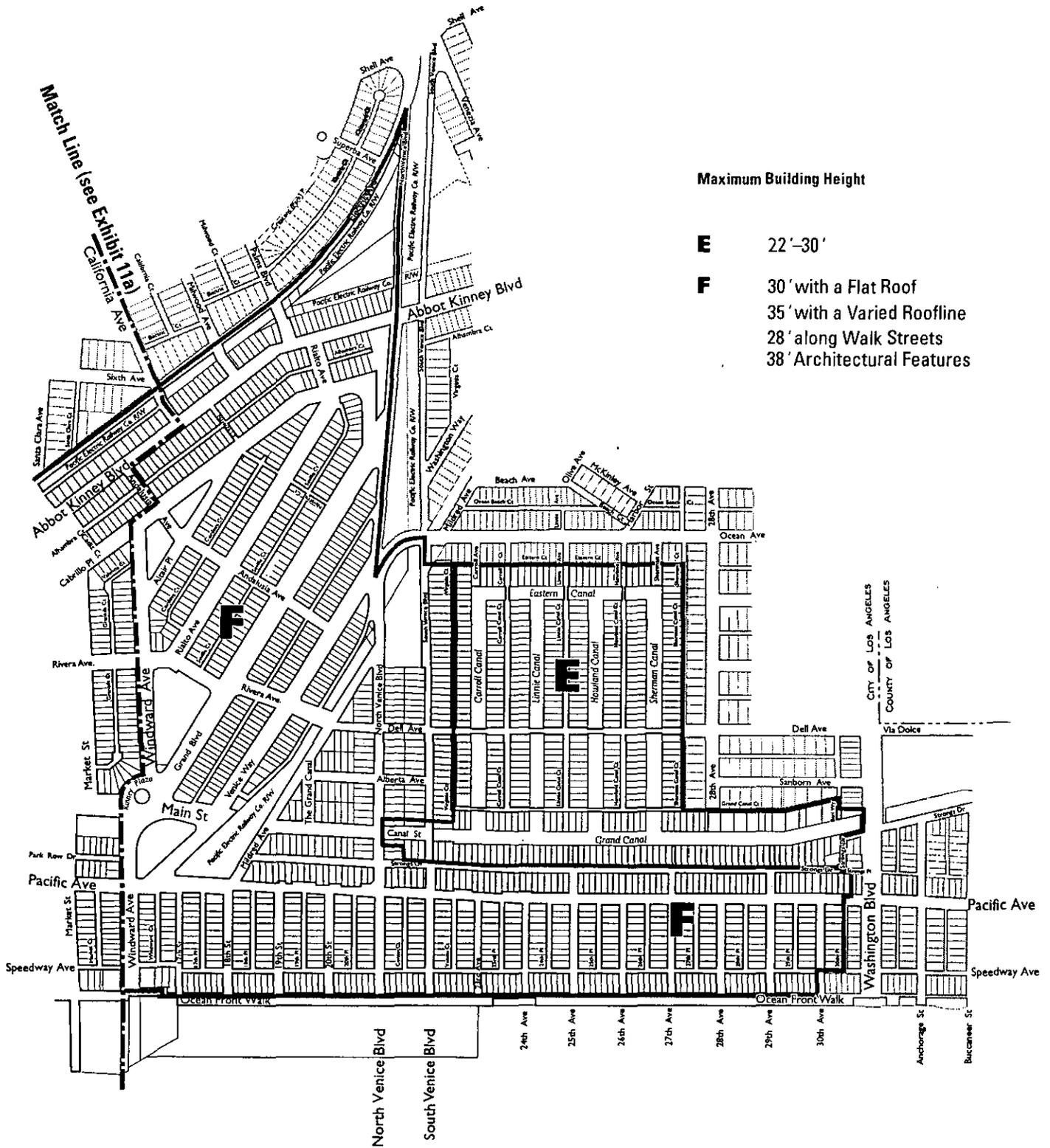


Exhibit 11b
Height
Subarea: North Venice • Venice Canals



Maximum Building Height

G

25' with a Flat Roof
