

EXHIBIT A

SCOPE OF WORK
(Local Coastal Programs)

1. Grantee agrees to expend grant funds provided by the Commission only for and in accordance with project activities as described under the Scope of Work attached hereto as EXHIBIT A.
2. The Project representatives during the term of this agreement, and the person authorized to sign grant amendments and RFFs on behalf of the grantee, will be:

State Agency: California Coastal Commission	Grantee: City of Los Angeles
Name: Kelsey Ducklow ("Grant Manager")	Name: Vince Bertoni, Director of Planning
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3. Primary project contact:

State Agency: California Coastal Commission	Grantee: City of Los Angeles
Section/Unit: Statewide Planning	Section/Unit:
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SCOPE OF WORK

Name of Local Government: City of Los Angeles

Name of Project: Venice Local Coastal Program (VLCP)

Funding Source: General Fund

Specific Program: Local Coastal Program Local Assistance Grant Program

Federal Tax ID#: 95-6000735

Budget Summary:

CCC funding:	\$1,100,000.00
<u>Other funding:</u>	<u>\$0.00</u>
Total project cost:	\$1,100,000.00

Term of Project: 10/1/2025 (or grant agreement execution date) – 12/31/2027

A. PROJECT DESCRIPTION

The City of Los Angeles has a Venice Land Use Plan (LUP) that was certified by the California Coastal Commission in 2001, and a locally adopted, but uncertified, Venice Implementation Plan (IP). In partnership with the California Coastal Commission, the City of Los Angeles' Department of City Planning (LACP) is inclusively updating the Venice LUP and bringing forward an updated IP for certification, comprehensively described here as the Venice LCP.

The updated Venice LCP will utilize the City of LA's New Zoning Code (LAMC Chapter 1A) within the Venice Coastal Zone area. The new zoning code includes a modular zoning system with the ability to create objective development standards and regulations for each property. With a focus on mass, scale, and bulk regulations through the Form and Frontage Districts, the new zoning code will ensure predictable and consistent design outcomes for by-right projects. The development of the updated LCP will introduce a coastal permitting process that will move the City toward the goal of taking over permitting authority for the Venice segment of the Coastal Zone.

The update to the Venice LCP introduces new policies and implementation measures to address projected impacts of coastal hazards, specifically sea level rise. This process was informed by the Venice Sea Level Rise Vulnerability Assessment and four public workshops. By containing policies (LUP) and implementing regulations (IP) to address sea level rise, the

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IP provides a foundation for creating a local adaptation plan and drives the City toward meeting obligation of SB 272.

The Venice LCP program began in 2015 with support from the CCC's LCP Grant Program. The City of LA was awarded two grants. The Phase I LCP Grant awarded LACP \$100,000 (2014-15) to complete an issues assessment, and the Phase II LCP Grant awarded LACP \$250,000 (2015-2017) to build from the issues assessment and establish a framework and outline for the LUP and IP, conduct public outreach, and complete a Sea Level Rise Vulnerability Assessment. The Phase II Grant was later amended, and the project was extended to 2019, with no additional funds awarded. The City of LA submitted complete deliverables to CCC in April 2019 to conclude this portion of the project.

The LCP Team completed a Sea Level Rise Vulnerability Assessment (2018), a mobility, transportation and parking study (2021), and hosted over fifteen (15) community workshops and outreach events (2017-2022). Leading up to the submission of the 2022 Draft Venice LUP and IP, LACP had approximately twenty-seven (27) meetings with other LA City departments to inform the Draft LUP and IP, and fourteen (14) coordination meetings with CCC staff to develop the drafts. This work culminated in LACP sending the draft Venice Coastal Zone Land Use Plan (LUP) and draft Venice Coastal Zone Implementation Plan (IP) to the California Coastal Commission staff in Fall 2022. Since 2022, LACP and CCC have had approximately twenty-four (24) coordination meetings and have been collaboratively revising the draft with the aim of releasing this draft to the Public and completing this milestone so the LCP can move forward to the Public Hearing, Local Adoption, and CCC Certification. LACP continues to coordinate with other LA City departments to further develop and refine the LUP policies and Implementation Plan strategies.

Given the importance and significance of a certified Venice LCP, the City of Los Angeles is applying for this grant to support City staff resources throughout the Venice LCP process, as LACP moves toward certification of the Venice Local Coastal Program.

With this grant, the City of Los Angeles seeks to achieve the following goals:

Goal 1: Conduct public outreach and collect feedback on the draft Venice LUP and begin the Local Adoption Process for the LUP with a hearing before the City Planning Commission (CPC).

Goal 2: Release the Draft Implementation Plan (IP) to the public for review and feedback.

Goal 3: Refine the Venice Coastal Zone Sea Level Rise Vulnerability Assessment (SLRVA) using the 2024 CCC Sea Level Rise Policy Guidance.

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The proposed Venice Land Use Plan and Implementation Plan will include a framework for planning to maximize public access, protect and expand recreational opportunities, protect water resources, and prepare the community for the current and future impacts of climate change. A certified Local Coastal Program will guide land use and development for the Venice coastal zone to equip the community for the social, economic and environmental effects of development amidst climate change and sea level rise. The Task Description and Schedule portion of this application details the anticipated deliverables and timeline.

B. TASKS

Task 1: Iterative LUP Development & Coordination with California Coastal Commission Staff

Task 1.1 LACP Complete 1st Round LUP Review – Coordination meetings with CCC staff and LA City Planning

Los Angeles City Planning Department submitted a draft of the Land Use Plan (LUP) and Implementation Plan (IP) to CCC Staff in Fall 2022 for first round review and feedback. The Venice LUP consists of nine Chapters, and CCC review has been conducted on a chapter-by-chapter basis. Since 2022, City Planning has received seven of the nine LUP chapters from CCC staff. City Planning has worked on incorporating CCC comments, edits, and feedback and has coordinated with CCC staff on a monthly or as needed basis to clarify questions, comments, and discuss outstanding policy questions. Since January 2025, City Planning has coordinated biweekly meetings with CCC Staff to address CCC comments and provide updates on LUP Chapter revisions. It is expected that these biweekly coordination meetings will continue throughout 2025. City Planning anticipates receiving the remaining two LUP chapters from CCC Staff by Summer 2025.

