Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead

Bruce W. McClendon FAICP
Director of Planning

January 9, 2007

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angles, CA 90012

Dear Supervisors:

HEARING ON AN AMENDMENT TO THE MARINA DEL REY LOCAL COASTAL PROGRAM RELATING TO THE ROLE OF THE DESIGN CONTROL BOARD (FOURTH SUPERVISORIAL DISTRICT) (3-VOTES)

IT IS RECOMMENDED THAT THE BOARD, AFTER THE PUBLIC HEARING:

1. Consider the attached Notice of Exemption together with any comments received during the public review process, find on the basis of the entire record before the Board that there is no substantial evidence that the project will have a significant effect on the environment, find that the Notice of Exemption reflects the independent judgment and analysis of the Board, and adopt the Notice of Exemption;

2. Indicate its intent to approve the recommendation of the Regional Planning Commission to adopt an amendment to the Marina del Rey Local Coastal Program pertaining to the role of the Design Control Board and determine that the amendment is compatible with and supportive of the goals and policies of the County's Strategic Plan;

3. Instruct County Counsel to prepare a final resolution of the Board of Supervisors approving and submitting the Marina del Rey Local Coastal Program amendment to the California Coastal Commission;

4. Instruct County Counsel to prepare a final ordinance to amend the Marina del Rey Specific Plan (Part 3, Chapter 22.56, Title 22 of the Los Angeles County Code) as recommended by the Regional Planning Commission and include any changes as directed by the Board; and

5. Find that the proposed amendment is *de minimus* in its effect on fish and wildlife resources, and authorize the Director of Planning to complete and file a Certificate of Fee Exemption for the project.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

On September 26, 2006, the Board of Supervisors unanimously approved a motion to modify the role of the Design Control Board (DCB) in reviewing projects in the Marina del Rey Coastal Zone as designated in the Marina del Rey Local Coastal Program (LCP). The Board requested the Regional Planning Commission (RPC) to present recommendations to the Board within 120 days on a LCP amendment that would:

1. Eliminate the precondition that the DCB's initial conceptual review occur before an application for land use entitlements is filed with the Department of Regional Planning;
2. Permit the DCB to conduct a conceptual review during the land use entitlement process and submit recommendations to the RPC prior to the commencement of the public hearing by the Commission on the land use entitlements in a timely manner;
3. Place primary responsibility for site plan approval and LCP consistency review with the RPC; and
4. Clarify that the DCB's final review of Marina projects, which will occur after the RPC has taken action on the project's land use entitlements, will continue to be focused upon architectural elements, signage, materials, landscaping and colors.

In response to the Board's request, the Department of Regional Planning (DRP) prepared an amendment to the LCP that clarifies the role and timing of the DCB's review of projects in the Marina del Rey Coastal Zone. Amendments were made to the Marina del Rey Land Use Plan and the Marina del Rey Specific Plan.

As directed and specified by the Board, the proposed amendment to the LCP would modify the scope and timing of the DCB's review. The amendment would continue the DCB's authority to review the architectural design (i.e. building and façade design) and site plans of proposed development projects during the conceptual review phase; this would take place after the project was submitted to DRP for a Coastal Development Permit (CDP). Any recommendations that the DCB has after its conceptual review would be submitted to the RPC within 90 days of the project submittal for its consideration during the CDP process. This would assure that the RPC would have the DCB comments prior to the public hearing on the CDP which it could use to determine if the proposed development was consistent with the LCP provisions relating to visual resources and design, and require the applicant to make any necessary project modifications to achieve consistency. Following the RPC's approval of a CDP for a development proposal, the DCB would have final review of the architectural design (i.e. building and façade design, materials, colors), landscaping and signs based on the site plans approved by the RPC prior to a building permit being issued. However, the RPC, not the DCB, would determine if a project was consistent with the LCP.

IMPLEMENTATION OF COUNTYWIDE STRATEGIC PLAN GOALS

The proposed amendment promotes the County's strategic planning goals of "organizational effectiveness" and "service excellence" by clearly identifying roles and responsibilities of different reviewing bodies to more efficiently and appropriately process CDPs for projects in the Marina del Rey Coastal Zone.

FISCAL IMPACT

Implementation of the proposed amendment will not result in any new costs to the DRP or other County departments. The application process for a CDP would primarily be the same; merely the timing and the content of the different phases of review would be changed by the amendment.

FINANCING

The amendment will not result in additional net County costs, and therefore a request for financing is not being made at this time.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

The Marina del Rey Local Program consists of the Marina del Rey Land Use Plan and a Local Implementation Program which includes a the Marina del Rey Specific Plan, a Transportation Improvement Program and related appendices. The amendment is proposed for both the Land Use Plan and the Specific Plan.

The Marina del Rey LCP was originally approved by the Board of Supervisors on September 13, 1984 and certified by the California Coastal Commission (CCC) on October 11, 1984. The Local Implementation Program (LIP) was adopted in 1990, and includes the Marina del Rey Specific Plan. A major amendment to the LCP was approved by the Board of Supervisors on August 22, 1995 and certified by the CCC on February 8, 1996.

The 1996 amendment broadened the DCB's role from what it was when the DCB was created by the Board of Supervisors in 1960 to "...review and approve the architectural design and landscaping of improvements to be constructed at each county harbor or marina ..." (Section 2.116.130, Title 2, Los Angeles County Code). When the LCP was amended in 1996, the DCB's role was expanded to include reviewing projects for consistency with the LCP. Prior to the amendment, this responsibility lay solely with the RPC. As such, the duty of determining consistency with the LCP now belongs to two different agencies, the DCB and the RPC. Having two agencies reviewing projects for LCP consistency makes for an inefficient and potentially inconsistent land use entitlement process. The 1996 amendment also requires the DCB review to be completed prior to an applicant submitting a project for a CDP to DRP. Amending the

LCP will eliminate overlapping duties of the DCB and the RPC and facilitate a more efficient CDP process.

The proposed LCP amendment modifies the scope of the DCB to clarify the separation of duties between what the DCB should review and what is under the purview of the RPC. The DCB should review projects for visual compatibility with the Marina, including architecture, landscaping, and signage, and for consistency with the Specifications and Minimum Standards of Architectural Treatment and Construction, as amended on October 17, 1989, the Statement of Aims and Policies, dated February 17, 1987, and the Revised Permanent Sign Controls and Regulations, dated September 1971, found in Appendix C of the certified LIP. The RPC would be responsible for determining consistency of a development with the LCP.

In its periodic review of the LCP in July 20, 2006, California Coastal Commission staff identified several areas within the current LCP where there were inconsistencies or a lack of clarity in roles of the DCB and the RPC. Coastal Commission staff suggested that if the County amends the LCP it should remove any inconsistencies and provide clear authority to a public agency to evaluate site designs for consistency with the LCP.

