



Los Angeles County Department of Regional Planning  
 320 West Temple Street, Los Angeles, California 90012  
 Telephone (213) 974-6433

**PROJECT NUMBER R2005-00728-(4)**  
**Coastal Development Permit No. 200500004**  
**Conditional Use Permit No. 200500061**  
**Parking Permit No. 200500008**  
**Environmental Assessment No. 200500083**

**PUBLIC HEARING DATE**  
 6/16/2010

**AGENDA ITEM**  
 TBD

**RPC CONSENT DATE**

**CONTINUE TO**

**APPLICANT**

Specialty Restaurants Corporation

**OWNER**

Los Angeles County

**REPRESENTATIVE**

Specialty Restaurants Corporation

**PROJECT DESCRIPTION**

The proposed project consists of the retroactive authorization of three (3) existing outdoor patios at an existing full-service restaurant, expansion of the sale of a full line of alcoholic beverages for on-site consumption, and off-site parking. No new development is proposed.

**REQUIRED ENTITLEMENTS**

The applicant is requesting a retroactive approval for a Coastal Development Permit to authorize three (3) existing outdoor patios, a Conditional Use Permit to authorize expansion of the sale of a full line of alcoholic beverages for on-site consumption, and a Parking Permit to authorize offsite parking at an existing restaurant in the SP (Specific Plan) Zone in the Marina del Rey Local Coastal Program in the Playa del Rey Zoned District.

**LOCATION/ADDRESS**

13813 Fiji Way, Marina del Rey

**SITE DESCRIPTION**

The site plan depicts a 1.4 acre parcel with a landside area of 1.1 acres and a waterside area of 0.3 acres. The landside portion of the parcel is developed with an existing 11,745 square foot restaurant, Shanghai Red's, with 29 parking spaces on-site, 94 parking spaces on the adjacent parcel (lease parcel 'W'), and 45 parking spaces in the overflow parking lot across the street from the restaurant (lease parcel 'XT'), for a total of 168 parking spaces. The restaurant floor plan indicates an occupant load of 492 persons and requires 164 parking spaces. The three existing outdoor patios (labeled 'A' 'B' and 'C' on the site plan) have a combined area of 4,046 square feet and a combined occupant load of 181 persons. Patios 'A' (2,486 sq. ft.) and 'B' (760 sq. ft.) are located along the waterfront side of the property to the west. Patio 'B' (800 sq. ft.) is located near the entrance of the restaurant on the street side of the restaurant to the east.

**ACCESS**

Fiji Way

**ZONED DISTRICT**

Playa del Rey

**ASSESSORS PARCEL NUMBER**

4224-011-901 (Lease Parcel No. 61)

**COMMUNITY**

Marina del Rey

**PARCEL SIZE**

Land: 47,300 Sq. Ft. (1.1 Acre); Water: 11,250 Sq. Ft. (0.3 Acre)

**COMMUNITY STANDARDS DISTRICT**

N/A

**EXISTING LAND USE**

**EXISTING ZONING**

<b>Project Site</b>	Restaurant	Specific Plan (VS/CC - Visitor-Serving/Convenience Commercial)
<b>North</b>	Retail, Restaurants, Parking Lot	Specific Plan (VS/CC)
<b>East</b>	Parking Lot, Ballona Wetlands Reserve	A-1-1 (Light Agriculture, one acre minimum lot size)
<b>South</b>	County Facilities, Coast Guard Headquarters, Sheriff Substation, Apartment Complex	Specific Plan (PF - Public Facilities; R V - Residential 5, 75 dwelling units per acre)
<b>West</b>	Main Channel	Specific Plan (W - Water)

**GENERAL PLAN/COMMUNITY PLAN**

Marina del Rey Local Coastal Plan

**LAND USE DESIGNATION**

Visitor-Serving/Convenience Commercial

**MAXIMUM DENSITY**

N/A

**ENVIRONMENTAL DETERMINATION**

Negative Declaration

**RPC LAST MEETING ACTION SUMMARY**

LAST RPC MEETING DATE	RPC ACTION	NEEDED FOR NEXT MEETING
MEMBERS VOTING AYE	MEMBERS VOTING NO	MEMBERS ABSTAINING/ABSENT

**TO BE COMPLETED ONLY ON CASES TO BE HEARD BY THE BOARD OF SUPERVISORS**

STAFF CONTACT PERSON:		
RPC HEARING DATE(S)	RPC ACTION DATE	RPC RECOMMENDATION
MEMBERS VOTING AYE	MEMBERS VOTING NO	MEMBERS ABSTAINING
STAFF RECOMMENDATION (PRIOR TO HEARING):		
SPEAKERS* (O) 0 (F) 0	PETITIONS (O) 0 (F) 0	LETTERS (O) 0 (F) 0

(O) = Opponents (F) = In Favor