



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



Richard J. Bruckner
Director

March 25, 2015

Greg Schem
Harbor Real Estate, LP
13555 Fiji Way
Marina del Rey, CA 90292

**REGARDING: PROJECT NO. R2013-02884-(4)
COASTAL DEVELOPMENT PERMIT NO. 201300002
13555 FIJI WAY, MARINA DEL REY, CA 90292**

The Regional Planning Commission, by its action of **March 25, 2015**, has **APPROVED** the above-referenced project. Enclosed are the Commission'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 the Regional Planning Department (see enclosed Affidavit of Acceptance Instructions).

The applicant or any other interested persons may appeal the Regional Planning Commission's decision. The appeal period for this project will end at 5:00 p.m. on April 8, 2015. **Appeals must be delivered in person.**

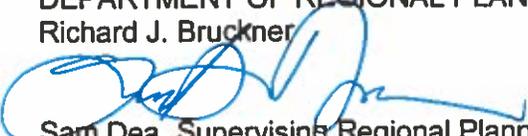
Appeals:

To file an appeal, please contact:
Executive Office of the Board of Supervisors
Room 383, Kenneth Hahn Hall of Administration
500 West Temple Street, Los Angeles, CA 90012
(213) 974-1426

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. In addition, any applicable CEQA fees for the Department of Fish and Wildlife shall be paid, and a Notice of Determination, if applicable, must be filed with the County Clerk according to the instructions with the enclosed Affidavit of Acceptance. 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 Kevin Finkel of the Special Projects Section at (213) 974-4854, or by email at kfinkel@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

CC.060412

Enclosures: Affidavit of Acceptance (Permittee's Completion), Notice of Determination (1 original, 1 copy), Findings, Conditions of Approval, Department Comment Letters
c: Board of Supervisors; DPW (Building and Safety); Zoning Enforcement; Others as applicable

SZD:KAF

**FINDINGS OF THE REGIONAL PLANNING COMMISSION
AND ORDER
COUNTY OF LOS ANGELES
PROJECT NO. R2013-02884-(4)
COASTAL DEVELOPMENT PERMIT NO. 201300002**

1. The Los Angeles County ("County") Regional Planning Commission ("Commission") conducted a duly-noticed public hearing on March 25, 2015, in the matter of Project No. **R2013-02884**, consisting of Coastal Development Permit No. 201300002 ("CDP").
2. The permittee, Harbor Real Estate, LP, requests a Coastal Development for the following: (1) the demolition of an existing 770-square-foot restroom facility and construction of a new 921-square-foot restroom facility; (2) the conversion of a second existing 770-square-foot restroom to a marine commercial space; (3) the construction of a new storage garage totaling 4,074 square feet to accommodate sixteen automobiles (3,650 square feet) and six boater storage units (424 square feet); (4) the addition of 29 new parking spaces (15 standard spaces and 14 compact spaces); (5) pavement repair and replacement; (6) new fencing; (7) improvements to the waterfront promenade; (8) a new monument sign; and (9) landscaping and sidewalk improvements along Fiji Way and in the parking areas ("Proposed Project"). The Proposed Project is on a property located at 13555 Fiji Way in the unincorporated community of Marina del Rey ("Project Site") in the Specific Plan zone pursuant to 22.56.2280 of the Los Angeles County Code.
3. The Project Site is approximately 4.24 acres in size and consists of one lease parcel (53). The Project Site is rectangular in shape with gentle-sloping topography towards the water and is developed with the Boatyard, a boat repair/maintenance facility.
4. The Project Site is located in the Playa del Rey Zoned District and is currently zoned Specific Plan.
5. The Project Site is located within the Marine Commercial land use category with a Waterfront Overlay Zone of the Marina del Rey Land Use Policy Map.
6. Surrounding Zoning within a 700-foot radius includes:
 - North: Open Space, Water
 - South: Open Space, A-1-1 (Light Agricultural, One Acre Minimum Required Area)
 - East: Boat Storage, Water
 - West: Marine Commercial, Parking, Water
7. Surrounding land uses within a 700-foot radius include:
 - North: Burton W. Chace Park, water (Basin H)
 - South: Ballona Wetlands (Area A)
 - East: Parking lot and offices, launch ramp, water (Basin H)
 - West: Boat repair and maintenance facility, parking lot

