

RESOLUTION

WHEREAS, the California Coastal Act of 1976 has declared that the California Coastal Zone is a distinct and valuable resource of vital and enduring interest to all the people and exists as a delicately balanced ecosystem; and

WHEREAS, one of the basic goals of the State is to protect; maintain, and where feasible, enhance and restore the overall quality of the Coastal Zone environment and its natural and manmade resources; and

WHEREAS, the California Coastal Act of 1976 requires each local government lying, in whole or in part, within the Coastal Zone to prepare a Local Coastal Program for that portion of the Coastal Zone within its jurisdiction to assure that maximum public access to the coast and public recreation areas is provided, consistent with Chapter 3 of the Act; and

WHEREAS, portions of the Venice Community Plan lie within the Coastal Zone, as designated by the State Legislature; and

WHEREAS, the portion of Venice west of Lincoln Boulevard lies within the Coastal Zone; and

WHEREAS, Venice is identified as an area of special significance which required zoning regulations beyond that the traditional zoning code as determined after conducting several public meetings in coastal communities to identify coastal issues of major concern and after conducting several public workshops in coastal communities to develop a Specific Plan to address major issues; and

WHEREAS, on October 29, 1999, and pursuant to California Public Resources Code Section 30510(a), the City Council of the City of Los Angeles adopted the Land Use Plan of the Venice Local Coastal Program; and

WHEREAS, on November 29, 1999, the adopted Land Use Plan of the Venice Local Coastal Program was transmitted to the California Coastal Commission for consideration and certification, consistent with Section 30511(b) of the Coastal Act; and

WHEREAS, on November 14, 2000, the California Coastal Commission approved the Land Use Plan of the Venice Local Coastal Program with suggested modifications; and

WHEREAS, on March 28, 2001, the City Council of the City of Los Angeles adopted the suggested modifications to the Land Use Plan of the Venice Local Coastal Program; and

WHEREAS, on June 14, 2001 the California Coastal Commission certified the Land Use Plan of the Venice Local Coastal Program; and

WHEREAS, the subject project is located within the Venice Coastal Zone in the area covered by the Venice Community Plan; and

WHEREAS, the City Planning Commission recommended approval of a General Plan Amendment from Open Space and Low Medium II Residential to Neighborhood Commercial for the subject property and recommended approval of a Zone Change from OS-1XL-O to (T)(Q)C2-1L-O; and

WHEREAS, the City Planning Commission recommended approval of a Specific Plan Amendment to create a new subarea for Qualified Permanent Supportive Housing and related Land Use Regulations and Development Standards in the Venice Coastal Zone Specific Plan; and related Map Exhibit changes to add the new subarea and change the zoning from OS-1XL and RD1.5 to C2-1LO for the new subarea; and

WHEREAS, the City Planning Commission approved a project for the demolition of a surface parking lot and a four-unit apartment building and the construction of a three-story with a four-story campanile, 103,957-square foot, mixed-use, 100 percent affordable housing development consisting of 140 dwelling units, providing a total of 357 parking spaces; and

WHEREAS, the City Planning Commission at its meeting on May 27, 2021 approved the General Plan Amendment and recommended approval by the City Council of a General Plan Amendment for the subject property; and

WHEREAS, pursuant to the provisions of the Los Angeles City Charter, the Mayor and City Planning Commission have transmitted their recommendations; and

WHEREAS, the requested General Plan Amendment is consistent with the intent and purpose of the adopted Venice Community Plan to designate land use in an orderly and unified manner; and

WHEREAS, the Zoning Change from OS-1XL-O to (T)(Q)C2-1L-O and Venice Coastal Zone Specific Plan amendment creating Subarea A will provide consistency between the General Plan Land Use Designation and the Zoning and Specific Plan; and

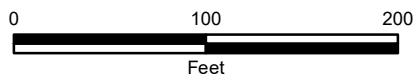
WHEREAS, the subject proposal qualifies for a Statutory Exemption as provided in ENV-2018-6667-SE in furtherance of creating supportive housing in accordance with Assembly Bill 1197 for implementation of the California Environmental Quality Act (CEQA).