Deliverables for this task include coordination and scheduling of CCC and City Planning coordination meetings, agendas, meeting minutes or summaries, and other supporting documents as necessary. The objective of these meetings is to resolve questions and better understand comments and feedback received on the first round edits from CCC, to work towards a second round draft of the LUP Chapters. Deliverables include LACP staff incorporating comments and edits based on the iterative review process and preparing the Chapters for the second round LUP draft submittal to CCC.

Task 1.2 LACP Submit 2nd Round LUP Draft – Including response to CCC comments on 1st Draft (2022) LUP

The Los Angeles City Planning Department anticipates submitting revised draft LUP chapters to CCC staff for a second round of review, incorporating feedback and edits on the 2022 LUP Draft. This includes responding to comments provided in the CCC Comment Letter, providing a revised LUP chapter, and a draft Policy Matrix to CCC staff to indicate how feedback has been incorporated into the updated LUP Draft. LACP anticipates receiving edits from the first round of CCC review for the remaining two LUP chapters from CCC Staff by Summer 2025 for LACP to begin revising LUP Chapter 1: Land Use and

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Development and LUP Chapter 6: Coastal Hazards and Sea Level Rise once received from CCC. The revised LUP draft will also be informed, as applicable/relevant, by comments that have been received throughout earlier phases of the planning process, and will incorporate draft baseline sea level rise policies of the type described by the Coastal Commission Local Government Working Group (LGWG) ([LGWG 2021 Deliverables](#)).

Deliverables for this task include revised LUP chapters, responses to CCC staff comments, and a Policy Matrix for each of the nine LUP Chapters.

Task 1.3 Coordination with City of LA Departments and other Public Agencies

Development and implementation of the Venice LCP includes input from various Los Angeles City Departments, including the Bureau of Engineering, Recreation & Parks Department, Department of Transportation, Bureau of Sanitation, Department of Building & Safety, the Housing Department, and Tourism, among others. Response to CCC staff comments includes coordination with these departments and other agencies to ensure policies are implementable.

Deliverables for this task include meeting coordination with other agencies, responding to CCC questions or comments as they relate to items that fall within the jurisdiction of other agencies, and meeting notes or summaries as needed. LACP will coordinate with the GIS team to provide updated maps.

Task 1.4 LACP Complete 2nd Round LUP Review – Coordination meetings and response to CCC comments on 2nd Draft (2025) LUP

Once City Planning has completed Task 1.2, it is anticipated that CCC will have additional questions and feedback. City Planning will incorporate or address this feedback to prepare the LUP Draft Chapters for public release.

Deliverables for this task include LACP addressing CCC feedback, streamlined interagency and interdepartmental coordination, and meetings with LA City Planning and CCC staff for review of the second draft of the LUP.

Task 1.5 Prepare for and Release Draft LUP for Public Review

In preparation for the public release of the draft LUP, CCC staff will receive a third draft of the LUP chapters from LACP prior to the public release of the draft LUP. CCC staff will return the draft chapters with any final comments or edits within thirty (30) days of receipt. LACP will have an outreach plan in place to ensure information is shared in a way that is accessible to the public.

Deliverables for this task include LACP submitting a third draft LUP to CCC staff, CCC staff returning any feedback or comments to LACP within thirty (30) days, and LACP releasing

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the draft LUP for public review with all supporting communications materials. City Planning will have a comprehensive outreach plan in place to ensure the draft LUP public release will be publicized in various formats (such as social media platforms, email lists, the City Planning website, announcements at public meetings, contact with community groups, and neighborhood councils, etc.)

Summary of Deliverables for Task 1

- LACP submits second round review LUP Chapters to CCC
- LACP submits a third draft LUP to CCC Staff
- LACP Releases public draft LUP

Task 2: Venice Coastal Zone Sea Level Rise Vulnerability Assessment***Task 2.1 Consultant Procurement and Contracting***

LACP will solicit and procure necessary consultant expertise through the City's standard procurement process, compliant with relevant local, state, and federal regulations. The City will conduct Contractor onboarding and the project kickoff with the goal of refining the scope and schedule for the project as needed.

Deliverables for this task includes preparing a Task Order solicitation for a consultant to complete the necessary deliverables, coordinating with the City Contracts team for consultant procurement, contract amendments and issuance and finalizing scope of work and issuing Notice to Proceed (NTP).

Task 2.2 Venice Coastal Zone Sea Level Rise Vulnerability Assessment Refinements

This task will provide refinements to the 2018 sea level rise vulnerability assessment (VA) for the Venice Coastal Zone as part of the comprehensive update to the Venice Local Coastal Program's (LCP) Land Use Plan (LUP) and Implementation Plan (IP). The most recent VA, conducted by Dudek (Moffatt and Nicol), was completed in 2018. LACP is proposing to:

1. Update the Venice Coastal Zone VA with data that reflects the CCC Sea Level Rise Policy Guidance (2024).
2. Strategy development for future SB 272 compliance (i.e., a quick mapping of next steps/recommendations). The updated Venice VA is intended to be part of the foundation for incorporating the 2024 CCC Sea Level Rise Policy Guidance and complying with SB 272 (Task 2.4).

Deliverables for this task include refining the Venice Coastal Zone Sea Level Rise study, ensuring the proposed policy and implementation strategies are in line with the CCC Sea Level Rise Policy Guidance (2024). A draft update will be provided for CCC staff review prior to finalization.

