

PLANNING DEPARTMENT TRANSMITTAL TO THE CITY CLERK'S OFFICE

CITY PLANNING CASE:	ENVIRONMENTAL CASE:	COUNCIL DISTRICT:
CPC-2024-2010-GPA-ZC-CU3-SPPC	SCH No. 2015111038; Venice Auxiliary Pumping Plant (VAAP) Project EIR	11 – Park
RELATED CASE NOS.:	COUNCIL FILE NO:	PROCEDURAL REGULATIONS:
<input checked="" type="checkbox"/> N/A	<input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Ch. 1 as of 1/21/24 (Not subject to Processes & Procedures Ord.) <input checked="" type="checkbox"/> Ch. 1A (Subject to Processes & Procedures Ord.)
PROJECT ADDRESS / LOCATION:		
128, 133 & 139 East Hurricane Street; 3817 & 3813 South Esplanade; 3913 South Esplanade West		
APPLICANT:	TELEPHONE NUMBER:	EMAIL ADDRESS:
Department of Public Works (DPW), LA Sanitation and Environment	(323) 342-1574	christine.heinrich@lacity.org
APPLICANT'S REPRESENTATIVE:	TELEPHONE NUMBER:	EMAIL ADDRESS:
DPW, Bureau of Engineering	(213) 485-5311	benet.gardner@lacity.org
APPELLANT:	TELEPHONE NUMBER:	EMAIL ADDRESS:
<input checked="" type="checkbox"/> TBD		
APPELLANT'S REPRESENTATIVE:	TELEPHONE NUMBER:	EMAIL ADDRESS:
<input checked="" type="checkbox"/> TBD		
PLANNER CONTACT:	TELEPHONE NUMBER:	EMAIL ADDRESS:
Ira Brown	(213) 978-1453	ira.brown@lacity.org
ITEMS FOR CITY COUNCIL CONSIDERATION (IE. ENTITLEMENTS, LEGISLATIVE ACTIONS):		
General Plan Amendment (GPA); Zone Change (ZC)		
FINAL ENTITLMENTS NOT ADVANCING FOR CITY COUNCIL CONSIDERATION: (UNAPPEALED OR NON-APPEALABLE ITEMS)		
<input checked="" type="checkbox"/> TBD		
ITEMS APPEALED:		
<input checked="" type="checkbox"/> TBD		

ATTACHMENTS:	REVISED:	ENVIRONMENTAL DOCUMENT:	REVISED:
<input checked="" type="checkbox"/> Letter of Determination	<input type="checkbox"/>	<input type="checkbox"/> Categorical Exemption (CE) (Notice of Exemption)	<input type="checkbox"/>
<input checked="" type="checkbox"/> Findings of Fact	<input type="checkbox"/>	<input type="checkbox"/> Statutory Exemption (SE) (Notice of Exemption)	<input type="checkbox"/>
<input checked="" type="checkbox"/> Staff Recommendation Report	<input type="checkbox"/>	<input type="checkbox"/> Negative Declaration (ND)	<input type="checkbox"/>
<input checked="" type="checkbox"/> Conditions of Approval	<input type="checkbox"/>	<input type="checkbox"/> Mitigated Negative Declaration (MND)	<input type="checkbox"/>
<input type="checkbox"/> T Conditions	<input type="checkbox"/>	<input checked="" type="checkbox"/> Environmental Impact Report (EIR)	<input type="checkbox"/>
<input type="checkbox"/> Proposed Ordinance	<input type="checkbox"/>	<input type="checkbox"/> Mitigation Monitoring Program (MMP)	<input type="checkbox"/>
<input checked="" type="checkbox"/> Zone Change Map and Ordinance	<input type="checkbox"/>	<input type="checkbox"/> Sustainable Communities Project Exemption (SCPE)	<input type="checkbox"/>
<input checked="" type="checkbox"/> GPA Resolution	<input type="checkbox"/>	<input type="checkbox"/> Sustainable Communities Environmental Assessment (SCEA)	<input type="checkbox"/>
<input checked="" type="checkbox"/> Land Use Map	<input type="checkbox"/>	<input type="checkbox"/> Sustainable Communities Environmental Impact Report (SCEIR)	<input type="checkbox"/>
<input checked="" type="checkbox"/> Exhibit A – Plans	<input type="checkbox"/>	<input type="checkbox"/> Appendices	<input type="checkbox"/>
<input checked="" type="checkbox"/> Mailing List (both Word and PDF)	<input type="checkbox"/>	<input type="checkbox"/> Other:	<input type="checkbox"/>
<input checked="" type="checkbox"/> Interested Parties List	<input type="checkbox"/>		
<input type="checkbox"/> Appeal	<input type="checkbox"/>		
<input type="checkbox"/> Development Agreement	<input type="checkbox"/>		
<input type="checkbox"/> Site Photographs	<input type="checkbox"/>		
<input type="checkbox"/> Other:	<input type="checkbox"/>		

NOTES / INSTRUCTIONS:

Please Create a Council File.

CITY COUNCIL NOTICE TIMING:	NOTICE LIST (SELECT ALL):	NOTICE PUBLICATION:
<input type="checkbox"/> 10 days	<input checked="" type="checkbox"/> Owner	<input type="checkbox"/> 10 days
<input type="checkbox"/> 15 days	<input checked="" type="checkbox"/> Applicant	<input type="checkbox"/> 15 days
<input checked="" type="checkbox"/> 24 days	<input checked="" type="checkbox"/> Adjacent/Abutting	<input checked="" type="checkbox"/> 24 days
<input type="checkbox"/> N/A / None	<input type="checkbox"/> 100' radius	<input type="checkbox"/> N/A / None
<input type="checkbox"/> Other: [enter here if applicable]	<input checked="" type="checkbox"/> 300' radius	<input type="checkbox"/> Other: [enter here if applicable]
	<input type="checkbox"/> 500' radius	
	<input checked="" type="checkbox"/> Neighborhood Council	
	<input checked="" type="checkbox"/> Interested Parties	
	<input type="checkbox"/> Other: [enter here if applicable]	

FISCAL IMPACT STATEMENT:

Yes No

*If determination states administrative costs are recovered through fees, indicate "Yes."

PLANNING COMMISSION:

<input checked="" type="checkbox"/> City Planning Commission (CPC)	<input type="checkbox"/> North Valley Area Planning Commission
<input type="checkbox"/> Cultural Heritage Commission (CHC)	<input type="checkbox"/> South LA Area Planning Commission
<input type="checkbox"/> Central Area Planning Commission	<input type="checkbox"/> South Valley Area Planning Commission
<input type="checkbox"/> East LA Area Planning Commission	<input type="checkbox"/> West LA Area Planning Commission

<input type="checkbox"/> Harbor Area Planning Commission	
PLANNING COMMISSION HEARING DATE:	COMMISSION VOTE:
January 22, 2026	7 – 0
LAST DAY TO APPEAL:	DATE APPEALED:
May 27, 2026	TBD
COUNCIL TIME TO ACT:	TIME TO ACT START:
<input type="checkbox"/> 30 days <input type="checkbox"/> 45 days <input type="checkbox"/> 60 days <input checked="" type="checkbox"/> 75 days <input type="checkbox"/> 90 days <input type="checkbox"/> 120 days <input type="checkbox"/> N/A / None <input type="checkbox"/> Other: [enter here if applicable]	<input type="checkbox"/> Appeal Filing Date <input type="checkbox"/> Received by Clerk <input type="checkbox"/> Last Day to Appeal <input type="checkbox"/> N/A / None <input checked="" type="checkbox"/> Other: After receiving recommendation of the Mayor
TRANSMITTED BY:	TRANSMITTAL DATE:
Cecilia Lamas Commission Executive Assistant II	May 7, 2026



LOS ANGELES CITY PLANNING COMMISSION

200 North Spring Street, Room 272, Los Angeles, California, 90012-4801, (213) 978-1300
www.planning.lacity.org

LETTER OF DETERMINATION

MAILING DATE: MAY 6, 2026

Case No.: CPC-2024-2010-GPA-ZC-CU3-SPPC
CEQA: SCH No. 2015111038;
Venice Auxiliary Pumping Plant (VAAP) Project EIR
Plan Area: Venice

Council District: 11 – Park

Project Site: 128, 133 & 139 East Hurricane Street;
3817 & 3813 South Esplanade; 3913 South Esplanade West

Applicant: Christine Heinrich-Josties, Department of Public Works: LA Sanitation and Environment
Representative: Benét Gardner, P.E., Department of Public Works: Bureau of Engineering

At its meeting **January 22, 2026**, the Los Angeles City Planning Commission took the actions below in conjunction with the following Project:

Construction of a two-story, 2,283 square-foot wastewater pumping plant (VAPP) to supplement the capacity of the existing Venice Pumping Plant (VPP) for conveyance of wastewater to the Hyperion Treatment Plant and a surface parking lot, providing three on-site parking spaces and seven off-site parking spaces. The Project includes an amendment to the certified Venice Local Coastal Program Land Use Plan map, to re-designate the subject site from Low Medium II Residential to Public Facility and related text change.

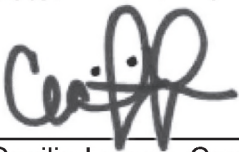
1. **Found**, the Project was assessed in the Venice Auxiliary Pumping Plant Environmental Impact Report SCH No. 2015111038 certified on August 8, 2017; and pursuant to CEQA Guidelines 15162 and 15164, and the Addendums dated October 29, 2021 and June 2024, no major revisions are required to the EIR and no subsequent EIR or negative declaration is required for an approval of the Project;
2. **Approved and recommended** that the Mayor and City Council **adopt** the attached Resolution, pursuant to City Charter Section 555 and Section 11.5.6 of the Los Angeles Municipal Code (LAMC), for a General Plan Amendment to amend:
 - a. Venice Community Plan General Plan Land Use Map to amend the land use designation of the subject site from Low Medium II Residential to Public Facility;
 - b. Certified Venice Local Coastal Program Land Use Plan (LUP) map to amend the land use designation of the subject site from Low Medium II Multiple Family Residential to Public Facility; and
 - c. Certified Venice Local Coastal Program Land Use Plan (LUP) to amend related text to facilitate the Proposed Project;
3. **Approved and recommended** that City Council **adopt** the attached Zone Change Ordinance, pursuant to LAMC Chapter 1A Section 13B.1.4, a Zone Change from RW2-1 to PF-1;
4. **Approved**, pursuant to LAMC Chapter 1 Section 12.24 U.21, a Class 3 Conditional Use Permit to allow a pumping plant and a surface parking lot within the PF Zone;

5. **Approved**, pursuant to LAMC Chapter 1A Section 13B.4.2, a Project Compliance for a project located within the Ballona Lagoon West Subarea of the Venice Coastal Zone Specific Plan;
6. **Adopted** the attached Modified Conditions of Approval; and
7. **Adopted** the attached Findings.

The vote proceeded as follows:

Moved: Klein
 Second: Saitman
 Ayes: Chavez, Choe, Diaz, Lawshe, Rosenstein
 Absent: Johnson, Zamora

Vote: 7 – 0



 Cecilia Lamas, Commission Executive Assistant II
 Los Angeles City Planning Commission

APPEAL PERIOD - EFFECTIVE DATE

The decision of the Los Angeles City Planning Commission as it relates to the General Plan Amendment is not appealable and will proceed to the City Council for final decision. The Zone Change is appealable by the Applicant only if disapproved in whole or in part by the Commission. The remaining entitlements are appealable to City Council within **20 days** after the mailing date of this determination letter. Any appeal not filed within the 20-day period shall not be considered by the Council.