8. The project site was first developed circa 1964 with a boat repair/maintenance facility with subsequent improvements coming in the following years. Plot Plan No. 12013 was issued by the County in June of 2000 to authorize seismic upgrades to existing on-site structures.
9. The site plan for the Proposed Project depicts the demolition of an existing 770-square-foot restroom facility located on the northeastern portion of the project site and the construction of a new 921-square-foot restroom facility along the waterfront side of the parcel just east of the existing fire lane. This new restroom facility would be a maximum of 14 feet tall and would incorporate men's and women's facilities with toilets, showers, a laundry area, a fish washing sink, vending machine area, and a maintenance room. The site plan also depicts the conversion of a second existing 770-square-foot restroom facility into a marine commercial space located west of the fire lane. This converted facility would be a maximum of 14 feet tall and would be accessible from the public portion of the waterfront promenade. The site plan also depicts the construction of a new 4,074-square-foot storage garage that will accommodate sixteen automobiles (3,650 square feet) and six boater storage units (424 square feet) for use by boaters along the western edge of the parcel. This new storage structure would be a maximum of 14 feet tall. Additional changes depicted on the site plan include 29 new parking spaces (15 standard and 14 compact) added to the south side of the Project Site for a total of 138 parking spaces, replacement of an existing monument sign with a new approximately 90-square-foot business identification sign affixed to an existing wall in the landscaped area along the Fiji Way frontage, repair and replacement of on-site paving, installation of new fencing, improvements to the existing waterfront promenade including the installation of concrete pavers and new decorative guard rails and gangway access gates, and improvements to existing landscaped areas along Fiji Way including the widening of the existing sidewalk by up to 5 feet 9 inches with a decorative wave pattern, and in the parking areas.
10. The Project Site is accessible via Fiji Way to the south. Primary access to the Project Site will be via entrances/exits on Fiji Way.
11. The Proposed Project will provide a total of 138 parking spaces distributed throughout the western and central portions of the project site. Of these spaces, 86 will be standard parking spaces, 16 will be located in the new storage garage, 31 will be compact spaces, and five will be handicap accessible spaces. All parking is for use by patrons of the on-site boat repair/maintenance yard and lessees of boat slips in the anchorages associated with the Boatyard facility. All parking is accessible via entrances/exits on Fiji Way.
12. On August 21, 2013, prior to the Commission's public hearing on the Project, the permittee presented their project to the Marina del Rey Design Control Board. The DCB discussed the following project components: the waterfront promenade, promenade alternatives where safety precluded the implementation of a waterfront promenade, and the public sidewalk along Fiji Way. The DCB recommended approval of the proposed project with the requirement that improvements be made to

the design of the exterior of the proposed car storage facility and greater visual transparency be provided throughout the project's perimeter fencing. The proposed project, if approved by the Regional Planning Commission will be required to submit to DCB for final design review.

13. The Los Angeles County Department of Public Works provided comments related to road construction and grading. The Department cleared the project for hearing with recommended conditions of approval in a letter dated March 2, 2015. The Los Angeles County Fire Department provided comments related to access and water. The Department cleared the project for hearing with recommended conditions of approval in a letter dated October 15, 2014. The Los Angeles County Department of Public Health provided comments related to sewer and water. The Department cleared the project for hearing with recommended conditions of approval in a letter dated August 5, 2014.
14. Prior to the Commission's public hearing on the Proposed Project, an Initial Study was prepared for the Proposed Project in compliance with the California Environmental Quality Act (Public Resources Code section 21000, et seq.) ("CEQA"), the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines for the County. Based on the Initial Study, Regional Planning staff determined that a Mitigated Negative Declaration ("MND") was the appropriate environmental document for the Proposed Project. The mitigation measures necessary to ensure the Proposed Project will not have a significant effect on the environment are contained in the Mitigation Monitoring and Reporting Program ("MMRP") prepared for the Proposed Project.
15. Pursuant to the provisions of sections 22.60.174 and 22.60.175 of the Zoning Code, the community was appropriately notified of the Project's public hearings by mail, newspaper, and property posting.
16. Prior to the Commission's public hearing, the Department of Regional Planning staff ("staff") did not receive any correspondence regarding this project.
17. A duly noticed public hearing was held on March 25, 2015 before the Commission. Commissioners Valadez, Louie, and Pedersen were present. Commissioners Pincett and Modugno were absent. The Commission heard a presentation from staff. During the public hearing, staff recommended a change to condition 25 to clarify that boating-related items may be stored in the proposed storage garage. The applicant, Greg Schem, made himself available to answer questions presented by the Commission. There being no further testimony, the Commission closed the public hearing, adopted the MND, and approved the CDP with the changes to condition 25 recommended by staff and agreed to by the applicant.
18. The Commission finds that the Proposed Project is consistent with the goals and policies of the Marina del Rey Local Coastal Program ("LCP"). The Proposed Project is located within the Marine Commercial land use category, within the Waterfront Overlay Zone, in the LCP. This category is intended to allow coastal-related and coastal-dependent land and water uses, including storage and repair of boats and

