Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead

Richard J. Bruckner
Director

Notice of Final Decision

February 29, 2016

CERTIFIED MAIL – RETURN RECEIPT REQUESTED

California Coastal Commission
Attention: Al Padilla
200 Oceangate, 10th Floor
Long Beach, CA 90802-4416

SUBJECT: PROJECT NO. R2015-02417-(4)
COASTAL DEVELOPMENT PERMIT NO. 201500091
ENVIRONMENTAL ASSESSMENT NO. 201500172
4701 ADMIRALTY WAY, MARINA DEL REY, CA 90292

The approved project consists of a **Coastal Development Permit** to renovate and expand the existing Marina del Rey Visitors Center ("Visitors Center") including the enclosure of two existing covered patios to create approximately 300 square feet of additional lobby and meeting space, the realignment of existing walking paths leading from the parking lot to the building's main entrance, the installation of new signage, site improvements, and façade and interior improvements.

Project Location: 4701 Admiralty Way, Lease Parcel 49M, Marina del Rey, CA 90292

Project Applicant: Los Angeles County Department of Beaches and Harbors

The Los Angeles County Regional Planning Commission, by its action on February 10, 2016, **APPROVED** the above-referenced Coastal Development Permit. No appeals were filed with the Los Angeles County Board of Supervisors.

Under Section 22.56.2450 of the Los Angeles County code, an appeal of the County's decision on a Coastal Development Permit application may be filed with the California Coastal Commission by an applicant or an aggrieved person who exhausted local appeals or any two members of the Coastal Commission. The appeal must be received in the Coastal

Commission district office with jurisdiction over the local government on or before the tenth working day after receipt of the notice of the permit decision by the Executive Director.

Please find enclosed the approved findings and conditions of approval of this action. For questions or for additional information, please contact Kevin Finkel, AICP 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

Samuel Z. Dea, Supervising Regional Planner
Special Projects Section

Attachments:
Final Letter
Commission Staff Report
Commission Findings
Commission Conditions

SZD:KAF

Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead

Richard J. Bruckner
Director

February 11, 2016

Los Angeles County Department of Beaches and Harbors
Attn. Ismael Lopez
13837 Fiji Way
Marina del Rey, CA 90292

REGARDING: **PROJECT NO. R2015-02417-(4)**
COASTAL DEVELOPMENT PERMIT NO. 201500091
4701 ADMIRALTY WAY, MARINA DEL REY, CA 90292

The Regional Planning Commission, by its action of **February 10, 2016,** 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).

Appeals:

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 **February 24, 2016. Appeals must be delivered in person.**

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, AICP 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), Findings, and Conditions of Approval

c: Board of Supervisors; DPW (Building and Safety); Zoning Enforcement

SZD:KAF

ENTITLEMENTS REQUESTED

- Coastal Development Permit ("CDP") to renovate and expand the existing Marina del Rey Visitors Center ("Visitors Center") including the enclosure of two existing covered patios to create approximately 300 square feet of additional lobby and meeting space, the realignment of existing walking paths leading from the parking lot to the building's main entrance, the installation of new signage, site improvements, and façade and interior improvements in the Parking and Public Facilities land use category pursuant to section(s) 22.46.1550 and 22.46.1590 of the Los Angeles County Code.

PROJECT DESCRIPTION

The applicant, Los Angeles County Department of Beaches and Harbors, is requesting a CDP to renovate and expand the existing Visitors Center ("Proposed Project"). The Proposed Project would enclose two existing patio areas to create approximately 300 square feet of additional space. The patio on the northern side of the building would be enclosed to create approximately 150 square feet of new meeting space, and the patio on the southern side of the building would be enclosed to create approximately 150 square feet of new lobby space. The Proposed Project would also replace an existing freestanding monument sign located near the southwest corner of the intersection of Admiralty and Mindanao Ways with a new freestanding monument sign located in the Admiralty Way setback area. The new freestanding monument sign will have approximately 40 square feet of sign face area, with the final design and specific location subject to Design Control Board review and approval. Additionally, the Proposed Project will install two new pole-mounted parking regulatory signs, one each at the parking lot entrances along Admiralty and Mindanao Ways.

In addition to the expansion of the Visitors Center and the installation of these new freestanding signs, the Proposed Project would also make a number of site improvements and building façade and interior enhancements. Existing concrete walking paths that lead from the on-site parking areas and the surrounding sidewalks to the building's access points on its northern and southern sides will be demolished and realigned to accommodate the proposed additions. As a result of this realignment, existing landscaping irrigation will be relocated; however, all existing landscaping will remain. Additionally, the surface parking areas serving the visitors center will be restriped to clearly delineate standard, compact, and handicapped-accessible spaces. Other site and façade improvements include the installation of a new wall sign along the northern wall of the Visitors Center; the replacement of an exterior public drinking fountain; the replacement of existing site and wall-mounted lighting; the installation of building identification window decals; the removal of brick arches around the building exterior; the replacement of existing windows; new exterior paint on all sides; and the relocation of existing, wall-mounted plaques. Interior improvements include a variety of tenant improvements to reconfigure existing spaces to accommodate the new meeting and lobby areas as well as to provide various interior upgrades.

The proposed Project is located on Marina del Rey Lease Parcel 49M ("Project Site") at 4701 Admiralty Way in the unincorporated community of Marina del Rey. The Project Site is approximately 2.54 acres in size.

EXISTING ZONING

The subject property is zoned Specific Plan in the Playa del Rey Zoned District. Land use and zoning within Marina del Rey is established by the Marina del Rey Local Coastal Program ("LCP"). The LCP is comprised of two components, the Marina del Rey Land Use Plan ("LUP") and the Marina del Rey Specific Plan ("Specific Plan"), which functions as the Local Implementation Plan ("LIP"). The subject property is zoned Parking and Public Facilities with a Waterfront Overlay Zone in the Specific Plan. Most of the components of the Proposed Project are limited to a portion of the Project Site zoned Parking. Only a portion of the parking lot restriping and the installation of signage displaying handicapped-parking requirements are located on the Public Facilities portion of the parcel.

