

VENICE COASTAL ZONE

Specific Plan

Ordinance No. 175, 693
Effective January 19, 2004

**Specific Plan Procedures amended pursuant to LAMC Sec. 13B.4. of
Ch. 1A in accordance with Ordinance No. 187,930**

**This Specific Plan was adopted by City Council on December 2, 2003.
Certification by the California Coastal Commission is pending.**

Please refer to the certified [Venice Coastal Land Use Plan](#) for
other development standards that may apply to your project.
Contact the Community Planning Bureau for further assistance.

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An ordinance amending the Venice Coastal Specific Plan.

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

Section 1. Ordinance No. 172,897 is repealed.

Section 2. ESTABLISHMENT OF THE VENICE COASTAL SPECIFIC PLAN.

- A. The City Council establishes this Venice Coastal Specific Plan applicable to that area of the City of Los Angeles shown on the Specific Plan Area map, Exhibit 1a and 1b. 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 (Grand Canal) 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 west, and the Pacific Ocean on the west, as shown on Exhibit 2.

Venice Canals Subarea, adjacent to Grand, Sherman, Howland, Linnie, Carroll and 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 Los Angeles City 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 3b.

Oakwood-Milwood-Southeast Venice Subarea, generally bounded by the Los Angeles City 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 4b.

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.

Section 3.

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.

Section 4.

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 in this Specific Plan.
- 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 regulations. Whenever this Specific Plan is silent, the regulations of the LAMC shall apply.

Section 5.

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, windows, doors or similar features.
- C. Building Frontage.** The maximum length of a line or lines formed by connecting the points representing projections of the exterior building walls onto a public street or onto a courtyard that is directly accessible by pedestrians from a public street, whichever distance is greater.
- D. 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.
- E. Change in Intensity of Use.** A change in intensity of use includes but is not limited to any addition, expansion or change in use on a site that involves: (a) a change in the total number of dwelling units; or (b) a change in the amount of Service Floor to a commercial or industrial use; or (c) a change in the number of trips as calculated in the Trip Table, Appendix C; or (d) a change in the number of provided or required parking spaces as calculated in Section 12 D and E of this Specific Plan.
- F. Change of Use.** A change from (1) an existing residential use to a commercial or industrial use; or (2) an existing commercial use to a residential or industrial use; or (3) an existing industrial use to a residential or commercial use.
- G. Encroachment.** Any structure or building or portion of a structure or building that projects into a right-of-way or required setback.
- H. Environmentally Sensitive Habitat Area.** Any area in which plant or animal life or their habitats are either rare or especially valuable because of their special nature or role in an ecosystem and which could be easily disturbed or degraded by human activities and developments.
- I. Feasible.** Capable of being accomplished in a successful manner within a reasonable period of time, taking into account economic, environmental, social, and technological factors.
- J. Fill.** Earth or any other substance or material, including pilings placed for the purposes of erecting a structure on it.
- K. Flat Roof.** Any roof form which has a slope of 2 vertical inches or fewer to 12 horizontal inches.

- L. Grand Canal Lot.** Any lot shown on Exhibit 2 of this Specific Plan that is immediately adjacent to Grand Canal.
- M. Ground Floor.** The lowest story within a building, which is accessible to the street, the floor level of which is within three feet above or below curb level, which has frontage on or is primarily facing any pedestrian-oriented street, and which is at least 20 feet in depth or the total depth of the building, whichever is less.
- N. Lagoon Buffer Strip.** The strip of land immediately adjacent to the Ballona Lagoon that separates the developable portion of a lot from the waters of Ballona Lagoon as approved in Coastal Commission Permit No. A-266-77 and Appeal No. A-266-77.
- O. Lagoon Lot.** Any lot that is immediately adjacent to the Ballona Lagoon as shown on Exhibit 2 of this Specific Plan.
- P. Local Coastal Program.** A program that 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.
- Q. Lot Consolidation.** Lot consolidation occurs when: (1) one or more structures are built over a lot line that divided two existing lots; or (2) a lot line is abandoned, a lot line is adjusted, lots are merged, or other action is taken by the City, for the purpose of allowing a structure to be built extending over what were previously two or more separate lots.
- R. Permeable.** A material that permits water penetration to a soil depth of 18 inches or more, including non-porous surface material poured or laid in sections not exceeding one square foot in area and collectively comprising less than two-thirds of the total surface area of loosely laid material such as crushed stone or gravel.
- S. Premise.** A building or portion of a building used as a location for a single business or non-commercial use.
- T. Replacement Affordable Unit.** Any affordable housing unit to be provided as replacement for an existing unit on a Venice Coastal Development Project site. Affordable housing units are dwelling units or guest rooms for which rental or mortgage payments do not exceed the limits stated in Section 65915 of the California Government Code. Dwelling units or guest rooms designated for lower income households, as defined in Section 50079.5 of the California Health and Safety Code, shall have rents not exceeding 30 percent of 60 percent of the area median income as set forth on a rent schedule prepared by the City's Housing Department or any successor agency. In order for a Venice Coastal Development Project to qualify as a project containing affordable housing units, the owner shall record a document with the Los Angeles County Recorder guaranteeing that these affordability criteria will be observed for at least 30 years from the issuance of the Certificate of Occupancy.

- U. Roof Access Structure.** An enclosed stairway or elevator housing that provides access to a roof, but contains no storage, habitable or living area.
- V. Service Floor.** All areas where the customer can be served, except the restroom, including the indoor and outdoor dining area, bar, waiting room and tavern.
- W. Store Frontage.** The horizontal length of a Premise abutting the exterior public access level walkway that serves the Premise.
- X. Street Wall.** An exterior wall of a building that faces a street.
- Y. Trip.** A single or one direction vehicle movement with either origin or destination (exiting or entering) inside the Venice Coastal Development Project site.
- Z. Varied Roofline.** Any roof that has a slope in excess of 2 inches to 12 inches, including but not limited to a sloped or curved roofline.
- aa. Venice Coastal Development Project.** Any of the following actions taken on any lot located in whole or in part within the area identified in Exhibit 1a and b of this Specific Plan. On land, in or under water, the placement or erection of any solid material or structure; the discharge or disposal of any dredged material or of any gaseous, liquid, solid or thermal waste; the grading, removing, dredging, mining or extraction of any materials; any change in the density or intensity of use of land, including, but not limited to, subdivisions pursuant to the Subdivision Map Act (commencing with Section 66410 of the Government Code), and any other division of land, including lot splits, except where the land division is brought about in connection with the purchase of the land by a public agency for public recreational use; any change in the intensity of use of water or of access to the water; construction, reconstruction, demolition or alteration of the size of any structure, including any facility of any private, public or municipal utility; and the removal or harvesting of major vegetation other than for agricultural purposes, kelp harvesting, and timber operations, which are in accordance with a timber harvesting plan submitted pursuant to the provisions of the Z'berg-Nejedly Forest Practice Act of 1973 (commencing with Section 4511 of the Public Resources Code). On-site and off-site parking areas that serve a Venice Coastal Development Project shall be considered a part of the project.
- bb. Venice Coastal Zone.** The area within the Venice Community Plan area west of Lincoln Boulevard, including those lots fronting on the west side of Lincoln Boulevard and shown on the Specific Plan Area map, Exhibit 1a and b.
- cc. Walk Street.** A public street in the Venice Coastal Zone 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.

Section 6.

JURISDICTION. No demolition, grading, building permit or certificate of occupancy shall be issued for any Venice Coastal Development Project unless the Venice Coastal Development Project has received a Venice Coastal Specific Plan Exemption, a Planning Director signature on the Building Permit Application Clearance Summary Worksheet, or has been reviewed and approved in accordance with the Specific Plan Procedures of LAMC Section 11.5.7, Section 7 of this Specific Plan and the Coastal Development Provisions of LAMC Section 12.20.2.1.

Section 7.

APPLICABILITY. The provisions of this Specific Plan shall not apply to any Venice Coastal Development Project for which a valid Project Permit Compliance or Exemption was granted pursuant to the Venice Coastal Specific Plan, Ordinance No. 172,897, provided architectural and structural plans incorporating 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 Venice Coastal Development Project to exceed any provision of the permit or previously granted exemption.

Section 8.

REVIEW PROCEDURES. Applications for Venice Coastal Development Projects shall be filed and processed as follows:

A. DIRECTOR OF PLANNING SIGN-OFF. The following Venice Coastal Development Projects are exempt from the Project Permit Compliance procedures contained in LAMC Section 11.5.7 C. For these projects, no demolition, grading, building permit or certificate of occupancy shall be issued unless the Director of Planning has reviewed the application and determined, by signature, that the Venice Coastal Development Project complies with all applicable provisions of this Specific Plan.

1. In the Appealable Area, any improvement to an existing single or multiple-family dwelling unit that is not located on a Walk Street;
2. In the Non-Appealable Area:
 - a. Any improvement to an existing single or multiple-family dwelling unit that is not located on a Walk Street;
 - b. New construction of one single family dwelling unit, and not more than two condominium units, not located on a Walk Street;
 - c. New construction of four or fewer dwelling units, not located on a Walk Street;
 - d. Demolition of four or fewer dwelling units.

3. Any improvement to an existing commercial or industrial structure of any Venice Coastal Development Project that increases the total occupant load, required parking or customer area by less than ten percent.
4. Any Venice Coastal Development Project that has been Categorically Excluded pursuant to a Categorical Exclusion order issued by the Coastal Commission.

B. PROJECT PERMIT COMPLIANCE REVIEW. All other applications for Venice Coastal Development Projects that are not described in Section 8 A above shall be processed in accordance with LAMC Section 11.5.7.

For Venice Coastal Development Projects listed below, the Approving Authority may waive the public hearing for a Coastal Development Permit if it can make the Findings in accordance with Section 12.20.2.1 E4.

1. Any Venice Coastal Development Project located on a Walk Street.
2. Any improvement to an existing commercial or industrial structure that increases the total occupant load, required parking or customer area by ten percent or more.
3. In the Appealable area, any Venice Coastal Development Project that consists of:
 - a. Any new single family unit and not more than two condominium units;
 - b. Demolition of four or fewer dwelling units;
 - c. New construction of four or fewer dwelling units.

C. FINDINGS. In granting a Project Permit Compliance Review in the Venice Coastal Zone, the Approving Authority shall make each of the findings in Section 11.5.7 and the following findings:

1. That the Venice Coastal Development Project is compatible in scale and character with the existing neighborhood, and that the Venice Coastal Development Project would not be materially detrimental to adjoining lots or the immediate neighborhood;
2. That the Venice Coastal Development Project is in conformity with the certified Venice Local Coastal Program;
3. 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 Venice Coastal Development Project and to register the Replacement Affordable Units with the Los Angeles Department of Housing;
4. That the Venice Coastal Development 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).

Section 9.

GENERAL 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. LOT CONSOLIDATION. Lot Consolidation of contiguous lots may be permitted, provided the consolidation complies with conditions specified in Subsection 1 and 2 below. Subterranean development that is entirely below street elevation is exempt from this subsection.

1. Number of Lots.

a. Venice Canals and Silver Strand residentially-zoned lots:

Lot Consolidation shall not be permitted.

b. Walk Streets:

If residentially-zoned lots front on a Walk Street, a maximum of two residentially-zoned lots may be consolidated, provided the Venice Coastal Development Project conforms with development standards in Section 9 A 2 below.

c. Ballona Lagoon West, Ballona Lagoon (Grand Canal) East, Southeast Venice, Milwood, North Venice and Oxford Triangle residentially-zoned lots:

A maximum of two residentially-zoned lots may be consolidated, provided the Venice Coastal Development Project conforms with development standards in Section 9 A 2 below.

d. Oakwood and Marina Peninsula neighborhoods:

A maximum of three residentially-zoned lots may be consolidated, provided the Venice Coastal Development Project conforms with development standards in Section 9 A 2 below.

e. Commercially- and Industrially-Zoned Lots:

(1) Any number of Lots abutting Lincoln Boulevard or Washington Boulevard and located east of Oxford Avenue may be consolidated with no limit on the number of lots, provided the Venice Coastal Development Project conforms with development standards in Section 9 A 2 below.