other marine support facilities. The Waterfront Overlay Zone is intended as an overlay land use category applied to certain waterfront parcels and is intended to encourage more creative and desirable projects by allowing a mix of uses in proposed developments. The project components, including a new restroom, establishment of new marine commercial space, the construction of a new storage garage for boater parking and storage and other aesthetic upgrades to the Project Site is consistent with the marine commercial designation as the proposed improvements serve boaters. Therefore, the proposed project is consistent with the underlying land use category.

19. The Commission finds that the Proposed Project is consistent with applicable policies related to Shoreline Access. Approximately 25 percent of the existing promenade is open to the public. The Proposed Project would make aesthetic improvements to this portion of the promenade including removal of existing concrete and asphalt paving and installation of new concrete pavers. Further, the property owner is replacing the existing promenade guard rail with a new decorative guard rail and is replacing the existing dock access gates with new decorative access gates. Access to the shoreline is also provided along the east and west sides of the Project Site. Presently, these access roads are clear and unimpeded between Fiji Way and the bulkhead and will remain open after project implementation. LCP access policies support encouraging greater pedestrian activity in the Marina. As part of the Proposed Project, the sidewalks along the Project Site's Fiji Way frontage would be widened by up to five feet, nine inches through a decorative wave pattern and would install benches.
20. The Commission finds that the Proposed Project is consistent with applicable policies related to Recreational Boating. The Proposed Project would continue the operation of a boat repair/maintenance facility and develop enhancements including a new restroom, establishment of new marine commercial space, the construction of a new storage garage for boater parking and storage, and a number of aesthetic improvements. These additions would improve the experience of boaters accessing the Marina through this property.
21. The Commission finds that the Proposed Project is consistent with applicable policies related to Land Use. By making improvements to a boat repair/maintenance facility in existence since 1964, the Proposed Project is upgrading their facility to ensure that the use remains economically viable and provides an improved environment for patrons of this business.
22. The Commission finds that that Proposed Project is consistent with the landscaping requirements of the Communitywide design guidelines of the LCP. The existing landscape planters along the southern property line were developed consistent with this requirement. However, as part of this project, the planters are being reduced in width to accommodate the wider sidewalks currently required by the LCP. As the expansion of pedestrian areas throughout Marina del Rey is considered a higher priority policy by the LCP, this implementation is considered consistent with this development standard.

23. The Commission finds that the Proposed Project is consistent with the parking requirements of the Communitywide design guidelines of the LCP. Based on the mix of office, marine commercial (industrial), warehousing, and boat slip uses on the subject property, the proposed project is required to provide 96 parking spaces to accommodate on-site uses. The proposed project would provide 138 parking spaces throughout the site with a mix of standard and compact spaces. The 138 spaces to be provided are consistent with all allocation requirements for handicap, standard size, and compact spaces. Therefore, the proposed project is consistent with this development standard.
24. The Commission finds that the Proposed Project is consistent with the sign requirements of the Communitywide design guidelines contained in both Appendix C of the Manual for Architectural Standards and the requirements of Part 10 of Chapter 22.52 of the Los Angeles County Code. The proposed project includes the installation of a new business identification sign along the Fiji Way front of the subject property. The new sign has approximately 90 square feet of sign area. Appendix C the Manual for Architectural Standards allows the installation of business identification signs per business at each non-contiguous street frontage on the outer face of ornamental garden walls at or near street front property; no additional guidance is provided. Therefore, sign regulations are further restricted by the C-M Zone sign standards in Part 10 of Chapter 22.52 of the Los Angeles County Code. This sign qualifies as a freestanding business sign in C-M zone and is permitted 150 square feet plus $\frac{3}{4}$ square foot of sign area for each one foot of street frontage in excess of 100 feet. The subject property has approximately 644 feet of street frontage and is entitled to up to 558 total square feet of permitted sign area. At approximately 90 square feet, the proposed business identification sign is less than the maximum allowed pursuant to Title 22 requirements.
25. The Commission finds that the Proposed Project is consistent with the view corridor requirements of the Communitywide design guidelines. The proposed project provides view corridors in four segments with uninterrupted views between Fiji Way and the bulkhead. In total, the proposed project provides 179 feet, 8 inches of view corridors. This total width is approximately 28 percent of the width of the entire project site.
26. The Commission finds that the Proposed Project is consistent with the height requirements of the Marine Commercial category. The LCP limits height on project site to 45 feet. Further, the Site-specific Development Guidelines contained in the LIP allow for additional height up to 75 feet with the provision of an expanded view corridor. None of proposed structures exceed a maximum height of 14 feet and none of the existing structures exceed a maximum height of 38 feet.
27. The Commission finds that the Proposed Project is consistent with the applicable setback requirements of the Marine Commercial category. The existing front, side, and rear yard setbacks meet the current standard and are integrated with existing view corridors and accessways along the side yards of the property, and with public open space areas and the promenade along the front and rear yards of the property.