FINAL APPEAL DATE: MAY 26, 2026

Notice: An appeal of the CEQA clearance for the Project pursuant to Public Resources Code Section 21151(c) is only available if the Determination on the CEQA clearance is an appealable clearance under Section 13F.11.1.F.2. (EIR, ND, MND, SCEA, Exemption/No Project) made by a decisionmaker other than the City Council; all available appeals on the entitlement approval(s) have been taken; and the Determination on the entitlement(s) is final and not further appealable.

WHO CAN FILE AN APPEAL

An applicant or any other person aggrieved by the Decision Maker's decision may file an appeal.

HOW TO FILE AN APPEAL

An appeal application must be submitted and paid for before 4:30 PM (PST) on the final day to appeal the determination. Should the final day fall on a weekend or legal City holiday, the time for filing an appeal shall be extended to 4:30 PM (PST) on the next succeeding working day. Appeals should be filed early to ensure the Development Services Center (DSC) staff has adequate time to review and accept the documents, and to allow appellants time to submit payment. Appeals may be filed either online or in person as referenced below:

Forms are available online at <http://planning.lacity.gov/development-services/forms>.

ONLINE APPEAL FILINGS THROUGH ONLINE APPLICATION SYSTEM (OAS)

QR Code to
Online Appeal Filing

Online Application System (OAS): The OAS (<https://planning.lacity.gov/oas>) allows entitlement appeals to be submitted entirely online. Appeal fees may be paid for by credit card or e-check.

IN PERSON APPEAL FILINGS

QR Code to Forms
for In-Person Appeal
Filing

Drop off at DSC. Appeals of this determination can be submitted in-person at the Metro or Van Nuys DSC locations, as well as the South Los Angeles DSC on Tuesdays and Thursdays only, and payment can be made by credit card or check.

- a. City Planning has established drop-off areas at the DSCs with physical boxes where appellants can drop off appeal applications;
- b. Alternatively, appeal applications can be filed with staff at DSC public counters.

CITY PLANNING DEVELOPMENT SERVICES CENTERS – PUBLIC COUNTERS

Office	Address	Phone Number	Email
Metro DSC	201 N. Figueroa St 4th Floor Los Angeles, CA 90012	(213) 482-7077	planning.figcounter@lacity.org
Van Nuys DSC	6262 Van Nuys Blvd Suite 251 Van Nuys, CA 91401	(818) 374-5050	planning.mbc2@lacity.org
South LA DSC <i>Tuesday and Thursday Only</i>	8475 S. Vermont Ave, 1st Floor Los Angeles, CA 90044	(213) 978-1465	planning.southla@lacity.org

City Planning staff may follow up with the appellant via email and/or phone if there are any questions or missing materials in the appeal submission, to ensure that the appeal package is complete and meets the applicable LAMC provisions.

If you seek judicial review of any decision of the City pursuant to California Code of Civil procedure Section 1094.5, the petition for writ of mandate pursuant to that section must be filed no later than the 90th day following the date on which the City's decision became final pursuant to California Code of Civil Procedure Section 1094.6. There may be other time limits which also affect your ability to seek judicial review.

SCHEDULING CASE CONDITION CLEARANCE AND BUILDING PERMIT SIGN-OFFS



QR Code to BuildLA
Appointment Portal for
Condition Clearance

In order to clear conditions and/or obtain building permit sign-offs, you must make an [appointment](#) with the Department of City Planning's Development Services Center (DSC). You may schedule a Case Condition Clearance Appointment with the DSC at appointments.lacity.org after the effective date of the determination..

See instructions on how to prepare for your appointment at planning.lacity.gov/project-review/case-filings

Attachments: Zone Change Ordinance, Maps, Modified Conditions of Approval, Findings, Resolution

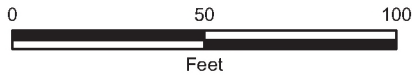
cc: Sarah Molina-Pearson, Principal City Planner
Juliet Oh, Senior City Planner
Ira Brown, City Planner

ORDINANCE NO. _____

An ordinance amending Section 12.04 of the Los Angeles Municipal Code by amending the zoning map.

THE PEOPLE OF THE CITY OF LOS ANGELES DO ORDAIN AS FOLLOWS:

Section 1. Section 12.04 of the Los Angeles Municipal Code is hereby amended by changing the zone and zone boundaries shown upon a portion of the zone map attached thereto and made a part of Article 2, Chapter 1 of the Los Angeles Municipal Code, so that such portion of the zoning map shall be as follows:

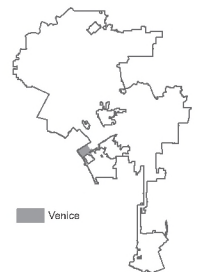


CPC-2024-2010-GPA-ZC-CU3-SPPC

AAI/Cf

013125

City of Los Angeles



CONDITIONS OF APPROVAL

(As Modified by the City Planning Commission at its meeting on January 22, 2026)

1. Except as modified herein, the project shall be in substantial conformance with the plans and materials submitted by the Applicant, stamped "Exhibit A," and attached to the subject case file. No change to the plans will be made without prior review by the Department of City Planning and written approval by the Director of Planning. Each change shall be identified and justified in writing. Minor deviations may be allowed in order to comply with the provisions of the Los Angeles Municipal Code or the project conditions.
2. All other use, height and area regulations of the Municipal Code and all other applicable government/regulatory agencies shall be strictly complied with in the development and use of the property, except as such regulations are herein specifically varied or required.
3. **Coastal Zone.** The project is subject to Coastal Development Permit 5-24-0123 issued by the California Coastal Commission and any subsequent amendments.
4. **Height.** Within 60 feet of the mean high tide of the Ballona Lagoon or inland side of the Esplanade (City right-of-way), whichever is furthest from the water as determined by a licensed surveyor, Venice Coastal Development Projects shall not exceed a maximum height of 30 feet. Beyond 60 horizontal feet, one additional foot in height is permitted for each two additional horizontal feet to a maximum height of 38 feet. As shown in "Exhibit A", the project provides a height of 30 feet commencing at 60 horizontal feet from the Esplanade property line with an encroachment plane to a building height of 32 feet; height shall be measured from the average existing natural grade
5. **Canal Setback and Permeable Yard.** The project shall provide an average setback of 15 feet, but not less than ten feet from the lot line nearest to the water. An open, permeable yard with an area of at least 15 times the lot width and a minimum area of 450 square feet shall be maintained between the property line that faces the water and the front of any structure. No building extensions, including stairs and balconies, shall be allowed in the required Permeable yard area, except for ground level Permeable decks that do not exceed 18 inches in height. The combined height of any decks, railings, garden walls, and fences situated within the required Permeable yard shall not exceed six feet above the elevation of the adjacent public walkway. As shown in "Exhibit A", the project provides 2,921 square feet of Permeable yard adjoining Grand Canal and 1,074 square feet of Permeable yard adjoining the Ballona Lagoon.
6. **Yards.** The side yard shall be consistent with LAMC requirements but shall not be less than 3 feet 6 inches.
7. **Parking.** As shown in "Exhibit A" and as approved by the Department of Building and Safety, the project shall provide a total of eleven (11) vehicle parking spaces, where one parking space maybe substituted for four bicycle parking spaces. All vehicle access shall be from Hurricane Street.

Signage for the surface parking lot shall be installed to clearly identify the public parking spaces and to inform the public of the hours of use from sunrise to sunset. The surface parking lot shall be locked from sunset to sunrise.

8. **Drainage.** The applicant shall submit drainage plans to the Department of Building and Safety for its approval. All drainage for new construction shall be directed away from the Ballona Lagoon.

9. **Grading.** The project includes necessary grading and excavation, comprised of 7,324 cubic yards of cut and 5,864 cubic yards of fill and the export of 1,460 cubic yards of soil, subject to review and final approval by the Department of Building and Safety. The project shall comply with the Conditions of Approval required in the Geology and Soils Report Approval Letter issued by the Department of Building and Safety, Grading Division, dated November 15, 20218 (Log No. 104503-01) and any subsequent amendment thereto. All Conditions of Approval shall be incorporated and printed on the plans submitted for plan check.
10. All landscaping shall be drought tolerant and native or non-invasive plant species. No plant species listed as problematic and/or invasive by the California Native Plant Society, the California Exotic Pest Plant Council, or identified from time to time by the State of California shall be employed or allowed to naturalize or persist on the site. No plant species listed as “noxious weed” by the State of California or the U.S. Federal Government shall be utilized within the property.
11. Outdoor lighting shall be designed and installed with shielding so that light does not overflow into adjacent residential properties.
12. All graffiti on the site shall be removed or painted over to match the color of the surface to which it is applied within 24 hours of its occurrence.
13. A copy of the first page of this grant and all Conditions and/or any subsequent appeal of this grant and its resultant Conditions and/or letters of clarification shall be printed on the building plans submitted to the Development Services Center and the Department of Building and Safety for purposes of having a building permit issued.
14. Prior to the issuance of any permits, a covenant acknowledging and agreeing to comply with all the terms and conditions established herein shall be recorded in the County Recorder's Office. The agreement (standard master covenant and agreement form CP-6770) shall run with the land and shall be binding on any subsequent owners, heirs or assigns. The agreement with the conditions attached must be submitted to the Development Services Center for approval before being recorded. After recordation, a certified copy bearing the Recorder's number and date shall be provided to the Department of City Planning for attachment to the subject case file.

Environmental Conditions – Mitigation Measures

15. The project shall be in substantial conformance with the mitigation measures in the Mitigation Monitoring and Reporting Program (MMRP) in the subject case file. The implementing and enforcing agencies may determine substantial conformance with mitigation measures in the MMP. If substantial conformance results in effectively deleting or modifying the mitigation measure, the Director of Planning shall provide a written justification supported by substantial evidence as to why the mitigation measure, in whole or in part, is no longer needed and its effective deletion or modification will not result in a new significant impact or a more severe impact to a previously identified significant impact.
16. If the Project is not in substantial conformance to the adopted mitigation measures or MMP, a modification or deletion shall be treated as a new discretionary action under CEQA Guidelines, Section 15162(c) and will require preparation of an addendum or subsequent CEQA clearance. Under this process, the modification or deletion of a mitigation measure shall not require a Plan Approval filing unless the Director of Planning also finds that the change to the mitigation measures results in a substantial change to the Project or are non-environmental.

17. The project shall provide an informational webpage for the benefit of the neighbors and community members. The information webpage shall include, but not limited to, reporting on weekly methane levels, emergency response plan and street closures.
18. The applicant shall provide an emergency response plan and provide such plan to property owners and occupants within 100 feet of the subject site (excluding public rights-of-way).
19. The applicant shall provide an allowance for mitigation of inadvertent damage caused during construction.

