

ORDINANCE NO. _____

An ordinance amending Ordinance No. 175,693, Venice Coastal Zone Specific Plan to create a new Subarea A

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

Section 1. Section 2 of Ordinance No. 175,693 is amended to read as follows:

Establishment of the Venice Coastal Zone 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~~ nine 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.

Subarea A: generally bounded by Dell Avenue, North Venice Boulevard, South Venice Boulevard and Pacific Avenue, as shown on Exhibit 3b.

Section 2. Section 5 of Ordinance No. 175,693 is amended to read as follows:

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. **Qualified Permanent Supportive Housing Project.** The construction of, addition to, or remodeling of a building or buildings offering Supportive Housing; and where all of the total combined Dwelling Units or Guest Rooms, exclusive of any manager's units, are affordable. For the purposes of this subdivision, affordable means that rents or housing costs to the occupying residents do not exceed 30 percent of the maximum gross income of Extremely Low, Very Low or Low Income households, as those income ranges are defined by the United States Department of Housing and Urban Development (HUD) or any successor agency, as verified by the Housing & Community Investment Department (HCIDLA). A minimum of 50 percent of the total combined Dwelling Units or Guest Rooms is occupied by the Target Population.
- w. **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.
- x. **Store Frontage.** The horizontal length of a Premise abutting the exterior public access level walkway that serves the Premise.
- y. **Street Wall.** An exterior wall of a building that faces a street.
- z. **Supportive Housing.** Housing with no limit on length of stay for persons with low incomes who have one or more disabilities and may include, among other populations, adults, emancipated minors, families with children, elderly persons, young adults aging out of the foster care system, individuals exiting from institutional settings, veterans, and homeless people. The housing is linked to onsite or offsite Supportive Services, and any Floor Area used for Supportive Services shall be considered accessory to the residential use.
- aa. **Supportive Services.** Services that are provided on a voluntary basis to residents of Supportive Housing and Transitional Housing, including, but not limited to, a combination of subsidized, permanent housing, intensive case management, medical and mental health care, substance abuse treatment, employment services, benefits advocacy, and other services or service referrals necessary to obtain and maintain housing.
- bb. **Target Population.** Persons with qualifying lower incomes who (i) have one or more disabilities, including mental illness, HIV or AIDS, substance abuse, or other chronic health condition, and are homeless as defined by any Los Angeles City, Los Angeles County, State of California, or Federal guidelines; or (ii) are chronically homeless, as defined by any Los Angeles City, Los Angeles County, State of California, or Federal guidelines.
- cc. **Trip.** A single or one direction vehicle movement with either origin or destination (exiting or entering) inside the Venice Coastal Development Project site.

dd. 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.

ee. 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.

ff. 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.

gg. 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 3. Section 9 of Ordinance No. 175,693 is amended to read as follows:

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. These provisions shall not apply to Qualified Permanent Supportive Housing Projects in Subarea A.

Section 4. A new Section 10.I is added to Ordinance No. 175,693 to read as follows:

I. SUBAREA A

a. Use. The use and area regulations of the C2 zone shall apply to all lots in Subarea A, except that residential uses are permitted provided the project meets the definition of Qualified Permanent Supportive Housing Project and comply with the following requirements:

i. Supportive Services. Applicants shall provide documentation

describing the Supportive Services that will be provided onsite and offsite. Prior to any approval of a Qualified Permanent Supportive Housing Project, the applicant shall submit information demonstrating that Supportive Services will be provided to residents of the project. The applicant shall indicate the name of the entity or entities that will provide the Supportive Services, the Local Public Agency funding source(s) for those services, and proposed staffing levels. If a preliminary funding commitment is needed, the applicant shall also submit a signed letter of intent from the Local Public Agency verifying that it is providing a preliminary funding commitment for the Supportive Services. If no funding commitment is needed, the applicant shall demonstrate that the entity or entities that will provide the Supportive Services are service providers prequalified by a Local Public Agency.

