



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



Jon Sanabria
Acting Director of Planning

January 21, 2010

TO: Wayne Rew, Chair
Pat Modugno, Vice Chair
Esther L. Valadez, Commissioner
Leslie G. Bellamy, Commissioner
Harold V. Helsley, Commissioner

FROM: Samuel Dea, Section Head 
Special Projects Section

SUBJECT: Woodfin Suites Hotel/Neptune Marina Apartments Project Nos. R2006-03643, R2006-03644, R2006-03647, R2006-03652, and TR067861 (Item Nos. 6, 7, 8, 9a and 9b)

A continued public hearing on the above-mentioned projects was held before the Regional Planning Commission on October 14, 2009. At this hearing the Commission heard staff's presentation and additional testimony from the applicants and members of the public. At the conclusion of the hearing, Commissioner Valadez stated her opinion that the applicants had not provided sufficient evidence to justify the Commission's approval of their requested Variances allowing zero-foot building setbacks from their respective waterfront pedestrian promenades. Commissioner Valadez indicated that, prior to the Commission acting on the requested building setback Variances, the applicants should be remanded back to the Department of Beaches & Harbors' Design Control Board (DCB) so that the DCB could evaluate and provide the Commission written comments regarding the enhanced waterfront public promenade amenity plans to be submitted by the applicants. Commissioner Helsley concurred that the waterfront promenade amenity plans being proposed by the applicants warranted enhancement. The Commission then continued the hearing to February 3, 2010 and directed staff to prepare the Final Environmental Impact Report and complete the final findings and conditions of approval for the Commission's consideration. The applicants presented their revised projects to the Design Control Board on December 17, 2009. The projects were approved by the Design Control Board with conditions (Attachment).

October 29, 2008 Public Hearing

On October 29, 2008, your commission conducted a public hearing on the above-mentioned projects (Project). At that hearing, your commission heard the staff presentation and testimony from the project applicants and interested members of the

public. Unfortunately, due to time constraints, public testimony was not heard on Project Nos. R2006-03643 and R2006-03644. Commissioners Bellamy, Rew, Valadez and Modugno were present at the hearing. Commissioner Helsley was absent.

Your commission continued the hearing to November 5, 2008 and directed staff to determine possible hearing dates when the commission may hold a hearing in the community of Marina del Rey. Your Commission also instructed staff to arrange a field trip to visit all of the proposed project sites which would allow the Commission to better understand the Project. At the November 5, 2008 continued hearing, your commission chose November 22, 2008 to hold the community hearing and field trip.

Prior to the field trip and public hearing, the applicants and County Counsel determined that the Draft Environmental Impact Report (DEIR) needed to be recirculated to address previously unrecognized impacts. Specifically, potential impacts related to the proposed City of Los Angeles Dual Force Main alignment through Marina del Rey and the Los Angeles County Department of Public Works' Marina del Rey sewer upgrades associated with the Project needed to be addressed in the DEIR. The items were taken off calendar and a Recirculated Draft Environmental Impact Report (RDEIR) was prepared that addressed these issues and provided some additional visual simulations and updated shade and shadow studies to assist in the analysis of the Project.

The RDEIR was recirculated for public input on June 11, 2009. A copy of this document was also provided to your commission on June 11, 2009. Revisions were made to the Project Description, Noise, Air Quality, Visual Quality, Traffic/Access, Sewer Service, and Solid Waste Service sections of the document. The public review period for the RDEIR closed on July 27, 2009, and a new public hearing was scheduled in the community of Marina del Rey on August 12, 2009.

August 8, 2009 Field Trip

Prior to the hearing, the Regional Planning Commission scheduled a field trip to project sites on August 8, 2009. Four Commissioners were in attendance for the field trip; Commissioner Modugno was absent. Staff gave the Commission a tour of proposed project sites. A boat tour was also provided which afforded the Commission an opportunity to see the sites from the water.

August 12, 2009 Public Hearing

On August 12, 2009, a public hearing was held at Burton Chace Park in the community of Marina del Rey. All Commissioners were present at this hearing. During the hearing, your commission heard the staff presentation and testimony from the project applicants and interested members of the public. The Commission directed staff and the applicants to prepare independent responses to address various issues that were raised by the public and the Commission. The public hearing was continued to October 14, 2009.

Final Environment Impact Report

The environmental consultant has informed staff that, due to the volume of responses to address, the document will not be complete on time for the February 3rd continued hearing. In order to have time to correctly complete this task, staff is requesting that the hearing be continued to March 10, 2010, to provide a complete document for the Commission's consideration.

STAFF RECOMMENDATION

Staff recommends that the Regional Planning Commission continue the public hearing to March 10, 2010.

Suggested Motion: "I move that the Regional Planning Commission continue the public hearing to March 10, 2010 so that the Final Environmental Impact Report and associated documents may be completed"

SZD:mrt
01/21/10



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**DESIGN CONTROL BOARD REVIEW
DCB #04-015-C**

Santos H. Kreimann
Director

Kerry Silverstrom
Chief Deputy

- PARCEL NAME:** Woodfin Hotel and Timeshare Resort
- PARCEL NUMBER:** 9
- REQUEST:** Further consideration of the waterfront pedestrian promenade
- ACTION:** Approved with conditions
- CONDITIONS:**
1. Applicant shall follow all previous conditions stated in the Board Review for DCB #04-015-B, approved on June 29, 2006;
 2. Applicant to consider installation of solar panels;
 3. All new promenade amenities shall be clearly delineated in the submittal for final post-entitlement Design Control Board (DCB) review, which shall include water taxi gate and shading improvements;
 4. Paving, lighting, promenade furniture, and railing design shall coordinate with the design of the Neptune Marina/Legacy parcel. A transitional paving design at the edge with the other adjacent parcel (Parcel 8) should also be incorporated;
 5. Applicant and staff to research water taxi stops and consider a unifying design element that can be found at all of the other stops within the Marina;
 6. Consider a smaller water taxi canopy on the promenade and a larger canopy installed on the dock;
 7. If palm trees need to be used to avoid impairment with fire access, consider a drought tolerant variety; and
 8. Return to the DCB for post-entitlement review and approval.

MEETING DATE: December 17, 2009



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**DESIGN CONTROL BOARD REVIEW
DCB #04-014-C**

Santos H. Kreimann
Director

Kerry Silverstrom
Chief Deputy

PARCEL NAME: Neptune Marina/Legacy

PARCEL NUMBERS: 10 and FF

REQUEST: Further consideration of the waterfront pedestrian promenade

ACTION: Approved with conditions

- CONDITIONS:**
1. Applicant shall follow all previous conditions stated in the Board Review for DCB #04-014-B, approved on June 29, 2006;
 2. Raised planters along the promenade and courtyards shall be reduced in height to eliminate the notion of a barrier and to allow them to be used as informal public seating areas;
 3. The paving pattern should be differentiated where vehicles have access to the promenade;
 4. Consider unshaded benches that could be more artistic and iconic;
 5. Coordinate paving design where the promenade terminates at each end with the design at both adjacent parcels (Parcels 8 and 9);
 6. Establish a creative design theme that is less whimsical for the proposed promenade furniture and light fixtures;
 7. Address public accessibility in the elevations of the courtyards in relation to the promenade;
 8. Rethink the porthole windows at the base of the buildings; and
 9. Return to the Design Control Board for post-entitlement review and approval.

MEETING DATE: December 17, 2009