Administrative Conditions

20. **Final Plans.** Prior to the issuance of any building permits for the project by the Department of Building and Safety, the applicant shall submit all final construction plans that are awaiting issuance of a building permit by the Department of Building and Safety for final review and approval by the Department of City Planning. All plans that are awaiting issuance of a building permit by the Department of Building and Safety shall be stamped by Department of City Planning staff "Final Plans". A copy of the Final Plans, supplied by the applicant, shall be retained in the subject case file.
21. **Notations on Plans.** Plans submitted to the Department of Building and Safety, for the purpose of processing a building permit application shall include all of the Conditions of Approval herein attached as a cover sheet, and shall include any modifications or notations required herein.
22. **Approval, Verification and Submittals.** Copies of any approvals, guarantees or verification of consultations, review of approval, plans, etc., as may be required by the subject conditions, shall be provided to the Department of City Planning prior to clearance of any building permits, for placement in the subject file.
23. **Code Compliance.** Use, area, height, and yard regulations of the zone classification of the subject property shall be complied with, except where granted conditions differ herein.
24. **Department of Building and Safety.** The granting of this determination by the Director of Planning does not in any way indicate full compliance with applicable provisions of the Los Angeles Municipal Code Chapter IX (Building Code). Any corrections and/or modifications to plans made subsequent to this determination by a Department of Building and Safety Plan Check Engineer that affect any part of the exterior design or appearance of the project as approved by the Director, and which are deemed necessary by the Department of Building and Safety for Building Code compliance, shall require a referral of the revised plans back to the Department of City Planning for additional review and sign-off prior to the issuance of any permit in connection with those plans.
25. **Condition Compliance.** Compliance with these conditions and the intent of these conditions shall be to the satisfaction of the Department of City Planning.
26. **Indemnification and Reimbursement of Litigation Costs.**

Applicant shall do all of the following:

- (i) Defend, indemnify and hold harmless the City from any and all actions against the City relating to or arising out of, in whole or in part, the City's processing and approval of this entitlement, including but not limited to, an action to attack, challenge, set aside, void,

or otherwise modify or annul the approval of the entitlement, the environmental review of the entitlement, or the approval of subsequent permit decisions, or to claim personal property damage, including from inverse condemnation or any other constitutional claim.

- (ii) Reimburse the City for any and all costs incurred in defense of an action related to or arising out of, in whole or in part, the City's processing and approval of the entitlement, including but not limited to payment of all court costs and attorney's fees, costs of any judgments or awards against the City (including an award of attorney's fees), damages, and/or settlement costs.
- (iii) Submit an initial deposit for the City's litigation costs to the City within 10 days' notice of the City tendering defense to the Applicant and requesting a deposit. The initial deposit shall be in an amount set by the City Attorney's Office, in its sole discretion, based on the nature and scope of action, but in no event shall the initial deposit be less than \$50,000. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (ii).
- (iv) Submit supplemental deposits upon notice by the City. Supplemental deposits may be required in an increased amount from the initial deposit if found necessary by the City to protect the City's interests. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (ii).
- (v) If the City determines it necessary to protect the City's interest, execute an indemnity and reimbursement agreement with the City under terms consistent with the requirements of this condition.

The City shall notify the applicant within a reasonable period of time of its receipt of any action and the City shall cooperate in the defense. If the City fails to notify the applicant of any claim, action, or proceeding in a reasonable time, or if the City fails to reasonably cooperate in the defense, the applicant shall not thereafter be responsible to defend, indemnify or hold harmless the City.

The City shall have the sole right to choose its counsel, including the City Attorney's office or outside counsel. At its sole discretion, the City may participate at its own expense in the defense of any action, but such participation shall not relieve the applicant of any obligation imposed by this condition. In the event the Applicant fails to comply with this condition, in whole or in part, the City may withdraw its defense of the action, void its approval of the entitlement, or take any other action. The City retains the right to make all decisions with respect to its representations in any legal proceeding, including its inherent right to abandon or settle litigation.

For purposes of this condition, the following definitions apply:

"City" shall be defined to include the City, its agents, officers, boards, commissions, committees, employees, and volunteers.

"Action" shall be defined to include suits, proceedings (including those held under alternative dispute resolution procedures), claims, or lawsuits. Actions includes actions, as defined herein, alleging failure to comply with any federal, state or local law.

Nothing in the definitions included in this paragraph are intended to limit the rights of the City or the obligations of the Applicant otherwise created by this condition.

FINDINGS

General Plan/Charter Findings

1. **General Plan Land Use Designation**

The subject site is located within the Venice Community Plan area, adopted by the City Council on September 29, 2000. The Community Plan designates the subject site as Medium Residential. The subject site is also located within an area covered by the Venice Coastal Zone Land Use Plan (LUP), adopted as part of the Venice Community Plan and certified by the California Coastal Commission on June 14, 2001. The Venice LUP supersedes the Venice Community Plan area for portions in the Coastal Zone. The Venice LUP designates the project site as Low Medium II Multiple Family Residential. The corresponding zone for Low Medium II Multiple Family Residential is RW2 zone in the Venice Community Plan.

The requested General Plan Amendment would change the Venice Coastal Zone LUP and Venice Community Plan to re-designate the subject site from Low Medium II Multiple Family Residential to Public Facility with a corresponding zone of Public Facility (PF). The corresponding zone for the Public Facility land use designation in the Venice Community Plan is the Public Facility (PF) zone.

As such, the recommended Zone Change to PF for the subject site would be consistent with the adoption of the recommended general plan amendment and would be in substantial conformance with the purpose, intent, and provisions of the General Plan as it is reflected within the Venice Community Plan and the certified Venice Coastal Zone Land Use Plan.

2. **General Plan Text**

The General Plan serves as a blueprint for the future, prescribing goals, policies and objectives to shape and guide the physical development of the City. Further, the General Plan is a vision for how the City will evolve, reflecting the values and priorities of its communities. As such, the General Plan is intended to inform land use decisions. The General Plan consists of the Framework Element, the Land Use Element comprising 35 Community Plans and ten specific subject elements. The ten specific subject elements include: Housing, Safety, Health, Mobility, Conservation, Air Quality, Noise, Infrastructure Systems, Public Facilities & Services, and Open Space.

The subject site is located within the Venice Community Plan, adopted by the City Council on September 29, 2000. The subject site is also located within an area covered by the Venice Coastal Zone Land Use Plan (LUP), adopted as part of the Venice Community Plan and certified by the California Coastal Commission on June 14, 2001.

The requested General Plan Amendment text change would modify Policy I.D.1 (Canals and Ballona Lagoon Waterway) to list public facilities as an allowable land use adjacent to the Venice canals and the Ballona Lagoon.

Framework Element

The Framework Element of the General Plan was adopted by the City of Los Angeles in December 1996 and re-adopted in August 2001. The Framework Element is the organizing Element of the General Plan. Its policies address and connect all the Elements of the General Plan. The Framework Element is the strategy for long-term growth that sets a

citywide context to guide amendments to the Community Plans, zoning ordinances, and other land use decisions. The Framework Element defines Citywide policies regarding seven topic areas including Land Use, Housing, Urban Form and Neighborhood Design, Open Space and Conservation, Economic Development, Transportation, and Infrastructure and Public Services.

The Framework Element includes the following goals, objectives and policies relevant to the subject site and the requested General Plan Amendment and Zone Change. Below is an analysis of the Project's consistency with the objectives and policies of the Framework Element as described below.

Land Use

The Land Use Chapter of the Framework Element identifies objectives and supporting policies relevant to the proposed project. Those objectives and policies seek, in part, to support transportation and utility infrastructure needed to support anticipated population and job growth. The legislative actions and the proposed project would support and be consistent with the General Plan Framework Land Use Chapter as it accommodates infrastructure improvements to accommodate existing population and planned growth.

To support population growth, the Framework Element acknowledges that Los Angeles needs a strong, expanding economy, healthy neighborhoods, and a tax base that can support the basic public services necessary to maintain and improve its quality of life. In order for the City to provide services that the public expects, the Framework Element embraces a vision of Los Angeles as a sustainable city: one which manages its infrastructure and public services in a manner that avoids depletion or permanent damage of its natural resources.

Specifically, the Project would be consistent with the following goals, objectives, and policies, as set forth in the General Plan Framework Land Use Chapter:

Goal 3A (Distribution of Land Uses): A physically balanced distribution of land uses that contributes towards and facilitates the City's long-term fiscal and economic viability, revitalization of economically depressed areas, conservation of existing residential neighborhoods, equitable distribution of public resources, conservation of natural resources, provision of adequate infrastructure and public services, reduction of traffic congestion and improvement of air quality, enhancement of recreation and open space opportunities, assurance of environmental justice and a healthful living environment, and achievement of the vision for a more liveable city.

Objective 3.1: Accommodate a diversity of uses that support the needs of the City's existing and future residents, businesses, and visitors.

Policy 3.1.2: Allow for the provision of sufficient public infrastructure and services to support the projected needs of the City's population and businesses within the patterns of use established in the community plans as guided by the Framework Citywide Long-Range Land Use Diagram.

Objective 3.3: Accommodate projected population and employment growth within the City and each community plan area and plan for the provision of adequate supporting transportation and utility infrastructure and public services.

Policy 3.3.1: Accommodate projected population and employment growth in accordance with the Long-Range Land Use Diagram and forecasts in Table 2-2 (see Chapter 2: Growth and Capacity), using these in the formulation of the community plans and as the basis for the planning for and implementation of infrastructure improvements and public services.

Infrastructure and Public Services

The Infrastructure and Public Services Chapter of the Framework Element identifies objectives and supporting policies relevant to the Project Site. Those objectives and policies seek, in part, to support Infrastructure improvements that will be required to support the needs of the City's growth and, at the same time, to replace existing facilities that have deteriorated due to age or have become obsolete. The legislative actions and the proposed project would support and be consistent with the General Plan Framework Infrastructure and Public Services Chapter as it accommodates infrastructure improvements to accommodate existing population and planned growth.

The proposed project will comply with and supports the following goals, objectives, policies, implementation programs of the Infrastructure and Public Services Chapter.

Goal 9A (Wastewater): Adequate wastewater collection and treatment capacity for the City and in basins tributary to City-owned wastewater treatment facilities.

Objective 9.2: Maintain the wastewater collection and treatment system, upgrade it to mitigate current deficiencies, and improve it to keep pace with growth as measured by the City's monitoring and forecasting efforts.

Policy 9.2.1: Collect and treat wastewater as required by law and Federal, State, and regional regulatory agencies.

Policy 9.2.2: Maintain wastewater treatment capacity commensurate with population and industrial needs.

Policy 9.2.3: Provide for additional wastewater treatment capacity in the Hyperion Service Area (HSA), as it becomes necessary.

Policy 9.2.4: Continue to implement programs to upgrade the wastewater collection system to mitigate existing deficiencies and accommodate the needs of growth and development.

Policy 9.2.5: Review other means of expanding the wastewater system's capacity.

Objective 9.4: Ensure continued provision of wastewater collection and treatment after an earthquake or other emergency.

Goal 9B (Stormwater): A stormwater management program that minimizes flood hazards and protects water quality by employing watershed-based approaches that balance environmental, economic and engineering considerations.

Objective 9.5: Ensure that all properties are protected from flood hazards in accordance with applicable standards and that existing drainage systems are adequately maintained.

Policy 9.5.1: Develop a stormwater management system that has adequate capacity to protect its citizens and property from flooding which results from a 10-year storm (or a 50-year storm in sump areas).

Policy 9.5.3: Implement programs to correct any existing deficiencies in the stormwater collection system.

Policy 9.5.4: Ensure that the City's drainage system is adequately maintained.

