



**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 policies of this LUP, 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 Policy I.A.1 for policy limiting roof access structures.

\*See Policy I.B.7 for commercial and mixed-use development standards.

**Exhibit 13  
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 or stepped back roofline  
28' along walk streets

**Notes:**

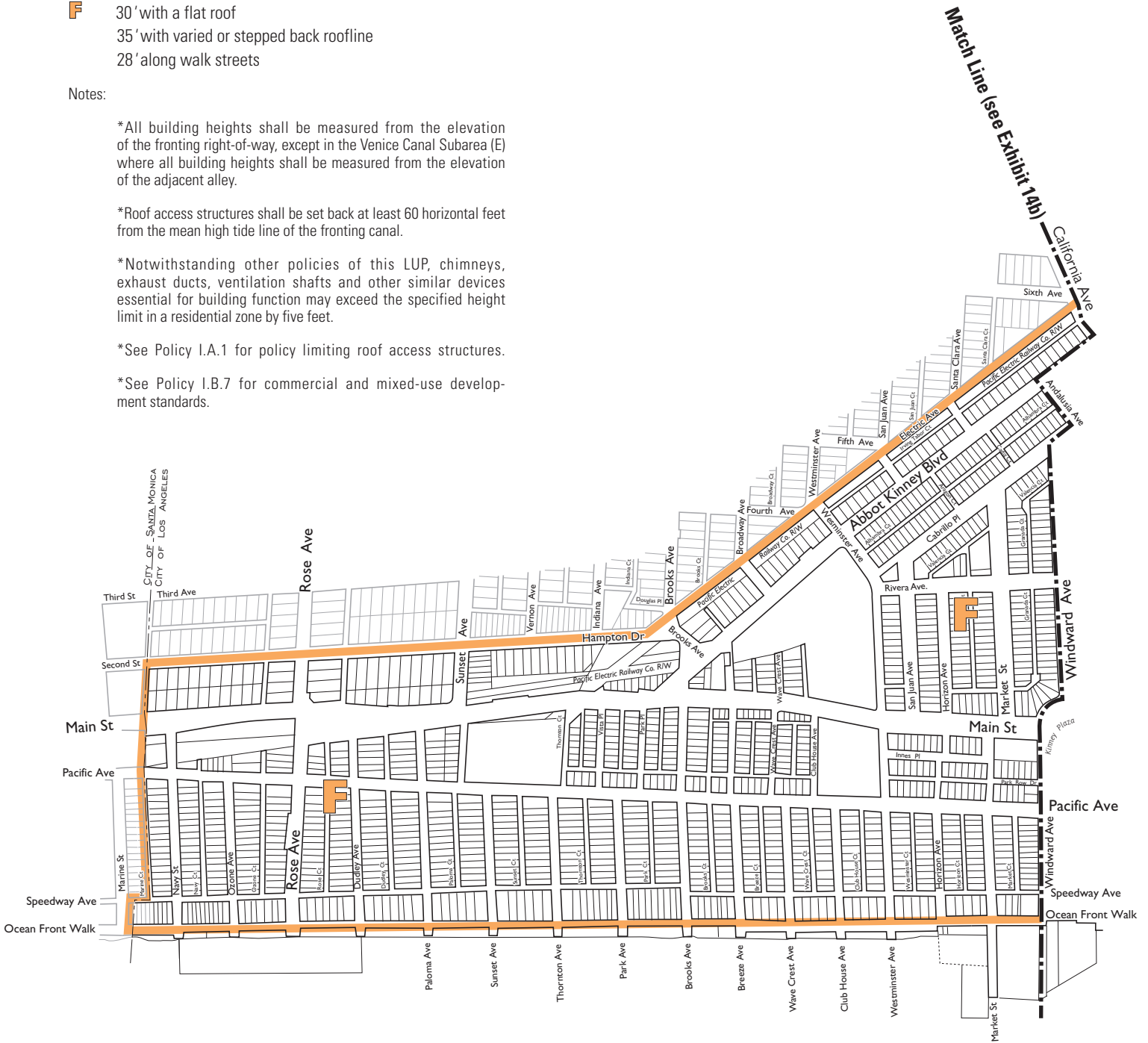
\*All building heights shall be measured from the elevation of the fronting right-of-way, except in the Venice Canal Subarea (E) where all building heights shall be measured from the elevation of the adjacent alley.