Surrounding properties are zoned as follows:

North: Open Space, Visitor-Serving/Convenience Commercial, Water, Boat Storage, Marine Commercial, Office, and commercial and multi-family residential development in the City of Los Angeles

South: Visitor-Serving/Convenience Commercial, Boat Storage, Marine Commercial, and Water

East: Visitor-Serving/Convenience Commercial and commercial and multi-family residential development in the City of Los Angeles

West: Water and Open Space

EXISTING LAND USES

The subject property is currently developed with the Marina del Rey Visitors Center and associated surface parking lot, a portion of the Marvin B. Braude Bike Path ("Bike Path"), and a public parking lot.

Surrounding properties are developed as follows:

North: Office buildings, marinas/slips in Basin G, boater businesses and associated surface parking, dry boat storage areas, Marina Towers office complex, commercial and multi-family residential development in the City of Los Angeles, and the Waterside Shopping Center

South: Waterside Shopping Center, Marina del Rey Boat Launch Facility and dry boat storage areas, The BoatYard boat repair and maintenance facility, and marinas/slips in Basin H

East: Waterside Shopping Center and commercial and multi-family residential development in the City of Los Angeles

West: Marinas/slips in Basin H, public parking lot and dry boat storage areas, Burton W. Chace Park, and the Santa Monica Windjammers Yacht Club

PREVIOUS CASES/ZONING HISTORY

- Plot Plan 30061 authorized the construction of the Marina del Rey Information Center with associated parking in January 1980.

ENVIRONMENTAL DETERMINATION

Los Angeles County ("County") Staff recommends that the Proposed Project qualifies for a Categorical Exemption (Class 1 Exemption, Existing Facilities) under the California Environmental Quality Act (CEQA) and the County environmental guidelines. The Proposed Project is a request to enclose two existing covered patios to create approximately 300 square feet of new meeting and lobby space, install new on-site signage, implement various façade and interior renovations to the Visitors Center, and replace site and building lighting. The expansion represents an approximately 20 percent increase in usable floor area over the original building square footage, below the 50 percent maximum to qualify for this exemption. Therefore, staff recommends that the Regional Planning Commission determine that the project is categorically exempt from CEQA.

STAFF EVALUATION

Marina del Rey Local Coastal Program Consistency

The Project Site is located within the Parking and Public Facilities land use categories with a Waterfront Overlay Zone of the LUP. The Parking designation is intended to allow for public motor vehicle parking areas and locations for special events that benefit the public. Permitted uses include surface parking areas, bicycle and pedestrian path rights-of-way, boathouses and boat storage areas, certified famers' markets, public parks and picnic areas, and information directories serving the public. The Public Facilities designation is intended to allow for public services and facilities other than public rights-of-way, parking, and open space. Permitted uses include administrative and government offices, public safety facilities, and other public services and 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. Permitted uses include hotel, visitor-serving commercial, open space, boat storage, and marine commercial. The applicant is not requesting any development flexibility allowed for by the Waterfront Overlay Zone. The Proposed Project, including an expansion and renovation to the existing Marina del Rey Visitors Center is consistent with the Parking and Public Facilities categories as the Visitors Center is a public facility that provides information to visitors and residents of Marina del Rey. Therefore, the Proposed Project is consistent with the underlying land use categories.

The following policies of the LUP are applicable to the Proposed Project:

A.1. Shoreline Access

- *Policy 1. Maximum public access to and along the Shoreline within the LCP Area shall be a priority goal of this Plan, balanced with the need for public safety, and protection of private property rights and sensitive coastal resources. This goal shall be achieved through the coordination and enhancement of the following components of a public access system: pedestrian access, public transit, water transit, parking, bikeways, circulation network, public views, and directional signs and promotional information.*

The Visitors Center provides information to the public about Marina del Rey and amenities and activities located in the community and the surrounding area. The Visitors Center staff can assist in organizing activities and answering questions about Marina del Rey and the facility is associated with the Marina del Rey Convention and Visitors Bureau, which aims to promote the Marina and draw tourists and visitors to the community and its waterfront. The Proposed Project would renovate and expand the existing Visitors Center in order to improve the informational and promotional services provided to the community. Thus, the Proposed Project would improve public access to Marina del Rey consistent with this policy.

A.2. Recreation & Visitor-Serving Facilities

- *Policy 3. Existing and proposed recreation and visitor-serving uses in the Marina, as shown on Map 5, Existing and Proposed Visitor-Serving Facilities, shall be protected.*

The Visitors Center provides information to the public about Marina del Rey and amenities and activities located in the community and surrounding area. The Visitors Center is one of the visitor-serving facilities identified on Map 5 of the LUP that are to be protected in the Marina. Thus, the renovation and expansion of this facility is consistent with the provision and protection of visitor-serving uses in the Marina as contemplated by the LUP.

- *Policy 6. All development, including redevelopment, expansion projects or new construction, shall be subject to the applicable parking requirements set forth in Los Angeles County Code, Title 22 (Zoning), as certified by the Commission in Appendix B of the LIP Specific Plan. In addition, public recreation areas shall be supported with visible public parking, and marina parking and design shall be provided as specified in the Dept. of Beaches and Harbors' Specifications and Minimum Standards of Architectural Treatment and Construction, adopted in 1989.*

The Proposed Project would renovate and expand the existing Visitors Center. These renovations would serve to improve the aesthetics and public information service delivery. Upon completion of the expansion, the Visitors Center would be required to provide four parking spaces, including one handicapped-accessible parking space. Upon completion of the renovation and expansion, the Visitors Center will provide 11 parking spaces for use by the public. Included in the 11 spaces is one, handicapped-accessible parking space. Thus, the Proposed Project's parking allocation is consistent with applicable parking requirements.