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Task 2.3 Review Policy & Implementation Updates

The City will seek input and comments from the LCP's Technical Advisory Group (TAG) on any proposed policy and implementation strategy changes based on the refinements of Task 2.2. Feedback will be incorporated into revisions in updated Coastal Hazards and Sea Level Rise sections of the LUP and IP and may include additions and/or refinements to the draft baseline sea level rise policies of the type described by the Coastal Commission LGWG.

Deliverables for this task include presentations to, and coordination meetings with the TAG and CCC to solicit input on any updates reflecting the 2024 Sea level Rise Guidance.

Task 2.4 Create a Framework for SB 272 compliance in the Venice Coastal Zone by 2034

SB 272 requires coastal jurisdictions in California to develop and implement sea level rise adaptation plans by January 1, 2034. LACP will work with consultants and Commission staff to develop a framework and path to compliance by the required deadline, with the intent of implementation compliance in the Venice Coastal Zone through the Venice LCP. While this task includes initial steps towards SB 272 compliance, full SB 272 compliance may not be feasible within the grant term timeline.

Deliverables for this task include a road map of next steps and recommendations on how to best use the Venice SLRVA to develop adaptation pathways, employ smart planning strategies, and compliance with SB 272. This will include a framework outlining the anticipated budget, scope, and timeline for work required for the Venice Coastal Zone to comply with SB 272 by the mandated deadline and may inform the final baseline sea level rise policies language. A draft framework will be provided for CCC staff review prior to finalization.

Summary of Deliverables for Task 2

- Task Order Solicitation and Notice to Proceed
- Draft and final update of the Venice Coastal Zone Sea Level Rise Vulnerability Assessment (2018) with CCC Sea Level Rise Policy Guidance (2024).
- Draft and final framework of next steps and recommendations to develop a budget, scope of work and timeline for achieving compliance with SB 272.

Task 3: Outreach & Communications

Task 3.1 Consultant Procurement and Contracting

LACP will solicit and procure necessary consultant expertise for Public Outreach and Engagement through the City's standard procurement process, compliant with relevant

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local, state, and federal regulations. LACP will conduct consultant onboarding and the Outreach Plan kickoff with the goal of refining the scope and schedule for outreach for the duration of the LCP grant term as needed.

Deliverables for this task includes preparing a Task Order solicitation for a Public Outreach and Engagement Consultant to complete the necessary deliverables identified in Task 3.2, coordinating with the City Contracts team for consultant procurement, contract amendments and issuance and finalizing scope of work and issuing Notice to Proceed (NTP).

Task 3.2 Prepare Outreach & Communications Plan

LACP will work with the consultant to establish an outreach strategy, so community members remain informed and engaged throughout the tasks associated with this grant proposal (development of the LUP and IP as well as the SLR Vulnerability Assessment refinements) and the public draft review period and local adoption process.

The Deliverables for this task include establishing a framework for outreach and involvement throughout the grant term and LCP local hearing and adoption process. The Outreach Plan will be updated throughout the process to reflect evolving approaches, to ensure that the LACP is including strategies to involve underrepresented voices in the public participation process including but not limited to renters, lower-income residents and households, or small business owners.

Task 3.3 Support Public Outreach on Draft LUP

The consultant team contracted for outreach and public engagement will support LACP in preparation for and at outreach events. This may include creating boards, graphics, informational handouts, and/or assisting in event facilitation.

Tasks and deliverables may also include administrative and logistical tasks such as securing a venue or providing supplies. A more detailed task and deliverable list will be established through the procurement and onboarding process of the consultant team.

Summary of Deliverables for Task 3

- Task Order Solicitation and a Notice to Proceed
- An outreach plan to identify a schedule and outreach methods for successful public participation throughout the LUP and IP public review and local adoption process

Task 4: Iterative Implementation Plan (IP) Development and Coordination with California Coastal Commission Staff

Task 4.1 Consultant Procurement and Contracting

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LACP will solicit and procure necessary consultant expertise for zoning development through the City's standard procurement process, compliant with relevant local, state, and federal regulations. LACP will conduct consultant onboarding and the kickoff meeting with the goal of refining the scope and schedule for the consultant work on the zoning and IP development during the grant term.

Deliverables for this task includes preparing a Task Order solicitation for a consultant with expertise in zoning development to complete the necessary deliverables identified in Task 4, coordinating with the City Contracts team for consultant procurement, contract amendments and issuance and finalizing scope of work and issuing Notice to Proceed (NTP).

Task 4.2 Coordination with CCC staff on Development of Zoning & Land Use Regulations for the Venice Coastal Zone

LACP and CCC will meet to review proposed zoning, development standards, and coastal permitting processes. In April 2023, LACP conducted a presentation and training for CCC staff on the new zoning code being developed for the City of LA, and how the new zoning will implement the policies and intent of the Venice LCP. This was followed by a Zoning Standards Memo (Part I) sent to CCC staff in September 2023. LACP will use these trainings and discussions to draft and refine zoning and development standards for the Venice Coastal Zone. This includes drafting height, floor area, and density regulations, along with use permissions and other development standards. This Task will include support from a consultant team with expertise in zoning standard development, code drafting, and graphic modeling.

Deliverables of this task will include developing initial draft zoning districts including Form, Frontage, Use, Density, and Parking standards for the Venice Coastal Zone.

Task 4.3 Coordination with City Departments and other Public Agencies to streamline permitting procedures

Coordination with LACP teams, LADBS, LASAN, and other agencies as needed to revise and update zoning regulations and coastal development review procedures.

Deliverables will include LACP coordinating meetings with CCC staff and other agencies (Technical Advisory Group (TAG)), preparing agendas, minutes, or other meeting summaries as necessary.

