



THE REGIONAL PLANNING COMMISSION

County of Los Angeles

AGENDA

Meeting Place: Room 150 Hall of Records
320 W. Temple Street
Los Angeles, California 90012

Meeting Date: March 10, 2010 - Wednesday

Time: 9:00 a.m.

PART I - PLEDGE OF ALLEGIANCE

1. Commission

PART II - REPORTS

2. Approval of Agenda
3. County Counsel
4. Director/Acting Deputy Director

PART III - MINUTES FOR APPROVAL

5. February 10, 2010

PART IV - PUBLIC HEARINGS

Special Projects

6. **(Cont. from 10/29/08, 11/05/08, 08/12/09, 10/14/09 & 02/03/10)**
Project No. R2006-03647-(4) (Mr. Tripp)
Applicant: Legacy Partners Neptune Marina L.P.
14126 Marquesas Way (Parcel 10R)
Playa del Rey Zoned District

- a. Plan Amendment No. 200600013
A request to transfer of development units from the abutting Development Zone (Tahiti Development Zone) into the subject Development Zone (Marquesas Development Zone) and the averaging of the R-III and R-V residential densities on a parcel with Residential III and Residential V Land Use Categories of the Marina del Rey Specific Plan.

(Continued)

CEQA: California Environmental Quality Act

- Si no entiende este aviso o necesita mas informacion por favor llame este numero (213) 974-6466.
- If you require special accommodations or material in alternate format, please contact the ADA Coordinator, Office, at (213) 974-6488 (Voice) or (213) 617-2292 (TDD), with at least three business day's notice.

*** Commission Office: (213) 974-6409 ***

The length of the Commission Agenda may necessitate that some items be heard in the afternoon after a lunch break.

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PART IV - PUBLIC HEARINGS (Cont.)

Special Projects

- b. Coastal Development Permit No. 200600008
To authorize demolition of all existing landside improvements and the subsequent construction of a 400-unit apartment complex.
- c. Conditional Use Permit No. 200600289
To authorize an onsite grading project and the offsite transport of earth in excess of 100,000 cubic yards.
- d. Variance Case No. 200600013
To authorize a modification of the maximum sign area and the maximum number of signs permitted and for a reduction of the required 10' setback from the pedestrian promenade.
- e. Environmental Assessment Case No. 200600217
A Draft Environmental Impact Report will be considered pursuant to CEQA reporting requirements.

(Cont. from 10/29/08, 11/05/08, 08/12/09, 10/14/09 & 02/03/10)

- 7. Project No. R2006-03652-(4) (Mr. Tripp)
Applicant: Legacy Partners Neptune Marina L.P.
Northeast corner of Via Marina and Marquesas Way (Parcel FF)
Playa del Rey Zoned District
 - a. Plan Amendment No. 200600014
To authorize a transfer of development units from abutting and nearby Development Zones (Tahiti and Bora Bora Developments Zones) into the subject Marquesas Development Zone, to change Parcel FF's land use designation from "Open Space" to the "Residential III" and "Residential V" designations with a Waterfront Overlay Zone, to provide Open Space replacement on the lower portion of Parcel 9U, to change Parcel FF's height category from Category 1 to Category 3, to allow the development of Parcel FF to commence prior to the replacement of the existing public parking spaces that will be displaced, and to average the densities of the proposed R-III and R-V residential categories on Parcel FF.
 - b. Coastal Development Permit No. 200600009
To authorize demolition of an existing parking lot and the construction of a new 126 unit apartment complex.
 - c. Conditional Use Permit No. 200600290
To authorize an onsite grading project and the export of earth from site.

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PART IV - PUBLIC HEARINGS (Cont.)

Special Projects

- d. Variance Case No. 200600014
To authorize a modification of the maximum sign area and the maximum number of signs permitted and for a reduction of the required 10' setback from the pedestrian promenade.
- e. Environmental Assessment Case No. 200700024
A Draft Environmental Impact Report will be considered pursuant to CEQA reporting requirements.

(Cont. from 10/29/08, 11/05/08, 08/12/09, 10/14/09 & 02/03/10)

- 8. Project No. TR067861-(4) (Mr. Tripp)
Applicant: Woodfin Suite Hotels, LLC
Northeast corner of Via Marina and Tahiti Way. (Northern portion of Parcel 9U)
Playa del Rey Zoned District
 - a. Tentative Tract Map No. 067861
To create 136 timeshare units on 2.06 gross acres.
 - b. Coastal Development Permit No. 200600007
To authorize construction of a 19-story 288 room hotel and timeshare resort, the construction of a new parking structure to service the hotel/timeshare resort.
 - c. Conditional Use Permit No. 200600288
To authorize the sale of alcoholic beverages for on-site consumption at the proposed hotel/timeshare resort, the installation of signs and the construction and maintenance of an emergency rooftop heliport.
 - d. Parking Permit No. 200600020
To authorize reduced on-site parking via a shared-parking arrangement and a valet parking program that will utilize tandem parking spaces.
 - e. Variance No. 200600012
To authorize a reduction of the required 10' setback from the pedestrian promenade.
 - f. Environmental Assessment Case No. 200600216
A Draft Environmental Impact Report will be considered pursuant to CEQA reporting requirements.

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PART IV - PUBLIC HEARINGS (Cont.)