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

\*Notwithstanding other policies of this LUP, 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.

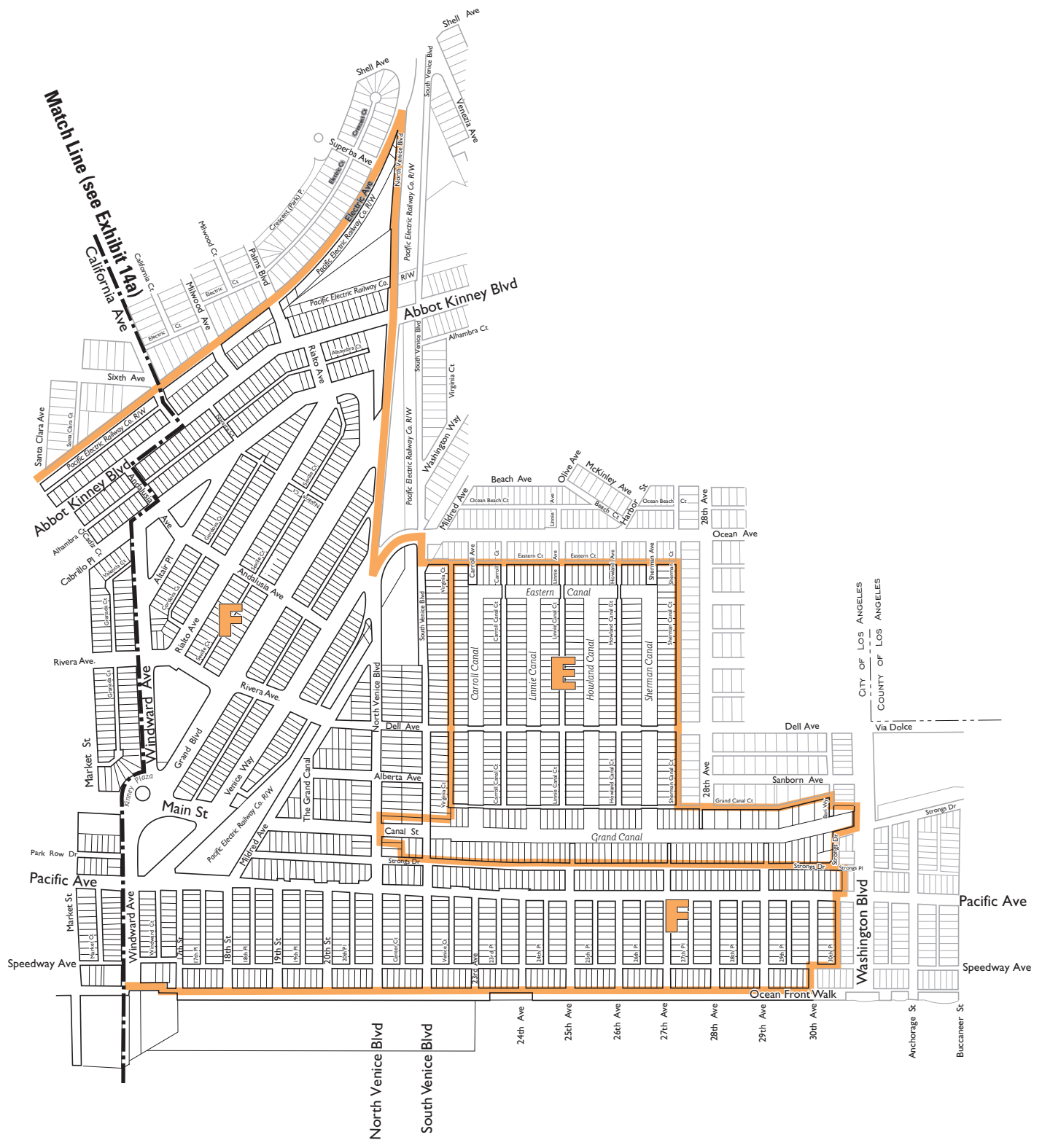
\*See Policy I.A.1 for policy limiting roof access structures.