Task 4.4 LACP Complete 1st Round Draft IP for CCC Review

LACP will submit a draft Implementation Plan to CCC staff, which will be an updated and completed revision of the initial 2022 Draft IP that was submitted to CCC staff. This first draft of a complete IP will reflect the coordination meetings and conversations outlined

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in Task 1: Iterative LUP Development & Coordination with California Coastal Commission staff, Task 5: Conduct Public Outreach and begin Local Adoption Process for Draft LUP, and Task 4: Iterative Implementation Plan (IP) Development and Coordination with California Coastal Commission Staff. The IP draft will also be informed, as applicable/relevant, by comments that have been received throughout earlier phases of the planning process.

Deliverables for this task include submission of a draft IP to CCC staff for review and feedback.

Task 4.5 LACP Complete 1st Round IP Review – Coordination Meetings and response to CCC comments on 1st Draft IP

CCC will return the first draft IP to LACP within ninety (90) days, including any questions, comments, feedback, or edits. LACP will then coordinate with CCC staff to review the questions and feedback and work to incorporate edits.

Deliverables for this task include, preparing agendas, minutes, and other meeting materials as needed.

Task 4.6 LACP Complete 2nd Round Draft IP for CCC Review and Release Public Draft of Venice Implementation Plan (IP)

Following subtask 4.5, LACP will finalize edits to the draft IP based on CCC first round edits and prepare for a public release of the IP. Prior to release, LACP will provide CCC Staff with a second round draft for review. CCC will return the draft IP within thirty (30) days with any comments or questions, for LACP to incorporate prior to public release. LACP will publish the Draft IP on the project website and announce its availability via email, social media, and/or other forums to inform the public. Additional tools such as online interactive GIS mapping tools may be used to help convey information about the zoning and development standards.

Deliverables for this task include a second round draft IP for CCC review and public release of the draft IP, including zoning, development standards, and permitting procedures.

Summary of Deliverables for Task 4

- Task Order Solicitation and a Notice to Proceed
- Draft zoning districts and development standards for the Venice Coastal Zone.
- Agendas and minutes from coordination meetings with CCC.
- First round draft IP to CCC staff for review and feedback
- Second round draft IP to CCC staff for review and feedback
- Draft IP for public review

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Task 5: Conduct Public Outreach and begin Local Adoption Process for Draft LUP

Task 5.1 Conduct Public Outreach and Receive Public Feedback on the Draft LUP

Following Task 1.5 (Prepare for and Release Draft LUP for Public Review), LACP will conduct outreach and engagement in the Venice Community to solicit feedback on the Draft LUP. This will include outreach with the Certified Venice Neighborhood Council, community stakeholders, and other interested parties. Outreach will be conducted with the intent to reach as many stakeholders as possible. LACP will have a comprehensive outreach strategy prepared in order to provide community stakeholders with ample opportunity to provide feedback and comments on the Draft LUP.

Deliverables for this task include implementing the LUP Feedback portion of the Outreach Plan. The outreach plan will detail the number of meetings with community stakeholders, presentations, and/or attendance at community outreach events. The outreach plan will provide the recommended location and time of events that will provide the public with opportunities to provide feedback. There will also be methods to submit comments online.

Task 5.2 Summarize Public Feedback and Incorporate into Draft LUP

Following Task 5.1, City Planning will summarize and incorporate the public feedback that was received on the draft LUP. City Planning will coordinate with other City departments and agencies as well as CCC Staff to identify opportunities where public input and feedback will be incorporated and/or addressed and LACP will address any revisions as needed.

Deliverables for this task will include summarizing and incorporating public feedback received on the publicly released draft LUP, as well as coordinating meetings, agendas, minutes, or other meeting summaries as necessary.

Task 5.3 LACP Submit 4th Round LUP Draft for CCC Review ahead of City Planning Commission Hearing

LACP will provide a fourth round draft to CCC for review to prepare for the City Planning Commission hearing draft. CCC staff will return the draft chapters with any final comments or edits within sixty (60) days of receipt.

Deliverables include an LUP for final CCC review and CCC edits or comments within sixty (60) days.

Task 5.4 Begin the Local Adoption Process for LUP with the City Planning Commission Hearing

Following public release of the Draft LUP for public review, LACP will incorporate necessary revisions to the draft LUP in preparation for the Local Adoption Process. LACP

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will prepare a staff recommendation report to the City Planning Commission, summarizing the project background, outreach process, feedback and comments received, and findings required for approval of the LUP. The staff recommendation report and draft LUP will be reviewed by the Office of the Los Angeles City Attorney prior to publication. The staff recommendation report and the draft LUP will be published and available to the public up to sixty (60) days ahead of the scheduled public hearing. LACP will prepare and publish a Notice of Public Hearing before the City Planning Commission prior to the scheduled hearing date in accordance with the Los Angeles Municipal Code. The City Planning Commission will hold a hearing and make a recommendation to City Council, which will hold a hearing on the draft LUP outside of this grant term (see Task 7 below for more detail). LACP will prepare staff presentations and any additional technical memoranda that are necessary to supplement the staff recommendation report and will present the information at the City Planning Commission hearing.

Deliverables for this task include a revised LUP that addresses public feedback received, including feedback received throughout the iterative coordination process with CCC staff; a staff recommendation report and staff presentation to the City Planning Commission; and a Notice of Public Hearing.

Summary of Deliverables for Task 5

- Summary of public feedback and comments received
- Fourth draft LUP for final CCC review that incorporates public feedback
- staff report, hearing notice, supporting materials, and presentation for the City Planning Commission Hearing

Task 6: LCP Grant Project Management & Administration

Task 6.1 Project Initiation and Kick Off Meeting

LACP will hold a meeting with the CA Coastal Commission (CCC) staff to review grant procedures, expectations, reporting, and other relevant grant information.

Deliverables will include LACP working with CCC staff to finalize the grant work plan, including progress benchmarks. LACP and CCC will develop a schedule and benchmarks that show the plan for completing the deliverables.