C.8. Land Use Plan

- *Policy 1.* ***Preservation of the Small Craft Harbor facility a Priority***

- *The primary purpose of the Land Use Plan shall be to maintain Marina del Rey as a Small Craft harbor for recreational purposes. A secondary purpose shall be to promote and provide visitor-serving facilities.*

- *Development shall not detract from, nor interfere with the use of existing or planned boating facilities, nor the ancillary uses which support these facilities.*

The Visitors Center provides information to the public about Marina del Rey and amenities and activities located in the community and surrounding area. The Proposed Project would renovate and expand the existing Visitors Center as well as make various enhancements to the Project Site itself. Overall, these project components will improve the aesthetics and public information service delivery capacity of the Visitors Center. Thus, the Proposed Project will promote an existing visitor-serving facility in the Marina and help it to achieve the visitor-serving goals of the Marina del Rey Land Use Plan.

- *Policy 4.* ***Design Control Board.*** *The Design Control Board (DCB), appointed by the Board of Supervisors, shall review all new development proposals, including renovations, for consistency with the Manual for Specifications and Minimum Standards of Architectural Treatment and Construction, the Statement of Aims and Policies and the Revised Permanent Sign Controls and Regulations.*

  The Design Control Board shall conduct a conceptual review of the architectural design (i.e. building and façade design) and site planning during the Coastal Development Permit process. Any Design Control Board recommendations to the Regional Planning Commission or Hearing Officer shall be submitted in a timely fashion. Following the Regional Planning Commission's or Hearing Officer's action on Coastal Development Permits, the Design Control Board will have final review of architectural design (i.e. building and façade design, materials, colors), landscaping and signs based on the site plan approved by the Regional Planning Commission or Hearing Officer.

The DCB recommended approval of the conceptual design of the Visitors Center renovation and expansion at its March 18, 2015 meeting with a discussion to consider incorporating signage updates into the scope of the project. The Proposed Project, if approved by the Regional Planning Commission will be required to submit to DCB for final design review of all approved project components. Please refer to the full DCB discussion later in this staff report.

C.9. Coastal Visual Resources

- *Policy 2.* ***Signage.*** *No billboards or off-premise commercial signs shall be permitted in the LCP Area. On-premise signs shall be restrained in size and color and subordinated to the setting.*

The Proposed Project will incorporate a new freestanding monument sign into the Admiralty Way setback area. This proposed sign will replace the existing freestanding monument sign located on-site near the intersection of Admiralty and Mindanao Ways. In addition, the Proposed Project will incorporate two new freestanding parking regulatory signs, one at each driveway entrance to the on-site parking areas. Finally, the Proposed Project will install a new wall sign on the building's northern facade as well as new decals on the windows of the building entrance. No other signs are proposed, including off-premise signs. The Proposed Project is conditioned to require that the final design of these signs be submitted for review and approval by the Marina del Rey Design Control Board.

Zoning Ordinance and Development Standards Compliance

Pursuant to Part 3 of Chapter 22.46 of the County Code, establishments in the Marina del Rey Specific Plan area are subject to the following development standards:

- **Section 22.46.1060 - Communitywide design guidelines.**

  B. Lot Coverage. Lot coverage by buildings, shall be limited as otherwise restricted in the Specific Plan, and shall not exceed 90 percent of the net lot area; a minimum of 10 percent of the net lot area shall be landscaped.

  The Proposed Project is located on Lease Parcel 49M, which has an area of approximately 2.54 acres. The existing Visitors Center, with the proposed addition, has a footprint of approximately 1,935 square feet. This represents a lot coverage of approximately four percent consistent with this requirement. Further, the area surrounding the Visitors Center and the proposed expansion is landscaped with existing ground cover, shrubs, and trees as well as hardscape elements including walking paths. In total, this area covers approximately 8,130 square feet of the Project Site. Of the total 2.54-acre Project Site, this represents a lot coverage of approximately 19 percent. Note that there are additional landscaped areas on the subject parcel around the perimeter of the public parking lot to the west which serve to increase the landscaping lot coverage of the subject parcel. Thus, the Proposed Project is consistent with this requirement.

  C.2. Parking. Parking standards in Marina del Rey shall be as set forth in Part 11, Chapter 22.52 and Appendix 3 of this Title 22.

  Functioning primarily as an office location, the Visitors Center is subject to the non-medical office parking standard of one space per every 400 square feet of floor area. After completion of the proposed expansion, the Visitors Center will have approximately 1,770 square feet of floor area. Thus, the Proposed Project is required to provide four off-street parking spaces. In total, the proposed Project will provide 11 off-street parking spaces, in excess of this requirement. Additionally, because the Visitors Center is not a residential use, it is further required to provide one handicapped-accessible parking space. Of the total 11

spaces provided, one is handicapped accessible, consistent with this requirement.

D.1. Signs. Signs shall be as detailed as possible without becoming unreadable. The design control board specifically regulates signs in the existing Marina through the application of standards set forth in the Board's Revised Permanent Sign Controls and Regulations, a section of the Manual for Architectural Standards, certified in 1990 as Appendix C.

The Design Control Board conducted a conceptual review of the design of the renovation and expansion of the Visitors Center at its regular meeting in March 2015. At that meeting, the Design Control Board approved the design of the renovation and expansion and suggested that an update to existing on-site signage be added to the scope of the Proposed Project; the applicant has since added updates to existing signage and new signage to the scope of work. The Proposed Project is conditioned to require final design review and approval of all proposed signage consistent with this requirement.

- **22.46.1570 – Parking - Development standards.**

Height. Heights shall be limited according to parcel specific standards in Section 22.46.1780, in the Site-Specific Development Guidelines of this Specific Plan, but at a maximum, no more than 45 feet in height on moles and seaward of loop roads, and no more than 90 feet in height north of Admiralty Way or adjacent to Lincoln Boulevard;

The Project Site is located on Lease Parcel 49M, a parcel that is located on the landside end of the Mindanao Way mole road and is seaward of the Admiralty Way loop road. Thus, building heights are limited to a maximum of 45 feet. The proposed northern and southern additions to the Visitors Center will be approximately 15 feet, four inches tall consistent with this requirement.

C. Visitor-serving uses shown on Map 5 of the LUP, Existing/Proposed Visitor-Serving Facilities, shall be preserved or replaced on site, as part of redevelopment;

The existing Visitors Center is one of the visitor-serving uses shown on Map 5 of the LUP. The Proposed Project will preserve the Visitors Center on-site and renovate and expand this facility. Therefore, the Proposed Project is consistent with this requirement.

