



Properties zoned for multi-family residential use may be subdivided into much smaller lots than is required today, while complying with the density requirements established by both the zoning and the General Plan. It is anticipated that the ordinance will reduce the cost of home ownership and generate creative housing solutions, such as modern versions of bungalow courts, courtyard housing and row houses.

Documents posted to LUPC section of VNC website:

The Small Lot Subdivision Ordinance

Small Lot Subdivision Design Guidelines, FYI.

The Small Lot Subdivision Advisory Policy from 2006, FYI.

Venice Community Profile

Population, Housing, Employment Projections Plan Population and Dwelling Unit Capacity

3\_\_Detailed comparison between Small Lot Subdivision Ordinance and the Venice Coastal Specific Plan is contained in the Director's Interpretation, to be released on Monday. The Small Lot Subdivision Ordinance, was adopted after the adoption of Venice Coastal Specific Plan and the subject interpretation clarifies the maximum number of permitted units, number of subdivided lots, number of required parking spaces, location of driveways, and minimum setback requirements relative to each zone and each subarea within the Specific Plan.

5\_\_Section 11.5.7 F.3 of the Los Angeles Municipal Code authorizes "Interpretations of Specific Plans." The Director of Planning has the authority to interpret specific plans when there is a lack of clarity in the meaning of their regulations. This Director's Determination is called a "Director's Interpretation" and is the formal way to publicly clarify a point of confusion (or differing interpretations). The process for a Director's Interpretation requires the Decision be drafted and transmitted as done for Project Permit Compliance Decisions. The subject document, upon being published, will be reviewed by the community, including the Venice Neighborhood Council.

The City Planning Commission shall hear appeals on Director's Interpretations which affect an entire specific plan area, as the subject Interpretation does. I do not have the authority to change this process. I wish there were a way to present to you our interpretation first, get your specific feedback, and then issue the determination.

The Section of the LAMC authorizing Director's Interpretations is copied here:

H. Interpretations of Specific Plans. The Director shall have authority to interpret specific plans when there is a lack of clarity in the meaning of their regulations.

1. Application Procedure. To request a specific plan interpretation, an applicant shall file an application with the Department of City Planning pursuant to the application procedure set forth in Paragraph (a) of Subdivision 2 of Subsection B of this section. The application shall include a reference to the specific plan regulation(s) for which clarification is requested and a

narrative description of why a clarification is necessary for the project or subject property involved.

2. Director's Decision. Upon receipt of a deemed complete application, the Director's written interpretation shall be subject to the same time limit to act, transmittal requirement and effective date of decision as set forth in Paragraphs (a) through (c) of Subdivision 4 of Subsection C.

3. Appeals. The City Planning Commission shall hear appeals on Director interpretations which affect an entire specific plan area or any of its subareas, and the Area Planning Commission shall hear appeals on Director interpretations which are applicable only on a site specific basis. The procedures for filing and processing appeals of Director interpretations shall otherwise be the same as those set forth in Subdivision 6 of Subsection C of this section.

LAMC Section 11.5.7 in it's entirety is posted. Section H is at the bottom of page 7.

## **7B Draft of proposed LUPC motion to recommend to VNC Board regarding Marina del Rey development.**

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**Whereas** Los Angeles County is redeveloping the unincorporated area of Marina del Rey (the "Project").

**Whereas** the Project contemplates twenty-one (21) developments (as of 1/14/09) including hotels, residential units and mixed-use developments with an addition of 3,904 new residential units; three new hotels and one hotel expansion adding 636 new rooms; 1,369 additional restaurant seats; 135,162 square feet of additional retail/commercial space and 48,173 square feet of additional office space.

**Whereas** Los Angeles County avers that the Marina del Rey Local Coastal Program ("LCP") is the functional equivalent of an Environmental Impact Report ("EIR") and thus asserts there is no need for a comprehensive Project EIR.

**Whereas** the Marina del Rey LCP was last updated and certified by the California Coastal Commission in 1996;

**Whereas** there have been numerous social and environmental changes since 1996 and at least seven (7) proposed developments violate policies and ordinances set forth in the LCP.

**Whereas** on January 8, 2008, the California Coastal Commission unanimously voted for a recommendation calling for Los Angeles County to prepare a comprehensive LCP Update consisting of all proposed or anticipated developments within Marina del Rey for purposes of

the Project that addresses the Project's direct, indirect and cumulative environmental and social impacts.

**Whereas** the Project fails to honor the mandate of Marina del Rey to serve public recreation needs of the citizens of Los Angeles County by constricting public access to existing recreational opportunities; by converting public parking lots (intended for shared use as ocean beach overflow parking) to private residential and hotel developments; by blocking visual access to the water; and by the absence of new active-recreation facilities for public use.

