

# WELCOME

VENICE LOCAL COASTAL PROGRAM

PUBLIC  
WORKSHOP

MASS, SCALE & CHARACTER

MARCH 14, 2017



Hosted by the Department of City Planning and  
funded in part by the California Coastal  
Commission, Grant LCP-14-09



CALIFORNIA  
COASTAL  
COMMISSION



# Ground Rules

Everyone in attendance is a stakeholder of the community and is welcome to participate in this public planning process.

Participants will show each other courtesy and respect.

Participants will allow opportunity for all those in attendance to speak and express their viewpoint.

All viewpoints are welcome. Participants will be respectful toward varying viewpoints, even when they differ from their own.

Participants will recognize and value the diversity of those in attendance and the communities they represent.



# AGENDA

- Presentation
- Breakout Groups
- Recap

**Presentation**

1. Local Coastal Program: Overview
2. Land Use Plans: Mass, Scale & Character
3. Spotlight: Coastal Development (Venice)
4. Role of Zoning

**Breakout Groups**

1. Community Mapping
2. Definitions of MSC
3. Coastal Zone Survey

## ***Presentation***

1. Local Coastal Program: Overview
2. Land Use Plan: Mass, Scale & Character
3. Snapshot: Coastal Development (Venice)
4. Role of Zoning

# **Breakout Groups**

*Purpose: Help us understand what's best for your neighborhood*

1. Community Mapping
2. Definitions of MSC
3. Coastal Zone Survey

# 1. OVERVIEW

## *LOCAL COASTAL PROGRAM*



# LOCAL COASTAL PROGRAM

Create greater transparency & predictability in coastal development and coastal permit procedures



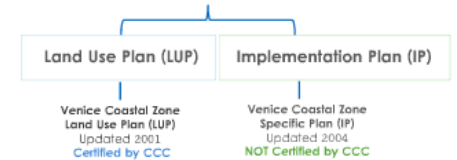
The state mandates that all coastal communities in California have a Certified Local Coastal Program

The California Coastal Commission certifies Local Coastal Programs and administers them in partnership with coastal communities

## A Local Coastal Program is a planning tool that:

- Protects coastal resources
- Maximizes public access to the shoreline
- Guides development in the coastal zone
- Addresses sea level rise and climate change

## Local Coastal Program (LCP)



## A Land Use Plan (LUP) sets policies around:

- Identifying resources that need protection (historic, natural, physical character, etc.)
- Preserving and increasing access to the beach (Circulation + mobility, parking+multi-modal access, etc.)
- Long range land use planning and development needs for coastal communities for both public and private land (the form and density of development, infrastructure, etc.)

## Land Use Plan: Timeline & Milestones



# coastal development and

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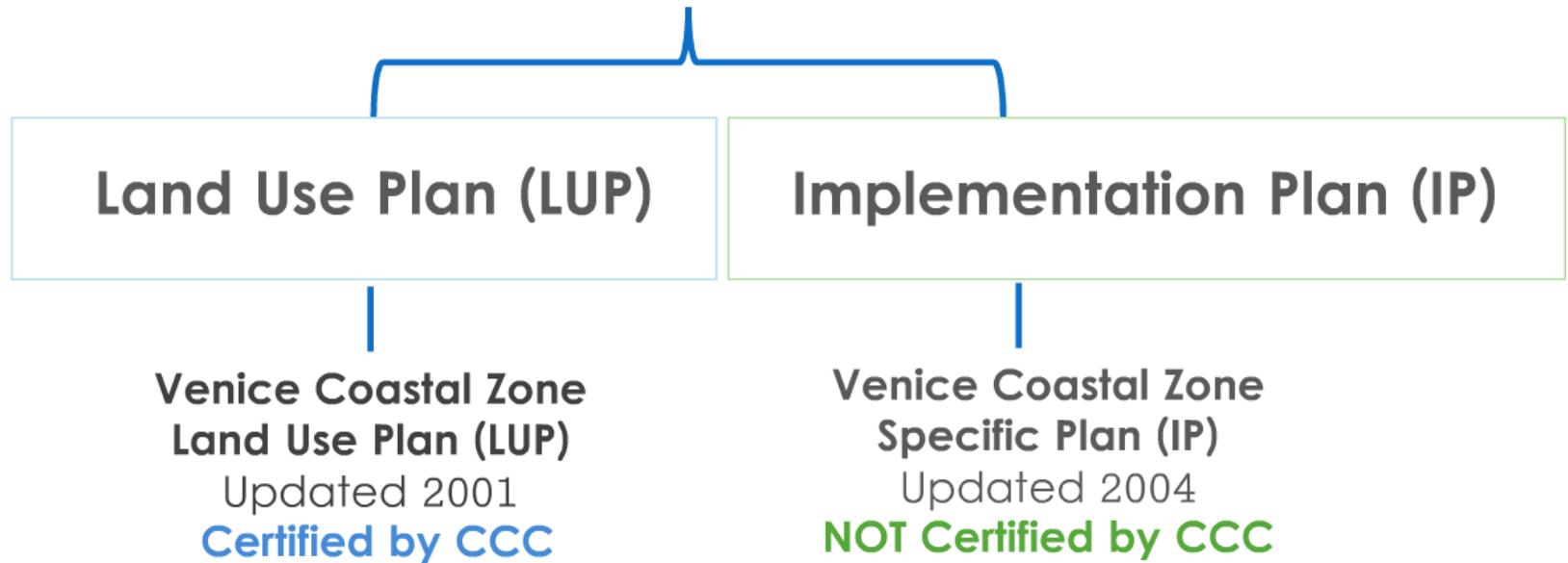
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(Circulation + mobility, parking+multi-modal access, etc.)
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# Land Use Plan: Timeline & Milestones

## Build on & Update Current Venice Land Use Plan Text



- Ensure all policies which are still relevant are retained
- Remove policies no longer relevant or are better housed in the Implementation Plan/Venice Specific Plan Update
- Add new policies (per CCC policy guidance)
- Add new policies that reflect wishes of stakeholders

## Conduct Sea-Level Rise & Climate Change Analysis



- Regional collaboration & consultant expertise to identify local vulnerabilities
- Provide information to the Public for input on an Adaptation Plan

## Release DRAFT LUP for Public Comment



- CCC and public feedback
- Make revisions as appropriate

## Release the revised LUP for adoption



- Additional opportunity for public to participate in the adoption process (City Planning Commission & Council hearings)