\*See Policy I.B.7 for commercial and mixed-use development standards.



**Exhibit 14a**  
**Height**  
**Subarea: North Venice • Venice Canals**





**Exhibit 14b**  
**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 policies of this LUP, 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.

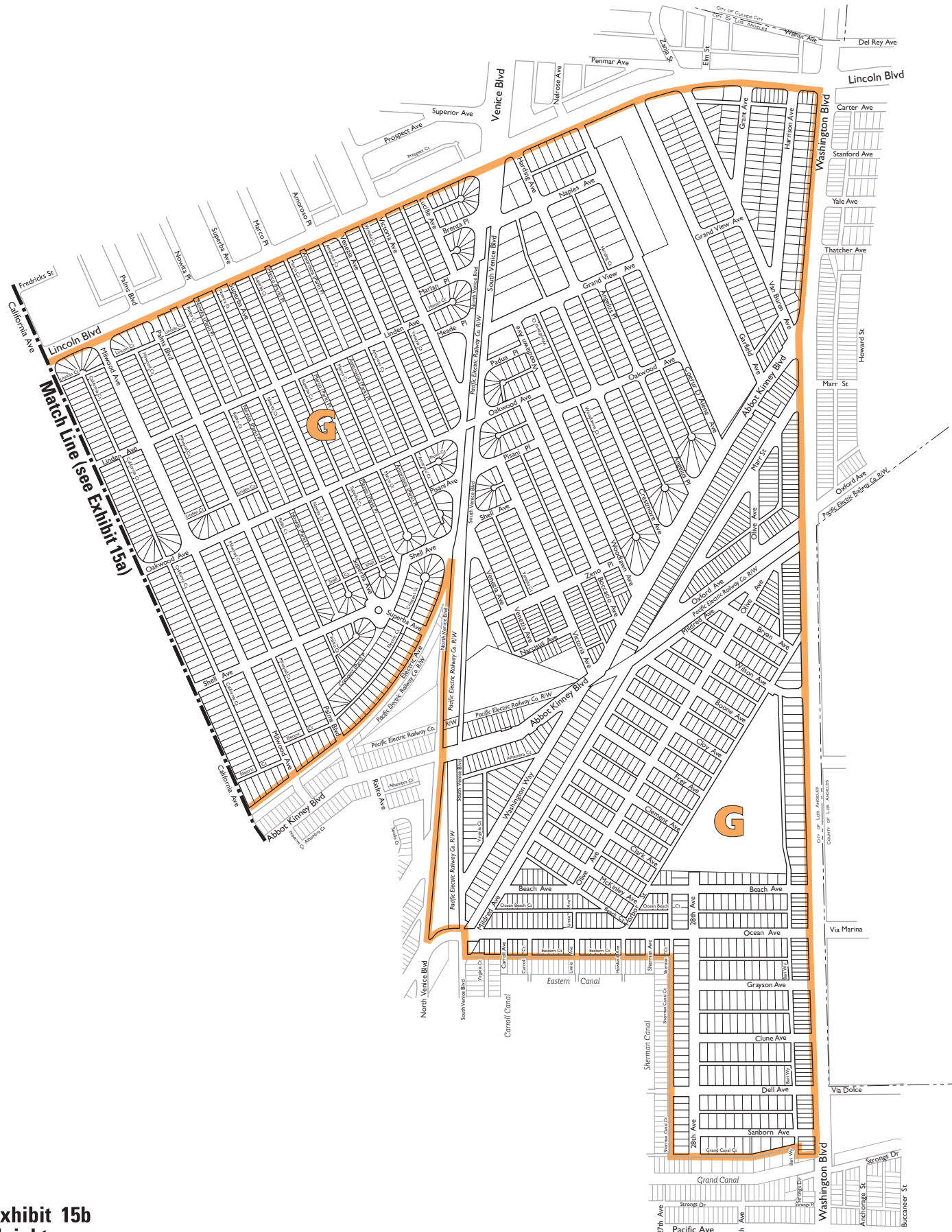
\*See Policy I.A.1 for policy limiting roof access structures.

\*See Policy I.B.7 for commercial and mixed-use development standards.