30' with a Varied Roofline
28' along Walk Streets

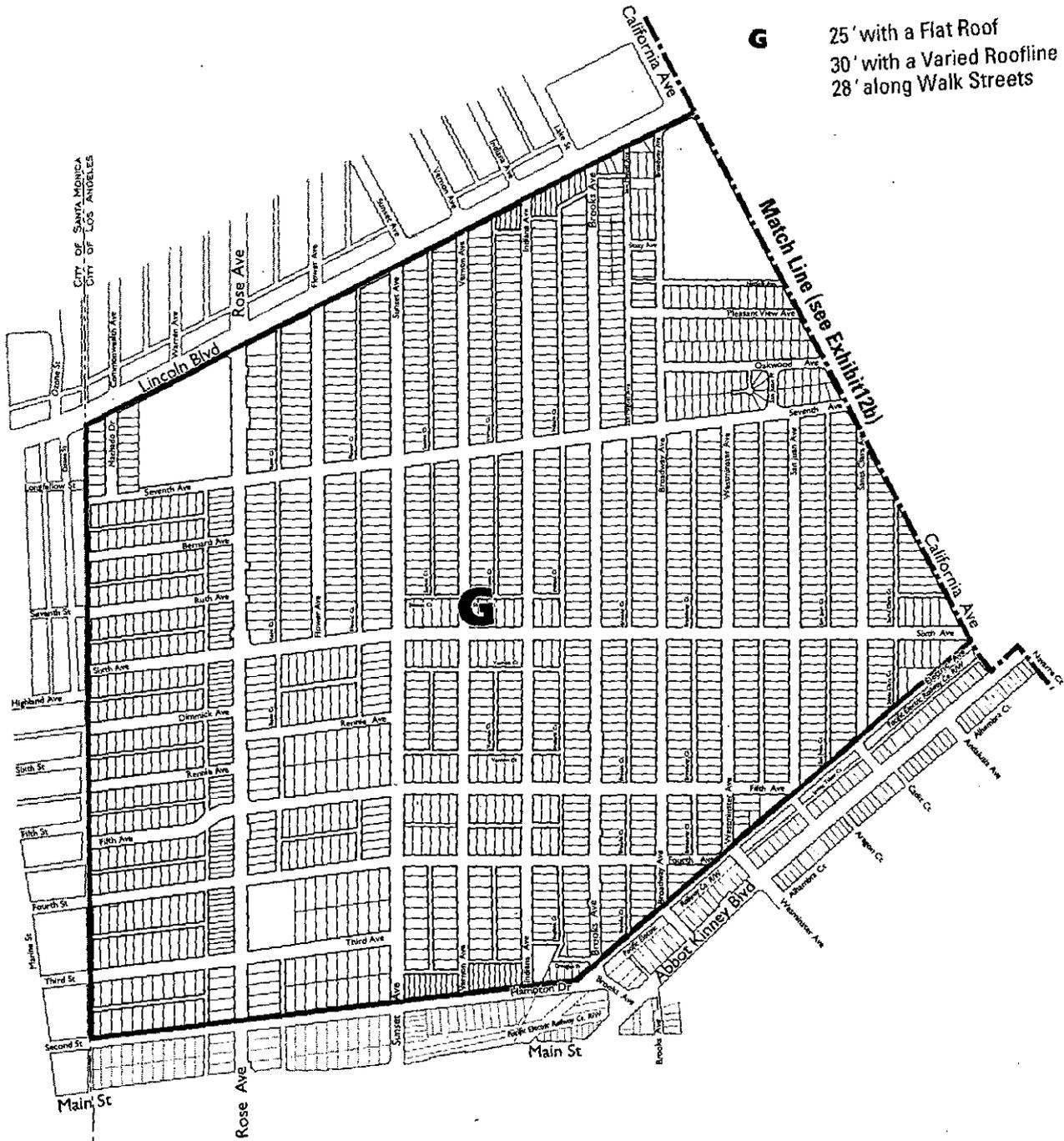
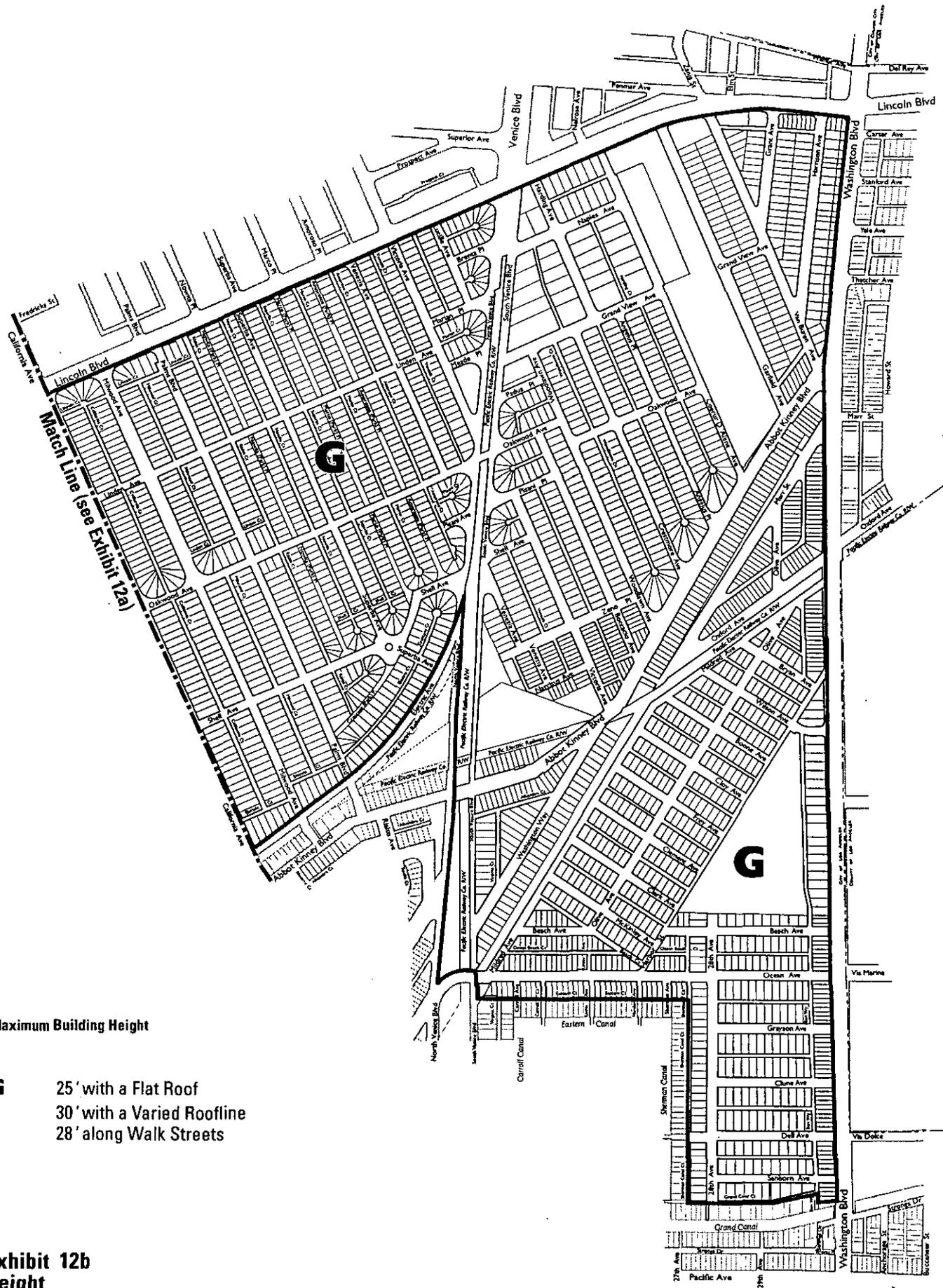