NOW, THEREFORE, BE IT RESOLVED that the Venice Community Plan be amended as shown on the attached General Plan Amendment map and certified Venice Land Use Plan map and text amendments.

NOW, THEREFORE, BE IT RESOLVED, that pursuant to California Public Resources Code Section 30510(b) and to Section 00071 of the Local Coastal Program Regulations of the California Coastal Commission, the City Council hereby directs the Director of City Planning to submit to the California Coastal Commission for its consideration and certification an amendment to the certified Land Use Plan of the Venice Local Coastal Program.



THE INTENT OF THIS ORDINANCE
IS FOR THE BOUNDARIES OF THIS
GENERAL PLAN LAND USE CHANGE
TO COINCIDE WITH THOSE OF
RECORDED TR 82288.



CPC-2018-7344-GPAJ-VZCJ-HD-SP-SPP-CDP-MEL-WDI-SPR-PHP

AA/

VENICE

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City of Los Angeles

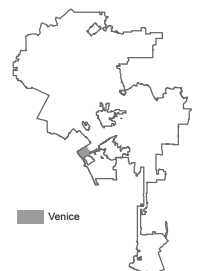


EXHIBIT A:
Venice Land Use Plan Text Amendments

The City Council adopts the following amendments to the Venice Coastal Zone Land Use Plan. Additions shown in underline and deletions shown in ~~strikeout~~.

Add the following subarea to the Venice Coastal Zone and modify the number of subareas, page I-7 of the LUP

To facilitate discussion of issues, policies and development standards, the Venice Coastal Zone has been divided into ~~eight (8)~~ nine (9) subareas, as follows:

Subarea A: generally bounded by Dell Avenue, North Venice Boulevard, South Venice Boulevard and Pacific Avenue, as shown on Exhibit 5b.

These ~~eight~~ nine specific plan subareas roughly follow the boundaries of the older neighborhoods previously used by the City Council and neighborhood groups for public participation in neighborhood issues.

Add the following Definitions, pages I-13 to I-17 of the LUP

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.

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.

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.

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.

Modify section heading of page II-15 as follows:

~~Replacement of Affordable Housing~~

Add new policies for Permanent Supportive Housing Projects to page II-18 of the LUP:

Policy I.A.18 Permanent Supportive Housing Projects that meet the definition of Qualified Permanent Supportive Housing Project and comply with the following requirements:

- a. 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.
- b. 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.
- c. 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.

Policy I.A.19 Parking Requirements for Qualified Permanent Supportive Housing Projects and Supportive Housing. Reduced parking is permitted, as follows:

- a. Supportive Housing as defined in Health and Safety Code 50675.14(b)(2). Projects providing Supportive Housing may provide reduced parking consistent with Government Code Section 65915.

Modify page II-20 of the LUP to add Neighborhood Commercial Area of Special Interest as follows:

Neighborhood Commercial Areas

Policy I. B. 5. Neighborhood Commercial Land Use. The Neighborhood Commercial designation is intended to accommodate local neighborhood commercial facilities and services which provide daily convenience goods and services to persons living in nearby residential areas. Small scale neighborhood stores and community services shall be preserved and encouraged. Neighborhood retail goods and services include, but are not limited to the following: art galleries; barber shops or beauty parlors; dry cleaners; laundry services; shoe repair; tailors; florists; hardware stores; drug stores; food/grocery stores; newsstands; medical facilities; and job service centers. Drive-thru facilities and billboards shall be prohibited on properties designated as neighborhood commercial. Community services include day-care, community-meeting rooms, recreational, religious or cultural facilities and similar uses. The clustering of uses minimizes multiple vehicle trips and encourages walking to and from adjacent residential neighborhoods. Areas designated for Neighborhood Commercial Land Use are shown in Exhibits 9 through 12.

Physically, Neighborhood Commercial areas are generally characterized by one and two story low-rise structures. Pedestrian activities shall be encouraged by the emphasis on local serving uses, design of buildings, and the incorporation of streetscape amenities.

Neighborhood Commercial Area of Special Interest

- a. Subarea A (Exhibit 10b). The lots within Subarea A shall be developed with a Qualified Permanent Supportive Housing Project that meets the requirements of Policy I.A.18 and the following development standards. Qualified Permanent Supportive Housing Projects are not subject to the standards outlined in Policy I.B.7.