Task 6.2 Project Management

Project management task, include budget and schedule tracking, internal City coordination, and coordination with CCC staff.

Deliverables for this task will include ensuring regular coordination meetings are scheduled as needed and that all deliverables meet the requirements and expectations of the project.

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Task 6.3 Quarterly Grant Reporting and Invoicing

LACP will develop reimbursement requests and grant progress reports and submit them to CCC as scheduled in the grant agreement.

Deliverables for this task will include LACP preparing quarterly grant reports for CCC. In addition, LACP will submit all necessary reporting forms and invoices.

Summary of Deliverables for Task 6

- Quarterly grant reports to CCC

Task 7: Local Adoption of Venice Coastal Zone LUP and IP (to be completed outside of grant term)

The subtasks listed below are the identified steps beyond the grant term for the City of Los Angeles to reach local adoption of the Venice Coastal Zone LUP and IP (collectively the LCP). Beyond the grant term, the City will work to pursue funding to complete local adoption of the Venice LCP and move towards California Coastal Commission Certification, through City budget requests or additional grant funding.

Task 7.1 City Council Consideration of the Proposed LUP (to be completed outside of grant term)

Following approval by the City Planning Commission, LACP will incorporate any necessary revisions to the proposed LUP as directed by the City Planning Commission and prepare for hearings at the Los Angeles City Council. Once the revisions are complete, LACP will prepare any necessary CEQA documents to bring before the City Council, as well as the necessary transmittal documents for the City Clerk. This step will also require substantial coordination with staff of Council District 11. LACP will then send the proposed LUP and necessary documents to the Mayor for the Mayor's Report and Recommendation which will be complete within thirty (30) days of receipt. Once the Mayor transmits their recommendation, the City Council has seventy-five (75) days to act. The first City Council Hearing will be before the Planning and Land Use Management Committee (PLUM), followed by a hearing before the full City Council.

Deliverables for this task include a revised LUP to address direction from the City Planning Commission, CEQA documents, Zoning Maps/Matrix of changes, General Plan Land Use Maps, Resolutions, City Clerk transmittal documents, and hearings before the PLUM Committee and City Council.

Task 7.2 City Planning Commission (CPC) Consideration of the Draft IP (to be completed outside of grant term)

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Following public release of the draft IP for public review, LACP will incorporate necessary revisions to the draft IP in preparation for the Local Adoption Process. This may include revisions to zoning maps, draft code language, or other edits. LACP will prepare a staff recommendation report to the City Planning Commission, summarizing the project background, outreach process, feedback and comments received, and findings required for approval of the IP. LACP will also prepare supporting documents such as zone change ordinances and code amendment ordinances. The staff recommendation report, the draft IP, draft ordinances, and any additional materials under consideration by CPC will be published and available to the public up to sixty (60) days ahead of the scheduled public hearing. The staff recommendation report, draft IP, and ordinances will be reviewed by the Office of the Los Angeles City Attorney prior to publication. LACP will prepare and publish a Notice of Public Hearing before the City Planning Commission prior to the scheduled hearing date in accordance with the Los Angeles Municipal Code. The City Planning Commission will hold a hearing and act within seventy-five (75) days of receipt of the staff recommendation report and make a recommendation to City Council. LACP will prepare staff presentations and any additional technical memoranda that are necessary to supplement the staff recommendation report and will present the information at the City Planning Commission hearing.

Deliverables for this task include a revised IP that addresses public feedback received, including feedback received throughout the iterative coordination process with CCC staff; a staff recommendation report and staff presentation to the City Planning Commission; a Notice of Public Hearing; and ordinances to implement the IP.

Task 7.3 City Council Consideration of the Proposed IP (to be completed outside of the grant term)

Following approval by the City Planning Commission, LACP will incorporate any necessary revisions to the proposed IP as directed by the City Planning Commission and prepare for hearings at the Los Angeles City Council. Once the revisions are complete, LACP will prepare any necessary CEQA documents to bring before the City Council, as well as the necessary transmittal documents for the City Clerk. This step will also require substantial coordination with staff of Council District 11. If the City Planning Commission has recommended approval of the IP, the City Council will act within ninety (90) days of receipt of the City Planning Commission's recommendation. The first City Council Hearing will be before the Planning and Land Use Management Committee (PLUM), followed by a hearing before the full City Council.

Deliverables for this task include a revised IP and/or revised ordinances to address direction from the City Planning Commission, CEQA documents, City Clerk transmittal documents, and hearings before the PLUM Committee and City Council.

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Task 7.4 Submit Locally Adopted LCP Package and Coordinate with CCC Staff to Complete LCP Application and begin California Coastal Commission Certification Process (to be completed outside of the grant term)

LACP will coordinate with CCC staff on the LCP Application and transmittal of the Locally Adopted LUP and IP concurrently and begin the CCC Certification Process.

Summary of Deliverables for Task 7 (to be completed beyond the grant term):

- Local Adoption of Proposed LUP, including Planning and Land Use Management Committee (PLUM), and City Council hearings
- Local Adoption of Proposed IP, including City Planning Commission, PLUM, and City Council hearings
- LCP Application and Transmittal of Locally Adopted Venice LCP to CCC Staff

C. SCHEDULE

Project start/end dates: September 1, 2025, through December 31, 2027

Task 1. Iterative LUP Development & Coordination with CCC Staff	10/1/2025 – 8/1/2026
1.1 LACP Complete 1st Round LUP Review - Coordination meetings with CCC Staff and LA City Planning	10/1/2025 – 12/31/2025
1.2 LACP Submit 2nd Round LUP Draft – Including response to CCC Comments on 1st Draft (2022) LUP	10/1/2025 – 12/31/2025
1.3 Coordination with City of LA Departments and other Public Agencies	10/1/2025 – 12/31/2025
1.4 LACP Complete 2nd Round LUP Review – Coordination meetings and response to CCC Comments on 2nd Draft (2025) LUP	10/1/2025 – 6/1/2026
1.5 Prepare for and release Draft LUP for Public Review	1/1/2026 – 8/1/2026
Outcomes/Deliverables: <ol style="list-style-type: none">LACP submits 2nd Round Review LUP Chapters to CCC.LACP submits a 3rd Draft LUP to CCC Staff.LACP Releases Public Draft LUP	<ol style="list-style-type: none">12/31/20256/1/20268/1/2026
Task 2. Venice Coastal Zone Sea Level Rise Vulnerability Assessment	10/1/2025 – 8/1/2026
2.1 Consultant Procurement and Contracting	10/1/2025 – 3/31/2026