Implementation Program P7: Formulate/update a wastewater plan to provide sufficient capacity to correct existing deficiencies and meet the needs of future growth. Consider the following actions when developing/updating this Element:

- a. Identify necessary additional wastewater treatment capacity, collection and conveyance facilities, including, but not limited to, a new wastewater treatment facility for the Hyperion Service Area, a replacement sewer for the North Outfall Sewer and the implementation of an ongoing program to identify and promptly rehabilitate and/or replace deteriorated sewers.
- b. Use as the standard for facility planning the hydraulic relief for any part of the collection system that averages over 50 percent capacity and the level of wastewater treatment necessary for compliance with all applicable State and Federal water quality requirements.

The Framework Element acknowledges the strategic pressures and challenges in maintaining and upgrading the vast, complex and aging network of public facilities and infrastructure. Much of the city's infrastructure is between 20 and 100 years old and is increasingly at risk of failure. The city faces the constant need to implement preventative maintenance, replace worn-out equipment, and make timely repairs to keep its foundational systems functioning effectively. In addition, Los Angeles must make significant infrastructure improvements to comply with federal and state laws governing clean air, clean water, and solid waste diversion. These regulations establish a minimum quality of service that the city is legally required to provide its citizens.

As previously stated, the existing VPP is essentially built out and has no additional space for required back up pumps and associated equipment to ensure system reliability. To prevent such a failure and ensure system reliability, the City proposes VAPP to supplement the existing pumping capacity with new pumps. The VAPP is designed to provide this crucial redundancy, improve system reliability, and mitigate the risk of environmental contamination. As such, the legislative actions and the proposed project would support and be consistent with the General Plan Framework as it accommodates infrastructure improvements to accommodate existing population and planned growth.

Land Use Element

Venice Community Plan

The Venice Community Plan was adopted by the City Council on September 29, 2000. The Venice Community Plan Area contains approximately 2,061 acres, representing 0.7 percent of the land in the City of Los Angeles. The Community Plan's purpose is to promote an arrangement of land use, circulation, and services, which all encourage and contribute to

the economic, social, health, and welfare of the Community. In that regard, the Venice Community Plan establishes land use designations and corresponding zones that can be applied to properties. The Project site is located within the Venice Community Plan, which designates the site for Medium Residential land uses. The Venice Community Plan sets forth goals, objectives, policies, and programs that can assist decision makers to review new development proposals or to consider a proposed ordinance or policy.

The proposed project will comply with and supports the following goals, objectives and policy of the Venice Community Plan:

Goal 18: Preservation of the scenic and visual qualities of coastal areas.

Objective 18-1 To govern the manner in which the City of Los Angeles implements the California Coastal Act of 1976, as well as the establishment of land uses and their subsequent development.

Policy 18-1.1 The location and amount of new development should maintain and enhance public access to the coast.

Policy 18-1.2 The protection of estuaries and wetlands and the restoration and protection of the Venice Canals.

The project proposes the construction of a new two-story, 2,283 square foot wastewater pumping plant to provide critical backup capacity to the existing Venice Pumping Plant. The project also includes a number of co-benefits a new public parking lot and habitat restoration to enhance coastal access and coastal resources.

Venice Coastal Zone Land Use Plan

The Venice Coastal Zone Land Use Plan (LUP) was adopted by the City Council on October 29, 1999 and certified by the California Coastal Commission on June 14, 2001. The LUP is part of the Local Coastal Program intended for the Venice Coastal Zone. However, the necessary Implementation Plan was not adopted. The LUP was adopted by means of a plan amendment to the Community Plan and provides policies applicable to development in the Venice Coastal Zone. The Venice Coastal Zone Land Use Plan is an amendment to the Venice Community Plan and supersedes the Venice Community Plan for areas within the Coastal Zone. The subject site is located within the Ballona Lagoon West Subarea with a land use designation Low Medium II Residential.

The unique geography of the Venice Coastal Zone, characterized by its canals, lagoon, and extensive beachfront, combined with intense visitor traffic, places significant demands on its public infrastructure. To manage the pressures of development while protecting sensitive coastal resources, the Venice Coastal Zone Land Use Plan establishes a comprehensive set of policies for public works. Chapter II of the LUP outlines the land use policies for new development in the Venice Coastal Zone.

The proposed project will comply with and supports the following goals, objectives, and policy of the certified Venice Coastal Zone Land Use Plan:

Policy II.C.1. General Non-Vehicular Coastal Access Policy. Pedestrian and bicycle access ways are identified on Exhibit 19. Pedestrian Access and Bicycle Trails shall be developed, protected and maintained, and new development adjacent to the coast and

coastal waterways shall be required to provide public access in a manner that is consistent with the policies of the Coastal Act.

A network of pedestrian and bicycle routes shall be developed, enhanced and maintained to provide linkages within residential neighborhoods and between visitor-serving commercial areas and coastal recreational access points, transit routes, existing and projected parking facilities, and areas of historical significance to facilitate circulation of visitors within the heavily congested areas in Venice.

Policy IV.B.3. Ballona Lagoon Development Standards. The setbacks and height of buildings adjacent to the lagoon shall continue to be limited as provided in Policies I.A.4b, I.A.4c, and I.A.4d so that development is compatible with the continuance of the environmentally sensitive habitat area and avoids adverse impacts on avian flight patterns.

Policy V.A.1. General. Public services shall consider the competing needs of residents and visitors for use of roadways, existing parking, service systems, domestic water, public restrooms, etc., and shall allocate resources to expand the use of these existing facilities and create new facilities where necessary in a manner that they do not adversely affect residents. Public works projects shall be reviewed for consistency with the Coastal Act and the Venice Land Use Plan through the coastal development permit process as required by the Coastal Act.

Policy V.A.3. Infrastructure. New sewer, storm drain, and water lines shall be installed using the least environmentally disturbing method feasible. The City of Los Angeles Department of Public Works shall develop a comprehensive citywide Storm Water Management Program, as discussed further in Implementation Strategy of Policy IV.C.1 of this LUP, to control stormwater run-off from new public and private developments and, where feasible, to remove pollutants from that run-off. Development of infrastructure shall precede or be constructed concurrently with the construction of developments or in lieu-fee should be paid.

Historically, the Venice Coastal Zone has faced significant challenges related to sewer capacity and accidental raw sewage discharges from the Venice Pumping Plant. As noted in the LUP's summary of historical issues, these points of failure created the policy imperative for a robust, modern, and well-maintained wastewater system capable of protecting public health and sensitive marine environments like the Venice Canals and Ballona Lagoon. As previously stated, the existing VPP is essentially built out and has no additional space for required back up pumps and associated equipment to ensure system reliability. To prevent such a failure and ensure system reliability, the City proposes the VAPP to supplement the existing pumping capacity with new pumps. The VAPP is designed to provide this crucial redundancy, improve system reliability, and mitigate the risk of environmental contamination.

The proposed General Plan Amendment will amend the following policies to facilitate the proposed project:

Policy I.A.7. Multi-family Residential-Low Medium II Density: Accommodate the development of multi-family dwelling units in the areas designated as "Multiple Family Residential" and "Low Medium II Density" on the Venice Coastal Land Use Plan.

Policy I.D.1. Canals and Ballona Lagoon Waterways. The Venice estuaries and wetlands including the Ballona Lagoon, Venice Canals, and Grand Canal south of

Washington Boulevard, are designated in the Land Use Plan as natural and coastal recreational resources, and are rezoned to the “Open Space” designation.

Adjacent Use/Development: The only permitted development adjacent to the canals and lagoon shall be habitat restoration, single-family dwellings, public parks and walkways, subterranean or surface public parking lots, maintenance activities and emergency repairs. Surface public parking lots shall be permitted only where sufficient access and roadway capacity exists to accommodate such parking. New construction along the Canals, and Ballona Lagoon shall comply with standards for setbacks, noise barriers, landscape plan, pervious surfacing with drainage control measures to filter storm run-off and direct it away from environmentally sensitive habitat areas, buffer areas in permanent open space, land dedication for erosion control, and wetland restoration including off-site drainage improvements. For more details refer to the provisions contained in Policy Group I.A., Residential Land Use and Development Standards, and Policies IV.C.1 and IV.C.2, Stormwater Runoff and Circulation.

The proposed amendment will change the land use designation from Low Medium II Residential to Public Facility and add public facilities as an allowable use adjacent to the Grand Canal and the Ballona Lagoon. As such, the legislative actions and the proposed project would support and be consistent with the Venice Community Plan and Venice Coastal Zone Land Use Plan as it enhances environmental protection and Coastal access.

Public Facilities & Services Element

This Element provides a strategic framework for maintaining the City’s vast and complex network of public services. This Element identifies a number of challenges including maintaining and upgrading vast, aging systems, accurately identifying and planning for future improvements and meeting federally and state-mandated service levels and environmental laws. The plan for sewerage provides the following objectives:

To provide a basis for the development of a safe, efficient and economical sewerage system for the City of Los Angeles.

To establish criteria for the location, design and installation of sewerage facilities which will minimize odor and unsightliness.

To provide a basis for the improvement of existing sewerage facilities, the development of proposed facilities, and the accommodation of future technical improvements and alternative concepts of City development.

To recognize that the system should not be limited by political boundaries.

The central challenge addressed by the city’s policies is balancing the need for capacity expansion to support growth with the imperative of sustainable resource management. This involves not only upgrading and maintaining physical systems but also implementing demand-side management, conservation, and resource reclamation strategies.

As previously stated, the existing VPP is essentially built out and has no additional space for required back up pumps and associated equipment to ensure system reliability. To prevent such a failure and ensure system reliability, the City proposes the VAPP to supplement the existing pumping capacity with new pumps. The VAPP is designed to provide this crucial redundancy, improve system reliability, and mitigate the risk of

environmental contamination. As such, the legislative actions and the proposed project would support and be consistent with the Public Facilities & Services Element as it provides a crucial redundancy, improve system reliability, and mitigate the risk of environmental contamination of the City's wastewater system.

No Net Loss of Housing Element Sites – Compliance Findings

California Government Code Section (GCS) 65863 generally prohibits local jurisdictions from approving development projects that result in fewer units by income category than were projected for any parcel(s) identified in the 2021-2029 Housing Element, unless a finding can be made that the Housing Element's remaining sites have sufficient capacity to meet the jurisdiction's unmet Regional Housing Need Allocation (RHNA) for each income category.

The project site is located on parcel(s) identified to accommodate 0.107 Lower Income units in the City's 2021-2029 Housing Element. The proposed development includes a total of zero dwelling units. Consequently, the City must make the following written finding, supported by substantial evidence, to approve the development project:

The remaining sites identified in the housing element are adequate to meet the requirements of Government Code Section (GCS) 65583.2 and to accommodate the jurisdiction's share of the regional housing need pursuant to GCS 65584. The finding shall include a quantification of the remaining unmet need for the jurisdiction's share of the regional housing need at each income level and the remaining capacity of sites identified in the housing element to accommodate that need by income level.

Pursuant to GCS 65863(b)(2), the City finds that while the proposed project would result in fewer units by income category than anticipated for that site in the 2021-2029 Housing Element, the remaining sites identified in the Housing Element of the General Plan are adequate to meet the requirements of GCS 65583.2 and accommodate the jurisdiction's share of the regional housing need pursuant to GCS 65584. As noted in Chapter 4 of the 2021-2029 Housing Element, the City assumed the identified Housing Element Sites would individually have a very low likelihood of redevelopment into housing. Therefore, the Housing Element assigned very low projected density/capacity figures that are well below the maximum zoned capacity of each individual Housing Element Site. Chapter 4 of the 2021-2029 Housing Element also notes that the City followed guidance from the California Department of Housing and Community Development (HCD) by setting a target capacity that is 10% higher than the RHNA for lower-income units, and 15% higher than the RHNA for moderate-income units.