(2) Other Commercial Venice Coastal Development Projects:

Two lots may be consolidated, provided the Venice Coastal Development Project conforms with development standards in Section 9 A 2 below; or three lots may be

consolidated, provided the Venice Coastal Development Project conforms with development standards in Section 9 A 2 below and parking is subterranean with the roof at natural grade.

(3) Industrial Venice Coastal Development Projects:

Any number of lots may be consolidated for industrial Venice Coastal Development Projects, provided the Venice Coastal Development Project conforms with development standards in Section 9 A 2 below and parking is subterranean with the roof at natural grade.

(4) Mixed-Use and Multi-Family Residential Venice Coastal Development Projects:

Lot consolidation of more than two lots shall be permitted for mixed-use and multi-family residential Venice Coastal Development Projects, provided the project conforms to the existing scale and characteristic of the surrounding community, the required parking is on-site and the project conforms with development standards in Section 9 A 2 below.

2. Development Standards.

- a. Access to subterranean parking shall be from an alley, where an alley exists, and all subterranean parking shall be fully below natural grade and shall not be visible from the street.
- b. Buildings shall be designed with visual breaks or Architectural Features, including balconies or terraces, with a change of material or a break in the plane for every 20 feet in horizontal length and every 15 vertical feet. Residential buildings shall provide habitable space on the Ground Floor, a ground level entrance, and landscaping and windows fronting the street.
- c. In the RD and R3 multiple-family zones, construction on the single building site may combine the density of the previously-established lots.
- d. For residential Venice Coastal Development Projects, front porches, bays and balconies shall be provided to maximize architectural variety.
- e. In the Oakwood and Marina Peninsula neighborhoods, if the building footprint of a structure extends across all three consolidated lots, the structure shall be designed to appear to be two or more distinct buildings. The structure may be joined in the rear. All development standards in Subsections 2 a through 2 d shall also apply.

B. 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, unless specified otherwise in this Section.

1. For the Lagoon Lots in the Silver Strand and Ballona Lagoon West Bank Subareas, height shall be measured from the average existing natural grade.
2. For lots in the Venice Canals Subarea, height shall be measured from 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 on that lot, height for each building shall be measured from the projection of the midpoint of each building.
3. For all other lots, height shall be measured from 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 on that lot, height for each building shall be measured from the projection of the midpoint of each building. For through lots, height shall be measured from the centerline of whichever adjacent street is the lowest in elevation. In any case involving a Grand Canal Lot, height shall be measured from the elevation of the Grand Canal Esplanade sidewalk.

C. ROOF STRUCTURES.

1. In addition to the limitations contained in LAMC Section 12.21.1 B 3, Roof Access Structures shall conform to the following limitations:
 - a. For subareas where there is a specified Flat Roof height limit, Roof Access Structures shall not exceed the Flat Roof height limit by more than ten feet regardless of roof type;
 - b. For subareas where there is no specified Flat Roof height limit, Roof Access Structures shall comply with LAMC Section 12.21.1 B 3;
 - c. Roof Access Structures shall be designed and oriented so as to reduce their visibility from adjacent public walkways and recreation areas;
 - d. The area within the outside walls of the Roof Access Structure shall be minimized and shall not exceed 100 square feet as measured from the outside walls;
 - e. Roof Access Structures shall not exceed the 30 foot height limit within 60 horizontal feet of the mean high tide line of Ballona Lagoon, Grand Canal and the inland side of the Esplanade (City right-of-way);
 - f. In the Venice Canals Subarea, Roof Access Structures shall be set back at least 60 horizontal feet from the mean high tide line of the fronting canal.

2. Notwithstanding other provisions of this Specific Plan, chimneys, exhaust ducts, ventilation shafts and other similar devices essential for building function may exceed the height limits specified in Section 10 by not more than five feet.

D. SIGNS. Billboards and roof top signs shall be prohibited within the Specific Plan area.

Section 10.

LAND USE AND DEVELOPMENT REGULATIONS FOR SUBAREAS. In addition to the regulations in Section 9, the following regulations shall apply within each of the specified subareas in Sub-sections A-H below.

A. BALLONA LAGOON WEST BANK.

1. **Height.** Within 60 feet of the mean high tide of the Ballona Lagoon or inland side of the Esplanade (City right-of-way), whichever is furthest from the water as determined by a licensed surveyor, Venice Coastal Development Projects shall not exceed 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 38 feet. No portion of any structure (including Roof Access Structures, roof deck railings and Architectural Features) shall exceed the 30 foot height limit within 60 horizontal feet of the mean high tide line of Ballona Lagoon or the inland side of the Esplanade, whichever is furthest from the water.

2. Lagoon Buffer/Setback/Yards.

a. Lots located between Topsail Street and Via Marina:

- (1) All Venice Coastal Development Projects, including balconies or other Architectural Feature, 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 that separates the lot from the west bank of the Ballona Lagoon. Ground level Permeable decks not exceeding 18 inches in height, landscaping, railings and fences may encroach ten feet into the setback.
- (2) No development other than public access improvements and habitat restoration shall be permitted within the easterly fifteen-foot portion of the 25-foot required setback area. The City may require dedication of easements as a condition of development if the City finds that there is a nexus between the impacts of the Venice Coastal Development Project and the need to protect the Lagoon Buffer Strip for public access improvements and habitat restoration.

b. Lots located north of Ironsides Street:

- (1) All Venice Coastal Development Projects shall be set back an average of 15 feet but not less than ten feet from the lot line nearest to the water.
 - (2) An open, Permeable yard with an area of at least 15 times the lot width and a minimum of 450 square feet shall be maintained between the property line that faces the water and the front of any structure. No building extensions, including stairs and balconies, shall be allowed in the required Permeable yard area, except for ground level Permeable decks that do not exceed 18 inches in height.
 - (3) The combined height of any decks, railings, garden walls and fences situated within the required Permeable yard shall not exceed six feet above the elevation of the adjacent public walkway.
 - (4) The sideyard shall be consistent with LAMC requirements, but shall not be less than 3 1/2 feet.
3. **Fill.** No Fill shall be permitted in the lagoon and buffer area, except for the minimum amount necessary for habitat restoration and public access.
4. **Drainage.** Prior to issuance of a building permit for a new Venice Coastal Development 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 Venice Coastal Development Project consistent with the drainage plans approved by the Department of Building and Safety.

B. BALLONA LAGOON (GRAND CANAL) EAST BANK.

1. **Density.** Residential uses in commercial zones shall not exceed R3 density.
2. **Height.** Within 60 horizontal feet of the inland side of the Esplanade (City right-of-way), Venice Coastal Development Projects shall not exceed 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 38 feet. No portion of any structure (including Roof Access Structures, roof deck railings and Architectural Features) shall exceed the 30-foot height limit within 60 horizontal feet of the inland side of the Esplanade (City right-of-way).
3. **Setback/Yards.**
 - a. All Venice Coastal Development Projects shall be set back an average of 15 feet, but not less than 10 feet from the lot line which separates the lot from the east bank of the Grand Canal.

- b. An open, Permeable yard with an area of at least 15 times the lot width and a minimum of 450 square feet shall be maintained between the property line which faces the water and the front of any structure. No building extensions, including stairs and balconies, shall be allowed in the required Permeable yard area, except for ground level Permeable decks.
 - c. The combined height of any decks, railings, garden walls and fences situated within the required Permeable yard shall not exceed six feet above the elevation of the adjacent public walkway.
 - d. The sideyard shall be consistent with LAMC requirements, but shall not be less than 3 1/2 feet.
4. **Fill.** No Fill shall be permitted in Grand Canal.
5. **Drainage.** Prior to issuance of a building permit for a new Venice Coastal Development Project or an expansion of the existing building footprint by more than 10 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 Venice Coastal Development Project consistent with the drainage plans approved by the Department of Building and Safety.

C. SILVER STRAND.

1. **Density.** In the R1 and [Q]RD1.5 Zones, all Venice Coastal Development 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 or the mean high tide line of Ballona Lagoon or inland side of the Esplanade, whichever is furthest from the water, Venice Coastal Development Projects shall not exceed 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. No portion of any structure (including Roof Access Structures, roof deck railings and Architectural Features) shall exceed the 30-foot height limit within 60 horizontal feet of the mean high tide line of Ballona Lagoon, or inland side of the Esplanade, whichever is furthest from the water.
3. **Lagoon Buffer Strip and Setback.**
- a. Lots fronting on the lagoon and lots adjacent to Esplanade East:
 - (1) Lagoon Buffer Strip. No Venice Coastal Development Project other than public access improvements and habitat restoration shall be permitted within a 40-foot strip immediately adjacent to the Ballona Lagoon, as

established by the amended Coastal Permit A-266-77. The City right-of-way (Esplanade) comprises part of the 40-foot wide buffer, with the remainder comprised of 24 to 30-foot wide portions of the lagoon fronting lots over which easements have been, or shall be, dedicated to the City for open space and public access per the requirements of amended Coastal Permit A-266-77. The City may require dedication of easements as a condition of development if the City finds that there is a nexus between the impacts of the Venice Coastal Development Project and the need to protect the Lagoon Buffer Strip for public access improvements and habitat restoration.

- (2) **Setback.** All portions of a dwelling, except for decks, shall be set back from the easterly edge of the Lagoon Buffer Strip a minimum of ten feet or 15 percent of the depth of the lot, excluding the Lagoon Buffer Strip, whichever is greater, but this setback need not exceed 15 feet.
 - (3) The total combined height of any decks, railings, garden walls and/or fences situated within the ten to 15-foot setback from the Lagoon Buffer Strip shall not exceed six feet above the elevation of the Lagoon Buffer Strip located immediately adjacent to the setback area.
- 4. **Fill.** No Fill shall be permitted in the lagoon or Lagoon Buffer Strip except for the minimum amount necessary for habitat restoration and public access.
 - 5. **Drainage.** Prior to issuance of a building permit for a new Venice Coastal Development 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 Venice Coastal Development Project consistent with the drainage plans approved by the Department of Building and Safety.
 - 6. **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.

D. MARINA PENINSULA.

1. Density.

- a. On commercially-zoned lots, no residential or commercial/residential mixed-use Venice Coastal Development Project shall exceed a density greater than the density 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 Venice Coastal Development Projects shall be limited to a maximum height of 35 feet.
- b. Notwithstanding Paragraph a above, structures fronting on Walk Streets are limited to a maximum height of 28 feet.

3. Access.

- a. Driveways and vehicular access to Venice Coastal Development 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 Venice Coastal Development 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 Venice Coastal Development Projects on lots located adjacent to Walk Streets shall be provided from streets or alleys other than Walk Streets.

E. VENICE CANALS.

- 1. **Land Use Limitation.** 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 Venice Coastal Development 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 shall be permitted to a maximum height of 30 feet.
- 3. **Setback/Yard.**
 - a. **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 with an area of at least 15 times the lot width and a minimum area of 450 square feet shall be maintained between the property line that faces the canal and the front of any structure. No Fill nor building extensions, including stairs and balconies, shall be placed in or over the required Permeable front yard area except fences up to 42

inches in height or Permeable decks at grade level not more than 18 inches high.

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 Venice Coastal Development Project consistent with the drainage plans approved by the Department of Building and Safety.

F. NORTH VENICE.

1. **Land Use.** For lots designated Neighborhood Commercial in the Coastal Land Use Plan, located between Pacific Avenue and Main Street, and between Westminster Avenue and Market Street, drive-through uses shall be prohibited.

2. **Density.**

- a. **Residential Zone.** A maximum of two dwelling units per lot shall be permitted for all Venice Coastal Development Projects on multiple-family residentially-zoned lots. However, the lot area per dwelling unit shall not be less than 1,500 square feet on RD1.5 zoned lots and 1,200 square feet on R3 zoned lots; except that

Venice Coastal Development Projects on lots greater than 4,000 square feet are permitted one unit for each 1,500 square feet on RD1.5 zoned lots or one unit for each 1,200 square feet on R3 zoned lots, provided that all units beyond the first two are Replacement Affordable Units.

- b. **Commercial Zones.** No residential Venice Coastal Development Project on a commercially-zoned lot shall exceed the density permitted in the R3 Zone.

3. **Height.**

- a. Venice Coastal Development Projects with a Flat Roof shall not exceed a maximum height of 30 feet; or 35 feet for Venice Coastal Development Projects with Varied Rooflines, provided that any portion of the roof 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. **Walk Streets.** Notwithstanding Paragraph a above, Venice Coastal Development Projects fronting on Walk Streets shall not exceed a maximum height of 28 feet.