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2.2 Venice Coastal Zone Sea Level Rise Vulnerability Assessment (SLRVA) Refinements	3/1/2026 – 6/31/2026
2.3 Review Policy & Implementation Updates	5/1/2026 – 4/1/2027
2.4 Create a framework for SB 272 compliance in the Venice Coastal Zone by 2034	3/1/2026 – 8/1/2026
Outcome/Deliverables <ul style="list-style-type: none"> a. Task Order Solicitation and Notice to Proceed b. Venice Coastal Zone Sea Level Rise Vulnerability Assessment (2018) with CCC Sea Level Rise Policy Guidance (2024). c. Draft final framework of next steps and recommendations to develop a budget, scope of work and timeline for achieving compliance with SB 272. 	<ul style="list-style-type: none"> a. 3/1/2026 b. 6/31/2026 c. 8/1/2026
Task 3. Outreach and Communications	10/1/2025 – 12/31/2027
3.1 Consultant Procurement and Contracting	10/1/2025 – 3/31/2026
3.2 Prepare Outreach and Communications Plan	3/1/2026 – 8/1/2026
3.3 Support Public Outreach on Draft LUP	8/1/2026 – 12/31/2027
Outcome/Deliverables <ul style="list-style-type: none"> a. Task Order Solicitation and a Notice to Proceed b. An outreach plan to identify a schedule and outreach methods for successful public participation throughout the LUP and IP public review and local adoption process 	<ul style="list-style-type: none"> a. 3/1/2026 b. 8/1/2026
Task 4. Iterative Implementation Plan (IP) Development and Coordination with California Coastal Commission Staff	10/1/2025 – 12/31/2027

EXHIBIT A

4.1 Consultant Procurement and Contracting	9/1/2025 – 3/1/2026
4.2 Coordination with CCC Staff on Development of Zoning and Land Use Regulations for the Venice Coastal Zone	9/1/2025 – 6/1/2026
4.3 Coordination with City Departments and other Public Agencies to streamline Permitting Procedures	9/1/2025 – 6/1/2026
4.4 LACP Complete 1st Round Draft IP for CCC Review	6/1/2025 – 12/31/2026
4.5 LACP Complete 1st Round IP review - Coordination Meetings and Response to CCC Comments on 1st Draft IP	1/1/2027 – 6/1/2027
4.6 LACP Complete 2nd Round Draft IP for CCC Review and Release Public Draft of Venice Implementation Plan (IP)	6/1/2027 – 12/31/2027
Outcomes/Deliverables: <ul style="list-style-type: none"> a. Task Order Solicitation and a Notice to Proceed b. Draft zoning districts and development standards for the Venice Coastal Zone. c. 1st Round Draft IP to CCC staff for review and feedback d. 2nd Round Draft IP to CCC staff for review and feedback e. Draft IP released for public review 	<ul style="list-style-type: none"> a. 3/1/2026 b. 6/1/2026 c. 12/31/2026 d. 7/1/2027 e. 10/1/2027
Task 5. Conduct Public Outreach and Begin Local Adoption Process for Draft LUP	8/1/2026 – 12/31/2027
5.1 Conduct Public Outreach and Receive Public Feedback on Draft LUP	8/1/2026 – 11/1/2026
5.2 Summarize Public Feedback and Incorporate into Draft LUP	11/1/2026 – 3/1/2027
5.3 LACP Submit 4th Round LUP Draft for CCC Review Ahead of City Planning Commission Hearing	4/1/2027 – 6/1/2027
5.4 Begin the Local Adoption Process for LUP with City Planning Commission Hearing	6/1/2027 – 12/31/2027

EXHIBIT A

<p>Outcomes/Deliverables:</p> <ul style="list-style-type: none"> a. Summary of public feedback and comments received b. 4th draft LUP for final CCC review that incorporates public feedback c. Staff report, hearing notice, supporting materials 	<ul style="list-style-type: none"> a. 3/1/2027 b. 4/1/2027 c. 9/1/2027
<p>Task 6. LCP Grant Project Management & Administration</p>	<p>10/1/2025 – 12/31/2027</p>
<p>6.1 Project Initiation and Kick off Meeting</p>	<p>10/1/2025 – 12/31/2025</p>
<p>6.2 Project Management</p>	<p>Ongoing</p>
<p>6.3 Quarterly Reporting and Invoicing</p>	<p>Ongoing</p>
<p>Outcomes/Deliverables:</p> <ul style="list-style-type: none"> a. Quarterly grant reports for CCC 	<ul style="list-style-type: none"> a. Ongoing
<p>Task 7. Local Adoption of Venice Coastal Zone LUP and IP (To be completed outside grant term)</p>	<p>1/1/2028 – 12/31/2029 (to be completed outside of the grant term)</p>
<p>7.1 City Council Consideration of the Proposed LUP (to be completed outside of the grant term)</p>	<p>1/1/2028 – 6/1/2028 (to be completed outside of the grant term)</p>
<p>7.2 City Planning Commission (CPC) Consideration of the Proposed IP (to be completed outside of the grant term)</p>	<p>6/1/2028 – 12/31/2028 (to be completed outside of the grant term)</p>
<p>7.3 City Council Consideration of the Proposed IP (to be completed outside of the grant term)</p>	<p>1/1/2029 – 6/1/2029 (to be completed outside of the grant term)</p>
<p>7.4 Submit Locally Adopted LCP Package and Coordinate with CCC Staff to Complete LCP Application and begin California Coastal Commission Certification Process (to be completed outside of the grant term)</p>	<p>6/1/2029 – 12/31/2029 (to be completed outside of the grant term)</p>
<p>Outcomes/Deliverables (to be completed outside the grant term):</p> <ul style="list-style-type: none"> a. Local Adoption of Proposed LUP, including Planning and Land Use Management Committee 	<ul style="list-style-type: none"> a. 6/1/2028 b. 6/1/2029 c. 12/31/2029

