



Los Angeles County
Department of Regional Planning



Planning for the Challenges Ahead

Richard J. Bruckner
Director

July 3, 2012

Daniel Hyde
1933 Cliff Drive, Suite 100
Santa Barbara, CA 93109

**REGARDING: PROJECT NO. R2012-00340-(4)
PARKING PERMIT NO. 201200004
13534 Bali Way, Marina del Rey**

Hearing Officer Mitch Glaser, by his action of **July 3, 2012** has **APPROVED** the above-referenced project. Enclosed are the Hearing Officer's Findings and Conditions of Approval. Please carefully review each condition. This approval is not effective until the appeal period has ended and the required documents and applicable fees are submitted to Regional Planning Department (see enclosed Affidavit of Acceptance Instructions).

The applicant or any other interested persons may appeal the Hearing Officer's decision. The appeal period for this project will end at 5:00 p.m. on **July 17, 2012**. **Appeals must be delivered in person.**

Appeals: **To file an appeal, please contact:**
Regional Planning Commission, Attn: Commission Secretary
Room 1350, Hall of Records
320 West Temple Street, Los Angeles, CA 90012
(213) 974-6409

Upon completion of the appeal period, the notarized Affidavit of Acceptance and any applicable fees must be submitted to the planner assigned to your case. Please make an appointment to ensure that processing will be completed in a timely manner. Failure to submit these documents and applicable fees within 60 days will result in a referral to Zoning Enforcement for further action.

For questions or for additional information, please contact Anita Gutierrez of the Special Projects Section at (213) 974-4813, or by email at agutierrez@planning.lacounty.gov. Our office hours are Monday through Thursday, 7:30 a.m. to 5:30 p.m. We are closed on Fridays.

Sincerely,
DEPARTMENT OF REGIONAL PLANNING
Richard J. Bruckner

Sam Dea, Supervising Regional Planner
Special Projects Section

Enclosures: Findings, Conditions of Approval, Affidavit of Acceptance (Permittee's Completion)
c: Board of Supervisors; DPW (Building and Safety); Zoning Enforcement;

SD:ADG

CC.060412

**CONDITIONS OF APPROVAL
COUNTY OF LOS ANGELES
PROJECT NO. R2012-00340-(4)
PARKING PERMIT NO. 201200004**

PROJECT DESCRIPTION

The project is a rehabilitation and renovation of the Marina Del Rey Hotel (160 rooms). Renovation would include replacement of all interior and exterior surfaces, fixtures, appurtenances and non-structural elements would be replaced, resurfaced and/or upgraded. As part of the renovation, the existing design of the surface parking lot associated with the Marina del Rey Hotel and Parcels 42/43 boat anchorage would be reconfigured to optimize functionality and comply with required fire lane accessibility. The parking lot surface would be enhanced with upgraded decorative paving along the main entrance. The parking lot would be reduced from 386 to 322 parking spaces. Thirty-three of the existing parking spaces are unpermitted, substandard parallel spaces along portions of the waterfront. The proposed parking lot would include 64 compact spaces and 258 standard parking spaces. The proposed rehabilitation will not result in an expansion of existing floor area or an increase the number of hotel rooms. Project subject to the following conditions of approval:

GENERAL CONDITIONS

1. Unless otherwise apparent from the context, the term "permittee" shall include the applicant, owner of the property, and any other person, corporation, or other entity making use of this grant.
2. This grant shall not be effective for any purpose until the permittee, and the owner of the subject property if other than the permittee, have filed at the office of the Los Angeles County ("County") Department of Regional Planning ("Regional Planning") their affidavit stating that they are aware of and agree to accept all of the conditions of this grant, and until all required monies have been paid pursuant to Condition Nos. 10, 12, and 15. Notwithstanding the foregoing, this Condition No. 2 and Condition Nos. 4, 5, 9, and 12 shall be effective immediately upon the date of final approval of this grant by the County.
3. Unless otherwise apparent from the context, the term "date of final approval" shall mean the date the County's action becomes effective pursuant to Section 22.60.260 of the County Code.
4. The permittee shall defend, indemnify, and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void, or annul this permit approval, which action is brought within the applicable time period of Government Code Section 65009 or any other applicable limitations period. The County shall promptly notify the permittee of any claim, action, or proceeding and the County shall fully cooperate in the defense. If the County fails to promptly notify the permittee of any claim action or proceeding, or if the County fails to cooperate fully in the defense, the permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the County.

5. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within ten days of the filing make an initial deposit with Regional Planning in the amount of up to \$5,000.00, from which actual costs and expenses shall be billed and deducted for the purpose of defraying the costs or expenses involved in Regional Planning's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance provided to permittee or permittee's counsel.

If during the litigation process, actual costs or expenses incurred reach 80 percent of the amount on deposit, the permittee shall deposit additional funds sufficient to bring the balance up to the amount of \$5,000.00. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.

At the sole discretion of the permittee, the amount of an initial or any supplemental deposit may exceed the minimum amounts defined herein. Additionally, the cost for collection and duplication of records and other related documents shall be paid by the permittee according to County Code Section 2.170.010.

6. If any material provision of this grant is held or declared to be invalid by a court of competent jurisdiction, the permit shall be void and the privileges granted hereunder shall lapse.
7. Upon any transfer or lease of the property during the term of this grant, the permittee, or the owner of the subject property if other than the permittee, shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property.
8. This grant shall terminate at such time the use on the subject property is no longer a hotel. Entitlement to use of the property thereafter shall be subject to the regulations then in effect. If the permittee intends to continue operations after a change of use on the subject property, whether or not the permittee proposes any modifications to the use at that time, the permittee shall file a Parking Permit application with Regional Planning, or shall otherwise comply with the applicable sign requirements at that time. In the event that the permittee seeks to discontinue or otherwise change the use, notice is hereby given that the use of such property may require additional or different permits and would be subject to the then-applicable regulations.
9. This grant shall expire unless used within two (2) years from the date of final approval of the grant. A single one-year time extension may be requested in writing and with the payment of the applicable fee prior to such expiration date.
10. The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions. Inspections shall be made to ensure compliance with

the conditions of this grant as well as to ensure that any development undertaken on the subject property is in accordance with the approved site plan on file. The permittee shall deposit with the County the sum of **\$2,000.00**. The deposit shall be placed in a performance fund, which shall be used exclusively to compensate Regional Planning for all expenses incurred while inspecting the premises to determine the permittee's compliance with the conditions of approval. The fund provides for **ten (10) biennial (one every other year)** inspections. Inspections shall be unannounced.

If additional inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the subject property is being used in violation of any one of the conditions of this grant, the permittee shall be financially responsible and shall reimburse Regional Planning for all additional enforcement efforts necessary to bring the subject property into compliance. The amount charged for additional inspections shall be \$200.00 per inspection, or the current recovery cost at the time any additional inspections are required, whichever is greater.

11. Within three (3) days of the date of final approval of this grant, the permittee shall remit processing fees payable to the County of Los Angeles in connection with the filing and posting of a Notice of Determination (NOD) for this project and its entitlements in compliance with Section 21152 of the Public Resources Code. Unless a Certificate of Exemption is issued by the California Department of Fish and Game pursuant to Section 711.4 of the California Fish and Game Code, the permittee shall pay the fees in effect at the time of the filing of the NOD, as provided for in Section 711.4 of the Fish and Game Code, currently **\$2,176.50** (\$2,101.50 for a Negative Declaration or Mitigated Negative Declaration plus \$75.00 processing fee). No land use project subject to this requirement is final, vested or operative until the fee is paid.
12. The permittee shall comply with all mitigation measures identified in the Mitigation Monitoring Program ("MMP"), which are incorporated by this reference as if set forth fully herein.
13. Within thirty (30) days of the date of final approval of the grant by the County, the permittee shall record a covenant and agreement, which attaches the Mitigation Monitoring Program ("MMP") and agrees to comply with the mitigation measures imposed by the **Mitigated Negative Declaration** for this project, in the office of the Recorder. Prior to recordation of the covenant, the permittee shall submit a draft copy of the covenant and agreement to Regional Planning for review and approval. As a means of ensuring the effectiveness of the mitigation measures, the permittee shall submit annual mitigation monitoring reports to Regional Planning for approval or as required. The reports shall describe the status of the permittee's compliance with the required mitigation measures.
14. The permittee shall deposit an initial sum of \$6,000.00 with Regional Planning within thirty (30) days of the date of final approval of this grant in order to defray the cost of reviewing and verifying the information contained in the reports required

by the MMP. The permittee shall replenish the mitigation monitoring account if necessary until all mitigation measures have been implemented and completed.

15. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission ("Commission") or a Hearing Officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or Hearing Officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public's health or safety or so as to be a nuisance, or as otherwise authorized pursuant to Chapter 22.56, Part 13 of the County Code.
16. All development pursuant to this grant must be kept in full compliance with the County Fire Code.
17. All development shall comply with the requirements of Title 22 of the County Code ("Zoning Ordinance") and of the specific zoning of the subject property, unless specifically modified by this grant, as set forth in these conditions, including the approved Exhibit "A," or a revised Exhibit "A" approved by the Director.
18. All development pursuant to this grant shall conform with the requirements of County Department of Public Works.
19. All structures, walls and fences open to public view shall remain free of graffiti or other extraneous markings, drawings, or signage that was not approved by Regional Planning. These shall include any of the above that do not directly relate to the business being operated on the premises or that do not provide pertinent information about said premises. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.

In the event of graffiti or other extraneous markings occurring, the permittee shall remove or cover said markings, drawings, or signage within 24 hours of notification of such occurrence, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces.

20. The subject property shall be developed and maintained in substantial compliance with the plans marked Exhibit "A." If changes to the site plan are required as a result of instruction given at the public hearing, **three (3) copies** of a modified Exhibit "A" shall be submitted to Regional Planning within sixty (60) days of the date of final approval.
21. In the event that subsequent revisions to the approved Exhibit "A" are submitted, the permittee shall submit **three (3) copies** of the proposed plans to the Director for review and approval. All revised plans must be accompanied by the written authorization of the property owner(s) and applicable fee for such revision.

PERMIT SPECIFIC CONDITIONS - PARKING PERMIT

22. The permittee shall make available not less than three-hundred and twenty-two (322) parking spaces on-site, of which, a minimum of eight (8) parking space shall be handicap accessible pursuant to parking standards in the County Code Sections 22.52.1130 and Recreational Boating Policy 9 of the Marina del Rey Local Coastal Program.

Attachments:

Mitigation Monitoring Program (pages 1- 6)

**FINDINGS AND ORDER OF THE HEARING OFFICER
COUNTY OF LOS ANGELES
PROJECT NO. R2012-00340-(4)
PARKING PERMIT NO. 201200004**

1. **ENTITLEMENT REQUESTED.** The applicant, Pacifica Hotel Company, is requesting a Parking Permit to authorize for a reduction in required parking from 386 to 322 parking spaces pursuant to County Code Section 22.56.990 in the Marina del Rey Specific Plan Zoned Area.
2. **HEARING DATE.** July 3, 2012
3. **PROCEEDINGS BEFORE THE HEARING OFFICER.** A duly noticed public hearing/meeting was held on July 3, 2012 before the Hearing Officer. The applicant's representative, Aaron Clark and Paul Wilkinson presented testimony in favor of the request and answered questions presented by the Hearing officer about the parking analysis. Two persons testified in opposition, Hans Etter and Nancy Vernon Marino. Ms. Marino had questions about the previous parking deviation and whether it was the same project was the parking permit, notification of the project, and availability of hearing materials. The hearing officer clarified with staff that the parking deviation was the same request for reduction in parking, however according to County Code the parking deviation could not be approved due to a letter of opposition and that the parking permit was the appropriate permit request. Additionally, the Hearing Officer clarified that proper notification was conducted pursuant to County Code and that there was not a requirement in the County Code to provide the staff report two weeks in advance. Mr. Etter raised concerns with the number of handicap spaces to be provided and claimed the project was being piecemealed. The applicant representative answered questions about the number of handicap accessible spaces and stated the number would be more than what currently exists. The Hearing Officer clarified with staff that the project was heard before the Board of Supervisors as part of lease negotiations and that the environmental document contemplated the reduction in parking at that time.
4. **PROJECT DESCRIPTION.** The applicant, Pacifica Hotel Company is proposing the substantial rehabilitation and renovation of the 160-room Marina Del Rey Hotel. Renovation would include replacement of all interior and exterior surfaces, fixtures, appurtenances and non-structural elements would be replaced, resurfaced and/or upgraded. As part of the renovation, the existing design of the surface parking lot associated with the Marina del Rey Hotel and private boat anchorage would be reconfigured to optimize functionality and comply with required fire lane accessibility (waterside improvements under separate permit). The parking lot surface would be enhanced with upgraded decorative paving along the main entrance. The parking lot would be reduced from 386 to 322 (approximately an 18% reduction) parking spaces. Thirty-three of the existing parking spaces are unpermitted, substandard parallel spaces along portions of the waterfront. The proposed parking lot would include 64 compact spaces and 258 standard parking spaces. The proposed rehabilitation will not result in an expansion of existing floor area or an increase the number of hotel rooms.
5. **LOCATION.** 13534 Bali Way, Marina del Rey (Marina del Rey parcels 42 and 43)
6. **SITE PLAN DESCRIPTION.** The site plan depicts an existing 3-story tall hotel building (a maximum height of 40 feet), approximately 88,041 square feet in size, with north, east, and south wings. A paved surface parking lot is located on the eastern portion of the property to consist of 322 parking spaces, internal circulation areas, and vegetated medians and landscaped areas.