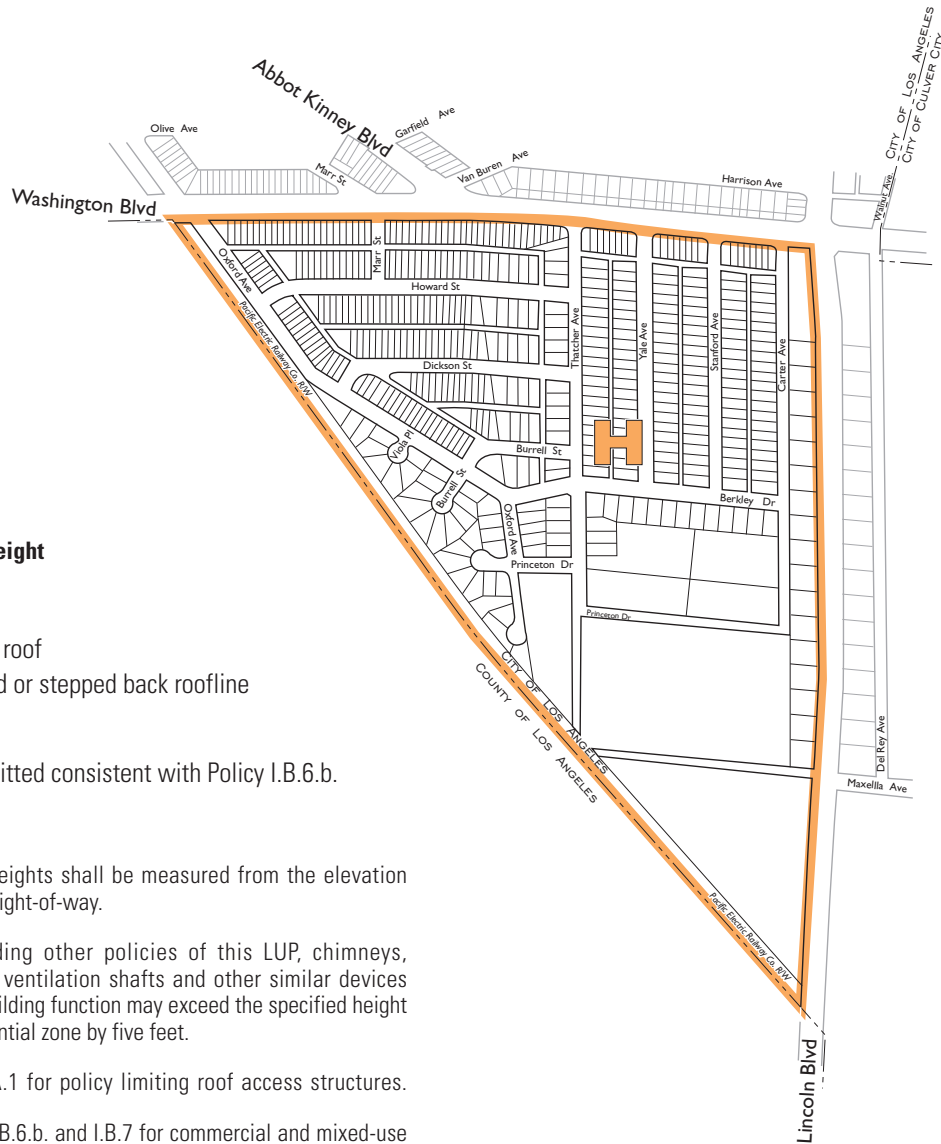
**Exhibit 15a**  
**Height**  
**Subarea: Oakwood•Milwood•Southeast Venice**





**Exhibit 15b**  
**Height**  
**Subarea: Oakwood • Milwood • Southeast Venice**





**Maximum Building Height**

- H** Residential
  - 25' with a flat roof
  - 30' with varied or stepped back roofline
- Commercial
  - 30' or as permitted consistent with Policy I.B.6.b.

**Notes:**

- \*All building heights shall be measured from the elevation of the fronting right-of-way.
- \*Notwithstanding other policies of this LUP, 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 Policy I.A.1 for policy limiting roof access structures.
- \*See Policies I.B.6.b. and I.B.7 for commercial and mixed-use development standards.

**Exhibit 16**  
**Height**  
**Subarea: Oxford Triangle**

