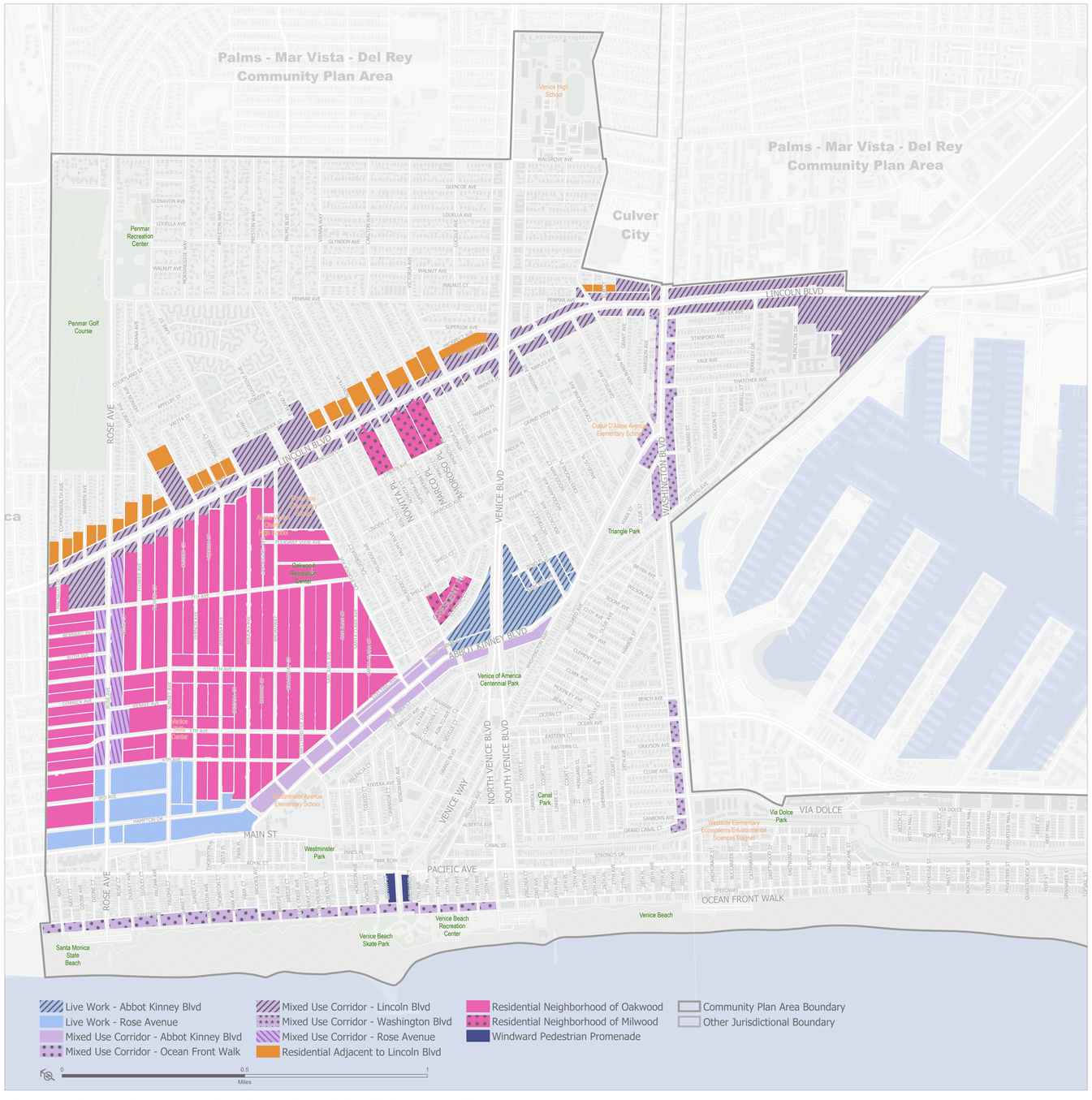
OVERVIEW OF POTENTIAL CHANGE AREAS

Venice

Encourage the establishment of resilient and sustainable neighborhoods that provide access to amenities and services, supports affordable housing, walkability, multi-modal transportation, and complete streets.