Based on the sites inventory and inventory of candidate sites included in the 2021-2029 Housing Element, as well as the most recent Annual Progress Report on the Housing Element submitted to HCD, the City has an unmet need of 110,694 Very Low Income Units, 62,625 Low Income Units, 74,249 Moderate Income Units, and 139,842 Above-Moderate Income Units. In addition, as of April 1, 2025, the City has a remaining capacity of 306,137 Very Low Income Units, 306,137 Low Income Units, 53,188 Moderate Income Units, and 885,801 Above-Moderate Income Units. The excess Above-Moderate Income Unit capacity may accommodate both Moderate and Above-Moderate Unit RHNA Allocations. Therefore, the City finds that there are adequate remaining sites in the Housing Element to accommodate the remaining RHNA Allocation for the planning period, and in compliance with the requirements of GCS 65583.2.

Remaining General Plan Elements

The Housing Element, Mobility Element, Health and Wellness Element, Safety Element, Conservation Element, Air Quality Element and Noise Element do not provide subject site or wastewater objectives or policies. However, all of these elements to varying degrees emphasize the operational integrity of the city's economy and the health of its population depends directly on the capacity and resilience of its core infrastructure.

3. **Charter Finding 555.** The General Plan may be amended in its entirety, by subject elements or parts of subject elements, or by geographic areas, provided that the part or area involved has significant social, economic, or physical identity.

The General Plan Amendment is to facilitate the development of the Venice Auxiliary Pumping Plant by re-designating the land use designation from Low Medium II residential to Public Facility for the project site within the Venice Community Plan and Venice Coastal Zone Land Use Plan maps. The General Plan Amendment also includes a text change to allow public facilities to be located adjacent to the Grand Canal and the Ballona Lagoon.

The General Plan amendment is for an area with a significant economic and physical identity. The City owns and operates the Venice Pumping Plant (VPP) Pump Station No. 646, located at 140 Hurricane Street within a Public Facility Land Use Designation in the Venice Community Plan area. The VPP is the City's largest pumping plant and is considered a critical facility for conveying sewage from its tributary area to the Hyperion Treatment Plant, located just south of Los Angeles International Airport. The facility was designed and built in 1957. Five pumps currently serve the 68 year old facility. The VPP collects sewage from the City's Coastal Interceptor Sewer (CIS), which serves the communities of Topanga, Pacific Palisades, Brentwood, Venice, and Mar Vista. It also serves the City of Santa Monica and parts of Los Angeles County. However, the existing VPP is essentially built out and has no additional space for required back up pumps and associated equipment to ensure system reliability. To prevent such a failure and ensure system reliability, the City proposes this project to supplement the existing pumping capacity with new pumps on three adjacent city-owned vacant lots at 3813 and 3817 Esplanade and 128 Hurricane for a surface parking lot.

The General Plan Amendment is to facilitate the expansion of an existing facility with strong economic and physical identity at this location with an auxiliary facility to support the primary function of the VPP. The VPP and VAPP will be located on adjacent lots separated by Hurricane Street and Canal Court creating a unified project site providing the same function. Therefore, the General Plan amendment and the proposed project would contribute to and strengthen an area which has significant social, economic or physical identity.

4. **Charter Finding 556.** When approving any matter listed in Section 558, the City Planning Commission and the Council shall make findings showing that the action is in substantial conformance with the purposes, intent and provisions of the General Plan. If the Council does not adopt the City Planning Commission's findings and recommendations, the Council shall make its own findings.

The subject site is located within the Venice Community Plan area, adopted by the City Council on September 29, 2000. The Community Plan designates the subject site as Medium Residential. The subject site is also located within an area covered by the Venice Local Coastal Zone Land Use Plan (LUP), adopted as part of the Venice Community Plan and certified by the California Coastal Commission on June 14, 2001. The Venice Coastal Zone LUP designates the project site as Low Medium II Multiple Family Residential. The

corresponding zone for Low Medium II Multiple Family Residential is RW2 in the Venice Community Plan.

The requested General Plan Amendment would re-designate the subject site from Low Medium II Multiple Family Residential to Public Facility with a corresponding zone of Public Facility (PF). The corresponding zone for the Public Facility land use designation in the Venice Community Plan is Public Facility (PF).

As discussed in Finding No. 2, the General Plan Amendment is consistent with and is in substantial conformance with the purposes, intent and provisions of the General Plan.

5. Charter Finding 558.

The proposed Amendment to the Venice Community Plan and certified Venice Coastal Zone Land Use Plan will be in conformance with public necessity, convenience, general welfare and good zoning practice.

The subject site is located within the Venice Community Plan area, adopted by the City Council on September 29, 2000. The Community Plan designates the subject site as Medium Residential. The subject site is also located within an area covered by the Venice Coastal Zone Land Use Plan (LUP), adopted as part of the Venice Community Plan and certified by the California Coastal Commission on June 14, 2001. The Venice LUP designates the project site as Low Medium II Multiple Family Residential. The corresponding zone for Low Medium II Multiple Family Residential is RW2 in the Venice Community Plan.

The requested General Plan Amendment would re-designate the subject site from Low Medium II Multiple Family Residential to Public Facility with a corresponding zone of Public Facility (PF). The corresponding zone for the Public Facility land use designation in the Venice Community Plan is Public Facility (PF).

Public Necessity, Convenience and General Welfare.

The City owns and operates the Venice Pumping Plant (VPP) Pump Station No. 646, located at 140 Hurricane Street within the Venice Community Plan area, adjacent to the Ballona Lagoon and the Grand Canal. The VPP is the City's largest pumping plant and is considered a critical facility for conveying sewage from its tributary area to the Hyperion Treatment Plant, located just south of Los Angeles International Airport. The facility was designed and built in 1957. Five pumps currently serve the facility. The VPP collects sewage from the City's Coastal Interceptor Sewer (CIS), which serves the communities of Topanga, Pacific Palisades, Brentwood, Venice, and Mar Vista. It also serves the City of Santa Monica and parts of Los Angeles County. Transporting wastewater over such long distances, and often uphill, requires considerable energy to overcome gravity. To address this obstacle, the Coastal Sewer relies on a system of force mains (pressurized pipes) and pumping plants (mechanical systems that generate hydraulic pressure). Together these components generate the necessary transport power needed to move wastewater through the system and deliver it to its ultimate destination: the Hyperion Treatment Plant.

Unlike other portions of the City's sewage collection and conveyance system, there are no diversions for bypassing the VPP for required maintenance or in the event of an emergency. Pumping such a large volume of wastewater requires significant pressure, particularly because the Hyperion Treatment Plant sits approximately 60 feet higher in elevation than the Venice Pumping Plant. The failure of a single pump during high-flow periods could result in sewage backups. In the past, the City has rented portable pumps when one or more of

the pumps were offline for repairs. However, portable pumps must operate above ground, which introduces additional impacts such as noise and odor that are otherwise avoided with permanent, below-grade pumps. In addition, the sourcing temporary solid-waste pumps of the correct capacity can also be challenging, particularly in an emergency, when time is critical.

During dry-weather flows (no rain), two pumps generally pump an average of 20 million gallons per day (mgd) of sewage. However, all five pumps have been used simultaneously to convey sewage influent from the collection area to the Hyperion Treatment Plant during wet-weather flows (rain), depending on conditions. During certain years, flows during wet-weather conditions have reached 50 mgd and on several occasions, during extreme weather events (e.g., El Niño in 1997), the flows exceeded the combined and simultaneous pumping capacity of the facility, resulting in near miss events, which would have required emergency discharges directly into the Grand Canal and Ballona Lagoon or overflows into the surrounding street network.

Therefore, the existing VPP is essentially built out and has no additional space for required back up pumps and associated equipment to ensure system reliability. To prevent such a failure and ensure system reliability, the City proposes this project to supplement the existing pumping capacity with new pumps. The VAPP is designed to provide this crucial redundancy, improve system reliability, and mitigate the risk of environmental contamination. As such, the VAPP is a public necessity contributing to the general welfare.

Good Zoning Practice

Los Angeles is guided by a comprehensive policy framework, articulated in the General Plan, that governs critical infrastructure systems, making a deliberate shift from responding to hazards to proactively enlisting planners and engineers to engage in pre-disaster planning and risk reduction for essential systems. The VAPP is part of a strategic roadmap to modernize the City's foundational systems, correct existing service deficiencies and accommodate future growth. Specifically, the VAPP is the continuation of the City's investment in upgrading the wastewater system that started with the Venice Dual Force Main project in 2015.

As such, the requested General Plan Amendment from Low Medium II Residential to Public Facility for the subject site to allow the development of the Venice Auxiliary Pumping Plant supports the long term capital investment plan (CIP) by the Department of Public Works representing good planning practice.

Entitlement Findings

6. Zone Change Findings.

a. **The action substantially conforms to the purposes, intent and provisions of the General Plan.**

The General Plan is the City's roadmap for future growth and development. The General Plan elements establish goals, policies, purposes, and programs that provide for the regulatory environment in managing the City, and for addressing environmental concerns and problems. The majority of the policies derived from these elements are in the form of LAMC requirements. Except for the entitlements described herein, the project does not propose to deviate from any other LAMC requirements. The General Plan is comprised of the Framework Element, seven state-mandated elements, and four

additional elements adopted by the City Council. The Framework Element establishes the broad overall policy and direction for the General Plan. The request is consistent with the following Framework objectives and policies for the City's Infrastructure and Public Services:

Goal 9A Adequate wastewater collection and treatment capacity for the City and in basins tributary to City-owned wastewater treatment facilities.

Objective 9.2 Maintain the wastewater collection and treatment system, upgrade it to mitigate current deficiencies, and improve it to keep pace with growth as measured by the City's monitoring and forecasting efforts.

Policy 9.2.4 Continue to implement programs to upgrade the wastewater collection system to mitigate existing deficiencies and accommodate the needs of growth and development.

The proposed VAPP is a City infrastructure improvement project that will supplement the operation of the existing VPP. It is a necessary public infrastructure project that will provide safety and protect human life from a potential release of sewage into the Venice Grand Canal. The applicant is requesting a Conditional Use to allow the construction, use, and maintenance of new auxiliary pumping plant and a new surface parking lot in the proposed Public Facility – PF zone. As discussed in Finding No. 10, and further conditioned, the proposed height, setbacks, permeable yards, and parking conform with the policies and requirements of the certified LUP, Specific Plan, and LAMC. The proposed VAPP and new parking lot would upgrade and enhance an existing system, consistent with the goals and objective of the Framework Element and LUP of the General Plan. As such and as discussed in further detail in Finding No. 2, the Project is in substantial conformance with the purpose, intent and provisions of the General Plan, the applicable community plan and applicable specific plan.