- ii. Affordable Housing Covenant. Projects shall record a covenant acceptable to HCIDLA that reserves and maintains the total combined number of Dwelling Units and Guest Rooms designated as restricted affordable for at least 55 years from the issuance of the Certificate of Occupancy.
- iii. Housing Replacement. Projects shall meet any applicable dwelling unit replacement requirements of California Government Code Section 65915(c)(3), or as thereafter amended, as verified by HCIDLA, and all applicable covenant and monitoring fees in Section 19.14 of this Code shall be paid by the applicant prior to the issuance of any building permit.

b. **Density.** No project shall exceed the density permitted in the R3 zone.

c. **Height.**

- i. All projects shall be limited to a maximum height of 35 feet.
- ii. One (1) campanile structure may exceed the maximum height of 35 feet. A maximum height of 67 feet is permitted, measured to the top of the Roof Access Structure.

d. **Canal Setback**

- i. 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.
- ii. 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.

e. **Access.**

- i. Driveways and vehicular access to Venice Coastal Development Projects shall be provided from North Venice and South Venice Boulevards, 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.

Section 5. Maps of Ordinance 175,693 is amended as follows:

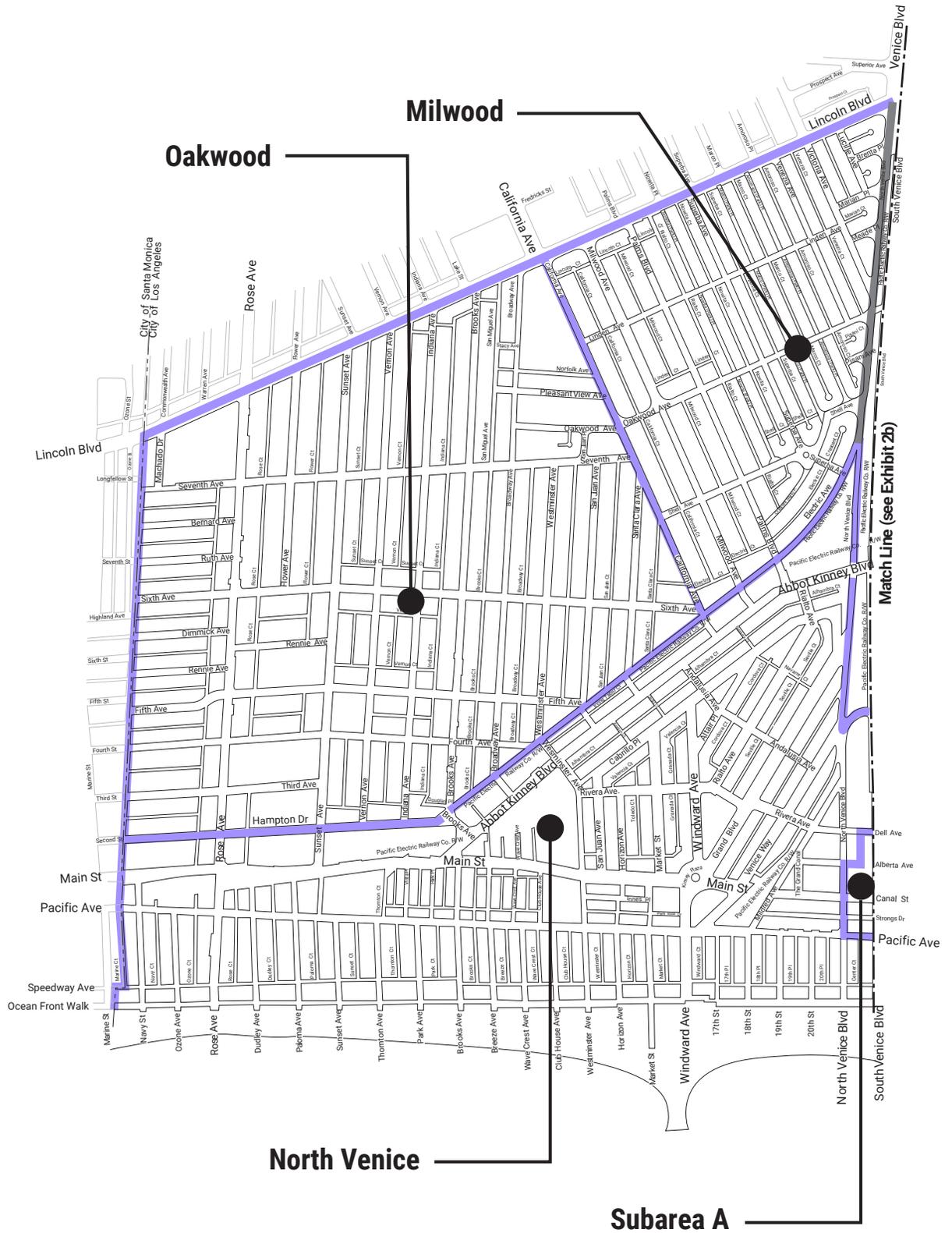


Exhibit 2a
Venice Coastal Zone

Note: Map does not show area of Palms • Del Rey portion of coastal zone that is located inland of Lincoln Boulevard.