June 2016 - Summer 2018



May 2017 - Fall 2018



Summer to Fall 2018



Fall 2018 - Spring 2019

# 2. LAND USE PLAN

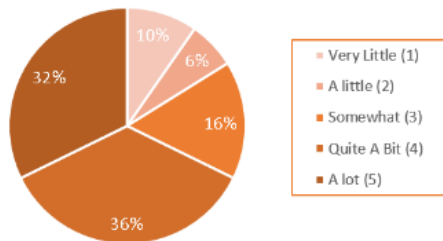
## MASS, SCALE + CHARACTER



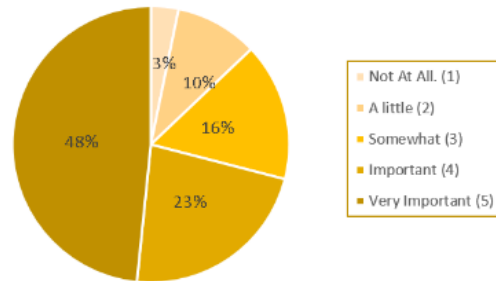


# Feedback: Survey Results

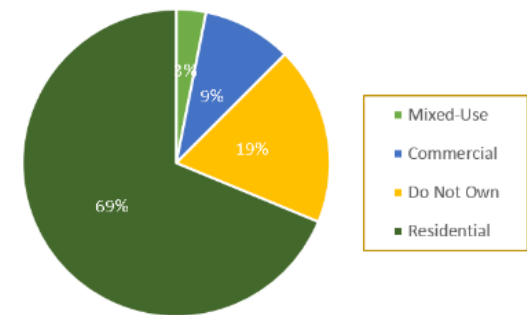
On a scale of 1 to 5, how much has your neighborhood changed?



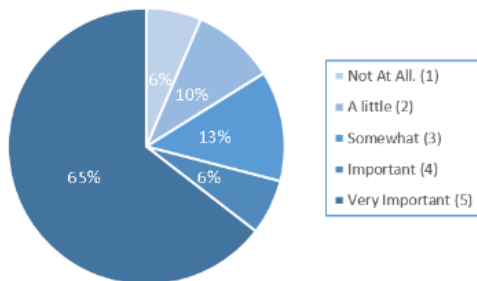
On a scale of 1 to 5, how important is it to you to have a mix of housing types in Venice?



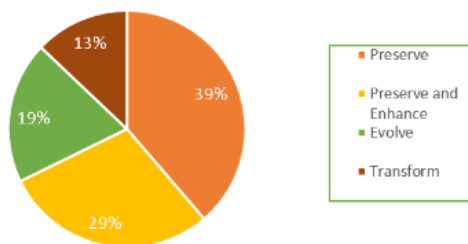
If you own property, what type is it?



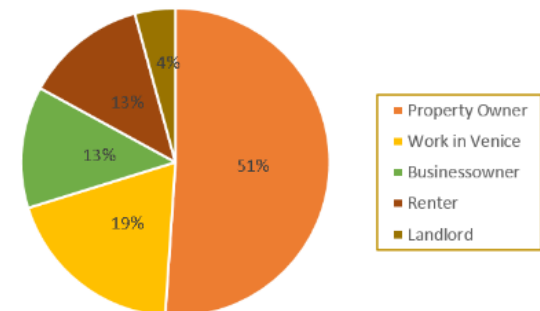
On a scale of 1-5, how important is mass, scale, and character to you?



Which one most describes what you want to happen in your neighborhood?



What is your relationship to Venice?



# Field Analysis: Mass & Scale



Uniform scale and building placement

Two story in existing one story scale



Inconsistent scale

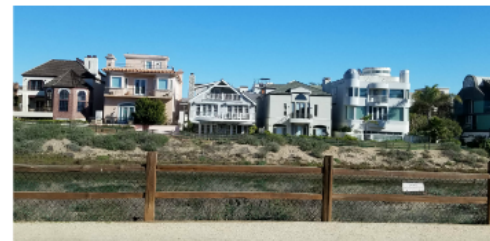


setback of additional mass



Scale of multi-family residential

Single family neighboring multi-family



Uniform building scale with varied building architecture and details



Full build out of parcel





Uniform scale and building placement





# Scale of multi-family residential



# Single family neighboring multi-family



# Two story in existing one story scale





# Inconsistent scale





Uniform building scale with varied building architecture and details





Full build out of parcel

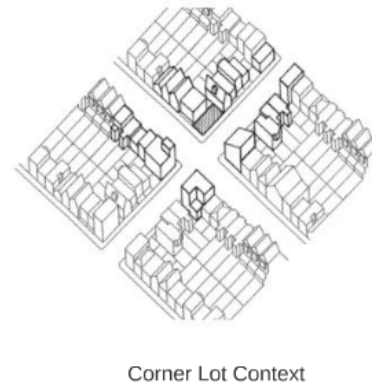
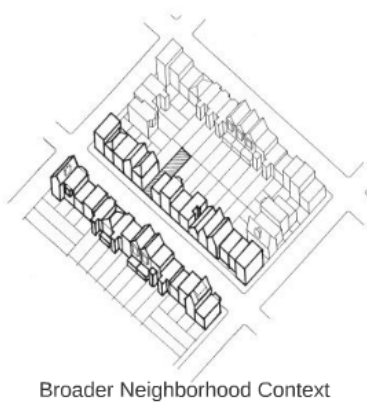
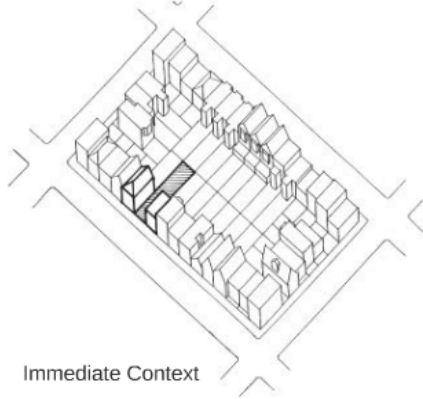


setback of additional mass

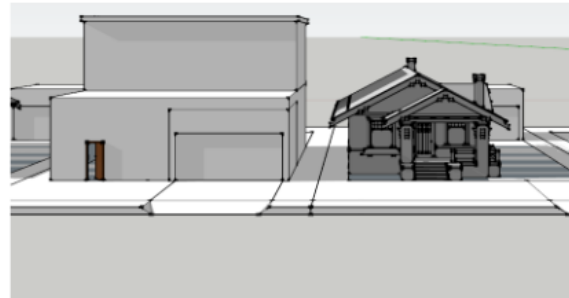
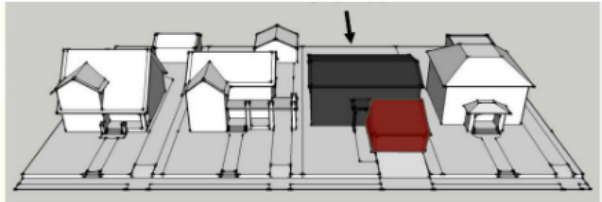


# Research: Character

Where do you look to identify "the character" in a neighborhood



What does a break in "character" look like?

