



Los Angeles County Department of Regional Planning

Planning for the Challenges Ahead



Richard J. Bruckner
Director

August 26, 2015

TO: Pat Modugno, Chair
Stephanie Pincetl, Vice Chair
Esther Valadez, Commissioner
David W. Louie, Commissioner
Curt Pedersen, Commissioner

FROM: Kevin Finkel, AICP, Regional Planner
Special Projects Section

SUBJECT: **Project No. R2013-01647-(4)**
Coastal Development Permit No. 201300003
Conditional Use Permit No. 201300166
Parking Permit No. 201300012
Variance No. 201300004
Environmental Assessment No. 201300142
RPC Meeting: August 26, 2015
Agenda Item: 7

Attached please find the updated Department of Public Works recommendation and additional correspondence that was received subsequent to hearing package submittal to the Regional Planning Commission for the above referenced item.

If you need further information, please contact Kevin Finkel at (213) 974-4854 or kfinkel@planning.lacounty.gov. Department office hours are Monday through Thursday from 7:00 a.m. to 6:00 p.m. The Department is closed on Fridays.

SZD:KAF

Enclosure(s):

Updated Department of Public Works Recommendation
Letter from LAX Coastal Chamber of Commerce
Letter from South Coast Corinthian Yacht Club
Letter from Cardel Yachts



COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

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GAIL FARBER, Director

ADDRESS ALL CORRESPONDENCE TO:
P.O. BOX 1460
ALHAMBRA, CALIFORNIA 91802-1460

August 25, 2015

IN REPLY PLEASE
REFER TO FILE: **LD-4**

TO: Samuel Dea
Special Projects Section
Department of Regional Planning

Attention Kevin Finkel

FROM: Art Vander Vis
Land Development Division
Department of Public Works

**CONDITIONAL USE PERMIT (CUP) NO. 201300166
COASTAL DEVELOPMENT PERMIT (CDP) NO. 201300006
PROJECT NO. R2013-01647
MARINA DEL REY, PARCEL 44, PIER 44
4675 ADMIRALTY WAY
ASSESSOR'S MAP BOOK NO. 4224, PAGE 8, PARCEL NO. 901
LOTS 722 THROUGH 728, 730 THROUGH 742, AND 744 THROUGH 758
UNINCORPORATED COMMUNITY AREA OF MARINA DEL REY**

Thank you for the opportunity to review the site plan and the zoning permit application for the project located at 4675 Admiralty Way in the unincorporated County community of Marina del Rey. The applicant is requesting authorization for a CUP and a CDP to allow the construction and use of multiple buildings with a buildable area of 82,652-square-feet including 462 parking spaces. The proposed development will include a Trader Joe's market; a two-story, retail store with offices on the second floor; restaurants; boaters' bathroom facilities; and a boat repair shop. The project will also include the development of a waterfront pedestrian promenade along the parcel's bulkhead and realignment of the Marvin Braude Bicycle Path to run parallel to the waterfront pedestrian promenade.

- Public Works recommends approval of this CUP and CDP.
- Public Works does **NOT** recommend approval of this CUP and CDP.

Upon approval of the site plan, we recommend the following conditions:

