

## RELATIONSHIP TO OTHER CITY PLANS AND PROCEDURES

Certified  
Venice  
Land Use  
Plan

The most effective means of addressing the largest number of issues identified in the work program is through the development of the Venice LCP and the associated general plan amendments and the adoption of implementing ordinances including a Venice specific plan. Detailed and specific coastal issues can be addressed in the LUP through general plan amendments including policy statements and specific programs. The LIP will contain a specific plan process to address development standards and other implementation tools to implement the policies of the LUP.

The Land Use Plan is adopted by means of a plan amendment to the Venice Community Plan. The specific plan ordinance adopts zoning and development standards which carry the full weight of zoning law. All new development within the boundaries of the specific plan must comply with the ordinance. The specific plan ordinance is an integral part of the Los Angeles Municipal Planning and Zoning Code, and is enforced accordingly.

Wherever the specific plan contains provisions which differ from provisions contained in Chapter I of the Los Angeles Municipal Code, the specific plan shall prevail and supersede the applicable provisions of the Code. In order to be certified by the Coastal Commission, the specific plan must conform to, and be adequate to carry out, the policies and land uses maps of the certified LUP.

After certification of the LCP, permit processing procedures for coastal permits in the Venice Coastal Zone are controlled by the Coastal Act and the California Code of Regulations. The City's permit issuing ordinances must be certified as part of the Local Implementation Plan (LIP). After certification of the Local Coastal Program by the Coastal Commission, the authority of the Coastal Commission is limited to development within the retained, or original jurisdiction (i.e. Submerged lands, public trust lands and tidelands) and to appeals of locally issued coastal development permits. The Coastal Commission will also retain jurisdiction over amendments to coastal development permits that it approved before certification of the LCP. Section 30519(a) of the Coastal Act provides that, except for appeals to the Commission (as provided in Section 30603) after a LCP, or any portion thereof, has been certified and all implementing actions have become effective, the development review authority provided for in Chapter 7 (commencing with Section 30600) of the Coastal Act shall no longer be exercised by the Coastal Commission and shall at that time be delegated to the local government that is implementing the LCP. Section 30519(b) states that 30519(a) does not apply to development proposed or undertaken on any tidelands, submerged lands, or on public trust lands. The Commission also retains jurisdiction over coastal development permits that were previously approved by the Commission as well as amendments to such permits.



All development, land use and coastal-related activities (including but not limited to maintenance and recreational activities) in the Venice Coastal Zone will be required to be consistent with the certified LCP.

# PURPOSE OF THE COMMUNITY PLAN

Venice  
Community  
Plan

The last comprehensive review of the Venice Community Plan was completed March 22, 1976, and has been subsequently revised through the General Plan Consistency Program and Periodic Plan Review and other Plan amendments. Since that time, considerable growth has occurred, new issues have emerged, and new community objectives regarding the management of new development and community preservation have evolved. Consequently, it is necessary to update the Community Plan not only to reflect current conditions, but to accurately reflect the prevailing visions and objectives of the area's residents and property and business owners.

The Venice Community Plan is consistent with the Venice Local Coastal Program, complements it and integrates its policies and implementation programs as they apply to the Venice Coastal Zone in compliance with the provisions and requirements of the California Coastal Act of 1976.

The Community Plan sets forth goals and objectives to maintain the community's distinctive character by:

- Providing a guide for the orderly and balanced development of Venice, designating and generally locating land uses and public facilities in the quantities and at the densities which will accommodate population and activities projected to the year 2010.
- Coordinating the planning of Venice with that of other parts of the City of Los Angeles, with the adjacent Cities of Santa Monica and Culver City, and with the County of Los Angeles Marina Del Rey.

Venice

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- Preserving and enhancing the low-density character of residential areas to maintain the variety of the residents' lifestyles.
  - Preserving and promoting existing uses, particularly small businesses and artisan which characterize Venice various neighborhoods.
  - Promoting the economic health, convenience and general welfare of the community.
  - Preserving open space, particularly the coastal zone, giving due consideration to private property rights, and develop recreational facilities for the enjoyment of both local residents and persons living throughout the Los Angeles region.
  - Supporting the development of an integrated and balanced transportation system, utilizing all appropriate public and private modes, to meet the transportation and recreation needs of the community and of the surrounding area. Where possible, this should be accomplished by means that do not require the widening and realigning of streets, such as the short-term improvement of public transportation and improved signalization.
  - Guiding the location and programming of public services and utilities to adequately meet the future needs of the community.
  - Guiding development and use of lands and waters located within the Coastal Zone consistent with the provisions of the California Coastal Act of 1976.



# Excerpt from Court of Appeal Judgment 1-9-19 on Venice Coalition to Preserve Unique Community Character case

VSO process, which the City already authorized as compliant with the LUP, into a discretionary one by imposing an additional duty on the Director of Planning that the City did not contemplate. In other words, the remedy Venice Coalition urges would require an alteration of the specific plan, which is tantamount to an attack on the specific plan itself. Again, any attempt to do so should have been presented within the statutory time limitation.

Finally, if a project receives VSO approval, it still must get a CDP. Venice Coalition does not dispute that the City applies LUP policies as part of the CDP process, which is discretionary. The Municipal Code requires the City to find that development projects conform to Chapter Three of the Coastal Act. (L.A. Mun. Code, § 12.20.2(G)(1)(a).) Among the requirements in Chapter Three is the mandate that development be “sited and designed to protect views to and along the ocean and scenic coastal areas, to minimize the alteration of natural land forms, to be visually compatible with the character of surrounding areas, and, where feasible, to restore and enhance visual quality in visually degraded areas. (§ 30251.) Therefore, the City ultimately does end up evaluating specific plan projects for compliance with the LUP. We see no reason why the City should be compelled to undergo this process again and again.

attached →

## **E. Fourth Cause of Action: Additions to Existing Structures are Eligible for Exemptions Under the Coastal Act**

Venice Coalition alleged in the fourth cause of action that, in violation of the Coastal Act, the City was issuing exemptions from the CDP process for additions to existing buildings and demolitions ordered as part of a nuisance abatement order.