28. The Commission finds that the Proposed Project is consistent with the applicable pedestrian promenade standards of the Site-Specific Development Guidelines as this requirement was not in effect when the use was established on the property.
29. The Commission finds that the Proposed Project would improve the services provide to patrons of the existing boat repair/maintenance yard by providing upgrading restroom facilities, a new marine commercial space, and boater storage space.
30. The Commission finds that the Proposed Project would improve the aesthetic character of the Project Site by replacing an existing monument sign with a new business identification sign with an improved design, by installing new decorative guard rails and access gates along the bulkhead, and by removing existing concrete and asphalt paving along the waterfront portion of the Project Site.
31. The Commission finds that the Proposed Project is compatible with the surrounding land uses in Marina del Rey. The Proposed Project would improve the amenities available to patrons of the business and boaters who moor their boats at adjacent anchorages. Further, the installation of concrete pavers along the waterfront promenade, the replacement of an existing monument sign, and the widening of the sidewalk along Fiji Way will improve the aesthetic character of the subject property. As such, the proposed project would improve the services provided on-site and provide an aesthetic improvement to the Marina del Rey community. As the proposed project would continue to operate as a boat repair/maintenance yard after project implementation, the proposed project would continue to be compatible with surrounding boat repair/maintenance, launching, and storage facilities.
32. The Commission finds that the Proposed Project as designed is in conformity with the Marina del Rey Local Coastal Program.
33. The Commission finds that the Proposed Project, located between the nearest public road and the sea or shoreline of any body of water located within the coastal zone, is in conformity with the applicable public access and public recreation policies of Chapter 3 of Division 20 of the Public Resources Code.
34. The Commission finds that pursuant to sections 22.60.174 and 22.60.175 of the County Code, the community was properly notified of the public hearing by mail, newspaper, and property posting. Additionally, the Project was noticed and case materials were available on Regional Planning's website and at libraries located in the vicinity of Marina del Rey community. On February 18, 2015, a total of 34 Notices of Public Hearing were mailed to all property owners as identified on the County Assessor's record within a 500-foot radius from the Project Site and to those on the courtesy mailing list for the Playa del Rey Zoned District and to any additional interested parties.
35. The Commission finds that the permittee is subject to payment of the California Department of Fish and Wildlife fees related to the Project's effect on wildlife resources pursuant to section 711.4 of the California Fish and Game Code.

36. The Commission finds that the MMRP, prepared in conjunction with the MND, identifies in detail how compliance with its measures will mitigate or avoid potential adverse impacts to the environment from the Proposed Project. The Commission further finds that the MMRP's requirements are incorporated into the conditions of approval for this Proposed Project, and that approval of this Proposed Project is conditioned on the permittee's compliance with the attached conditions of approval and MMRP.
37. After consideration of the MND and MMRP, together with the comments received during the public review process, the Commission finds on the basis of the whole record before it that there is no substantial evidence that the Proposed Project as conditioned will have a significant effect on the environment, and further finds that the MND reflects the independent judgment and analysis of the Commission.
38. The location of the documents and other materials constituting the record of proceedings upon which the Commission'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, California 90012. The custodian of such documents and materials shall be the Section Head of the Special Projects Section, Department of Regional Planning.

