Venice 1958 Generalized Zoning

East of Lincoln

North of Rose

Oakwood Pentagon

Milwood Trapezoid

Beach

President's Row

Windward Circle

Oxford Triangle

Canals

Silver Triangle
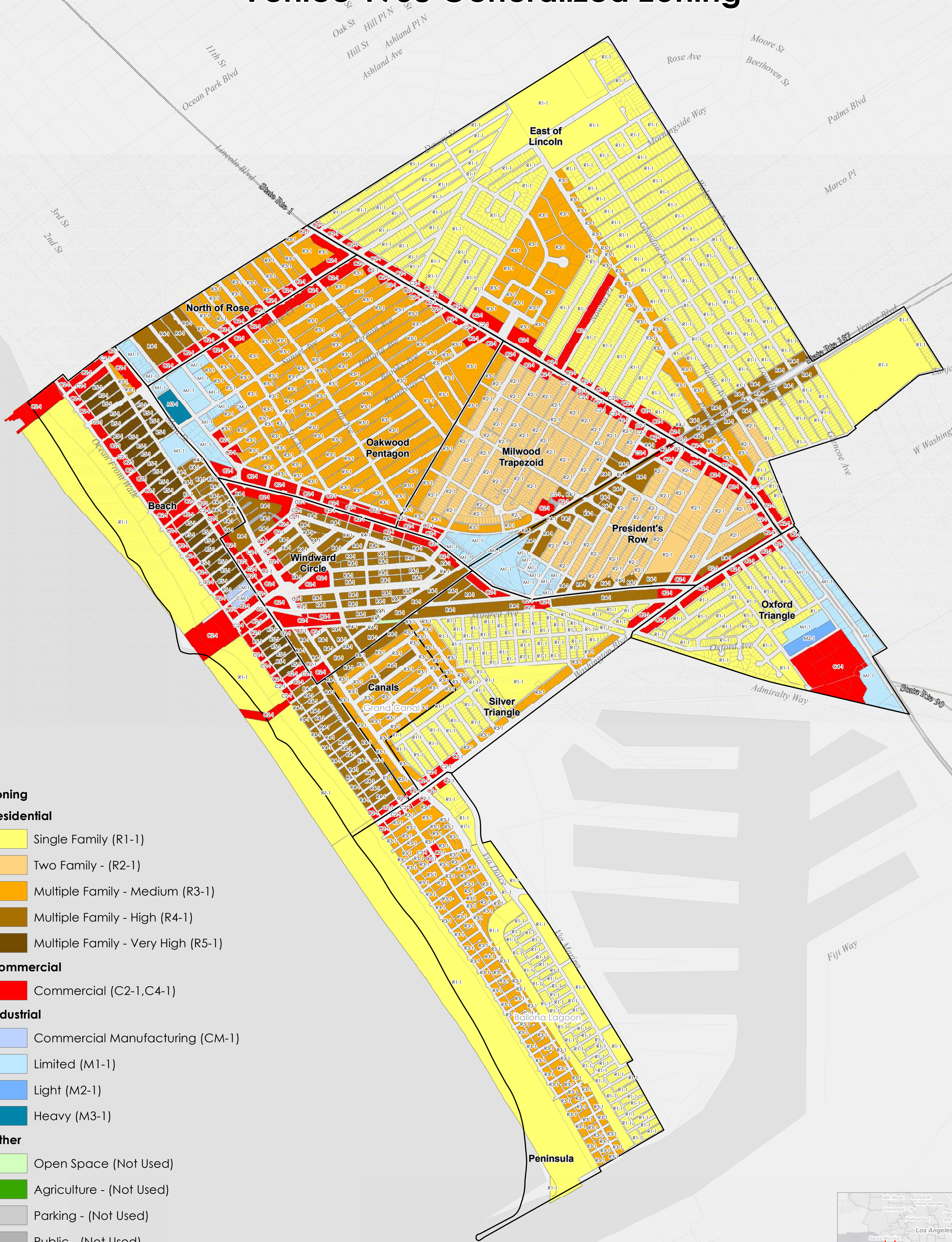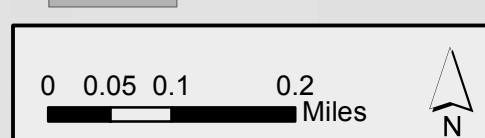
Peninsula

Zoning

Residential

- Single Family (R1-1)
- Two Family - (R2-1)
- Multiple Family - Medium (R3-1)
- Multiple Family - High (R4-1)
- Multiple Family - Very High (R5-1)

Commercial

- Commercial (C2-1,C4-1)