## G. Determination.

1. **Authority** – A permit granting authority shall have the authority to approve, conditionally approve or disapprove any application for a Permit under the provisions of the California Coastal Act of 1976; and, standards as established by Division 5.5 Title 14 of the California Administrative Code. In making its determination under the provisions of this section, the permit granting authority shall not approve, or conditionally approve a permit unless it makes written findings, including specific factual findings, supporting the following conclusions:

(a) That the development is in conformity with Chapter 3 of the California Coastal Act of 1976 (commencing with Section 30200 of the California Public Resources Code).

(b) That the permitted development will not prejudice the ability of the City of Los Angeles to prepare a Local Coastal Program that is in conformity with Chapter 3 of the California Coastal Act of 1976.

(c) That the Interpretative Guidelines for Coastal Planning and Permits as established by the California Coastal Commission dated February 11, 1977 and any subsequent amendments thereto have been reviewed, analyzed, and considered in the light of the individual project in making its determination.

(d) That the decision of the permit granting authority has been guided by any applicable decision of the California Coastal Commission pursuant to Section 30625(c) of the Public Resources Code.

(e) If the development is located between the nearest public road and the sea or shoreline of any body of water located within the coastal zone, that the development is in conformity with the public access and public recreation policies of Chapter 3 of the California Coastal Act of 1976.

(f) Any other finding or findings as may be required for the development by the California Environmental Quality Act.

DEPARTMENT OF  
CITY PLANNING  
COMMISSION OFFICE  
(213) 978-1300

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DIRECTOR'S DETERMINATION

November 28, 2023

**Owner/Applicant**

Thomas & Andrea Ennis  
4815 S Ocean Front Walk  
Marina Del Rey, CA 90292

**Representative**

Curtis Fortier  
12240 Venice Blvd  
Suite 25  
Los Angeles, CA 90066

Case No. DIR-2023-865-CDP  
Related Case: ADM-2023-867-VSO  
CEQA: ENV-2023-866-CE  
Location: 4815 South Ocean Front Walk  
Council District: 11 - Park  
Neighborhood Council: Venice  
Community Plan Area: Venice  
Specific Plan: Venice Coastal Zone -  
Marina Peninsula Subarea  
Land Use Designation: Low Medium II Residential  
Zone: R3-1  
Legal Description: Lot 4, Block O, Ocean Strand Tract

Last Day to File an Appeal: December 12, 2023

**DETERMINED**, based on the whole of the administrative record, that the Project is exempt from CEQA pursuant to CEQA Guidelines, Sections 15301 (Class 1) and 15303 (Class 3), and that there is no substantial evidence demonstrating that an exception to a Categorical Exemption pursuant to CEQA Guidelines, Section 15300.2 applies.

Pursuant to the Los Angeles Municipal Code (LAMC) Section 12.20.2, I have reviewed the proposed project and as the designee of the Director of Planning, I hereby:

**Approve** a Coastal Development Permit authorizing the 2,258 square-foot addition to an existing two-story duplex resulting in a 6,283 square-foot, three-story duplex with a rooftop deck providing five parking spaces on-site, located in the Dual Permit Jurisdiction Area of the Coastal Zone.

The project approval is based upon the attached Findings, and subject to the attached Conditions of Approval:



5. LUPC Committee

January 20, 2009  
Board Meeting

For information regarding LUPC processes, rules and forms, see:  
(1) LUPC website: <http://venicenc.org/LUPC>

**Adopted by Board 090120:** Projects which comply with the development standards of the VCZSP or which LUPC determines to be de minimis shall be placed on the board consent calendar without requiring a LUPC hearing or preparation of a LUPC report. The below form letter will be sent to the appropriate entities if the Board agrees with LUPC.

**De Minimis Form Letter**

Los Angeles City Planning Department  
200 North Spring  
Los Angeles, CA 90012-2601

Subject: CASE NO. (Insert Here)  
Project Address: (Insert Here)  
Applicant: (Insert Here)

Madam/Sir...: (Note: this will probably go to the ZA or planning staff person)

Please be advised that the Venice Neighborhood Council's Board of Officers, upon the recommendation of our Land Use and Planning Committee, has consented to take a position of "No Opinion, No Recommendation Without Prejudice" and not send a recommendation for action to Council District 11, Planning Department or any other governmental entity on the referenced planning case. However, we reserve the right to take a position at a later date in the event the project, as initially presented to the hearing authority, is changed without the consent of the affected parties.

Please provide a copy of the decision letter to the Venice Neighborhood Council, Post Office Box 550, Venice, California 90294, or electronically to Board@VeniceNC.org and LUPC@VeniceNC.org.

Thank you for your attention to this matter.

Very truly yours,  
Venice Neighborhood Council

Mike Newhouse, President of Venice Neighborhood Council

Cc: Applicant  
Applicant's Representative  
CD11, Councilmember Bill Rosendahl  
[Secretary@VeniceNC.org](mailto:Secretary@VeniceNC.org)  
[Chair-LUPC@VeniceNC.org](mailto:Chair-LUPC@VeniceNC.org) VNC Land Use and Planning Committee

A. [Placeholder]

2009

January 3<sup>rd</sup> Tuesday

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