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Chief Administrative Officer

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January 17, 2007

To: Supervisor Zev Yaroslavsky, Chairman
Supervisor Gloria Molina
Supervisor Yvonne B. Burke
Supervisor Don Knabe
Supervisor Michael D. Antonovich

From: David E. Janssen
Chief Administrative Officer

MARINA DEL REY LAND USE ENTITLEMENT PROCESS REVIEW

This is in response to your Board's motion of September 26, 2006 that my office, in conjunction with the Director of Regional Planning, County Counsel, and in consultation with the Director of Beaches and Harbors, review the land use entitlement process and procedures currently in place in Marina del Rey to determine how the approval process can be made more efficient and effective without compromising public input.

Role and Scope of Design Control Board

As you are aware, the Department of Regional Planning (DRP) is in the process of amending the Local Coastal Plan (LCP) to clarify the role of the Design Control Board (DCB) in their review of development proposals as part of the Coastal Development Permit (CDP) process. More specifically, the proposed amendments focus the DCB on reviewing and approving/disapproving the architectural design, landscaping, signage, and overall aesthetics of the project to determine whether the proposed building size, height and mass are appropriate for the site. In addition, the proposed amendments reaffirm the responsibility of the Regional Planning Commission (RPC) to review the project for environmental impacts and LCP consistency for such factors as traffic, infrastructure, land use categories and compatibility, access to the marina, and recreational boating. This delineation of responsibility is expected to result in a more efficient land use entitlement process, as the duty of determining consistency with the LCP will no longer be the dual responsibility of the DCB and RPC thus resulting in more consistent directives for the development community to follow.

Conceptual Plan Review

The proposed amendments, which require the approval of the California Coastal Commission and the Board of Supervisors, are anticipated to further streamline the

CDP process by eliminating the current requirement that the DCB complete its review and report on any development proposal prior to a CDP application being filed with the Department of Regional Planning. In its place, the DCB would conduct a conceptual plan review of the architectural design and site planning of the proposed development projects and provide comments, if any, to the RPC within 90 days of the filing of a CDP application. This dual approach is expected to reduce the time required for the RPC to process a CDP application and enhance opportunities for public input, as the DCB will continue to have final review of the architectural design (i.e. building and façade design, materials, colors), landscaping and signs based on the site plan approved by the RPC prior to a building permit being issued.

One Stop Land Development Counseling Sessions

In addition to amending the LCP, the Department of Regional Planning will institute one stop land development counseling sessions as part of the entitlement process. The one stop counseling sessions will bring together representatives from Regional Planning, Public Works, Beaches and Harbors, and the Fire Department to advise potential applicants of the procedures for review and approval, the materials required to be submitted, the particular issues likely to be identified and the conditions and mitigation measures most likely to be imposed, the timing and fee requirements for submission for each of the departments, in addition to being able to discuss and resolve entitlement issues immediately, or if additional research is required, as soon as possible thereafter. The one stop counseling sessions are expected to expedite the permitting process by providing developers with cohesive permitting information, eliminating misunderstandings among participants, and providing accurate and timely information to assist applicants in making quicker, better informed decisions regarding leasehold repairs, replacement, new construction and redevelopment within the Marina.

Finally, the Department of Regional Planning and Department of Beaches and Harbors will continue to perform a more in depth review of the entitlement and negotiation process to identify additional procedures and/or protocols that can be implemented to further streamline the development of projects in the Marina. Any changes to the process identified as part of the review will be reported to your Board prior to implementation.

If you have any questions regarding the proposed changes to the land use entitlement process, please contact me or have your staff contact John Edmisten of my staff at (213) 974-7365.

DEJ:JSE
SHK:mdc

c: Executive Officer, Board of Supervisors
Auditor-Controller
Beaches and Harbors
County Counsel
Regional Planning