Exhibit 12a
Height

Subarea: Oakwood • Milwood • Southeast Venice





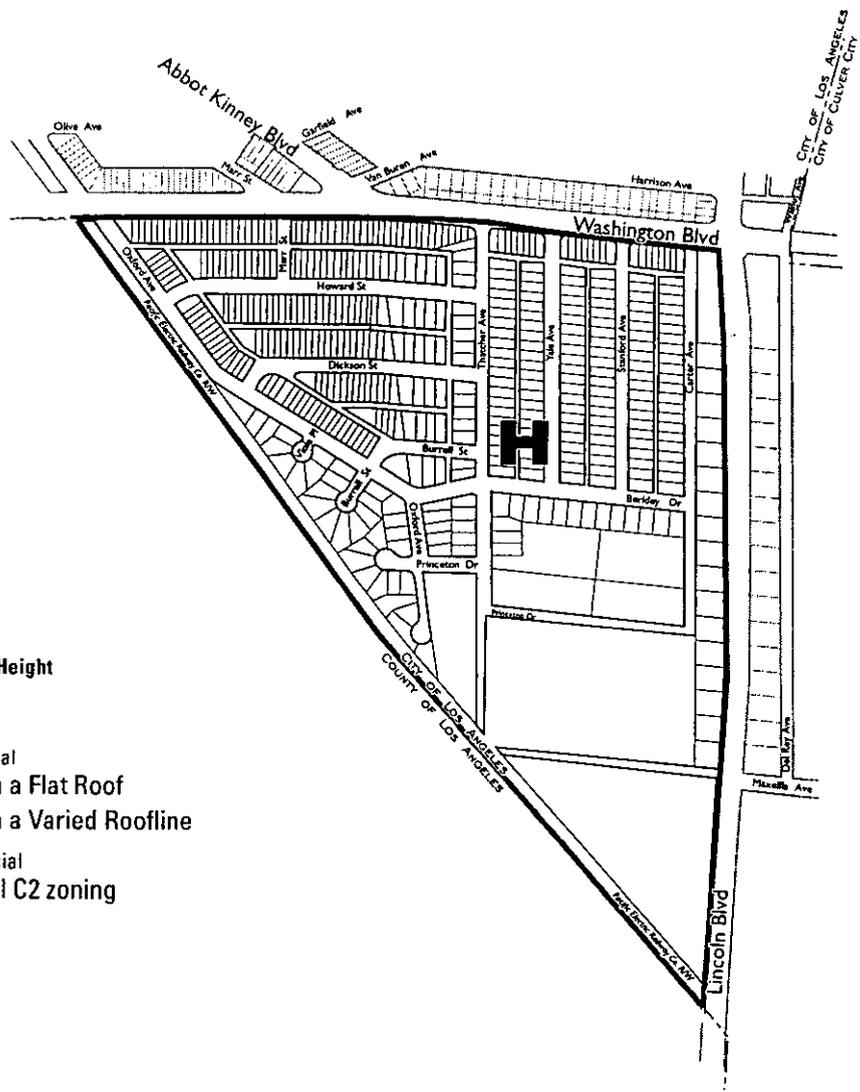
Maximum Building Height

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

**Exhibit 12b
Height**

Subarea: Oakwood • Milwood • Southeast Venice



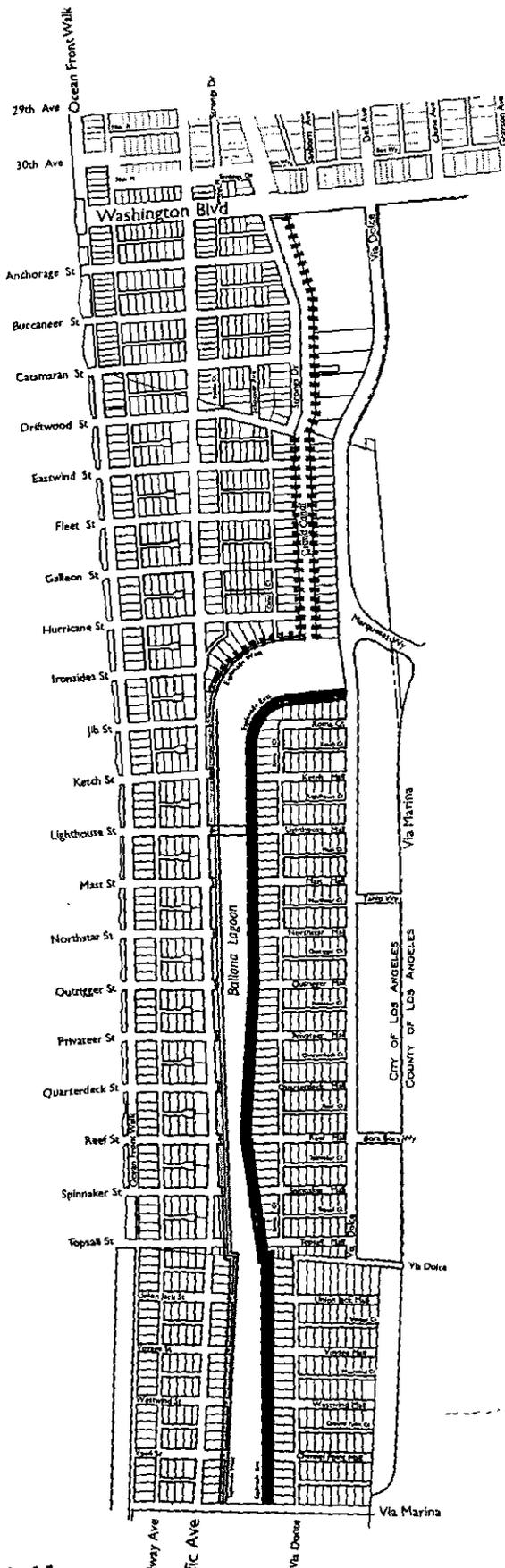


Maximum Building Height

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

Exhibit 13
Height
Subarea: Oxford Triangle





Buffer/Setback

- A minimum of 20' setback
- A minimum of 25' setback
- 40' strip buffer with 10-15' setback

Exhibit 14
Buffer/Setback
Subarea: Marina Peninsula • Silver Strand •
Ballona Lagoon West • Ballona Lagoon East



Sec. 9. COMMERCIAL AND INDUSTRIAL DESIGN STANDARDS.

A. Exemption. Any commercial and/or industrial Project which consists solely of (i) additions or alterations to an existing building or structure which results in a ten percent or less increase in total occupant load, or (ii) a Change in Use which results in a ten percent or less increase in Trips is exempt from this Section.

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

1. Ground Floor Commercial Development. The following regulations shall apply to all commercial Projects which are new buildings or additions, except that commercial lots along Lincoln Boulevard, Washington Boulevard east of Oxford Avenue and in the Oxford Triangle Subarea 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 Building Frontage, and shall be located at the lot line or within five feet of the lot 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 Ground Floor 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 Store Frontage.

e. Ground Floor exterior building walls that face rear parking areas shall provide a pedestrian entrance into the building.

2. Abbot Kinney Boulevard Ground Floor Commercial Development.

In addition to Section 9 B 1 of this Specific Plan, the following requirements shall apply to all commercial Projects which are new buildings or additions located along Abbot Kinney Boulevard between Brooks Avenue and Palm Boulevard.

a. At the Ground Floor, continuous and unarticulated glass curtain walls shall not be permitted. Facades of buildings shall be divided into individual store fronts.

b. Large expanses of glass shall be subdivided into units not larger than 6 feet wide separated by the mullions.

c. 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 Feature.

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, mixed use 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 B.

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 for 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.

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

1. Ground Floor Industrial Development. At least 65 percent of the total width for the first 12 feet of elevation of any new building or addition that is parallel to and facing the street, shall be devoted to entrances, eye-level displays, a contrast in wall treatment, an offset wall line or other 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.