BASED ON THE FOREGOING, THE REGIONAL PLANNING COMMISSION CONCLUDES THAT:

- A. The proposed development is in conformity with the certified local coastal program.
- B. Any development, located between the nearest public road and the sea or shoreline of any body of water located within the coastal zone, is in conformity with the public access and public recreation policies of Chapter 3 of Division 20 of the Public Resources Code.

THEREFORE, THE REGIONAL PLANNING COMMISSION:

- 1. Certifies that the MND for the Project was completed in compliance with CEQA and the State and County CEQA Guidelines related thereto; certifies that it independently reviewed and considered the MND and that the MND reflects the independent judgment and analysis of Commission as to the environmental consequences of the Project; certifies that it considered the MMRP, finding that it is adequately designed to ensure compliance with the mitigation measures during Project implementation; determined that on the basis of the whole record before the Commission that there is no substantial evidence that the Project will have a significant effect on the environment; adopts the MND and finds that the MMRP is adequately designed to ensure compliance with the mitigation measures during Project implementation; and
- 2. Approves Coastal Development Permit No. 201300002, subject to the attached conditions as modified in accordance with staff's suggestion.

ACTION DATE: March 25, 2015

SZD:KAF
March 11, 2015

c: Each Commissioner, Zoning Enforcement, Building and Safety

**CONDITIONS OF APPROVAL
COUNTY OF LOS ANGELES
PROJECT NO. R2013-02884-(4)
COASTAL DEVELOPMENT PERMIT NO. 201300002**

PROJECT DESCRIPTION

The Project consists of improvements to an existing boat repair/maintenance yard including: (1) the demolition of an existing 770-square-foot restroom facility and construction of a new 921-square-foot restroom facility; (2) the conversion of a second existing 770-square-foot restroom to a marine commercial space; (3) the construction of a new storage garage totaling 4,074 square feet to accommodate sixteen automobiles (3,650 square feet) and six boater storage units (424 square feet); (4) the addition of 29 new parking spaces (15 standard spaces and 14 compact spaces); (5) pavement repair and replacement; (6) new fencing; (7) improvements to the waterfront promenade; (8) a new monument sign; and (9) landscaping and sidewalk improvements along Fiji Way and in the parking areas 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. 9, 10, and 12. Notwithstanding the foregoing, this Condition No. 2 and Condition Nos. 4, 5, 8, and 10 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 22.56.2490 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 reasonably 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 reasonably 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, 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 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.
9. 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 **\$1,000.00**. 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 **five (5) 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.

10. Within five (5) working days of the date of final approval of this grant, the permittee shall remit processing fees at the County Registrar-Recorder/County Clerk Office, 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 Wildlife 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 **\$2,285.00** (\$2,210.00 for a 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.
11. The permittee shall comply with all mitigation measures identified in the Mitigation Monitoring and Reporting Program ("MMRP"), which are incorporated by this reference as if set forth fully herein. 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.
12. 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 MMRP. The permittee shall replenish the mitigation monitoring account if necessary until all mitigation measures have been implemented and completed.
13. 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.
14. All development pursuant to this grant must be kept in full compliance with the County Fire Code to the satisfaction of said department.
15. All development pursuant to this grant shall conform with the requirements of the County Department of Public Works to the satisfaction of said department.
16. All development pursuant to this grant shall comply with the requirements of Title 22 of the County Code 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 of Regional Planning ("Director").

17. The permittee shall maintain the subject property in a neat and orderly fashion. The permittee shall maintain free of litter all areas of the premises over which the permittee has control.
18. 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.

19. The subject property shall be developed and maintained in substantial conformance with the plans marked Exhibit "A." If changes to any of the plans marked Exhibit "A" 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 60 days of the date of final approval of this grant.
20. 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 substantially conform to the originally approved Exhibit "A". All revised plans must be accompanied by the written authorization of the property owner(s) and applicable fee for such revision.

PERMIT SPECIFIC CONDITIONS – COASTAL DEVELOPMENT PERMIT

21. Prior to the issuance of a building permit for the Proposed Project, the permittee shall return to the Design Control Board ("DCB") for said Board's final approval of project design, signage, landscaping, and building colors and materials palette.
22. Within 60 days of the DCB final design approval, permittee shall submit to the Director for review and approval **three (3) copies** of a revised Exhibit "A," similar to that presented at the public hearing. This Revised Exhibit "A" submittal shall contain a full set of the approved site plan, elevations, landscaping plan, and signage plan. The landscaping shall show the size type and location of all plants, trees, and watering facilities. The permittee shall maintain all landscaping in a neat, clean and healthful condition, including proper pruning, weeding, removal of litter

fertilizing, and replacement of plants when necessary for the life of this grant. The signage plan, including elevations shall show proposed lettering, colors, and locations of signage on the subject property, which may be incorporated into the revised Exhibit "A" described herein. All renderings of said signage shall be drawn to scale and shall be in conformity with those approved by the DCB.