EXHIBIT A

(PLUM), and City Council hearings b. Local Adoption of Proposed IP, including PLUM and City Council hearings c. LCP Application and Transmittal of Locally Adopted Venice LCP to CCC Staff	
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D. BENCHMARK SCHEDULE [LCPs ONLY-Please include a list of benchmarks, or milestones, with completion date, that can be used to track whether the project is progressing according to the schedule. This can be copied from the application and modified as needed.]

ACTIVITY	COMPLETION DATE
Grant Kickoff with CCC Staff and LACP	12/31/2025
2nd Round Draft LUP to CCC Staff	12/31/2025
Consultant Procurement for outreach, sea level rise vulnerability assessment refinement, and zoning consultants	3/1/2026
3rd Round Draft LUP to CCC Staff	6/1/2026
Refinements to Sea Level Rise Vulnerability Assessment Complete	6/30/2026
Public Release of Draft LUP for Public Review	8/1/2026
1st Round IP Draft to CCC Staff	12/31/2026
4th Round Draft LUP to CCC Staff (post-public review)	6/1/2027
Public Release of Draft IP for Public Review	12/31/2027
City Planning Commission Hearing for Proposed LUP	12/31/2027
City Council Hearings/Local Adoption of Proposed LUP	6/1/2028 (to be completed outside of grant term)
City Planning Commission Hearing for Proposed IP	12/31/2028 (to be completed outside of grant term)
City Council Hearings/Local Adoption of Proposed IP	6/1/2029 (to be completed outside of grant term)
<i>LCP Application & Submittal of Locally Adopted Venice LCP to begin CCC Certification Process</i>	12/31/2029 (to be completed outside of grant term)

EXHIBIT A1

DEFINITIONS

1. The term "Agreement"; this Grant Agreement.
2. The term "Budget Act"; the annual enacted version of the Budget Bill which makes appropriations for the support of the government of the State of California.
3. The term "Deputy Executive Director"; the Deputy Executive Director of the Commission.
4. The terms "Commission" or "Coastal Commission" and the acronym "CCC" all refer to the California Coastal Commission.
5. The term "Executive Director"; the Executive Director of the Commission.
6. The term "Grant" or "Grant Funds"; in the case of LCP grants, the money provided by the California Climate Investments program or, in the case of Public Education grants, sales and renewals of the WHALE TAIL® Specialty License Plate, or California's Voluntary Tax Check-Off Program, or General Fund/Local Assistance, and administered by the Coastal Commission to the Grantee pursuant to this Agreement.
7. The term "Grant Manager"; the representative of the Commission with authorization per the Executive Director to administer and provide oversight of the Grant.
8. The term "Grantee"; an applicant who has a signed agreement for Grant Funds.
9. The term "Project"; the activity described under the Scope of Work, attached as EXHIBIT A, to be accomplished with Grant Funds.
10. The term "Project Budget"; the Commission approved cost estimate submitted to the Commission's Grant Manager for the Project. The Project Budget shall describe all labor and material costs of completing each component of the Project. The Project Budget shall contain itemized amounts permissible for each item or task described in the Scope of Work. The Project Budget must include the set administrative and indirect costs agreed upon by the Parties if applicable.
11. The term "Public Agency"; any State of California department or agency, a county, city, public district or public agency formed under California law.
12. The term "Scope of Work" refers to EXHIBIT A, including the approved Project Description, Tasks, and Schedules.

EXHIBIT A1

13. The term "Termination Date"; the date by which all activity for the project must be concluded, as specified in the signature page of this Agreement. Work performed after this date cannot be reimbursed.

EXHIBIT B

BUDGET
(Local Coastal Programs)

<i>Jurisdiction Name</i>	<i>CCC Grant Total</i>	<i>Match/Other Funds</i>	<i>Total (LCP Grant Funds + Match/Other Funds)</i>
LABOR COSTS¹			
County/City Staff Labor			
Task 1 – Iterative LUP Development & Coordination with CCC Staff	\$160,000		
Task 2 – Venice Coastal Zone Sea Level Rise Vulnerability Assessment	\$30,000		
Task 3 – Outreach and Communications	\$85,000		
Task 4 – Iterative Implementation Plan (IP) Development and Coordination with California Coastal Commission Staff	\$100,000		
Task 5 – Conduct Public Outreach and Begin Local Adoption Process for Draft LUP	\$250,000		
Task 6 – Project Management & Grant Administration	\$125,000		
Task 7 – Local Adoption of Venice Coastal Zone LUP and IP (To be completed outside grant term)	\$0		N/A – future funding to be identified
Total Labor Costs	\$750,000		
DIRECT COSTS			
County/City Staff Project Supplies			
A			
B, etc.			
Total			

¹ Amount requested should include total for salary and benefits.