- **22.46.1610 – Public Facilities - Development standards.**

Height. Building height is limited to a maximum of 45 feet except that theme towers may extend to a maximum of 140 feet unless otherwise restricted by the site-specific guidelines;

No buildings associated with the Visitors Center are located on this portion of the Project Site. However, the Proposed Project will install a new sign at the Mindanao Way vehicular entrance to the Visitors Center parking area displaying regulations related to handicapped parking spaces. This sign will be approximately eight feet, six inches tall. Thus, all new structures associated with the Proposed Project on this portion of the Project Site are consistent with this requirement.

Setbacks. Front, rear and side yard setbacks shall be a minimum of 10 feet in addition to the required highway and promenade setback.

No portion of the existing Visitors Center or the proposed expansion is located on this part of the Project Site, and no structure is located with the required setback consistent with this requirement. One of the proposed parking regulatory signs is located within Mindanao Way setback; however, pursuant to Section 22.52.810 of the County Code, directional and regulatory signs required by other public agencies are not subject to this requirement. Thus, the Proposed Project is consistent with applicable setback requirements.

- **22.46.1880 – Site Specific Development Guidelines - Mindanao Area**

Regional Bike Trail. The regional bicycle trail shall be retained or reconstructed as part of any redevelopment affecting these parcels.

A portion of the Bike Path traverses the Project Site and is located adjacent to the surface parking area serving the Visitors Center. The Proposed Project and its renovation and expansion would not impact the Bike Path and this recreational facility will remain fully functional and in place upon completion of the Proposed Project, consistent with this requirement.

Height. Height category 2: Building height not to exceed 45 feet.

The proposed northern and southern additions to the Visitors Center will be approximately 15 feet, four inches tall. Additionally, the proposed regulatory signs at the Admiralty and Mindanao Ways entrances to the Visitors Center parking areas will be approximately eight feet, six inches tall. Thus, all project components are consistent with this requirement.

Site Visit
Staff conducted a site visit on December 16, 2015.

Burden of Proof
The applicant is required to substantiate all facts identified by Section(s) 22.56.2320 of the County Code. The Burden of Proof with applicant's responses is attached. Staff is of the opinion that the applicant has met the burden of proof.

Neighborhood Impact/Land Use Compatibility

The Project Site is located on Lease Parcel 49M, an approximately 2.54-acre lease parcel designated Parking and Public Facilities with a Waterfront Overlay Zone by the Marina del Rey LCP. These land use categories aim to provide services, information, and public amenities to the visitors to and residents of Marina del Rey. The Project Site is currently improved with the Marina del Rey Visitors Center and associated surface parking lot, a portion of the Bike Path, and a public parking lot. These facilities provide important visitor-serving and recreational amenities in Marina del Rey. The Visitors Center, a visitor-serving amenity identified by the Marina del Rey Land Use Plan as an element of the Marina to be preserved, provides information to visitors and residents about various amenities in and around the Marina del Rey community. The continued operation, renovation, and expansion of the Visitors Center would improve service delivery to the public and is consistent with the intent of the underlying land use categories.

The Project Site is located at the southwest corner of the intersection of Admiralty and Mindanao Ways, a highly visible corner at one of the main vehicular entrances to Marina del Rey. The area surrounding the Project Site is developed with office, visitor-serving retail, commercial, and restaurant buildings, marine commercial buildings including boat repair areas and boat brokerages, open space areas, and recreational uses. These uses occupy buildings that range in height from one story to 12 stories and consistent of various architectural styles. The Visitors Center is a one-story, Spanish Revival structure with a lighthouse-like architectural feature that extends up from the center of the roof. The Proposed Project would enclose the northern and southern patios currently flanking the Visitors Center adding needed meeting and lobby space. These enclosures would be one-story tall and would be consistent with both the character of the Visitors Center itself and the existing buildings in the surrounding area.

In addition to the proposed expansion, the Proposed Project would make a number of façade improvements to the Visitors Center structure including repainting, removing a brick archway element and replacing several of the exterior lights with architecturally-consistent light fixtures. These improvements will enhance the aesthetics of a building located at a highly visible location and will ensure that the Visitors Center contributes to the character of its immediate surrounding and Marina del Rey as a whole. Further, the replacement of existing, dated signage would serve to improve the visibility of the Visitors Center and draw attention to the services provided on-site. As such, the Proposed Project would improve a visitor-serving amenity that provides valuable public information in a design that is consistent with the existing structure and its surroundings.

The Project Site is located seaward of the Admiralty Way loop road, at the landside end of the Mindanao Way mole road. Despite this proximity to the Marina's water, this parcel does not adjoin the bulkhead and thus does not have direct access to the waterfront. However, to encourage public access to the waterfront, the public waterfront promenade, and other Marina amenities, the Visitors Center presently maintains two walking paths leading away from the structure. One of these paths leads to an adjacent public parking lot also located on the subject parcel, and the other path leads to the public boat launch ramp on the adjacent parcel. The proposed realignment of on-site

walking paths to accommodate the proposed enclosures would not obstruct this access and will continue to provide pedestrian access to the Marina's waterfront areas.

COUNTY DEPARTMENT COMMENTS AND RECOMMENDATIONS

Staff consulted the Departments of Public Works, Fire, and Public Health to determine whether review by these departments was needed prior to public hearing. Staff from these departments determined that due to the narrow scope of the Proposed Project, no review was required. As such, staff has not received any comments.

Marina del Rey Design Control Board - The Proposed Project was reviewed by the DCB at its meeting on March 18, 2015. The DCB discussed the proposed renovation including the expansions and updates to exterior painting. The DCB recommended approval of the Proposed Project with a request to consider adding updated signage to the project scope. The Proposed Project, if approved by the Regional Planning Commission, will be required to return to DCB for final design review. The Proposed Project's approval and minutes from the DCB meeting are included as an attachment to this report.