4. Setback.

- a.** The front yard setback for all residential Venice Coastal Development Projects shall be consistent with LAMC requirements, but shall not be less than five feet. Ground level patios, decks, landscaping and railings, wall and fences that do not exceed six feet in height may encroach into this setback, provided they observe a setback of one foot.
- b.** Commercial Venice Coastal Development Projects along Ocean Front Walk may set their front yard at the building line.

5. Access.

- a.** Driveways and vehicular access to Venice Coastal Development Projects shall be provided from alleys, unless the Department of Transportation determines that it is not Feasible.
- b.** Vehicular access to Venice Coastal Development 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 Venice Coastal Development Projects located adjacent to Walk Streets shall be provided from streets or alleys other than Walk Streets.

G. OAKWOOD, MILWOOD, SOUTHEAST VENICE.

- 1. Land Use Limitation.** For lots designated Community Commercial in the Coastal Land Use Plan and located along Rose Avenue, between Seventh and Fourth Avenues, no second floor retail use is permitted.

2. Density.

- a. Residential Zones.**
 - (1)** R2 Zone. A maximum of two dwelling units per lot shall be permitted on lots less than 5,000 square feet in area. For lots greater than 5,000 square feet in area, one additional dwelling unit shall be permitted for each additional 2,000 square feet of lot area, provided that 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 4,000 square feet, one additional dwelling unit shall be permitted for each additional 1,500 square feet of lot area in the RD1.5 Zone, and one additional dwelling unit shall be permitted for each additional 2,000 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 Zeno 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 1,200 square feet. One additional dwelling unit shall be permitted for each additional 1,200 square feet of lot area if the dwelling unit is a Replacement Affordable Unit.

- b.** Commercial Zones. No residential Venice Coastal Development Project on a commercially-zoned lot shall exceed a density of that allowed in the R3 Zone.

3. Height.

- a.** Venice Coastal Development Projects with a Flat Roof shall not exceed a maximum height of 25 feet. Venice Coastal Development Projects with a Varied Roofline shall not exceed a maximum height of 30 feet, provided that any portion of the roof 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. Notwithstanding Paragraph a above, Venice Coastal Development Projects fronting on Walk Streets shall not exceed a maximum height of 28 feet.

4. Access.

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

H. OXFORD TRIANGLE. Venice Coastal Development Projects located in the Oxford Triangle Specific Plan area shall comply with all applicable provisions contained in the Oxford Triangle Specific Plan in addition to the provisions contained in this Specific Plan

- 1. Density.** Commercial Zones. No residential Venice Coastal Development 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. Venice Coastal Development Projects with a Flat Roof shall not exceed a maximum height of 25 feet. Venice Coastal Development Projects with a Varied Roofline shall not exceed a maximum height of 30 feet.
- b.** C2 Commercial Zone. Venice Coastal Development Projects shall not exceed a maximum height of 30 feet on all C2 zoned lots.

Section. 11.

COMMERCIAL AND INDUSTRIAL DESIGN STANDARDS.

A. EXEMPTION. Any commercial and/or industrial Venice Coastal Development Project that 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. In addition to the applicable regulations in Sections 9, 10, 12, 13 and 14 of this Specific Plan, the following standards shall apply to all commercial Venice Coastal Development Projects.

1. Ground Floor Commercial Development. The following regulations shall apply to all commercial Venice Coastal Development 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 Venice Coastal Development 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, except that commercial buildings located on Ocean Front Walk shall have the Street Wall set zero feet from the building line. If the Street Wall is adjacent to a sidewalk cafe, public plaza, retail courtyard, arcade, or landscaped area, the Street Wall may be set back a maximum of 15 feet along the portion of the Venice Coastal Development Project that consists of the cafe, plaza, courtyard, landscaping or arcade. These areas shall not be considered in calculating the buildable area of a Venice Coastal Development Project, but with the exception of areas used only for landscaping, shall be considered in calculations for required parking. 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 Venice Coastal Development 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 that contain a vehicle entry door shall be limited to the width of the door plus five feet.
- d. All Venice Coastal Development 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 11 B 1 of this Specific Plan, the following requirements shall apply to all commercial Venice Coastal Development Projects that are new buildings or additions located along Abbot Kinney Boulevard between Brooks Avenue and Palms 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 six feet wide separated by the mullions.
- c. No store front windows shall be lower than 12 inches above sidewalk grade. The windows 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:

- 0.5 to 1 for retail only, including restaurants
- 1.0 to 1 for retail/office
- 1.5 to 1 for retail and/or office and residential

4. Building Separation. A minimum of five feet shall be provided between commercial and residential buildings, except for mixed-use Venice Coastal Development Projects.

5. Access.

- a. Driveways and vehicular access to Venice Coastal Development Projects shall be provided from alleys unless the Department of Transportation determines that it is not Feasible. New and existing curb cuts shall be minimized in order to protect and maximize public on-street parking opportunities.
- b. Driveways and vehicular access to Venice Coastal Development Projects adjacent to Ocean Front Walk shall be

provided from Speedway, unless the Department of Transportation determines that it is not Feasible. In no case shall vehicular access be permitted from Ocean Front Walk.

- c. Driveways and vehicular access to Venice Coastal Development Projects adjacent to Pacific Avenue shall be provided from streets other than Pacific Avenue, unless the Department of Transportation determines that it is not Feasible.

6. Landscaping.

- a. Any open portion of the lot on which the Venice Coastal Development Project is located, which 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.

7. Light. Lighting from commercial Venice Coastal Development Projects shall be directed away from residential Venice Coastal Development Projects and Environmentally Sensitive Habitat Areas.

8. Trash. Venice Coastal Development Projects shall have trash enclosures for regular and recyclable trash.

C. GROUND FLOOR INDUSTRIAL DEVELOPMENT. In addition to the applicable regulations in Sections 9, 10, 12, 13 and 14 of this Specific Plan, 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.

D. PARKING STRUCTURES AND LOTS. 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 that 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 A6(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 that 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 that 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.

Section. 12.

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.

A. RESIDENTIAL DEVELOPMENT STANDARDS.

1. **General Regulations.** Building materials, colors, massing and scale of new Venice Coastal Development Projects shall complement those of existing structures on lots fronting on or adjacent to a Walk Street. 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.
- d. Vehicular access on Walk Streets shall be restricted to emergency vehicles.

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.

Section 13.

PARKING.

- A. **PARKING REQUIREMENTS.** Except as otherwise provided below, the parking standards are those set forth in Subsection D. The Parking Requirement Table shall apply to all Venice Coastal Development 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 in Subsection D and the requirements in Subsection E shall apply for the addition of a dwelling unit or units.

Venice Coastal Development Projects where more than 50 percent of the existing exterior walls are removed or replaced are considered demolitions and new constructions and are not subject to this exception.

- C. **EXISTING DEVELOPMENTS.** A Change of Use that results in a Change in Intensity of Use shall be required to comply with the parking standards set forth in Subsections D and E as if it were a new project or provide an in-lieu fee payment into the Venice Coastal Parking Impact Trust Fund for any deficiency created due to the change of use.

The public beach parking lots and the Venice Boulevard median parking lots shall not be used to satisfy the parking requirements of Subsections D and E below.

D. PARKING REQUIREMENT TABLE

USES	OFF-STREET PARKING REQUIRED
RESIDENTIAL USES	
Single-family dwelling on a lot less than 40 feet in width, or less than 35 feet in width if adjacent to an alley.	Two spaces; except Venice Coastal Development Projects in the Silver Strand and Venice Canals Subareas, where three 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 a lot of 40 feet or more in width, or 35 feet or more in width if adjacent to an alley	Three spaces; the third space may be uncovered and in tandem with the other two required covered parking spaces.
Artist-in-residence	Two spaces for each artist-in-residence unit
Multiple dwelling and duplex on a lot less than 40 feet in width, or less than 35 feet in width if adjacent to an alley.	Two spaces for each dwelling unit
Multiple dwelling and duplex on a lot of 40 feet or more in width, or for 35 feet or more in width if adjacent to an alley	Two spaces for each dwelling unit; plus a minimum of one guest parking space for each four or fewer units (e.g., 0.25 guest parking space per unit, any fraction shall be rounded up to require one additional guest parking space). Exception: for Venice Coastal Development 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 13 E(1)(2) of this Specific Plan
Mobile Home Park	Two spaces for each mobile home space
Hotel	Two spaces; plus Two spaces for each dwelling unit; plus One space for each guest room or each suite of rooms for the first 30; plus One space for each two guest rooms or suites of rooms in excess of 30 but not exceeding 60; plus One space for each three guest rooms or suites or rooms in excess of 60; plus One space for each 100 square feet of floor area used for consumption of food or beverages, or public recreation areas; plus One space for each five fixed seats and for every 35 square feet of seating area where there are no fixed seats in meeting rooms or other places of assembly.
Motel or Motor Hotel	One space for each guest room; plus two spaces for each dwelling unit

Boarding and Lodging House	Two spaces for each three guest rooms
HEALTH USES	
Veterinary Hospital	One space for each 150 square feet of floor area
Medical or Dental or clinic	See office uses
Health Studio or Club	One space for each 150 square feet of floor area. (For purposes of this provisions, swimming pool area shall be counted as floor area.)
EDUCATIONAL & CULTURAL USES	
Child Care Center, Day Nursery, Preschool or Nursery School	One space for each 500 square feet of floor area
Business, Professional or Trade School	One space for each 25 square feet of floor area
RECREATIONAL USES	
Theater, Auditorium	One 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	One space for each 75 square feet of floor area
OFFICE USES	
Commercial Bank, Savings and Loan Office, other Financial Institutions, Public or Private Utility Office, Ticket Agency, other similar Window Service Offices	One space for each 225 square feet of floor area of the main floor
Professional Offices of Doctors, Dentists or similar professions	One space for each 150 square feet of floor area
General Office and other Business, Technical Service, Administrative or Professional Offices	One space for each 250 square feet of floor area
BUSINESS AND COMMERCIAL USES	
Personal Service Establishment, Including Cleaning or Laundry Agency or similar use	One space for each 250 square feet of floor area
General Retail Store, except as otherwise provided	One 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, such as 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.)	One 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	One 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	One space for each 50 square feet of Service Floor (including outdoor service areas).
Drive-Through and Window Service Restaurant providing Outdoor Eating Area or Walk-up or Drive-up Window Service	One space for each 50 square feet of floor area, but no fewer than ten 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	One space for each 150 square feet of floor area
MANUFACTURING AND RELATED USES	
Manufacturing and Industrial Establishment, including Offices and operations	Three spaces; plus One space for each 350 square feet of floor area
Software, Music, Film and Video Manufacturing	Three spaces; plus One space for each 350 square feet of floor area
Laboratory and Research Establishment	Three spaces; plus One space for each 300 square feet of floor area
Warehouse Storage Building (including mini storage)	Three spaces; plus One space for each 1,000 square feet of floor area
Public Utility Facility not having a Business Office on the Premises	Two spaces; plus One space for each 1,000 square feet of floor area
OTHER USES NOT LISTED	Parking shall be provided as determined by the City's Department of Transportation.

E. BEACH IMPACT ZONE PARKING REQUIREMENTS.

In addition to the above requirements, all Venice Coastal Development 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 Venice Coastal Development 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 LAMC Section 12.21 A4. 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 Venice Coastal Development 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 LAMC. 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 Venice Coastal Development Projects of three or more dwelling units, or commercial or industrial Venice Coastal Development Projects, be less than one parking space for residential Venice Coastal Development Projects and two parking spaces for commercial and industrial Venice Coastal Development Projects.

F. SHARED PARKING. Shared parking may be permitted as authorized by LAMC Section 12.24 X20, provided that public beach parking lots shall not be used and that the decision-maker makes an additional finding that the shared parking will not negatively affect coastal access or access to public recreational facilities.

Section 14.

VENICE COASTAL PARKING IMPACT TRUST FUND.