[Alternate: *Whereas the Project fails to honor the mandate of Marina del Rey to serve public recreation needs of the citizens of Los Angeles County by converting public parking lots, intended for shared use as ocean beach overflow parking, to additional private residential and hotel developments*]

**Whereas** the unincorporated Marina provides no schools, hospitals, gas stations, churches, funeral homes and other fundamental community services, and relies on the surrounding communities to provide these essential services and amenities;

**Whereas** the surrounding communities will bear a significant portion of the impacts from this cumulative development, as well as major impacts during the construction thereof;

**Whereas** the residents of Venice have not been informed of the comprehensive Project, nor have we had an opportunity to participate in land use reconfiguration decisions;

**Whereas** repeated expression of Venice residents' concerns about impacts at piecemeal hearings on individual Marina developments have been disregarded by County officials.

**Whereas** on August 19, 2008, Senate Bill SB375 was adopted which requirements include the preparation of Sustainable Communities Strategies (SCS) which set forth a vision for growth for the region taking into account the transportation, housing, environmental, and economic needs of the region. The Marina del Rey redevelopment Project does not achieve these goals.

**Therefore** be it resolved, the Venice Neighborhood Council requests that the Los Angeles County Board of Supervisors suspend issuance of development permits and entitlements for any and all land/projects located within Marina del Rey proper until a comprehensive Environmental Impact Report (EIR) complying in full with the California Environmental Quality Act (CEQA) is presented to the County Department of Regional Planning, covering all such proposed or anticipated developments and addressing their environmental impacts on adjacent communities within the City of Los Angeles.

Be it further resolved that this resolution be transmitted to the Los Angeles County Board of Supervisors, the Los Angeles County Department of Regional Planning, The California Coastal Commission, the Los Angeles Department of City Planning, Secretary of State Debra Bowen, Senator Barbara Boxer, Los Angeles City Councilmember Bill Rosendahl, California State Assembly Member Ted Lieu, California State Senator Jenny Oropeza, California

Congresswoman Jane Harman, "We Are Marina Del Rey," "Save the Marina," the Del Rey NC, Westchester-Playa del Rey NC, the Palms NC, the Mar Vista Community Council, City of Culver City and the City of Santa Monica.

**7C LUPC Staff: Challis Macpherson**

TownHouse Bar, Certificate of compliance issue. B&S Appeal. Documents to be posted and emailed to LUPC for consideration.

- 8. **Public Comment** – 10 minutes on non-agendized items related to Land Use and Planning only.
- 9. **OLD BUSINESS:**
- 10. **ADMINISTRATIVE** – to be conducted at special meeting February 11, 2009.
- 11. **ADJOURNMENT**

9-Jan-09	DIR-2009-79-VSO-MEL	729 E BROADWAY 90291	NEW SINGLE FAMILY DWELLING AND PARKING FOR TWO DWELLINGS IN RD1.5-1 ZONE.	VSO-VENICE SIGNOFF;MEL-MELLOR ACT COMPLIANCE REVIEW
14-Jan-09	DIR-2009-127-CDO	715 S LINCOLN BLVD 90291	ILLUMINATED CHANNEL LETTER SIGNS	CDO-COMMUNITY DESIGN OVERLAY DISTRICT
15-Jan-09	ZA-2009-130-CEX	749 E MILWOOD AVE 90291	SINGLE FAMILY ADDITION IN COASTAL ZONE	CEX-COASTAL EXEMPTION
8-Jan-09	DIR-2009-73-SPP, ENV 2009-74-CE	733 E NOWITA PL 90291	A NEW ADDITION TO AN EXISTING SINGLE FAMILY RESIDENCE	SPP-SPECIFIC PLAN PROJECT PERMIT COMPLIANCE, CE=Categorical Exemption
6-Jan-09	ZA 2009-27 CUB, ENV-2009-28-CE	1715 S PACIFIC AVE 90291	BEER & WINE FOR ON-SITE CONSUMPTION; 76 SEAT OCCUPANCY; IN CONJUNCTION WITH AN EXISTING 3;131 SQUARE FOOT RESTAURANT.	CE-CATEGORICAL EXEMPTION, CUB = Conditional Use Befver Alcohol
9-Jan-09	ZA-2009-90-CEX	338 S RENNIE AVE 90291	DEMOLITION OF AN ABATED DWELLING AND GARAGE FOR PUBLIC NUISANCE	CEX-COASTAL EXEMPTION

			A KITCHEN AND BATHROOM REMODEL FOR AN EXISTING ONE-STORY SINGLE-FAMILY DWELLING; NEW COVERED PATIO ALONG THE SIDE OF THE DWELLING; NEW ASPHALT SHINGLE ROOF AND PLATFORM FOR HVAC; AND INTERIOR REMODEL	CEX-COASTAL EXEMPTION, VSO = VENICE SIGNOFF
14-Jan-09	ZA-2009- 118-CEX, DIR 2009- 129 VSO	934 W SUPERBA AVE 90291		

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