1. Road

- 1.1 Dedicate, through the set aside process, adequate right of way for a corner cut-off (from beginning-of-curb return (BCR) to end-of-curb return (ECR), based on a 35-foot curb-return radius, at the northwest corner of Admiralty Way and Mindanao Way and the southwest corner of Admiralty Way and Bali Way. A fee will be required for the review of the dedication documents.
- 1.2 Dedicate, through the set aside process, an additional 16 feet of road right of way to provide 56 feet of road right of way (from centerline) on Admiralty Way from approximately 195 feet south of the Admiralty Way/Bali Way intersection to the project's proposed main driveway. This dedication is necessary to accommodate the exclusive right-turn lane into the main entrance driveway for the project. A fee will be required for the review of the dedication documents.
- 1.3 Dedicate, through the set aside process, an additional 4 feet of road right of way to provide 44 feet of road right of way (from centerline) on Admiralty Way from the Admiralty Way/Bali Way intersection to approximately 195 feet south of the intersection and from the proposed main entrance driveway to the Mindanao Way/Admiralty Way intersection. A fee will be required for the review of the dedication documents.
- 1.4 Dedicate, through the set aside process, an additional 3 feet of road right of way to provide 30 feet of road right of way (from centerline) on Mindanao Way from the westerly property line of the project to approximately 285 feet west of Admiralty Way. A fee will be required for the review of the dedication documents.
- 1.5 Dedicate, through the set aside process, an additional 14 feet of road right of way to provide 41 feet of road right of way (from centerline) on Mindanao Way from approximately 285 feet west of Admiralty Way to Admiralty Way. A fee will be required for the review of the dedication documents.
- 1.6 Dedicate, through the set aside process, an additional 7 feet of road right of way to provide 34 feet of road right of way (from centerline) on Bali Way from the westerly property line of the project to approximately 285 feet west of Admiralty Way. A fee will be required for the review of the dedication documents.

- 1.7 Dedicate, through the set aside process, an additional 10 feet of road right of way to provide 37 feet of road right of way (from centerline) on Mindanao Way from approximately 285 feet west of Admiralty Way to Admiralty Way. A fee will be required for the review of the dedication documents.
- 1.8 Construct a 35-foot curb-return radius with a curb ramp that meets current Americans with Disabilities Act (ADA) guidelines at the northwest and southwest corners of Admiralty Way and Mindanao Way and the southwest corner of Admiralty Way and Bali Way. Relocate any affected utilities, including the traffic signal poles, as necessary. Relocation of a traffic signal will require a separate traffic signal plan.
- 1.9 Construct an exclusive right-turn lane with adequate base, pavement, curb, gutter, and sidewalk on Admiralty Way to accommodate southbound right-turn movements at the project's main entrance driveway. Relocate any affected utilities.
- 1.10 Construct curb, gutter, and sidewalk 22 feet from the centerline on Mindanao Way from the westerly property line of the project to approximately 285 feet west of Admiralty Way, which is consistent with the site plan. Relocate any affected utilities.
- 1.11 Construct curb, gutter, and sidewalk 30 feet from the centerline on Mindanao Way from approximately 285 feet west of Admiralty Way to Admiralty Way, which is consistent with the site plan. Relocate any affected utilities.
- 1.12 Construct curb, gutter, and sidewalk 33 feet from the centerline on Admiralty Way, along the property frontage, which is consistent with the site plan. Relocate any affected utilities.
- 1.13 Construct curb, gutter, and sidewalk 26 feet from centerline on Bali Way, along the property frontage, which is consistent with the site. Relocate any affected utilities.
- 1.14 Provide a minimum 5-foot-wide sidewalk within the public right of way at all locations along the property frontage. Any above-ground obstructions within the sidewalk area will require sidewalk pop-outs.

- 1.15 Construct driveway approaches at the project site to comply with current ADA guidelines. Relocate any affected utilities. Please note the driveways may need to be depressed at the back of the walk. Any difference in grade as a result of this depression will need to be accommodated on-site.
- 1.16 Construct an 8-foot-wide sidewalk along the south side of Mindanao Way from 285 feet west of Admiralty Way to Admiralty Way. Additionally, it shall be the sole responsibility of the applicant to acquire the off-site dedication/set aside of an additional 4 feet of road right of way to provide 31 feet of road right of way (from centerline) on Mindanao Way to accommodate the new sidewalk.
- 1.17 Median opening modifications will be required along Admiralty Way, Bali Way, and Mindanao Way to accommodate the proposed driveways, the existing driveways at the bike path crossings, and to be consistent with the site plan and the mitigations from the approved traffic impact analysis, to the satisfaction of Public Works and Beaches and Harbor.
- 1.18 Relocate the existing driveway entrance to Parking Lot 5 (Parcel UR) on the north side of Bali Way to align with the project's proposed driveway across the street. The relocation of the existing driveway shall be the sole responsibility of the applicant.
- 1.19 Reconstruct any damaged pavement with asphalt and base from centerline to the edge of gutter on Admiralty Way, Bali Way, and Mindanao Way along the property frontage. Additional pavement reconstruction may be required to properly join the existing pavement beyond the centerline. If Beaches and Harbors requires additional pavement reconstruction beyond the centerline, the applicant will be credited for the additional work from Beaches and Harbors.
- 1.20 Comply with the mitigations and fair share requirements set forth in the approved Traffic Impact Analysis letter from Public Works' Traffic and Lighting Division dated February 27, 2015.
- 1.21 Relocate impacted street lights as a result of the street improvements requirements along the project frontage on Admiralty Way, Bali Way, and Mindanao Way. A street lighting plan will be required. Please contact Traffic and Lighting Division's Street Lighting Section at (626) 300-4705 for design requirements and processing of street lighting plans. A review fee will be required.