** Figure 3-3 Long Range Land Use Diagram West/Coastal Los Angeles identified as a Mixed Use Boulevard. These connect*

POTENTIAL RESIDENTIAL CHANGE AREAS

RESIDENTIAL NEIGHBORHOOD OF OAKWOOD:

RESIDENTIAL NEIGHBORHOOD OF MILWOOD:



RESIDENTIAL ADJACENT TO LINCOLN:



POTENTIAL MIXED USE CORRIDORS CHANGE AREAS

MIXED USE CORRIDOR: LINCOLN BOULEVARD:

MIXED USE CORRIDOR: ROSE AVENUE:



MIXED USE CORRIDOR: ABBOT KINNEY BOULEVARD:



MIXED USE CORRIDOR: OCEAN FRONT WALK:

MIXED USE CORRIDOR: WASHINGTON BOULEVARD:

POTENTIAL LIVE WORK CHANGE AREAS

LIVE WORK: ROSE AVENUE

LIVE WORK: ABBOT KINNEY BOULEVARD



POTENTIAL ENHANCED CIRCULATION AREAS:

ENHANCED CIRCULATION: WINDWARD AVENUE PEDESTRIAN PROMENADE



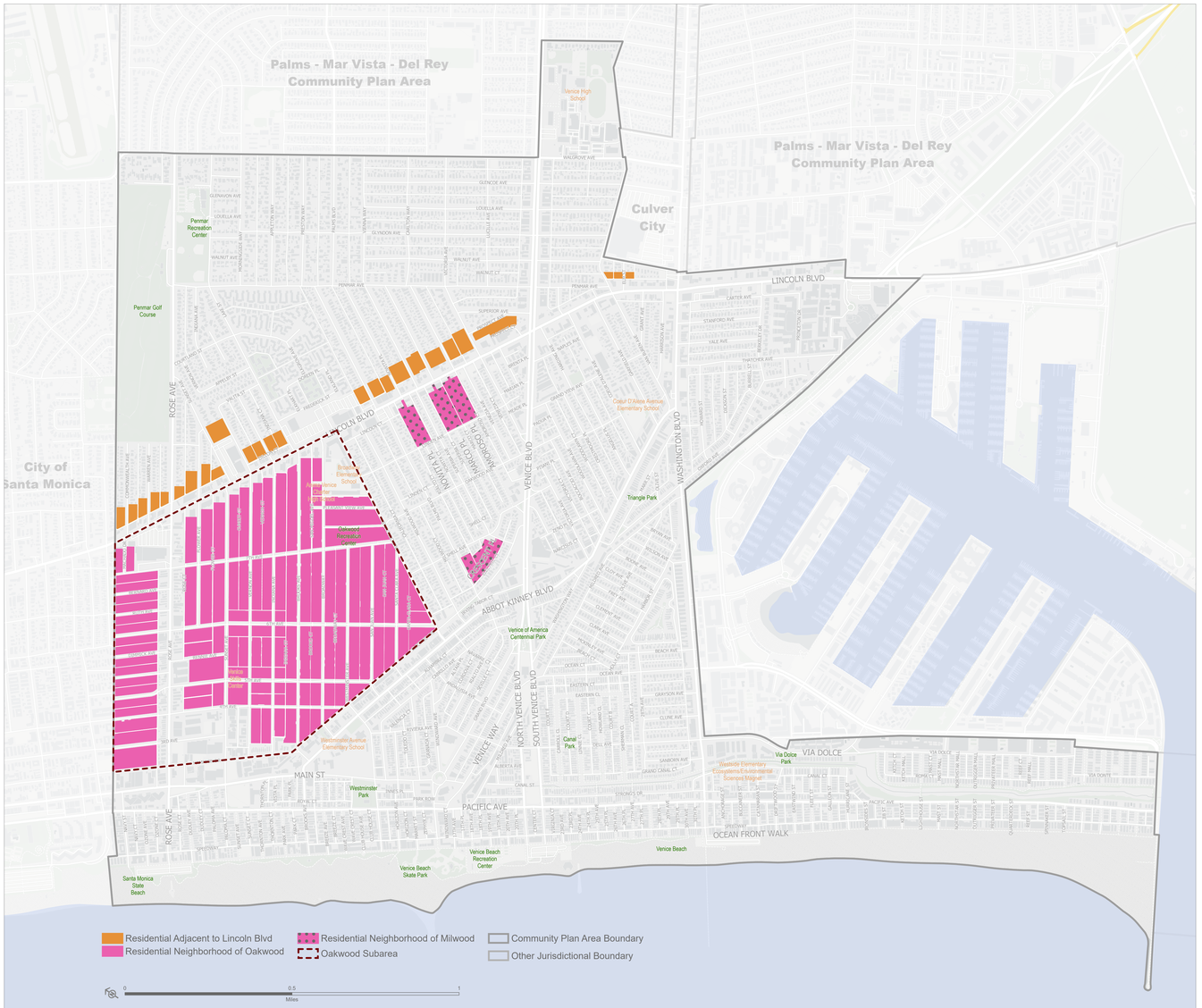
ENHANCED CIRCULATION: ABBOT KINNEY BOULEVARD