- b. **The proposed ordinance is in conformity with public necessity, convenience, general welfare, and good zoning practice.**

Public Necessity, Convenience and General Welfare

The existing Venice Pumping Plant is the City's largest wastewater pumping facility and serves as critical infrastructure for conveying sewage from the surrounding Venice area, as well as portions of the City of Los Angeles, the City of Santa Monica, and Los Angeles County. The facility currently lacks capacity for additional pumps to ensure system reliability during wet weather conditions. The proposed VAPP is intended to provide needed redundancy to prevent system failure during such events. By supplementing the existing pumping capacity, the VAPP is engineered to ensure system reliability, protect public health, and prevent catastrophic environmental damage to sensitive coastal waters.

The proposed project includes many features that support convenience and public welfare including:

1. A new surface parking lot will provide seven parking spaces, including one ADA-compliant parking space, and four bicycle parking spaces.

2. The re-abandonment of an inactive oil well, originally abandoned in 1932, to meet modern safety standards. The contaminated soil on the site will be excavated and safely removed.
3. A landscaped bioswale will be installed to naturally capture and filter stormwater runoff from the parking lot, protecting the water quality of the adjacent and ecologically sensitive Ballona Lagoon.
4. The new lot will feature landscaping with drought-tolerant plants and a public art installation, enhancing the site's aesthetic and function.

In short, the granting of the requested legislative action is a public necessity and is beneficial to the general welfare by providing an essential public service within the Venice Community Plan area. The Venice Auxiliary Pumping Plant is a critical infrastructure project designed to protect public health and the local environment by preventing sewage overflows into the Grand Canal and surrounding streets. It addresses a pressing need for system redundancy and resilience, particularly during heavy storms. In addition to its primary mission, the project will deliver lasting community benefits, including an environmentally cleaned-up site, new public parking, improved stormwater management, and public amenities that will enhance the Venice community. Therefore, the Project would be consistent with the public necessity, convenience, and general welfare of the surrounding area.

Good Zoning Practice

Los Angeles is guided by a comprehensive policy framework, articulated in the General Plan, that governs critical infrastructure systems, making a deliberate shift from responding to hazards to proactively enlisting planners and engineers to engage in pre-disaster planning and risk reduction for essential systems. The VAPP is part of a strategic roadmap to modernize the City's foundational systems, correct existing service deficiencies and accommodate future growth. Specifically, the VAPP is the continuation of the City's investment in upgrading the wastewater system that started with the Venice Dual Force Main project in 2015.

As such, the requested General Plan Amendment from Low Medium II Residential to Public Facility for the subject site to allow the development of the Venice Auxiliary Pumping Plant supports the long term capital investment plan (CIP) by the Department of Public Works representing good planning practice.

Conditional Use Findings

Pursuant to the LAMC Section 12.24 U.21, the applicant requests a Class 3 Conditional Use Permit to allow a pumping plant and a surface parking lot within the Public Facility Zone "PF".

7. **The project will enhance the built environment in the surrounding neighborhood or will perform a function or provide a service that is essential or beneficial to the community, city, or region.**

The proposed project consists of the construction of a two-story, 2,283 square-foot wastewater pumping plant (VAPP) to supplement the capacity of the existing Venice Pumping Plant (VPP) for conveyance of wastewater to the Hyperion Treatment Plant and a surface parking lot, providing three on-site parking spaces and seven off-site parking spaces. The project includes an amendment to the certified Venice Coastal Zone Land Use Plan map to redesignate the subject site from Low Medium II Residential to Public Facility, and a Zone

Change from Residential Waterways Zone “RW2” to Public Facilities Zone “PF”. The Applicant requests a Class 3 Conditional Use Permit pursuant to LAMC Section 12.24 U.21, to allow a pumping plant and a surface parking lot within the Public Facilities Zone “PF”.

The City owns and operates the Venice Pumping Plant (VPP) Pump Station No. 646, located at 140 Hurricane Street within the Venice Community Plan area, adjacent to the Ballona Lagoon and the Grand Canal. The VPP is the City’s largest pumping plant and is considered a critical facility for conveying sewage from its tributary area to the Hyperion Treatment Plant, located just south of Los Angeles International Airport. The facility was designed and built in 1957. Five pumps currently serve the facility. The 68 year old VPP collects sewage from the City’s Coastal Interceptor Sewer (CIS), which serves the communities of Topanga, Pacific Palisades, Brentwood, Venice, and Mar Vista. It also serves the City of Santa Monica and parts of Los Angeles County. Transporting wastewater over such long distances, and often uphill, requires considerable energy to overcome gravity. To address this obstacle, the Coastal Interceptor Sewer relies on a system of force mains (pressurized pipes) and pumping plants (mechanical systems that generate hydraulic pressure). Together these components generate the necessary transport power needed to move wastewater through the system and deliver it to its ultimate destination: the Hyperion Treatment Plant.

Unlike other portions of the City’s sewage collection and conveyance system, there are no diversions for bypassing the VPP for required maintenance or in the event of an emergency. Pumping such a large volume of wastewater requires significant pressure, particularly because the Hyperion Treatment Plant sits approximately 60 feet higher in elevation than the Venice Pumping Plant. The failure of a single pump during high-flow periods could result in sewage backups. In the past, the City has rented portable pumps when one or more of the pumps were offline for repairs. However, portable pumps must operate above ground, which introduces additional impacts such as noise and odor that are otherwise avoided with permanent, below-grade pumps. Additionally, the sourcing temporary solid-waste pumps of the correct capacity can also be challenging, particularly in an emergency, when time is critical.

Therefore, the existing VPP is essentially built out and has no additional space for required back up pumps and associated equipment to ensure system reliability. To prevent such a failure and ensure system reliability, the City proposes this project to supplement the existing pumping capacity with new pumps. The VAPP is designed to provide this crucial redundancy, improve system reliability, and mitigate the risk of environmental contamination. As such, the project provides a service that is essential and beneficial to the community, city, and region.

8. **The project’s location, size, height, operations and other significant features will be compatible with and will not adversely affect or further degrade adjacent properties, the surrounding neighborhood, or the public health, welfare, and safety.**

The Project is located in an urbanized area developed with residential uses and a pumping plant, adjacent to the Grand Canal and Ballona Lagoon. As discussed in Finding No. 10.A.5, the development of the VAPP and surface parking lot will be compatible with the character of the surrounding neighborhood and will supplement the operation of the VPP. In terms of the mass and scale, the proposed VAPP building conforms with all applicable development standards in the Venice LUP and is similar in height and design to the residential structures located within this neighborhood.

The new parking lot will provide seven required parking spaces including one ADA-compliant space and four bicycle parking spaces. The public parking spaces are public amenity for the neighborhood area adjacent to the Grand Canal, Ballona Lagoon, Esplanade trails and Venice Beach. The provision of adequate onsite parking with new development is one means by

which to protect public access because sufficient on-site parking can help minimize access conflicts between residents, workers, and visitors to the area who compete for public street parking in popular coastal areas, such as Venice. Furthermore, the project will improve the site and water quality by providing new landscaping, a bioswale and public art.

The VAPP EIR and Addendums provide a full discussion of the environmental impacts and further identified mitigation measures (MMRP) to ensure any potential impacts are reduced to a less than significant level. For example, the project includes the re-abandonment of an inactive oil well, originally abandoned in 1932, to meet modern safety standards. The California Coastal Commission issued Coastal Development Permit places additional conditions of approval that further reduces environmental impacts from the project. For example, the project provides a landscaped bioswale to naturally capture and filter stormwater runoff from the parking lot, protecting the water quality of the adjacent and ecologically sensitive Ballona Lagoon. As conditioned, the VAPP conforms with the policies and requirements of the certified Venice LUP, Venice Coastal Zone Specific Plan, and LAMC. As such, the Project will not adversely affect or further degrade adjacent properties, the surrounding neighborhood, or the public health, welfare, and safety.

9. The project substantially conforms to the purpose, intent and provisions of the General Plan, the applicable community plan, and any applicable specific plan.

The General Plan is the City's roadmap for future growth and development. The General Plan elements establish goals, policies, purposes, and programs that provide for the regulatory environment in managing the City, and for addressing environmental concerns and problems. The majority of the policies derived from these elements are in the form of LAMC requirements. Except for the entitlements described herein, the project does not propose to deviate from any other LAMC requirements. The General Plan is comprised of the Framework Element, seven state-mandated elements, and four additional elements adopted by the City Council. The Framework Element establishes the broad overall policy and direction for the General Plan. The request is consistent with the following Framework objectives and policies for the City's Infrastructure and Public Services:

Goal 9A Adequate wastewater collection and treatment capacity for the City and in basins tributary to City-owned wastewater treatment facilities.

Objective 9.2 Maintain the wastewater collection and treatment system, upgrade it to mitigate current deficiencies, and improve it to keep pace with growth as measured by the City's monitoring and forecasting efforts.

Policy 9.2.4 Continue to implement programs to upgrade the wastewater collection system to mitigate existing deficiencies and accommodate the needs of growth and development.

The proposed VAPP is a City infrastructure improvement project that will supplement the operation of the existing VPP. It is a necessary public infrastructure project that will provide safety and protect human life from a potential release of sewage into the Venice Grand Canal. The applicant is requesting a Conditional Use to allow the construction, use, and maintenance of new auxiliary pumping plant and a new surface parking lot in the proposed Public Facility – PF zone. As discussed in Finding No. 10, and further conditioned, the proposed height, setbacks, permeable yards, and parking conform with the policies and requirements of the certified LUP, Specific Plan, and LAMC. The proposed VAPP and new parking lot would upgrade and enhance an existing system, consistent with the goals and objective of the Framework Element and LUP of the General Plan. As such and as discussed in further detail

in Finding No. 2, the Project is in substantial conformance with the purpose, intent and provisions of the General Plan, the applicable community plan and applicable specific plan.

Project Compliance Findings

10. **The project substantially complies with the applicable regulations, findings, standards, and provisions of the Venice Coastal Zone Specific Plan.**

The project proposes the construction of a two-story, 2,283 square-foot wastewater pumping plant (VAPP) to supplement the capacity of the existing Venice Pumping Plant (VPP) for conveyance of wastewater to the Hyperion Treatment Plant and a surface parking lot, providing three on-site parking spaces and seven off-site parking spaces. The project includes an amendment to the certified Venice Coastal Zone Land Use Plan map, to re-designate the subject site from Low Medium II Residential to Public Facility and a related text change.

As conditioned, the proposed project complies with the applicable General Land Use and Development Regulations set forth in Section 9, Land Use and Development regulations for the Ballona Lagoon West Bank Subarea set forth in Section 10.A, and the Parking provisions set forth in Section 13 of the Specific Plan as evidenced below:

A. Section 8.C Findings

The project meets the required findings set forth in Section 8.C of the Venice Coastal Zone Specific Plan, as shown below:

1. **That the Venice Coastal Development Project is compatible in scale and character with the existing neighborhood, and that the Venice Coastal Development Project would not be materially detrimental to adjoining lots or the immediate neighborhood.**

The project proposes the construction of a two-story, 2,283 square-foot wastewater pumping plant (VAPP) to supplement the capacity of the existing Venice Pumping Plant (VPP) for conveyance of wastewater to the Hyperion Treatment Plant and a surface parking lot, providing three on-site parking spaces and seven off-site parking spaces. The project includes an amendment to the certified Venice Coastal Zone Land Use Plan map, to re-designate the subject site from Low Medium II Residential to Public Facility, and a related text change.