D. Parking.

The following shall apply to any new parking structure or surface parking lot or any addition to a parking structure or surface parking lot:

1. Landscaping

a. All parking areas shall be improved and landscaped in accordance with LAMC Section 12.21 A 6.

b. For any new or addition to a surface parking lot which abuts a public street or is 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 fully landscaped with lawn, trees, shrubs or suitable ground cover. In addition, a three-foot high decorative masonry wall, as measured from the highest point of elevation of the finished surface of the ground, paving or sidewalk immediately adjacent to the wall, shall be located between the parking lot and the landscaped area. However, where a three-foot high landscaped berm is provided within the landscaped area, the wall shall not be required. Vines and shrubs shall be planted along the sides of the wall facing the street to screen the wall

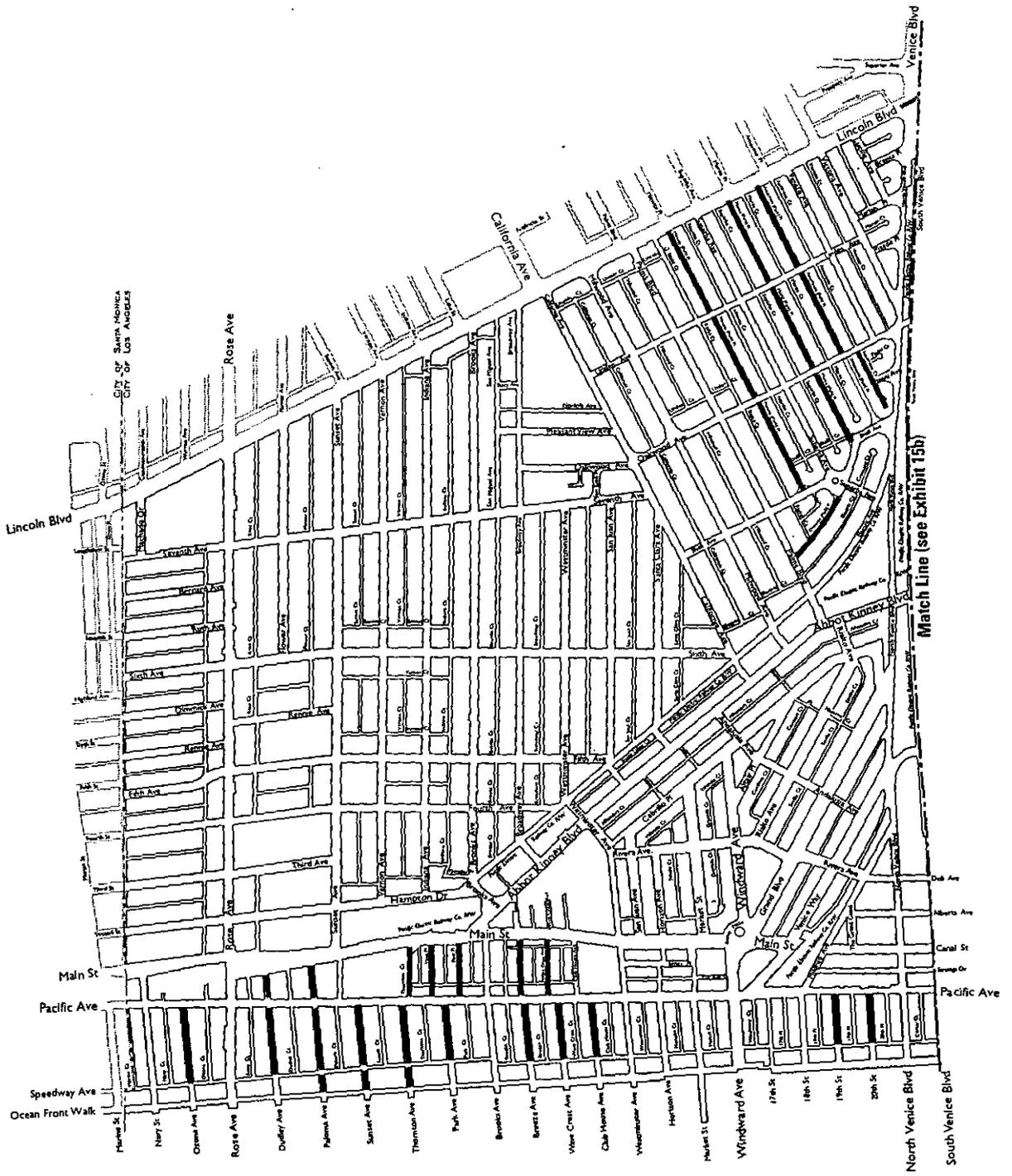
without blocking visibility into the parking area as required by LAMC Section 12.21 A 6 (f).

c. All surface parking abutting an R1 zone or more restrictive 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, as measured from the highest point of elevation of the finished surface of the ground, paving or sidewalk immediately adjacent to the wall. The wall shall have a top cap, and the split-faced side shall face the adjacent residential zone. The wall shall be placed on the lot line which is adjacent to the R1 or more restrictive zone.