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RESIDENTIAL DRAFT CONCEPTS

Venice

Support diverse housing typologies that serve a variety of income levels. Recognize and celebrate cultural contributions. Create tools that encourage development that is compatible with existing character.



RESIDENTIAL NEIGHBORHOOD OF OAKWOOD:

- **Support the creation of a cultural heritage district** to honor the cultural contributions of the African American community.
- **Encourage the retention and production of multi-family housing.**
- **Permit development with height limits** of 1-4 stories. Explore potential for additional height when affordable housing is provided.





RESIDENTIAL ADJACENT TO LINCOLN BOULEVARD:

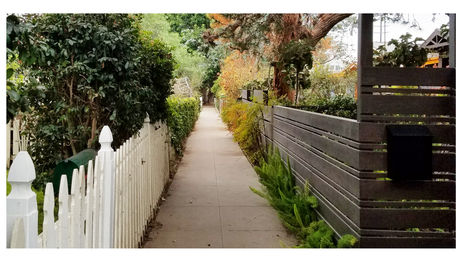
- **Provide a transitional buffer** between the commercial development along Lincoln Boulevard and the existing lower scale residential development.
- **Encourage the development of (multi family) housing** that is compatible with the form and scale of homes in the area.
- **Permit development with height limits** of 1-4 stories.



RESIDENTIAL NEIGHBORHOOD OF MILWOOD:

- **Create tools that retain the integrity of historic districts.**
- **Permit development with height limits of 1-3 stories.**





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MIXED USE DRAFT CONCEPTS

Venice

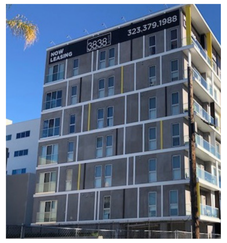
Cultivate safe, walkable, activated, climate-adapted and well designed mixed use boulevards with increased housing opportunities and improved access to neighborhood serving amenities.



**Explore potential for additional incentives when affordable housing is provided.*

MIXED USE - LINCOLN BOULEVARD:

- **Promote commercial/residential mixed use development** and establish residential density requirements for new development.
- **Encourage commercial amenities and services for the neighborhood**, such as hardware stores, grocery stores and restaurants with outdoor dining.
- **Permit development with height limits** of 3-6 stories and heights of 5-7 stories where appropriate.
- **Thoughtfully include building transitions via stepbacks** where lot size permits.

MIXED USE - ROSE AVENUE:

- **Permit development** that features pedestrian oriented commercial/residential mixed-use
- **Encourage ground floor commercial amenities and services** for the neighborhood, such as coffee shops, gyms and restaurants with outdoor dining.
- **Establish residential density requirements** for new mixed-use development.
- **Permit development with height limits** of 1-4 stories.




MIXED USE - OCEAN FRONT WALK:

- **Promote a diversity** of commercial/residential mixed-use development.
- **Encourage development that achieves a balance between visitor and community** serving amenities for the neighborhood such as hotels, restaurants with outdoor seating, bars, cafes and grocery stores.
- **Establish maximum commercial tenant size standards** to encourage new small independent businesses.
- **Permit development with height limits** of 1-4 stories.