Industrial

- Commercial Manufacturing (CM-1)
- Limited (M1-1)
- Light (M2-1)
- Heavy (M3-1)

Other

- Open Space (Not Used)
- Agriculture - (Not Used)
- Parking - (Not Used)
- Public - (Not Used)
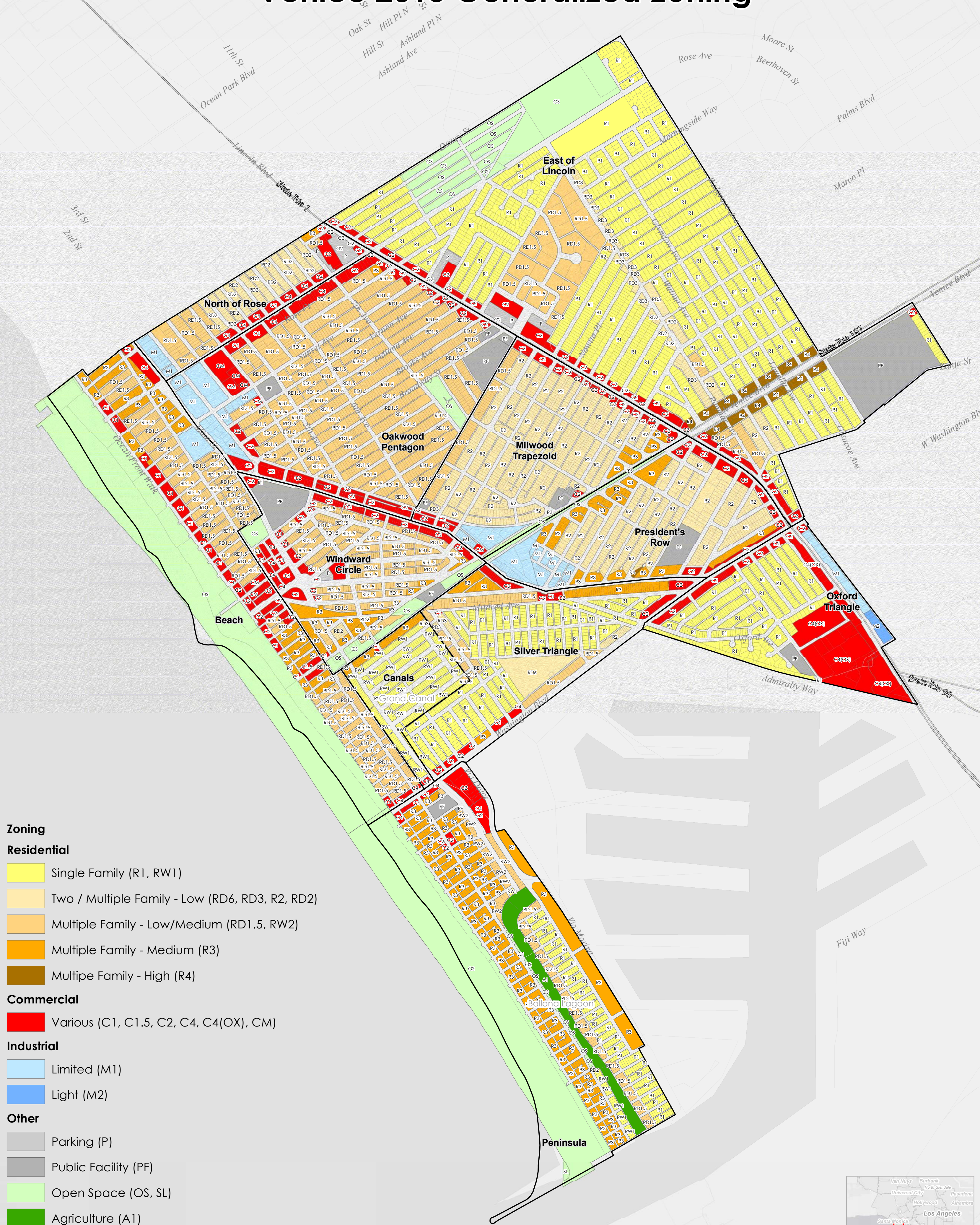
0 0.05 0.1   0.2
Miles

