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REPORT RE:

**DRAFT ORDINANCE AMENDING THE VENICE COASTAL ZONE
SPECIFIC PLAN TO CREATE A NEW SUBAREA A AND ESTABLISH NEW
LAND USE AND DEVELOPMENT REGULATIONS**

The Honorable City Council
of the City of Los Angeles
Room 395, City Hall
200 North Spring Street
Los Angeles, California 90012

Council File No. 21-0829-S1

Honorable Members:

This Office has prepared and now transmits for your consideration the enclosed draft ordinance, approved as to form and legality. The draft ordinance amends the Venice Coastal Zone Specific Plan (Specific Plan) to create a new Subarea A.

Background and Summary of Ordinance Provisions

On July 13, 2021, the City Planning Commission (CPC) held a hearing on a proposed mixed-use, 100 percent affordable housing development project (Case No. CPC-2018-7344-GPAJ-VZCJ-HD-SP-SPP-CDP-MEL-SPR-PHP) in the Specific Plan area and voted to recommend approval of the project.

On November 9, 2021, the Planning Land Use Management Committee (PLUM) waived consideration of the item. On December 1, 2021, the City Council adopted the CPC's recommendations. Accordingly, this Office has prepared and transmits an ordinance amending the Specific Plan to:

1. Amend Section 10 of the Specific Plan to create a new Subarea A and establish new land use and development regulations for Subarea A.
2. Amend the Existing Zoning Map from OS-1XL and RD1.5 to (T)(Q)C2-1L-O; and
3. Amend the Existing Zoning Map to remove the proposed Alberta Avenue right-of-way between North Venice Boulevard and South Venice Boulevard and replace it with (T)(Q)C2-1L-O.

California Environmental Quality Act (CEQA) Standard of Review

Public Resources Code Section 21080.27(b)(1) exempts from CEQA “any activity approved or carried out by the City of Los Angeles in furtherance of providing emergency shelters or supportive housing in the City of Los Angeles.” The CPC recommended that the City Council find that the project is statutorily exempt from CEQA pursuant to Public Resources Code Section 21080.27(b)(1). Based on this exemption, on December 1, 2021, the City Council determined the Project is statutorily exempt. Prior to adoption of this draft ordinance to amend the Specific Plan, staff recommends that the City Council again find that the project is statutorily exempt from CEQA pursuant to Public Resources Code Section 21080.27(b)(1).

Charter Findings Required

Charter Section 558(b)(3) requires the City Council to make the findings required in Subsection (b)(2) of the same section; namely, whether adoption of the proposed ordinance will be in conformity with public necessity, convenience, general welfare and good zoning practice. Similarly, Charter Section 556 requires the City Council to make findings showing that the action is in substantial conformance with the purposes, intent and provisions of the General Plan.

Charter Section 558(b)(3)(A) specifies that where the City Planning Commission has recommended approval of an ordinance, the City Council may adopt an ordinance conforming to the Commission recommendation by majority vote.

Council Rule 38 Referral

A copy of the draft ordinance was sent, pursuant to Council Rule 38, to the Department of Building and Safety. The department was requested to provide comments, if any, directly to the City Council or its Committee when this matter is considered.

If you have any questions regarding this matter, please contact Deputy City Attorney Oscar Medellin at (213) 978-8068. He or another member of this Office will be available when you consider this matter to answer questions you may have.

Sincerely,

MICHAEL N. FEUER, City Attorney

By 

DAVID MICHAELSON
Chief Assistant City Attorney

DM:OM:lc
Transmittal