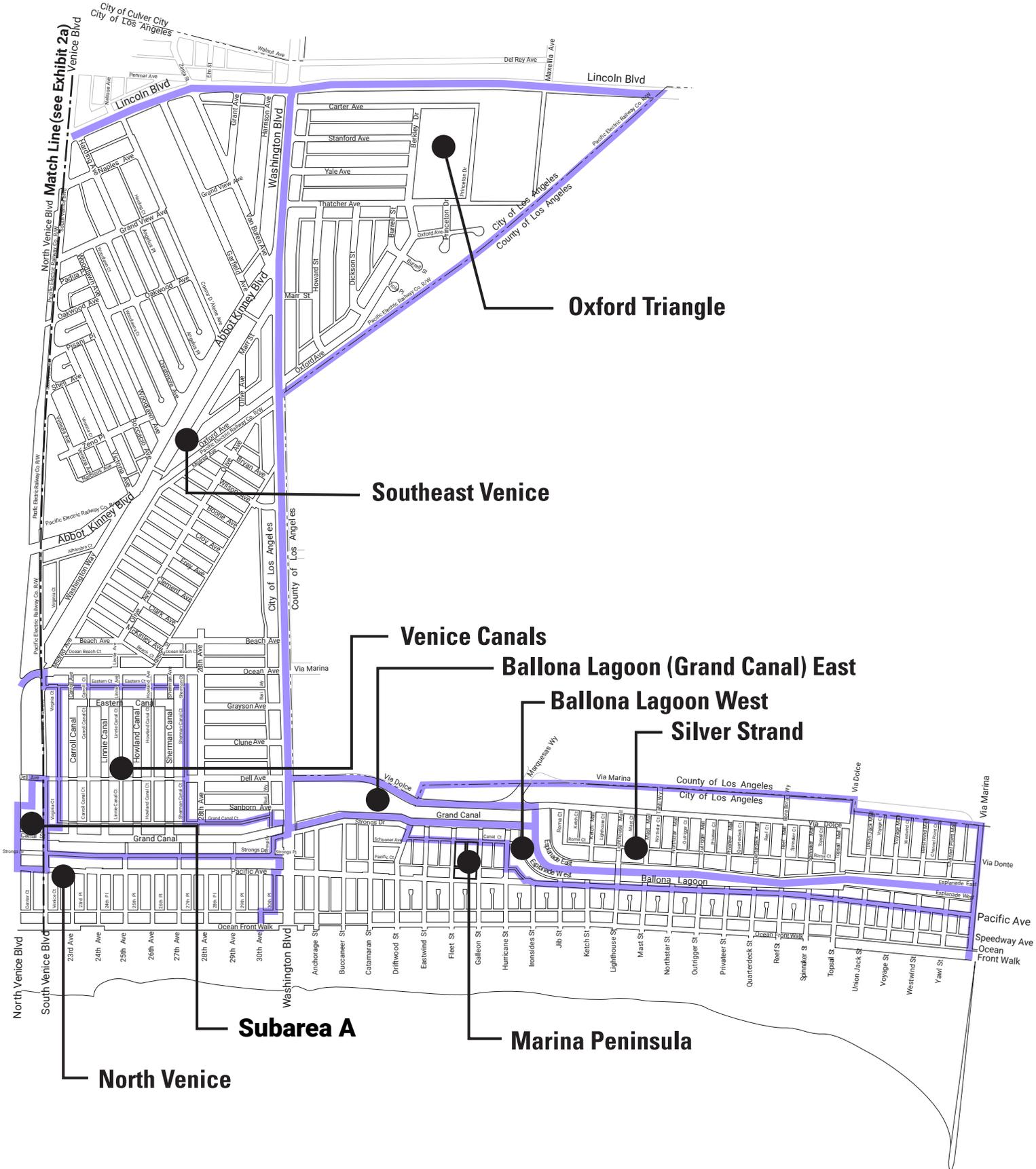


Exhibit 2b
Venice Coastal Zone