- A.** 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" (Fund). The monies collected pursuant to Section 12D of this Specific Plan shall be deposited into the Fund.
- B.** 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:
 1. Venice Boulevard median public parking facility improvement, including land acquisition and construction.
 2. Development of public parking facilities on the former railroad right-of-way at Electric Avenue.
 3. Development of public parking facilities on City-owned lots in the Venice Coastal Zone.

4. Development of public parking facilities on the site of the Los Angeles County Metropolitan Transportation Authority (MTA) located between Main Street and Pacific Avenue south of Sunset Avenue.
 5. Operation of shuttle buses to remote/intercept parking lots.
- C. The Department of Transportation shall collect payments derived from Venice Coastal Development Projects in the Venice Coastal Zone and remit all these funds to the Treasurer 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.
 - D. 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.
 - E. 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 that are contrary to the budgetary policy for the Department as established by the Mayor and the City Council.
 - F. 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:
 1. 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.
 2. 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.

Section. 15.

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.

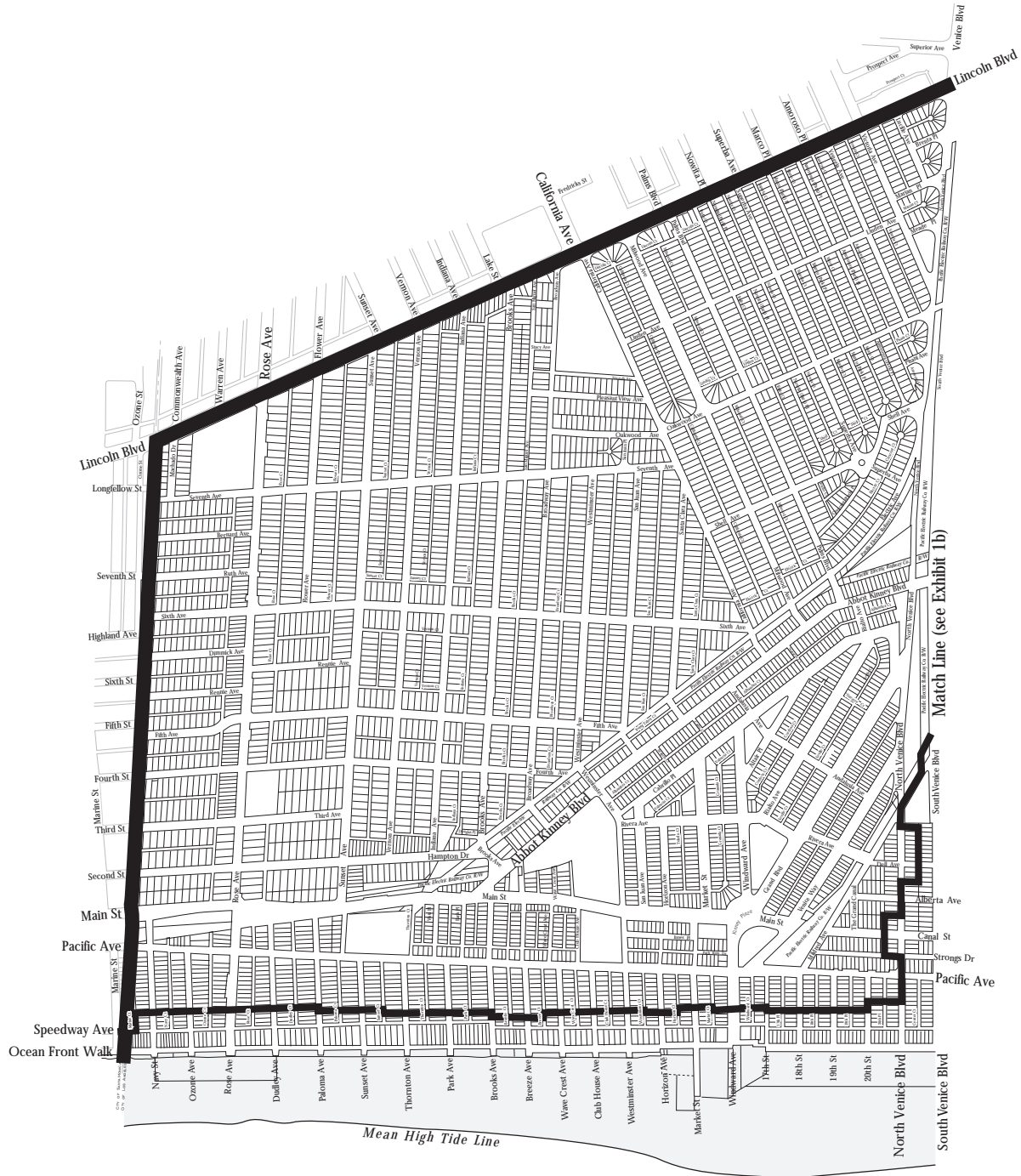


Exhibit 1a Venice Coastal Zone

- 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.

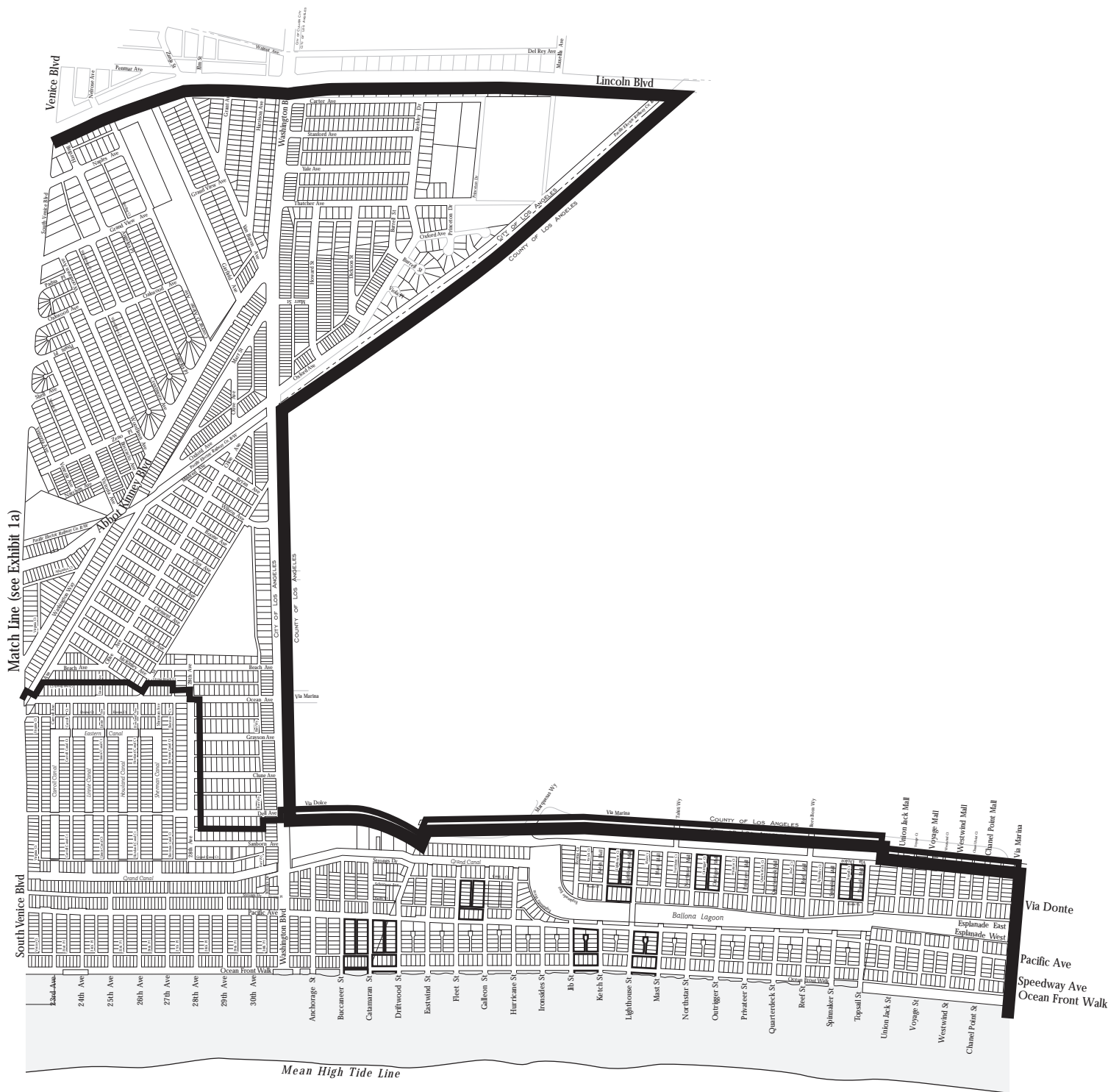


Exhibit 1b Venice Coastal Zone

- 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.