The VAPP site is comprised of two vacant lots fronting the Grand Canal and the VAPP parking lot is comprised of a vacant lot fronting the Ballona Lagoon. Both parcels are zoned RW2-1 and designated as Low Medium II Residential land use. The Project Site is a highly urbanized area within the Ballona Lagoon West subarea of the Venice Coastal Zone Specific Plan. This area contains a mix of residential, open space, and public facility uses. North and west of 3813 and 3817 South Esplanade are single and multi-family residential uses in the RW2-1 and R3-1 zone. To the east is the Venice Canal System, which is designated as open space. To the south is the existing VPP in the RW1-1 zone with a public facilities land use designation. The VAPP site fronts South Esplanade (Grand Canal) and abuts Canal Court and Hurricane Street, the VAPP parking lot fronts the Ballona Lagoon) and abuts Canal Court and Hurricane Street.

The existing VPP, proposed VAPP, and parking lot are located within a residential neighborhood, developed with single and multi-family residential structures that

are two and three stories in height. There are three two-story, multi-family residential structures on the block of South Esplanade bounded by Hurricane Street, Galleon Street, and Canal Court. Directly across Canal Court from the project is a three-story multi-family structure. Across South Esplanade and the canal are single-family residential structures ranging from two to three stories in height. The proposed two-story structure is designed with a flat roofline and a raised parapet to screen rooftop equipment; the building height varies from 30 to 32 feet. The proposed height and massing are consistent with the existing two and three-story structures adjacent to the Grand Canal. The proposed structure provides an average setback of 15 feet from the Esplanade. A six-foot tall decorative fence encloses the subject site. However, the project provides a 10-foot wide open space area for public use, immediately adjacent to the Esplanade walkway. The proposed surface parking lot is fully landscaped including a new bioswale.

In short, the proposed VAPP building conforms with all applicable development standards in the Venice Coastal Zone LUP and is similar in height and design to the residential structures located within this neighborhood. As such, the proposed project is compatible in scale and character with the existing neighborhood and will not be detrimental to the adjoining properties or the immediate area.

2. **That the Venice Coastal Development Project is in conformity with the certified Venice Local Coastal Program.**

A Local Coastal Program is comprised of a Land Use Plan and Implementation Plan, certified by the California Coastal Commission. The Venice Local Coastal Land Use Plan (“LUP”) was certified by the Coastal Commission on June 14, 2001, however, the necessary Implementation Plan was not certified. As such, the Venice Community Plan area does not have a certified Venice Local Coastal Program. The project includes an amendment to the certified Venice Coastal Zone Land Use Plan map, to redesignate the subject site from Low Medium II Residential to Public Facility, and related text changes.

The proposed project will comply with and supports the following goals, objectives, and policy of the certified Venice Coastal Zone Land Use Plan:

Policy II.C.1. General Non-Vehicular Coastal Access Policy. Pedestrian and bicycle access ways are identified on Exhibit 19. Pedestrian Access and Bicycle Trails shall be developed, protected and maintained, and new development adjacent to the coast and coastal waterways shall be required to provide public access in a manner that is consistent with the policies of the Coastal Act.

A network of pedestrian and bicycle routes shall be developed, enhanced and maintained to provide linkages within residential neighborhoods and between visitor-serving commercial areas and coastal recreational access points, transit routes, existing and projected parking facilities, and areas of historical significance to facilitate circulation of visitors within the heavily congested areas in Venice.

Policy IV.B.3. Ballona Lagoon Development Standards. The setbacks and height of buildings adjacent to the lagoon shall continue to be limited as provided in Policies I.A.4b, I.A.4c, and I.A.4d so that development is

compatible with the continuance of the environmentally sensitive habitat area and avoids adverse impacts on avian flight patterns.

Policy V.A.1. General. Public services shall consider the competing needs of residents and visitors for use of roadways, existing parking, service systems, domestic water, public restrooms, etc., and shall allocate resources to expand the use of these existing facilities and create new facilities where necessary in a manner that they do not adversely affect residents. Public works projects shall be reviewed for consistency with the Coastal Act and the Venice Land Use Plan through the coastal development permit process as required by the Coastal Act.

Policy V.A.3. Infrastructure. New sewer, storm drain, and water lines shall be installed using the least environmentally disturbing method feasible. The City of Los Angeles Department of Public Works shall develop a comprehensive citywide Storm Water Management Program, as discussed further in Implementation Strategy of Policy IV.C.1 of this LUP, to control stormwater run-off from new public and private developments and, where feasible, to remove pollutants from that run-off. Development of infrastructure shall precede or be constructed concurrently with the construction of developments or in lieu-fee should be paid.

Historically, the Venice Coastal Zone has faced significant challenges related to sewer capacity and accidental raw sewage discharges from the Venice Pumping Plant. As noted in the LUP's summary of historical issues, these points of failure created the policy imperative for a robust, modern, and well-maintained wastewater system capable of protecting public health and sensitive marine environments like the Venice Canals and Ballona Lagoon. As previously stated, the existing VPP is essentially built out and has no additional space for required back up pumps and associated equipment to ensure system reliability. To prevent such a failure and ensure system reliability, the City proposes the VAPP to supplement the existing pumping capacity with new pumps. The VAPP is designed to provide this crucial redundancy, improve system reliability, and mitigate the risk of environmental contamination.

The proposed General Plan Amendment will amend the following policies to facilitate the proposed project:

Policy I.A.7. Multi-family Residential-Low Medium II Density: Accommodate the development of multi-family dwelling units in the areas designated as "Multiple Family Residential" and "Low Medium II Density" on the Venice Coastal Land Use Plan.

Policy I.D.1. Canals and Ballona Lagoon Waterways. The Venice estuaries and wetlands including the Ballona Lagoon, Venice Canals, and Grand Canal south of Washington Boulevard, are designated in the Land Use Plan as natural and coastal recreational resources and are rezoned to the "Open Space" designation.

Adjacent Use/Development: The only permitted development adjacent to the canals and lagoon shall be habitat restoration, single-family dwellings, public parks and walkways, subterranean or surface

public parking lots, maintenance activities and emergency repairs. Surface public parking lots shall be permitted only where sufficient access and roadway capacity exists to accommodate such parking. New construction along the Canals, and Ballona Lagoon shall comply with standards for setbacks, noise barriers, landscape plan, pervious surfacing with drainage control measures to filter storm run-off and direct it away from environmentally sensitive habitat areas, buffer areas in permanent open space, land dedication for erosion control, and wetland restoration including off-site drainage improvements. For more details refer to the provisions contained in Policy Group I.A., Residential Land Use and Development Standards, and Policies IV.C.1 and IV.C.2, Stormwater Runoff and Circulation.

The proposed amendment will change the land use designation from Low Medium II Residential to Public Facility and add public facilities as an allowable use adjacent to the Grand Canal and the Ballona Lagoon. As such, the proposed development is consistent with the policies of the Land Use Plan and the standards of the Specific Plan and will not prejudice the ability of the City to prepare a Local Coastal Program that is in conformity with Chapter 3 of the California Coastal Act.

4. **That the applicant has guaranteed to keep the rent levels of any Replacement Affordable Unit at an affordable level for the life of the proposed Venice Coastal Development Project and to register the Replacement Affordable Units with the Los Angeles Department of Housing.**

The project proposes the construction of a pumping plant and surface parking lot on vacant lots. Therefore, Replacement Affordable Units are not proposed or required for this project.

5. That the Venice Coastal Development Project is consistent with the special requirements for low and moderate income housing units in the Venice Coastal Zone as mandated by California Government Code Section 65590 (Mello Act).

The project proposes the construction of a pumping plant and surface parking lot on vacant lots. No affordable units are proposed or required for this project.

In addition to the requisite findings set forth in Section 8.C of the Specific Plan, the project also complies with all applicable provisions of the Specific Plan, as set forth below:

B. Section 9. General Land Use and Development Regulations

1. *Lot Consolidation.* The project includes a Zone Change from Residential Waterways Zone "RW2" to Public Facility Zone "PF." There are no limitations to the number of Public Facility-zoned lots that maybe consolidated. As such, the proposed project is in conformance with Section 9.A of the Venice Coastal Specific Plan.
2. *Height.* As shown in "Exhibit A", the height of the structure is measured from the average existing natural grade and conforms to the standards of measurement as outlined in Section 9.B of the Venice Coastal Specific Plan.
3. *Roof Structures.* The proposed project does not include a Roof Access Structure.

C. *Sections 10.A Land Use and Development Regulations for Ballona Lagoon West Subarea*

1. **Height.** *Within 60 feet of the mean high tide of the Ballona Lagoon or inland side of the Esplanade (City right-of-way), whichever is furthest from the water as determined by a licensed surveyor, Venice Coastal Development Projects shall not exceed a maximum height of 30 feet. Beyond 60 horizontal feet, one additional foot in height is permitted for each two additional horizontal feet to a maximum height of 38 feet.*

As shown in "Exhibit A", the proposed project maintains the ascending height limit respective to the horizontal depth. Within 60 feet of the Esplanade, the proposed project maintains a maximum height of 29 feet 6 inches with an increasing height to a maximum of 32 feet 6 inches. No buildings are proposed for the new surface parking lot. As such, the project complies with Section 10.A.1 of the Specific Plan.

2. **Setbacks and Yards.** *An average setback of 15 feet, but not less than ten feet shall be maintained from the lot line nearest to the water. An open, permeable yard with an area of at least 15 times the lot width and a minimum area of 450 square feet shall be maintained between the property line that faces the water and the front of any structure. No building extensions, including stairs and balconies, shall be allowed in the required Permeable yard area, except for ground level Permeable decks that do not exceed 18 inches in height. The combined height of any decks, railings, garden walls, and fences situated within the required Permeable yard shall not exceed six feet above the elevation of the adjacent public walkway. The side yard shall be consistent with LAMC requirements but shall not be less than 3 feet 6 inches.*

As shown in "Exhibit A", the project site for the VAPP has a lot width of 78 feet 5 inches, which requires approximately 1,176 square feet of Permeable Yard area. The project provides a 10-foot 2-inch landscaped front yard setback along the Grand Canal property line for 2,932 square feet of Permeable Yard. The project site for the surface parking lot has a lot width of 35 feet, which would require 525 square feet of Permeable Yard area, a total of 1,074 square foot permeable yard area is proposed. In addition, as shown in "Exhibit A, the new fence and public art installation are less than six feet in height.

Lastly, as conditioned, the side yard setbacks shall be consistent with LAMC requirements but not less than 3 feet 6 inches in width. As such, the project complies with Section 10.A.2 of the Specific Plan.

3. **Fill.** *No fill shall be permitted in the lagoon and buffer area, except for the minimum amount necessary for habitat restoration and public access.*

The only fill proposed for the lagoon is backfill for habitat restoration and will comply with the mitigation measures outlined in the EIR and MMRP.

4. **Drainage.** *Prior to issuance of a building permit for a new Venice Coastal Development Project or an expansion of the existing building footprint by more than ten percent, the applicant shall submit drainage plans to the Department of Building and Safety for its approval. All drainage for new construction shall be directed away from Ballona Lagoon. The applicant and all successors in interest*

shall maintain the approved Venice Coastal Development Project consistent with the drainage plans approved by the Department of Building and Safety.

As conditioned, the applicant shall submit drainage plans to the Department of Building and Safety for its approval and all drainage shall be directed away from the Ballona Lagoon.

