



Los Angeles County  
Department of Regional Planning

*Planning for the Challenges Ahead*



Richard J. Bruckner  
Director

February 25, 2010

TO: Wayne Rew, Chair  
Pat Modugno, Vice Chair  
Esther L. Valadez, Commissioner  
Leslie G. Bellamy, Commissioner  
Harold V. Helsley, Commissioner

FROM: Samuel Dea, Section Head   
Special Projects Section

**SUBJECT: Woodfin Suites Hotel/Neptune Marina Apartments Project Nos. R2006-03643, R2006-03644, R2006-03647, R2006-03652, and TR067861 (Item Nos. 6, 7, 8, 9a and 9b)**

A public hearing on the above-mentioned projects was held before the Regional Planning Commission on October 14, 2009. At that hearing, your commission continued the items to February 3, 2010, and directed the applicants to return to the Design Control Board for additional review of the Variance requests and directed staff to prepare the Final Environmental Impact Report and complete the final findings and conditions of approval for the Commission's consideration. The applicants presented their revised projects to the Design Control Board on December 17, 2009. The projects were approved by the Design Control Board with conditions.

At the February 3, 2010 hearing, staff requested that the hearing be continued to March 10, 2010, to allow staff time to complete the Final Environmental Impact Report. The Commission continued the hearing to March 10, 2010.

#### **October 29, 2008 Public Hearing**

On October 29, 2008, your commission conducted a public hearing on the above-mentioned projects (Project). At that hearing, your commission heard the staff presentation and testimony from the project applicants and interested members of the public. Unfortunately, due to time constraints, public testimony was not heard on Project Nos. R2006-03643 and R2006-03644. Commissioners Bellamy, Rew, Valadez and Modugno were present at the hearing. Commissioner Helsley was absent.

Your commission continued the hearing to November 5, 2008 and directed staff to determine possible hearing dates when the commission may hold a hearing in the community of Marina del Rey. Your Commission also instructed staff to arrange a field trip to visit all of the proposed

project sites which would allow the Commission to better understand the Project. At the November 5, 2008 continued hearing, your commission chose November 22, 2008 to hold the community hearing and field trip.

Prior to the field trip and public hearing, it was determined that the Draft Environmental Impact Report (DEIR) needed to be recirculated to address previously unrecognized impacts. Specifically, potential impacts related to the proposed City of Los Angeles Dual Force Main alignment through Marina del Rey and the Los Angeles County Department of Public Works' Marina del Rey sewer upgrades associated with the Project needed to be addressed in the DEIR. The items were taken off calendar and a Recirculated Draft Environmental Impact Report (RDEIR) was prepared that addressed these issues and provided some additional visual simulations and updated shade and shadow studies to assist in the analysis of the Project.

The RDEIR was recirculated for public input on June 11, 2009. A copy of this document was also provided to your commission on June 11, 2009. Revisions were made to the Project Description, Noise, Air Quality, Visual Quality, Traffic/Access, Sewer Service, and Solid Waste Service sections of the document. The public review period for the RDEIR closed on July 27, 2009, and a new public hearing was scheduled in the community of Marina del Rey on August 12, 2009.

#### **August 8, 2009 Field Trip**

Prior to the hearing, the Regional Planning Commission scheduled a field trip to project sites on August 8, 2009. All Commissioners were in attendance for the field trip. Staff gave the Commission a tour of proposed project sites. A boat tour was also provided which afforded the Commission an opportunity to see the sites from the water.

#### **August 12, 2009 Public Hearing**

On August 12, 2009, a public hearing was held at Burton Chace Park in the community of Marina del Rey. All Commissioners were present at this hearing. During the hearing, your commission heard the staff presentation and testimony from the project applicants and interested members of the public. The Commission directed staff and the applicants to prepare independent responses to address various issues that were raised by the public and the Commission. The public hearing was continued to October 14, 2009.

#### **October 14, 2009 Public Hearing**

On October 14, 2009, a public hearing was held at the Regional Planning Commission's hearing chamber in downtown Los Angeles. At the hearing Commissioner Valadez stated that the applicants had not provided sufficient evidence to justify the proposed Variances that the applicants had requested to eliminate the required 10 foot building setback from the pedestrian promenade. The Commission directed the applicants to return to the Marina del Rey Design Control Board so that they may evaluate revised plans and provide the Commission written comments regarding the enhanced waterfront public promenade. Staff was directed to prepare findings and conditions of approval and the Final Environmental Impact Report for consideration.