- 1.22 Plant street trees along the property frontage of Admiralty Way, Bali Way, and Mindanao Way. On-site trees in the close proximity of the parkway can be substituted in lieu of parkway trees if determined to be acceptable by Public Works and Beaches and Harbors.
- 1.23 Install speed humps in both directions of the approach to the bike path crossing on Mindanao Way and Bali Way, subject to the requirements and approval of Public Works, Beaches and Harbors, and the Fire Department.
- 1.24 Install traffic control devices and pavement markings/enhancements for the bicycle crossing on both Bali Way and Mindanao Way.
- 1.25 Install traffic control devices for pedestrian crossings at the bicycle path on Bali Way and Mindanao Way.
- 1.26 Submit a signing and striping plan to Traffic and Lighting Division for review and approval as a means of mitigating any direct traffic impact along the project frontage and other off-site mitigations as identified in the approved Traffic Impact Analysis letter from Traffic and Lighting Division dated February 27, 2015 (see attached).
- 1.27 Submit a traffic signal plan to Traffic and Lighting Division for review and approval as a means of mitigating any direct traffic impact along the project frontage and other off-site mitigations as identified in the approved Traffic Impact Analysis letter from Traffic and Lighting Division dated February 27, 2015. (See attached)
- 1.28 Submit the impact fees for the Marina del Rey Local Coastal Program to the Public Works Marina del Rey Local Coastal Program Transportation and Improvement Program Account S4M as identified in the attached Traffic and Lighting letter dated February 27, 2015, prior to the issuance of grading permit (see attached).
- 1.29 Submit street improvement plans to Public Works' Land Development Division for review and approval and acquire street plan approval before obtaining a grading permit.
- 1.30 Execute an Agreement to Improve for the street improvements prior to issuance of a grading permit or a building permit, whichever comes first.

For questions regarding the road conditions, please contact Sam Richards of Land Development Division at (626) 458-4921 or srich@dpw.lacounty.gov.

2. Drainage/Grading

- 2.1 Submit a grading plan to Public Works for review and approval that complies with the approved hydrology dated August 8, 2014, or the latest revision. The grading plan must show and call out the following items including, but not limited to, construction of all drainage devices and details, paved driveways, elevation and drainage of all pads, MS4 permit and Low-Impact Development (LID) devices (if applicable), and any required landscaping and irrigation systems. Acknowledgement and/or approval from all easement holders may be required.
- 2.2 Acquire permits and/or letters of nonjurisdiction from all State and Federal agencies, as applicable. These agencies may include, but may not be limited to, the California Coastal Commission; State of California Regional Water Quality Control Board; State of California Department of Fish and Game; State of California Department of Conservation, Division of Oil, Gas, and Geothermal Resources (DOGGR); and the Army Corps of Engineers.
- 2.3 Comply with the LID standards, per County Code Section 12.84.440, in accordance with the LID Standards Manual, which can be found at <http://dpw.lacounty.gov/ldd/web/forms.aspx>.