7. **EXISTING ZONING.** The parcels are zoned Marina Specific Plan and are designated as Hotel (Parcel 42) and Visitor-Serving/Convenience Commercial (Parcel 43).
8. **EXISTING LAND USES.** The site is currently developed with a 160 room hotel, private marina and accessory structures including a 380 space surface parking lot.
9. **PREVIOUS CASES/ZONING HISTORY.** RPKD 201200003 – Parking Deviation for a reduction of less than 30 percent in the number of automobile parking spaces required by the Los Angeles County Code from 380 spaces to 322 spaces. One protest letter was received, therefore the request was denied and the applicant subsequently applied for a parking permit.
10. **LOCAL COASTAL PROGRAM (LCP) CONSISTENCY.** The project is consistent with the following goals and polices of the LCP:

SHORELINE ACCESS (Policy 1) Public Access to Shoreline a Priority: The project will improve public access by enhancing and amenitizing the existing, substandard waterfront pedestrian promenade located on perimeter of the site, and through its provision of enhanced public access connections between the hotel facilities and adjacent public waterfront promenade.

(Policy 3) The hotel rehabilitation Project's design will improve public access to and along the shoreline through its provision of physical enhancements to the existing substandard waterfront pedestrian promenade and enhancements to connection points thereto through the hotel. The Project design will further improve public access to and along the shoreline through the applicant's installation of a public viewing area on the promenade overlooking the main channel of the Marina.

RECREATION & VISITOR-SERVING FACILITIES (Policy 1) The Project will significantly enhance the site's existing recreational and visitor-serving uses, through substantial renovation of the hotel facilities (including hotel restaurant, which is open to the public), improvements to the site's surface parking configuration and design, and improvement to the adjacent waterfront pedestrian promenade facilities.

Parking Policies (Policy 6) Consistent with this Policy, the Project will be developed with on-site parking facilities meeting County parking requirements, albeit with a minor reduction in parking pursuant to a Parking Permit. As outlined in the applicant's Burden of Proof for the Parking Permit, a shared-parking analysis prepared by a traffic engineer for the Project concludes that the amount of parking being provided in the Project (322 spaces) will be sufficient to ensure that adverse parking impacts will not occur on-site or off-site during peak use periods for the hotel and adjacent private boat anchorage.

(Policy 7) Consistent with this Policy, the Project's parking facilities have been appropriately integrated into the overall design of the Project and have been attractively landscaped to soften the visual appearance of the surface parking field. The design of the Project's parking facilities has been reviewed and approved by both the Marina del Rey Design Control Board and the Land Development Division of the County Department of Public Works.