Special Projects

- (Cont. from 10/29/08, 11/05/08, 08/12/09, 10/14/09 & 02/03/10)**
- 9a. Project No. R2006-03643-(4) (Mr. Tripp)
Applicant: Los Angeles County
Northeast corner of Via Marina and Tahiti Way. (Southern portion of Parcel 9U)
Playa del Rey Zoned District
- a. Coastal Development Permit No. 200600006
To authorize construction and maintenance of a public wetland and upland park.
- b. Environmental Assessment Case No. 200600216
A Draft Environmental Impact Report will be considered pursuant to CEQA reporting requirements.
- 9b. Project No. R2006-03644-(4) (Mr. Tripp)
Applicant: Legacy Partners Neptune Marina L.P.
Basin B, directly east of the southern portion of Parcel 9U
Playa del Rey Zoned District
- Plot Plan No. 2006-02191-(4)
A Coastal Approval in Concept for a public-serving boat anchorage within Marina del Rey Basin B. This public anchorage would contain approximately 2,923 square feet of dock area and would provide approximately 542 linear feet of public-serving boat docking space.

Zoning Permits

- (Cont. from 05/13/09, 08/19/09, 10/21/09, 10/28/09, 11/4/09 & 02/17/10)**
10. Project No. R2005-03503-(1) (Ms. Gutierrez)
Applicant: Stacey Brenner, Charles Company
909 and 903 Atlantic Boulevard
Eastside Unit No. 1 Zoned District
- Conditional Use Permit Case No. 200800136
To authorize a drive through facility and the sale of a full line of alcohol for off-site consumption associated with a retail pharmacy use in a historically designated building (formerly Golden Gate Theater) in the C-3 (Unlimited Commercial) zone.

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PART IV - PUBLIC HEARINGS (Cont.)

Land Divisions

11. Project No. TR063876-(1) (Mr. Kress)
Applicant: Hanh Le
7648 Sunside Drive
South San Gabriel Zoned District
- a. Tentative Tract Map No. 063876
To create five single-family lots, including three flag lots, on 1.05 gross acres within the A-1 (Light Agricultural – 5,000 Square Feet Minimum Required Lot Area) zone.
- b. Environmental Assessment Case No. 200600018
To consider a Negative Declaration as there are no significant impacts pursuant to CEQA reporting requirements.

Zoning Permits

12. Project No. R2008-00700-(1) (Ms. Nazar)
Applicant: World Oil Marketing Company
9302 S Garfield Avenue
Gage – Homes Zoned District
- Variance Case No. R200800016
To construct a multi-tenant, mini-mall with five suites in the C-3 (Unlimited Commercial) zone within the Florence Firestone Community Standards District (CSD). The project does not meet the required pedestrian oriented character standards of the Florence Firestone CSD. The applicant proposes 11 on-site and two off-site parking spaces for a total of 13 parking spaces while 17 are required. The project is categorically exempt Class 3 – New Construction or Conversion of Small Structures, pursuant to the California Environmental Quality Act (CEQA).
13. Project No. R2006-01712-(5) (Ms. Gutierrez)
Applicant: Stewart Miller
14000 block of Davenport Road
Soledad Zoned District
- a. Conditional Use Permit No. 200600131
Conditional use permit for the development of a private outdoor recreational vehicle storage yard (vehicles include, but are not limited to: boats, motor homes and movie studio vans), within the portion of property that is zoned M-1-DP (Light Industrial with a Development Program).

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PART IV - PUBLIC HEARINGS (Cont.)

Zoning Permits

- b. Environmental Assessment Case No. 200600114
To consider a Mitigated Negative Declaration with impacts to biota, hazards and geotechnical reduced to less than significant with mitigation measures pursuant to CEQA reporting requirements.

PART V - CONTINUATION OF REPORTS

14. Commission/Counsel/Director

PART VI - PUBLIC COMMENT

15. Public comment pursuant to Section 54954.3 of the Government Code

PART VII - ADJOURNMENT

ADJOURNMENT TO 9:00 A.M. WEDNESDAY, MARCH 17, 2010

TIME LIMITS: The Commission has established time limits with respect to receipt of testimony regarding matters on this Agenda. Applicants will be allowed fifteen (15) minutes to present testimony in support of their application, with an additional ten (10) minutes for responses to issues raised by other witnesses. Other proponents and opponents will be limited to three (3) minutes per speaker. Responses to questions from the Commission will not be included in these time limitations. All speakers are urged to refrain from repeating testimony presented by others. The Chair may impose different time limits, depending upon the length of the agenda, the number of speakers wishing to give testimony and/or the complexity of an agenda item.

WRITTEN TESTIMONY: Written testimony that is received prior to the public hearing will be made a part of the record and need not be read into the record.

PUBLIC HEARING CLOSING AND RE-OPENING: Public hearings that are closed during the course of the meeting may be re-opened by the Commission without notice at any time prior to adjournment of the meeting.

LOBBYIST REGISTRATION: Any person who seeks support or endorsement from the Regional Planning Commission on any official action may be subject to the provisions of Ordinance No. 93-0031, relating to lobbyists. Violation of the lobbyist ordinance may result in a fine and other penalties. FOR INFORMATION, CALL (213) 974-1093.

MEETING MATERIALS: The agenda package is available at the Department of Regional Planning ("Department"), 320 West Temple Street, 13th Floor, Los Angeles, California 90012, and may be accessible on the Department's website at <http://planning.lacounty.gov>. Any meeting-related writings or documents provided to a majority of the Regional Planning Commissioners after distribution of the agenda package, unless exempt from disclosure pursuant to California law, are available at the Department and are also available in the Commission hearing room on the day of the Commission meeting regarding that matter.