The amendment to the certified Marina del Rey Local Coastal Program is in compliance with the California Coastal Act of 1976 as amended to date. As per Section 30251 of the California Coastal Act, the proposed amendment maintains a review process to protect, restore and enhance visual resources within the Coastal Zone.

The RPC held a public hearing on November 20, 2006 to receive testimony and consider the draft LCP amendment. After receiving testimony on the proposed amendment, the RPC closed the public hearing. The RPC discussed the draft amendment prepared by staff, approved the draft amendment and adopted a resolution which recommended that the Board of Supervisors consider and approve the proposed amendment.

A public hearing by the Board of Supervisors is required pursuant to Section 22.16.200 of the County Code and Section 65856 of the Government Code. Required notice must be given pursuant to the requirements set forth in Section 22.60.174 of the County Code. The County Code procedures meet or exceed the minimum standards of Government Code Sections 6061, 65090, and 65856 relating to notice of public hearing. A list of persons and organizations to be notified is attached.

ENVIRONMENTAL DOCUMENTATION

Staff concludes that there is no substantial evidence that adoption of the proposed amendment would have a significant effect on the environment. Accordingly, staff has determined that the amendment is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15061 (b) (3) of the CEQA guidelines, which states: "...

that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA." The changes to the LCP contained in the proposed amendment are procedural in nature and will not have an impact on the types or intensities of land uses allowed in Marina del Rey in the future.

IMPACTS ON CURRENT SERVICES (OR PROJECTS)

The proposed amendment would not add any additional work for staff. The work undertaken by staff to process a CDP for development projects in the Marina del Rey Coastal Zone would remain the same.

CONCLUSION

The proposed amendment will clarify the roles and responsibilities of the DCB and the RPC in reviewing projects in the Marina del Rey Coastal Zone, and will specify when each level of review should take place. The amendment will retain the DCB's invaluable role in reviewing the architectural design of development proposals in Marina del Rey. It will be the RPC's continued role to determine project consistency with the LCP. The amendment will also change when the DCB conducts its review, and provide for a conceptual review phase in a timely manner, as well as final review phase.

Ample opportunities for public input will be maintained, both in the Marina at the DCB meetings and downtown at the RPC meetings.

If you have any questions regarding the proposed amendment, please contact Ron Hoffman at (213) 974-6457. Mr. Hoffman can also be reached at rhoffman@planning.lacounty.gov.

Respectfully submitted,

DEPARTMENT OF REGIONAL PLANNING

Bruce W. McClendon, FAICP
Director of Planning

BWM:RDH:MB

Attachments:

1. Board Motion (September 26, 2996)

2. Project Summary
3. Resolution of the RPC to the Board
4. Summary of RPC Public Hearing Proceedings
5. Proposed LCP Amendment for Board Adoption (Land Use Plan and Specific Plan)
6. Environmental Documentation
7. Draft Resolution of the Board to the California Coastal Commission
8. Legal Notice of Board Hearing
9. List of Persons to be Notified (NOT INCLUDED)

C: Chief Administrative Officer
County Counsel
Executive Officer, Board of Supervisors
Director, Department of Beaches and Harbors

ATTACHMENT 1

MINUTES OF THE BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

Sachi A. Hamai, Executive Officer-
Clerk of the Board of Supervisors
383 Kenneth Hahn Hall of Administration
Los Angeles, California 90012

At its meeting held September 26, 2006, the Board took the following action:

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The following item was called up for consideration:

Supervisors Yaroslavsky and Knabe's joint recommendation to request the Regional Planning Commission (Commission) to present recommendations to the Board on the County's Local Coastal Program (LCP) amendment and implementing ordinances that would eliminate the Design Control Board's initial predevelopment application conceptual review, place responsibility for site plan approval and LCP consistency review with the Commission, and clarify that the Design Control Board's review of Marina del Rey projects shall occur after the Commission has taken action on the project's land use entitlements and that its role shall be to review projects for architectural elements, signage, materials, landscaping and colors.

Supervisor Yaroslavsky made the following revised statement:

"The current land use entitlement process in Marina del Rey prohibits applicants from filing an application with Regional Planning until after the Design Control Board conducts its conceptual review. This precondition contributes to the delays some applicants are experiencing. In order to preserve the valuable contribution the Design Control Board makes by reviewing the conceptual design of projects, but in an effort to alleviate some of the delay that occurs because of the Design Control Board review, I propose that the motion be amended to eliminate Design Control Board conceptual review as a precondition to initiating the entitlement process, but permit the Design Control Board to continue to undertake a conceptual review of projects and submit comments to the Regional Planning Commission before the conclusion of the land use entitlement process.

(Continued on Page 2)

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"I therefore recommend that the Regional Planning Commission be directed to present recommendations to this Board within 120 days on a Local Coastal Program (LCP) amendment and implementing ordinances that would:

1. Eliminate the precondition that the Design Control Board's initial conceptual review occur before an application for land use entitlements is filed with the Department of Regional Planning;

2. Permit the Design Control Board to conduct a conceptual review during the land use entitlement process and submit recommendations to the Regional Planning Commission prior to the commencement of the public hearing by the Commission on the land use entitlements in a timely manner;

3. Place primary responsibility for site plan approval and LCP consistency review with the Regional Planning Commission; and

4. Clarify that the Design Control Board's final review of Marina projects, which will occur after the Regional Planning Commission has taken action on the project's land use entitlements, will continue to be focused upon architectural elements, signage, materials, landscaping and colors.

Supervisor Knabe made the following revised statement:

"While I support the effort to alleviate delays in the approval process for proposed projects in Marina del Rey, I think we can all agree that the reason for those delays does not rest only with the Design Control Board. Thus, I see the approval of the proposed motion as just the first step in several that should be taken to address the growing frustration with the approval process for Marina projects that has been expressed equally by County staff, project developers, County commissioners, Marina residents, and the general public.

(Continued on Page 3)

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"I therefore recommend that the Chief Administrative Officer, in conjunction with the Director of Planning and County Counsel be instructed to review the process and procedures currently in use for proposed projects in the Marina, from the initial Request for Proposals to final approvals, including the roles and responsibilities of County staff, in consultation with the Director of Beaches and Harbors, and the various boards and commissions, and how the approval process can be made more efficient and effective without compromising public input and report back with recommendations within 45 days."

Nancy Vernon Marino and Carla Andrews addressed the Board.