LEGAL NOTIFICATION AND PUBLIC OUTREACH

Pursuant to the provisions of Sections 22.56.2400, 22.60.174, and 22.60.175 of the County Code, the community was appropriately notified of the public hearing by mail, newspaper, property posting, library posting, and DRP website posting.

PUBLIC COMMENTS

Staff has not received any comments at this time.

FEES/DEPOSITS

If approved, fees identified in the attached project conditions will apply unless modified by the Regional Planning Commission.

STAFF RECOMMENDATION

The following recommendation is made prior to the public hearing and is subject to change based upon testimony and/or documentary evidence presented at the public hearing:

Staff recommends **APPROVAL** of Project Number R2015-02417-(4), Coastal Development Permit Number 201500091, subject to the attached conditions.

SUGGESTED APPROVAL MOTION:

I MOVE THAT THE REGIONAL PLANNING COMMISSION CLOSE THE PUBLIC HEARING AND FIND THAT THE PROJECT IS CATEGORICALLY EXEMPT PURSUANT TO STATE AND LOCAL CEQA GUIDELINES AND APPROVE COASTAL DEVELOPMENT NUMBER 201500091 SUBJECT TO THE ATTACHED FINDINGS AND CONDITIONS.

Prepared by Kevin Finkel, AICP, Senior Regional Planner, Special Projects Section
Reviewed by Samuel Z. Dea, Supervising Regional Planner, Special Projects Section

Attachments:
Draft Findings
Draft Conditions of Approval
Applicant's Burden of Proof statement
DCB Approval and Minutes
Site Photographs
Site Plan
Land Use Map

SZD:KAF
1/21/16

FINDINGS OF THE REGIONAL PLANNING COMMISSION
AND ORDER
COUNTY OF LOS ANGELES
PROJECT NO. R2015-02417-(4)
COASTAL DEVELOPMENT PERMIT NO. 201500091

1. The Los Angeles County ("County") Regional Planning Commission ("Commission") conducted a duly-noticed public hearing in the matter of Coastal Development Permit No. 201500091 ("CDP") on February 10, 2016.

2. The permittee, Los Angeles County Department of Beaches and Harbors ("permittee"), requests the CDP to authorize the renovation and expansion of the existing Marina del Rey Visitors Center ("Visitors Center") including the enclosure of two existing covered patios to create approximately 300 square feet of additional lobby and meeting space, the realignment of existing walking paths leading from the parking lot to the building's main entrance, the installation of new signage, site improvements, and façade and interior improvements ("Project") on a property located at 4701 Admiralty Way in the unincorporated community of Marina del Rey ("Project Site") in the Parking and Public Facilities land use categories pursuant to Los Angeles County Code ("County Code") section(s) 22.46.1550 and 22.46.1590.

3. The Project Site is approximately 2.54 gross acres in size and consists of one lease parcel. The Project Site is rectangular in shape with generally flat topography and is developed with the existing Visitors Center and associated surface parking lot, a portion of the Marvin B. Braude Bike Path ("Bike Path"), and a public parking lot.

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 Parking and Public Facilities land use categories 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, Visitor-Serving/Convenience Commercial, Water, Boat Storage, Marine Commercial, Office, and commercial and multi-family residential development in the City of Los Angeles
   South: Visitor-Serving/Convenience Commercial, Boat Storage, Marine Commercial, and Water
   East: Visitor-Serving/Convenience Commercial and commercial and multi-family residential development in the City of Los Angeles
   West: Water and Open Space

7. Surrounding land uses within a 700-foot radius include:

   North: Office buildings, marinas/slips in Basin G, boater businesses and associated surface parking, dry boat storage areas, Marina Towers office

complex, commercial and multi-family residential development in the City of Los Angeles, and the Waterside Shopping Center

South: Waterside Shopping Center, Marina del Rey Boat Launch Facility and dry boat storage areas, The BoatYard boat repair and maintenance facility, and marinas/slips in Basin H

East: Waterside Shopping Center and commercial and multi-family residential development in the City of Los Angeles

West: Marinas/slips in Basin H, public parking lot and dry boat storage areas, Burton W. Chace Park, and the Santa Monica Windjammers Yacht Club

8. One previous zoning case was approved for the Project Site. Plot Plan 30061 authorized the construction of the Marina del Rey Information Center with associated parking in January 1980.

9. The site plan for the Project depicts the Project Site and the existing Visitors Center with expansion areas and site improvements. The site plan shows the enclosure of two existing patio areas to create approximately 300 square feet of additional space. The patio on the northern side of the building would be enclosed to create approximately 150 square feet of new meeting space, and the patio on the southern side of the building would be enclosed to create approximately 150 square feet of new lobby space. An existing freestanding monument sign located near the southwest corner of the intersection of Admiralty and Mindanao Ways will be replaced with a new freestanding monument sign located in the Admiralty Way setback area. The new freestanding monument sign will have approximately 40 square feet of sign face area, with the final design and specific location subject to Design Control Board review and approval. Additionally, the Project will install two new pole-mounted parking regulatory signs, one each at the parking lot entrances along Admiralty and Mindanao Ways.

   In addition, the site plan depicts several site improvements and building façade and interior enhancements. Existing concrete walking paths that lead from the on-site parking areas and the surrounding sidewalks to the building's access points on its northern and southern sides will be demolished and realigned to accommodate the additions. As a result of this realignment, existing landscaping irrigation will be relocated; however, all existing landscaping will remain. Additionally, the surface parking areas serving the visitors center will be restriped to clearly delineate standard, compact, and handicapped-accessible spaces. Other site and façade improvements include the installation of a new wall sign along the northern wall of the Visitors Center; the replacement of an exterior public drinking fountain; the replacement of existing site and wall-mounted lighting; the installation of building identification window decals; the removal of brick arches around the building exterior; the replacement of existing windows; new exterior paint on all sides; and the relocation of existing, wall-mounted plaques. Interior improvements include a variety of tenant improvements to reconfigure existing spaces to accommodate the new meeting and lobby areas as well as to provide various interior upgrades.

10. The Project Site is accessible via Admiralty Way to the northeast and Mindanao Way to the northwest. Primary access to the Project Site will be via an entrance/exit on both of these streets.