For questions regarding drainage/grading condition Nos. 2.1 and 2.2, please contact Mr. Richards at (626) 458-4921 or srich@dpw.lacounty.gov.

For questions regarding drainage/grading condition No. 2.3, please contact Toan Duong of Land Development Division at (626) 458-4921 or tduong@dpw.lacounty.gov.

3. Waterworks

- 3.1 Construct water system improvements and comply with the requirements of the Los Angeles County Fire Department and Department of Public Works' Waterworks Division, District No. 29. The applicant shall sign and execute an agreement statement and submit design water plans for review and approval prior to the issuance of a grading permit. Applicant fees, per Rules and Regulations of the Los Angeles County Waterworks Districts and the Marina del Rey Water System, will be required for the engineering, inspection, and connection fees (see attached).

For questions regarding the waterworks condition, please contact Tom Eng of Waterworks Division at (626) 300-3355 or teng@dpw.lacounty.gov.

Samuel Dea
August 25, 2015
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4. Sewer

- 4.1 Dedicate, through the set aside process, adequate sewer easements to the Consolidated Sewer Maintenance District for the continued maintenance and operation of the sewer facilities within the project. The set aside sewer easements shall be 10 feet wide (5 feet on each side of the centerline of the sewer lines). The set aside easements must be recorded prior to the issuance of a grading permit. A review fee will be required for the deed preparation and process.

For questions regarding the sewer condition, please contact Anna Marie Gilmore from Public Works' Sewer Maintenance Division at (626) 300-3360 or agilmore@dpw.lacounty.gov.

If you have any other questions or require additional information, please contact Ruben Cruz of Land Development Division at (626) 458-4910 or rcruz@dpw.lacounty.gov.

RC:la

P:\dpub\SUBPCHECK\Plan Checking Files\CUP\CUP 201300166 - Pier 44\TCUP 201300166\2015-08-10 TCUP 201300166 SUBMITTAL\Project No. 2013-01647 Parcel 44 Admiralty Way at Mindanao Wy.docx

Attach.



GAIL FARBER, Director

COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

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ADDRESS ALL CORRESPONDENCE TO:
P.O. BOX 1460
ALHAMBRA, CALIFORNIA 91802-1460

February 27, 2014

IN REPLY PLEASE
REFER TO FILE: T-4

Mr. Ron Hirsch, P.E.
Hirsch/Green Transportation Consulting, Inc.
13333 Ventura Boulevard, Suite 204
Sherman Oaks, CA 91423

Dear Mr. Hirsch:

PARCEL 44 REDEVELOPMENT TRAFFIC IMPACT ANALYSIS – OCTOBER 2013 UNINCORPORATED MARINA DEL REY AREA

As requested, we have reviewed the Traffic Impact Analysis for the proposed Parcel 44 Redevelopment project located at 13443 Bali Way in the unincorporated Marina del Rey area.

We generally agree with the Traffic Impact Analysis that the traffic generated by the proposed project alone will significantly impact the intersections listed below. We further agree no feasible physical improvements are currently available to mitigate the project's specific impact at the intersections. Please ensure these unmitigated impacts are properly described in the project's Environmental Impact Report.

- Lincoln Boulevard at Mindanao Way
- Lincoln Boulevard at Fiji Way

We also generally agree the cumulative traffic generated by the project and related projects in the area will significantly impact the intersections listed below. The proposed improvements at the intersection of Admiralty Way at Via Marina (scheduled construction start date of January 2016), combined with the improvements currently under construction at the intersections of Admiralty Way at Bali Way and Mindanao Way, will provide sufficient roadway capacity to accommodate the cumulative traffic generated by the project and other related projects.

- Admiralty Way at Via Marina
- Admiralty Way at Palawan Way
- Admiralty Way at Bali Way
- Admiralty Way at Mindanao Way

FILE COPY

Mr. Ron Hirsch
February 27, 2014
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- Washington Boulevard at Ocean Avenue/Via Marina
- Washington Boulevard at Palawan Way

Further, we agree no feasible physical improvements are currently available to mitigate the potential cumulative impacts at the intersection listed below. Please ensure the unmitigated impacts are properly described in the project's Environmental Impact Report.