After discussion, on motion of Supervisor Yaroslavsky, seconded by Supervisor Knabe, unanimously carried, the Board took the following actions:

1. Requested the Regional Planning Commission to present recommendations to the Board within 120 days on a Local Coastal Program (LCP) amendment and implementing ordinances that would:

   - Eliminate the precondition that the Design Control Board's initial conceptual review occur before an application for land use entitlements is filed with the Department of Regional Planning;

   - Permit the Design Control Board to conduct a conceptual review during the land use entitlement process and submit recommendations to the Regional Planning Commission prior to the commencement of the public hearing by the Commission on the land use entitlements in a timely manner;

   - Place primary responsibility for site plan approval and LCP consistency review with the Regional Planning Commission; and

   - Clarify that the Design Control Board's final review of Marina projects, which will occur after the Regional Planning Commission has taken action on the project's land use entitlements, will continue to be focused upon architectural elements, signage, materials, landscaping and colors; and

(Continued on Page 4)

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2. Instructed the Chief Administrative Officer, in conjunction with the Director of Planning and County Counsel to review the process and procedures currently in use for proposed projects in the Marina, from the initial Request for Proposals to final approvals, including the roles and responsibilities of County staff, in consultation with the Director of Beaches and Harbors, and the various boards and commissions, and how the approval process can be made more efficient and effective without compromising public input and report back with recommendations within 45 days.

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Copies distributed:
Each Supervisor
Chief Administrative Officer
County Counsel
Director of Beaches and Harbors
Director of Planning

Letter sent to:
Chairperson, Regional Planning Commission

ATTACHMENT 2

DEPARTMENT OF REGIONAL PLANNING

PROJECT SUMMARY

PROJECT IDENTIFICATION: Amendment to the Marina del Rey Local Coastal Program (LCP), relating to the roles and responsibilities of the Design Control Board (DCB) in its review of Coastal Development Permits (CDP) for development projects.

REQUEST: Approval of the proposed Marina del Rey LCP amendment consisting of revisions to the Marina del Rey Land Use Plan, a component of the Los Angeles County General Plan, and to the Marina del Rey Specific Plan (Part 3, Chapter 22.56, Title 22 of the Los Angeles County Code).

LOCATION: Marina del Rey Coastal Zone.

STAFF CONTACT: Ron Hoffman at (213) 974-6457

RPC MEETING DATE: November 20, 2006

RPC RECOMMENDATION: Board hearing and approval of proposed amendment to the Marina del Rey LCP.

MEMBERS VOTING AYE: Commissioners Modugno, Bellamy, Helsley, and Rew.

MEMBERS ABSENT: Commissioner Valadez.

KEY ISSUES: The amendment clarifies the roles, responsibilities and timing of the DCB's review of development projects in the Marina del Rey Coastal Zone during the CDP process.

The LCP currently addresses the scope and timing of the DCB's review in the CDP process. Its role is to review development projects in the Marina for consistency with several documents that contain guidelines relating to architectural design, landscaping and signs, and for consistency with the certified LCP. The Regional Planning Commission (RPC) is also responsible for reviewing projects for consistency with the certified LCP. There is an unclear relation between what each body should review, as both bodies are required to do a LCP

consistency analysis. This overlapping of duties is inefficient and may produce inconsistent conclusions.
The LCP also requires that an application for a CDP cannot be filed until the DCB has completed its review, report and recommendations. This requirement has resulted in delays in the CDP process.

MAJOR POINTS FOR: The proposed amendment will clarify the separation of duties between the DCB and the RPC. The DCB will review projects for visual compatibility with the Marina and for consistency with the established design guidelines. The RPC will consider the DCB's recommendations and determine project consistency with the LCP.

The amendment will also make for a more efficent DCP process. The DCB would perform a conceptual review of the project and submit its recommendations to the RPC within 90 days of the project being filed with DRP. The DCB will also perform a final review of the architectural design that will take place after the RPC has made its final decision on a project's land use entitlements and site plan.

MAJOR POINTS AGAINST: There are concerns that the DCB meetings in the Marina would be eliminated or reduced in number.

There is a belief that the DCB should be able to review projects before they get to the RPC and that the proposed LCP amendment would eliminate this stage of review.

The DCB should retain its authority to review projects for consistency with the LCP.

ATTACHMENT 3

RESOLUTION

THE REGIONAL PLANNING COMMISSION

COUNTY OF LOS ANGELES

WHEREAS, in compliance with the California Coastal Act of 1976 as amended to date, the County of Los Angeles has prepared amendments to the certified Local Coastal Program for Marina del Rey; and

WHEREAS, the Marina del Rey Local Program consists of a Land Use Plan and a Local Implementation Program which includes a Specific Plan, a Transportation Improvement Program and related appendices; and

WHEREAS, The Regional Planning Commission of the County of Los Angeles has conducted a public hearing on November 20, 2006 on the matter of amendments to the Los Angeles County General Plan and Title 22 (Zoning Ordinance) of the Los Angeles County Code, relating to the Marina del Rey Local Coastal Program, which includes plan amendments (Plan Amendment No. T2006-00011-(4)) and zoning ordinance revisions (Zone Case No. T2006-00013-(4)), and

WHEREAS, the Commission finds as follows:

1. The proposed amendments to the Marina del Rey Local Coastal Program (LCP) consist of amendments to the Marina del Rey Land Use Plan (LUP) and the Marina del Rey Specific Plan, relating to the role of the Design Control Board (DCB).

2. In 1960, the DCB was created to review new developments in the Marina for architectural features and landscaping.

3. The Marina del Rey LCP was approved by the Board of Supervisors on September 13, 1984 and certified by the California Coastal Commission (CCC) on October 11, 1984. The Local Implementation Program was adopted in 1990, and includes the Marina del Rey Specific Plan.

4. A major amendment to the LCP was approved by the Board of Supervisors on August 22, 1995 and certified by the CCC on February 8, 1996. The role and authority of the DCB were expanded by this amendment. The amendments modified the DCB's role to include not only reviewing projects for visual compatibility with the Marina, but for reviewing projects for consistency with the LCP. The amendments also required the DCB review to be completed prior to an applicant submitting a project for a coastal development permit (CDP) to the

Department of Regional Planning (DRP).

5. The current scope of what is under the purview of the DCB overlaps with the duties of the Regional Planning Commission (RPC). Both bodies are currently required to review for project consistency with the LPC. Having two bodies performing similar duties is inefficient and can result in potentially inconsistent actions.

6. The current timing of the DCB review has resulted in delays in the land use entitlement process because an applicant cannot submit an application for a CDP to DRP until the DCB approves the site plans which can take a number of months depending on the complexity of the project.

7. On September 26, 2006, the Board of Supervisors requested the RPC to present recommendations to the Board on a LCP amendment that would modify the role of the DCB in reviewing projects in the Marina del Rey planning area.

8. Public testimony in both written and verbal form has been considered in revising the text of the proposed LCP amendments.