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



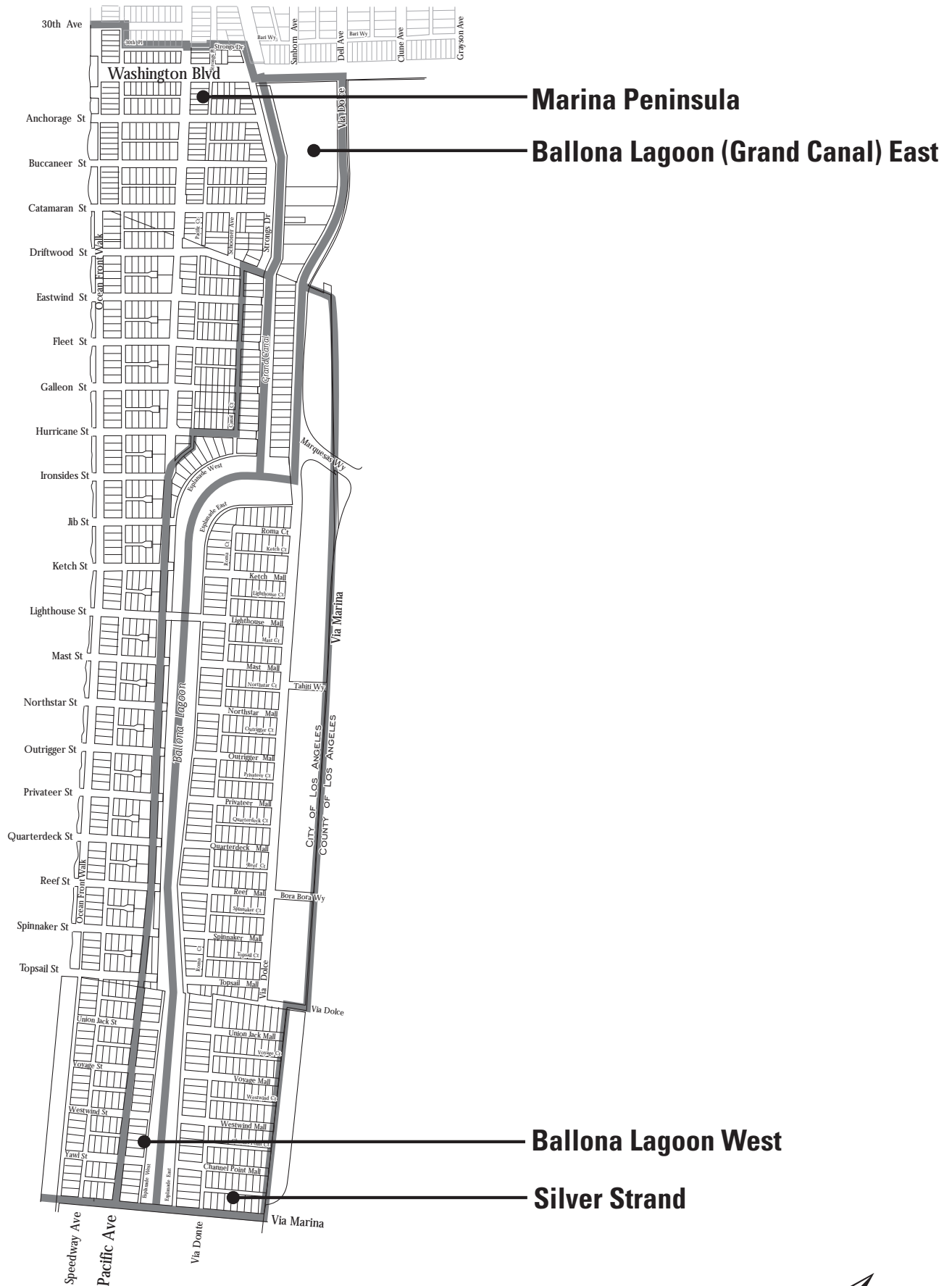


Exhibit 2

**Subarea: Marina Peninsula • Silver Strand •
Ballona Lagoon West • Ballona Lagoon (Grand Canal) East**

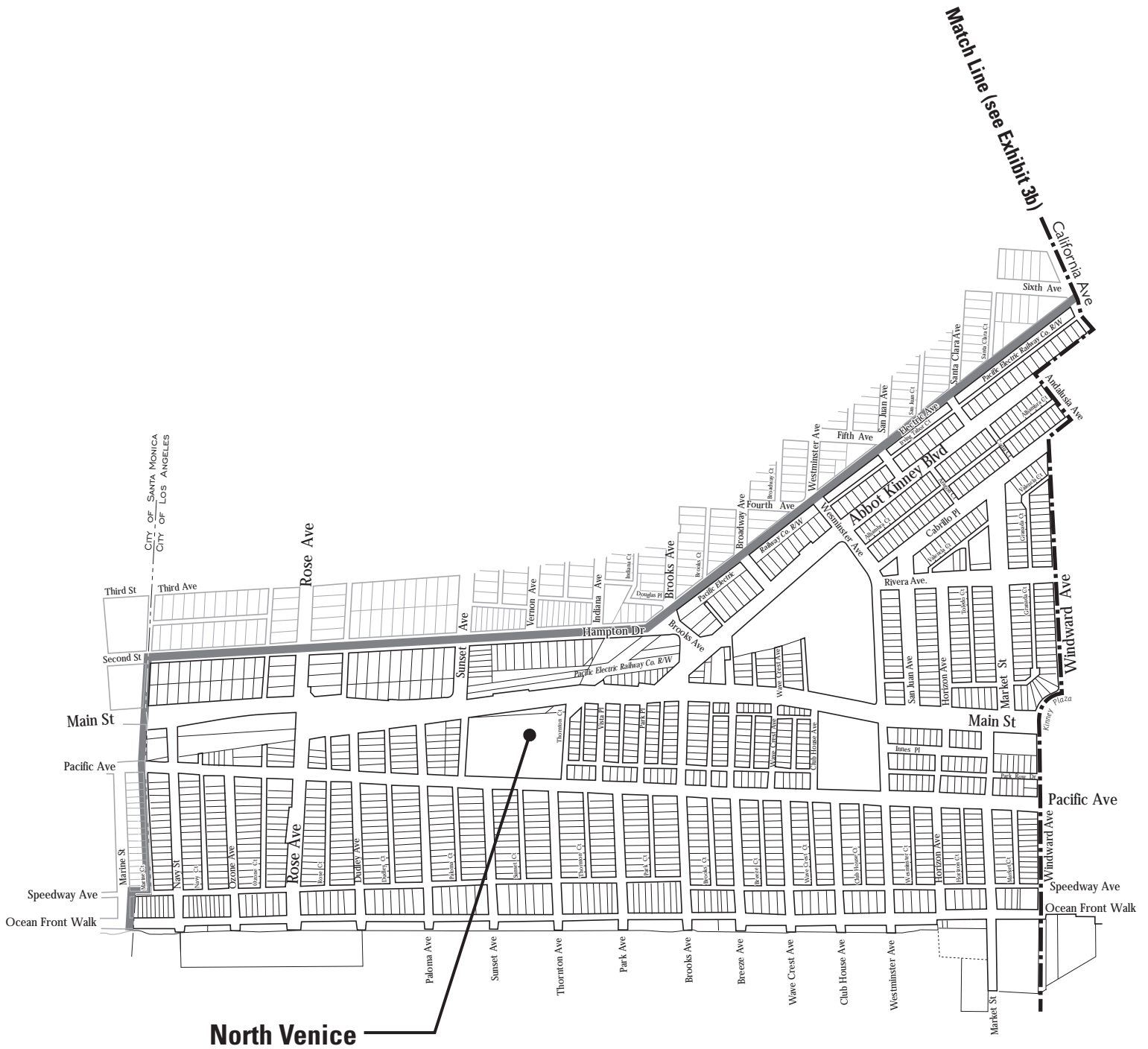


Exhibit 3a
Subarea: North Venice • Venice Canals



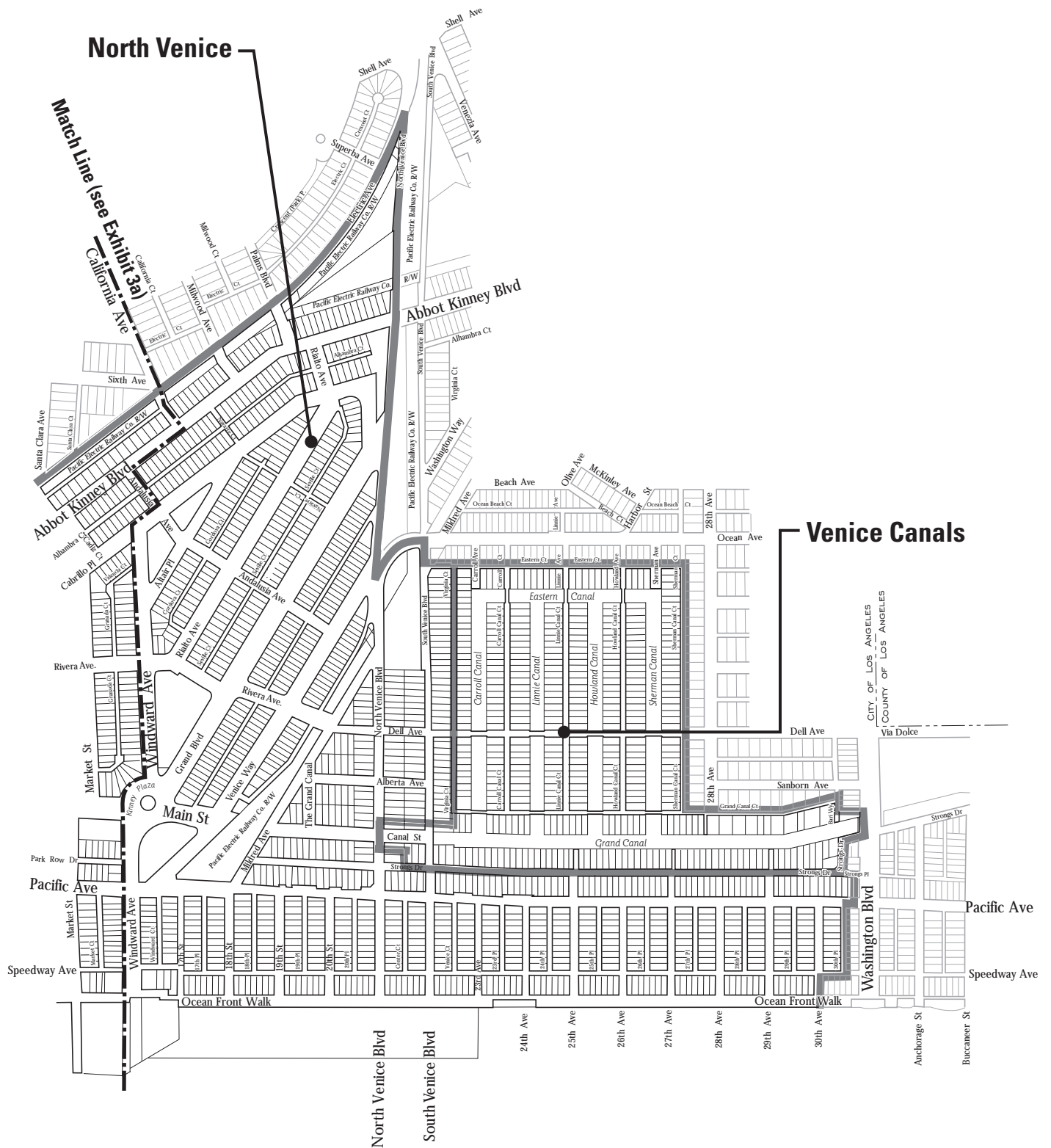


Exhibit 3b
Subarea: North Venice • Venice Canals



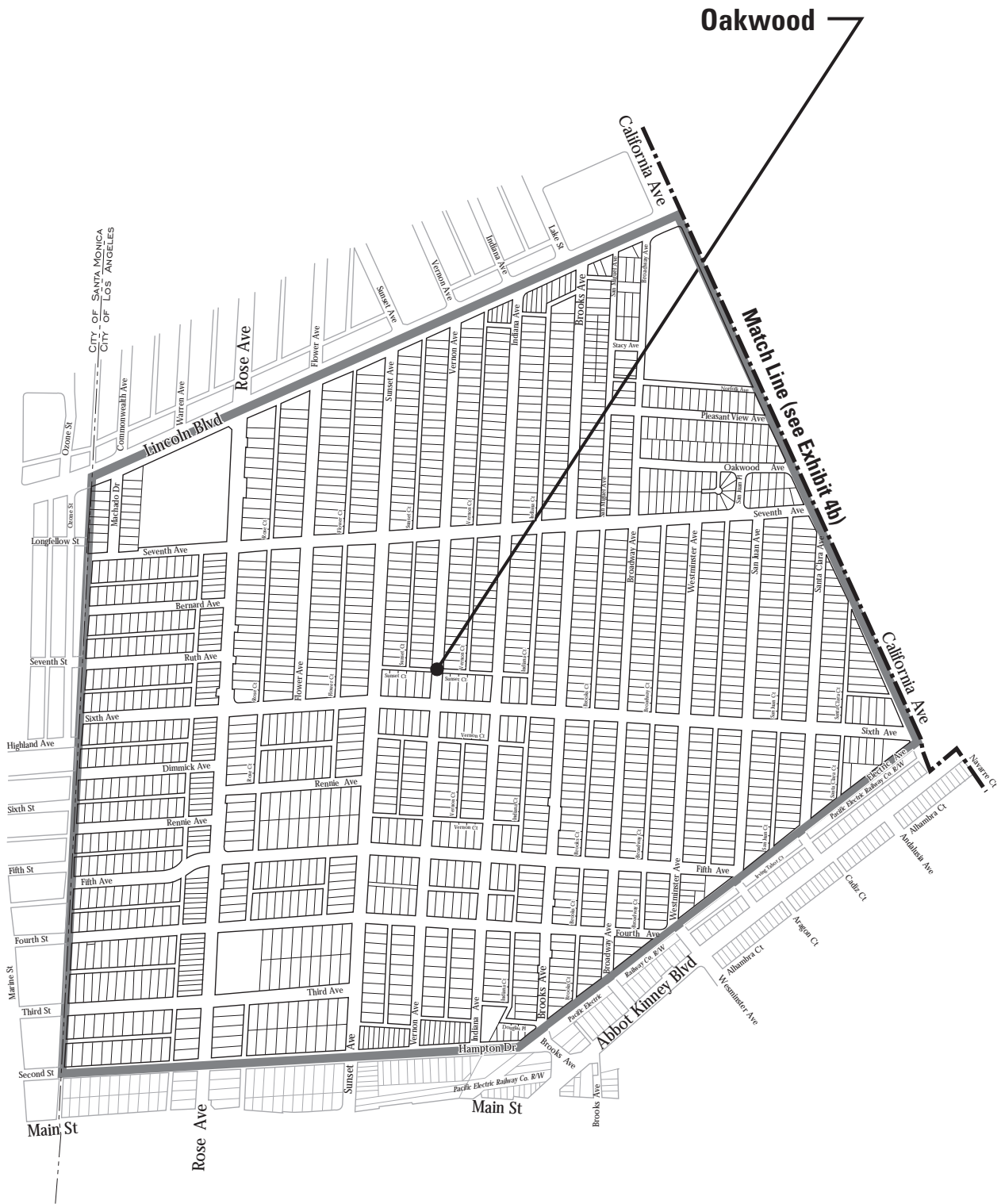


Exhibit 4a
Subarea: Oakwood • Milwood • Southeast Venice



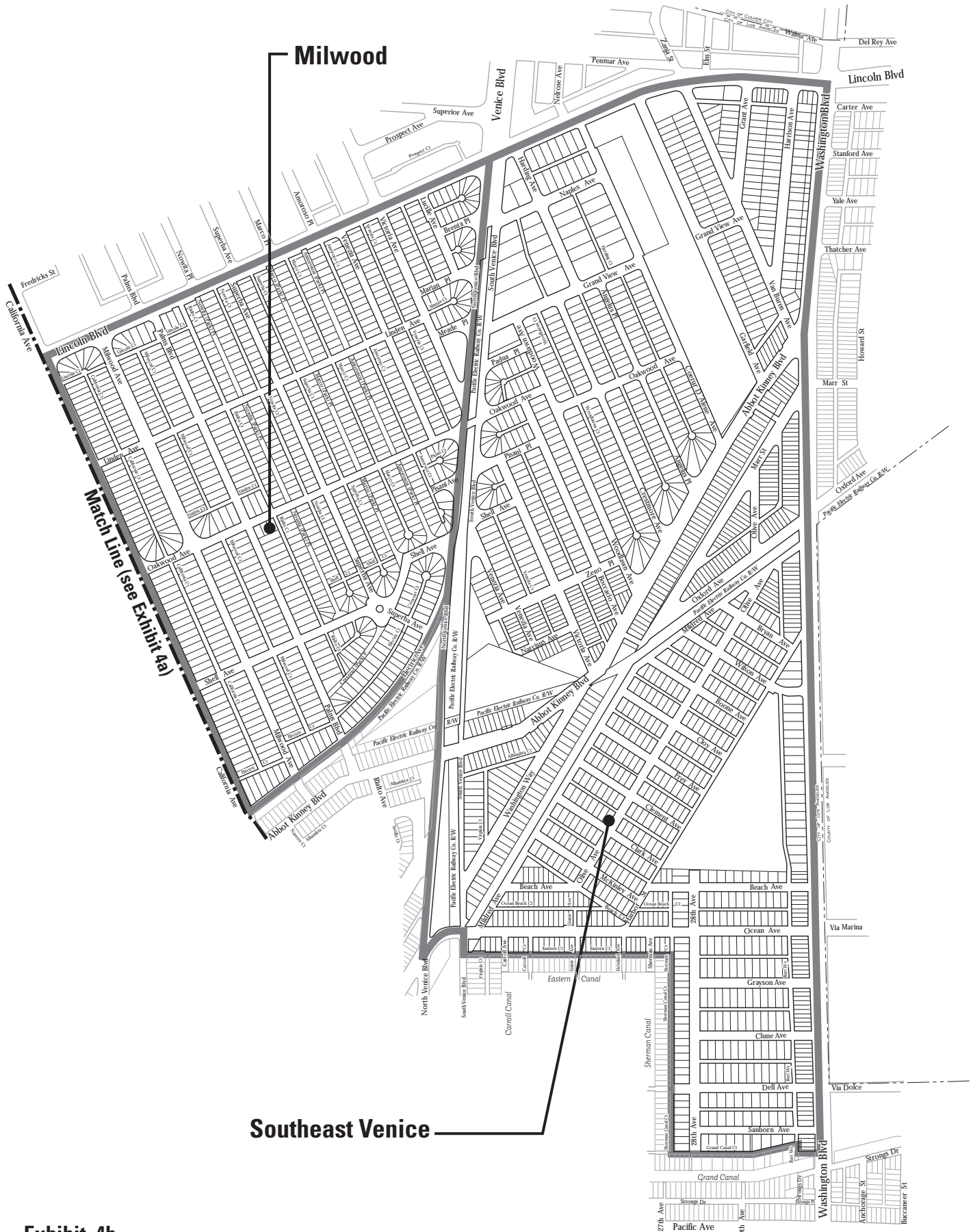


Exhibit 4b

Subarea: Oakwood • Milwood • Southeast Venice



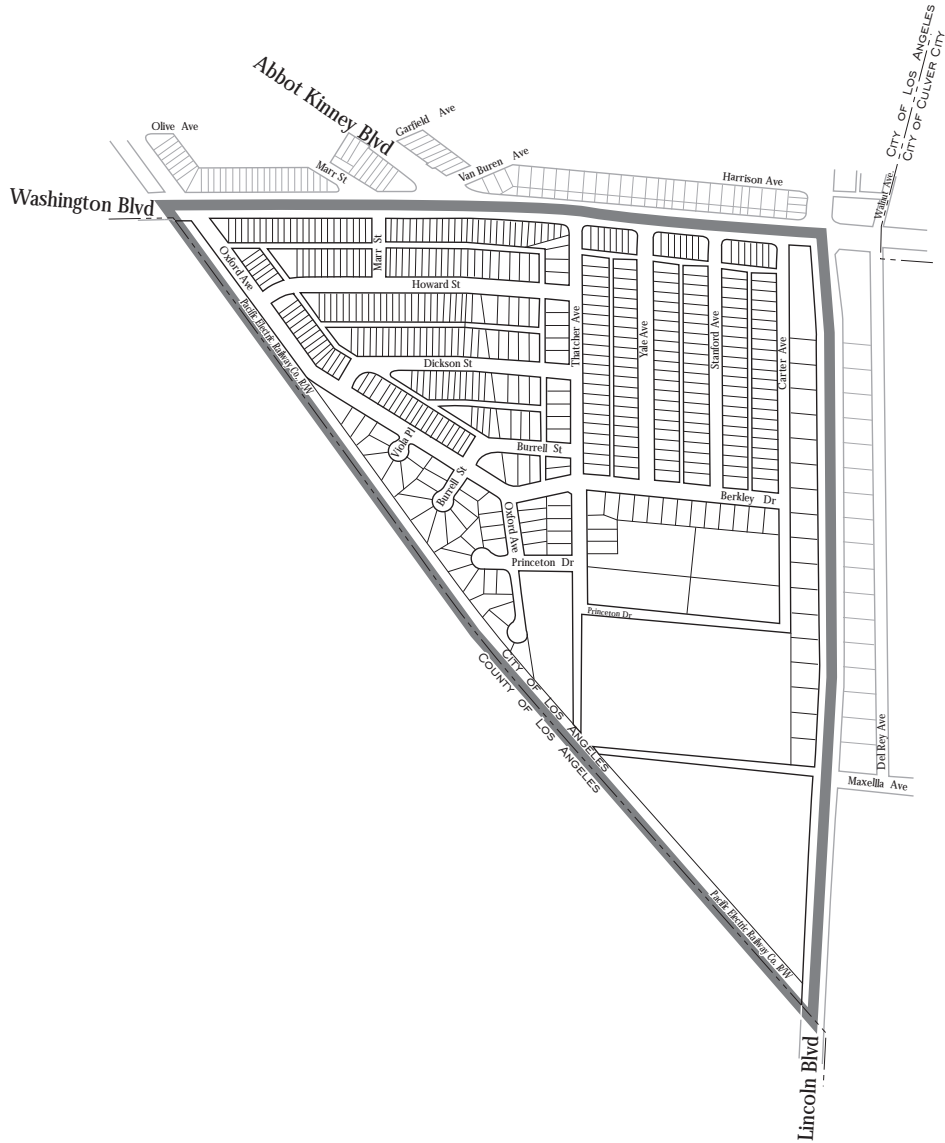
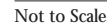


Exhibit 5
Subarea: Oxford Triangle



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





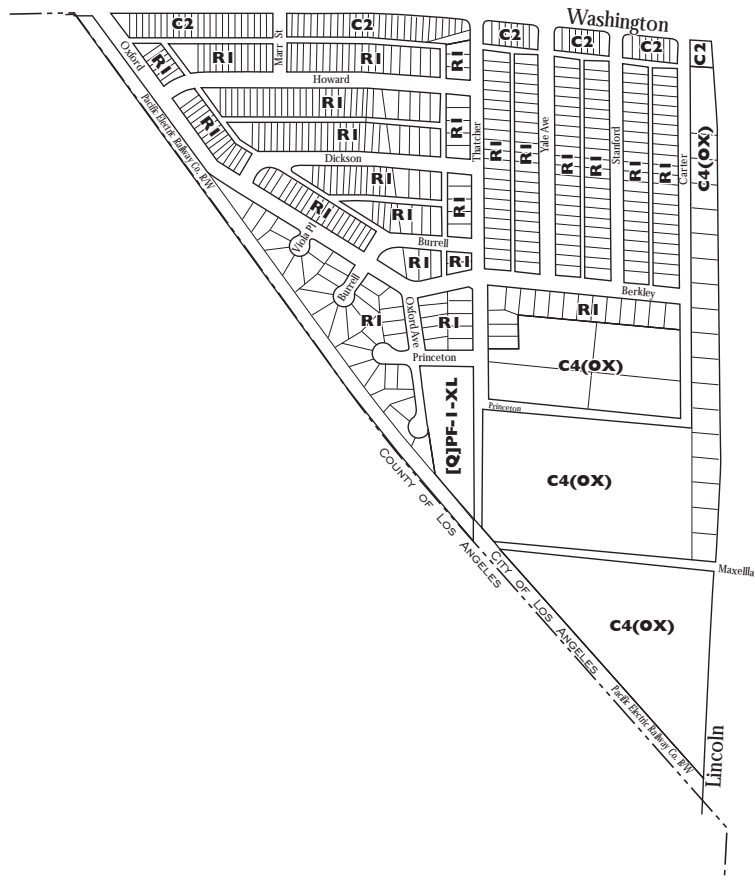
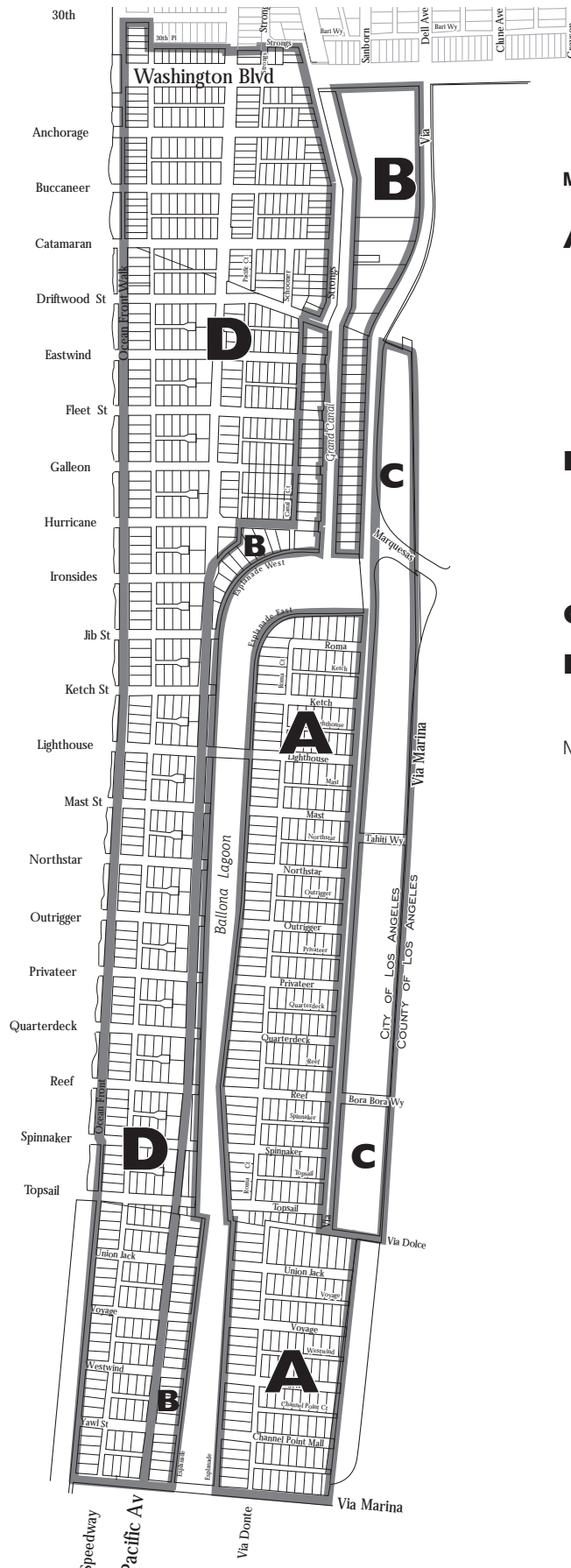


Exhibit 9
Existing Zoning
Subarea: Oxford Triangle



Maximum Building Height

- A** 30' within 60 horizontal feet of the mean high tide line of Ballona Lagoon or inland side of the Esplanade (City right-of-way), whichever is furthest from the water. Beyond 60 horizontal feet, one foot in additional height is permitted for each two additional horizontal feet to a maximum height of 45'. 45-foot limit for structures or portions of structures located further than 60 horizontal feet of the mean high tide line of Ballona Lagoon and the inland side of the Esplanade.
- B** 30' within 60 horizontal feet of the mean high tide line of Ballona Lagoon, Grand Canal or the inland side of the Esplanade (City right-of-way), whichever is furthest from the water. Beyond 60 horizontal feet, one foot in additional height is permitted for each two additional horizontal feet to a maximum height of 38 feet.
- C** 45'
- D** 35', 28' along Walk Streets.