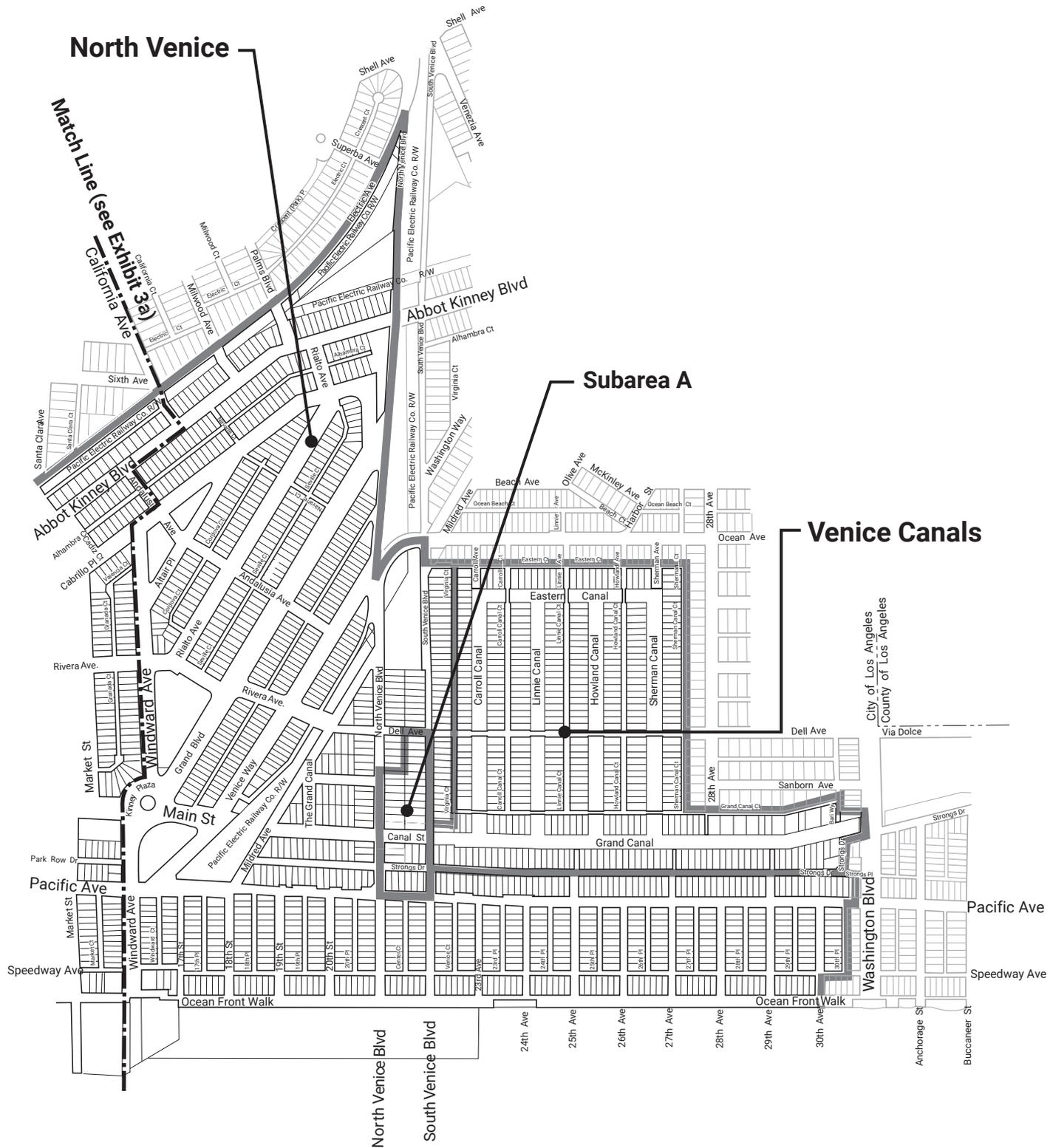


Exhibit 3b
Subarea: North Venice • Venice Canals