N

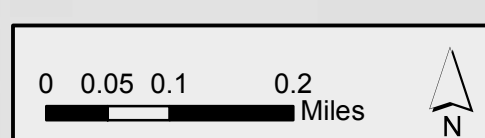| Zone	Description	Zoned Acres	Max Dwelling Units Per Acre	Planned Dwelling Unit Capacity	Reasonably Expected Dwelling Unit Capacity	Persons Per Dwelling Unit	1958 Planned Population Capacity*	1958 Reasonably Expected Population Capacity*
R1-1	Single Family Dwellings	507.5	9	4,567	2,284	2.47	11,281	5,641
R2-1	Two Family Dwellings	127.0	17	2,159	1,079	1.96	4,231	2,116
R3-1	Multiple Dwellings - Medium	324.2	54	17,509	8,755	2.00	35,018	17,509
R4-1	Multiple Dwellings - High/Medium	120.7	109	13,159	6,579	2.03	26,712	13,356
R5-1	Multiple Dwellings - High/Medium	31.7	218	6,921	3,461	2.03	14,050	7,025
Total		**1,339.0**		44,315	**22,158**		91,293	**45,646**

*Notes:

    1. Population capacity calculated for residential zones only.

    2. Persons Per Dwelling Unit value for 2010 based on Venice Community Plan.

Venice 2015 Generalized Zoning

East of Lincoln

North of Rose

Oakwood Pentagon

Milwood Trapezoid

President's Row

Windward Circle

Oxford Triangle

Beach

Silver Triangle

Canals

Grand Canal

Ballona Lagoon

Peninsula

Zoning

Residential

- Single Family (R1, RW1)
- Two / Multiple Family - Low (RD6, RD3, R2, RD2)
- Multiple Family - Low/Medium (RD1.5, RW2)
- Multiple Family - Medium (R3)
- Multipe Family - High (R4)

Commercial

- Various (C1, C1.5, C2, C4, C4(OX), CM)

Industrial

- Limited (M1)
- Light (M2)

Other

- Parking (P)
- Public Facility (PF)
- Open Space (OS, SL)
- Agriculture (A1)

0 0.05 0.1 0.2 Miles

N

Created By:
Dario Alvarez Consulting Services
Source:
Internal, LA-dpw, City of LA

This map was created by Dario Alvarez Consulting Services (DA). DA will not accept any responsibility for any errors, omissions, or positional accuracy. This product is for informational purposes only and may not be used for legal, engineering, surveying, or other such purposes; however, information provided herein is to the best of our knowledge.
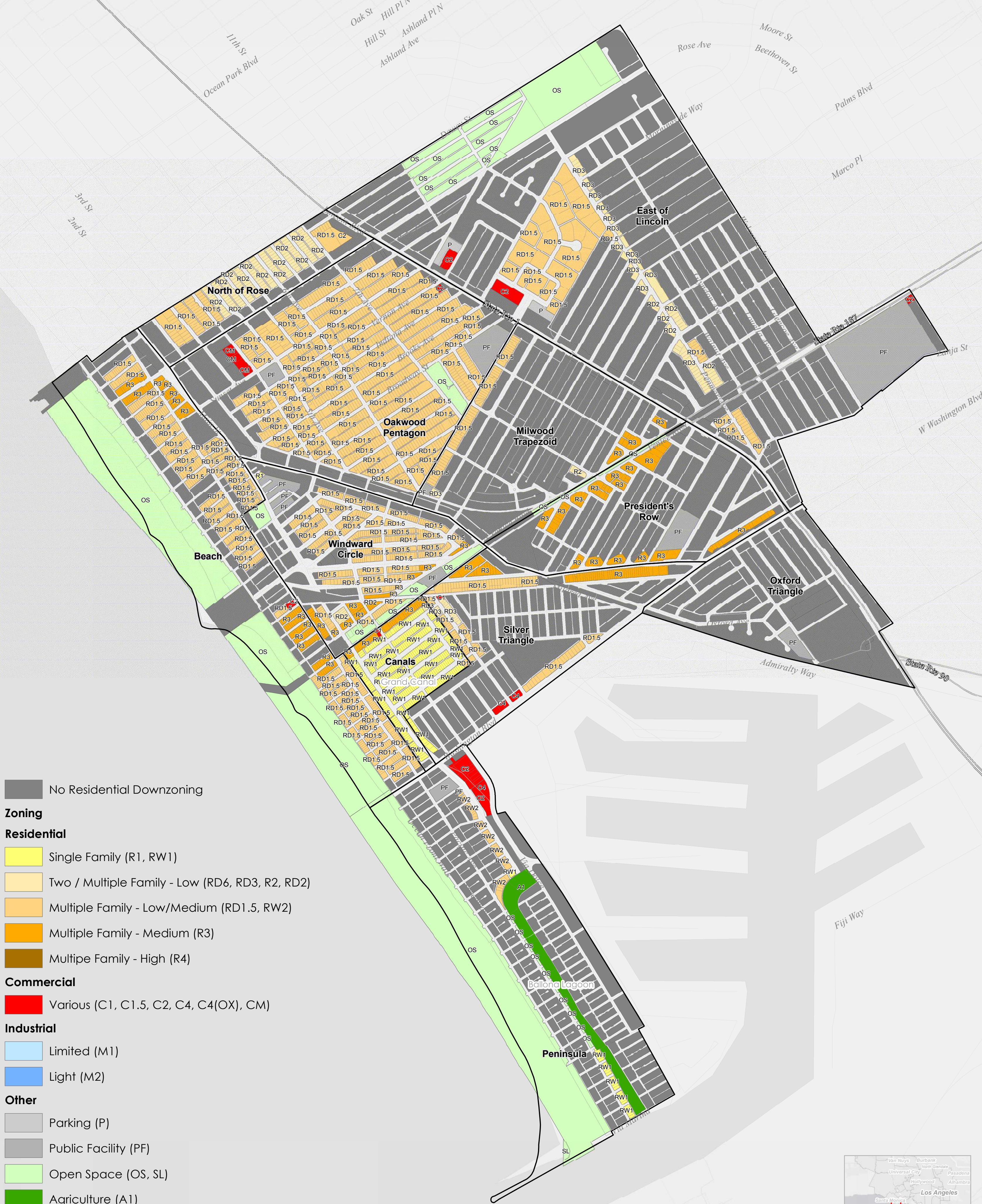
Los Angeles

