



Los Angeles County  
Department of Regional Planning

*Planning for the Challenges Ahead*



Richard J. Bruckner  
Director

**REVISED NOTICE OF PREPARATION**

**Project Title:** Mariners Village Renovation Project

**County Project Number:** R2013-02476-(4) Environmental Review No. 201300204

**State Clearinghouse Number:** 2013111041

**Applicant:** Marina Admiralty Company

Notice is hereby given that the Los Angeles County Department of Regional Planning has determined that an Environmental Impact Report (EIR) is necessary and that Los Angeles County will be the Lead Agency for the Project and will be responsible for the EIR preparation.

A previous Notice of Preparation (NOP) was distributed for public review from November 19 through December 19, 2013, which provided a detailed description of the proposed Mariners Village Renovation Project (Project) and a public scoping meeting was held on December 10, 2013 at the community room of Burton Chace Park. A revised NOP is being distributed due to a change in the project description, the addition of a Coastal Development Permit (CDP) in connection with the removal of eleven unoccupied bird nests from four trees in Mariners Village, as further described below.

**Project Location:** The Project is located at 4600 Via Marina in Marina del Rey; at the southern terminus of Via Marina and adjacent to the Marina del Rey small craft harbor. The Project site consists of the Mariners Village apartment complex (Lease Parcel 113), Austin Aubrey E Jr. Park (Parcel BR), and waterside areas adjacent to both parcels.

**Project Description:** The Project would renovate the apartment community and open space areas. The Project would renovate in place the exteriors and interiors of the 981 dwelling units, town center, and other facilities on the site. A 92-berth anchorage and a 110-foot long public dock would be added to the waterside. The town center renovation would expand commercial space by 7,000 square feet within the existing footprint. The Project would also renovate the infrastructure on the site and replace the existing landscaping with large amounts of drought tolerant plants and water-efficient irrigation systems. The renovation activities would require residential units to be sequentially vacated during work to their buildings or related infrastructure.

The Project would provide circulation improvements that would eliminate dead-end conditions and provide a connection from Captains Row to Northwest Passage, and from the town center to Old Harbor Lane. Parking on the site would also be increased by over 300 spaces.

The Project would convert the existing private waterfront walkway and utility road into a 28-foot wide public promenade that would connect with neighboring Parcel 112 and Parcel BR. A public walk and bike access way would also connect the public promenade, town center, and Via Marina.

Waterside improvements to Mariners Village include development of a vertical bulkhead to accommodate new docks, dock facilities and a public promenade. A new anchorage would be constructed and would include 92 berths and storage for 20 non-motorized kayaks or paddle boards and 24 personal watercrafts. A 110-foot transient dock would also be developed. Dock facilities would include: restrooms, showers, a laundry room, and a dockmaster office. Access to the docks would be provided by three gangways, one of which would be ADA-accessible.

Project improvements to Parcel BR include: connecting to the public promenade that would be developed on Parcel 113; replacing the existing view platform with a new 1,200 square foot view platform; developing a 90-foot public dock; replacing the existing major vegetation and landscaping; providing a fire lane; and providing a pedestrian crossing between Parcel BR and the public parking lot across Via Marina.

The Project site is owned by the County of Los Angeles, along with all of the lands within Marina del Rey. The applicant has an existing lease for Parcel 113. The Project proposes an Option to exercise an Amended and Restated Lease for Parcel 113 to year 2066 that would require the renovation work including, but not limited to, the residential, town center, anchorage, Parcel BR, the public dock and open space facilities.

In addition, and as noted above, the Project has been modified to include a request for approval of an "after the fact" CDP for the removal of eleven unoccupied bird nests from four trees that occurred in November 2013. Mariners Village was given authorization in November 2013 by the Los Angeles County Department of Beaches and Harbor (DBH) for pruning and thinning of branches on three trees during the non-breeding non-nesting season as part of routine landscape maintenance. However, the work that was completed also included removal of eleven unoccupied bird nests in four trees. Removal of nests requires approval of a CDP from Los Angeles County. Because the CDP was not obtained prior to the removal of the nests, a Notice of Violation (RFS No: 14-0001850/EF140401) was issued by the County Department of Regional Planning on March 25, 2014. To remedy the violation, a CDP application was submitted to the County on March 26, 2014.

Based on the Initial Study prepared for the Project, which provides a preliminary assessment of potential environmental impacts that may occur as a result of the Project, the areas of potential environmental impact to be addressed in the Project EIR will include: flooding, noise, aesthetics, air quality, biological resources, greenhouse gas emissions, hydrology and water quality, and traffic/access. While the Project now includes an additional entitlement, i.e., the CDP for the nest removal, the substance of the Project has not changed and the Initial Study appropriately identified the potential impacts on biological resources which encompass the potential impacts of the revised Project.

## **NOTICE OF PREPARATION**

The Revised NOP is being distributed to solicit written comments regarding the scope and content of the environmental analysis to be included in the EIR. The County has prepared this Revised NOP in accordance with the State CEQA Guidelines.

The review period for this Revised NOP is from **August 26, 2014 to September 26, 2014**. Additional copies of this Revised NOP, the previous NOP, and the Initial Study previously prepared for the Project are available for public review on the Department of Regional Planning's website <http://planning.lacounty.gov/case>, at the County of Los Angeles Department

of Regional Planning, Hall of Records, Room 1362, 320 West Temple Street, Los Angeles, California 90012 Monday through Thursday, 7:30 a.m. to 5:30 p.m. (closed on Fridays), as well as at the following libraries:

Lloyd Taber-Marina del Rey Library  
4533 Admiralty Way  
Marina del Rey, CA 90292

Abbot Kinney Memorial Library  
501 S. Venice Boulevard  
Venice, CA 90291

Culver City Julian Dixon Library  
4975 Overland Avenue  
Culver City, CA 90230

Due to the time limits mandated by State law, your response must be sent at the earliest possible date, but not later than **September 26, 2014** and can be sent to: Ms. Anita Gutierrez, AICP, County of Los Angeles Department of Regional Planning, Special Projects Section, 320 West Temple Street, Los Angeles, CA 90012; Telephone (213) 974-4813; Fax (213) 626-0434; e-mail: [marinaplanner@planning.lacounty.gov](mailto:marinaplanner@planning.lacounty.gov). Written comments on the NOP will be accepted by the County through **September 26, 2014 at 6:00 p.m.**

### **SCOPING MEETING**

A scoping meeting will be held to solicit suggestions from the public as to the content of the EIR that is being prepared. This meeting will be held at the Community Room at Burton Chace Park, located at 13650 Mindanao Way, Marina del Rey, CA 90292 on **September 16, 2014 from 6:00 pm to 8:30 pm**. Attendees will be able to provide written and oral input regarding the scope of environmental analyses and alternatives to be incorporated into the EIR.