(Policy 14) Consistent with this Policy, the Project has undergone a shared-parking analysis that encourages managed parking assignments for the various user groups making use of the parcel (i.e., boaters, hotel patrons and their guests). This managed parking program will ensure the site's parking facilities are utilized and managed in a manner that will limit adverse on- and off-site parking impacts.

11. Although the project is located within the California Coastal Commission appealable area, pursuant to Public Resources Code Section 30610(b), staff has determined the applicant is excluded from the requirement to obtain a Coastal Development Permit. Staff provided the staff of the California Coastal Commission written notice of a Coastal Development Permit exclusion for the project on May 24, 2012, and subsequently discussed the project and associated Coastal Development Permit exclusion with the Coastal Commission staff. Coastal Commission staff has indicated its agreement with the Coastal Development Permit exclusion for the project. Because the project has been determined to be excluded from a Coastal Development Permit, it is not appealable to the Coastal Commission.
12. **ZONING ORDINANCE AND DEVELOPMENT STANDARDS COMPLIANCE.** Pursuant to Section 22.52.1130 of the County Code, parking for Hotels are required to provide one parking space for each two guestrooms, and one parking space for each suite of guestrooms. Using this standard 80 parking spaces would be required for the land-side portion of the project (160 rooms/2 =80 spaces). There are 277 marina slips associated with this project to be operated by a separate lessee; those slips require 166 parking spaces at the parking ratio of 0.60 spaces per slip. Due to the demand for peak parking on the subject parcels and throughout the Marina the County took a very conservative approach on parking for this project and further calculated required parking for the other accessory uses on the site; those uses include the restaurant/bar, meeting rooms, office area and on-site spa. Those additional uses require a total of 140 parking spaces, which equates to an overall required parking count of 386 parking spaces. The applicant is requesting the parking permit to allow for 322 parking spaces.
12. **NEIGHBORHOOD IMPACT/LAND USE COMPATIBILITY.** The Marina del Rey Hotel has been in continuous operation since it's construction in the 1960's. The proposed renovations will neither result in the development of new or additional uses on the site nor in the intensification of existing uses on the site. The project includes only the renovation of the existing hotel facilities and appurtenant uses located on the parcels. The actual hotel renovation will be processed through a ministerial plot plan as it is an allowed use under the LCP. The only requested deviation from development standards is the reduction in parking. The applicant has submitted a shared parking analysis that analyzes the overlap of usage of various hotel elements by room guests, who in addition to having a guest room also typically make use of food service, banquet/meeting and space services. The parking analysis concludes that a peak season, peak demand of 320 spaces is forecast for weekend days (Saturday) at 3:00 p.m. The project proposes 322 parking spaces, two spaces above what the parking analysis concludes in needed at peak demand. Based on this analysis the applicant has proven that there is not a need for the number of parking spaces required. The applicant will employ a professional valet service to help manage on-site parking during scheduled "high-use" periods or events such as: a large wedding or community meeting. There will be no conflicts arising from usage of the various hotel elements.

The parking design will eliminate 33 existing, unpermitted and substandard parallel vehicle parking spaces. The re-design of the parking lot will ensure more efficient traffic circulation

throughout the project site, improve drive aisle configurations and improve access for emergency vehicles. Due to the improvement of the on-site parking lot the project at the proposed location will not result in traffic congestion or excessive off-site parking.

15. **LEGAL NOTIFICATION AND PUBLIC OUTREACH.** Pursuant to the provisions of Sections 22.60.174 and 22.60.175 of the County Code, the community was appropriately notified of the public hearing by mail, newspaper and property posting.
16. **PUBLIC COMMENTS.** Staff has received a letter from the applicant's representative, Armbruster Goldsmith & Delvac, LLP refuting the claims made in the opposition letter submitted by We ARE Marina del Rey.