9. The amendments would modify the scope of the DCB to clarify the separation of duties between what the DCB should review and what is under the purview of the RPC. The DCB should review projects for visual compatibility with the Marina, including architecture, landscaping, and signage, and for consistency with the Specifications and Minimum Standards of Architectural Treatment and Construction, as amended on October 17, 1989, the Statement of Aims and Policies, dated February 17, 1987, and the Revised Permanent Sign Controls and Regulations, dated September 1971, found in Appendix C of the certified LIP.

10. The amendments would change when the DCB conducts its review and that it should be done in a timely manner. The amendments would provide a conceptual review to be completed and that recommendations be submitted by the DCB within 90 days of a CDP being filed with DRP. The RPC would consider any DCB comments and recommendations in its review of the CDP. The amendments also provide for a final review of the architectural design (e.g. materials, colors, landscaping and signs) by the DCB that would take place after the RPC has made its final decision on a project's land use entitlements and site plan.

11. The proposed amendments would retain the DCB's invaluable role in reviewing the architectural design of development proposals in Marina del Rey and providing its input to the RPC in a timely fashion.

12. The amendments to the Marina del Rey LCP are procedural in nature and will not have a significant effect on the environment, and have been determined to be exempt from the California Environmental Quality Act (Section 15061 (b) (3)).

13. The proposed amendments to the Marina del Rey LCP are consistent with the California Coastal Act and with the Countywide chapters and elements of the County of Los Angeles General Plan adopted November 25, 1980.

THEREFORE BE IT RESOLVED THAT the Regional Planning Commission recommends to the Board of Supervisors of the County of Los Angeles as follows:

1. Hold a public hearing to consider the proposed amendments to the Marina del Rey Local Coastal Program, including plan amendments (Plan Amendment No. T2006-00011-(4)) and zoning ordinance (Zone Case No. T2006-00013-(4)).

2. Find that the recommended amendments to the Marina del Rey Local Coastal Program are consistent with the County of Los Angeles General Plan.

3. Signify its intent to amend the Marina del Rey Land Use Plan (Plan Amendment No. T2006-00011-(4).

4. Signify its intent to amend the Marina del Rey Specific Plan (Zone Case No. T2006-00013-(4).

5. Submit the amended Marina del Rey Local Coastal Program to the California Coastal Commission for its review and certification.

I hereby certify that the foregoing resolution was adopted by the Regional Planning Commission of the County of Los Angeles on November 20, 2006.

Rosie O. Ruiz, Secretary
Regional Planning Commission
County of Los Angeles

ATTACHMENT 4

REGIONAL PLANNING COMMISSION
PUBLIC HEARING PROCEEDINGS
PROPOSED AMENDMENT TO THE MARINA DEL REY
LOCAL COASTAL PROGRAM
RELATING TO THE ROLE OF THE DESIGN CONTROL BOARD

On Monday, November 20, 2006, the Regional Planning Commission (RPC) conducted a public hearing on the proposed amendment to the Marina del Rey Local Coastal Program (LCP) relating to the Design Control Board (DCB). This was in response to a September 26, 2006 motion by the Board of Supervisors which requested the RPC to make recommendations to the Board on an amendment to the LCP that would clarify the roles and responsibilities of the DCB. The amendment revises the Marina del Rey Land Use Plan, a component of the Los Angeles County General Plan, and the Marina del Rey Specific Plan (Part 3, Chapter 22.46, Title 22 Planning and Zoning,) relating to the role of the DCB in reviewing proposals for development projects in the Marina del Rey Coastal Zone.

Staff indicated that the draft amendment would modify the scope and timing of the DCB's review. The amendment would clarify the separation of duties between what the DCB should review and what is under the purview of the RPC, specifically which body should analyze projects for consistency with the LCP. Staff indicated that the DCB would review projects for visual compatibility with the Marina, including architecture, landscaping, and signage, and that it would be the RPC's role to determine project consistency with the LCP. Staff also indicated that the amendment would provide for a conceptual review to be completed by the DCB within 90 days of a Coastal Development Permit (CDP) being filed with Department of Regional Planning (DRP). The amendment also provides for a final review of the architectural design by the DCB that would take place after the RPC makes its final decision on a project's land use entitlements and site plan.

At the public hearing, eight persons spoke in opposition to the proposed LCP amendment. Their primary concerns regarding the proposed amendment were:

- The DCB meetings in the Marina would be eliminated or reduced in number;
- The DCB should be able to review projects before they get to the RPC;
- The DCB should retain its authority to review projects for consistency with the LCP; and
- The RPC should hold its hearings in the Marina.

In addition, 10 emails and letters were submitted in opposition to the amendment.

A representative from the Department of Beaches and Harbors spoke in support of the amendment and explained the DCB process to the RPC and clarified some of the misconceptions that had been presented during the public testimony. He outlined when each level of review takes place during the CDP process under both the current LCP and the proposed amended LCP. He also assured the RPC that there remains the

same amount of opportunity for the public to provide input on development proposals throughout the entire land use entitlement process. In addition, one letter in support of the amendment was received.

After the public testimony, the Commissioners discussed the proposed amendment and asked DRP staff for clarification of some of the issues raised by the public. Staff pointed out that the proposed amendment would not change the location or number of DCB meetings; that the DCB would be given the opportunity to conduct a conceptual review (focusing on architectural design aspects) of all projects and to provide its recommendations to the RPC which the Commission would consider at its public hearing; that the scope of review of the DCB would be revised to eliminate its review of projects for "LCP consistency"; that the determination of "LCP consistency" would be the RPC's responsibility; and that after a decision by the RPC on a CDP a final review of projects for architectural design features would remain the responsibility of the DCB.

The RPC acknowledged the value and importance of receiving the DCB comments and recommendations on projects so the Commission would have the benefit of the DCB's expertise when a CDP is being considered by the RPC. The Commission also pointed out that there are times when it does hold hearings in the local communities for certain projects.

Following the Commission's discussion, Commissioners Rew, Bellamy, Helsley, and Modugno (Commissioner Valadez left before the vote was taken) voted unanimously to approve the proposed amendment to the Marina del Rey Land Use Plan and the Marina del Rey Specific Plan and to adopt the resolution to recommend the draft amendment to the Board of Supervisors. The Commission did not make any changes to the proposed amendment.

ATTACHMENT 5

PROPOSED AMENDMENTS TO MARINA DEL REY LAND USE PLAN

(Note: additions are shown in underlining and deletions are shown in ~~strikethrough~~.)

Section C. New Development Policy

8. Land Use Plan

e. Policies and Actions

Part 1 – Written Policy

. . .

Land Development Entitlement Procedures (pages 8-8 & 8-9)

. . .