D. Section 13: Parking

1. Parking Requirement and Beach Impact Zone Parking Requirement.

As shown in "Exhibit A", and consistent with the Parking Requirement Table, the Beach Impact Zone Parking Requirements and the California Coastal Commission issued Coastal Development Permit, the project provides a total of 10 parking spaces – three (3) parking spaces on-site and seven (7) parking spaces within the surface parking lot.

11. The project incorporates mitigation measures, monitoring measures when necessary, or alternatives identified in the environmental review, which would mitigate the negative environmental effects of the project, to the extent physically feasible.

The City of Los Angeles found, based on the independent judgment of the decision-maker, after consideration of the whole of the administrative record, the project was assessed in the Venice Auxiliary Pumping Plant Environmental Impact Report SCH No. 2015111038 certified on August 8, 2017; and pursuant to CEQA Guidelines 15162 and 15164, and the Addendums dated October 29, 2021 and June 2024, no major revisions are required to the EIR and no subsequent EIR or negative declaration is required for approval of the project.

ADDITIONAL MANDATORY FINDING

12. The National Flood Insurance Program rate maps, which are a part of the Flood Hazard Management Specific Plan adopted by the City Council by Ordinance No. 172,081, have been reviewed and it has been determined that this project is located in Zone AE, base flood elevations determined.

RESOLUTION

WHEREAS, the California Coastal Act of 1976 has declared that the California Coastal Zone is a distinct and valuable resource of vital and enduring interest to all the people and exists as a delicately balanced ecosystem; and

WHEREAS, one of the basic goals of the State is to protect; maintain, and where feasible, enhance and restore the overall quality of the Coastal Zone environment and its natural and manmade resources; and

WHEREAS, the California Coastal Act of 1976 requires each local government lying, in whole or in part, within the Coastal Zone to prepare a Local Coastal Program for that portion of the Coastal Zone within its jurisdiction to assure that maximum public access to the coast and public recreation areas is provided, consistent with Chapter 3 of the Act; and

WHEREAS, portions of the Venice Community Plan lie within the Coastal Zone, as designated by the State Legislature; and

WHEREAS, the portion of Venice west of Lincoln Boulevard lies within the Coastal Zone; and

WHEREAS, Venice is identified as an area of special significance which required zoning regulations beyond that the traditional zoning code as determined after conducting several public meetings in coastal communities to identify coastal issues of major concern and after conducting several public workshops in coastal communities to develop a Specific Plan to address major issues; and

WHEREAS, on October 29, 1999, and pursuant to California Public Resources Code Section 30510(a), the City Council of the City of Los Angeles adopted the Land Use Plan of the Venice Local Coastal Program; and

WHEREAS, on November 29, 1999, the adopted Land Use Plan of the Venice Local Coastal Program was transmitted to the California Coastal Commission for consideration and certification, consistent with Section 30511(b) of the Coastal Act; and

WHEREAS, on November 14, 2000, the California Coastal Commission approved the Land Use Plan of the Venice Local Coastal Program with suggested modifications; and

WHEREAS, on March 28, 2001, the City Council of the City of Los Angeles adopted the suggested modifications to the Land Use Plan of the Venice Local Coastal Program; and

WHEREAS, on June 14, 2001 the California Coastal Commission certified the Land Use Plan of the Venice Local Coastal Program; and

WHEREAS, the subject project is located within the Venice Coastal Zone in the area covered by the Venice Community Plan; and

WHEREAS, the City Planning Commission recommended approval of a General Plan Amendment from Low Medium II Residential to Public Facility for the subject property and recommended approval of a Zone Change from RW2-1 to PF; and

WHEREAS, the City Planning Commission approved a project for the construction of a two-story, 2,283 square-foot wastewater pumping plant (VAPP) to supplement the capacity of the existing Venice Pumping Plant (VPP) for conveyance of wastewater to the Hyperion Treatment Plant and a surface parking lot, providing three on-site parking spaces and seven off-site parking spaces; and

WHEREAS, the City Planning Commission at its meeting on January 22, 2026 approved the General Plan Amendment and recommended approval by the City Council of a General Plan Amendment for the subject property; and

WHEREAS, pursuant to the provisions of the Los Angeles City Charter, the Mayor and City Planning Commission have transmitted their recommendations; and

WHEREAS, the requested General Plan Amendment is consistent with the intent and purpose of the adopted Venice Community Plan to designate land use in an orderly and unified manner; and

WHEREAS, the requested General Plan Amendment is consistent with the intent and purpose of the California Coastal Act and is intended to be carried out in a manner fully in conformity with the policies and requirements of the California Coastal Act; and

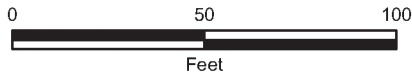
WHEREAS, the Zoning Change from RW2-1 to PF will provide consistency between the General Plan Land Use Designation and the Zoning; and

WHEREAS, the project was assessed in the certified Environmental Impact Report for the Venice Auxiliary Pumping Plant Project SCH 2015111038; and pursuant to CEQA Guidelines 15162 and 15164, and as supported by the Addendums dated October 29, 2021 and June 2024.

NOW, THEREFORE, BE IT RESOLVED that the Venice Community Plan be amended as shown on the attached General Plan Amendment map and certified Venice Land Use Plan map and text amendment.

NOW, THEREFORE, BE IT RESOLVED that the Venice Land Use Plan Amendment approved in this resolution shall become effective only after review and approval by the California Coastal Commission but shall become effective immediately after such approval by the Coastal Commission, without further review or approval required by the City Council.

NOW, THEREFORE, BE IT RESOLVED, that pursuant to California Public Resources Code Section 30510(b) and to Section 00071 of the Local Coastal Program Regulations of the California Coastal Commission, the City Council hereby directs the Director of City Planning to submit to the California Coastal Commission for its consideration and certification an amendment to the certified Land Use Plan of the Venice Local Coastal Program.



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VENICE

City of Los Angeles

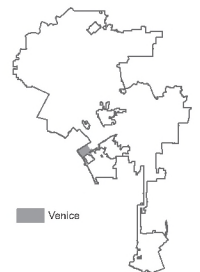


EXHIBIT A:
Venice Land Use Plan Text Amendments

The City Council adopts the following amendments to the Venice Coastal Zone Land Use Plan. Additions shown in **bold underline** and deletions shown in ~~strikeout~~.

Modify Policy I. D. 1 on pages II-25 and II-26 of the LUP as follows:

Policy I. D. 1. Canals and Ballona Lagoon Waterways. The Venice estuaries and wetlands including the Ballona Lagoon, Venice Canals, and Grand Canal south of Washington Boulevard, are designated in the Land Use Plan as natural and coastal recreational resources, and are rezoned to the “Open Space” designation.

Adjacent Use/Development: The only permitted development adjacent to the canals and lagoon shall be habitat restoration, single-family dwellings, **public facilities**, public parks and walkways, subterranean or surface public parking lots, maintenance activities and emergency repairs. Surface public parking lots shall be permitted only where sufficient access and roadway capacity exists to accommodate such parking. New construction along the Canals, and Ballona Lagoon shall comply with standards for setbacks, noise barriers, landscape plan, pervious surfacing with drainage control measures to filter storm run-off and direct it away from environmentally sensitive habitat areas, buffer areas in permanent open space, land dedication for erosion control, and wetland restoration including off-site drainage improvements. For more details refer to the provisions contained in Policy Group I.A., Residential Land Use and Development Standards, and Policies IV.C.1 and IV.C.2, Stormwater Runoff and Circulation.

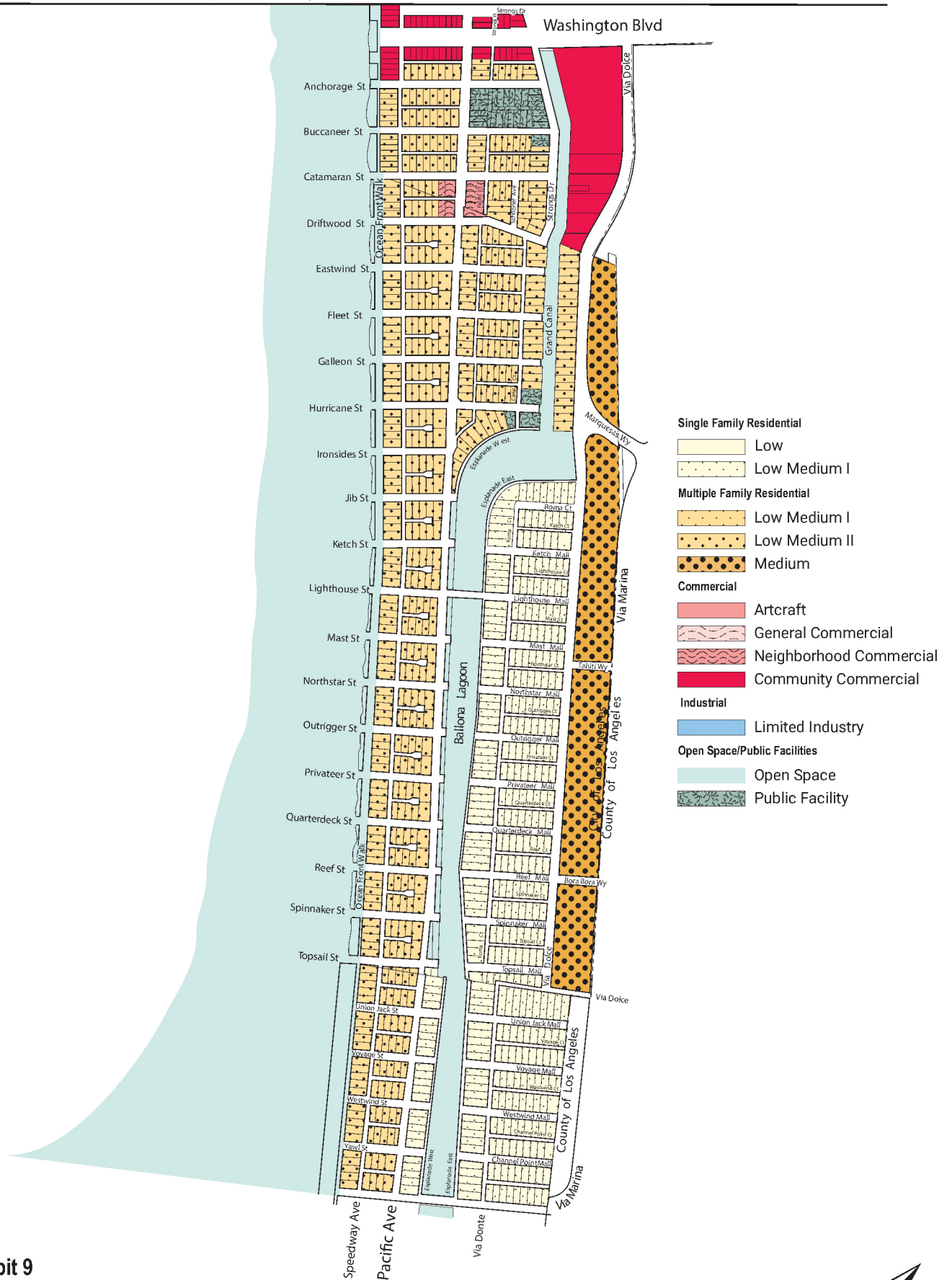


Exhibit 9
Land Use Plan (Map): Marina Peninsula • Silver Strand •
Ballona Lagoon West • Ballona Lagoon (Grand Canal) East