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

2. **Use.** Uses allowed in the C2 zone or as outlined in Policy I.B.5.

3. **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.

4. **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.

5. **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 to protect and maximize public on-street parking opportunities.

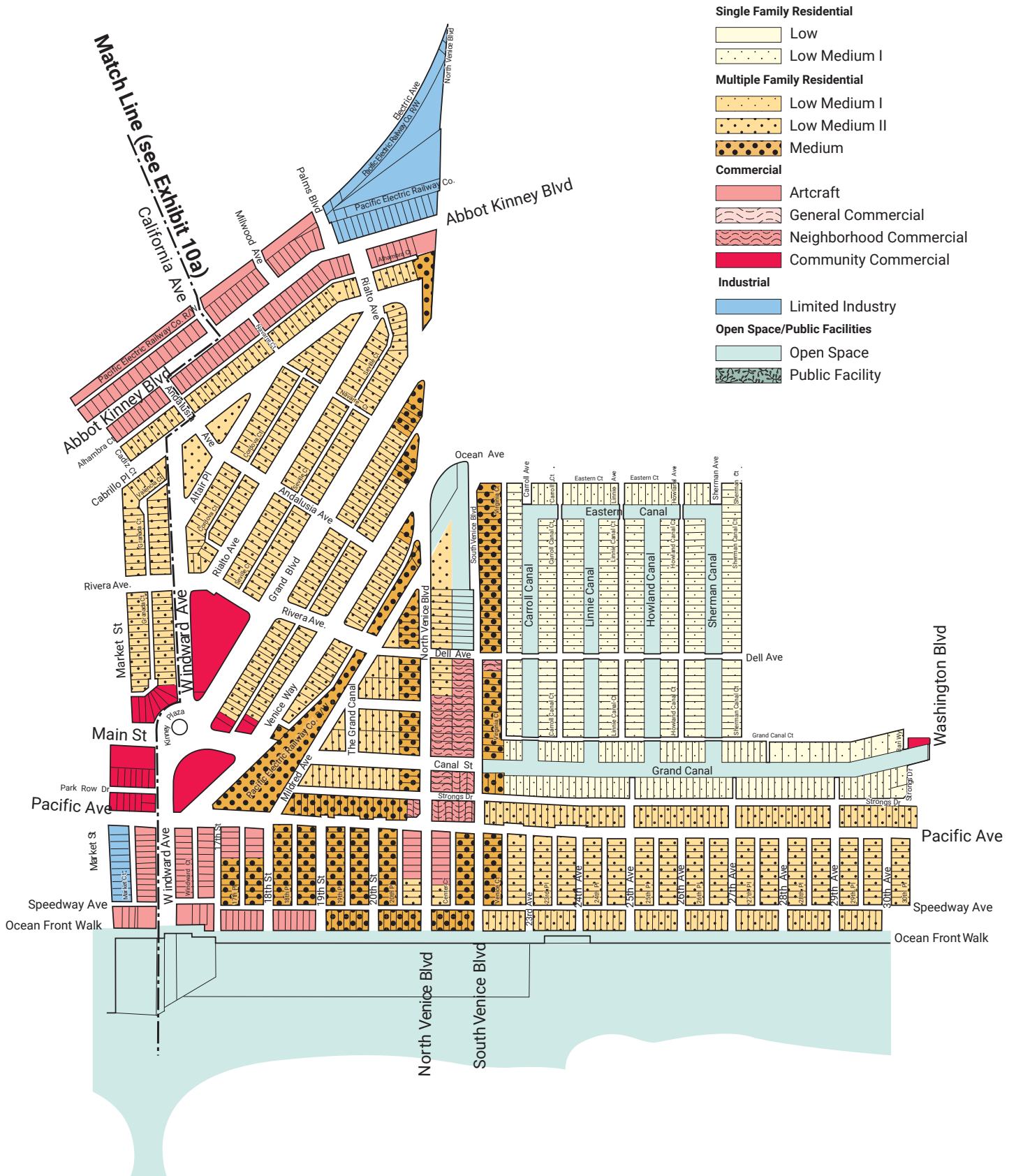
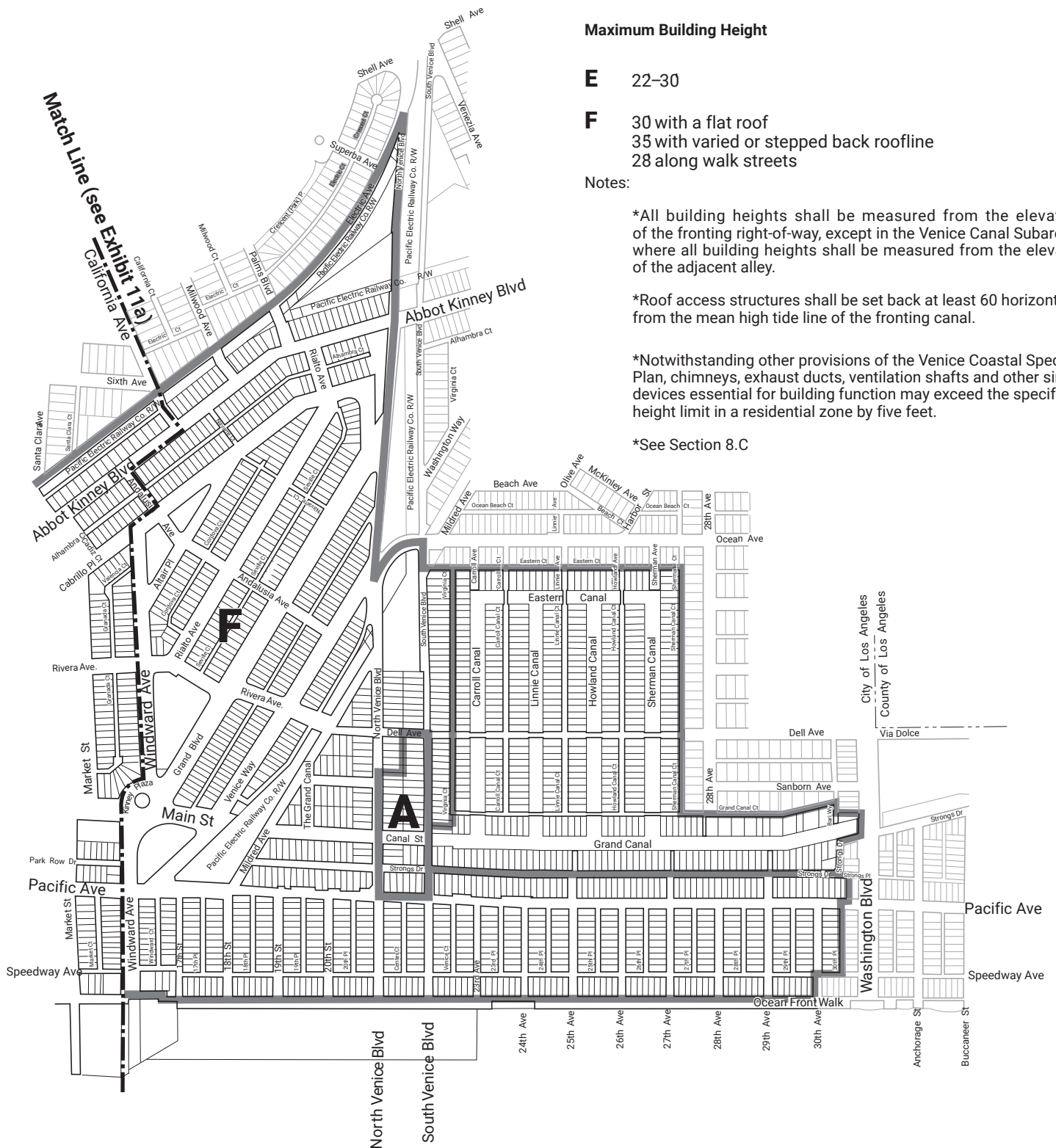


Exhibit 10b
Land Use Plan (Map): North Venice • Venice Canals



Maximum Building Height

- E** 22-30
- F** 30 with a flat roof
35 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, 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 11b
Height
Subarea: North Venice • Venice Canals