6. Design Control Board. The Design Control Board, appointed by the Board of Supervisors, shall review all new development proposals, including renovations, for consistency with the ~~Manual for~~ Specifications and Minimum Standards of Architectural Treatment and Construction, the Statement of Aims and Policies and the Revised Permanent Sign Controls and Regulations. ~~and the certified LCP, including the identity and accessibility of the Marina as a public boating and recreational facility, and shall recommend such modifications to the design as they deem appropriate.~~

~~Such review shall be completed prior to any application for development being submitted to the Department of Regional Planning for case processing~~.

The Design Control Board shall conduct a conceptual review of the architectural design (i.e. building and façade design) and site planning during the Coastal Development Permit process. Any Design Control Board recommendations to the Regional Planning Commission or Hearing Officer shall be submitted in a timely fashion. Following the Regional Planning Commission's or Hearing Officer's action on Coastal Development Permits, the Design Control Board will have final review of architectural design (i.e. building and façade design, materials, colors), landscaping and signs based on the site plan approved by the Regional Planning Commission or Hearing Officer.

7. Entitlement Process. The Regional Planning Commission or Hearing Officer shall be responsible for determining consistency of development proposals with the LCP through the Coastal Development Permit process. All applications for development on a specific parcel shall provide evidence of consistency with all of the following: 1) the access and recreation policies of the Coastal Act and this LCP, including the identity and accessibility of the Marina as a public boating and recreational facility and 2) all policies and development standards in the certified LCP, including the amount of development potential allocated to the Development Zone in which the parcel is located, and the principal ~~principle~~ permitted land use assigned to that parcel, permitted in the Waterfront Overlay Zone, or identified in the LCP as compatible uses that may be allowed, subject to a grant of a Conditional Use Permit.

Actual entitlement to develop a new use, or to change or expand an existing use on a given parcel shall be determined by the Regional Planning Commission or the Hearing

Officer through the Coastal Development Permit process as contained in Part 17 of Chapter 22.56 of Title 22 (Planning & Zoning) of the Los Angeles County Code which may culminate in either granting, denying or conditionally approving ~~conditional approval of~~ a Coastal Development Permit, including the site plan. This process shall analyze all applicable policies of this LUP, the County-wide General Plan, and Title 22 (Planning & Zoning) of the Los Angeles County Code, and shall consider any recommendations made by the Design Control Board in determining the design, location, and intensity of development on a specific parcel. This process also shall determine the extent of off-setting mitigation measures that shall be required of an applicant. All approvable development shall include modifications to ensure consistency with all policies and development standards of the certified LCP.

. . .

9. **Coastal Visual Resources** (pages 9-4 & 9-5)

e. **Policies and Actions**

. . .

4. Design Control Board Scope of Review ~~Authority.~~ Architectural design (i.e. building and façade design, materials, colors), landscaping, signs and site planning ~~Signing, building design, site planning and façade design~~ in the existing Marina shall continue to be reviewed ~~controlled~~ by the ~~Marina del Rey~~ Design Control Board in accordance with the revised Statement of Aims and Policies, ~~The Design Control Board shall review all new development proposals, including renovations, for consistency with the policies and objectives of this LCP and shall recommend such modifications to the design as they deem necessary. Such review and a report of the Board's deliberations shall be completed prior to any application for development being submitted to the Department of Regional Planning for case processing. In reviewing signs, the Design Control Board may refer to~~ the Permanent Sign Controls and Regulations ~~of September 16, 1971, as amended on July 19, 1973~~, and the Specifications and Minimum Standards of Architectural Treatment and Construction of this certified LCP. (Note: The relevant parts of these ~~two~~ documents are found on pages 1 through 15 and 27 through 70 of Appendix C of the LIP. It should be noted that pages 16 through 26 of Appendix C, referring to land use and height standards, shall not govern redevelopment in Marina del Rey.) The Design Control Board will have final review of architectural design (i.e. building and façade design, materials, colors), landscaping and signs based on the site plan approved by the Regional Planning Commission or Hearing Officer.

~~All approvable development shall include modifications to ensure consistency with all policies and development standards of the certified LCP.~~

ORDINANCE NO. (PROPOSED)

An ordinance amending Title 22 – Planning and Zoning of the Los Angeles County Code, to revise the Marina del Rey Specific Plan.

The Board of Supervisors of the County of Los Angeles hereby ordains as follows:

SECTION 1. Section 22.46.1060 is hereby amended to read as follows:

22.46.1060 Communitywide design guidelines. Communitywide design guidelines concern several areas. These areas include landscaping, signs, site planning ~~design~~ and architectural treatment. These guidelines are considered to be mandatory when the word "shall" is used and are permissive when the word "may" is used. Developments shall be analyzed for conformance of the project with this Specific Plan and with the identity and accessibility of the Marina as a public boating and recreational facility through the coastal development permit process. The analysis shall address, at a minimum, public access, height, circulation, massing, visual impact, views, and view corridors, compatibility of uses in a mixed use project, and the visibility and convenience of public spaces as they pertain to the policies of this LCP. During the coastal development permit process, the regional planning commission or hearing officer shall require modifications to development proposals where necessary to achieve consistency with the LCP.

A. Landscaping. Landscaping shall include trees and shrubbery, with adequate ground cover to protect the soil. Landscaped borders used to shield obtrusive uses shall have a minimum width of eight feet and shall consist of

vegetation of sufficient density to hide the use. Landscaping along site perimeters shall have a minimum width of eight feet and shall allow visual access into the lot, except where the landscaping is being used to screen an obtrusive use. These standards shall be implemented in a manner consistent with all other provisions of the certified LCP to encourage unique site design. Layout, components and quantity of landscaping for development in the existing Marina shall be subject to approval by the design control board.

B. Lot Coverage. Lot coverage by buildings, shall be limited as otherwise restricted in the Specific Plan, and shall not exceed 90 percent of the net lot area; a minimum of 10 percent of the net lot area shall be landscaped. ~~Layout, components and quantity of landscaping for development in the existing Marina shall be subject to approval by the design control board.~~

. . .

E. Site Planning ~~Design~~ and Architectural Design ~~Treatment~~. Site planning ~~design~~ and architectural design ~~treatment~~ include such elements as structural height, bulk, spacing, on-site open space, facade design, materials and colors.

1. Site Planning ~~Design~~. Planes of the exterior building walls should vary in depth and/or direction to avoid bulk and monotony, and should relate closely to the pedestrian promenade. Building placement and design shall avoid long, continuous blocking of water views.

. . .

