

Shaw – 201 Bernard

1. The preamble to the CC certified LUP states:

The development standards also define for each land use designation a density of housing units and lot coverage to maintain the character of existing residential neighborhoods and minimize the impacts of building bulk and mass.

This provision has not been mentioned by the NORO group or by any hearing authority in any matter that I am familiar with.

Like the preamble to any major law, it sets the tone and clarifies the intent of the other provisions. This alone should be enough to decide whether the development standards should be respected as constituting compliance with the character of existing residential neighborhoods.

2. 'Existing residential neighborhoods' is also defined in the preamble of the CC certified LUP as follows:

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

<subareas listed>

These eight 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.

This provision has not been mentioned by the NORO group or by any hearing authority in any matter that I am familiar with. That it is these 8 subareas that constitute the 'existing residential neighborhoods' used elsewhere in the certified LUP and in the uncertified LIP is confirmed by its use in LUP Policy IA1b relating to Residential Lot Consolidations where it states:

In order to preserve the nature and character of existing residential neighborhoods, lot consolidations shall not be permitted in the Venice Canals and Silver Strand residential neighborhoods. No more than two lots may be consolidated in the Ballona Lagoon West, Ballona Lagoon (Grand Canal) East, Southeast Venice, Milwood, North Venice and Oxford Triangle neighborhoods and on walk streets. Lot consolidations of not more than three lots shall be permitted in the Oakwood and Marina Peninsula residential neighborhoods.

Oakwood is the 'existing residential neighborhood' in which the Shaw proposal is located, not the much smaller north of Rose area that the NORO group would like you to use; that smaller north of Rose area can, at best, be said to constitute what the LIP calls the 'immediate neighborhood'.