23. The following conditions shall apply to project-related construction activities:
- a. Construction activity shall be restricted to between the hours of 7:00 a.m. to 7:00 p.m. Monday through Friday and 8:00 a.m. to 5:00 p.m. Saturday. Written permission from the Department of Beaches and Harbors is required prior to any construction on Saturdays. No construction shall occur on Sundays and legal holidays.
 - b. All material graded shall be sufficiently watered to prevent excessive amounts of dust during the construction phase. Watering shall occur at least twice daily with complete coverage, preferably in the late morning and after work is done for the day. All clearing, grading, earth moving, or excavation activities shall cease during periods of high winds (i.e., greater than 20 mph averaged over one hour) to prevent excessive amounts of dust. Any materials transported off site shall be either sufficiently watered or securely covered to prevent excessive amounts of dust.
 - c. All fixed and mobile construction equipment shall be in proper operating condition and be fitted with standard silencing devices; engineering noise controls shall be implemented on fixed equipment to minimize adverse effects on nearby properties.
 - d. Parking of construction worker vehicles and storage of construction equipment/materials shall be on-site.
 - e. All construction and development on the subject property shall comply with the applicable provisions of the California Building Code and the various related mechanical, electrical, plumbing, fire, grading, and excavation codes as currently adopted by the County.
24. In the event of discovery of Native American remains or of grave goods, §7050.5 of the Health and Safety Code, and §5097.94, §5097.98 and §5097.99 of the Public Resources Code (all attached) shall apply and govern the permittee's development activities.
25. The parking spaces in the new storage garage shall only be available to boaters and shall not be used for general parking by patrons of on- or off-site businesses. Further, at no time shall anything other than automobiles and boating-related items, such as but not limited to, fishing gear and water-sport equipment, be kept in said storage garage.

PROJECT SITE SPECIFIC CONDITIONS

26. The permittee shall maintain at least 96 parking spaces on-site in order to accommodate all existing and proposed uses.
27. The permittee shall provide all code-required bicycle parking spaces.
28. Project development shall comply with all recommended conditions listed in the attached letter from the Department of Public Works dated March 2, 2015, except as otherwise required by said department.
29. Project development shall comply with all recommended conditions listed in the attached letter from the Fire Department dated October 15, 2014, except as otherwise required by said department.
30. Project development shall comply with all recommended conditions listed in the attached letter from the Department of Public Health dated August 5, 2014, except as otherwise required by said department.

Attachments:

Mitigation Monitoring and Reporting Program
Department of Public Works Letter Dated March 2, 2015
Fire Department Letter Dated October 15, 2014
Department of Public Health Letter Dated August 5, 2014

MITIGATION MONITORING AND REPORTING PROGRAM (MMRP)
PROJECT NO.R2013-02884-(4) / PERMIT NO.RDCP201300002 / ENV NO. 201300246

#	Environmental Factor	Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
1.1	Aesthetics					
1.2	Aesthetics					
1.3	Aesthetics					
1.4	Aesthetics					
2.1	Agriculture / Forest					
3.1	Air Quality					
4.1	Biological Resources					
5.1	Cultural Resources					
6.1	Energy					
7.1	Geology / Soils	Provide acceptable bearing support without triggering significant long-term settlement within the underlying clayey and silty soil deposits.	Utilize geofoam underneath the mat foundation of restroom structure.	Prior to grading permit	B&S - DPW	DPW
8.1	Greenhouse Gas Emissions					
9.1	Hazards / Hazardous Materials					
10.1	Hydrology / Water Quality					
11.1	Land Use / Planning					
12.1	Mineral Resources					
13.1	Noise					
14.1	Population / Housing					
15.1	Public Services					
16.1	Recreation					
17.1	Transportation / Traffic					
18.1	Utilities / Services					
19	Mitigation Compliance	As a means of ensuring compliance of above mitigation measures, the applicant and subsequent owner(s) are responsible for submitting compliance report to the Department of Regional Planning for review, and for replenishing the mitigation monitoring account if necessary until such as all mitigation measures have been implemented and completed.	Submittal and approval of compliance report and replenishing mitigation monitoring account	Yearly and as required until all measures are completed.	Applicant and subsequent owner(s)	DRP