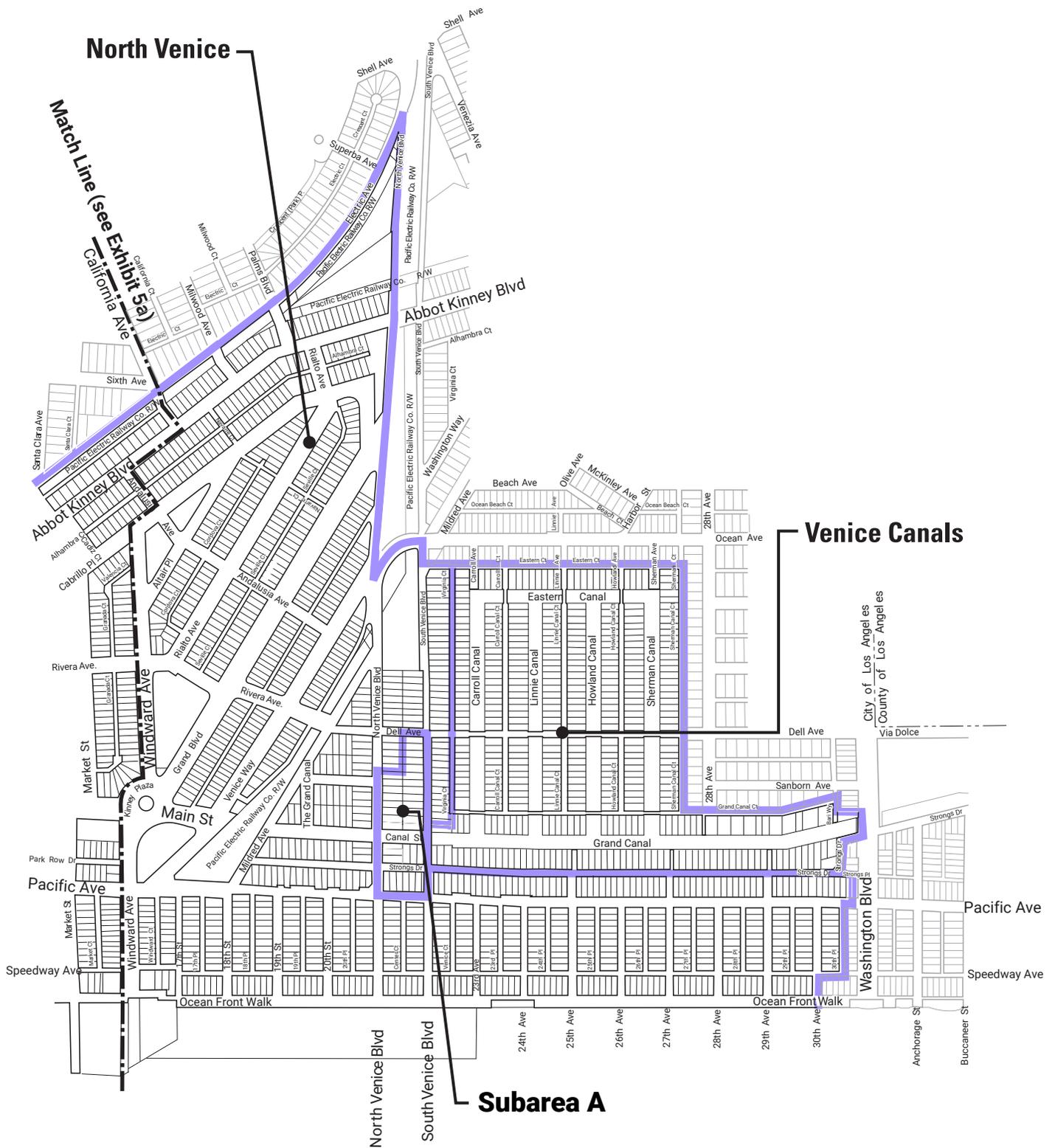


Exhibit 5b
Subarea: North Venice • Venice Canals