4. Architectural Design ~~Treatment~~. Among other important objectives, good architectural ~~site~~ design is essential in maintaining compatibility among adjacent land uses and preserving important public amenities such as view corridors and scenic vistas. Balconies, terraces and patios are encouraged. Outdoor dining facilities which do not interfere with public accessways are also encouraged to take advantage of water views and scenic vistas throughout Marina del Rey in those areas where restaurants are allowed by this Specific Plan; such facilities shall comply with the public view and public access provisions of this Specific Plan and the provisions of subsection G of Section 22.28.070. ~~Specific design review within the existing Marina is the responsibility of the design control board's Statement of Aims and Policies, dated February 17, 1987 found in Appendix C of the Certified LIP.~~

. . .

6. Communitywide design guidelines shall be followed by the regional planning commission and hearing officer during the coastal development permit process ~~are established and administered by the design control board of the department of beaches and harbors~~. The design control board shall continue to review architectural designs and site plans, and may make recommendations to the regional planning commission and hearing officer for development projects in the existing Marina pursuant to Section 22.46.1110.

. . .

SECTION 2. Subsection C of Section 22.46.1090 is hereby amended to read as follows:

22.46.1090 Land use monitoring and phasing.

. . .

C. Development Limitations and Phasing. Specific monitoring criteria for development phasing are described as follows:

. . .

6. Conversion.

. . .

d. The ~~design control board shall review the~~ site plans of converted or mixed uses shall be reviewed during the coastal development permit process to assure that the design will enhance compatibility of the uses with each other and with adjoining uses. The ~~board~~ site plans shall show ~~consider~~ massing, public access and views, pedestrian and automobile traffic patterns, convenience of loading and trash hauling and the separation of public and residential routes and entrances of the building as they relate to the project's consistency with the LCP. ~~The design control board shall consider and adopt a written report and/or provide marked plans to illustrate its conclusions relating to the project's consistency with its guidelines and the LCP.~~ Design changes necessary to assure compliance with the access, visual quality, recreation and other policies of this LCP shall be incorporated into the coastal development permit as conditions of development.

SECTION 3. Section 22.46.1110 is hereby amended to read as follows:

22.46.1110 Review of new development. All development in Marina del Rey shall require a coastal development permit, processed in accordance with

Part 17 of Chapter 22.56 of this Title 22. At the public hearing conducted by the regional planning commission or hearing officer, any recommendations submitted by the design control board pursuant to subsection D shall be considered. Development shall be approved if a finding is made that the development conforms to the certified LCP, and for projects between the first public road and the sea, also conforms to the access and recreation policies of the California Coastal Act.

A. Development in Marina del Rey shall be assessed during the coastal development permit ~~review~~ process to identify the development's impacts and needs associated with the public's right to recreational access to and along the waterfront, including how on-site open space and project features facilitate public uses. The conditions imposed by the county upon such developments shall reasonably relate to the impacts and needs of the affected development and related development. The conditions shall be those which are necessary to alleviate all significant adverse direct and cumulative impacts including those needs identified in the development assessment process. Therefore, the provisions in the Specific Plan relating to compulsory dedication of shoreline access shall be implemented on a case-by-case basis, and appropriate findings supported by substantial evidence shall be adopted by the local agency to support such conditions. The conditions shall substantially advance a legitimate state interest, without denying a lessee or owner economically viable use of the land.

B. In Marina del Rey, all land is owned by the county of Los Angeles and all leaseholders hold leases subject to an obligation to provide for active public use, and maximum public enjoyment of the public recreational land. Private rights have been granted by contracts, which in some cases limit public use of the parcels. Existing public accessways are identified in Existing Shoreline Access Map (Map 2) of this Specific Plan (see Map 2 at the end of Part 3 of this chapter), and it is the policy of the county that all development preserve existing access to the Marina, to its bulkhead walkways and to its waters. Where development will increase the numbers of residents or guests on the parcel, this Specific Plan identifies additional bulkhead access and identifies that a public access corridor or other public accommodations in that location would benefit the public, said additional access, including vertical access, shall be guaranteed by the leaseholder of that parcel pursuant to subsection A of this section.

C. Lease Extension. In the county-owned Marina del Rey, when lease extensions and/or changes in lease provisions are granted, the leases shall incorporate and be consistent with all requirements of this Specific Plan, including, but not limited to public access, view corridors, parking, impact fees, maintenance of view corridors and parks, protection of existing uses and design review.

D. Design Control Board. The design control board, appointed by the Board of Supervisors, shall review all new development proposals, including renovations, for consistency with the Specifications and Minimum Standards of Architectural Treatment and Construction, as amended on October 17, 1989, the

Statement of Aims and Policies, dated February 17, 1987, and the Revised Permanent Sign Controls and Regulations, dated September 1971, found in Appendix C of the certified LIP.

1. The design control board shall conduct a conceptual review of all new development proposals, including renovations, concurrently with the coastal development permit process. The conceptual review shall analyze the architectural design (i.e. building and façade design) and site planning of the proposed development. Any recommendations, including a written report and/or marked plans, to illustrate its conclusions relating to the project's architectural design (i.e. building and façade design) and site planning shall be submitted by the design control board to the regional planning commission or hearing officer within 90 days of the filing of a coastal development permit application.

2. Following the regional planning commission's or hearing officer's action on coastal development permits, the design control board will have final review of architectural design (i.e. building and façade design, materials, colors), landscaping and signs based on the site plan approved by the regional planning commission or hearing officer.

SECTION 4. Subsection A of Section 22.46.1180 is hereby amended to read as follows:

22.46.1180 Filing requirements.

A. An application for new development shall contain the following information. In the case of an application for a coastal development permit, the

information shall be in addition to the material required in Section 22.56.2310 relating to coastal development permits.

. . .

12. Site Plans ~~Review Within the Existing Marina~~. All applications for development in the existing Marina shall include accurate, scaled site plans and elevations, showing gross square footage of existing and proposed development, parking, and parking requirements, as well as access and view corridors required by this certified LCP. ~~These site plans and elevations shall be signed and approved by the design control board.~~

a. The design control board shall receive site plans for its review pursuant to the provisions of Section 22.46.1110. ~~review the development for conformance of the project with this Specific Plan and with the identity and accessibility of the marina as a public boating and recreational facility. The board's analysis shall address, at a minimum, public access, height, circulation, massing, visual impact, views, and view corridors, compatibility of uses in a mixed use project, and the visibility and convenience of public spaces as they pertain to the policies of this LCP. The design control board shall adopt a written report and/or exhibits describing their analysis and recommendations. The design control board, as a condition of its approval, may require the applicant to return with final plans for approval of signage, landscaping, color and other details.~~

. . .

17. Department of beaches and harbors' application. The applicant must provide documentation that a complete application for the proposed development has been submitted to the department of beaches and harbors for review by the design control board.

SECTION 5. Subsection A of Section 22.46.1190 is hereby amended to read as follows:

22.46.1190 Conditions of approval.

A. The following conditions shall be imposed, where applicable, for development in Marina del Rey.

. . .