GAIL FARBER, Director

COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
Telephone: (626) 458-5100
<http://dpw.lacounty.gov>

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

March 2, 2015

IN REPLY PLEASE
REFER TO FILE: LD-2

TO: Samuel Dea
Special Projects
Department of Regional Planning

Attention Anita Gutierrez

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

**COASTAL DEVELOPMENT PERMIT (CDP) NO. 201300002
PROJECT NO. R2013-02884, THE BOAT YARD
13555 FIJI WAY, LEASE PARCEL 53
ASSESSOR'S MAP BOOK NO. 4224, PAGE 10, PARCEL NO. 900
MARINA DEL REY**

We reviewed the site plan submittal for the project located at 13555 Fiji Way in Marina del Rey. The project proposes renovation of landside improvements for an existing boat yard including pavement repair and replacement, new fencing, expansion of the public walkway, replacement of 2 boater restroom buildings with a single structure, renovation of an old restroom building for marine commercial use, and the addition of garages for boater parking and storage.

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

Upon approval of the CDP, we recommend the following conditions:

Road

1. Provide an unobstructed sidewalk (5-1/2 feet wide) on Fiji Way along the property frontage. Any above-ground utilities obstructing the sidewalk can be accommodated using a sidewalk pop-out and may require additional right of way through the set-aside process. The unobstructed sidewalk width around any

- above-ground utilities should meet current Americans with Disabilities Act (ADA) guidelines and be to the satisfaction of Public Works. A fee may be required for the review of the set-aside documents.
2. Driveway modifications and widening shall be completed to the satisfaction of Public Works. Please note that the existing easterly driveway on Fiji Way is a shared driveway between Parcel 52 and Parcel 53. Therefore, any proposed modifications to the driveway apron to accommodate the proposed site layout on Parcel 53 shall only take place if a minimum 20-foot driveway width is maintained for two-way access. It shall be the sole responsibility of the applicant to obtain all off-site permissions including any right-of-way set-asides needed to reconstruct this driveway. Notes, as shown on the site plan pertaining to the driveway modification design, are not necessarily approved.
 3. Reconstruct any parkway improvements (sidewalks, driveways, landings, etc.), that either serve or form a part of a pedestrian access route, to meet current ADA guidelines, along the property frontage on Fiji Way, and to the satisfaction of Public Works.
 4. Repair any displaced, broken, or damaged curb, gutter, sidewalk, and pavement along the property frontage on Fiji Way.
 5. Reconstruct any median opening that is impacted due to the modifications of the driveways on Fiji Way, along the property frontage, to the satisfaction of Public Works. This may require modification/relocations to the existing street lighting system located in the median. Street lighting plans may be necessary.
 6. Plant street trees along the property frontage on Fiji Way. Existing trees in dedicated or to be dedicated right of way shall be removed and replaced if not acceptable as street trees. Proposed trees outside of the right of way, along the property frontage, can be substituted for the required parkway trees.
 7. Submit street improvement plans and acquire street plan approval before obtaining a grading permit.
 8. Execute an Agreement to Improve for the street improvements prior to issuance of a building permit.

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

Samuel Dea
March 2, 2015
Page 3

Grading

1. Submit a grading plan for review and approval. The grading plans must show and call out the construction of at least all drainage devices and details, paved improvements, elevation and drainage of all pads, and the water quality and Low-Impact Development devices if applicable. The applicant is also required to show and call out all existing easements on the grading plan and obtain the easement holder approvals as necessary.

For questions regarding the grading condition, please contact Mr. Richards at (626) 458-4921 or srich@dpw.lacounty.gov.

If you have any questions or require additional information, please contact Juan Sarda of Land Development Division at (626) 458-4921 or jsarda@dpw.lacounty.gov.

JS:tb

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**COUNTY OF LOS ANGELES FIRE DEPARTMENT
FIRE PREVENTION DIVISION**

Land Development Unit
5823 Rickenbacker Road
Commerce, CA 90040
Telephone (323) 890-4243, Fax (323) 890-9783

PROJECT: CDP R2013-02884

THE FIRE DEPARTMENT RECOMMENDS APPROVAL OF THIS PROJECT AS PRESENTLY SUBMITTED WITH THE FOLLOWING CONDITIONS OF APPROVAL.