PARKING PERMIT SPECIFIC FINDINGS

18. The applicant has submitted a shared parking analysis that analyzes the overlap of usage of various hotel elements by room guests, who in addition to having a guest room also typically make use of food service, banquet/meeting and space services. The parking analysis concludes that a peak season, peak demand of 320 spaces is forecast for weekend days (Saturday) at 3:00 p.m. The project proposes 322 parking spaces, two spaces above what the parking analysis concludes in needed at peak demand.
19. Therefore, there will be no need for the number of parking spaces required by Part 11 of Chapter 52.
20. The maximum seasonal parking need for the project site will be approximately 320 parking spaces as noted in the LLG parking study and the applicant is providing 322 parking spaces. Additionally on an as needed basis the applicant will employ a professional valet service to help manage on-site parking during scheduled "high-use" periods or events such as: a large wedding or community meeting.
21. Therefore, there will be no conflicts arising from special parking arrangements allowing shared facilities.
22. The parking design will eliminate 33 existing, unpermitted and substandard parallel vehicle parking spaces. The re-design of the parking lot will ensure more efficient traffic circulation throughout the project site, improve drive aisle configurations and improve access for emergency vehicles. Additionally the use of a professional valet service to help manage on-site parking during scheduled "high-use" periods or events such as: a large wedding or community meeting will prevent spillover onto area streets.
23. Therefore, the requested parking permit at the location proposed will not result in traffic congestion, excessive off-site parking or unauthorized use of parking facilities developed to serve surrounding properties.
24. As depicted on the Exhibit A map, the subject parcels (Marina Parcel 42 and 43) are sufficient size and shape to accommodate the proposed signs, parking, yards, walls, fences, loading facilities, landscaping and other development features required in the County Code. Additionally, the Marina del Rey Design Control Board has reviewed and conceptually approved the proposed site plan.

25. Therefore, the proposed site is adequate in size and shape to accommodate the yards, walls, fences, loading facilities, landscaping and other development features prescribed in the Zoning Ordinance.

ENVIRONMENTAL DETERMINATION

26. The Hearing Officer concurs with the Mitigated Negative Declaration for this project adopted by the Board of Supervisors on May 17, 2011 under Environmental Assessment No. 201000022 pursuant to California Environmental Quality Act (CEQA) reporting requirements. The Initial Study concluded that there are certain potentially significant environmental impacts associated with the project that can be reduced to less than significant with the implementation of the proposed mitigation measures. The adopted Mitigation Monitoring Program is included as an attachment to this report.
27. **TERM LIMIT.** To assure continued compatibility between the use of the subject property allowed by this grant and surrounding land uses, the Hearing Officer determines that it is necessary to limit the term of the grant to the life of the hotel project.
28. **RECORD OF PROCEEDINGS.** The location of the documents and other materials constituting the record of proceedings upon which the Hearing Officer's decision is based in this matter is at the Los Angeles County Department of Regional Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, CA 90012. The custodian of such documents and materials shall be the Section Head of the Special Projects Section, Los Angeles County Department of Regional Planning.

BASED ON THE FOREGOING, THE HEARING OFFICER CONCLUDES:

- A. That there will be no need for the number of parking spaces required by Part 11 of Chapter 22.52 because the business or use has established a viable transportation program for its employees and/or customers to use transportation modes other than the single-occupant automobile. Such a program shall include positive incentives such as van pools, transit fare subsidies, commuter travel allowances, car pools or bicycle commuter facilities. Where appropriate, proximity to freeways with high-occupancy vehicle (HOV) lanes, bus routes, park-and-ride facilities, people-movers, rapid transit stations, bikeways, or other similar facilities shall be a factor in this consideration; and
- B. That there will be no conflicts arising from special parking arrangements allowing shared facilities, tandem spaces or compact spaces because uses sharing parking facilities operate at different times of the day or days of the week; and
- C. That the requested parking permit at the location proposed will not result in traffic congestion, excessive off-site parking, or unauthorized use of parking facilities developed to serve surrounding property; and
- D. That the proposed site is adequate in size and shape to accommodate the yards, walls, fences, loading facilities, landscaping and other development features prescribed in this Title 22.

THEREFORE, the information submitted by the applicant and presented at the public hearing substantiates the required findings for a Parking Permit as set forth in Section 22.56.1060 of the Los Angeles County Code (Zoning Ordinance).

HEARING OFFICER ACTION:

1. In view of the findings of fact and conclusions presented above, Parking Permit 201200004 is approved subject to the attached conditions.

SD:ADG
06/28/2012

c: Hearing Officer, Zoning Enforcement, Building and Safety