11. The Project will provide a total of 11 parking spaces in a single surface parking lot on the south side of the Visitors Center. Seven of the 11 parking spaces will be standard-sized spaces, three of the 11 parking spaces will be compact-sized spaces, and one of the 11 parking spaces will be designated as a handicapped-accessible parking space.

12. Department of Regional Planning staff ("staff") consulted the Departments of Public Works, Fire, and Public Health to determine whether review by these departments was needed prior to public hearing. Staff from these departments determined that due to the narrow scope of the Project, no review was required. As such, staff has not received any comments. Further, the Project was reviewed by the Marina del Rey Design Control Board at its meeting on March 18, 2015. The DCB discussed the renovation including the expansions and updates to exterior painting. The DCB recommended approval of the Project with a request to consider adding updated signage to the Project scope.

13. Prior to the Commission's public hearing on the Project, staff determined that the Project qualified for a Class 1, Existing Facilities, categorical exemption from 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, because the Project is a request to enclose two existing covered patios to create approximately 300 square feet of new meeting and lobby space, install new on-site signage, implement various façade and interior renovations to the Visitors Center, and replace site and building lighting. The expansion represents an approximately 20 percent increase in usable floor area over the original building square footage, below the 50 percent maximum to qualify for this exemption.

14. Pursuant to the provisions of sections 22.56.2400, 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.

15. Prior to the Commission's public hearing, the staff did not receive any correspondence regarding this Project.

16. A duly noticed public hearing was held on February 10, 2016 before the Commission. Commissioners Smith, Louie, Pedersen, and Modugno were present. Commissioner Pincetl was absent. The applicant's representative, Ismael Lopez, presented testimony in favor of the request and answered questions presented by the Commission. One member of the public also testified in favor of the Project. There being no further testimony, the Commission closed the public hearing and approved the CDP.

17. The Commission finds that the Project Site is located within the Parking and Public Facilities land use categories with a Waterfront Overlay Zone. The Parking designation is intended to allow for public motor vehicle parking areas and locations for special events that benefit the public. Permitted uses include surface parking areas, bicycle and pedestrian path rights-of-way, boathouses and boat storage areas, certified famers' markets, public parks and picnic areas, and information directories serving the public. The Public Facilities designation is intended to allow for public services and facilities other than public rights-of-way, parking, and open space. Permitted uses include administrative and government offices, public safety facilities, and other public services and 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. Permitted uses include hotel, visitor-serving commercial, open space, boat storage, and marine commercial. The applicant is not requesting any development flexibility allowed for by the Waterfront Overlay Zone. The Project, including an expansion and renovation to the existing Marina del Rey Visitors Center is consistent with the Parking and Public Facilities categories as the Visitors Center is a public facility that provides information to visitors and residents of Marina del Rey. Therefore, the Project is consistent with the underlying land use categories.

18. The Commission finds that the Project is consistent with applicable Shoreline Access policies. The Visitors Center provides information to the public about Marina del Rey and amenities and activities located in the community and the surrounding area. The Visitors Center staff can assist in organizing activities and answering questions about Marina del Rey and the facility is associated with the Marina del Rey Convention and Visitors Bureau, which aims to promote the Marina and draw tourists and visitors to the community and its waterfront. The Project would renovate and expand the existing Visitors Center in order to improve the informational and promotional services provided to the community. Thus, the Project would improve public access to Marina del Rey consistent with this policy.

19. The Commission finds that the Project is consistent with applicable Recreation & Visitor-Serving Facilities policies. The Visitors Center provides information to the public about Marina del Rey and amenities and activities located in the community and surrounding area. The Visitors Center is one of the visitor-serving facilities identified on Map 5 of the LUP that are to be protected in the Marina. Thus, the renovation and expansion of this facility is consistent with the provision and protection of visitor-serving uses in the Marina as contemplated by the LUP.

    The Project would renovate and expand the existing Visitors Center. These renovations would serve to improve the aesthetics and public information service delivery. Upon completion of the expansion, the Visitors Center would be required to provide four parking spaces, including one handicapped-accessible parking space. Upon completion of the renovation and expansion, the Visitors Center will provide 11 parking spaces for use by the public. Included in the 11 spaces is one, handicapped-accessible parking space. Thus, the Project's parking allocation is consistent with applicable parking requirements.

20. The Commission finds that the Project is consistent with applicable Land Use policies. The Visitors Center provides information to the public about Marina del Rey and amenities and activities located in the community and surrounding area. The Project would renovate and expand the existing Visitors Center as well as make various enhancements to the Project Site itself. Overall, these Project components will improve the aesthetics and public information service delivery capacity of the Visitors Center. Thus, the Project will promote an existing visitor-serving facility in the Marina and help it to achieve the visitor-serving goals of the Marina del Rey Land Use Plan. The DCB recommended approval of the conceptual design of the Visitors Center renovation and expansion at its March 18, 2015 meeting with a discussion to consider incorporating signage updates into the scope of the Project.

21. The Commission finds that the Project is consistent with applicable Coastal Visual Resources policies. The Project will incorporate a new freestanding monument sign into the Admiralty Way setback area. This sign will replace the existing freestanding monument sign located on-site near the intersection of Admiralty and Mindanao Ways. In addition, the Project will incorporate two new freestanding parking regulatory signs, one at each driveway entrance to the on-site parking areas. Finally, the Project will install a new wall sign on the building's northern facade as well as new decals on the windows of the building entrance. No other signs are included, including off-premise signs. The Project is conditioned to require that the final design of these signs be submitted for review and approval by the Marina del Rey Design Control Board.

22. The Commission finds that the Project is consistent with applicable lot coverage requirements. The Project is located on Lease Parcel 49M, which has an area of approximately 2.54 acres. The existing Visitors Center, with the addition, has a footprint of approximately 1,935 square feet. This represents a lot coverage of approximately four percent consistent with this requirement. Further, the area surrounding the Visitors Center and the expansion is landscaped with existing ground cover, shrubs, and trees as well as hardscape elements including walking paths. In total, this area covers approximately 8,130 square feet of the Project Site. Of the total 2.54-acre Project Site, this represents a lot coverage of approximately 19 percent. Note that there are additional landscaped areas on the subject parcel around the perimeter of the public parking lot to the west which serve to increase the landscaping lot coverage of the subject parcel. Thus, the Project is consistent with this requirement.