CONDITIONS OF APPROVAL – ACCESS

1. Access as noted on the site plan shall comply with Section 503 of the Title 32 (County of Los Angeles Fire Code), which requires an all-weather access surface to be clear to sky.
2. All proposed gates, both vehicular and pedestrian gates, shall comply with the County of Los Angeles Fire Code and the Fire Department's Regulation 5. Verification for compliance will be performed during the architectural plan review prior to building permit issuance.
3. The on-site private driveways shall provide a minimum paved unobstructed width of 26 feet, clear to the sky. The Fire Department will accept the proposed 24 feet 4 inches on-site driveway width along the east side of the new 16 car garage structure. Verification for compliance will be performed during the Fire Department review of the architectural plan prior to building permit issuance.
4. All proposed buildings shall be places such that a fire lane is provided to within 150ft of all exterior walls of the first story. This measurement shall be by an approved route around the exterior of the building or facility. Verification for compliance will be performed during the Fire Department review of the architectural plan prior to building permit issuance.
5. The on-site private driveways shall provide a 32 feet centerline turning radius. Verification for compliance will be performed during the Fire Department review of the architectural plan prior to building permit issuance.
6. Maintain the reciprocal access agreement for the portion of the driveway being shared by the adjacent property to the east and west of the subject property.



**COUNTY OF LOS ANGELES FIRE DEPARTMENT
FIRE PREVENTION DIVISION**

Land Development Unit
5823 Rickenbacker Road
Commerce, CA 90040
Telephone (323) 890-4243, Fax (323) 890-9783

PROJECT: CDP R2013-02884

7. The driveways required for fire apparatus access shall be posted with signs stating "No Parking-Fire Lane" and/or stripped accordingly in compliance with the County of Los Angeles Fire Code prior to occupancy.

CONDITIONS OF APPROVAL - WATER

1. Submit a fire flow availability from, FORM 196, along with your architectural plans to the Fire Department for review and approval prior to building permit issuance for any future building within the property.
2. The required fire flow from the public fire hydrant for this development is **8000** gallons per minute at 20 psi for a duration of 5 hours, over and above maximum daily domestic demand. This fire flow may be reduced by the Fire Prevention Engineering Section as approved during the building permit review process.
3. Vehicular access must be provided and maintained serviceable throughout construction to all required fire hydrants. All required fire hydrants shall be installed, tested, and accepted prior to construction.
4. Parking shall be restricted 30 feet adjacent to any required public or private fire hydrant, 15 feet on each side measured from the center of the fire hydrant. Adequate signage and/or stripping shall be required prior to occupancy.
5. An approved automatic fire sprinkler system is required for proposed building within this development. Submit design plans to the Fire Department Sprinkler Plan Check Unit for review and approval prior to installation.

For any questions regarding the report, please contact Juan Padilla at (323) 890-4243 or Juan.Padilla@fire.lacounty.gov.



JONATHAN E. FIELDING, M.D., M.P.H.
Director and Health Officer

CYNTHIA A. HARDING, M.P.H.
Chief Deputy Director

ANGELO J. BELLOMO, REHS
Director of Environmental Health

TERRI S. WILLIAMS, REHS
Assistant Director of Environmental Health

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August 5, 2014

TO: Anita Gutierrez
Principal Regional Planning Assistant
Department of Regional Planning

FROM: Michelle Tsiebos, MPA, REHS
Environmental Health Division
Department of Public Health

M.T

SUBJECT: PERMIT CONSULTATION
PROJECT NO. R2013-02884/ RCDP 201300002
The Boat Yard
13555 Fiji Way, Marina del Rey

- Public Health recommends approval of this Permit.
- Public Health does NOT recommend approval of this Permit.

The Department of Public Health-Environmental Health Division has reviewed the information provided for the project identified above. The Permit is for the renovation of landside improvements for existing boat yard, including pavement repair and replacement; new fencing; expansion of public walkway; replacement of two boater restroom building with a single structure; renovation of old restroom building for marine commercial use; and addition of garages for boater parking and storage. The Department has no objection to the approval of the Permit contingent upon the following condition:

The facilities shall remain connected to public sewer and public water.

For any questions regarding this report, please contact me at (626) 430-5382 or mtsiebos@ph.lacounty.gov.