9. New roads and infrastructure shall be designed and constructed in an environmentally sensitive manner, and shall follow the design and recreation policies of the certified LCP~~, including landscaping standards required by the Design Control Board~~.

. . .

16. The design control board will have final review of the architectural design (i.e. building and façade design, materials, colors), landscaping and signs based on the site plan approved by the regional planning commission or hearing officer.

. . .

SECTION 6. Subsection A of Section 22.46.1200 is hereby amended to read as follows:

22.46.1200 Land use category use restrictions and development standards--Purpose.

A. The following use restrictions and development standards shall apply to land use categories in this Specific Plan area. All land use categories are subject to the design guidelines and phasing requirements provided for in Sections 22.46.1060 and 22.46.1090 of this Specific Plan. Land use categories extend beyond the parcel boundary line to the centerline of the street(s) bordering the parcel. Development on a parcel must also conform to the Site-Specific Development Guidelines of this Specific Plan. As used in these Land Use Restrictions and in the site-specific guidelines, the word "shall" means a requirement is mandatory whereas the word "may" means the standards are encouraged but not imperative. Where site-specific guidelines found in Section 22.46.1790 or the conditions of development found in Section 22.46.1190 differ from the regulations of these Land Use Restrictions and Development Standards, such site-specific standards and conditions of development shall supersede the land use category regulations listed below. ~~All development in the existing Marina is subject to the review of the design control board of the department of beaches and harbors.~~ If there is a conflict among these development standards, the more restrictive document shall control.

. . .

SECTION 7. Subsection F of Section 22.46.1780 is hereby amended to read as follows:

22.46.1780 Site-Specific Development Guidelines--Purpose.

. . .

F. All parcels are subject to the phasing requirements outlined in Section 22.46.1090 of this Specific Plan. In addition, all parcels must conform to the Use Restrictions and Development Standards and to these site-specific guidelines. ~~Finally, development on all parcels in the existing Marina is subject to the review of the Design control board.~~ As used in these land use restrictions and in the site-specific guidelines, the word "shall" means a requirement is mandatory whereas the word "may" means the standards are encouraged but not imperative. Where site-specific guidelines found in Sections 22.46.1790 through 22.46.1940, or the conditions of approval found in Section 22.46.1190 differ from the land use category regulations and development standards listed in Section 22.46.1200 above, such site-specific standards and conditions of development shall supersede the land use category regulations. If there is a conflict among these development standards, the more restrictive document shall control.

. . .

Marina del Rey LCP_LIP_DCB_amnd_final_2 (November 6, 2006)

ATTACHMENT 6

Notice of Exemption

Form D

To: Office of Planning and Research
P.O. Box 3044, Room 212
Sacramento, CA 95812-3044

County Clerk
County of Los Angeles

From: (Public Agency) Los Angeles County
Department of Regional Planning
320 W. Temple Street, 13th Floor Room 1356, Los Angeles, CA 90012
(Address)

FILED
NOV 30 2006
CONNY B. McCORMACK, COUNTY CLERK
M. Smith
M. SMITH
DEPUTY

Project Title: Santa Monica Mountains Local Coastal Program Amendments

Project Location - Specific:

Project Location – City: Santa Monica Mountains - unincorporated

Project Location – County: Los Angeles

Description of Nature, Purpose and Beneficiaries of Project:

Development of the Santa Monica Mountains Local Coastal Program and implementation program for the Santa Monica Mountains Coastal Zone, to provide more focused policy for the regulation of development within the Santa Monica Mountains Coastal Zone planning area. The Implementation Actions include a community standards district, changes to the Subdivision and Zoning Ordinances, and Titles 21 and 22 of the Los Angeles County Code. Coastal Zone residents will benefit from development undertaken in a manner protecting public health, safety and welfare as well as coastal resources.

Name of Public Agency Approving Project: Los Angeles County

Name of Person or Agency Carrying Out Project: Los Angeles County

THIS NOTICE WAS POSTED
ON NOV 30 2006
UNTIL JAN 02 2007
REGISTRAR-RECORDER/COUNTY CLERK

Exempt Status: **(check one)**

- ☐ Ministerial (Sec. 21080(b)(1); 15268);
- ☐ Declared Emergency (Sec. 21080(b)(3); 15269(a));
- ☐ Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
- ☐ Categorical Exemption. State type and section number:
- ☒ Statutory Exemptions. State code number: 15265 (a) (1)

Reasons why project is exempt:

Under California law, adoption of a Local Coastal Program is exempt from the CEQA requirement to prepare an environmental impact report, or EIR. Therefore, the Santa Monica Mountains LCP is not accompanied by an Initial Study or EIR.

Lead Agency Contact Person: Gina M. Natoli

Area Code/Telephone/Extension: (213) 974-6422

If filed by applicant:

1. Attach certified document of exemption finding.
2. Has a Notice of Exemption been filed by the public agency approving the project? ☐ Yes ☐ No

Signature: Gina M. Natoli

Date: 19 OCT 2006

Title: ACTING SUPERVISING REGIONAL PLANNER

☐ Signed by Lead Agency

☐ Signed by Applicant

Date received for filing at OPR:

Revised 2005

06 0023369

ATTACHMENT 7

DRAFT

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY OF LOS ANGELES APPROVING AND SUBMITTING THE MARINA DEL REY LOCAL COASTAL PROGRAM AMENDMENT TO THE CALIFORNIA COASTAL COMMISSION

WHEREAS, in compliance with the California Coastal Act of 1976 as amended to date, the County of Los Angeles has prepared an amendment to the certified Local Coastal Program for Marina del Rey; and

WHEREAS, the Marina del Rey Local Program consists of a Land Use Plan and a Local Implementation Program which includes a Specific Plan, a Transportation Improvement Program and related appendices; and

WHEREAS, the Regional Planning Commission conducted a public hearing on the proposed Local Coastal Program amendment in Los Angeles on November 20, 2006; and

WHEREAS, the Regional Planning Commission on November 20, 2006 recommended that the Board of Supervisors adopt the Local Coastal Program amendment for Marina del Rey and find the Local Coastal Program amendment consistent with the Los Angeles County General Plan; and

WHEREAS, the Board of Supervisors, after holding a public hearing on _____ finds the Marina del Rey Local Coastal Program amendment consistent with the Los Angeles County General Plan; and

WHEREAS, the Board finds as follows:

1. The proposed amendment to the Marina del Rey Local Coastal Program (LCP) consists of revisions to the Marina del Rey Land Use Plan (Plan Amendment No. T2006-00011-(4)) and the Marina del Rey Specific Plan (Zone Case No. T2006-00013-(4)), relating to the role of the Design Control Board (DCB).