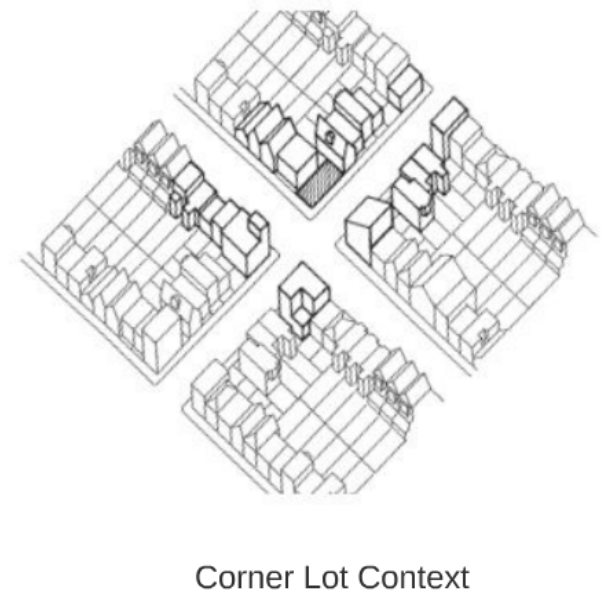
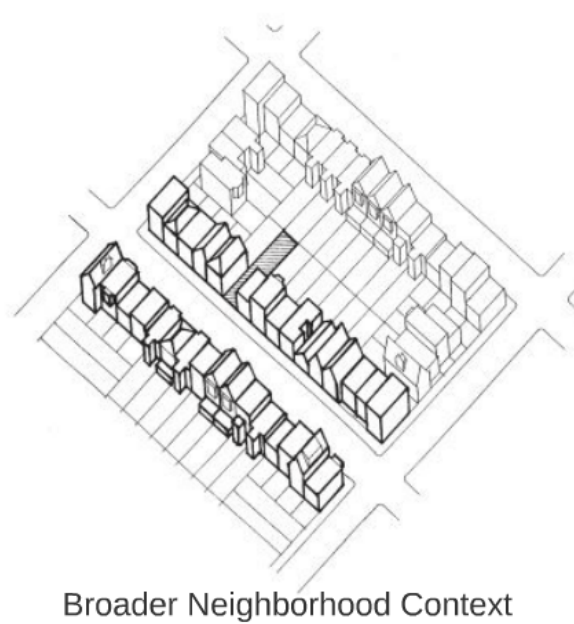
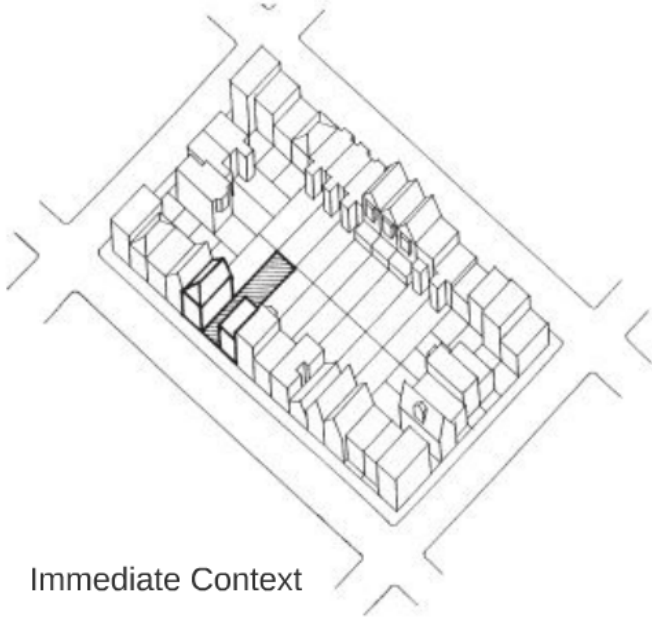


How can new development complement the existing character?

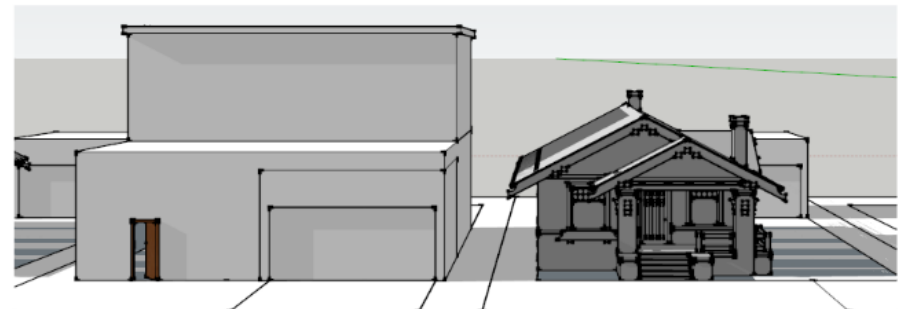
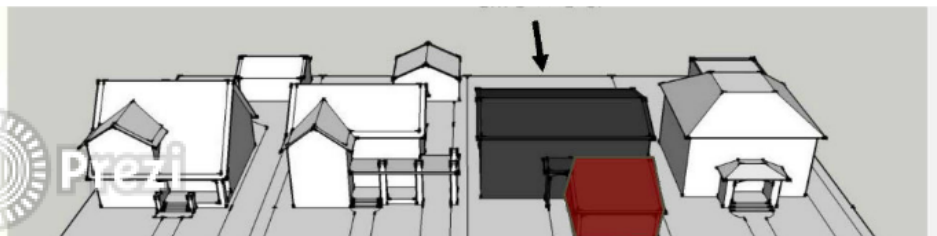