Notes:

*All building heights shall be measured from the elevation of the fronting right-of-way, except on lagoon lots where all building heights shall be measured from the average existing natural grade.

*No portion of any structure (including roof access structures, roof deck railings and architectural features) shall exceed the 30' height limit within 60 horizontal feet of the mean high tide line of Ballona Lagoon, Grand Canal or the inland side of the Esplanade (City right-of-way).

*Notwithstanding other provisions of the Venice Coastal Specific Plan, chimneys, exhaust ducts, ventilation shafts and other similar devices essential for building function may exceed the specified height limit in a residential zone by five feet.

*See Section 8.C

Exhibit 10 Height

Subarea: Marina Peninsula • Silver Strand • Ballona Lagoon West • Ballona Lagoon (Grand Canal) East



Maximum Building Height

- E** 22'-30'
- F** 30' with a flat roof
35' with varied
28' along walk streets

Notes:

*All building heights shall be measured from the elevation of the fronting right-of-way, except in the Venice Canal Subarea (E) where all building heights shall be measured from the elevation of the adjacent alley.

*Roof access structures shall be set back at least 60 horizontal feet from the mean high tide line of the fronting canal.

*Notwithstanding other provisions of the Venice Coastal Specific Plan, chimneys, exhaust ducts, ventilation shafts and other similar devices essential for building function may exceed the specified height limit in a residential zone by five feet.

*See Section 8.C

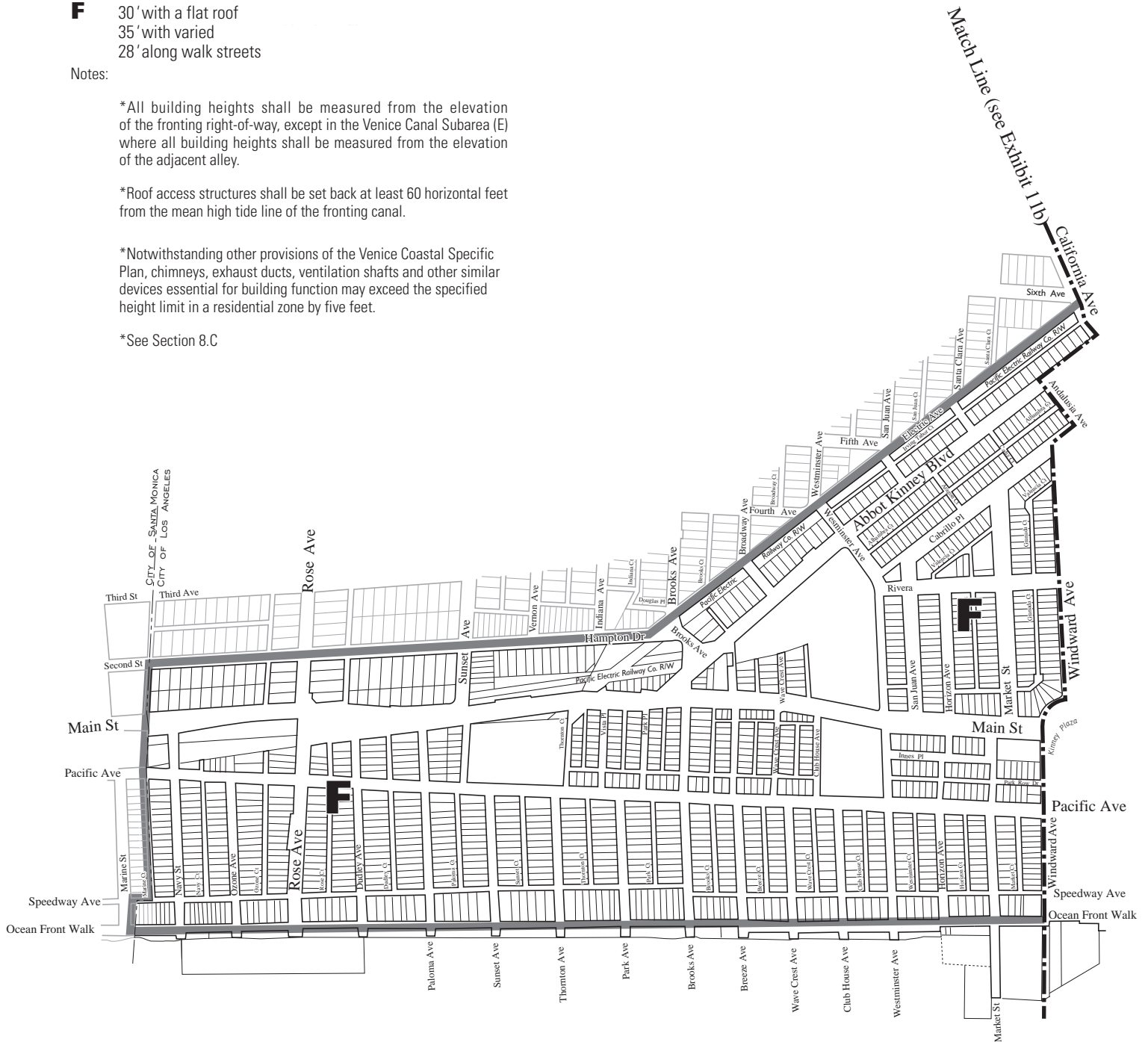


Exhibit 11a
Height
Subarea: North Venice • Venice Canals



Maximum Building Height

- G** 25' with a flat roof
- 30' with varied or stepped back roofline
- 28' along Walk streets

Notes:

- *All building heights shall be measured from the elevation of the fronting right-of-way.
- *Notwithstanding other provisions of the Venice Coastal Specific Plan, chimneys, exhaust ducts, ventilation shafts and other similar devices essential for building function may exceed the specified height limit in a residential zone by five feet.
- *See Section 8.C



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



Maximum Building Height

- G** 25' with a flat roof
30' with varied or stepped back roofline
28' along Walk streets

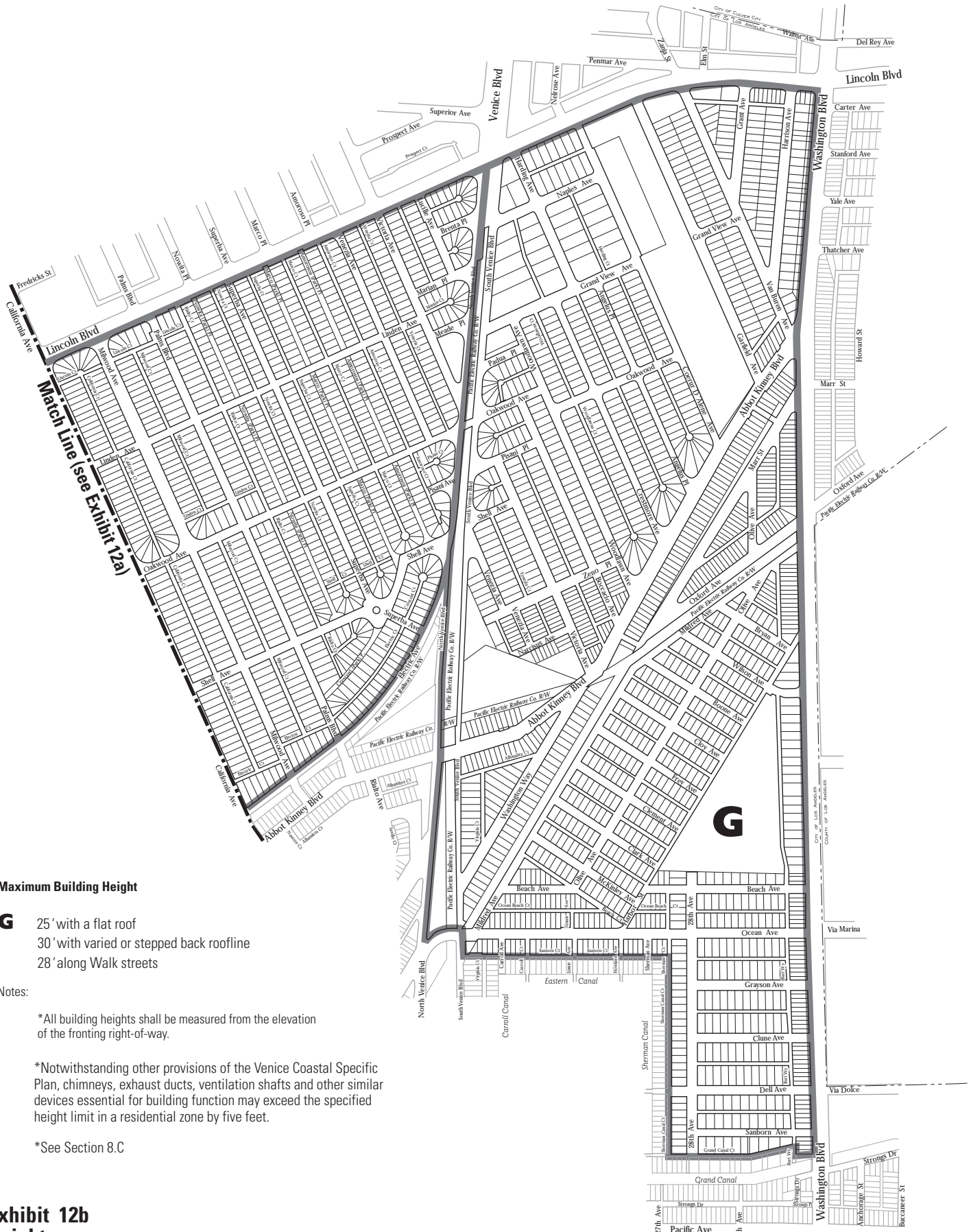
Notes:

*All building heights shall be measured from the elevation of the fronting right-of-way.