The applicants returned to the Design Control Board on December 17, 2009. The revised plans and Design Control Board minutes are attached.

**February 3, 2010 Public Hearing**

On February 3, 2010, you Commission conducted a public hearing on the above-mentioned projects. At the hearing, staff requested that the hearing be continued to March 10, 2010, to allow staff time to complete the Final Environmental Impact Report. You Commission continued the hearing to March 10, 2010.

**STAFF RECOMMENDATION**

**Item 6 Project No. R2006-03647**

**Approval**

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 Coastal Development Permit No. 200600008-(4), Conditional Use Permit No. 200600289-(4) and Variance No. 200600013-(4) subject to the attached conditions. Staff also recommends that the Regional Planning Commission adopt the resolution recommending approval of Plan Amendment No. 200600013-(4) to the Board of Supervisors.

**Suggested Motion: "I move that the public hearing be closed and that Regional Planning Commission certify the Final Environmental Impact Report and adopt the Environmental Findings of Fact and Statement of Overriding Considerations for the project. I further move that the Regional Planning Commission approve Coastal Development Permit No. 200600008-(4), Conditional Use Permit No. 200600289-(4) and Variance No. 200600013-(4) with findings and conditions and recommend approval of Plan Amendment No. 200600013-(4) to the Board of Supervisors for its consideration."**

**STAFF RECOMMENDATION**

**Item 7 Project No. R2006-03652**

**Approval**

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 Coastal Development Permit No. 200600009-(4), Conditional Use Permit No. 200600290-(4) and Variance No. 200600014-(4) subject to the attached

conditions. Staff also recommends that the Regional Planning Commission adopt the resolution recommending approval of Plan Amendment No. 200600014-(4) to the Board of Supervisors.

**Suggested Motion:** "I move that the public hearing be closed and that Regional Planning Commission certify the Final Environmental Impact Report and adopt the Environmental Findings of Fact and Statement of Overriding Considerations for the project. I further move that the Regional Planning Commission approve Coastal Development Permit No. 200600009-(4), Conditional Use Permit No. 200600290-(4) and Variance No. 200600014-(4) with findings and conditions and recommend approval of Plan Amendment No. 200600014-(4) to the Board of Supervisors for its consideration."

**STAFF RECOMMENDATION**

Item 8 Project No. TR067861

**Approval**

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 Coastal Development Permit No. 200600007-(4), Conditional Use Permit No. 200600288-(4), Parking Permit No. 200600020-(4), Variance No. 200600012-(4), and Vesting Tentative Tract Map No. 067861.

**Suggested Motion:** "I move that the public hearing be closed and that Regional Planning Commission certify the Final Environmental Impact Report and adopt the Environmental Findings of Fact and Statement of Overriding Considerations for the project. I further move that the Regional Planning Commission approve Coastal Development Permit No. 200600007-(4), Conditional Use Permit No. 200600288-(4), Parking Permit No. 200600020-(4), Variance No. 200600012-(4) and Vesting Tentative Tract Map No. 067861 with findings and conditions."

**STAFF RECOMMENDATION**

**Item 9a and 9b Project Nos. R2006-03643 and R2006-03644**

**Approval**

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 Coastal Development Permit No. 200600006-(4), and Coastal Approval in Concept 200602191.

**Suggested Motion: "I move that the public hearing be closed and that Regional Planning Commission certify the Final Environmental Impact Report and adopt the Environmental Findings of Fact and Statement of Overriding Considerations for the project. I further move that the Regional Planning Commission approve Coastal Development Permit No. 200600006-(4) and Coastal Approval in Concept 200602191 with findings and conditions."**

Attachments:

Draft Findings

Draft Conditions

Mitigation Monitoring Programs

Resolutions to the Board of Supervisors

Final Environmental Impact Report

Environmental Findings of Fact and Statement of Overriding Considerations

Revised Design Control Board Packages

SZD:mrt

02/25/10