# Research: Character

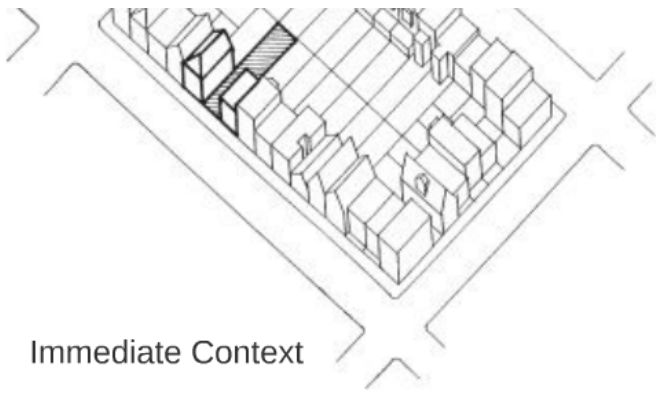
Where do you look to identify "the character" in a neighborhood



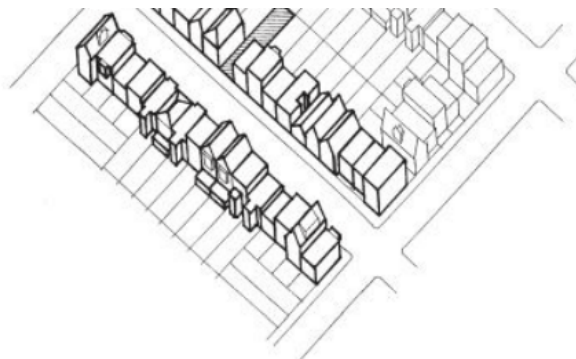
What does a break in "character" look like?



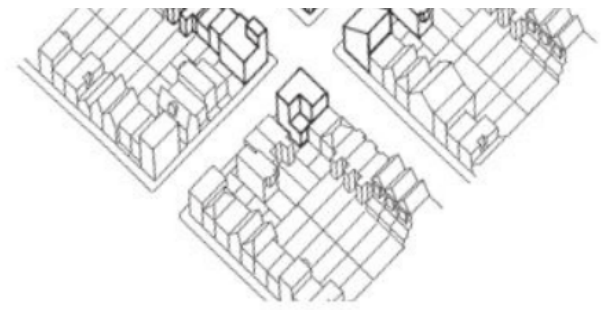




Immediate Context

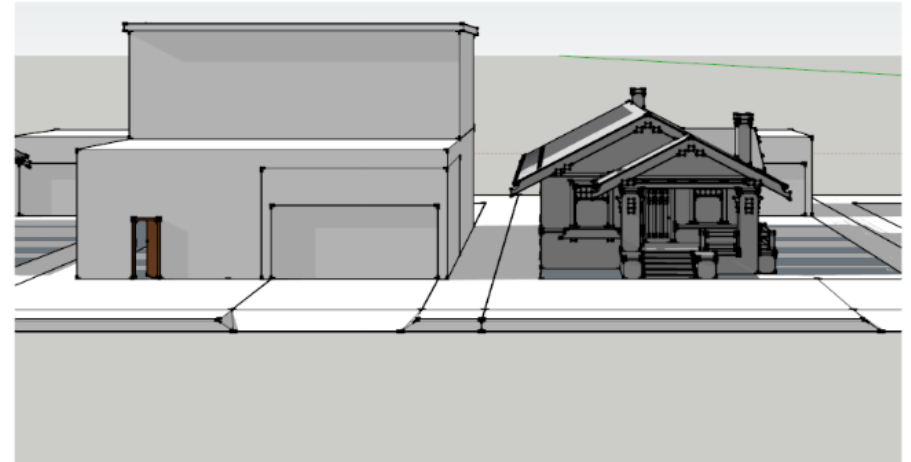
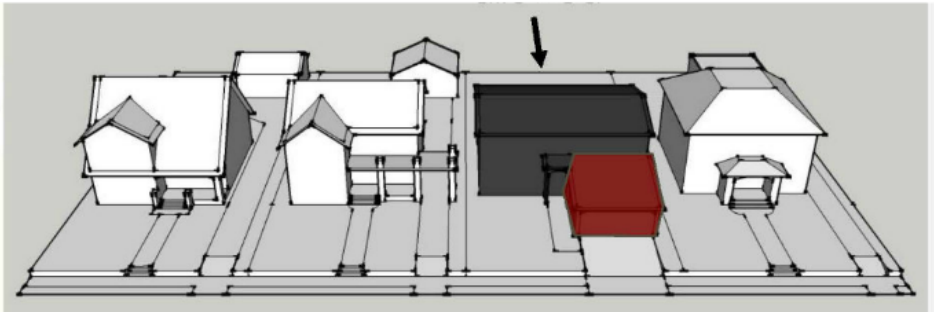


Broader Neighborhood Context



Corner Lot Context

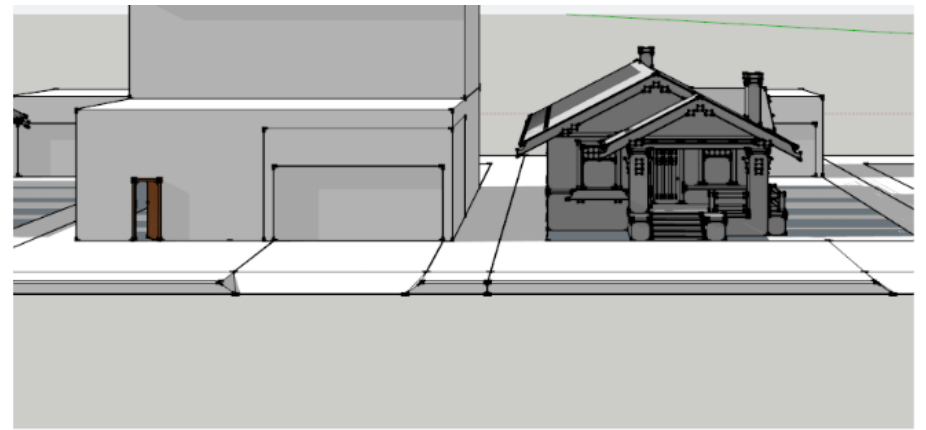
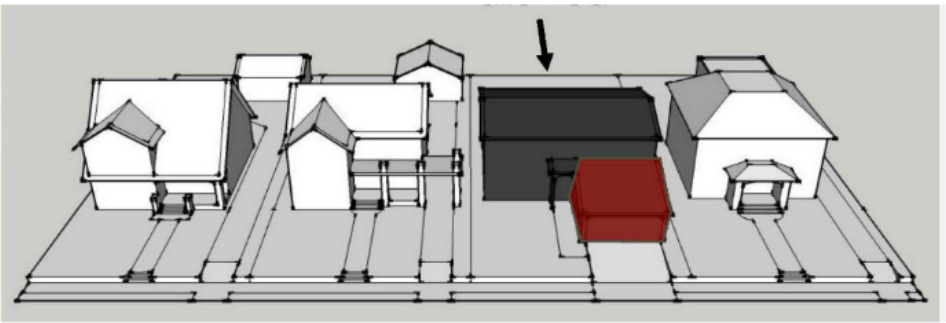
What does a break in "character" look like?



