



Department of Regional Planning  
320 West Temple Street  
Los Angeles, California 90012

**PROJECT NUMBER** R2013-01647-(4)  
**HEARING DATE** August 26, 2015

**REQUESTED ENTITLEMENTS**  
Coastal Development Permit No. 201300003  
Conditional Use Permit No. 201300166  
Parking Permit No. 201300012  
Variance No. 201300004  
Environmental Assessment No. 201300142

# PROJECT SUMMARY

**OWNER / APPLICANT**  
Pacific Marina Venture, LLC

**MAP/EXHIBIT DATE**  
June 17, 2015

## PROJECT OVERVIEW

Coastal Development Permit, Conditional Use Permit, Parking Permit, and Variance to authorize the demolition of all existing facilities, removal of existing vegetation, and the construction of the following: 1) construction of approximately 83,253 square feet of commercial, retail, restaurant, office, marine commercial, and boater- and community-serving space contained in eight (8), one- and two-story buildings of various sizes with associated signage and landscaping; 2) 477 surface parking spaces of which 70 will be valet-managed tandem spaces and 76 bicycle parking spaces; 3) open-air boat stacking/rack system accommodating the storage of up to 56 boats; 4) 13 mast-up dry boat storage spaces; 5) widened public waterfront promenade along the parcel's bulkhead; 6) realignment of the Marvin Braude Bike Path adjacent to the public waterfront promenade; and 7) a large public plaza.

<b>LOCATION</b> Lease Parcel 44, Marina del Rey	<b>ACCESS</b> Bali Way, Admiralty Way, Mindanao Way
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<b>ASSESSORS PARCEL NUMBER(S)</b> 4224008901, 4224010900	<b>SITE AREA</b> 8.39 Acres
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<b>GENERAL PLAN / LOCAL PLAN</b> Marina del Rey Local Coastal Program	<b>ZONED DISTRICT</b> Playa del Rey
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<b>LAND USE DESIGNATION</b> Visitor-Serving/Convenience Commercial, Marine Commercial, Boat Storage all with Waterfront Overlay	<b>ZONE</b> Specific Plan
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<b>PROPOSED UNITS</b> N/A	<b>MAX DENSITY/UNITS</b> N/A	<b>COMMUNITY STANDARDS DISTRICT</b> N/A
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## ENVIRONMENTAL DETERMINATION (CEQA)

Environmental Impact Report – Based on the Final Environmental Impact Report, after implementation of project mitigation measures, the Project will result in significant and unavoidable impacts related to traffic/access, solid waste, and noise.

## KEY ISSUES

- Consistency with the Marina del Rey Local Coastal Program
- Satisfaction of the following Section(s) of Title 22 of the Los Angeles County Code:
  - 22.56.2320 (Coastal Development Permit Burden of Proof Requirements)
  - 22.56.040 (Conditional Use Permit Burden of Proof Requirements)
  - 22.56.1020 (Parking Permit Burden of Proof Requirements)
  - 22.56.290 and 22.46.1070 (Variance Burden of Proof Requirements)

<b>CASE PLANNER:</b> Kevin Finkel	<b>PHONE NUMBER:</b> (213) 974-4854	<b>E-MAIL ADDRESS:</b> kfinkel@planning.lacounty.gov
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