2. Parking Structures. In multi-level parking structures, where there is parking on the Ground Floor, 70 percent of the frontage of the Ground Floor along the property line which adjoins a public street shall contain financial services, neighborhood retail, neighborhood services or other related uses permitted by the zone and determined by the Director of Planning.

Sec. 10. WALK STREETS

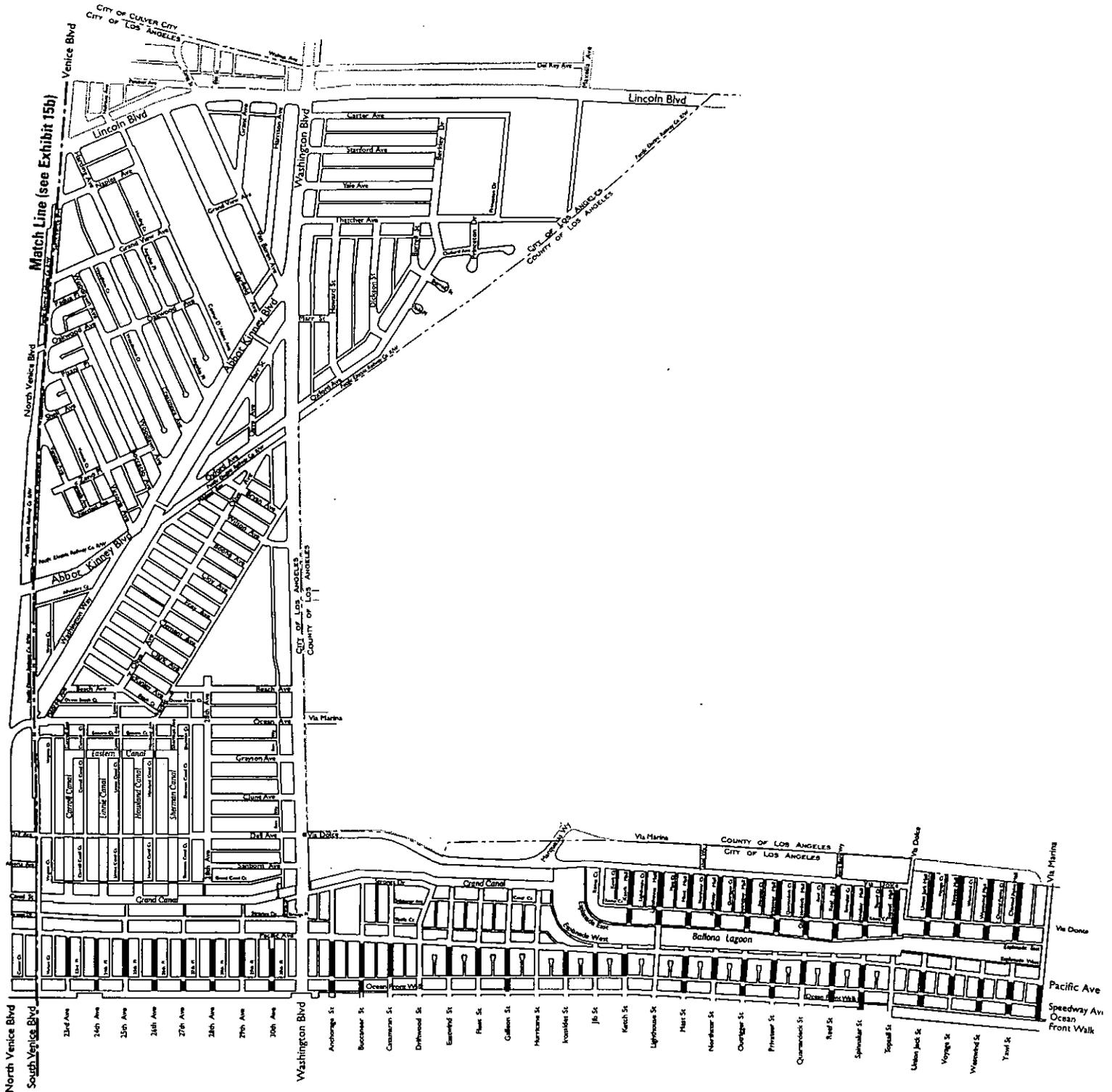
The following regulations shall apply to Walk Streets, as listed in Appendix A of this Specific Plan and shown on Exhibit 16a and 16b.



— Walk Streets

Exhibit 16a
Walk Streets





Walk Streets

Exhibit 16b
Walk Streets



A. Residential Development Standards.

1. General Regulations. Building materials, colors, massing and scale of new Projects 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. For 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. Public Right-of-Way.

a. The existing gardens/patios located within the public right-of-way, between the fences and the property line, shall be maintained to provide a transitional zone between the public pathways and private dwellings.

b. No shrub or hedge in the public right-of-way shall be higher than 42 inches. The bottom of tree canopies shall be maintained at least eight feet above the existing grade.

c. 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 a 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 and 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 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.