23. The Commission finds that the Project is consistent with applicable parking requirements. Functioning primarily as an office location, the Visitors Center is subject to the non-medical office parking standard of one space per every 400 square feet of floor area. After completion of the expansion, the Visitors Center will have approximately 1,770 square feet of floor area. Thus, the Project is required to provide four off-street parking spaces. In total, the Project will provide 11 off-street parking spaces, in excess of this requirement. Additionally, because the Visitors Center is not a residential use, it is further required to provide one handicapped-

accessible parking space. Of the total 11 spaces provided, one is handicapped accessible, consistent with this requirement.

24. The Commission finds that the Project is consistent with applicable signage requirements. The Design Control Board conducted a conceptual review of the design of the renovation and expansion of the Visitors Center at its regular meeting in March 2015. At that meeting, the Design Control Board approved the design of the renovation and expansion and suggested that an update to existing on-site signage be added to the scope of the Project; the applicant has since added updates to existing signage and new signage to the scope of work. The Project is conditioned to require final design review and approval of all signage consistent with this requirement.

25. The Commission finds that the Project is consistent with the applicable height requirements of the Parking land use category. The Project Site is located on Lease Parcel 49M, a parcel that is located on the landside end of the Mindanao Way mole road and is seaward of the Admiralty Way loop road. Thus, building heights are limited to a maximum of 45 feet. The northern and southern additions to the Visitors Center will be approximately 15 feet, four inches tall consistent with this requirement.

26. The Commission finds that the Project is consistent with the applicable visitor-serving facilities preservation requirements of the Parking land use category. The existing Visitors Center is one of the visitor-serving uses shown on Map 5 of the LUP. The Project will preserve the Visitors Center on-site and renovate and expand this facility. Therefore, the Project is consistent with this requirement.

27. The Commission finds that the Project is consistent with the applicable height standards of the Public Facilities land use category. No buildings associated with the Visitors Center are located on this portion of the Project Site. However, the Project will install a new sign at the Mindanao Way vehicular entrance to the Visitors Center parking area displaying regulations related to handicapped parking spaces. This sign will be approximately eight feet, six inches tall. Thus, all new structures associated with the Project on this portion of the Project Site are consistent with this requirement.

28. The Commission finds that the Project is consistent with the applicable setback requirements of the Public Facilities land use categories. No portion of the existing Visitors Center or the expansion is located on this part of the Project Site, and no structure is located with the required setback consistent with this requirement. One of the parking regulatory signs is located within Mindanao Way setback; however, pursuant to Section 22.52.810 of the County Code, directional and regulatory signs required by other public agencies are not subject to this requirement. Thus, the Project is consistent with applicable setback requirements.

29. The Commission finds that the Project is consistent with the applicable regional bike trail requirements of the site specific development guidelines. A portion of the Bike Path traverses the Project Site and is located adjacent to the surface parking area serving the Visitors Center. The Project and its renovation and expansion would not

impact the Bike Path and this recreational facility will remain fully functional and in place upon completion of the Project, consistent with this requirement.

30. The Commission finds that the Project is consistent with the applicable height requirements of the site specific development guidelines. The northern and southern additions to the Visitors Center will be approximately 15 feet, four inches tall. Additionally, the regulatory signs at the Admiralty and Mindanao Ways entrances to the Visitors Center parking areas will be approximately eight feet, six inches tall. Thus, all Project components are consistent with this requirement.

31. The Commission finds that the Project Site is located on Lease Parcel 49M, an approximately 2.54-acre lease parcel designated Parking and Public Facilities with a Waterfront Overlay Zone by the Marina del Rey LCP. These land use categories aim to provide services, information, and public amenities to the visitors to and residents of Marina del Rey.

32. The Commission finds that the Project Site is currently improved with the Marina del Rey Visitors Center and associated surface parking lot, a portion of the Bike Path, and a public parking lot. These facilities provide important visitor-serving and recreational amenities in Marina del Rey. The Visitors Center, a visitor-serving amenity identified by the Marina del Rey Land Use Plan as an element of the Marina to be preserved, provides information to visitors and residents about various amenities in and around the Marina del Rey community. The continued operation, renovation, and expansion of the Visitors Center would improve service delivery to the public and is consistent with the intent of the underlying land use categories.

33. The Commission finds that the Project Site is located at the southwest corner of the intersection of Admiralty and Mindanao Ways, a highly visible corner at one of the main vehicular entrances to Marina del Rey.

34. The Commission finds that the area surrounding the Project Site is developed with office, visitor-serving retail, commercial, and restaurant buildings, marine commercial buildings including boat repair areas and boat brokerages, open space areas, and recreational uses. These uses occupy buildings that range in height from one story to 12 stories and consistent of various architectural styles.

35. The Commission finds that the Visitors Center is a one-story, Spanish Revival structure with a lighthouse-like architectural feature that extends up from the center of the roof. The Project would enclose the northern and southern patios currently flanking the Visitors Center adding needed meeting and lobby space. These enclosures would be one-story tall and would be consistent with both the character of the Visitors Center itself and the existing buildings in the surrounding area.

36. The Commission finds that in addition to the expansion, the Project would make a number of façade improvements to the Visitors Center structure including repainting, removing a brick archway element and replacing several of the exterior lights with architecturally-consistent light fixtures. These improvements will enhance the aesthetics of a building located at a highly visible location and will ensure that the

Visitors Center contributes to the character of its immediate surrounding and Marina del Rey as a whole.

37. The Commission finds that the replacement of existing, dated signage would serve to improve the visibility of the Visitors Center and draw attention to the services provided on-site. As such, the Project would improve a visitor-serving amenity that provides valuable public information in a design that is consistent with the existing structure and its surroundings.