MIXED USE - ABBOT KINNEY BOULEVARD:

- **Allow commercial, commercial/residential mixed-use** and live/work development.
- **Encourage ground floor commercial amenities and services for the neighborhood**, such as coffee shops and restaurants with outdoor dining.
- **Consider strategies to reduce noise impacts** of commercial uses that abut residential uses.
- **Permit development with height limits** of 1-4 stories.

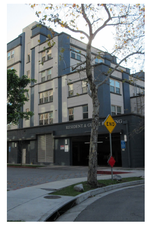




MIXED USE - WASHINGTON BOULEVARD:

- **Allow a diversity of commercial/residential** mixed-use development.
- **Encourage buildings to observe transitional heights** when adjacent to lower scale residential.
- **Permit development with height limits** of 6-10 stories with upper story stepbacks.
- **Establish residential density requirements** for new development.



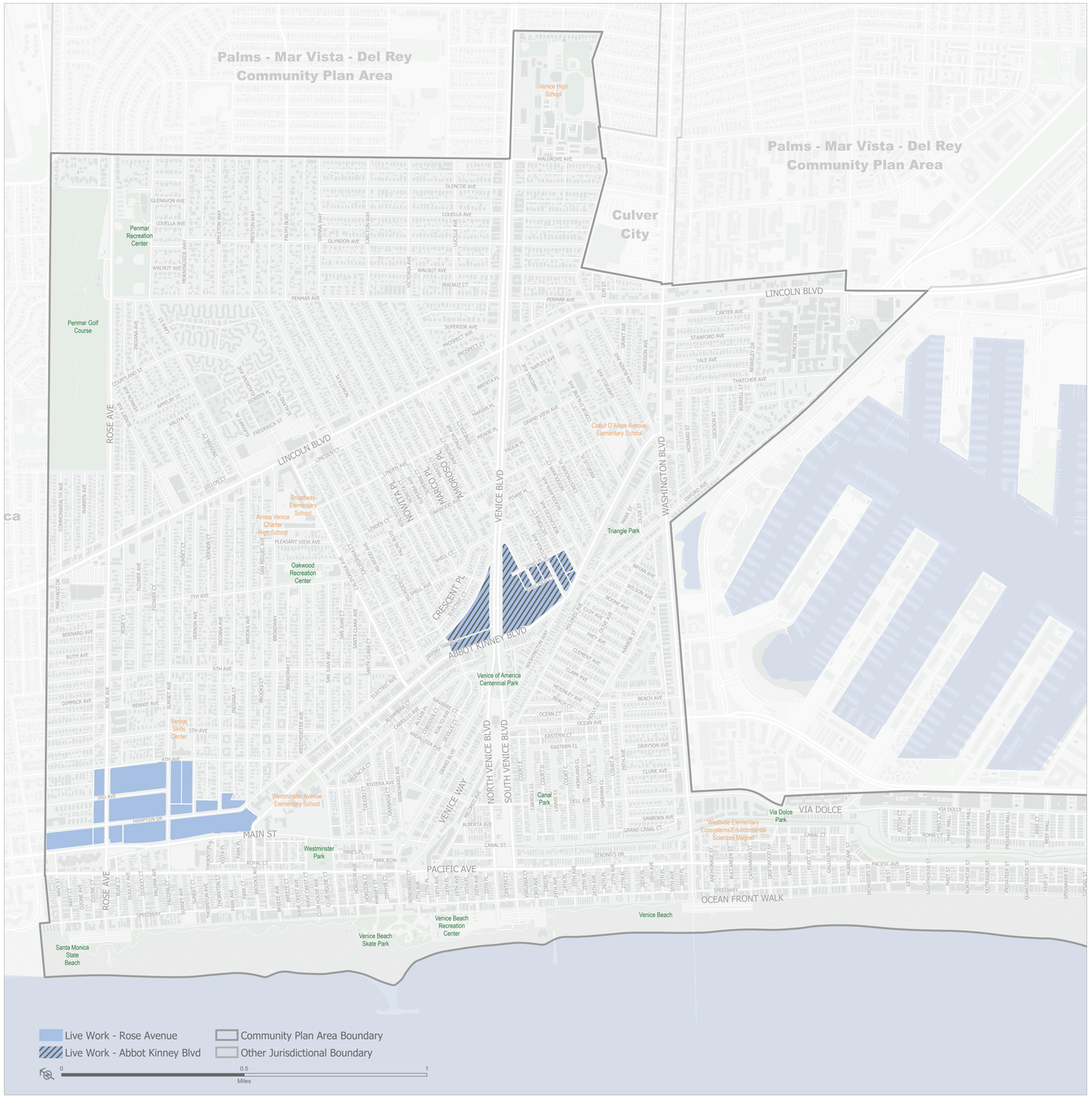



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LIVE WORK DRAFT CONCEPTS

Venice

Support emerging industrial areas in order to create opportunities for live-work housing opportunities and workforce development for 21st century economies.



LIVE WORK: ABBOT KINNEY BOULEVARD

- **Retain and permit employment** focused uses, such as clean tech, creative industries, and other light industrial uses.
- **Encourage live work** (industrial/residential uses).



LIVE WORK: ROSE AVENUE:

- **Retain and allow employment focused uses**, such as clean tech, creative industries, and other light industrial uses.
- **Encourage live work** (industrial/residential uses)





** Figure 3-3 Long Range Land Use Diagram West/Coastal Los Angeles identified as a Mixed Use Boulevard. These connect*

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ENHANCED CIRCULATION DRAFT CONCEPTS

Venice

Promote health, happiness and well-being through an improved circulation network that accommodates all potential users.



WINDWARD PEDESTRIAN PROMENADE:

- **Prioritize Windward Avenue to be a pedestrian promenade and plaza** to celebrate this notable entry way to the beach.
- **Promote a safe, comfortable, and accessible pedestrian experience for all users.**