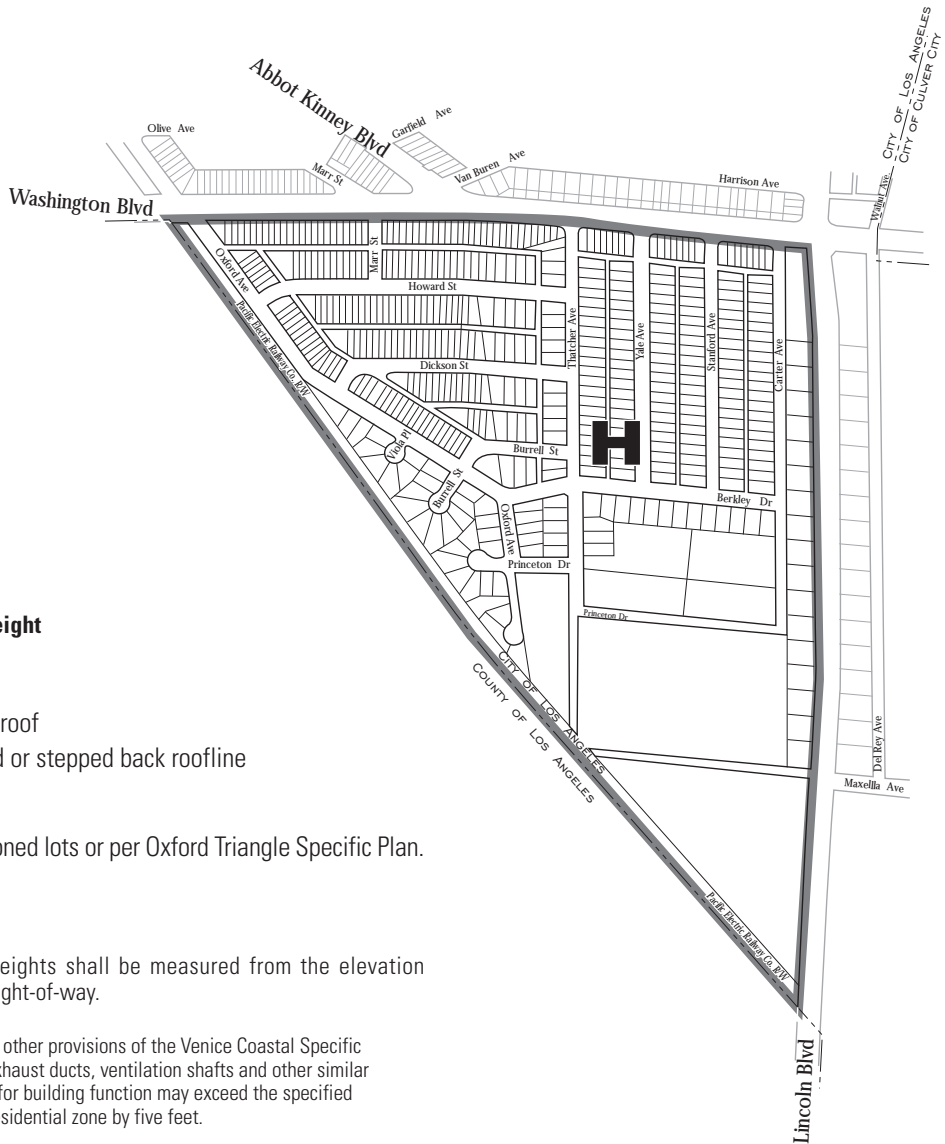
*Notwithstanding other provisions of the Venice Coastal Specific Plan, chimneys, exhaust ducts, ventilation shafts and other similar devices essential for building function may exceed the specified height limit in a residential zone by five feet.

*See Section 8.C

Exhibit 12b Height Subarea: Oakwood • Milwood • Southeast Venice



Not to Scale



Maximum Building Height

- H** Residential
 25' with a flat roof
 30' with varied or stepped back roofline
- Commercial
 30' on all C2-zoned lots or per Oxford Triangle Specific Plan.

Notes:

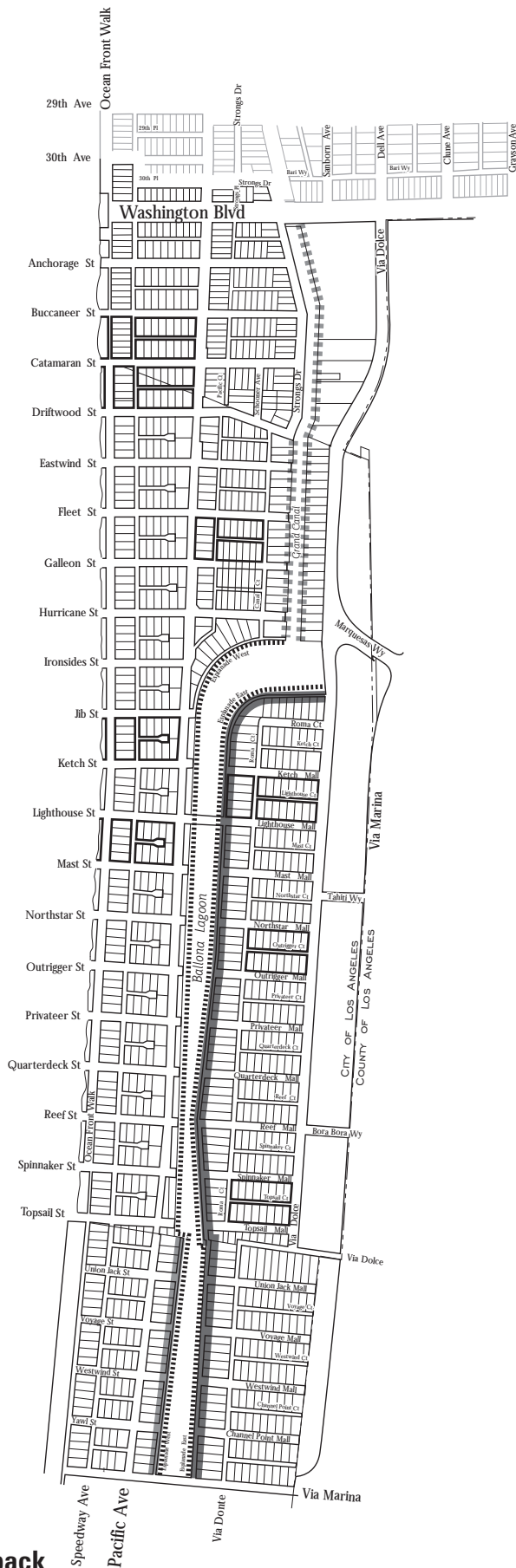
*All building heights shall be measured from the elevation of the fronting right-of-way.

*Notwithstanding other provisions of the Venice Coastal Specific Plan, chimneys, exhaust ducts, ventilation shafts and other similar devices essential for building function may exceed the specified height limit in a residential zone by five feet.

*See Section 8.C

Exhibit 13 Height Subarea: Oxford Triangle





Buffer/Setback

- Setback: 15' average
- Setback: 25' minimum
- Buffer Strip: 40'
Setback: 15% of lot depth
10' minimum, 15' maximum
- Habitat Protection
Buffer Strip

Exhibit 14
Buffer/Setback

Subarea: Marina Peninsula • Silver Strand •
Ballona Lagoon West • Ballona Lagoon (Grand Canal) East

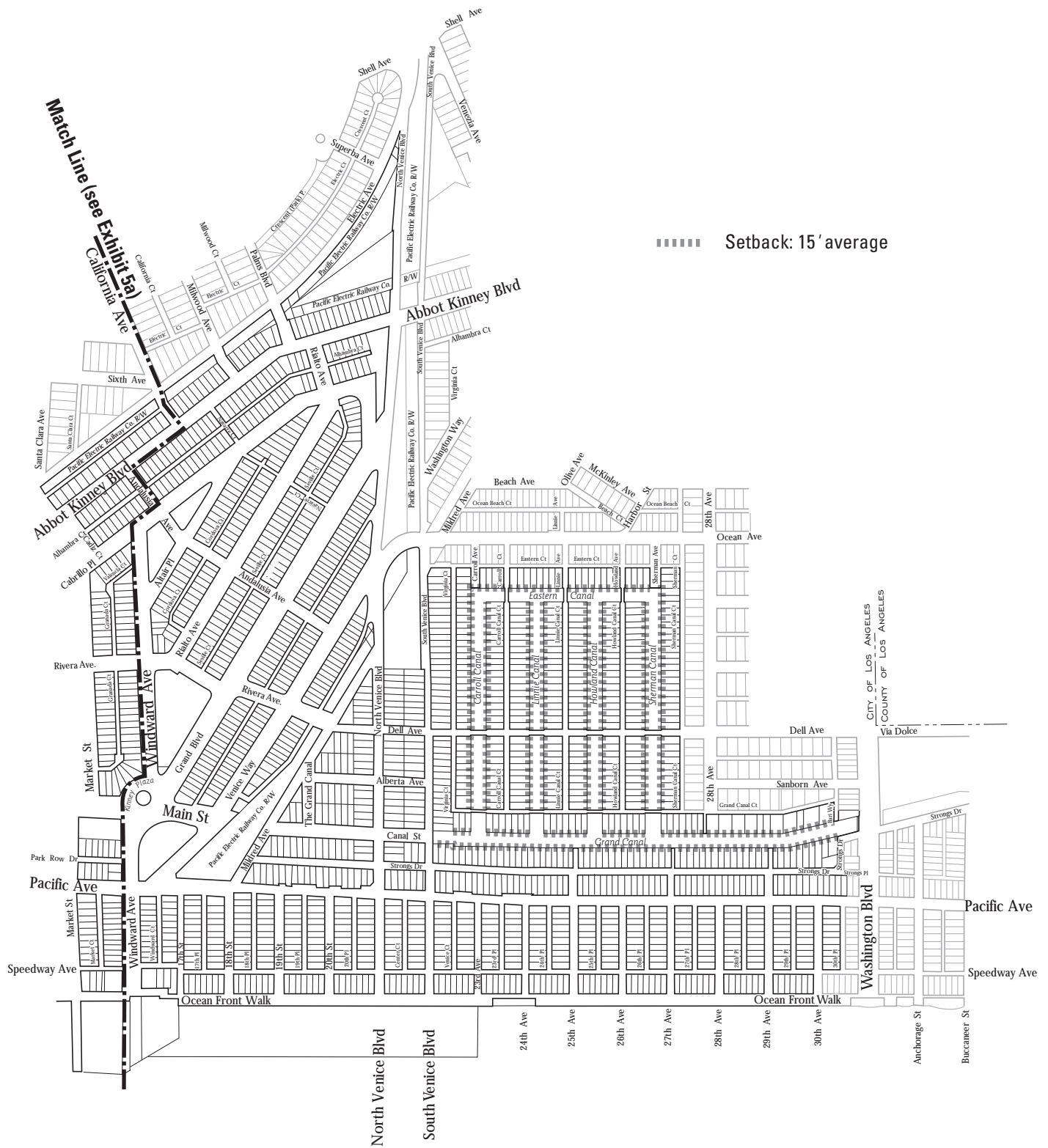


Exhibit 15
Buffer/Setback
Subarea: North Venice • Venice Canals





Match Line (see Exhibit 16b)

Walkstreets

Exhibit 16a Walk Streets



APPENDIX A

WALK STREETS The following streets are designated as walk streets.

West of Pacific Avenue and east of Ocean Front Walk:

- a. Sunset Avenue
- b. Thornton Avenue
- c. Park Avenue
- d. Twenty-third Avenue
- e. Twenty-fourth Avenue
- f. Twenty-sixth Avenue
- g. Twenty-seventh Avenue
- h. Twenty-eighth Avenue
- i. Twenty-ninth Avenue
- j. Thirtieth Avenue
- k. Galleon Street
- l. Privateer Street
- m. Reef Street
- n. Spinnaker Street
- o. Westwind Street
- p. Yawl Street
- q. Via Marina

Between Lincoln Boulevard and Shell Avenue:

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

West of Main Street and east of Speedway:

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

West of Main Street and east of Ocean Front Walk:

- a. Paloma 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. Ozone Avenue
- b. Club House Avenue
- c. Nineteenth Avenue
- d. Twentieth Avenue
- e. Twenty-fifth Avenue
- f. Eastwind Street
- g. Fleet Street
- h. Ironsides Street

- i. Jib Street
- j. Ketch Street
- k. Mast Street
- l. Northstar Street
- m. Outrigger Street
- n. Quarterdeck Street
- o. Union Jack Street
- p. Voyage Street

West of Via Dolce and east of Esplanade East:

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

East of Speedway and West of Pacific Court:

- a. Buccaneer Street
- b. Catamaran Street

West of Los Angeles County boundary and east of Esplanade East:

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

And:

- a. Crescent Place between Palms Boulevard and Shell Avenue.
- b. Lighthouse Street between Esplanade East and Pacific Avenue
- c. Anchorage Street between Ocean Front Walk and Pacific Court.

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
Catalina Ironwood
African Sumac
Giant Sequoia
Flaxleaf Paperbark
Loquat
California Black Walnut
Rhus Lancia
Geijera Parvifolia
Locust

SHRUBS

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

VINES

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

GROUND COVERS

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

FLOWERING

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

APPENDIX C

LAND USE VEHICLE TRIPS

Shopping Center (A group of architecturally combined commercial establishments built on a site that 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 1	3.2 per fueling position
Repair/Service	3.4 per 1,000 sq. ft. sq. ft. of Gross Floor Area

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
----------------------------------------------------	-----------------------------------------------

Convenience Market

(5,000 sq. ft. of Gross Floor Area or smaller)	
Open 24 hours/day	54.7 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 Floor 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	0.7 trips per dwelling unit, plus 5 trips per 1,000 sq. ft. of other than habitable floor area.
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

P:\Division\Commplan\PlnBk-PA\SpecPlan Revised2004/VeniceSP Revised2004
Revised February 2004