EXHIBIT B1

<i>Jurisdiction Name</i>	<i>CCC Grant Total</i>	<i>Match/Other Funds</i>	<i>Total (LCP Grant Funds + Match/Other Funds)</i>
County/City Staff Travel in State²			
Mileage			
Hotel, etc.			
Total			
Consultants³/Partners			
Consultant A – Zoning Development			
<i>Task 4 – Implementation Plan (IP) Preparation</i>	\$100,000		\$100,000
Consultant B – Sea Level Rise Vulnerability Assessment			
<i>Task 2 – Venice Coastal Zone Sea Level Rise Vulnerability Assessment</i>	\$75,000		\$75,000
Consultant C - Outreach and Communications Plan			
<i>Task 3 - Outreach and Communications</i>	\$100,000		\$100,000
Consultants Total	\$275,000		\$275,000
Total Direct Costs	\$275,000		\$275,000
OVERHEAD/INDIRECT COSTS⁴			
Total County/City Staff Overhead/Indirect Costs	\$75,000		\$75,000
TOTAL PROJECT COST	\$1,100,000		\$1,100,000

² Travel reimbursement rates are the same as similarly situated state employees.

³ All consultants must be selected pursuant to a bidding and procurement process that complies with all applicable laws.

⁴ Indirect costs include, for example, a pro rata share of rent, utilities, and salaries for certain positions indirectly supporting the proposed project but not directly staffing it. Amount requested for indirect costs should be capped at 10% of amount requested for “Total Labor.”

EXHIBIT B1

BUDGET DETAIL AND PAYMENT PROVISIONS
(Local Coastal Programs)

1. Request for Funds

- A. For performance of activities satisfactorily rendered during the term of this Agreement (as specified in EXHIBITS A and B), and upon receipt and approval of the Request for Funds Form described below (also referred to as the "RFF Form"), the Commission agrees to reimburse Grantee for actual expenditures incurred in accordance with the rates specified herein or attached hereto.
- B. Grantee shall submit each RFF form no more frequently than monthly (except as requested by the Commission) but no less frequently than quarterly (assuming activity occurred within that quarter) in arrears via email (preferred method) to your LCP grant coordinator or mailed in triplicate to:

California Coastal Commission Attn: Jasmine Han, Associate Governmental Program Analyst 301 E Ocean Blvd, Suite 300 Long Beach, CA 90802	California Coastal Commission Attn: Brandon Quintana, Coastal Program Analyst 301 E Ocean Blvd, Suite 300 Long Beach, CA 90802
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- C. Each RFF form shall contain the following information:
 1. Grantee's name and address as shown in this Agreement.
 2. Invoice number and date of the RFF
 3. Time period covered by the RFF form during which work was actually done.
 4. Agreement number as shown on this Agreement.
 5. Original or digital signature of the Grantee, specifically the Project Representative, as identified in EXHIBIT A.
 6. Itemized costs by tasks and source of funds as listed in the Scope of Work for the billing period in the same or greater level of detail as indicated in the Project Budget (see EXHIBIT B), with supporting documentation. Only those costs and/or cost categories expressly identified in this Agreement may be reimbursed.
 7. Remaining balance listed by task number from the Scope of Work including the cumulative expenditures to date, the expenditures during the reporting period, and the unexpended balance of funds under this Agreement.
 8. The total amount of all other funds, including matching funds, under the Grantee Matching Funds section of the RFF.

EXHIBIT B1

- D. Attached to the RFF form, the Grantee shall submit a supporting progress report summarizing the work that was completed during the invoice period and the current status of the work for which disbursement is sought, including work by any consultant, and comparing it to the status required by the Scope of Work (budget, timeline, tasks, etc.). Progress reports must be submitted no less frequently than on a quarterly basis, even if an RFF is not submitted.
- E. Notwithstanding the foregoing, the Grant Manager of the Commission may request, and the Grantee shall provide, receipts or other source documents for any other direct expenditure or cost as described in the RFF form, as and when necessary to resolve any issue concerning reimbursement.
- F. The Grantee's failure to fully execute and submit a RFF form, including attachment of supporting documents, may relieve the Commission of its obligation to disburse funds to the Grantee unless and until the Grantee corrects all deficiencies.
- G. Any RFF form that is submitted without the required itemization and documentation will be considered "disputed" and will not be authorized. If the RFF form package is incomplete, inadequate or inaccurate, the Commission will inform the Grantee and will withhold payment until all required information is received or corrected. In the case of non-compliance, the Commission will issue a formal Invoice Dispute Notification [STD (209)] and take necessary action in resolving any disputed matter(s). Any penalties imposed on the Grantee by a consultant, or other consequence, because of delays in payment will be paid by the Grantee and is not reimbursable under this Agreement.
- H. Grant Funds in this award have a limited period in which they must be expended. Grantee expenditures funded by the Commission must occur within the term of the Grant Agreement and before the Termination Date.
- I. The Grantee shall expend Grant Funds in the manner described in the Scope of Work and Project Budget approved by the State. Expenditure on items contained in the approved Project Budget may vary by as much as ten percent with prior approval by the Commission Grant Manager, provided the grantee first submits a revised Project Budget for the purpose of amending the Project Budget. In any event, the total amount of the Grant Funds may not be increased, except by written amendment to this agreement and only if approved by the Commission.

2. Budget Contingency Clause

- A. It is mutually agreed that if the final Budget Act of the current year and/or any subsequent years covered under this Agreement does not appropriate sufficient

EXHIBIT B1

funds for the Grant Program, this Agreement shall be of no further force and effect, and the Commission shall have no liability to pay any funds whatsoever to Grantee or to furnish any other consideration under this Agreement and Grantee shall not be obligated to continue performance under the provisions of this Agreement.

- B. If funding for any fiscal year is reduced or deleted by the Budget Act for purposes of this Grant Program, the Commission shall have the option at its sole discretion to either cancel this Agreement with no liability accruing to the Commission or enter into an agreement amendment with Grantee to reflect the reduced amount.

3. Prompt Payment Clause

Payment will be made no later than 45 days following receipt of properly submitted, undisputed invoices except as otherwise set forth in, and in each case in accordance with, the California Prompt Payment Act, Government Code section 927, et seq.