How can new development complement the existing character?



Prezi



How can new development complement the existing character?



# 3. SNAPSHOT

EXISTING ACTIVITY 2010-2016



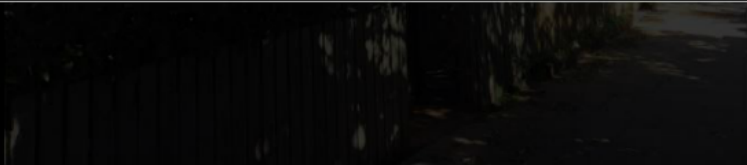
preserved | evolving | transformed

Esri, HERE, Garmin, INCREMENT P, NGA, USGS | Esri, HERE **POWERED BY esri**





### Venice Coastal Zone



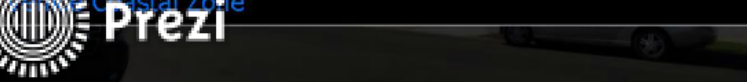
### Milwood Subarea



### Southeast Venice Subarea



### Prezi Coastal Zone



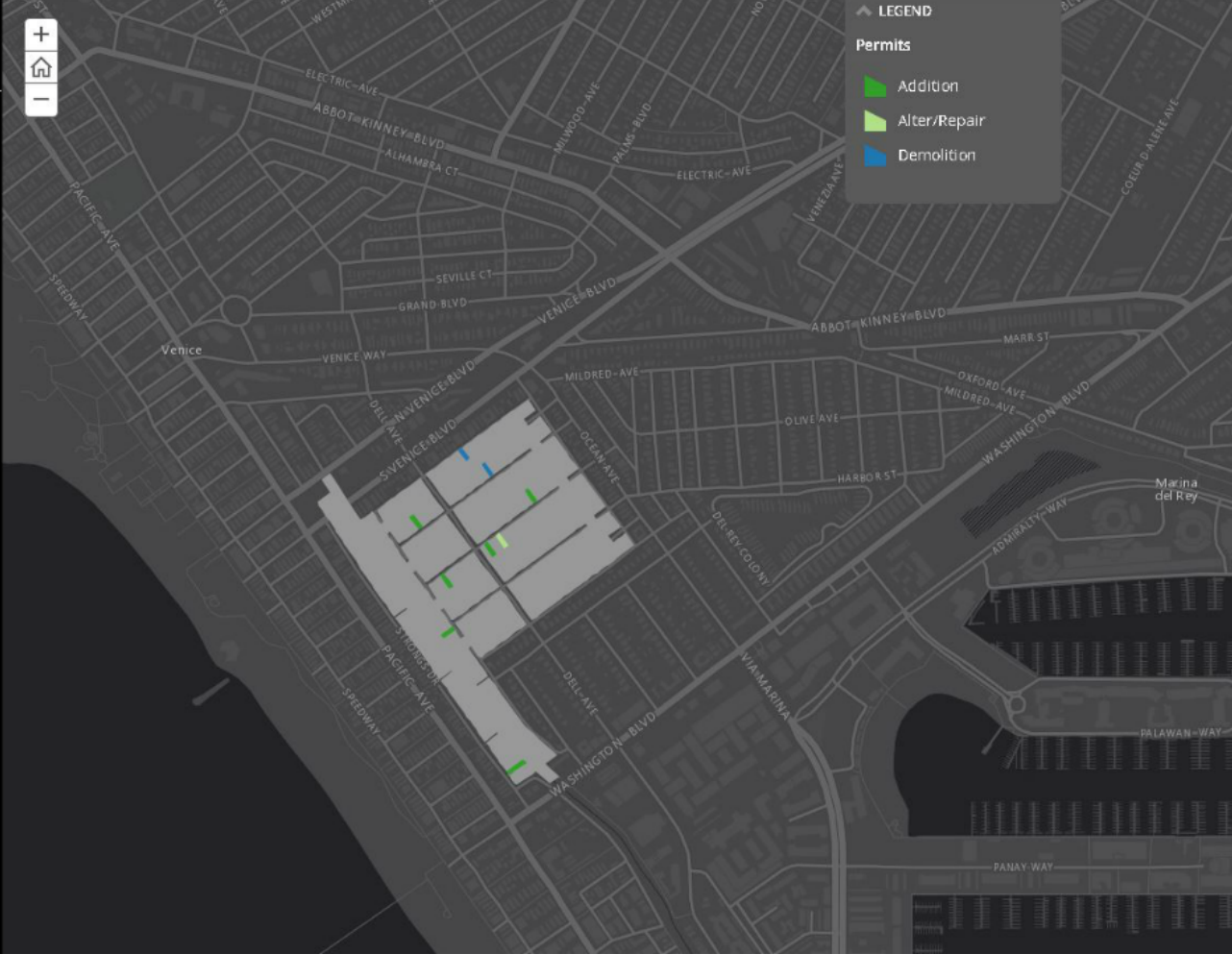


newer construction consistent mass, width & height

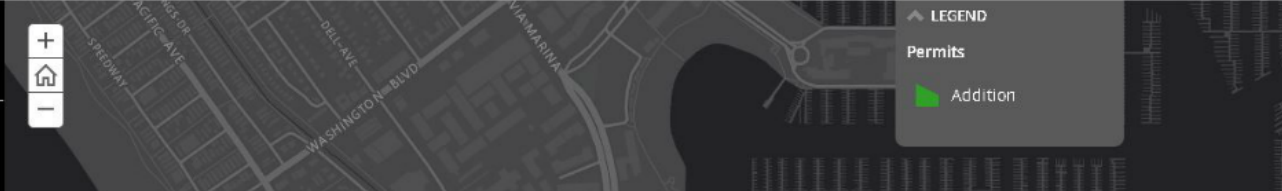
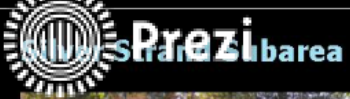
Los Angeles Department of City Planning  
Venice Coastal Zone