- Lincoln Boulevard at Bali Way

Lastly, we agree the project shall construct the following improvements as part of its site access requirements:

- Add a second eastbound through lane at the intersection of Mindanao Way at Admiralty Way.
- Construct a new northbound left-turn pocket at the existing median opening along Admiralty Way.
- Construct a southbound deceleration lane on Admiralty Way between Bali Way and the project driveway.
- Construct a pork-chop island at the project.
- Install KEEP CLEAR pavement markings at the existing median opening along Admiralty Way.

These site access improvements shall be designed to accommodate southbound right-turn ingress, southbound right-turn egress, and northbound left-turn ingress movements at the project driveway located along Admiralty Way.

As required by the Marina del Rey Local Coastal Program, the project shall pay the traffic mitigation fee of \$5,690 per p.m. peak-hour trip for Categories I and III improvements. Based on the estimated 411 gross trips generated in the p.m. peak hour, the project's mitigation fee shall be \$2,338,590 with \$654,312 allocated to Category I improvements and the remaining \$1,684,278 allocated to Category III improvements. The payment shall be made to Public Works, Marina del Rey Local Coastal Program Transportation Improvement Program, Account S4M, upon the approval of the project.

The Cities of Culver City and Los Angeles and California Department of Transportation shall be consulted to obtain their concurrence with any potential California Environmental Quality Act impacts within their jurisdictions.

Mr. Ron Hirsch
February 27, 2014
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If you have any further questions regarding the review of this document, please contact Mr. Suen Fei Lau of Traffic and Lighting Division, Traffic Studies Section, at (626) 300-4820.

Very truly yours,

GAIL FARBER
Director of Public Works



DEAN R. LEHMAN
Assistant Deputy Director
Traffic and Lighting Division

SFL:la
P:\TLPUB\STUDIES\IR 14-0001 Parcel 44.docx

JFP
SFL
cc: Department of Beaches and Harbors (Barry Kurtz)
Department of Regional Planning (Anita Gutierrez)
California Department of Transportation (Cheryl Powell)
City of Culver City (Charles Herbertson)
City of Los Angeles (Jay Kim)

bc: Design (Radle)
Land Development (Narag)
Programs Development (Dingman)
Traffic and Lighting (Quintana)



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August 20, 2015

Los Angeles County Planning Commission
320 West Temple Street, Room 1320
Los Angeles, CA 90012

RE: Case No: Project R20113-01647-4; Parcel 44, Marina del Rey -- (Pier 44 Landside)

Dear Chairman Modugno and Honorable Commissioners:

On behalf of the LAX Coastal Chamber of Commerce which represents over 500 businesses in the Marina del Rey area, many of which are located within County-owned Marina del Rey, I am writing to express our enthusiastic support of the Pier 44 project. This development plan was approved unanimously by our Marina Affairs Committee, Public Policy Committee and our Board of Directors.

The LAX Coastal Chamber of Commerce is extremely supportive of the redevelopment and revitalization of Marina del Rey. Although we monitor the redevelopment progress of many Marina del Rey projects, we are focused on key areas that will have significant impact on Marina del Rey and the community at large. Pier 44 is such a project. We have monitored the progress of the Pier 44 redevelopment plans for many years -- from its conception to the point at which it is now. We have watched it evolve to be a truly exceptional project that will be of great benefit to LA County stakeholders.