- **Introduce elements that actively engage** with the streets and maintain human scale.
- **Encourage outdoor seating, decorative planters, ornamental low-level lighting, attractive pavement design, and adequate buffers** between modes of travel.





ABBOT KINNEY BOULEVARD:

- **Improve walkability and multi-modal experiences** by encouraging pedestrian, scooters and bike improvements such as a scrambled crosswalks, speed bumps, protected bike lanes and angled parking.




ENCOURAGE SAFE, ACCESSIBLE, AND VIBRANT COMMERCIAL CORRIDORS

- **Support Rose Avenue in its transformation to a more vibrant, pedestrian oriented mixed-use commercial corridor.** Rose should support users of all modes, prioritizing pedestrian safety. Sidewalks should be improved to provide consistent and accessible right of way and curb cuts for new driveways should be restricted.



ESTABLISH COHESION ON BOTH SIDES OF LINCOLN AND PROVIDE A CONSISTENT STREETSCAPE PLAN WITH PEDESTRIAN-SERVING USES:

- **Update design guidelines** for a cohesive streetscape vision of Lincoln Boulevard.

SUPPORT DENSITY ON TRANSPORTATION CORRIDORS BY FACILITATING NON-VEHICULAR TRAVEL MODES:

- **Corridors that are well served by walking, biking, and transit, provide an ideal space to increase the number of users** with the smallest impacts. In order for Venice to increase housing capacity, transportation options must evolve. Promote multi-modal transportation opportunities including: walking, biking, scooters and vehicles. Parking impacts can be mitigated through the promotion of alternative travel modes on the following streets:

  Rose Avenue

  Washington Boulevard

  Ocean Front Walk

  Lincoln Boulevard

INCREASE MOBILITY OPTIONS:

- **Support a wide variety of transportation alternatives** including walking, rolling, transit and shared mobility options. Embrace pilots of new technologies.



INCREASE BICYCLE INFRASTRUCTURE:

- **Improve bikeway network to include more protected bikeways** that connect a network across Venice. Provide amenities for bicycles to create a safe and secure door to door bicycle experience.



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