Venice Canals Subarea

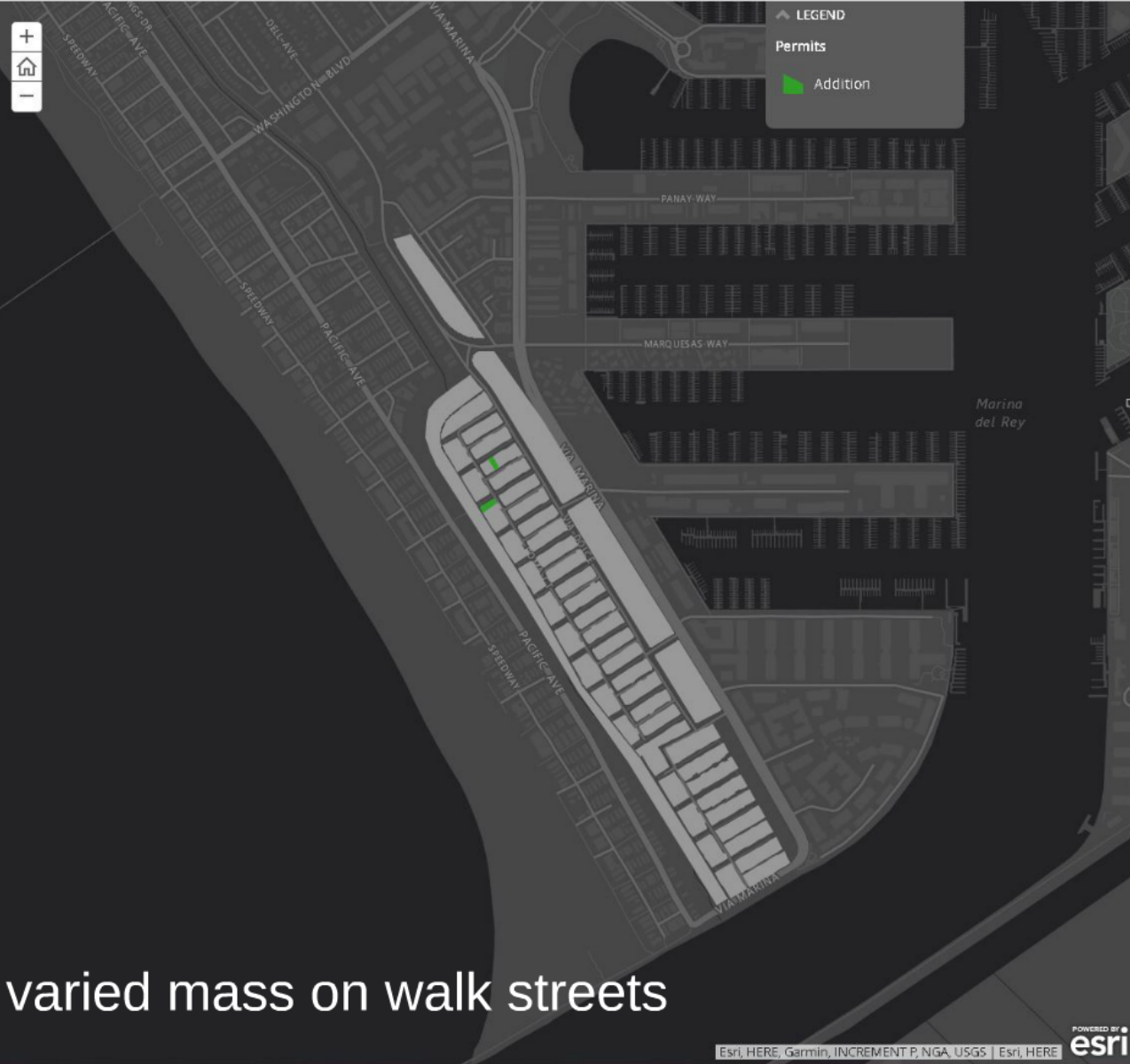


Los Angeles Department of City Planning  
Venice Coastal Zone





Silver Strand Subarea



# varied mass on walk streets

Los Angeles Department of City Planning

Venice Coastal Zone

## North Venice Subarea



## Milwood Subarea





Southeast Venice Subarea

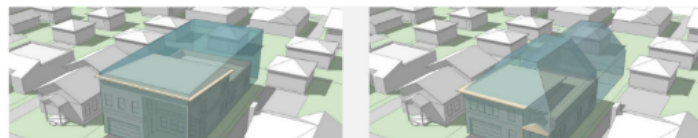


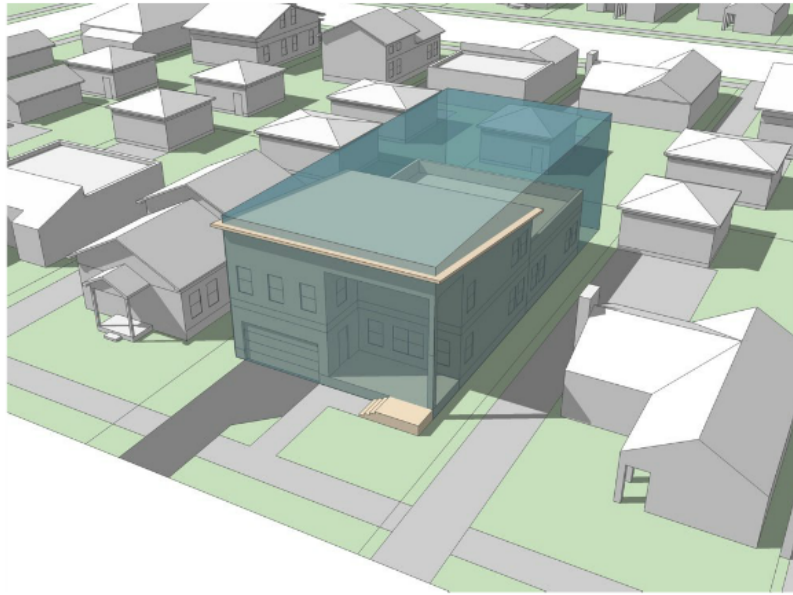
Oxford Triangle Subarea



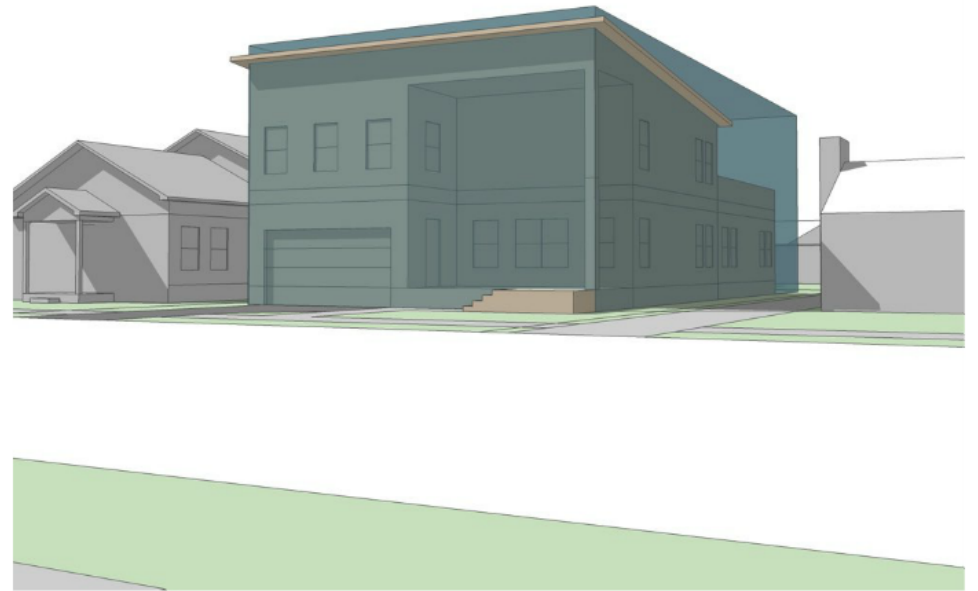
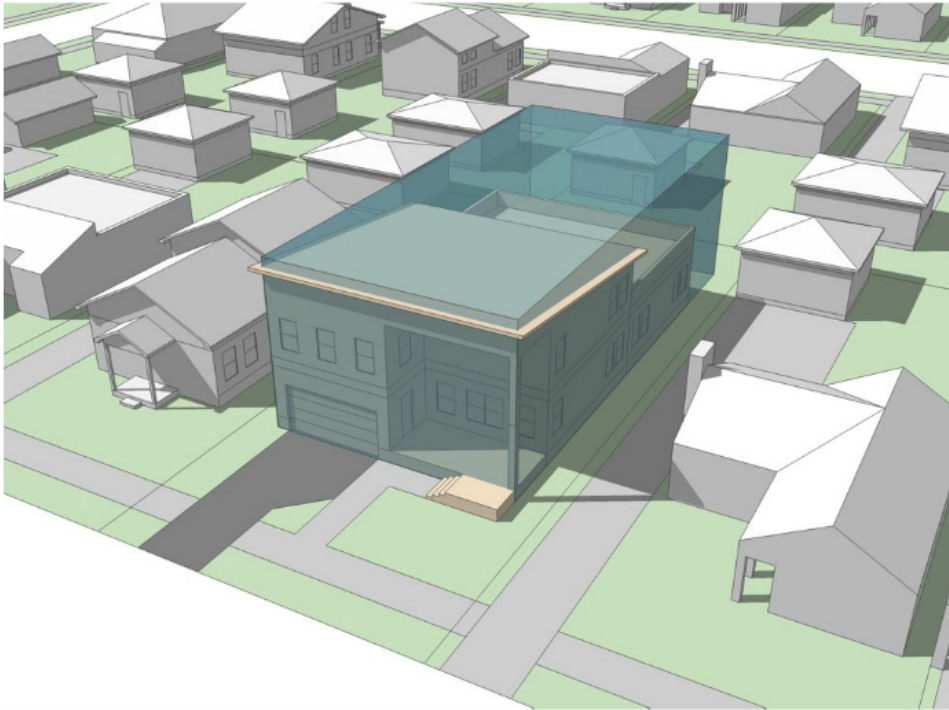
# 4. ROLE OF ZONING

WHAT CAN ZONING DO?



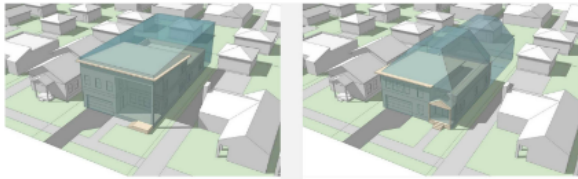


- Setbacks
- Height
- Density (unit per lot area)
- Lot consolidation (VSP)



- Setbacks
- Height

# WHAT CAN ZONING DO?



- Setbacks
- Height
- Density (unit per lot area)
- Lot consolidation (VSP)



- Building envelope
- Front envelope depth
- Rear envelope depth
- Encroachment plane height
- Encroachment angle
- Side wall height
- Variety of FAR based on lot size
- Sidewall break plane