38. The Commission finds that Project Site is located seaward of the Admiralty Way loop road, at the landside end of the Mindanao Way mole road. Despite this proximity to the Marina's water, this parcel does not adjoin the bulkhead and thus does not have direct access to the waterfront. However, to encourage public access to the waterfront, the public waterfront promenade, and other Marina amenities, the Visitors Center presently maintains two walking paths leading away from the structure. One of these paths leads to an adjacent public parking lot also located on the subject parcel, and the other path leads to the public boat launch ramp on the adjacent parcel. The realignment of on-site walking paths to accommodate the enclosures would not obstruct this access and will continue to provide pedestrian access to the Marina's waterfront areas.

39. The Commission finds that pursuant to sections 22.56.2400, 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 the Marina del Rey community. On December 24, 2015, a total of 33 Notices of Public Hearing were mailed to lessees and tenants as within a 500-foot radius from the Project Site, as well as 28 notices to those on the courtesy mailing list for the Playa del Rey Zoned District and to any additional interested parties.

40. 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. That the proposed development is in conformity with the certified local coastal program; and, where applicable,

B. That 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 or the Public Resources Code.

THEREFORE, THE REGIONAL PLANNING COMMISSION:

1. Finds that the Project is exempt from the California Environmental Quality Act pursuant to section 21000 et seq. of the State CEQA Guidelines (Class 1, Existing Facilities categorical exemption); and

2. Approves Coastal Development Permit No. 201500091, subject to the attached conditions.

ACTION DATE: February 10, 2016

VOTE: 4:0:0:1

Concurring: Smith, Louie, Pedersen, Modugno

Dissenting: 0

Abstaining: 0

Absent: Pincetl

SZD:KAF
January 26, 2016

c: Each Commissioner, Zoning Enforcement, Building and Safety

CONDITIONS OF APPROVAL
COUNTY OF LOS ANGELES
PROJECT NO. R2015-02417-(4)
COASTAL DEVELOPMENT PERMIT NO. 201500091

PROJECT DESCRIPTION

The project is a renovation and expansion of the existing Marina del Rey Visitors Center ("Visitors Center") including the enclosure of two existing covered patios to create approximately 300 square feet of additional lobby and meeting space, the realignment of existing walking paths leading from the parking lot to the building's main entrance, the installation of new signage, site improvements, and façade and interior improvements 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 No. 9. Notwithstanding the foregoing, this Condition No. 2 and Condition Nos. 4, 5, and 8 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 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 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 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 **$200.00**. 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 **one** inspection to be performed upon completion of construction and prior to occupancy. The inspection 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. 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.

11. All development pursuant to this grant must be kept in full compliance with the County Fire Code to the satisfaction of the County Fire Department.

12. All development pursuant to this grant shall conform with the requirements of the County Department of Public Works to the satisfaction of said department.

13. 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").

14. 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.

15. 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 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.

16. 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 copies** of a modified Exhibit "A" shall be submitted to Regional Planning by **April 10, 2016**.

17. In the event that subsequent revisions to the approved Exhibit "A" are submitted, the permittee shall submit **three 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

18. Prior to the issuance of a building permit for the Project, the permittee shall return to the Design Control Board ("DCB") for said Board's final approval of project signage. Further, the permittee shall return to the DCB for said Board's final approval of any project components modified by the Commission at hearing to the satisfaction of the Director of Planning.

19. Within sixty (60) days of the DCB's final design approval, the permittee shall submit to the Director for review and approval **three (3) copies** of signage plans depicting the location, size, and height of all proposed project signage, including, but not limited to, identification signage, regulatory signage, and wayfinding signage. Said signage shall be designed and installed on the subject property in accordance with the requirements of the Marina del Rey Local Coastal Program. The Director shall not approve signage plans until the plans have been first approved by the DCB.

20. Outside lighting shall be so arranged to prevent glare or direct illumination onto any adjacent properties and shall be subject to the requirements and approval of the DCB.

21. Final construction materials, lighting, and landscaping used in the construction and operation of the Visitors Center shall be treated and operated to reduce potential for bird strikes consistent with the requirements of the Marina del Rey Local Coastal Program.

22. In accordance with the archaeology report submitted with the application for development, resources found in the area planned for development shall be collected and maintained at the nature center planned at the wetland preserve (Area D), or at the Los Angeles County Natural History Museum or as otherwise required by State law.

    - The applicant shall notify the Office of State Historic Preservation and the Native American Heritage Commission of the location of the grading proposed, the proposed extent of the grading and the dates on which the work is expected to take place.

    - The applicant shall notify the State Historic Preservation Office, and the Department of Regional Planning if any resource is discovered during any phase of development, and the applicant shall submit a recovery program as an amendment to the permit.

- 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 California Public Resources Code shall apply.

23. Prior to commencement of grading, the permittee shall provide evidence that it has notified the Office of State Historic Preservation and the Native American Heritage Commission of the location of the proposed grading, the proposed extent of the grading and the dates on which the work is expected to take place.

24. The permittee shall incorporate water-conserving devices and technologies into the project, in compliance with local, state and/or federal regulations controlling same, to the satisfaction of the Director of the Department of Public Works.

25. Security lighting shall be low intensity, shielded, at low height, and directed downward.

26. A copy of these conditions shall be kept in the permittee's management office and shall be made available to all enforcement personnel upon request.

PROJECT SITE SPECIFIC CONDITIONS

27. The permittee shall provide parking as required by the County Code, calculated at a parking ratio of one space per every 400 square feet of floor area. The Visitors Center has a square footage of 1,770 which would require not less than four spaces be provided based on the applicable ratio. If the permittee changes the operation of the Visitors Center so as to require less parking than the minimum requirement, the permittee shall submit an application for a revised Exhibit "A" within 90 days of such occurrence.

    If the Visitors Center substantially changes its mode or character of operation or if the permittee changes the use or occupancy or otherwise modifies the subject property so as to require parking beyond the minimum requirement and greater than what is provided, the permittee shall submit an application for a minor parking deviation, parking permit, variance, or other applicable permit, as determined by the Director, within 90 days of such occurrence.