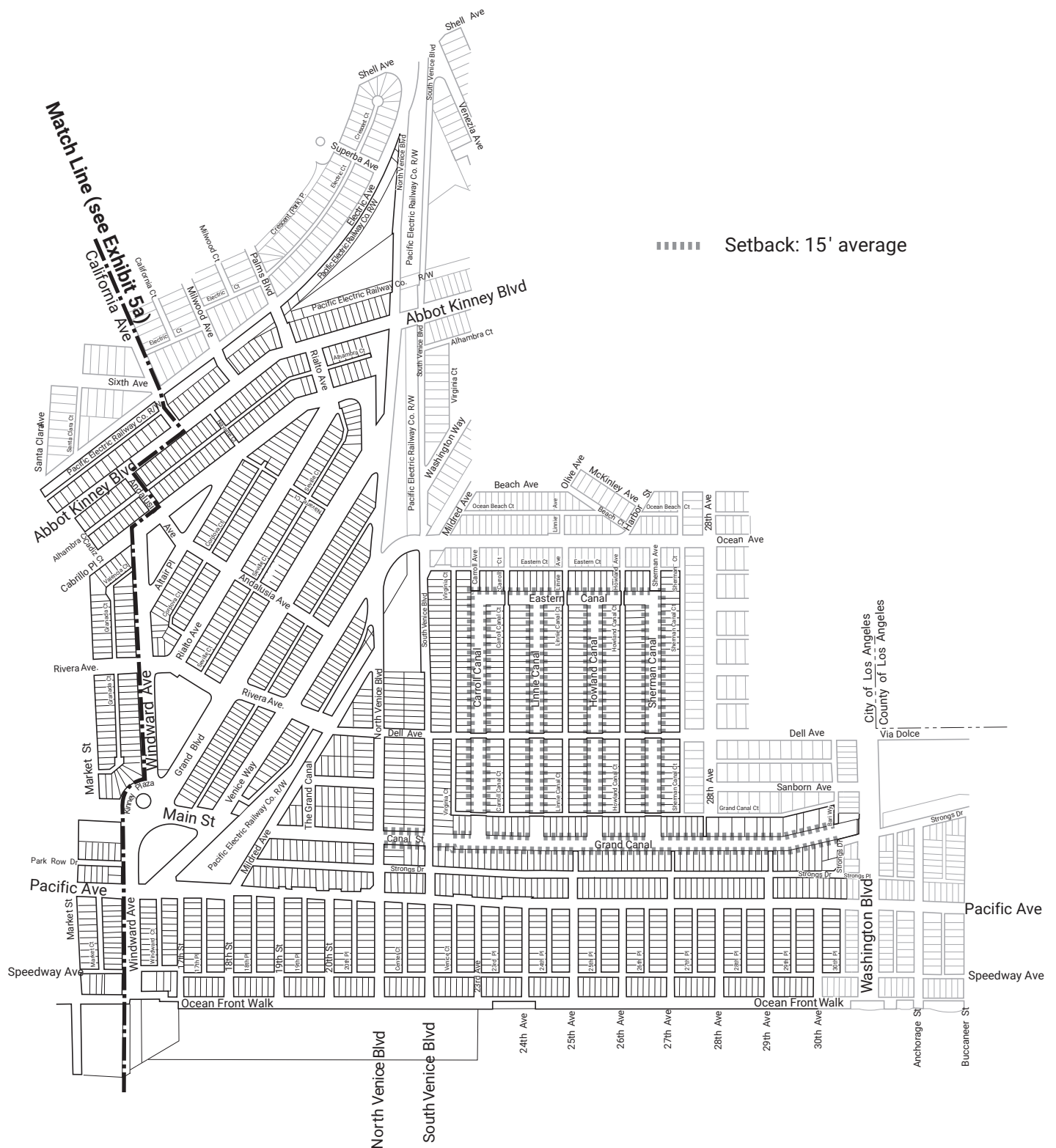
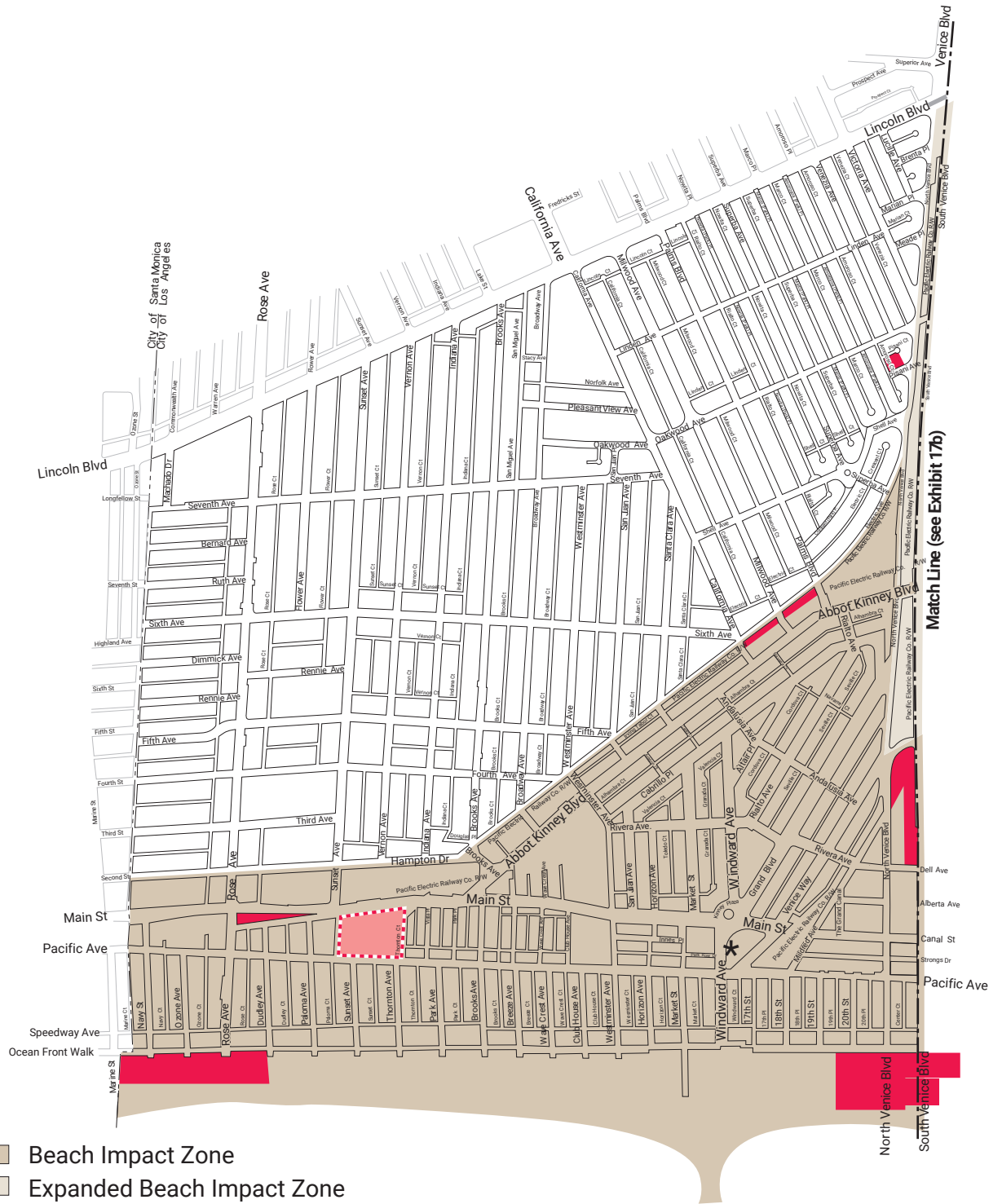


Exhibit 15
Buffer/Setback
Subarea: North Venice • Venice Canals





- Beach Impact Zone
 - Expanded Beach Impact Zone
 - Existing Public Parking
 - Potential New or Expanded Surface Parking Site
 - Potential Public Parking Structure Site
 - *
- Privately Owned Public Parking

Exhibit 17a
Coastal Access Map
Parking and Beach Impact Zone