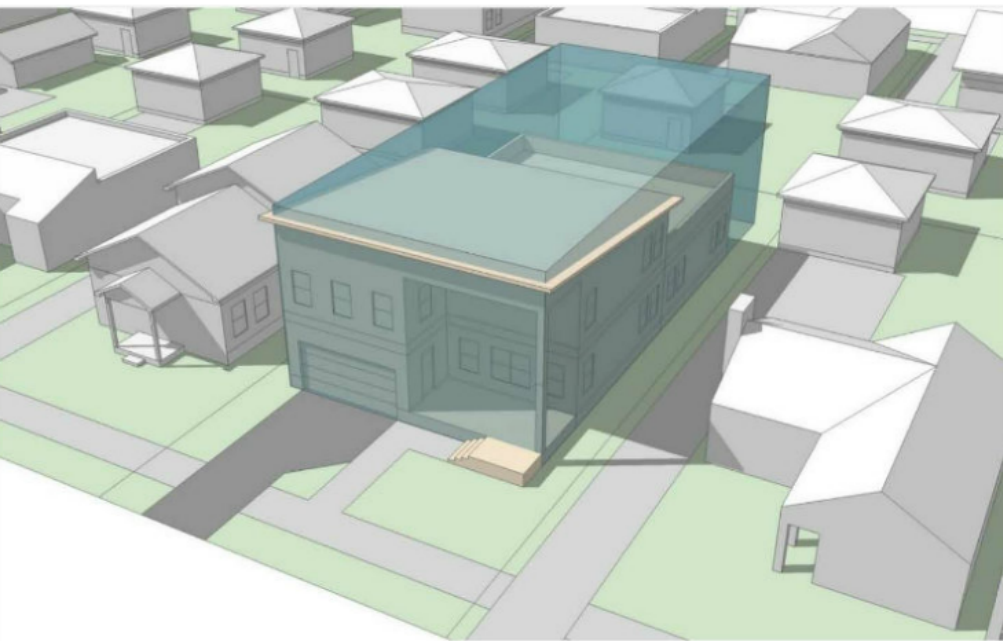


## "Tomorrow's"

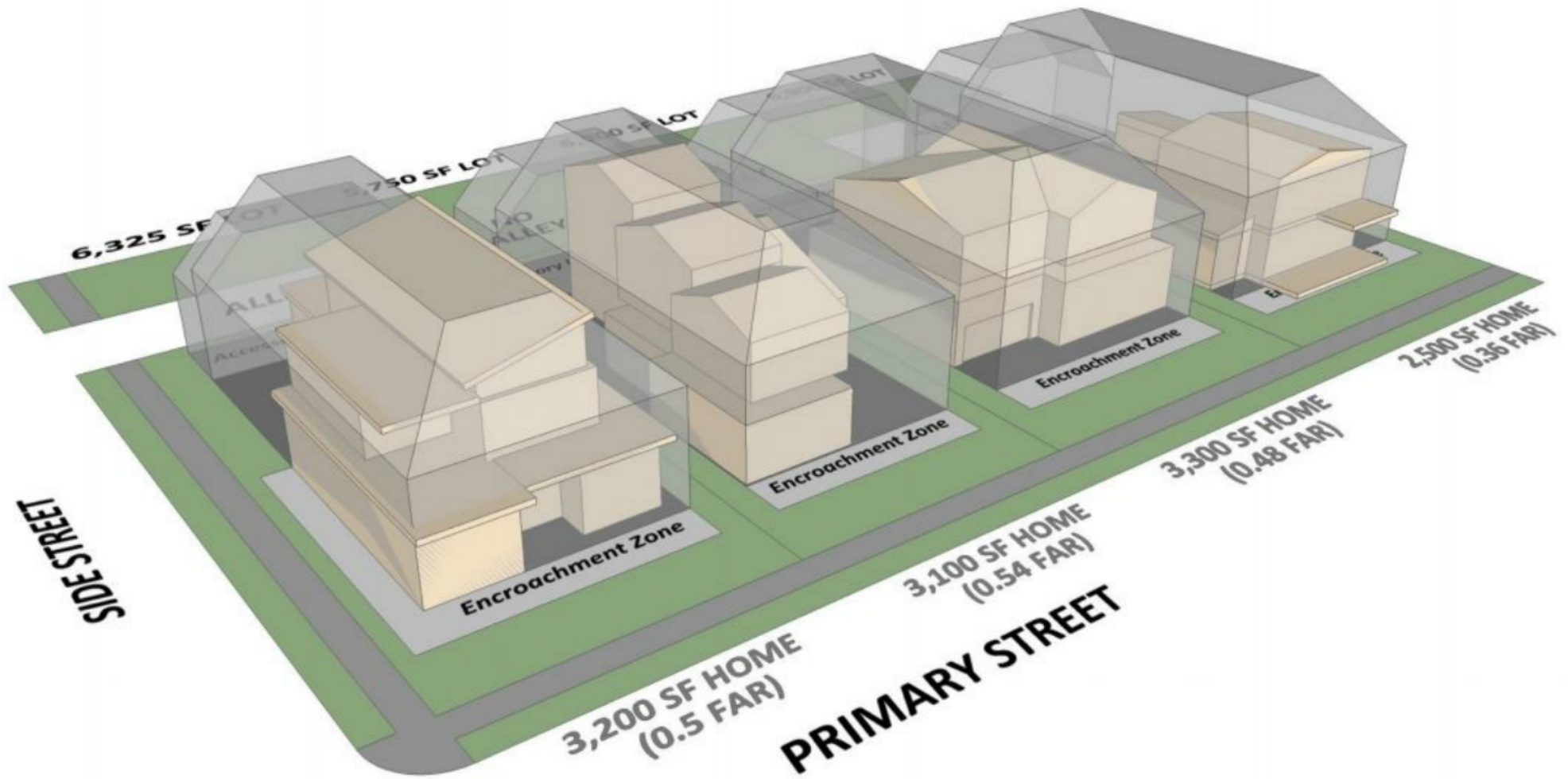


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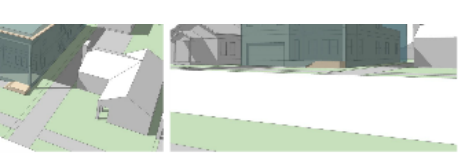




- Setbacks
- Height







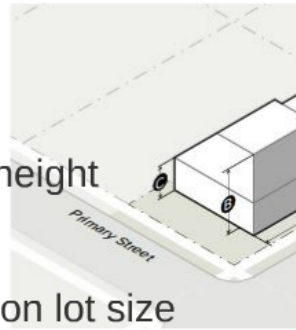
Setbacks  
 Height  
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Today's  
 Limitations



"Tomorrow's"  
 Opportunity



## EXERCISE 1

On the blank maps, identify areas you'd like to see:

- Transformation
- Evolution
- Preservation



## EXERCISE 3

On the survey, please answer sections A, B, & C on the following topics:

- A. Character
- B. Housing
- C. Development



## EXERCISE 2

Discuss the proposed definitions of:

1. Mass
2. Scale
3. Character



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# THANK YOU



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# CONTACT US



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