Zone	Description	Zoned Acres	Max Dwelling Units Per Acre	Planned Dwelling Unit Capacity	Reasonably Expected Dwelling Unit Capacity	Persons Per Dwelling Unit	2015 Planned Population Capacity	2015 Reasonably Expected Population Capacity*
R1	Single Family Dwellings	334.2	9	3,008	1,504	2.47	7,430	3,715
R2	Two Family Dwellings	124.8	17	2,122	1,061	1.96	4,160	2,080
R3	Multiple Dwellings - Medium	100.0	54	5,400	2,700	2.00	10,800	5,400
R4	Multiple Dwellings - High/Medium	10.1	109	1,105	553	2.03	2,244	1,122
RD1.5	Restricted Density Multiple Dwellings	295.7	29	8,576	4,288	1.96	16,810	8,405
RD2	Restricted Density Multiple Dwellings	21.1	29	612	306	1.96	1,200	600
RD3	Restricted Density Multiple Dwellings	11.0	15	165	83	1.96	324	162
RD6	Restricted Density Multiple Dwellings	9.5	12	114	57	1.96	224	112
RW1	Single Family Residential Waterways	26.7	19	508	254	1.96	995	498
RW2	Two Family Residential Waterways	4.3	38	164	82	2.00	327	164
Total		**937.6**		21,775	**10,888**		44,513	**22,257**

*Notes:

Population capacity calculated for residential zones only.

1958 Reasonably Expected Residential Zones Population Capacity	45,646
2015 Reasonably Expected Residential Zones Population Capacity	22,257
Downzoned population capacity	**-23,390**
% Residential Downzoning	**49%**

Venice 1958 - 2015 Residential Downzoning

Neighborhood / area labels (on map):

North of Rose · East of Lincoln · Oakwood Pentagon · Milwood Trapezoid · President's Row · Windward Circle · Beach · Canals · Silver Triangle · Oxford Triangle · Grand Canal · Ballona Lagoon · Peninsula

Street labels:

Oak St · Hill Pl N · Hill St · Ashland Pl N · Ashland Ave · Moore St · Rose Ave · Beethoven St · Palms Blvd · Marco Pl · Ocean Park Blvd · 11th St · Zanja St · W Washington Blvd · 3rd St · 2nd St · State Rte 187 · State Rte 90 · Admiralty Way · Fiji Way

Legend

No Residential Downzoning

Zoning

Residential

- Single Family (R1, RW1)
- Two / Multiple Family - Low (RD6, RD3, R2, RD2)
- Multiple Family - Low/Medium (RD1.5, RW2)
- Multiple Family - Medium (R3)
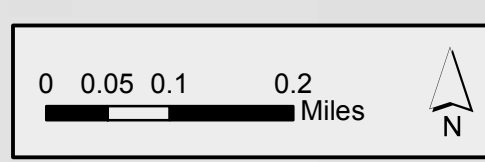- Multipe Family - High (R4)

Commercial

- Various (C1, C1.5, C2, C4, C4(OX), CM)

Industrial

- Limited (M1)
- Light (M2)

Other

- Parking (P)
- Public Facility (PF)
- Open Space (OS, SL)
- Agriculture (A1)

Los Angeles (locator inset)

0 0.05 0.1   0.2
Miles
N