Sec. 11. PARKING

A. Parking Requirements. Except as otherwise provided here, the parking standards set forth in the Parking Requirement Table shall 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
<u>RESIDENTIAL USES</u>	
Single family dwelling on lots less than 40 feet in width, or less than 35 feet in width if adjacent to an alley.	2 spaces; except projects in the Silver Strand and Venice Canals Subareas, where 3 spaces are required. The third space may be uncovered and in tandem with the other two required covered parking spaces. In the Venice Canals Subarea, the third space may also be located in the garage driveway within the required rear 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; the third space may be uncovered and in tandem with the other two required covered parking spaces.
Multiple dwelling	2 spaces for each dwelling unit
Artist-in-residence	2 spaces for each artist-in-residence unit
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 guest parking space for each 4 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 11 D (1) (2) of this Specific Plan.
Mobile Home Park	2 spaces for each mobile home space
Hotel, Motel or Motor 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

	<p>1 space for each two guest rooms or suites of rooms in excess of 30 but not exceeding 60; plus</p> <p>1 space for each three guest rooms or suites or rooms in excess of 60; plus</p> <p>1 space for each 100 square feet of floor area used for consumption of food or beverages, or public recreation areas; plus</p> <p>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.</p>
Boarding and Lodging House	2 spaces for each three guest rooms
<u>HEALTH USES</u>	
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 provisions, swimming pool area shall be counted as floor area.
<u>EDUCATIONAL & CULTURAL USES</u>	
Child Care Center, Day Nursery, Preschool or Nursery School	1 space for each 500 square feet of floor area
Business, Professional or Trade School	1 space for each 25 square feet of floor area
<u>RECREATIONAL USES</u>	
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
<u>OFFICE USES</u>	

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
<u>BUSINESS AND COMMERCIAL USES</u>	
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
Shopping Center (A well balanced mixture of uses within the center. Where there is an imbalance of high intensity uses, restaurants, theaters, bowling alleys, billiard parlors, beauty schools and other similar uses and/or long-term parking uses, parking calculation shall be based totally or in part on an individual basis.)	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
STRUCTURES	
BUSINESS & COMMERCIAL USES	
Drive-Through 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 no 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 as determined by the Director, Zoning Administrator or Planning Commission, whichever has jurisdiction

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 (including mini storage)	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

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 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 Section 12.21 A 4 of 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 three or more dwelling units, or commercial or industrial Projects, be less than one parking space for residential Projects and two parking spaces for commercial and industrial Projects.

Sec. 12. Venice Coastal Parking Impact Trust Fund.

1. There is already established within the Treasury of the City of Los Angeles a trust fund, Fund No. 864, entitled "The Venice Coastal Parking Impact Trust Fund" (the Fund). The monies collected pursuant to Section 11D of this Specific Plan shall be deposited into the Fund.

2. The Fund shall be used for the purpose of accepting and retaining funds collected by the Department of Transportation pursuant to this Specific Plan for expenditure only for parking mitigation measures in, adjacent to or serving the Beach Impact Zone. Those improvements 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 Department of Transportation shall collect payments derived from Projects in the Venice Coastal Zone and remit all these funds to the Treasury for deposit into the Fund. All interest on other earnings from money received into the Fund shall be credited to the Fund and devoted to the purposes set forth in this Section.

4. 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.

5. 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 and Government Code Section 66000, *et seq.* No expenditures shall be made from the Fund for

purposes which are contrary to the budgetary policy for the Department as established by the Mayor and the City Council.

6. All monies in the Fund shall be held separate and apart from other City funds and shall be expended upon the authority of the General Manager of the Department of Transportation or his or her designee, in accordance with this Specific Plan and pursuant to the following restrictions:

a. No more than five percent of the funds placed in the Fund each year shall be transferred to the administrative account of the Fund each year and used for administrative expenditures, including but not limited to, staff for the Department of Transportation.

b. No more than five percent of the funds placed in the Fund each year may be used for the purchase and installation of bicycle racks and storage.

Sec. 13. SEVERABILITY

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

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
Elaeagnus
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
Verticillata
Smoke Tree
Broom
Escallonia
Buckwheat
Garrya 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	4.3 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	5.5 per 1,000 sq. ft. of Gross Floor Area
50,000 to 100,000 sq. ft. of Gross Floor Area	6.9 per 1,000 sq. ft. of Gross Floor Area
Less than 50,000 sq. ft. of Gross Floor Area	7.9 per 1,000 sq. ft. of Gross Floor Area

Commercial establishments not in a Shopping Center:

Automobiles Uses

Car Wash	81.0 per car wash
Gas Station:	
without convenience store or car wash	14.6 per fueling position
with convenience store	13.4 per fueling position
with convenience store and car wash	13.2 per fueling position
Repair/Service sq. ft. of Gross Floor Area	3.4 per 1,000 sq. ft.