2. In 1960, the DCB was created to review new developments in the Marina for architectural features and landscaping.

3. The Marina del Rey LCP was originally approved by the Board of Supervisors on September 13, 1984 and certified by the California Coastal Commission (CCC) on October 11, 1984. The Local Implementation Program (LIP) was adopted in 1990, and includes the Marina del Rey Specific Plan.

4. A major amendment to the LCP was approved by the Board of Supervisors on August 22, 1995 and certified by the CCC on February 8, 1996. The role and authority of the DCB were expanded by this amendment to include not only reviewing projects for visual compatibility with the Marina, but for also reviewing projects for consistency with the LCP. The amendment also required the DCB review to be completed prior to an applicant submitting a project for a coastal development permit (CDP) to the Department of Regional Planning (DRP).

5. The current scope of what is under the purview of the DCB overlaps with the duties of the Regional Planning Commission (RPC). Both bodies are currently required to review for project consistency with the LPC. Having two bodies performing similar duties is inefficient and can result in potentially inconsistent actions.

6. The current timing of the DCB review has resulted in delays in the land use entitlement process, because an applicant cannot submit an application for a CDP to DRP until the DCB approves the site plans, which can take a number of months depending on the complexity of the project.

7. On September 26, 2006, the Board of Supervisors requested the RPC to present recommendations to the Board on an LCP amendment that would modify the role of the DCB in reviewing projects in the Marina del Rey planning area.

8. Public testimony in both written and verbal form has been considered in revising the text of the proposed LCP amendment.

9. The amendment modifies the scope of the DCB to clarify the separation of duties between what the DCB should review and what is under the purview of the RPC. The DCB should review projects for visual compatibility with the Marina, including architecture, landscaping, and signage, and for consistency with the Specifications and Minimum Standards of Architectural Treatment and Construction, as amended on October 17, 1989, the Statement of Aims and Policies, dated February 17, 1987, and the Revised Permanent Sign Controls and Regulations, dated September 1971, found in Appendix C of the certified LIP.

10. The amendment changes when the DCB conducts its review, which also should be done in a timely manner. The amendment provides that a conceptual review be completed and that recommendations be submitted by the DCB within 90 days of a CDP being filed with DRP. The RPC would consider any DCB comments and recommendations in its review of the CDP. The amendment also provides for a final review of the architectural design (e.g., materials, colors, landscaping and signs) by the DCB that would take place after the RPC has made its final decision on a project's land use entitlements and site plan.

11. The proposed amendment retains the DCB's invaluable role in reviewing the architectural design of development proposals in Marina del Rey and providing its input to the RPC in a timely fashion.

12. The proposed amendment is procedural in nature and will not have a significant effect on the environment, and has been determined to be exempt from the California Environmental Quality Act (Section 15061 (b) (3)).

13. The County gave notice inviting public comment pursuant to Public Resources Code Sec. 30514 (d) more than 21 days prior to the submittal of this LCP amendment and has received and responded to public comments received in response to that notice.

14. The proposed amendment does not propose any change in land use, water use or in the allowable uses of property.

15. The proposed amendment does not have any impact, individually or cumulatively, on coastal resources, and is otherwise consistent with the policies of Chapter 3 of the Coastal Act.

THEREFORE BE IT RESOLVED THAT the Marina del Rey Local Coastal Program amendment is hereby approved; and,

1. That the Board of Supervisors finds that the Local Coastal Program amendment is consistent with the California Coastal Act;

2. That the Board of Supervisors certifies its intent to carry out the amended Local Coastal Program, consisting of both the Land Use Plan and Local Implementation Program, in full conformity with the California Coastal Act;

3. That the Board of Supervisors instructs the Department cf Regional Planning to transmit the attached Marina del Rey LCP amendment to the California Coastal Commission; and

4. That the Board of Supervisors finds that the proposed Marina del Rey LCP amendment is *de minimus*, minor in nature, and recommends that the Executive Director of the California Coastal Commission so find upon submittal of the proposed amendment to the Executive Director by the County of Los Angeles.

I hereby certify that the foregoing resolution was adopted by the Board of Supervisors of the County of Los Angeles on _____.

Sachi A. Hami, Executive Officer/
Clerk of the Board of Supervisors

By _____
Deputy

APPROVED AS TO FORM:

OFFICE OF THE COUNTY COUNSEL

By _____
LAWRENCE L. HAFETZ
Principal Deputy County Counsel
Property Division

ATTACHMENT 8

NOTICE OF PUBLIC HEARING
PROPOSED AMENDMENT TO THE
MARINA DEL REY LOCAL COASTAL PROGRAM

NOTICE IS HEREBY GIVEN that the Regional Planning Commission, County of Los Angeles has recommended approval of a proposed amendment to the Marina del Rey Local Coastal Program that will modify the role of the Design Control Board in reviewing development projects in the Marina del Rey Coastal Zone.

NOTICE IS ALSO HEREBY GIVEN that a public hearing will be held before the Board of Supervisors, Kenneth Hahn Hall of Administration, 500 West Temple Street, Los Angeles, California 90012 at _____a.m. on _____ pursuant to said Title 22 of the Los Angeles County Code and Title 7 of the California Government Code (Planning and Zoning Law) for the purpose of hearing testimony relative to the adoption of the following amendments:

1. Proposed amendment to the Marina del Rey Land Use Plan, a component of the Los Angeles County General Plan, pertaining to the Design Control Board's review of development projects.

2. Proposed amendment to the Marina del Rey Specific Plan (Part 3, Chapter 22.56, Title 22 of Los Angeles County Code) pertaining to the Design Control Board's review of development projects.

3. Such other amendments that, in the opinion of the Board of Supervisors, should be considered at this time.

Written comments may be sent to the Executive Office of the Board of Supervisors at the above address. If you do not understand this notice or need more information, please call Mr. Ron Hoffman at (213) 974-6457.

Copies of the proposed amendment will be available on January 25, 2007 for public review at the County of Los Angeles Department of Regional Planning, located at 320 West Temple Street, Room 1356, Los Angeles, CA 90012 and online at http://planning.co.la.ca.us/spMarina.htm.

Pursuant to the California Environmental Quality Act and County Guidelines, the proposed amendment will not have a significant effect on the environment and is exempt.

"ADA ACCOMMODATIONS: If you require reasonable accommodations or auxiliary aid and services such as material in alternate format or a sign language interpreter, please contact the Americans with Disabilities Act Coordinator at (213) 974-6488 (Voice) or (213) 617-2292 (TDD), with at least three business days notice".

Si no entiende esta noticia o necesita mas información, por favor llame este numero: (213) 974-6466.

_____
SACHI A. HAMAI
EXECUTIVE OFFICER-CLERK OF
BOARD OF SUPERVISORS