The primary reasons for our support is that the applicant/developer of Pier 44 plan has made certain to purposefully design this project to:

- Comply with the LCP and County ordinances in terms of height, density and parking. It requires no plan amendments and only minor variances.
- Focus on boaters/boating, a basic and primary purpose for Marina del Rey and a key asset for the County of Los Angeles
- Integrate the land with the water, a critical element necessary to engage local stakeholders, visitors from the greater Los Angeles community and to support world-wide tourism. Dinghy docks, water taxi stop, an expansive gathering area and wide promenade
- Provide a memorable and iconic entry into Marina del Rey at its most popular and busy entry-point
- Support biking and pedestrian friendliness. This project will have ample bike racks and lockers and, most importantly, it re-aligns the state of California bicycle trail, thus assuring bicyclists from everywhere , a unique, safe, exciting and marine-adjacent ride in Marina del Rey

Sincerely,

Christina Davis
President/CEO

South Coast Corinthian
Yacht  Club

13445 Mindanao Way
Marina del Rey, CA 90292
commodore@sccyc.org
www.sccyc.org

August 23, 2015

Los Angeles County Regional Planning Commission
c/o: Mr. Pat Modugno, Chair
320 W. Temple Street, Room 1350
Los Angeles, CA 90012

Re: Marina del Rey Pier 44 Redevelopment Proposal (County Project No. PRR2013-01647-4)

Honorable Chairman and Commissioners:

As Commodore of the South Coast Corinthian Yacht Club (SCCYC), I am writing to convey our Club's strong support for Pacific Marina Venture's (PMV) redevelopment proposal for Pier 44. SCCYC respectfully asks that your Commission vote to approve the project at your August 26, 2015 public hearing on the project application.

By way of background, SCCYC is the longest-lived yacht club in Santa Monica Bay and among the oldest on the Pacific Coast, tracing its incorporation to March 1932. Since our inception, SCCYC has retained its original goal of yachting accessibility for all and solidifying the Corinthian spirit. For the past 49 years, SCCYC has operated from our current clubhouse facility located on G Basin at Pier 44.

PMV's controlling owners, Messrs. Michael Pashaie and David Taban, reached out to us early-on in the planning stages for their proposed redevelopment for Pier 44 to solicit our Club's input regarding their plans in order to make sure SCCYC would have an attractive and well-functioning new clubhouse and support facilities (e.g., small boat storage areas, parking and boat hoist facilities) in their new project. Through a series of working sessions between SCCYC's leadership and PMV's representatives over a number of months, we have arrived at a final plan which we believe will provide SCCYC a state-of-the-art yacht club facility in the new project. This, we are confident, will enable our Club to grow our membership and sustain us for the next 50 years at the redeveloped Pier 44. PMV should be commended for the collaborative manner in which they engaged our Club to accommodate our needs in the new project. Less thoughtful developers may well have assumed our small yacht club was not worth the time and effort and paid short shrift to our concerns. PMV took the opposite approach, resulting in a project I am confident both SCCYC and the larger boating and visiting public will enjoy for many years to come.

We look forward to the completion of the Pier 44 project and hope it will come to fruition as soon as possible. SCCYC strongly urges you to support the project and vote "yes" on August 26th.

Best personal regards,

Trevor Bazeley
SCCYC Commodore

cc: Hon. Don Knabe, 4th District Supervisor
Gary Jones, LA County Director of Beaches & Harbors



August 25, 2015

Los Angeles County Regional Planning Commission
320 West Temple St., Room 1350
Los Angeles, CA 90012

RE: Case # Project R20113-01647-(4)Parcel44, Marina del Rey

Attention: Chairman Modugno

My name is Tony del la Vega and I own a business call Cardel Yacht and Ship Brokerage. My apologies for not being in this meeting, but I am out of town with clients, therefore, I'm asking to have this letter be read to you.

As a yacht broker in Marina del Rey, I would like to extend my strong support for the project of Parcel 44. I have always said that Parcel 44 needs to be revitalized and renovated with new stores and restaurants.

The renovation is an integral and important part of the Marine Industry, especially for yacht brokers like myself. We have struggled in this poor economy and the addition of stores like West Marine and others, could bring in foot traffic that would be welcomed with open arms.

I am extremely grateful to Mike Seldon of Pier 44 and his staff for their never ending support of the Marine Industry and tenants like myself., and again I strongly recommend and support the Parcel 44 renovation.

Respectfully yours,

Tony del la Vega
CARDEL YACHTS
Mobil: (310) 210-1385
www.cardelyachts.com

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