Banking Uses

Walk-in Bank	17.3 per 1,000 sq. ft. of Gross Floor Area
With Drive-through	43.6 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)	11.5 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)	
Open 24 hours/day	53.7 per 1,000 sq. ft. of Gross Floor Area
Open 15-16 hours/day	34.6 per 1,000 sq. ft. of Gross Floor Area
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	0.7 per 1,000 sq. ft. of Gross Floor Area
Synagogue	3.1 per 1,000 sq. ft. of Gross Floor Area
Storage (Household Goods)	0.3 per 1,000 sq. ft. of Gross storage area
Lodging	
Hotel	0.61 per guest room
Motel or Apartment Hotel	0.73 per guest room or dwelling unit
Offices	
Commercial Office	
under 25,000 sq. ft. of Gross Floor Area	4.3 per 1,000 sq. ft. of Gross Floor Area
25,000 to 50,000 sq. ft. of Gross Floor Area	3.2 per 1,000 sq. ft. of Gross Floor Area
50,000 to 100,000 sq. ft. of Gross Floor Area	2.2 per 1,000 sq. ft. of Gross Floor Area
100,000 to 200,000 sq. ft. of Gross Floor Area	1.6 per 1,000 sq. ft. of Gross Floor Area
over 200,000 sq. ft. of Gross Floor Area	1.5 per 1,000 sq. ft. of Gross Floor Area

Government Office	3.6 per 1,000 sq. ft. of Gross Floor Area
Medical Office	3.7 per 1,000 sq. ft. of Gross Floor Area
Artist in Residence plus 5 trips per 1,000 sq. ft. of other than habitable floor area.	0.7 trips per dwelling unit,
Restaurants	
Low turnover (sit-down restaurant with no counter service)	7.5 per 1,000 sq. ft. of Gross Floor Area
High turnover (sit-down restaurant with counter service)	10.9 per 1,000 sq. ft. of Gross Floor Area
Fast food (high turnover restaurant with automobile service)	33.5 per 1,000 sq. ft. of Gross Floor Area
Fast food (without drive-through)	26.1 per 1,000 sq. ft. of Gross Floor Area
Other Commercial Specialty retail establishments	5.0 per 1,000 sq. ft. of Gross Floor Area
Warehouse	0.51 per 1,000 sq. ft. of Gross Floor Area
Manufacturing (transforming raw materials into finished products)	0.74 per 1,000 sq. ft. of Gross Floor Area
General industrial	0.98 per 1,000 sq. ft. of Gross Floor Area

(44283)

Sec. 14. The City Clerk shall certify to the passage of this ordinance and cause the same to be published by posting for ten days in three public places in the City of Los Angeles, to wit: one copy on the bulletin board located at the Main Street entrance to the City Hall of the City of Los Angeles; one copy on the bulletin board located at the ground level at the Los Angeles Street entrance to the Los Angeles Police Department in the City; and one copy on the bulletin board located at the Temple Street entrance to the Hall of Records in the City.

I hereby certify that the foregoing ordinance was passed by the Council of the City of Los Angeles, by a majority vote of all its members, at its meeting of OCT 29 1999.

J. MICHAEL CAREY, City Clerk

By *Arnold Carter*
Deputy

Approved NOV 09 1999

By *[Signature]*
Mayor *esp*

Approved as to Form and Legality

Pursuant to Sec. 97.8 of the City Charter, approval of this ordinance recommended for the City Planning Commission.....

October 26, 1999
JAMES K. HAHN, City Attorney

See attached report
Car Hone
Director of Planning

By *Jean L. Buzze*
Deputy City Attorney

File No. C.F. 98-0518

posting2

DECLARATION OF POSTING ORDINANCE

I, MARIA C. RICO, state as follows: I am, and was at all times hereinafter mentioned, a resident of the State of California, over the age of eighteen years, and a Deputy City Clerk of the City of Los Angeles, California.

Ordinance No. 172897 - Venice Specific Plan, a copy of which is hereto attached, was finally adopted by the Council of the City of Los Angeles on Oct. 29, 1999, & under direction of said Council & said City Clerk, pursuant to Section 31 of the Charter of the City of Los Angeles, on Nov. 12, 1999, I posted a true copy of said ordinance at each of three public places located in the City of Los Angeles, California, as follows: one copy on the bulletin board at the Main Street entrance to City Hall of said City, one copy on the bulletin board on the ground level at the Los Angeles Street entrance to the Los Angeles Police Department in said City, & one copy on the bulletin board at the Temple Street entrance to the Hall of Records of the County of Los Angeles in said City.

The copies of said ordinance posted as aforesaid were kept posted continuously & conspicuously for ten days, or more, beginning November 12, 1999 to and including December 22, 1999.

I declare under penalty of perjury that the foregoing is true & correct.

Signed this 12th day of Nov. 1999 at Los Angeles, California.

Maria C. Rico

Maria C. Rico, Deputy City Clerk

Effective Date: December 22, 1999

C.F. 98-0518